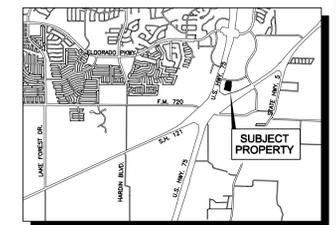
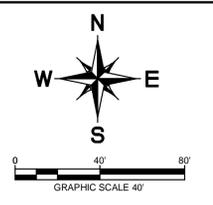


GATEWAY BOULEVARD



LOCATION MAP
NOT TO SCALE

LOT 5, BLOCK A
MCKINNEY BRIDGE STREET
TOWN CENTER
LOTS 1-7, BLOCK A
VOL. 2008, PG. 65
M.R.C.C.T.

LOT 4, BLOCK A
MCKINNEY BRIDGE STREET
TOWN CENTER
LOTS 1-7, BLOCK A
VOL. 2008, PG. 65
M.R.C.C.T.

LOT 3R
6.533 ACRES
(284,595 SQ. FT.)

LOT 8
1.480 ACRES
(64,490 SQ. FT.)
(FUTURE DEVELOPMENT -
NOT IN SCOPE)

LOT 9
1.523 ACRES
(66,337 SQ. FT.)
(FUTURE DEVELOPMENT -
NOT IN SCOPE)

LOT 10
3.291 ACRES
(143,355 SQ. FT.)
(FUTURE DEVELOPMENT -
NOT IN SCOPE)

LOT 3R / BLK A
SITE DATA SUMMARY TABLE

ZONING / PROPOSED USE	PD-2007-12-135 HOTEL/EVENT CENTER
LOT AREA / SQ. FT. AND AC	284,595 SQ. FT. 6.533 A.C.
BUILDING AREA (ALL BUILDINGS) (gross square footage)	141,480 SQ. FT.
BUILDING HEIGHT (feet and number of stories)	49'-0" TO PARAPET (4 STORIES)
LOT COVERAGE	49.7%
FLOOR AREA RATIO (for non-residential zoning)	0.50:1
TOTAL PARKING REQUIRED	320 SPACES
HOTEL	186 SPACES
-186 ROOMS (NO KITCHEN)	
EVENT CENTER	
-RESTAURANT - 3,906 SF	20 SPACES
-LOBBY/PUBLIC SPACE - 2,446 SF	13 SPACES
-ADMIN AREA - 2,050 SF	11 SPACES
-FITNESS - 691 SF	4 SPACES
-EVENT SPACE - 17,200 SF	86 SPACES
TOTAL PARKING PROVIDED	366 SPACES
TOTAL HANDICAP REQUIRED	8 SPACES
TOTAL HANDICAP PROVIDED*	9 SPACES
TOTAL LANDSCAPE REQUIRED: 10%	28,459.50 SQ. FT.
TOTAL LANDSCAPE PROVIDED: 16.67%	47,444 SQ. FT.
SQ. FT. IMPERVIOUS SURFACE	287,151 SQ. FT.

* HANDICAP PARKING IS PROVIDED
IN ACCORDANCE WITH ADA STANDARDS

LEGEND

G.I.	EXISTING GRATE INLET
Y.I.	EXISTING TYPE "Y" INLET
C.I.	EXISTING CURB INLET
F.H.	FIRE HYDRANT
BFR	BARRIER FREE RAMP
Ⓧ	NUMBER OF PARKING SPACES
①	REFERENCE NOTES THIS SHEET
W.E.	WATER EASEMENT
S.E.	SANITARY SEWER EASEMENT

STOP!
CALL BEFORE YOU DIG
DIG TESS
1-800-DIG-TESS
(at least 72 hours prior to digging)

ENGINEER/APPLICANT:
Kimley-Horn and Associates, Inc.
5750 Genesis Court
Suite 200
Frisco, Texas 75034
Tel. No.: (972) 335-3580
Contact: David Kochalka, P.E.

OWNER:
McKinney Community Development Corporation
5900 S. Lake Forest, Suite 110
McKinney, Texas 75070
Phone 214-544-0296
Fax 972-542-0526
Contact: Cindy Schniebel

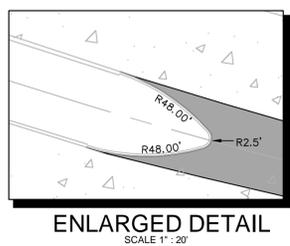
CITY OF MCKINNEY NOTES

- 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.
- THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

NOTE
ON SITE FIRELANES TO MEET
CURRENT CITY OF MCKINNEY
STANDARDS. CONTRACTOR TO
CONFIRM IF REMEDIATION IS
REQUIRED DURING CONSTRUCTION.

SITE LEGEND

1	PAINTED STOP BAR WITH STOP SIGN.
2	ACCESSIBLE PARKING SPACE (TYP.)
3	PAINTED DIRECTIONAL ARROW (TYP.)
4	OVERHEAD DOOR LOCATION. REFERENCE ARCHITECTURAL PLANS FOR EXACT LOCATION.
5	DO NOT ENTER SIGN.
6	5'-0" WIDE PAINTED WHITE CROSSWALK WITH 4" PAINTED WHITE STRIPING 2'-0" O.C. PARALLEL TO THE DIRECTION OF TRAFFIC.
7	RIGHT TURN ONLY SIGN. SEE DETAIL SHEET.
8	CONCRETE TRANSFORMER PAD BY UTILITY CONTRACTOR.
9	PEDESTRIAN CROSSING SIGN.
10	PARKING WHEEL STOP.
11	TRANSITION CURB FOR 5.0' FROM 6" TO 0"
12	NO CURB
13	6" RAISED MEDIAN CURB REFER LANDSCAPE PLANS FOR LANDSCAPING DETAILS
14	FIRE RATED PEDESTRIAN WALKWAY FOR FIRE TRUCK ACCESS.
15	REMOVE EXISTING RAISED CURB MEDIAN. RE-PAVE AREA WITH TYPICAL CONCRETE PAVEMENT SECTION.
16	12'x35' LOADING SPACE.



RECEIVED
By Kathy Wright at 8:47 am, Sep 16, 2013

DATE: _____ BY: _____

REVISIONS: _____

Kimley-Horn and Associates, Inc.
5750 GENESIS COURT, SUITE 200, FRISCO, TX 75034
PHONE: 972-335-3580 FAX: 972-335-3779
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.

Engineer: DAVID K. KOCHALKA
P.E. No. 87781 Date: 09/13/2013

KHA PROJECT: 068157006
DATE: 09/13/2013
SCALE: AS SHOWN
DESIGNED BY: JCM
DRAWN BY: JCM
CHECKED BY: DKK

GATEWAY HOTEL & EVENT CENTER
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

SITE PLAN

SHEET NUMBER
C-SP