

VICINITY MAP  
N.T.S.

TX PE FIRM #11525  
**TRIANGLE**  
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 Planning | Civil Engineering | Construction Management

NO.	DATE	DESCRIPTION	BY
1	02-10-21	1ST SUBMITTAL	KP

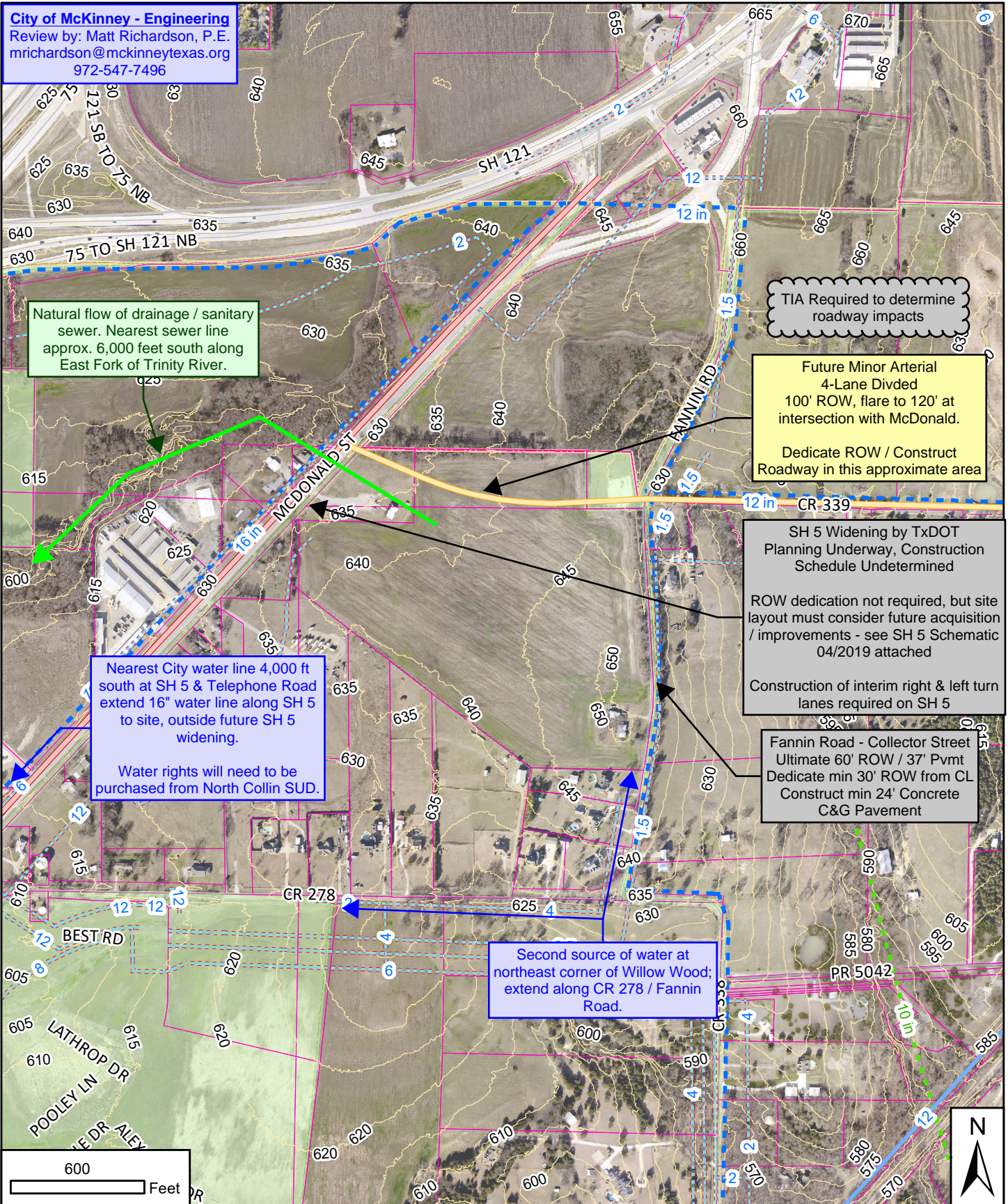
**ZONING EXHIBIT**  
 PLANNED DEVELOPMENT - MF3 & C2  
 6514 N MCDONALD STREET  
 CITY OF MCKINNEY ETJ  
 COLLIN COUNTY, TEXAS

DATE	PROJECT
02/10/21	014-21
P.E.	DESIGN
KP	JZ

SHEET #

# SEQ SH 5 (McDonald Street) & SH 121 North Infrastructure Map

**City of McKinney - Engineering**  
 Review by: Matt Richardson, P.E.  
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 972-547-7496



Natural flow of drainage / sanitary sewer. Nearest sewer line approx. 6,000 feet south along East Fork of Trinity River.

Nearest City water line 4,000 ft south at SH 5 & Telephone Road extend 16" water line along SH 5 to site, outside future SH 5 widening.  
 Water rights will need to be purchased from North Collin SUD.

Second source of water at northeast corner of Willow Wood; extend along CR 278 / Fannin Road.

TIA Required to determine roadway impacts

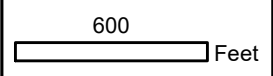
Future Minor Arterial  
 4-Lane Divided  
 100' ROW, flare to 120' at intersection with McDonald.  
 Dedicate ROW / Construct Roadway in this approximate area

SH 5 Widening by TxDOT  
 Planning Underway, Construction Schedule Undetermined

ROW dedication not required, but site layout must consider future acquisition / improvements - see SH 5 Schematic 04/2019 attached

Construction of interim right & left turn lanes required on SH 5

Fannin Road - Collector Street  
 Ultimate 60' ROW / 37' Pvmnt  
 Dedicate min 30' ROW from CL  
 Construct min 24' Concrete C&G Pavement



Date: 11/2/2020

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