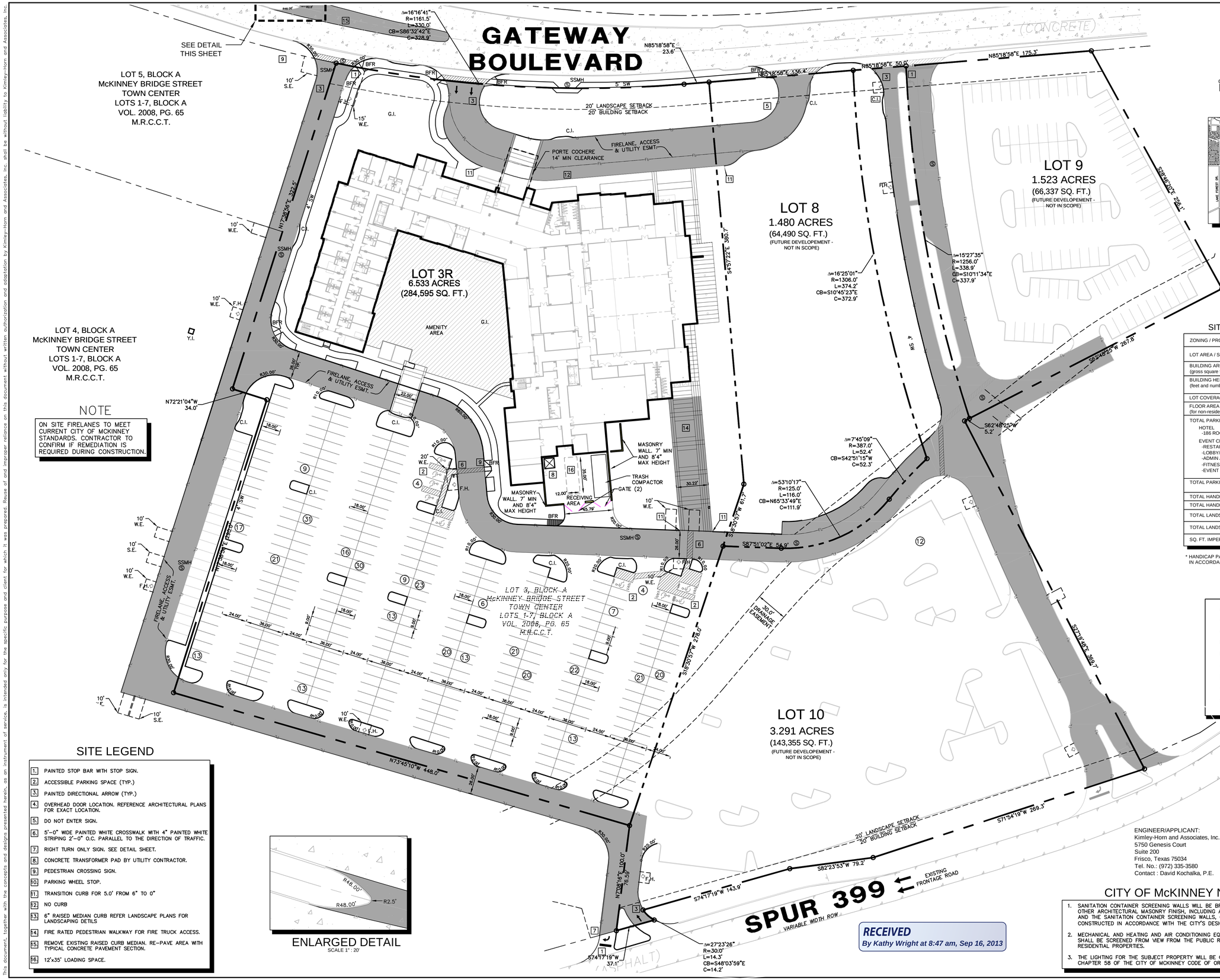

NOTE

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 DETILS
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.

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 ROOMS (NO KITCHEN)	186 SPACES
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
(X)	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 972-542-0926
Contact: Cindy Schneible

CITY OF McKINNEY NOTES

1. 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.
2. 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.
3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

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

No.	REVISIONS	DATE	BY

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.
Kimley-Horn and Associates, Inc.
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

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES: utility ; XREFS: rbdg ; XREF-ID3s ; XREF-ID8s ; XREF-ID8eff ; XREF-ID3m ; XREF-U01 ; XREF-B08g ; XREF-X2d3l
PLOTTED BY: KEVIN.WALKER ; PLOT SCALE: 1:1
DWG NAME: K:\FRI_CIV\068157006 - MCKINNEY HOTEL\DW\GPLAN SHEETS\C-SP SITE PLAN.DWG
LAST SAVED: 9/13/2013 2:39 PM