

McKINNEY COMMUNITY DEVELOPMENT CORPORATION
Project Grant Application
Fiscal Year 2022

Applications must be completed in full, using this form, and received by MCDC, via email or on a thumb drive. Contact us to discuss your plans and schedule a meeting with the Projects Subcommittee prior to completing the application.

Please submit application, including all supporting documentation, via email or on a thumb drive for consideration by the MCDC to:

McKinney Community Development Corporation
5900 S. Lake Forest Blvd., Suite 110
McKinney, TX 75070

Attn: Cindy Schneible (cschneible@mckinneycdc.org)

2022 Project Grant Application Schedule

| Application Deadline | Presentation to MCDC Board | Board Vote and Award Notification |
|-----------------------------|-----------------------------------|--|
| Cycle I: December 31, 2021 | January 27, 2022 | February 24, 2022 |
| Cycle II: March 31, 2022 | April 28, 2022 | May 26, 2022 |
| Cycle III: June 30, 2022 | July 28, 2022 | August 25, 2022 |

APPLICATION

Project Grants support for projects eligible for consideration under Sections 501 and 505 of the Texas Local Government Code. These include:

- Projects Related to the Creation or Retention of Primary Jobs
- Infrastructure Improvement Projects Necessary to Develop New or Expanded Business Enterprises
- Public Parks and Open Space Improvements
- Projects Related to Recreational or Community (city/public access) Facilities
- Professional and Amateur Sports and Athletic Facilities, including Children’s Sports
- Entertainment, Tourist and Convention Facilities
- Projects Related to Low Income Housing
- Mass Transit-Related Facilities (facilities and/or equipment)
- Airport Facilities

McKinney Community Development Corporation – Overview

In 1996 McKinney voters approved the creation of a 4B (now Type B) sales tax corporation to support community and economic development projects and initiatives to enhance quality of life improvements and economic growth for McKinney residents. MCDC receives revenue from a half-cent sales tax and awards grant funds for projects, promotional activities and community events that showcase the City of McKinney and support business development and tourism.

Guided by a City Council-appointed board of seven McKinney residents, the impact of investments made by MCDC can be seen throughout the community.

Projects eligible for funding are authorized under The Development Corporation Act and Chapters 501 to 505 of the Texas Local Government Code.

McKinney Community Development Corporation – Mission

To proactively work, in partnership with others, to promote and fund community, cultural and economic development projects that maintain and enhance the quality of life in McKinney and contribute to business development.

Guiding Principles:

- Serve ethically and with integrity
- Provide responsible stewardship
- Embrace our role and responsibility
- Honor the past – provide innovative leadership for the future
- Make strategic and transparent decisions that best serve the community

McKinney Community Development Corporation – Goals

- Ensure application/project eligibility for MCDC consideration under Sections 501 to 505 of the Texas Local Government Code (see information below)
- Meet citizen needs for quality of life improvements, business development and sustainable economic growth for residents in the City of McKinney
- Provide support for cultural, sports, fitness, entertainment, community projects and events that attract resident and visitor participation and contribute to quality of life, business development and increased McKinney sales tax revenue
- Highlight and promote McKinney as a unique destination for residents and visitors alike
- Demonstrate informed financial planning – addressing long-term costs, budget consequences and sustainability of projects for which funding is requested
- Educate the community about the impact that local dining and shopping has on investment in quality of life improvements in McKinney

General Guidelines

- Applications must be completed in full, **and provide all information requested**, to be considered by the MCDC board.
- Applicant must have been in business (preferably within the City of McKinney) for a minimum of two (2) years. The MCDC board may waive this requirement for economic development projects.

General Guidelines - continued

- The land, building or facility where the proposed project will be located should be owned by the Applicant. However, if the Applicant does not own the land, written acknowledgement/approval from the property owner must be included with the application. The letter must document the property owner is aware of the proposed use of the property or facility; and the property owner has reviewed the project plan and application, approves and supports the efforts of the Applicant.
- **Preference may be given** to Applicants who have **not** received funding from MCDC within the previous 12-month period.
- Performance agreements are required for all approved grants.
- Funded Projects must be completed within one year of the date the grant is approved by the MCDC board, unless an exception is granted.
- Completed Project must be inspected for Code compliance.
- A signed Contractor's Sworn Statement and Waiver of Lien to Date form must be completed, notarized and provided to MCDC prior to receiving grant funds.
- Property owner will be responsible for maintaining the infrastructure improvements made with funding for ten (10) years.
- Grant recipients must maintain financial books and records of the funded project and of their operations as a whole for at least two years, should MCDC or the City of McKinney require an audit. The books and records must be available upon request, and create a clear audit trail documenting revenues and expenses of the funded project.
- Within 30 days of completion of the funded project, the grant recipient is required to submit a final report that includes detailed information on the activity; visual documentation of pre and post-project completion; and any outstanding receipts for expenditures included under the scope of the grant.
- Grant recipient must recognize McKinney Community Development Corporation as a sponsor/funder of the project improvements. MCDC will provide a logo for grant recipient use.

Process

The McKinney Community Development Corporation Board of Directors are responsible for reviewing and voting on applications for grant funding, in accordance with requirements of the Texas Local Government Code.

- A completed application form must be submitted to MCDC in accordance with the schedule outlined above.
- The application will be evaluated to determine eligibility for MCDC funding under State law.
- Once eligibility for consideration is confirmed, a public hearing will be conducted, during a regularly scheduled MCDC board meeting, on the grant application submitted.
- Prior to the public hearing, notice will be published and posted in accordance with the requirements of the Open Meetings Act and the Texas Local Government Code. **The application, along with all documents/attachments will become public information once submitted to MCDC.**
- Following the public hearing, grant requests will be referred to a subcommittee of the MCDC board for evaluation and recommendation of approval or denial to the full board.
- Board action on the grant application will be scheduled for the board meeting the month following the public hearing.

- If a grant is approved, a performance agreement will be drafted for execution between MCDC and applicant.
- Funds awarded for approved applications are provided on a reimbursement basis, following submission of receipts and documentation of payment for qualified expenditures.
- The final 20% of the award may be withheld until a final project report is submitted to MCDC and compliance with all requirements of the executed performance agreement are confirmed.

APPLICANT INFORMATION

Name: City of McKinney Engineering Department, Attn: Gary Graham – Director of Engineering

Company: City of McKinney

Federal Tax I.D.:

Incorporation Date:

Mailing Address: 221 N. Tennessee Street

City McKinney

ST: TX

Zip: 75069

Phone: 972-547-7383

Fax: 972-547-2604

Email: ggraham@mckinneytexas.org

Cell: 972-547-7383

Website: www.mckinneytexas.org

Check One:

- Corporation Partnership Sole Proprietorship
 Governmental entity
 Nonprofit – 501(c) Attach a copy of IRS Determination Letter
 Other

PROJECT INFORMATION:

Project/Business Name: H-E-B Development (Eldorado Pkwy) & CIP Project ST1838 (Eldorado Pkwy and Custer Rd Improvements)

Location of Project: Eldorado Pkwy between Globe Life driveway (770 feet east of Custer Rd) and Orion Drive

Physical Address: N/A

City: McKinney

ST: TX

Zip: 75070

Property Size: 22.796 acres (Development)

Collin CAD Property ID: 2599611 (Development)

Please provide the information requested below:

- An expansion/improvement Yes No
- A replacement/repair Yes No
- A multi-phase project Yes No
- A new project Yes No

PROPERTY OWNER INFORMATION *(if different from Applicant info above):*

Name: H-E-B Grocery Company (Developer)

Company: H-E-B Grocery Company

Mailing Address: 646 S. Flores St

City: San Antonio

ST: TX

Zip: 78204

Phone: 210-938-8000

Fax: 972-767-3041 **

Email: randy.pogue@westwoodps.com **

Cell: 972-824-8515 **

** Contact information for developers site representative (Randall P. Pogue, VP Land Division, Westwood)

DETAILED PROJECT INFORMATION:

Project Details and Proposed Use: Expansion of Eldorado Parkway from a 4-lane divided roadway to a 6-lane divided roadway in accordance with the City of McKinney Master Thoroughfare Plan to support the anticipated traffic which will be generated by the H-E-B development.

Estimated Date of Project Completion: March 2023

Days/Hours of Business Operation: 7 Days per Week (Generally 6am to midnight)

Estimated Annual Taxable Sales: **Proprietary Information Not Disclosed by Developer**

Current Appraised Value of Property: \$6,418,269 Estimated Appraised Value (*Post-Improvement*): **Unknown**

Estimated Construction Cost for Total Project: \$1,100,000 (Adjacent Roadway Improvements Only)

Total Estimated Cost for Project Improvements included in grant request: \$1,100,000

Total Grant Amount Requested: \$400,000

Will funding be requested from any other City of McKinney entity (e.g. TIRZ Grant, City of McKinney 380, CDBG Grant)?

Yes

No

If yes, please provide details and funding requested: City contribution via Roadway Impact Fees up to \$700,000 plus \$400,000 MCDC grant request (\$1,100,000 total)

Has a request for grant funding been submitted to MCDC in the past?

Yes No

Date(s):

Will the project be competitively bid?

Yes No

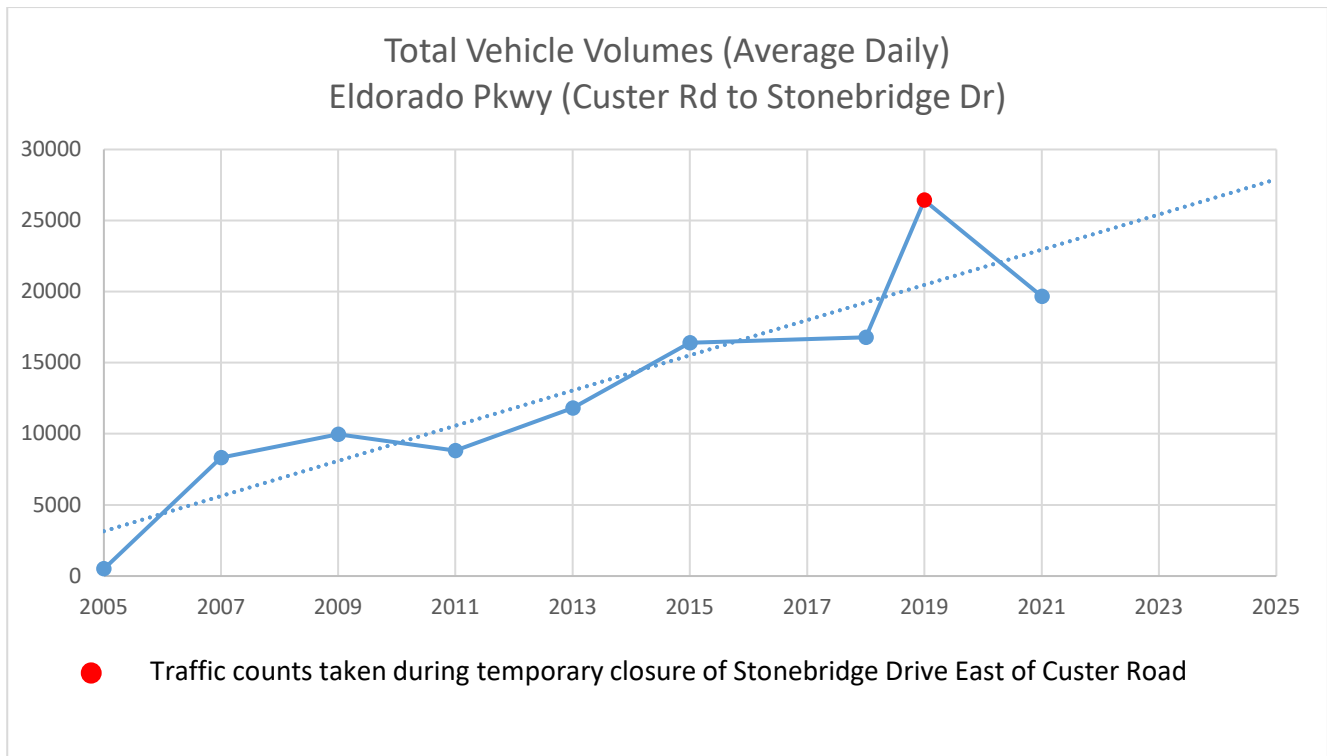
If yes, please attach bids for the project

Roadway improvements have not been competitively bid as of the submission date of this application. The estimated cost of roadway improvements adjacent to the HEB development is approximately \$1.1 million as shown on the attached Exhibit "A" (for the section of Eldorado Parkway designated as 'orange').

Has a feasibility study or market analysis been completed for this proposed project? If so, please attach a copy of the Executive Summary.

Development: Proprietary Information Not Disclosed by Developer

Roadway Improvements: Based on City of McKinney Master Thoroughfare Plan (MTP) which designates Eldorado Parkway as a 6-lane 'Greenway Arterial' (G6D Designation). Current average traffic volumes along Eldorado Parkway (between Custer Road and Stonebridge Drive) are 19,672 vehicles per day. Currently the roadway includes 4 travel lanes (2 in each direction). Improvements to Eldorado Parkway adjacent to the HEB Development will accommodate increase traffic demand on Eldorado Parkway due to the planned development as well as future development/growth along the Eldorado Parkway and Custer Road corridor area.



Additional Information – please attach the following

- Business plan
Proprietary Information Not Disclosed by Developer
- Current financial report
Proprietary Information Not Disclosed by Developer
- Audited financials for previous two years (if not available, please indicate why)
****CITY OF MCKINNEY AUDIT REPORT AVAILABLE IF REQUESTED****
- Plat/map of property extending 200' beyond property in all directions (if applicable to your project)
****CURRENT DEVELOPMENT SITE PLAN ATTACHED****
- Detailed budget for the project
****REFER TO ESTIMATED IMPROVEMENT COST SUMMARY SHOWN ON EXHIBIT "A"*****
 - The "Expanded Project Limits" depicted in Exhibit "A" are not currently funded in the City Capital Improvement Plan (CIP) and would be funded through a combination of roadway impact fees (\$700,000) and MCDC grant (\$400,000) in addition to funds currently available in the CIP under Project ST1838 for the "Current Project Limits" depicted in Exhibit "A". Additional funds required to construct the "Expanded Project Limits" includes design, land acquisition (if required), and construction costs.
- Describe planned support activities; use; admission fees if applicable
Not Applicable
- Timeline and schedule – from design to completion
Development: Design Underway; Construction Completion Spring 2023 (Est.)
Roadway: Design Underway; Construction Completion Spring 2023 (Est.)
 - City of McKinney to provide Developer completed design plans for "Current Project Limits" depicted in Exhibit "A" previously funded under CIP project ST1838.
 - Developer will prepare city-approved plans for "Expanded Project Limits" depicted in Exhibit "A" concurrently with site development.
 - Developer will publicly bid "Combined Project Limits" along Eldorado Parkway ("Current Project Limits" + "Expanded Project Limits") as one construction project concurrent with site construction.
 - Construction of "Combined Project Limits" will be substantially completed prior opening of development (Spring 2023 estimated).
- Plans for future expansion/growth
****REFER TO ATTACHED SITE PLAN****
- Additional Information on Project Impact to the Community
HEB supports over 200 non-profits and is the largest contributor to food banks in Texas.
- Job Creation/Retention Information
Estimated 250-350 jobs created by development.
- Additional Information on Capital Investments
Proprietary Information Not Disclosed by Developer

Attachments

- Eldorado Parkway Improvement Plan (Exhibit "A")
- Development Site Plan (Exhibit "B")

Acknowledgements

If funding is approved by the MCDC board of directors, Applicant acknowledges the following:

- The Project for which financial assistance is sought will be administered by or under the supervision of the applying individual/company.
- All funds awarded will be used exclusively for the purpose described in this application.
- Applicant owns the land, building or facility where the proposed infrastructure improvements will be made. If the Applicant does not own the land, written acknowledgement/approval from the property owner must be included with the application. The letter must document the property owner is aware of the proposed improvements and use of the property or building; and the property owner has reviewed the project plan and application, approves and supports the efforts of the Applicant.
- MCDC will be recognized as a funder of the Project. Specifics to be agreed upon by applicant and MCDC and included in an executed performance agreement.
- Individual/company representative who has signed the application is authorized to submit the application.
- Applicant will comply with the Grant Guidelines in executing the Project for which funds were awarded.
- Funded Projects must be completed within one year of the date the grant is approved by the MCDC board, unless an exception is granted.
- Completed Project must be inspected for Code compliance.
- A signed Contractor's Sworn Statement and Waiver of Lien to Date form must be completed, notarized and provided to MCDC prior to receiving grant funds.
- Property owner will be responsible for maintaining the infrastructure improvements made with funding from Grant for ten (10) years.

Acknowledgements - *continued*

- A final report detailing the successful completion of the Project will be provided to MCDC no later than 30 days following completion of the Project.
- Grant funding is provided on a reimbursement basis subsequent to submission of a reimbursement request, with copies of invoices and paid receipts for qualified expenses.
- Up to 20% of the grant funds awarded may be withheld until a final report on completion of the Project is provided to MCDC.
- A performance agreement will be required that may outline requirements for acknowledging MCDC funding support for the project. Additionally, it will contain a provision certifying that the applicant does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. Further, should the applicant be convicted of a violation under 8 U.S.C. § 1324a(f), the applicant will be required to repay the amount of the public subsidy provided under the agreement plus interest, at an agreed to interest rate, not later than the 120th day after the date the MCDC notifies the applicant of the violation.

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BY SIGNING THIS APPLICATION, I CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE REFERENCED PROPERTY OR THAT I AM AUTHORIZED TO REPRESENT AND ACT ON THE BEHALF OF THE OWNER OF THE ABOVE REFERENCED PROPERTY. I ALSO CERTIFY THAT ALL OF THE INFORMATION PROVIDED HEREON IS ACCURATE AND TRUE SO FAR AS I AM AWARE AND UNDERSTAND THAT I AM LEGALLY RESPONSIBLE FOR THE ACCURACY OF THIS APPLICATION. I FURTHER UNDERSTAND THAT I AM NOT GUARANTEED A GRANT.

Applicant's Signature



Signature

Paul Grimes
City Manager
City of McKinney, Texas
Printed Name

December 29, 2021
Date

INCOMPLETE APPLICATIONS, OR THOSE RECEIVED AFTER THE DEADLINE, WILL NOT BE CONSIDERED.

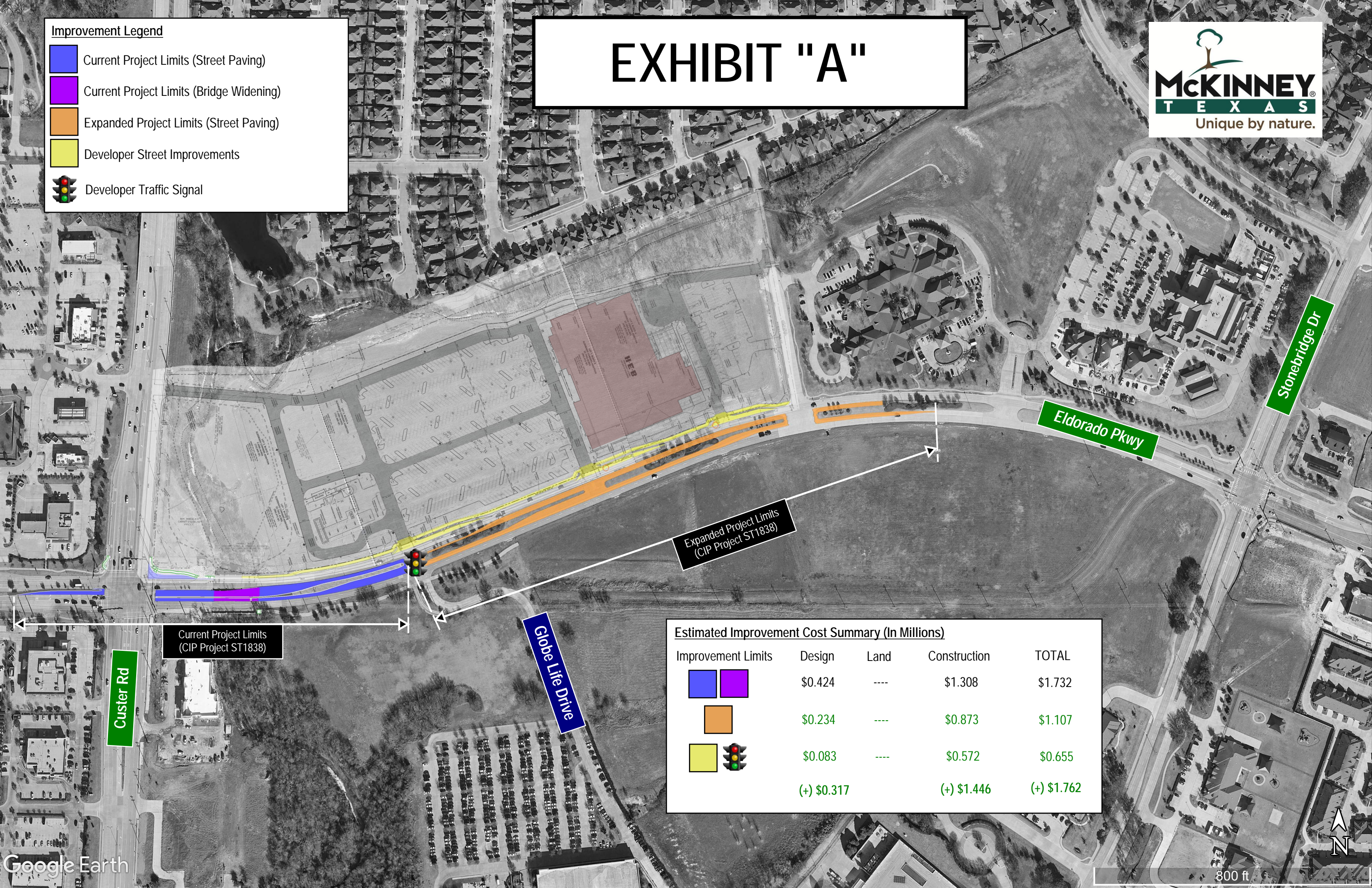
A FINAL REPORT IS TO BE PROVIDED TO MCDC WITHIN 30 DAYS OF THE COMPLETION OF THE PROJECT. FINAL PAYMENT OF FUNDING AWARDED WILL BE MADE UPON RECEIPT OF FINAL REPORT.

EXHIBIT "A"



Improvement Legend

- Current Project Limits (Street Paving)
- Current Project Limits (Bridge Widening)
- Expanded Project Limits (Street Paving)
- Developer Street Improvements
- Developer Traffic Signal



Current Project Limits
(CIP Project ST1838)

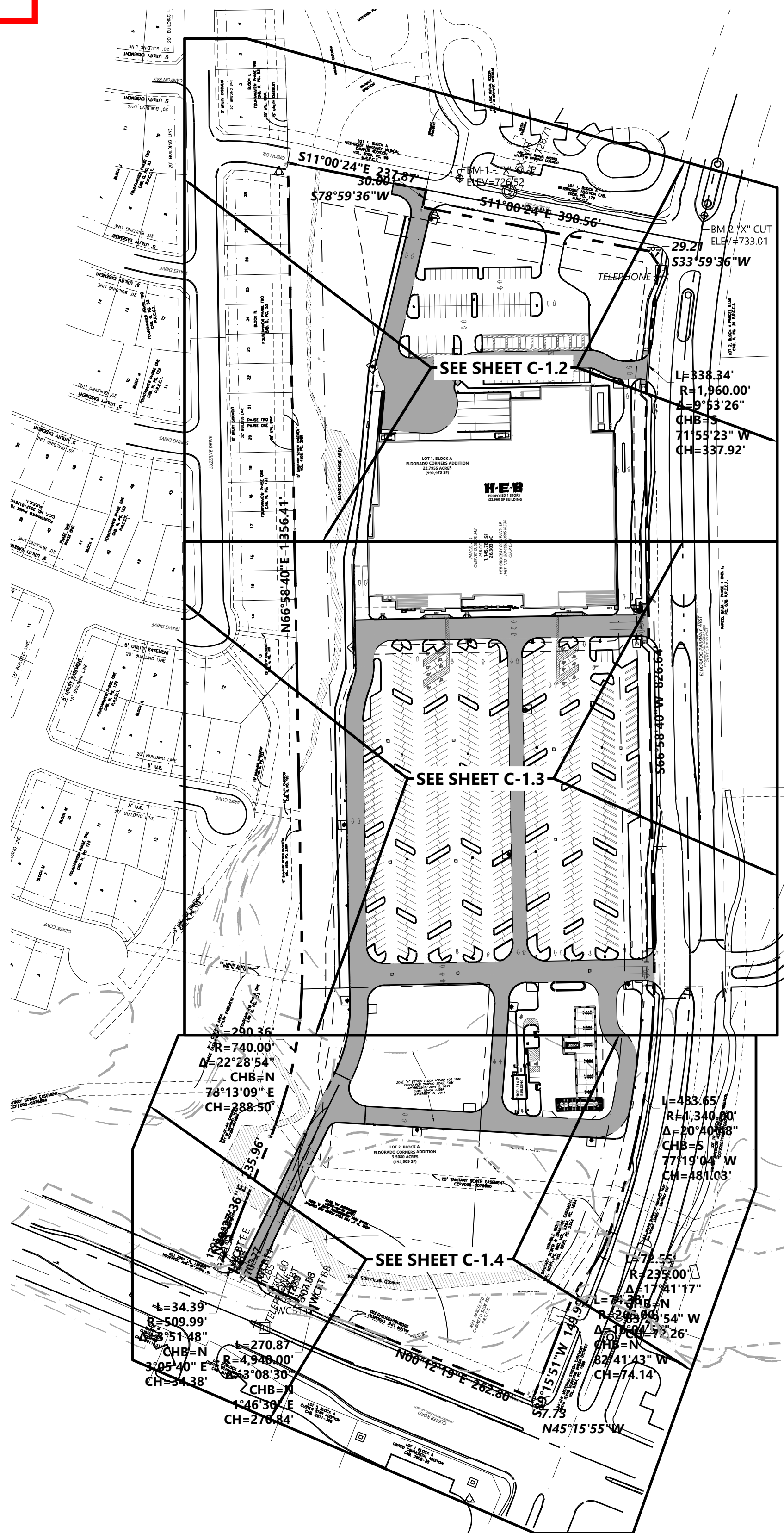
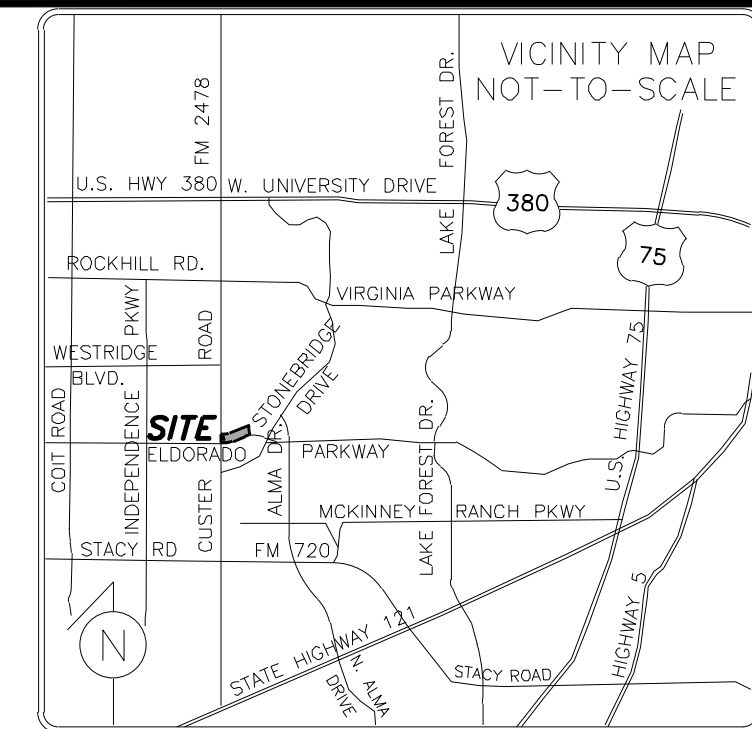
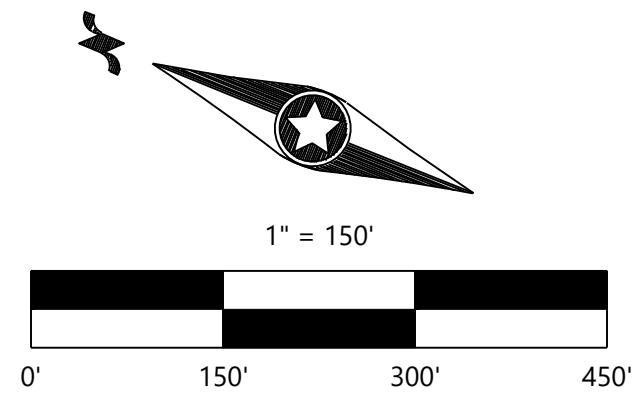
Expanded Project Limits
(CIP Project ST1838)

Estimated Improvement Cost Summary (In Millions)

| Improvement Limits | Design | Land | Construction | TOTAL |
|---|-------------|------|--------------|-------------|
| | \$0.424 | --- | \$1.308 | \$1.732 |
| | \$0.234 | --- | \$0.873 | \$1.107 |
| | \$0.083 | --- | \$0.572 | \$0.655 |
| | (+) \$0.317 | | (+) \$1.446 | (+) \$1.762 |



EXHIBIT "B"



| SITE DATA SUMMARY TABLE | |
|--|---|
| ITEM | LOT 1 |
| GENERAL SITE DATA | |
| ZONING (FROM ZONING MAP) | PD 1621, 1997-06-36, 2003-02-015, 2004-09-101, 2014-03-017, 2005-11-114 |
| PROPOSED LAND USE | GROCERY STORE, CAR WASH & MOTOR VEHICLE FUEL SALES |
| LOT AREA (SQUARE FEET) | 992,973 |
| LOT AREA (ACRES) | 22.796 |
| TOTAL BUILDING FOOTPRINT AREA (SF) | 124,042 |
| FLOOR AREA (GROCERY STORE) | 122,960 |
| FLOOR AREA (CAR WASH) | 914 |
| FLOOR AREA (FUEL STATION) | 168 |
| GROCERY STORE HEIGHT (#/STORIES) | 1 |
| CAR WASH HEIGHT (#/STORIES) | 1 |
| VEHICLE FUEL SALES HEIGHT (#/STORIES) | 1 |
| GROCERY STORE HEIGHT (FT-Dist to tallest element) | 42 |
| CAR WASH HEIGHT (FT-Dist to tallest element) | 15 |
| VEHICLE FUEL SALES HEIGHT (FT-Dist to tallest element) | 19 |
| LOT COVERAGE (%) | 12.49% |
| FLOOR AREA RATIO (MAX. 0.4) | 0.12 |
| PARKING TABULATION | |
| PARKING RATIO (1 SP/250 SF) (GROCERY STORE) | 492 |
| CAR WASH (1 SPACE/BAV) | 1 |
| FUELING STATION (1 SPACE FOR EVERY 4 PUMPS) | 2 |
| TOTAL PARKING REQUIRED | 495 |
| TOTAL PARKING PROVIDED | 673 |
| REGULAR SPACES | 658 |
| HANDICAPPED ACCESSIBLE SPACES | 15 |
| REQUIRED ACCESSIBLE PARKING | 14 |
| LANDSCAPE AREA TABULATION | |
| SITE LIVING LANDSCAPE REQUIRED (10%) (SF) | 99,297 |
| SITE LIVING LANDSCAPE PROVIDED (SF) | 481,435 |
| IMPERVIOUS AREA TABULATION | 51,52% |
| BUILDING FOOTPRINT AREA (SF) | 124,042 |
| OTHER IMPERVIOUS AREA (SF) | 387,496 |
| TOTAL IMPERVIOUS AREA (SF) | 511,538 |

- NOTE:**
- 34 CURBSIDE PICKUP SPACES AND 5 VENDOR PARKING SPACES NOT INCLUDED IN THE TOTAL PARKING TABULATION.
 - 24 PARKING SPACES NOT INCLUDED IN THE TOTAL PARKING TABULATION TO ALLOW FOR 24 CART CORRALS.

E6 VICINITY MAP

NOT TO SCALE

LEGEND

- F.H. FIRE HYDRANT
- Ox SET CHISELED "X" SET
- O.F.X. CHISELED "X" FOUND
- O.F.I.R. IRON ROD FOUND (SIZE AS NOTED)
- O.S.I.R. IRON ROD SET (SIZE AS NOTED)
- PP OVERHEAD UTILITY POLE W/ GUY
- LE UT UNDERGROUND ELECTRIC OR TELEPHONE
- LP LIGHT POLE
- SSM SANITARY SEWER MANHOLE
- STM STORM SEWER MANHOLE
- WM WATER MANHOLE
- C.O. SAN. SW. CLEAN OUT
- G.V. GAS VALVE
- W.V. WATER VALVE
- B. BOLLARD
- S.P. SIGNAL POLE
- S.B. SIGNAL BOX
- E.B. ELECTRIC BOX
- C.W. CURB MARKER
- S SIGN
- T TREE

D6 LEGEND

NOT TO SCALE

CITY OF MCKINNEY SITE PLAN NOTES:

- THE SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MCKINNEY DESIGN SPECIFICATIONS.
- MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NONRESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 LIGHTING AND GLARE REGULATIONS OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

PROJECT LOCATION / DESCRIPTION:
 MARY STANDIFER SURVEY ABST. NO. 811
 S & G. A. WILSON SURVEY ABST. NO. 1000
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 NEC OF EL DORADO PARKWAY WEST AND CUSTER ROAD

OWNER:
 HEB GROCERY COMPANY, LP
 646 SOUTH MAIN, SOUTH BUILDING, 1ST FLOOR
 SAN ANTONIO, TEXAS 78204
 CONTACT: JOHN ROSE - (214) 680-7600

FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48085C0265J, MAP REVISED, JUNE 2, 2009, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS), ZONE "X" (OTHER FLOOD AREAS) AND ZONE "AE" (FLOODWAY AREAS).

ZONE "X" (OTHER AREAS) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "X" (OTHER FLOOD AREAS) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AREAS OF BASE FLOOD ELEVATION DETERMINED.

ZONE "AE" (FLOODWAY AREAS) THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGAL DESCRIPTION:
 PARCEL 811
 CABINET O, SLIDE 342

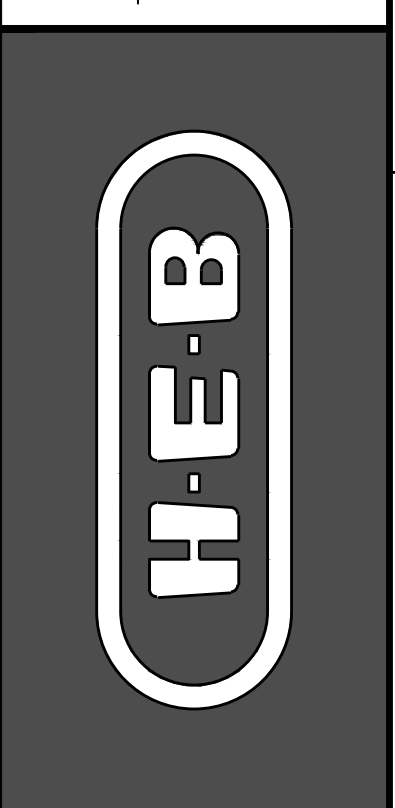
BENCHMARKS:
 BENCHMARK #1 - SET "X" CUT ON THE EAST EDGE OF THE CONCRETE MEDIAN NOSE OF EL DORADO PARKWAY, AT THE INTERSECTION OF CENTERLINE OF EL DORADO PARKWAY WITH EAST EAST OF THE CURB LINE OF ORION DRIVE. ELEVATION = 733.01'
 BENCHMARK #2 - FOUND "X" CUT IN CENTER OF CONCRETE DRIVEWAY, IN THE NORTHEAST RIGHT-OF-WAY LINE OF ORION DRIVE, AT THE NORTHWEST CORNER OF LOT 1, BLOCK A, BAYBRIDGE ADDITION, RECORDED IN CABINET 2006, PG. 176 M.R.C.C.T. ELEVATION = 726.52'
 BENCHMARK #3 - ALUMINUM DISK STAMPED CM #55 SET AT THE SOUTHEASTERLY END OF A CONCRETE STORM DRAIN INLET, BEING APPROXIMATELY 45' FROM THE CENTERLINE OF S. STONEBRIDGE DRIVE AND ALSO BEING APPROXIMATELY 95' FROM THE CENTERLINE OF EL DORADO PARKWAY. ELEVATION = 747.30'

PLEASE BE ADVISED: THIS DOCUMENT MAY CONTAIN SENSITIVE AND/OR PROPRIETARY INFORMATION AND THEREFORE MUST BE TREATED AS A CONFIDENTIAL DOCUMENT. ACCEPTANCE OF THIS DOCUMENT CONSTITUTES AN AGREEMENT THAT THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN SHALL BE MAINTAINED AND TRANSMITTED IN A CONFIDENTIAL MANNER. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED, RELEASED OR DISTRIBUTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF HEB GROCERY. ANY DISTRIBUTION TO NON-HEB ENTITIES OR PERSONS MUST BE SUBJECT TO A WRITTEN CONFIDENTIALITY AGREEMENT.

PRELIMINARY
 FOR INTERIM REVIEW ONLY
 NOT TO BE USED FOR:
 CONSTRUCTION OR
 BIDDING PURPOSES.
 Engineer: JEFFREY M. LEON, PE
 P.E. No.: 197570
 Date: 11-01-2021

Westwood

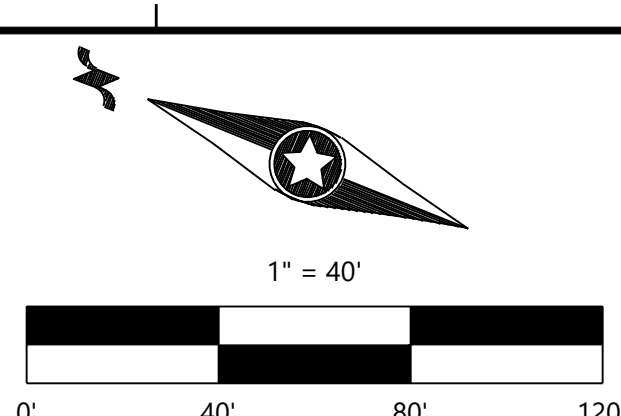
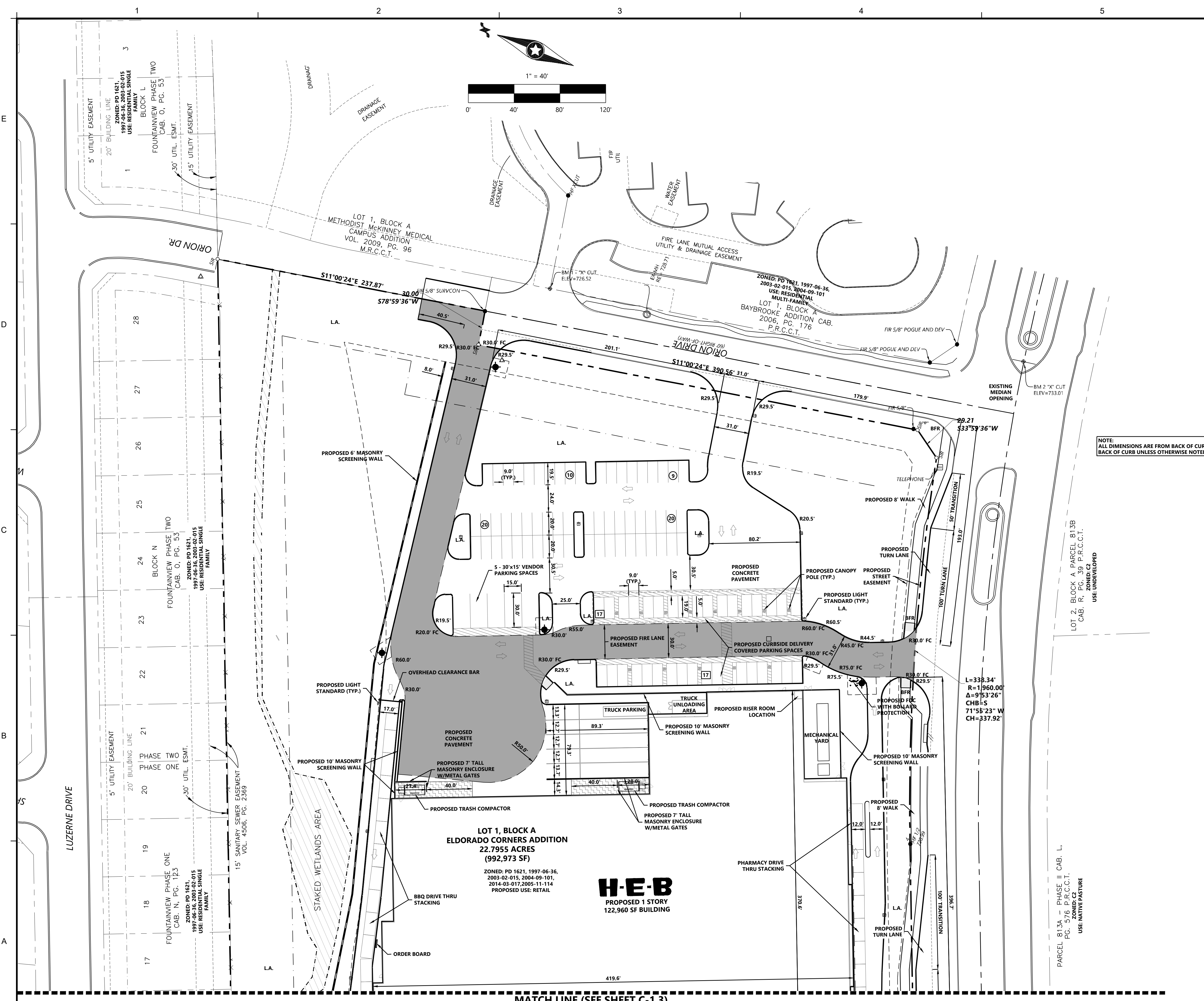
ENGINEER / APPLICANT:
Westwood
 Phone: (214) 472-4640 2801 Dallas Parkway, Suite 400
 Fort Worth, TX 76109
 Fax: (817) 337-5150
 westwoodpe.com
 Westwood Professional Services, Inc.
 TEXAS FIRM REGISTRATION NO. 107091



SITE PLAN KEY MAP

HEB MCKINNEY STORE #XXX
 NEC EL DORADO PARKWAY WEST AT
 CUSTER ROAD
 MCKINNEY, TEXAS 75072

C-1.1



E6 VICINITY MAP

NOT TO SCALE

| LEGEND | LEGEND |
|--|--|
| ⊕ F.H. FIRE HYDRANT | R RADIUS |
| ⊙ X SET CHISELED "X" SET | FC FACE OF CURB |
| ⊙ F.F.R. CHISELED "X" FOUND | BFR BARRIER FREE RAMP |
| ⊙ I.F.R. IRON ROD FOUND (SIZE AS NOTED) | TY. TYPICAL |
| ⊙ S.I.R. IRON ROD SET (SIZE AS NOTED) | LA. LANDSCAPE AREA |
| ⊙ P.P. OVERHEAD UTILITY POLE W/ GUY | ⊐ LIGHT STANDARD |
| ⊙ U.P. UNDERGROUND ELECTRIC OR TELEPHONE | ⊐ CURBSIDE PICKUP COUNT |
| L.P. LIGHT POLE | ⊐ PARKING COUNT |
| S.S.M. SANITARY SEWER MANHOLE | ⊐ PARKING COUNT (2 SPACES NOT COUNTED TO ALLOW FOR 2 CART CORRALS) |
| S.T.M. STORM SEWER MANHOLE | ⊐ PROPOSED FIRE LANE |
| W.M. WATER MANHOLE | ⊐ COMPACTOR PAD & APRON |
| C.O. SAN. SW. CLEAN OUT | |
| G.V. GAS VALVE | |
| W.V. WATER VALVE | |
| BOLLARD | |
| S.P. SIGNAL POLE | |
| S.S.B. SIGNAL BOX | |
| E.B. ELECTRIC BOX | |
| S.S. STREET SIGN | |
| C.M. CABLE MARKER | |
| SIGN | |
| TREE | |

D6 LEGEND

NOT TO SCALE

CITY OF MCKINNEY SITE PLAN NOTES:

- THE SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MCKINNEY DESIGN SPECIFICATIONS.
- MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NONRESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 LIGHTING AND GLARE REGULATIONS OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

PROJECT LOCATION / DESCRIPTION:
 MARY STANDIFER SURVEY ABST. NO. 811
 & G. A. WILSON SURVEY ABST. NO. 1900
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 NEC OF ELDORADO PARKWAY WEST AND CUSTER ROAD

OWNER:
HEB GROCERY COMPANY, LP
 646 SOUTH MAIN, SOUTH BUILDING, 1ST FLOOR
 SAN ANTONIO, TEXAS 78204
 CONTACT: JOHN ROSE - (214) 680-7600

FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48085C026J, MAP REVISED, JUNE 2, 2009, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS), ZONE "X" (OTHER FLOOD AREAS) AND ZONE "AE" (FLOODWAY AREAS)

ZONE "X" (OTHER AREAS) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "X" (OTHER FLOOD AREAS) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. AREAS OF BASE FLOOD ELEVATION DETERMINED.

ZONE "AE" (FLOODWAY AREAS) THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGAL DESCRIPTION:
 PARCEL 811
 CABINET O, SLIDE 342

BENCHMARKS:
 BENCHMARK #1 - SET "X" CUT ON THE EAST EDGE OF THE CONCRETE MEDIAN NOSE OF ELDORADO PARKWAY, AT THE INTERSECTION OF CENTERLINE OF ELDORADO PARKWAY WITH EAST EAST OF THE CURB LINE OF ORION DRIVE. ELEVATION = 733.01'
 BENCHMARK #2 - FOUND "X" CUT IN CENTER OF CONCRETE DRIVEWAY, IN THE NORTHEAST RIGHT-OF-WAY LINE OF ORION DRIVE, AT THE NORTHWEST CORNER OF LOT 1, BLOCK A, BAYBROOKE ADDITION, RECORDED IN CABINET 2006, PG. 176 M.R.C.C.T. ELEVATION = 726.52'
 BENCHMARK #3 - ALUMINUM DISK STAMPED CM #55 SET AT THE SOUTHEASTERN END OF A CONCRETE STORM DRAIN INLET, BEING APPROXIMATELY 45' FROM THE CENTERLINE OF S. STONEBRIDGE DRIVE AND ALSO BEING APPROXIMATELY 95' FROM THE CENTERLINE OF ELDORADO PARKWAY. ELEVATION = 747.30'

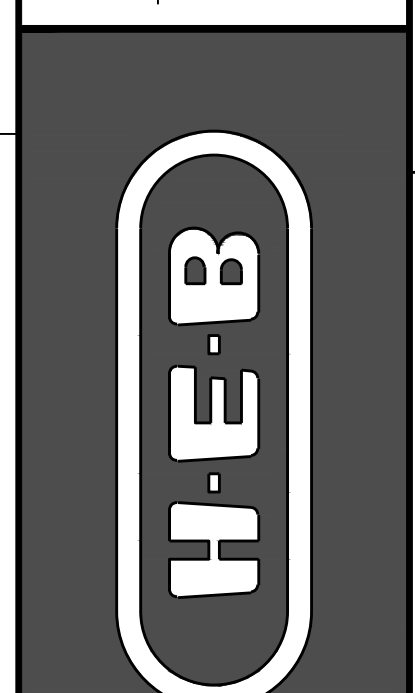
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A6 PROJECT INFO

NOT TO SCALE

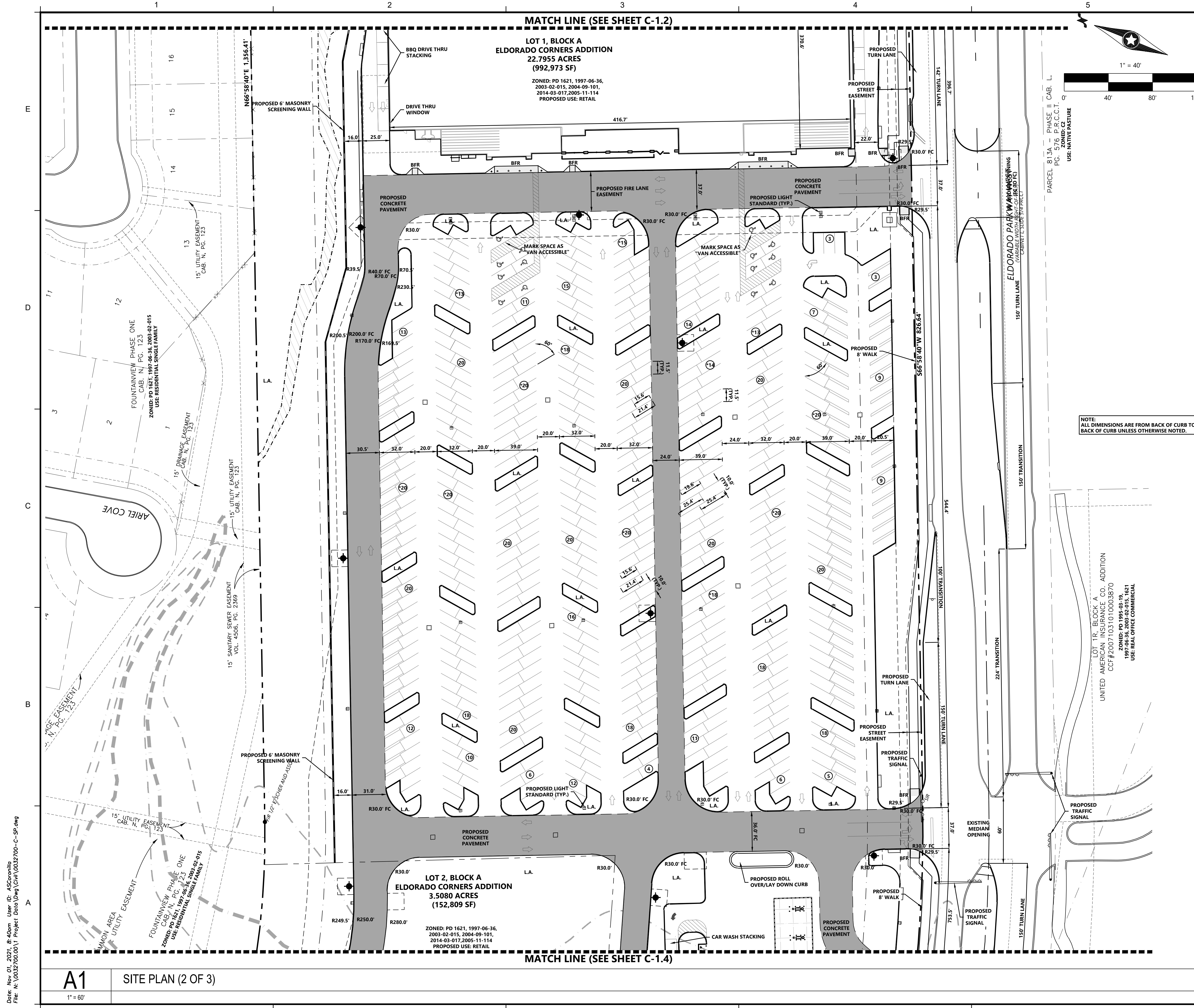
PRELIMINARY
 FOR INTERIM REVIEW ONLY
 NOT TO BE USED FOR:
 CONSTRUCTION OR
 BIDDING PURPOSES.
 Engineer: **LEON M. LEON PE**
 P.E. No.: 197570
 Date: 11-01-2021

Westwood
 ENGINEER / APPLICANT:
Westwood
 (214) 472-4640 2901 Dallas Parkway, Suite 400
 Phone: (888) 837-5100 Plano, TX 75093
 Toll Free: westwoodpe.com
 Westwood Professional Services, Inc.
 TEXAS REGISTRATION NO. 10704911



SITE PLAN (1 OF 3)

HEB MCKINNEY STORE #XXX
 NEC ELDORADO PARKWAY WEST AT
 CUSTER ROAD
 MCKINNEY, TEXAS 75072



MATCH LINE (SEE SHEET C-1.2)

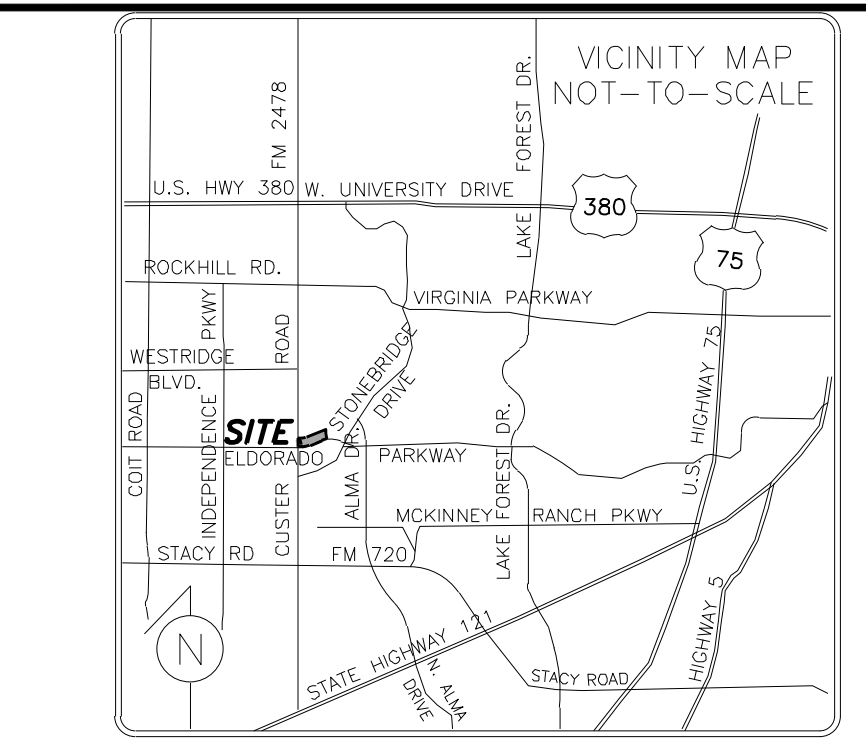
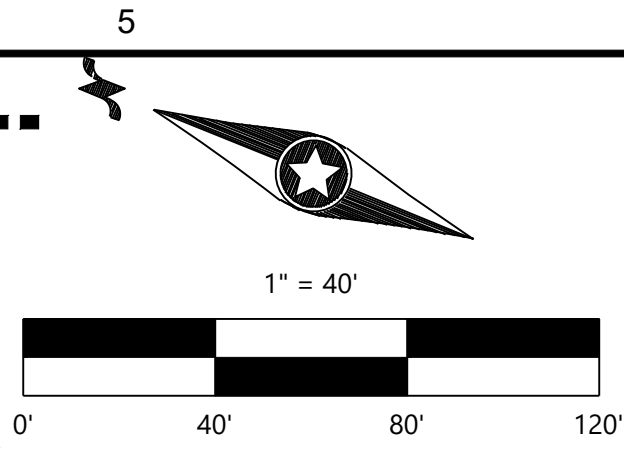
**LOT 1, BLOCK A
ELDORADO CORNERS ADDITION
22.7955 ACRES
(992,973 SF)**

ZONED: PD 1621, 1997-06-36,
2003-02-015, 2004-09-101,
2014-03-017, 2005-11-114
PROPOSED USE: RETAIL

**LOT 2, BLOCK A
ELDORADO CORNERS ADDITION
3.5080 ACRES
(152,809 SF)**

ZONED: PD 1621, 1997-06-36,
2003-02-015, 2004-09-101,
2014-03-017, 2005-11-114
PROPOSED USE: RETAIL

MATCH LINE (SEE SHEET C-1.4)



E6 VICINITY MAP
NOT TO SCALE

LEGEND

| | |
|--|--|
| <ul style="list-style-type: none"> ⊕ F.H. FIRE HYDRANT ⊗ CHISELED "X" SET ⊙ F.I.R. CHISELED "X" FOUND ⊙ F.I.R. IRON ROD FOUND (SIZE AS NOTED) ⊙ S.I.R. IRON ROD SET (SIZE AS NOTED) ⊙ P.P. OVERHEAD UTILITY POLE W/ GUY ⊙ U.G. UNDERGROUND ELECTRIC OR TELEPHONE ⊙ L.P. LIGHT POLE ⊙ S.S.M. SANITARY SEWER MANHOLE ⊙ S.M.H. STORM SEWER MANHOLE ⊙ W.M.H. WATER MANHOLE ⊙ C.O. SAN. SWR. CLEAN OUT ⊙ G.V. GAS VALVE ⊙ W.V. WATER VALVE ⊙ B. BOLLARD ⊙ S.P. SIGNAL POLE ⊙ S.C. SIGNAL CABLE ⊙ E.B. ELECTRIC BOX ⊙ S.S. STREET SIGN ⊙ C.M. CABLE MARKER ⊙ S. SIGN ⊙ T. TREE | <ul style="list-style-type: none"> R RADIUS FC FACE OF CURB BFR BARRIER FREE RAMP TYP. TYPICAL L.A. LANDSCAPE AREA ⊕ LIGHT STANDARD ⊕ CURBSIDE PICKUP COUNT ⊕ PARKING COUNT ⊕ PARKING COUNT (2 SPACES NOT COUNTED TO ALLOW FOR 2 CART CORRALS) ▨ PROPOSED FIRE LANE ▨ COMPACTOR PAD & APRON |
|--|--|

D6 LEGEND
NOT TO SCALE

NOTE: ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.

CITY OF MCKINNEY SITE PLAN NOTES:

- THE SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MCKINNEY DESIGN SPECIFICATIONS.
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PROJECT LOCATION / DESCRIPTION:
MARY STANDIFER SURVEY ABST. NO. 1000
& G. A. WILSON SURVEY ABST. NO. 1000
CCF#20071031010003870
ZONED: PD 1995-03-19,
1997-06-36, 2003-02-015, 1621
USE: NEAR OFFICE COMMERCIAL

OWNER:
HEB GROCERY COMPANY, LP
646 SOUTH MAIN, SOUTH BUILDING, 1ST FLOOR
SAN ANTONIO, TEXAS 78204
CONTACT: JOHN ROSE - (214) 680-7600

FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48085C0265J, MAP REVISED, JUNE 2, 2009, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS), ZONE "X" (OTHER FLOOD AREAS) AND ZONE "AE" (FLOODWAY AREAS)

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LEGAL DESCRIPTION:
PARCEL 811
CABINET O, SLIDE 342

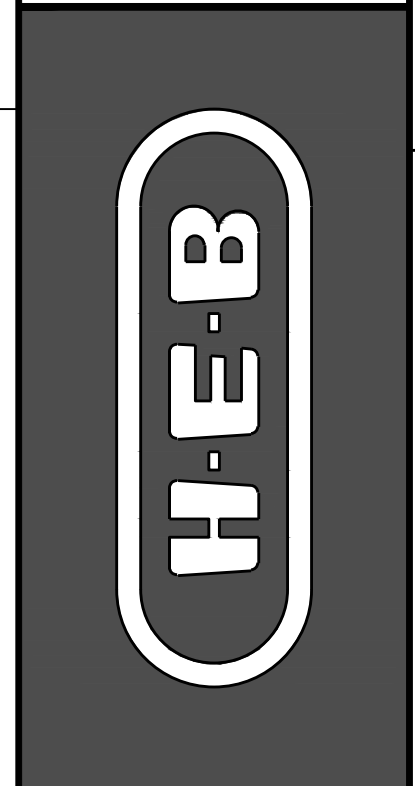
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PRELIMINARY
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Engineer: **TECTOR M LEON PE**
P.E. No.: 197570
Date: 11-01-2021

Westwood

ENGINEER / APPLICANT:
Westwood
Phone: (214) 472-4640 2901 Dallas Parkway, Suite 400
Toll Free: (888) 817-5150 Plano, TX 75093
westwoodpro.com
Westwood Professional Services, Inc.
1915 FIRM REGISTRATION NO. 107001



SITE PLAN (2 OF 3)

HEB MCKINNEY STORE #XXX
NEC ELDORADO PARKWAY WEST AT
CUSTER ROAD
MCKINNEY, TEXAS 75072

A1
1" = 60'

SITE PLAN (2 OF 3)

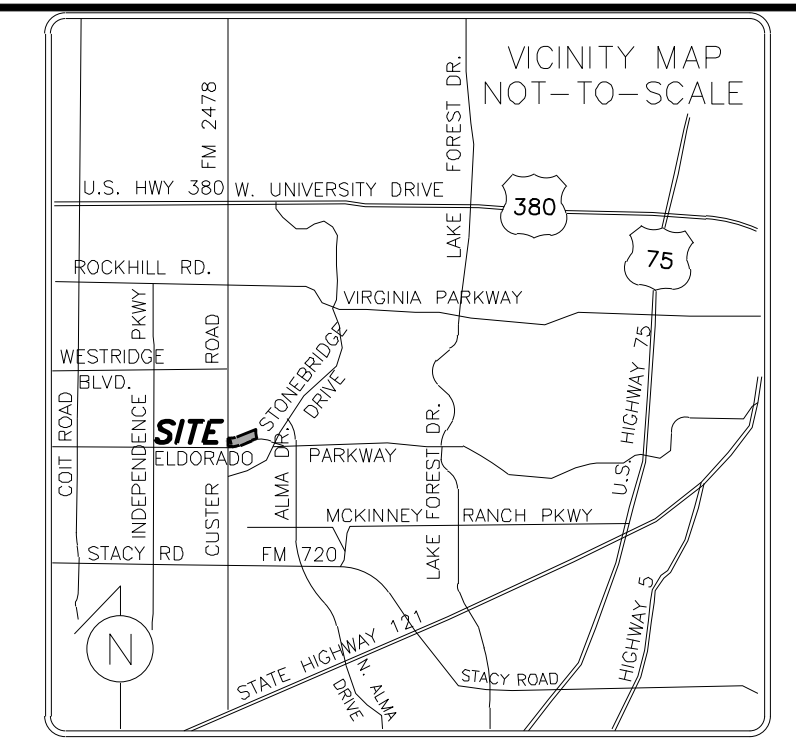
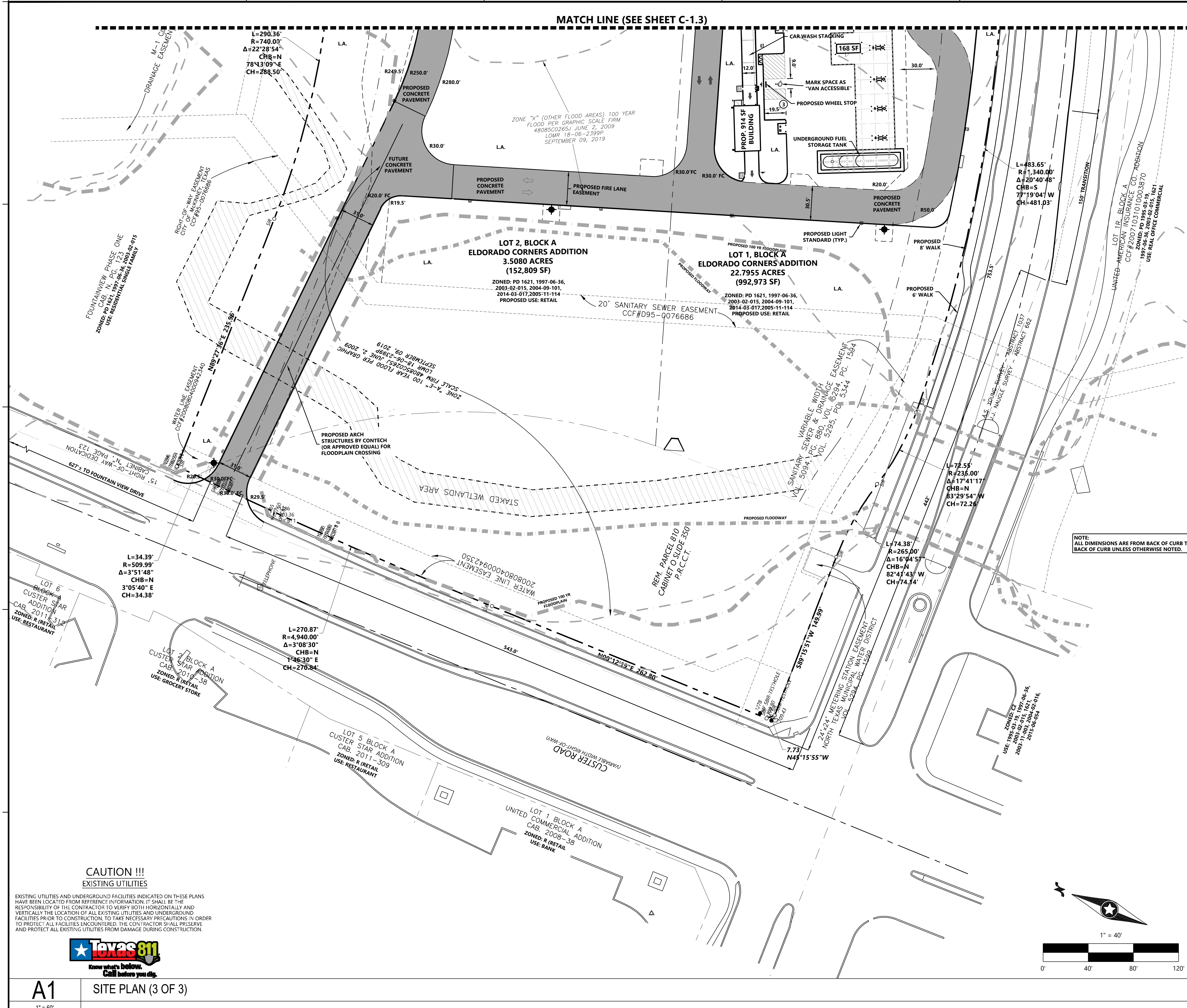
A6
NOT TO SCALE

PROJECT INFO

C-1.3

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File: N:\0032700\01\Project Data\DWG\Civil\0032700-C-SP.dwg

MATCH LINE (SEE SHEET C-1.3)



E6 VICINITY MAP
NOT TO SCALE

LEGEND

| | |
|---|---|
| <ul style="list-style-type: none"> F.H. FIRE HYDRANT OX SET CHISELED "X" SET OX FOUND CHISELED "X" FOUND OX IRON ROD FOUND (SIZE AS NOTED) OX S.I.R. IRON ROD SET (SIZE AS NOTED) PP OVERHEAD UTILITY POLE W/ GUY UNDERGROUND ELECTRIC OR TELEPHONE LP LIGHT POLE SSM SANITARY SEWER MANHOLE SSM STORM SEWER MANHOLE WATER MANHOLE C.O. SAN. SWR. CLEAN OUT G.V. GAS VALVE W.V. WATER VALVE BOLLARD S.P. SIGNAL POLE S.B. SIGNAL BOX E.B. ELECTRIC BOX STREET SIGN CABLE MARKER SIGN TREE | <ul style="list-style-type: none"> R RADIUS FC FACE OF CURB BFR BARRIER FREE RAMP TV TYPICAL LA. LANDSCAPE AREA LS LIGHT STANDARD CP CURBSIDE PICKUP COUNT PK PARKING COUNT PS PARKING COUNT (2 SPACES NOT COUNTED TO ALLOW FOR 2 CART CORRALS) PROPOSED FIRE LANE COMPACTOR PAD & APRON |
|---|---|

D6 LEGEND
NOT TO SCALE

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PROJECT LOCATION / DESCRIPTION:
MARY STANDIFER SURVEY ABST. NO. 811
G. A. WILSON SURVEY ABST. NO. 1000
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
NEC OF ELDORADO PARKWAY WEST AND CUSTER ROAD

OWNER:
HEB GROCERY COMPANY, LP
646 SOUTH MAIN, SOUTH BUILDING, 1ST FLOOR
SAN ANTONIO, TEXAS 78204
CONTACT: JOHN ROSE - (214) 680-7600

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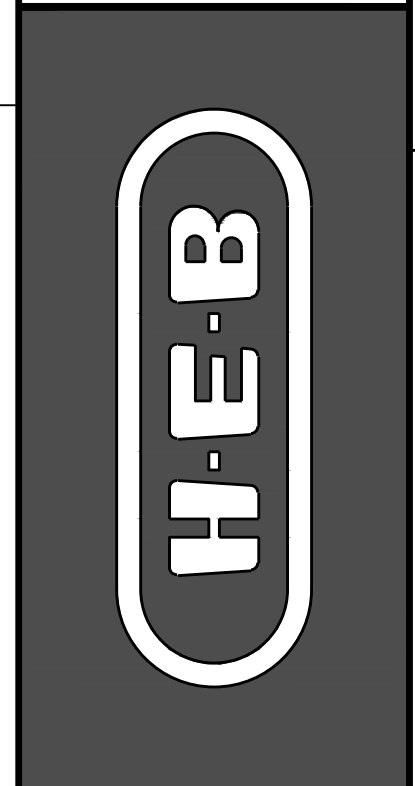
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A6 PROJECT INFO
NOT TO SCALE

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BIDDING PURPOSES.
Engineer: **WESTON M. LEON, P.E.**
P.E. No.: 197570
Date: 11-01-2021

Westwood
ENGINEER / APPLICANT:
Westwood
Phone: (214) 472-4640 2901 Dallas Parkway, Suite 400
Toll Free: (888) 837-5150 Plano, TX 75093
westwoodpro.com
Westwood Professional Services, Inc.
TFLS FIRM REGISTRATION NO. 1070401



SITE PLAN (3 OF 3)
HEB MCKINNEY STORE #XXX
NEC ELDORADO PARKWAY WEST AT
CUSTER ROAD
MCKINNEY, TEXAS 75072

C-1.4
SHEET NO.

Date: Nov. 01, 2021, 8:40am User: ID: ASCorcolla
File: N:\0032700\01 Project Data\DWG\Civil\0032700-C-SP.dwg

CAUTION !!!
EXISTING UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



A1 SITE PLAN (3 OF 3)
1" = 60'

