

VICINITY MAP NOT TO SCALE



GRAPHIC SCALE IN FEET SCALE 1" = 20'

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- CLEAN OUT
- MANHOLE
- GAS METER
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- TV BOX
- FLAG POLE
- LANDSCAPE AREA
- H.O. POWER LINES
- U/G TELEPHONE LINES
- U/G WATER LINE
- U/G GAS LINE
- FENCE
- EXISTING CONTOURS
- EXISTING SPOT GRADES
- CONTROLLING MONUMENT
- 5/8-INCH IRON ROD WITH 7/16" DIA. & 1/2" GAP SET
- PROPOSED CONTOURS
- PROPOSED SPOT GRADES
- PROPOSED EROSION CONTROL
- PROPOSED DRAINAGE DIVIDES

PAVEMENT LEGEND

- STANDARD PAVEMENT
- FIRE LANE PAVEMENT
- DUMPER PAD AND APRON

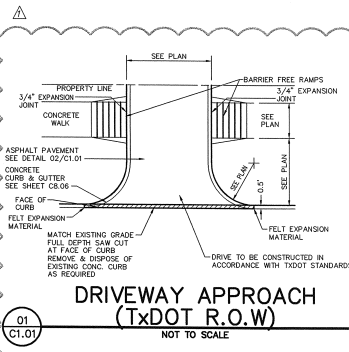
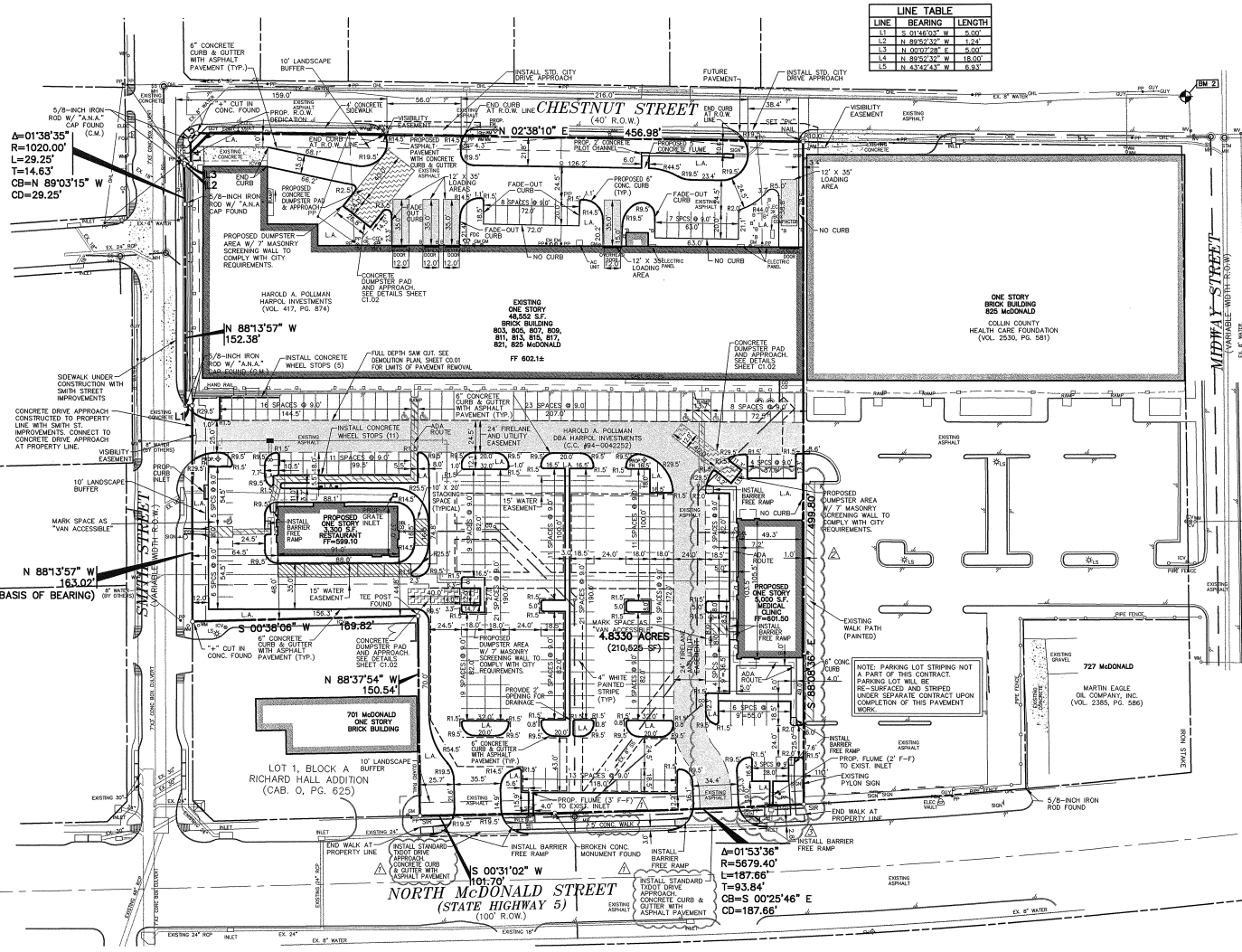
PARKING TABULATION

PARKING RATIOS:	MEDICAL OFFICE: 1 SPACE / 200 SF
RETAIL: 1 SPACE / 300 SF	RESTAURANT: 1 SPACE / 100 SF
EXISTING BUILDING:	RETAIL: 48,502
PROPOSED BUILDING:	RESTAURANT: 3,300 SF
PROPOSED BUILDING:	RESTAURANT: 3,300 SF
REQUIRED PARKING:	48,502 SF / 200 SF = 243
	3,300 SF / 300 SF = 11
	3,300 SF / 100 SF = 33
	100 REDUCTION
TOTAL PARKING REQUIRED =	271
PARKING PROVIDED:	337 REGULAR PARKING SPACES
	307 MANICURED PARKING SPACES
	244 TOTAL PARKING SPACES PROVIDED (APPROVED WITH PD ZONING)

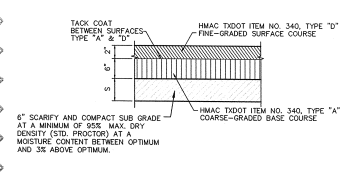
NOTE

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

LINE	BEARING	LENGTH
L1	S 01°46'00" W	5.00'
L2	N 89°03'15" W	1.24'
L3	N 00°02'28" E	5.00'
M1	N 89°03'15" W	18.00'
M2	N 89°03'15" W	6.82'



DRIVEWAY APPROACH (TxDOT R.O.W.) NOT TO SCALE



ASPHALT PAVMENT SECTION NOT TO SCALE

**CAUTION!!**  
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS BEFORE ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATOR FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.  
TEXAS EDUCATION SAFETY SYSTEM (TESS) 1-800-344-8377  
TEXAS ONE CALL SYSTEMS 1-800-246-4844  
LONG STAR NOTIFICATION CENTER 1-800-468-5344 EXT. 5

**BENCH MARK LIST**

**BENCHMARK #1**  
RM OF SANITARY SEWER MANHOLE LOCATED AT THE INTERSECTION OF SMITH STREET AND TENNESSEE STREET  
ELEVATION = 654.08

**BENCHMARK #2**  
7\"/>-CUT ON CURB RETURN AT SOUTHWEST CORNER OF INTERSECTION OF CHESTNUT STREET AND MIDWAY STREET  
ELEVATION = 601.88

**FRANCHISE UTILITY NOTES:**

1. T&E ELECTRIC & GAS - NEW CONSTRUCTION MANAGEMENT CENTER (800) 711-9112
2. T&E ELECTRIC DELIVERY - (972) 569-8204 - MR. ALAN BAXTER
3. AT&T ENERGY (GAS) - (972) 468-6270 - MR. CHOP MORRITT
4. CO-SERVE - (972) 741-8329 - MR. LANCE EAGER
5. SOUTHWESTERN BELL TELEPHONE - (972) 569-3018 - MR. KYLE LENINGER
6. AT&T COMCAST - (214) 319-4916 - MR. JEFFREY L. ADKINSON

**RECORD DRAWINGS:**

IT WAS THE INTENT THAT THE IMPROVEMENTS SHOWN BE CONSTRUCTED ACCORDING TO THESE PLANS AS APPROVED BY THE CITY. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. THE CITY INSPECTED THE CONSTRUCTION. THE ENGINEER DID NOT VERIFY LINES OR GRADES AFTER CONSTRUCTION. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION OTHER THAN THOSE SHOWN.

ARLYN W. SAMUELSON, P.E.  
TX LIC. NO. 95877

DATE: FEBRUARY 5, 2009



**DIMENSIONAL CONTROL PLAN**

MCKINNEY PLAZA SHOPPING CENTER  
NORTH McDONALD STREET & SMITH STREET  
WILLIAM DAVIS SURVEY, ABSTRACT NO. 248  
CITY OF MCKINNEY, TEXAS

NO. C1.01

DESIGN	DATE	REVISION / DESCRIPTION		
02-05-09	RECORD DRAWINGS			
12-02-09	ADDED MODIFICATION OF EXISTING INLETS			
06-20-08	REVISED BUILDING FOOTPRINT			
05-05-08	TxDOT COMMENTS			
NO.	DATE	REVISION / DESCRIPTION		
DESIGN	DRAWN	DATE	SCALE	NOTES
AWS	RCG	04-30-08	AS SHOWN	

**PROJECT INFORMATION**

MCKINNEY PLAZA SHOPPING CENTER  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
WILLIAM DAVIS SURVEY, ABSTRACT NO. 248  
SHOPPING CENTER & MEDICAL CLINIC  
ZONING: C PLANNED CENTER

**DEVELOPER**

HAROLD INVESTMENTS  
13655 PRESTON ROAD  
DALLAS, TEXAS 75240  
MR. HAROLD POLLMAN  
(972) 960-7655 PHONE  
(972) 239-5250 FAX

THE SEAL APPEARING ON THIS DOCUMENT WAS APPROVED BY ARLYN W. SAMUELSON P.E. ON 04-30-09. ALTERATION OF A SEALED DOCUMENT WITHOUT ENGINEER APPROVAL IS THE RESPONSIBILITY OF THE USER UNDER THE TEXAS ENGINEERING PRACTICE ACT.

*Arlyn W. Samuelson* 4-30-09