



- NOTES:**
- THE SANITATION CONTAINER SCREENING WALLS SHALL 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 SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
 - 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.
 - LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
 - TYPICAL PARKING STALLS ARE 9'x18'
 - PARALLEL PARKING STALLS ARE 8'x22'

HATCH LEGEND

[Hatched Box]	FIRELANE
[Hatched Box]	10' FD ACCESS AREA

SITE DATA TABLE

LOT 1	
LOT SIZE	14.683 ACRES
	639,599.00 SF
EXISTING ZONING	AGRICULTURE (AG)
PROPOSED ZONING	LIGHT INDUSTRIAL (LI)
BUILDING HEIGHT	38'
USE / BUILDING AREA	
BUILDING A	
OFFICE	5,097 SF - 4.7%
WAREHOUSE	102,210 SF - 95.3%
TOTAL	107,307 SF
BUILDING B	
OFFICE	3,717 SF - 3%
WAREHOUSE	120,168 SF - 97%
TOTAL	123,885 SF
REQUIRED PARKING	
OFFICE (1 PER 400 S.F.)	23 SPACES
WAREHOUSE (1 PER 4000 S.F.)	56 SPACES
TOTAL	79 SPACES
PARKING PROVIDED	230 SPACES
HANDICAP REQUIRED	7 SPACES
HANDICAP PROVIDED	15 SPACES
COVERAGE	36.15%
FLOOR TO AREA RATIO	1 TO 1
IMPERVIOUS AREA	475,761 SF - 74.4%
OPEN SPACE PROVIDED	163,838 SF - 25.6%

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

CITY GPS BENCH MARKS:

GPS MONUMENT#1 - City of McKinney, GPS Monument #58, Aluminum Disc Stamped CM #58 set at the easterly end of a concrete headwall, in the Northwestly intersection of Country Lane and Old Mill Road, being approximately 18 feet Southwestly of a Sanitary Sewer Manhole and being approximately 39 feet Northwestly of the approximate centerline intersection of Country Lane and Old Mill Road.

NAD 83 North Central Zone Grid Coordinates:
 N=7,110,756.77710
 E=2,550,105.35750
 ELEVATION - 542.47 feet (NAVD88)

GPS MONUMENT#2 - City of McKinney, GPS Monument #44, CAP on Culvert, approximately 1/3 mile East of Highway 5 on FM 546.

Coordinates:
 N=7,117,317.689
 E=2,545,816.158
 ELEVATION - 594.85 feet

SITE PLAN
McKINNEY AIRPORT CENTER
 BEING 14.683 ACRES OUT OF THE
 F.T. DUFFAU SURVEY, ABSTRACT NO. 287
 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 SEPTEMBER 23, 2020

OWNER:
 STONEMOUNT FINANCIAL GROUP
 314 PEACHTREE ROAD, NE #250
 ATLANTA, GA 30326
 (404) 924-2022

ENGINEER:
 WINKELMANN & ASSOCIATES
 6750 HILLCREST PLAZA DRIVE, SUITE 215
 DALLAS, TEXAS 75230
 (972) 490-7090

P-01.00

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS SURVEYORS
 6750 HILLCREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230
 (972) 490-7090 (972) 490-1999 FAX
 Texas Engineers Registration No. 89 Texas Surveyors Registration No. 100686-00
 C.C.P. #12525, Instrument & Recordation, Inc.

STATE OF TEXAS
 WILLIAM R. WINKELMANN
 LICENSED PROFESSIONAL ENGINEER
 20378
 09-23-2020
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM R. WINKELMANN P.E. # 120378

SITE PLAN
 MCKINNEY AIRPORT CENTER
 MCKINNEY, TEXAS

NO.	DATE	REVISION
6.		
5.		
4.		
3.		
2.		
1.		

APPROVED: _____
 LAST SAVED BY: MCKAULIFF September 23, 2020