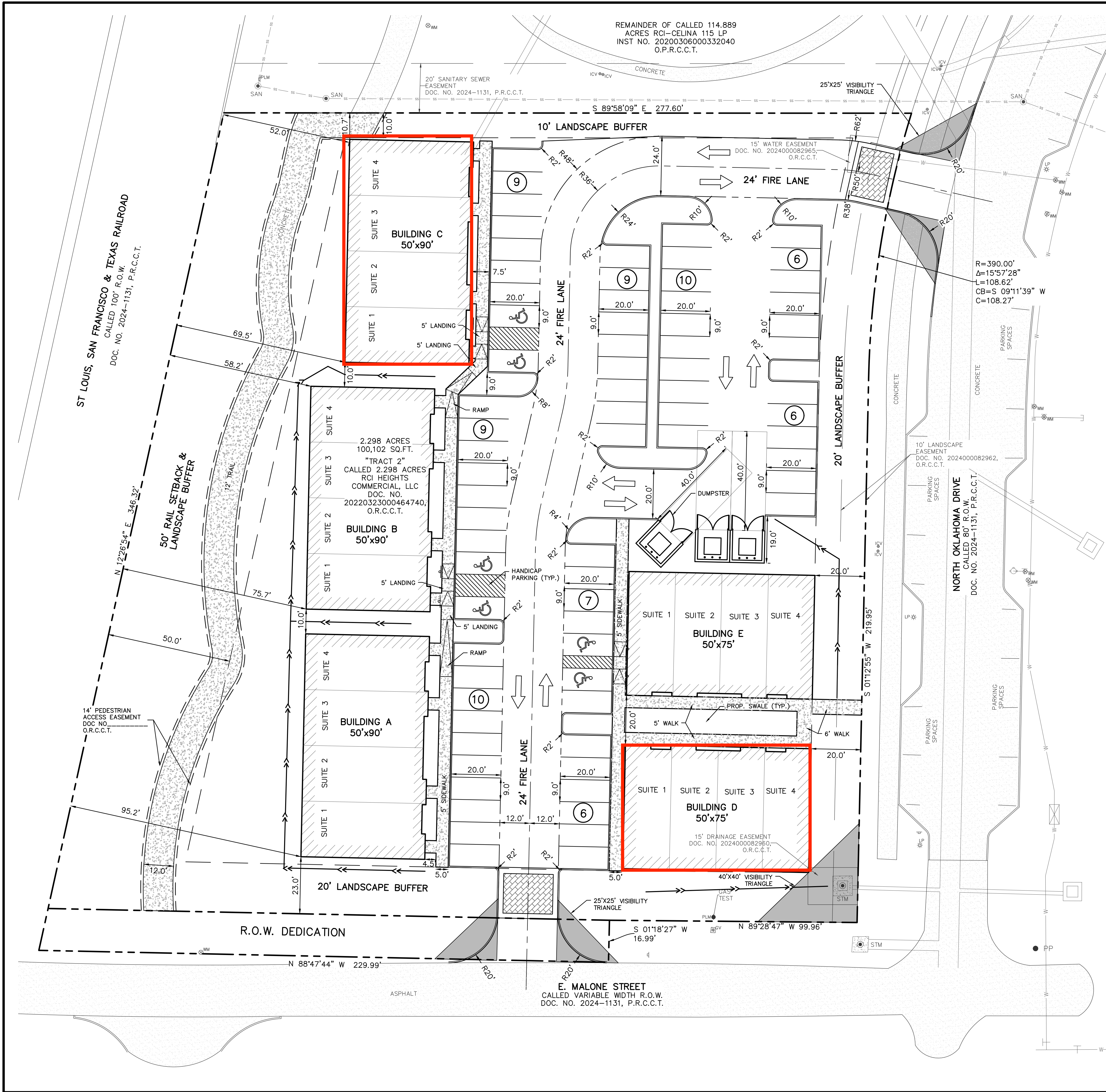


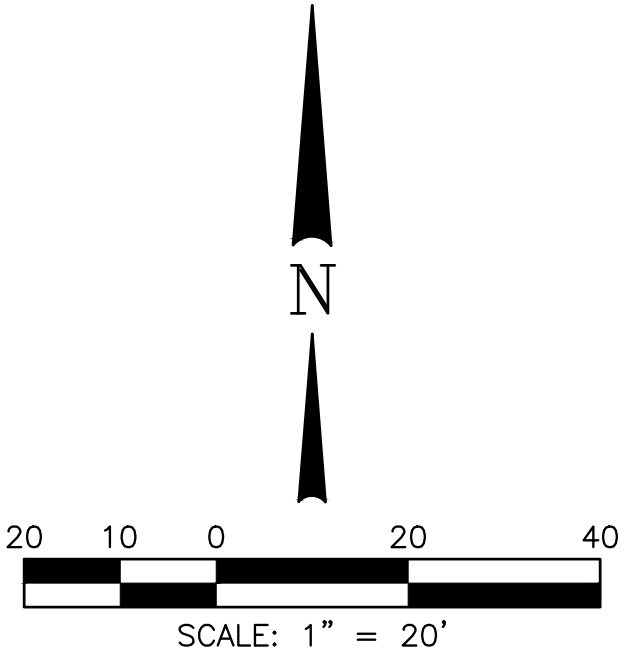


- GENERAL NOTES
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE CITY OF CELINA STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT, AND CITY STANDARD CONSTRUCTION SPECIFICATIONS.
 - PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, AND ANY OTHER APPLICABLE STANDARD AND SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO BE FAMILIAR WITH ALL STANDARDS AND SPECIFICATION PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY OF PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED BY DATA RECORDED BY OTHERS. CONTRACTOR SHALL VERIFY THAT NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO CONSTRUCTION OF ANY SUCH CROSSING. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL UTILITIES IN THE CONSTRUCTION OF THE PROJECT. CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 - IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC... THEY MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACING OF PERMANENT PAVEMENT AND GRADING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING THE CONSTRUCTION OF THE PAVING FOR THIS DEVELOPMENT.
 - THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS REGARDING TRENCH SAFETY.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
 - REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING ENTRANCE LAYOUTS, RAMPS, LANDSCAPE, AND SIDEWALKS.
 - ALL DUMPSTER ENCLOSURES ARE TO BE A MINIMUM OF 14'X25' WITH A CLEAR BACKING OF AT LEAST 40'. ENCLOSURE TO BE 8' MASONRY WITH MATERIAL TO MATCH PRIMARY STRUCTURE.
 - ALL STANDARD PARKING SPACES ARE TO BE 9'X20'.
 - ALL STRIPING IN PARKING LOTS ARE TO BE WHITE.
 - HANDICAPPED ACCESS RAMPS SHALL BE PAINTED OR CONSTRUCTED OF CONTRASTING COLORS FROM THE STANDARD PAVEMENT BUT SHALL NOT BE IN COLORS THAT ARE CONSIDERED BRIGHT, NEON, OR GARISH.
 - TRUNCATED DOME PADS REQUIRED WHERE THE SIDEWALK MEETS THE DRIVEWAY.

- SITE ENHANCEMENTS.
- ITEM A - ENHANCED LANDSCAPING: ONE CANOPY AND ONE ORNAMENTAL TREE EVERY THIRTY (30) FEET AROUND THE PERIMETER (INSTEAD OF EVERY FORTY (40) FEET);
 - ITEM B - ENHANCED LANDSCAPING: ONE TREE WITHIN AN ISLAND EVERY TEN (10) PARKING SPACES (INSTEAD OF EVERY TWELVE (12) SPACES);
 - ITEM H - OTHER: A 12-FOOT WIDE SHADED TRAIL ACROSS THE PROPERTY.

FLOOD PLAIN NOTE:

NO PART OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA INUNDED BY 100-YEAR FLOOD PER MAP NUMBER 48085C0270 J OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS DATED JUNE 2, 2009 (ZONE X). THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON OCCASION, GREATER FLOOD CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. THIS

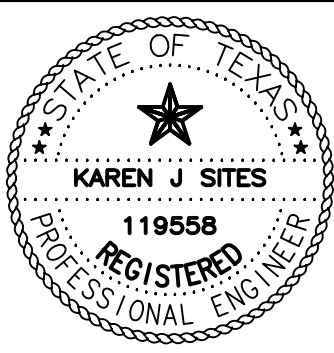


LEGEND	
● PP	POWER POLE
✱ LP	LIGHT POLE
⊕ PLM	PIPE LINE MARKER
⊙	MANHOLE
⊕ ICV	IRRIGATION CONTROL VALVE
⊕ WM	WATER METER
⊕ FH	FIRE HYDRANT
⊕ GV	GAS VALVE

SITE DATA SUMMARY TABLE:		
LOT AREA:		
GROSS AREA:	2.30 AC	(100102.30 SF)
BUILDING		
A ● 50'X90'	4,500 SF	
B ● 50'X90'	4,500 SF	
C ● 50'X90'	4,500 SF	
D ● 50'X75'	3,750 SF	
E ● 50'X75'	3,750 SF	
5 BUILDINGS:	21,000 SF TOTAL	
PARKING REQUIRED:		
● 1:250	84 SPACES	
PARKING PROVIDED:		
PARKING PROVIDED RATIO:	1:292	
PARKING PROVIDED REDUCTION:	14.28%	
IMPERVIOUS AREA:		
TOTAL IMPERVIOUS AREA:	57783.61	57.70%
TOTAL PERVIOUS AREA:	42318.68	42.30%
OPEN SPACE:		
REQUIRED OPEN SPACE:	20% OF GROSS AREA (MIN)	
PROVIDED OPEN SPACE:	42.30% OF GROSS AREA	

PRELIMINARY PLAN
FOR REVIEW ONLY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARKUP UNDER THE AUTHORITY OF KAREN J. SITES, P.E., STATE LICENSE NUMBER 119558, ON 06/16/2025. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.



06/16/2025
DAYTON MACATEE
ENGINEERING, LLC
TX. REG. NO. F-456

REVISIONS			
REV NO.	DATE	DESCRIPTION	BY
 MACATEE CIVIL ENGINEERING MACATEE ENGINEERING, LLC (TEX. REG. NO. F-456) 4144 N. CENTRAL EXPWY., SUITE 340 DALLAS, TEXAS 75204 TEL 214-373-1180 EMAIL: daytonm@macatee-engineering.com			
DIMENSION CONTROL PLAN			
OFFICE CONDOMINIUMS			
2.30-ACRE TRACT			
E MALONE STREET			
CITY OF CELINA, CELINA COUNTY, TEXAS			
DESIGNED BY:	REVIEWED BY:	DATE	PROJECT NUMBER
ADT	KJS	06/16/2025	JJ2401
			C03.01