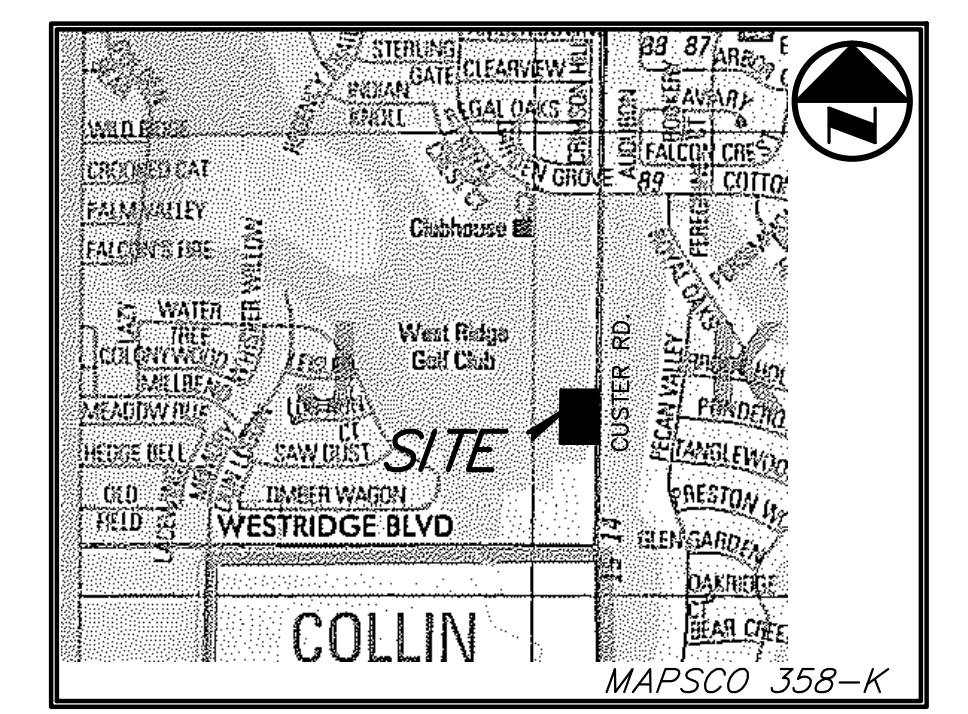
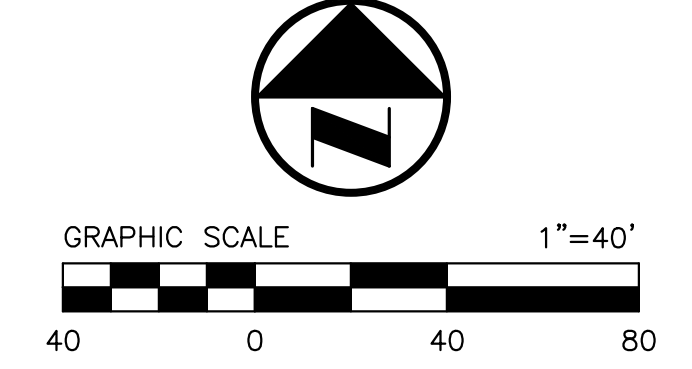


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VICINITY MAP  
NOT TO SCALE



**LEGEND**

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
SGN	TRAFFIC SIGN
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
L.A.	LANDSCAPE AREA
---	PROPERTY LINE
---	O.H. POWER LINES
---	U/G TELEPHONE LINES
---	U/G WATER LINES
---	U/G GAS LINE
-x-x-	FENCE
(C.M.)	CONTROLLING MONUMENT
SIR	5/8-INCH IRON ROD WITH 'FOGUE ENG & DEV' CAP SET

**PAVEMENT LEGEND**

[Pattern]	STANDARD PAVEMENT
[Pattern]	FIRE LANE PAVEMENT
[Pattern]	DUMPSTER PAD AND APRON

**SITE DATA SUMMARY TABLE**

ITEM	LOT 1
ZONING	C-1
PROPOSED USE	OFFICE
LOT AREA (SF/ACRES)	186,921/4.291
BUILDING (SF)	49,000
BUILDING HEIGHT (FT)	1 STORY/18'
LOT COVERAGE (%)	26%
FLOOR AREA RATIO	0.26:1
PARKING REQUIRED	123 SPACES
HANDICAPPED PARKING REQUIRED	6 SPACES
PARKING PROVIDED	177 SPACES
HANDICAPPED PARKING PROVIDED	6 SPACES
IMPERVIOUS AREA (SF)	124,353

**LOT 1 BLOCK B GOLF COURSE WEST ADDITION OWNER:**  
 LARRY GALLOWAY  
 WRIDGE GOLF LLC  
 15615 BUTTERFISH PLACE  
 LAKEWOOD RANCH, FLORIDA 34202  
 (318) 423-6111 (PHONE)

**BENCH MARK LIST:**  
 BENCHMARK #1  
 FOUND CITY OF MCKINNEY MONUMENT NO. 13  
 ELEVATION = 727.64  
 BENCHMARK #2  
 SQUARE CUT ON TOP OF CURB LOCATED AT THE NORTHEAST CORNER OF THE PARKING LOT NEAR THE SOUTHEAST CORNER OF THE SITE.  
 ELEVATION = 736.17

**FRANCHISE UTILITY NOTES:**  
 1. CITY OF MCKINNEY - (972) 547-7340  
 2. ENVIRONMENTAL MGR - (972) 547-7576 - MR. KYLE ODOM  
 3. STORM WATER SPECIALIST - (972) 547-7579  
 4. EROSION CONTROL INSP - (972) 547-7484  
 5. ONCOR ELECTRIC - (903) 868-9242 - MR. MARK BAILEY  
 6. ATMOS ENERGY (GAS) - (214) 733-5122 - MR. DAVID COKER  
 7. TIME WARNER CABLE - (972) 742-5892  
 8. AT&T TELEPHONE - (972) 569-4760 - MR. KEITH HELM

**PROJECT LOCATION / DESCRIPTION:**  
 ADDRESS  
 F.M. ASHLOCK SURVEY, ABSTRACT NO. 6 AND G.S. BACCUS SURVEY, ABSTRACT NO. 119  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
 LOT 1R2, BLOCK B, GOLF COURSE WEST ADDITION

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

**CAUTION!!! BEFORE YOU DIG...**

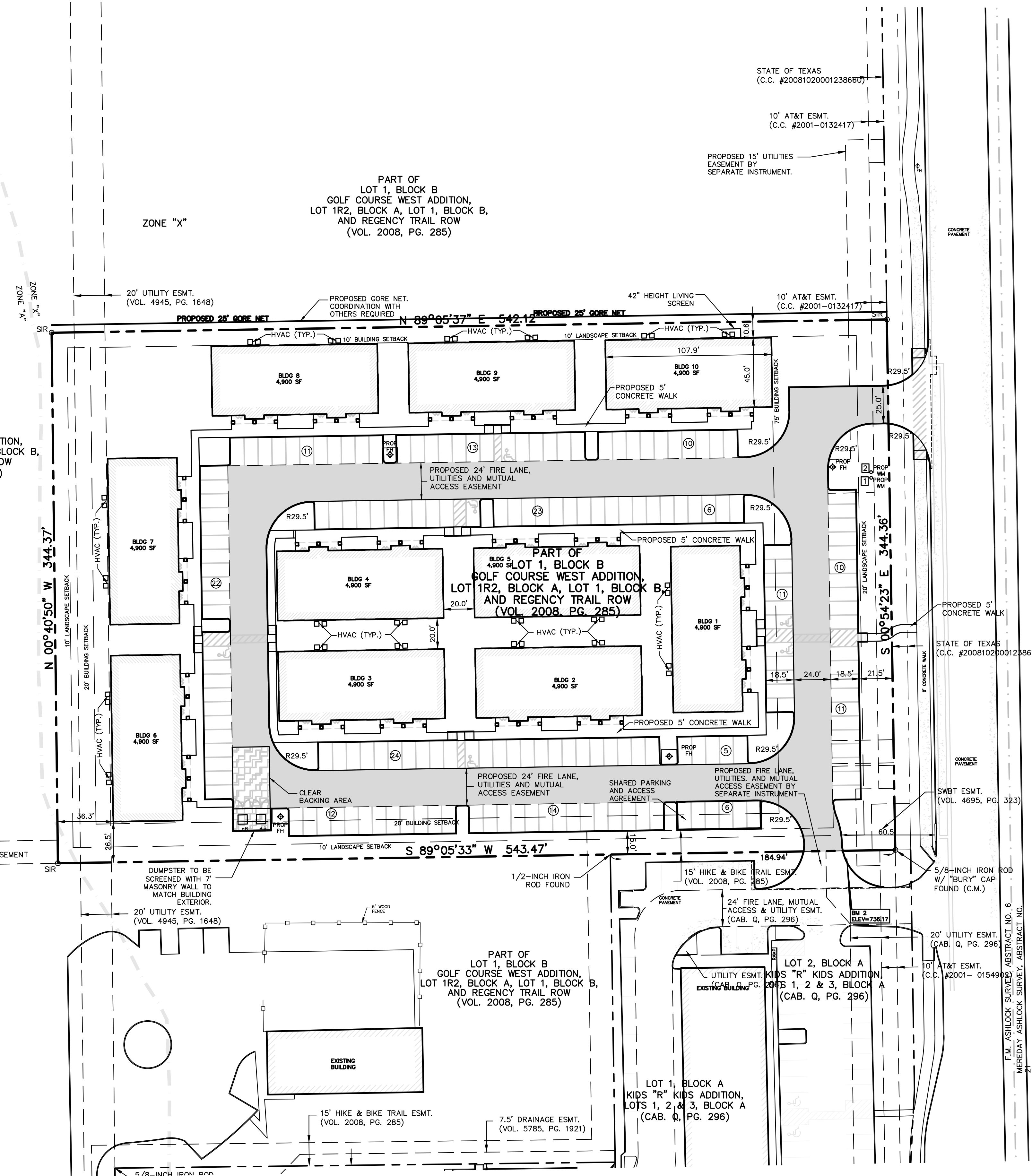
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:

NATIONAL 811 DIGGING NUMBER  
 TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377  
 TEXAS ONE CALL SYSTEMS 1-800-245-4545  
 LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5  
 NTRMCO CONTACT LINE LOCATES 972-442-5405  
 (IT IS THE CONTRACTOR'S RESPONSIBILITY FOR VERIFYING LOCATION & ELEVATION OF ALL EXISTING UTILITIES.)  
 NOTE: IF UTILITY RELOCATIONS ARE SCHEDULED, IN-PROGRESS OR COMPLETE, CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR & PROJECT MANAGER IMMEDIATELY IF FRANCHISE UTILITIES ARE FOUND TO BE IN CONFLICT WITH PROPOSED CONSTRUCTION.

**CITY OF MCKINNEY SITE PLAN NOTES:**  
 1. 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.  
 2. 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.  
 3. 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.

**WATER METER SCHEDULE:**

PHASING	ID	LOCATION	TYPE	SIZE	QUANTITY	SAN. SEWER
PROPOSED	1	BACK OF BLDG	DOMESTIC	2"	1	8"
PROPOSED	2	BACK OF BLDG	IRRIGATION	2"	1	N.A.



PART OF LOT 1, BLOCK B GOLF COURSE WEST ADDITION, LOT 1R2, BLOCK A, LOT 1, BLOCK B, AND REGENCY TRAIL ROW (VOL. 2008, PG. 285)

PART OF LOT 1, BLOCK B GOLF COURSE WEST ADDITION, LOT 1R2, BLOCK A, LOT 1, BLOCK B, AND REGENCY TRAIL ROW (VOL. 2008, PG. 285)

PART OF LOT 1, BLOCK B GOLF COURSE WEST ADDITION, LOT 1R2, BLOCK A, LOT 1, BLOCK B, AND REGENCY TRAIL ROW (VOL. 2008, PG. 285)

LOT 2, BLOCK A KIDS "R" KIDS ADDITION, LOTS 1, 2 & 3, BLOCK A (CAB. Q, PG. 296)

LOT 1, BLOCK A KIDS "R" KIDS ADDITION, LOTS 1, 2 & 3, BLOCK A (CAB. Q, PG. 296)

NO.	DATE	REVISION / DESCRIPTION
DESIGN	DRAWN	DATE
RPP	WTW	08-03-2016

**PROJECT INFORMATION**  
 GOLF COURSE WEST ADDITION  
 BLOCK B, LOT 1R2, GOLF COURSE WEST ADDITION  
 CITY OF MCKINNEY, TEXAS  
 F.M. ASHLOCK SURVEY, ABSTRACT NO. 6 AND G.S. BACCUS SURVEY, ABSTRACT NO. 119  
 PROPOSED USE: OFFICE BUILDINGS

**DEVELOPER**  
 SHB DEVELOPMENT, LLC  
 P.O. BOX 175  
 SHREVEPORT, LOUISIANA 71161  
 LINO ANDREANI  
 DEVELOPER (214) 973-9111 PHONE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RANDALL P. FOGLE, P.E. 08/03/2016. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

**PRELIMINARY FOR INTERIM REVIEW ONLY NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.**  
 Engineer: RANDALL P. FOGLE, P.E.  
 P.E. No.: 08120  
 Date: 08-03-2016

**R. POGUE ENGINEERING & DEVELOPMENT COMPANY, INC.**  
 a division of Westwood  
 1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 TX BOARD PROF. ENGINEERS, CERT. #17536; TX BOARD PROF. LAND SURVEYING, CERT. 1007430  
 (214) 473-4640 PHONE (888) 937-5150 TOLL FREE WWW.WESTWOODS.COM

**SITE PLAN**  
 WEST RIDGE OFFICE CONDOMINIUMS  
 BLOCK B, LOT 2, GOLF COURSE WEST ADDITION  
 F.M. ASHLOCK SURVEY, ABSTRACT NO. 6  
 CITY OF MCKINNEY, TEXAS

SHEET NO. C1.01