

**SITE DATA SUMMARY TABLE DATA:**

LOT AREA : 3,099 AC. (135,000 S.F.)  
 ZONING: PD - ORDINANCE NO. 1563  
 EXISTING / PROPOSED USE: POWERSPORTS - SALES AND MAINTENANCE OF PERSONAL RECREATIONAL VEHICLES

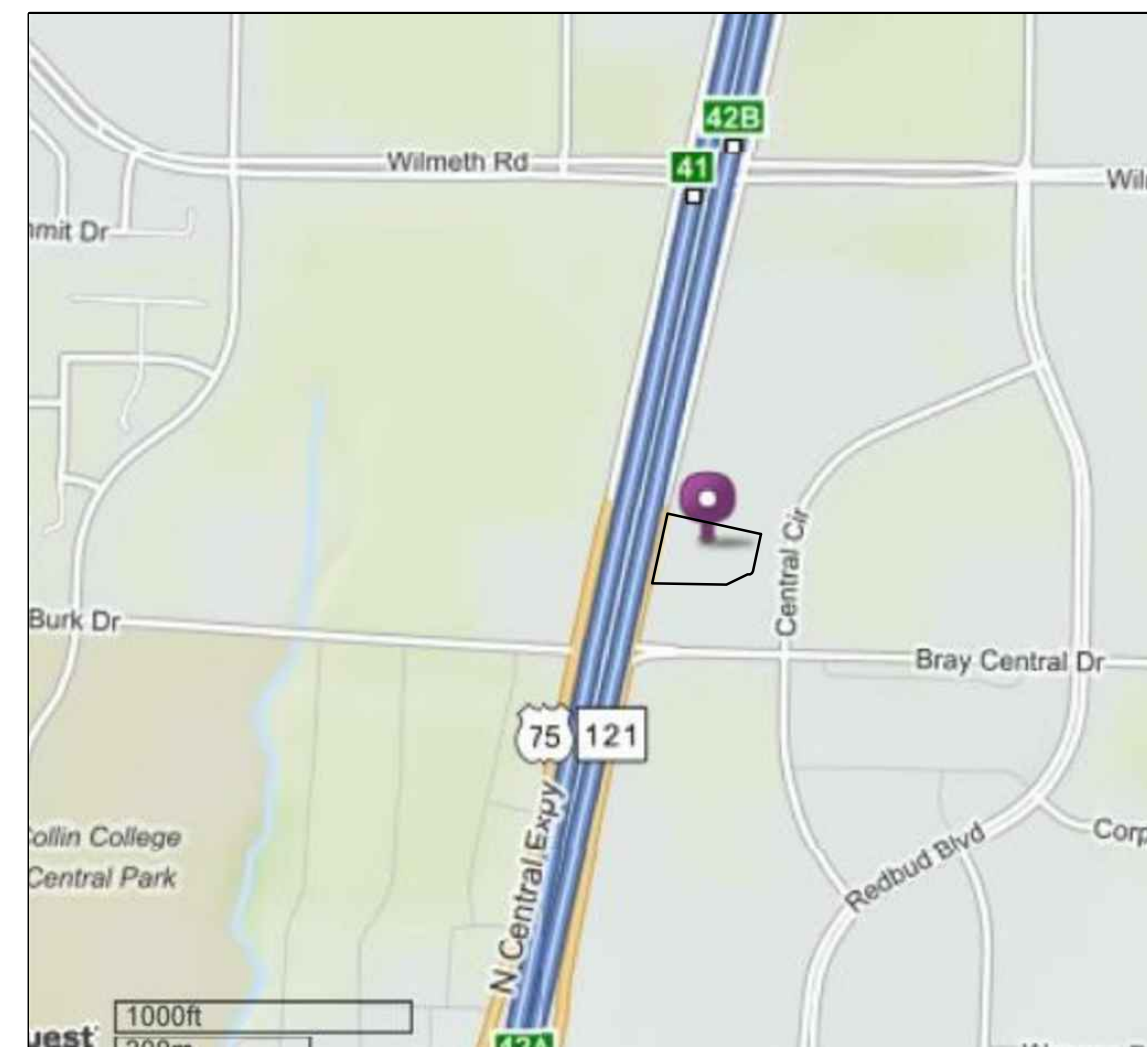
BUILDING AREA:  
 EXISTING 23,000 S.F.  
 ENCLOSED EXIST. PORCH 4,622 S.F.  
 FRONT ADDITION (SALES) 3,041 S.F.  
 TOTAL 30,663 S.F.

BUILDING COVERAGE: 22.71%  
 BUILDING HEIGHT: 29'-0"  
 LANDSCAPE AREA: 43,540 S.F. (32.3 %)  
 IMPERVIOUS AREA: 91,473 S.F. (67.75%)  
 PARKING AND DRIVES: 60,810 S.F. (45.0 %)

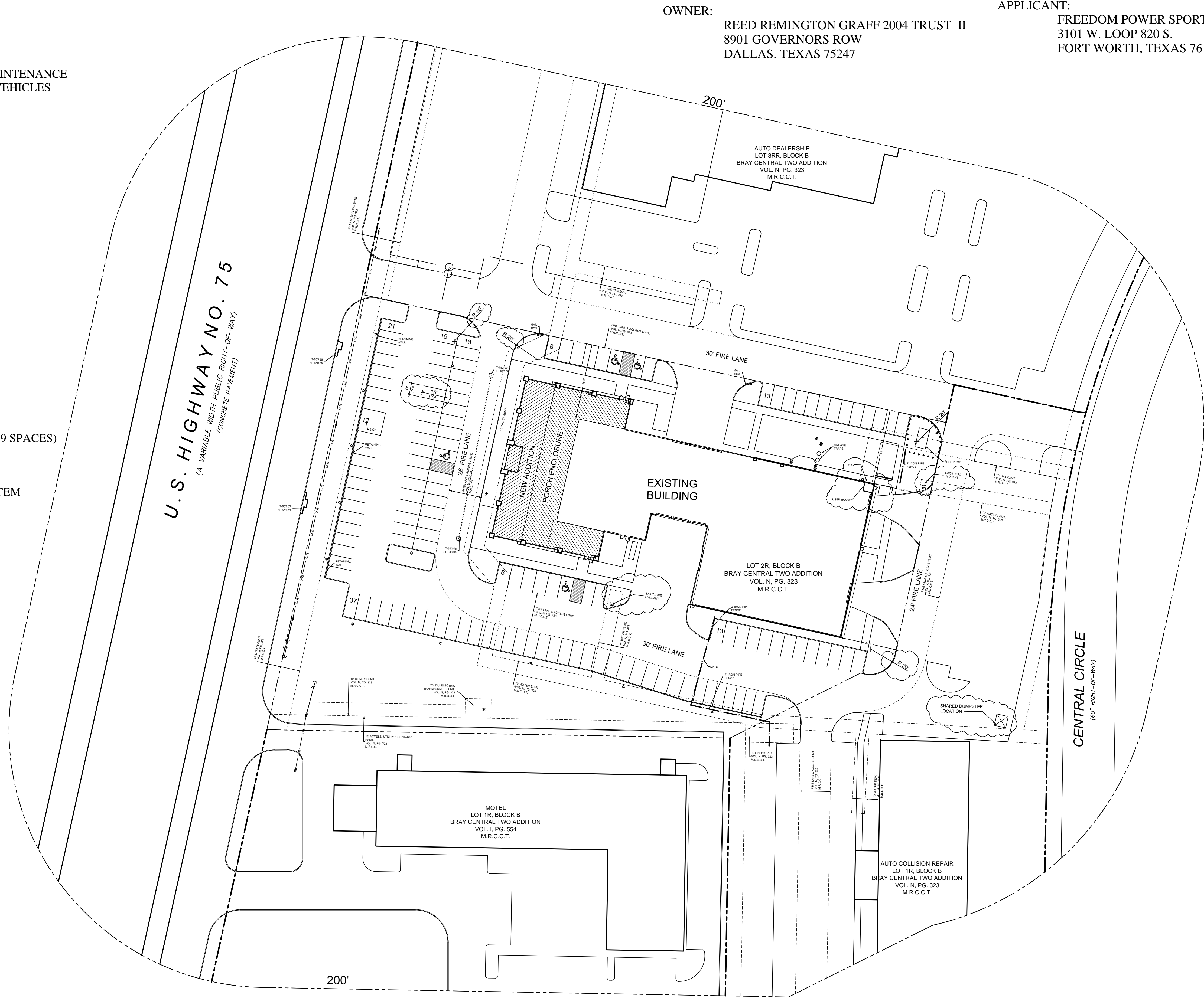
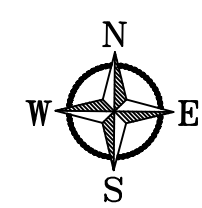
ORIGINAL APPROVED SITE PLAN PARKING:  
 SALES 6 SPACES  
 OFFICE 20 SPACES  
 SHOP / PARTS 57 SPACES  
 TOTAL 83 SPACES

PARKING:  
 TOTAL REQUIRED PARKING: 91 SPACES  
 SALES (1:500 S.F.) 13 SPACES  
 OFFICE (1:300 S.F.) 20 SPACES  
 SHOP/PARTS (1:200) 57 SPACES  
 EXISTING: 156 SPACES  
 PROPOSED: 137 SPACES (MINUS 19 SPACES)

ALL EXISTING FIRE LANES TO REMAIN AS-IS  
 ALL UTILITIES AND IRRIGATION SYSTEMS TO REMAIN  
 FACILITY IS REQUIRED TO HAVE AN AUTOMATIC SPRINKLER SYSTEM  
 AND FIRE ALARM SYSTEM WITH OCCUPANCY NOTIFICATION.

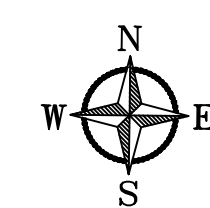


VICINITY MAP



OWNER: REED REMINGTON GRAFF 2004 TRUST II  
 8901 GOVERNORS ROW  
 DALLAS, TEXAS 75247

APPLICANT: FREEDOM POWER SPORTS, LLC  
 3101 W. LOOP 820 S.  
 FORT WORTH, TEXAS 76116



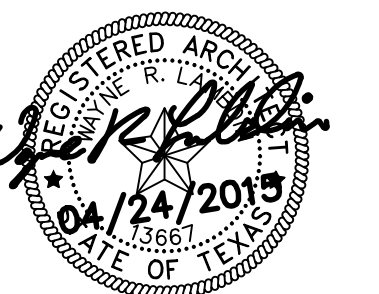
**01 PROPOSED SITE PLAN**  
 SCALE: 1" = 40'-0"

**NOTE:**

1. 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 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 ORDINANCE.
4. SANITATION CONTAINER IS A SHARED CONTAINER ON THE ADJACENT SITE.

**WAL ARCHITECTURE**  
 14902 PRESTON ROAD STE #404-326 DALLAS, TEXAS 75254 214-316-9600  
 1525 OAK LANE SOUTH LAKE, TEXAS 76092 817-691-6621  
 W.LAMBORN@SRGGLOBAL.NET

**FREEDOM POWER SPORTS**  
 2110 N. CENTRAL EXPY. MCKINNEY, TEXAS 75070  
 LOT 2R, BLOCK B BRAY CENTRAL TWO ADDITION VOL. N, PG. 323 MRCCT



MARCH 28, 2015

PROJECT #: 2014-010

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