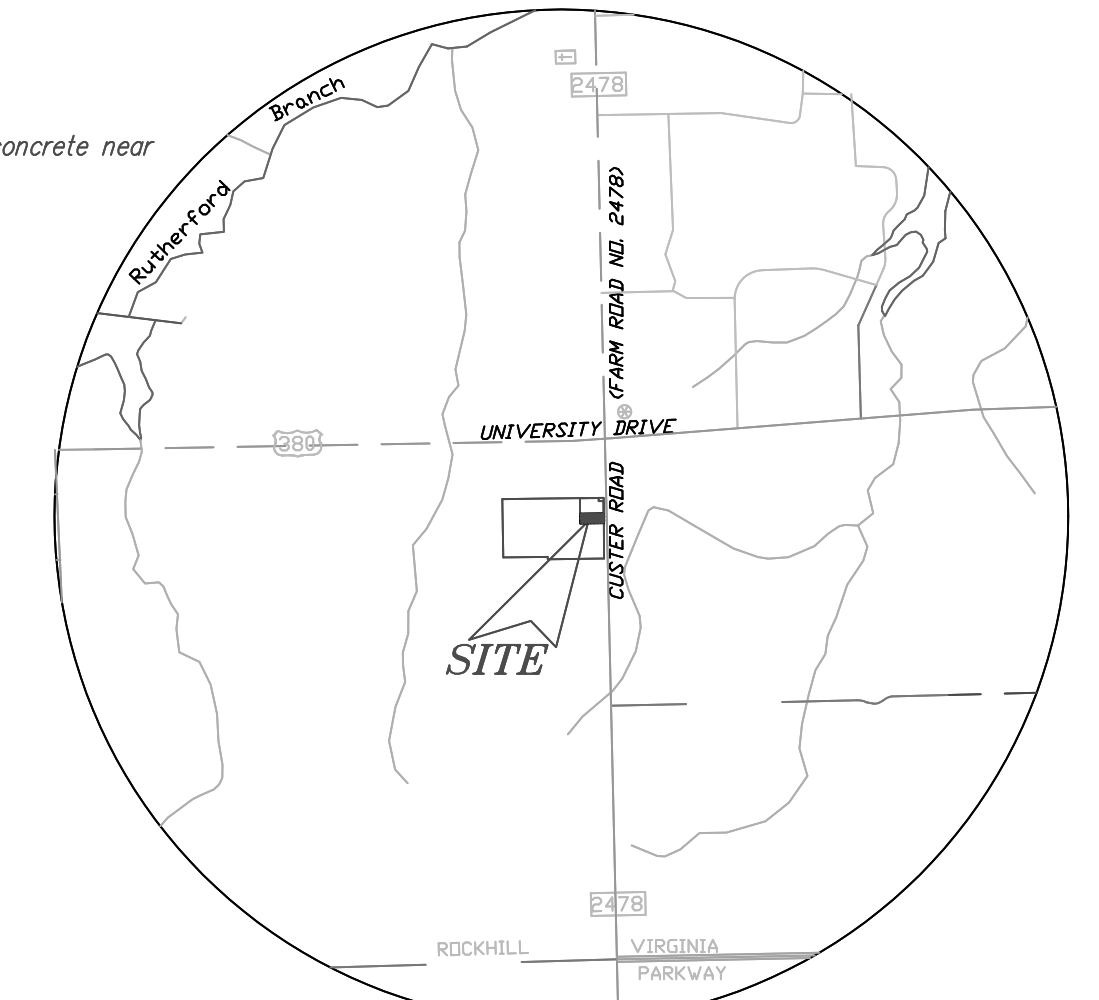


BENCHMARK CONTROL POINT CITY OF MCKINNEY MONUMENT NO. 18.
 N 7134357.243
 E 2545588.685
 EL. 592.415
 At Hwy. 5 & CR 274 cap on concrete near Oak Hollow Golf Course

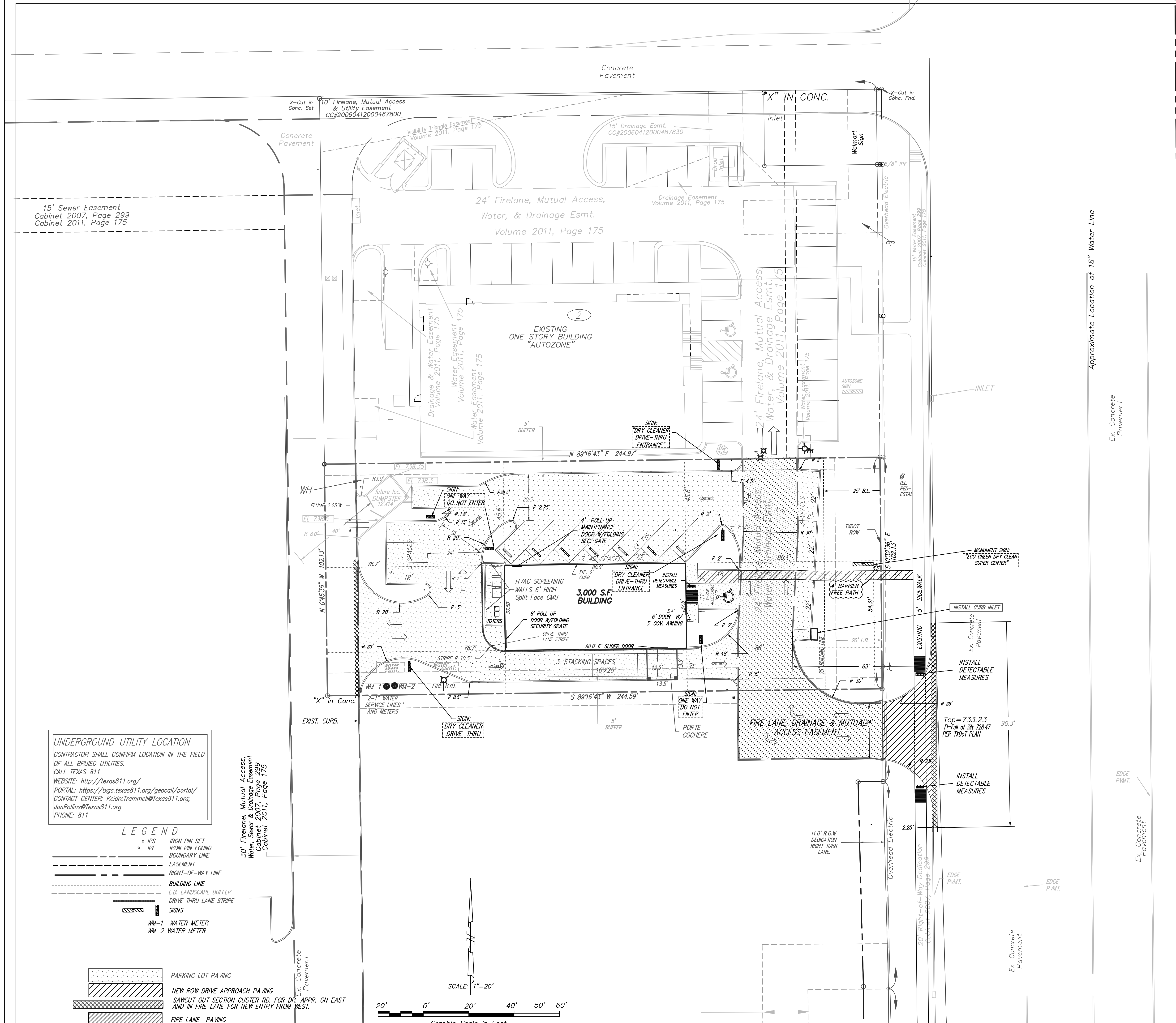


LOCATION MAP
 SCALE 1"=2000'

ECO GREEN DRY CLEAN SUPER CENTER			
BLDG. AREA	3,000 SQ. FT.	BUILDING FLOOR AREA BREAK DOWN	REQUIRED
SITE PROPERTY AREA	25,000 SQ. FT.		
PROVIDED PARKING SPACES	15	BUILDING	3,000 S.F.
REQUIRED PARKING SPACES	12		12 SPACES
ACCESSIBLE SPACES	REQ. 1, PROV. 0	TOTAL OFFSTREET PROVIDED (PER WALMART)	15 SPACES
% OF LOT COVERED BY BLDG.	12%	PARKING RATIO 1-SPACE/250 S.F.	12
% OF LOT IN LANDSCAPING	22%	STACKING 10'X20'	3
USE OF SITE:	DRY CLEANER	IMPERVIOUS	19460 S.F.
EXISTING ZONING	PD-2002-05-04B COMMERCIAL	STREET YARD IN LANDSCAPING	100%
BUILDING HEIGHT	25'	FAR 25000/3000=8.33	

AREA OF SITE:
 GROSS 0.57398 AC. 25,000 S.F.
 PERCENT OF STREET YARD IN PERMANENT LANDSCAPING=100%
 PERCENT OF LOT IN PERM. LANDSCAPING=22%

SITE PLAN NOTES:
 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's design specifications.
 Mechanical and heating and air conditioning equipment in non-residential uses shall be screened from view from the public right-of-way and from adjacent residential properties.
 Lighting for the subject property will be constructed in conformance with Chapter 58 of the City of McKinney Code of Ordinances.



Approximate Location of 16" Water Line

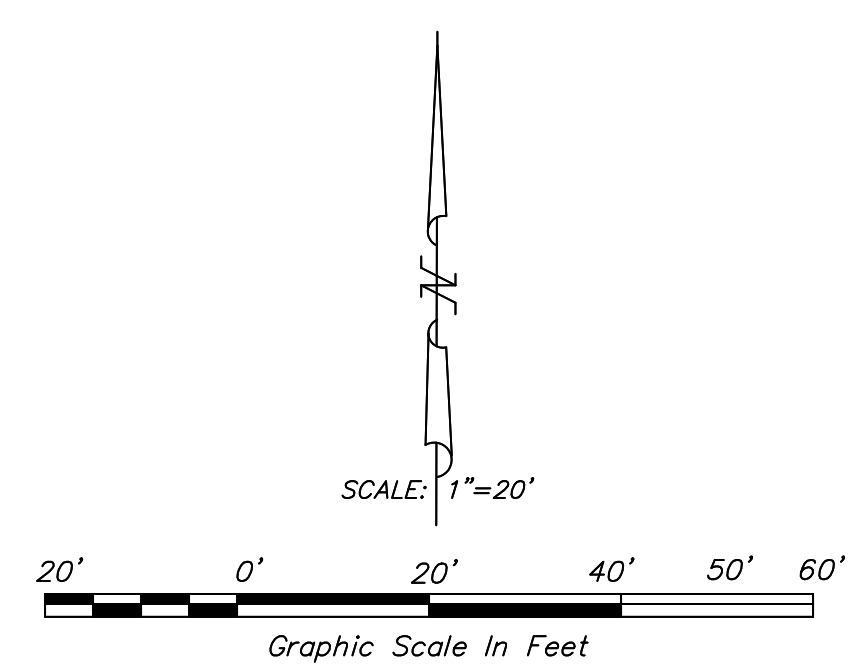
Ex. Concrete Pavement

Ex. Concrete Pavement

UNDERGROUND UTILITY LOCATION
 CONTRACTOR SHALL CONFIRM LOCATION IN THE FIELD OF ALL BURIED UTILITIES.
 CALL TEXAS 811
 WEBSITE: <http://texas811.org/>
 PORTAL: <https://tvcg.texas811.org/geocal/portal/>
 CONTACT CENTER: KeidreTrammell@Texas811.org;
 JonRollins@Texas811.org
 PHONE: 811

- LEGEND**
- IPS IRON PIN SET
 - IPF IRON PIN FOUND
 - BOUNDARY LINE
 - EASEMENT
 - RIGHT-OF-WAY LINE
 - BUILDING LINE
 - L.B. LANDSCAPE BUFFER
 - DRIVE THRU LANE STRIPE
 - SIGNS
 - WM-1 WATER METER
 - WM-2 WATER METER

- PARKING LOT PAVING
- NEW ROW DRIVE APPROACH PAVING
- SANICUT OUT SECTION CUSTER RD. FOR DR. APPR. ON EAST AND IN FIRE LANE FOR NEW ENTRY FROM WEST.
- FIRE LANE PAVING
- CURBSTOP



SITE PLAN
ECO GREEN DRY CLEAN SUPER CENTER
 SHOPS AT EAGLE POINT
 CUSTER ROAD, MCKINNEY, TEXAS
 0.5739 ACRE IN THE J.R. BURROWS SURVEY,
 ABSTRACT NO. 70, IN THE CITY OF MCKINNEY,
 COLLIN COUNTY, TEXAS.

APPLICANT:
 Dream Works USA
 CELINA, TEXAS
 972-979-5295

ENGINEER:
 GENE M. GEER
 1101 WEST UNIVERSITY DRIVE
 MCKINNEY, TEXAS 75069
 972-562-3959

G.M. GEER, REGISTERED PROFESSIONAL ENGINEER
 TEX. REG. NO. 6653
 1101 WEST UNIVERSITY DRIVE
 MCKINNEY, TEXAS 75069
 Phone: 972-562-3959
 TEX. ENGR. FIRM REG. NO. F-12913
 Website: www.geersurveyingandengineering.com