

PREPARED BY: J. M. HORN
 CHECKED BY: J. M. HORN
 DATE: 01/07/2022
 SCALE: AS SHOWN
 DESIGNED BY: M. D.
 DRAWN BY: M. D.
 DATE: 01/07/2022
 KIMLEY-HORN AND ASSOCIATES, INC.
 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
 PHONE: 469-301-2580 FAX: 972-239-8320
 WWW.KIMLEY-HORN.COM TX F-928

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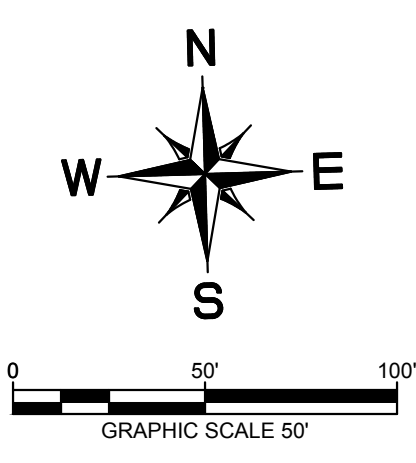
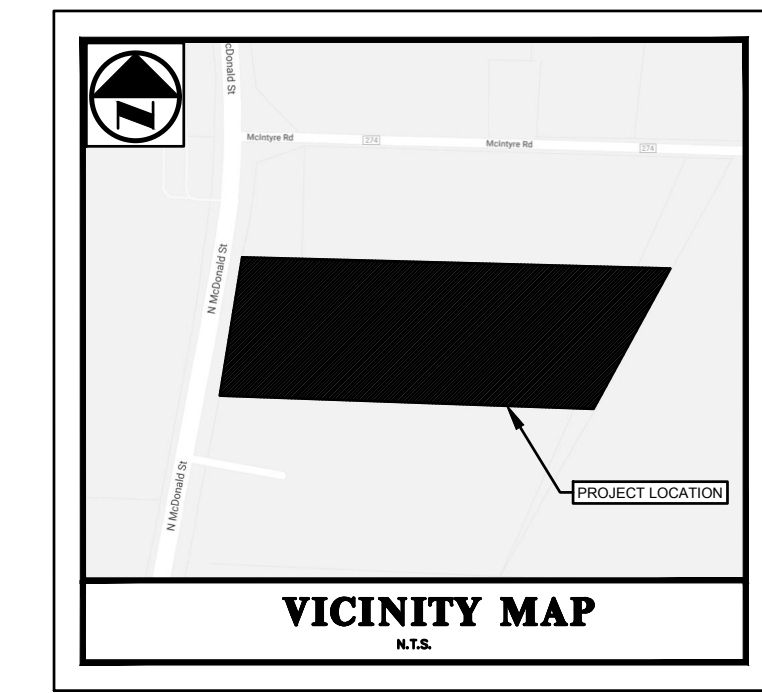
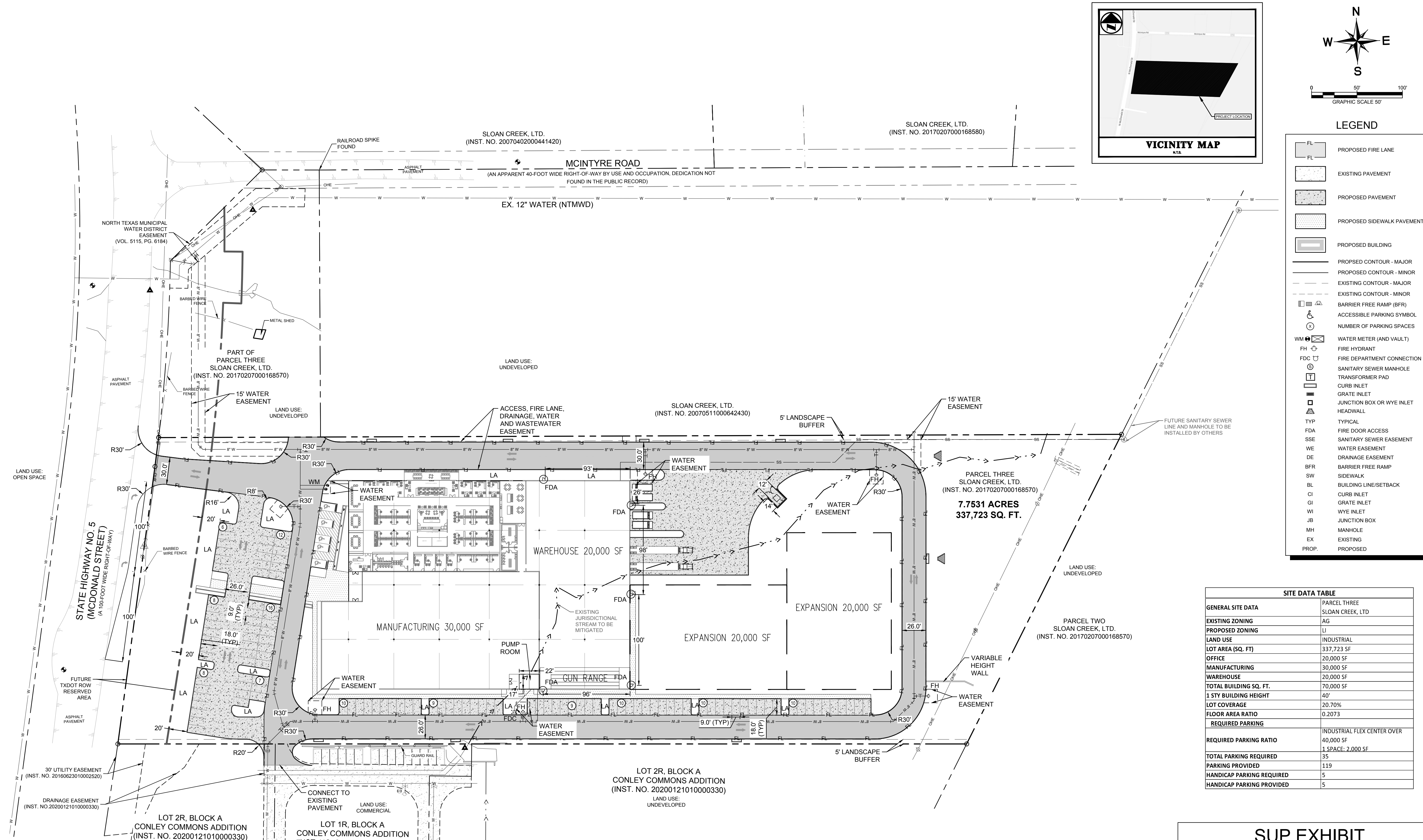
ENGINEER:
 Kimley-Horn and Associates, Inc.
 260 East Davis Street, Suite 100
 McKinney, Texas 75069
 Tel. No. (469) 301-2580
 Contact: Michael T. Doggett, P.E.

DEVELOPER:
 2001 Ross Road, Suite 400
 Dallas, TX 75201
 Phone: 214-560-2441
 Contact: Christophe Guignard

OWNER:
 Sloan Creek Ltd & Pif Ltd
 1226 Cherokee Drive
 Richardson, TX 75080
 Phone: 214-505-1543
 Contact: Virginia P. Lea

CITY OF MCKINNEY SITE PLAN NOTES:

1. THE SANITATION CONTAINER SCREENING WALLS SHALL BE A MINIMUM HEIGHT OF 7' AND MADE OF 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 SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY 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 AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
4. ALL FIRE HYDRANTS AND WATER METERS ARE CENTERED IN 10' WIDE WATER EASEMENTS. EASEMENTS EXTEND 5' BEYOND THE CENTER OF THE HYDRANT/METER.
5. CLEANOUTS SHALL BE PROVIDED FOR ALL SANITARY SEWER SERVICE LINES, AND SHALL BE LOCATED AS NEAR TO THE PROPERTY LINE AS POSSIBLE.
6. REMOTE FDC'S SHALL BE PROTECTED BY BOLLARDS. CIVIL ENGINEERING PLANS SHALL PROVIDE DETAILS. REMOTE FDC SIGNS SHALL BE PROVIDED AS REQUIRED BY IFC SECTION 511. WAYFARING SIGNS IN ACCORDANCE WITH IFC SECTION 505.3, AS AMENDED, WILL BE REQUIRED.
7. SITE LAYOUT MAY BE SUBJECT TO CHANGE UPON REVIEW OF PRELIMINARY ENGINEERING PLANS.
8. FIRE PROTECTION SYSTEM SHALL COMPLY WITH SECTION 32 OF FIRE CODE.



LEGEND

	PROPOSED FIRE LANE
	EXISTING PAVEMENT
	PROPOSED PAVEMENT
	PROPOSED SIDEWALK PAVEMENT
	PROPOSED BUILDING
	PROPOSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
	WATER METER (AND VAULT)
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE
	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALL
	TYPICAL
	FIRE DOOR ACCESS
	SANITARY SEWER EASEMENT
	WATER EASEMENT
	DRAINAGE EASEMENT
	BARRIER FREE RAMP
	SIDEWALK
	BUILDING LINE/SETBACK
	CURB INLET
	GRATE INLET
	WYE INLET
	JUNCTION BOX
	MANHOLE
	EXISTING
	PROPOSED

SITE DATA TABLE

GENERAL SITE DATA	PARCEL THREE
EXISTING ZONING	SLOAN CREEK, LTD
PROPOSED ZONING	AG
LAND USE	INDUSTRIAL
LOT AREA (SQ. FT)	337,723 SF
OFFICE	20,000 SF
MANUFACTURING	30,000 SF
WAREHOUSE	20,000 SF
TOTAL BUILDING SQ. FT.	70,000 SF
1 STY BUILDING HEIGHT	40'
LOT COVERAGE	20.70%
FLOOR AREA RATIO	0.2073
REQUIRED PARKING	
REQUIRED PARKING RATIO	INDUSTRIAL FLEX CENTER OVER 40,000 SF 1 SPACE: 2,000 SF
TOTAL PARKING REQUIRED	35
PARKING PROVIDED	119
HANDICAP PARKING REQUIRED	5
HANDICAP PARKING PROVIDED	5

SUP EXHIBIT
PARCEL THREE
SLOAN CREEK, LTD.
±7.75 ACRES
William Davis Survey, Abstract No. A0248
±225 feet south of the southeast corner of
N. McDonald St. (SH 5) and McIntyre Rd.
City of McKinney, Collin County, Texas
Submitted: 12/06/2021
2nd Resubmittal: 1/07/2022
3rd Resubmittal: 1/21/2022

Kimley Horn
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KHA PROJECT 068231113
 DATE 01/07/2021
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 DRAWN BY MD
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SITE PLAN

SHEET NUMBER
C-XX

REVISIONS
 NO. DATE BY