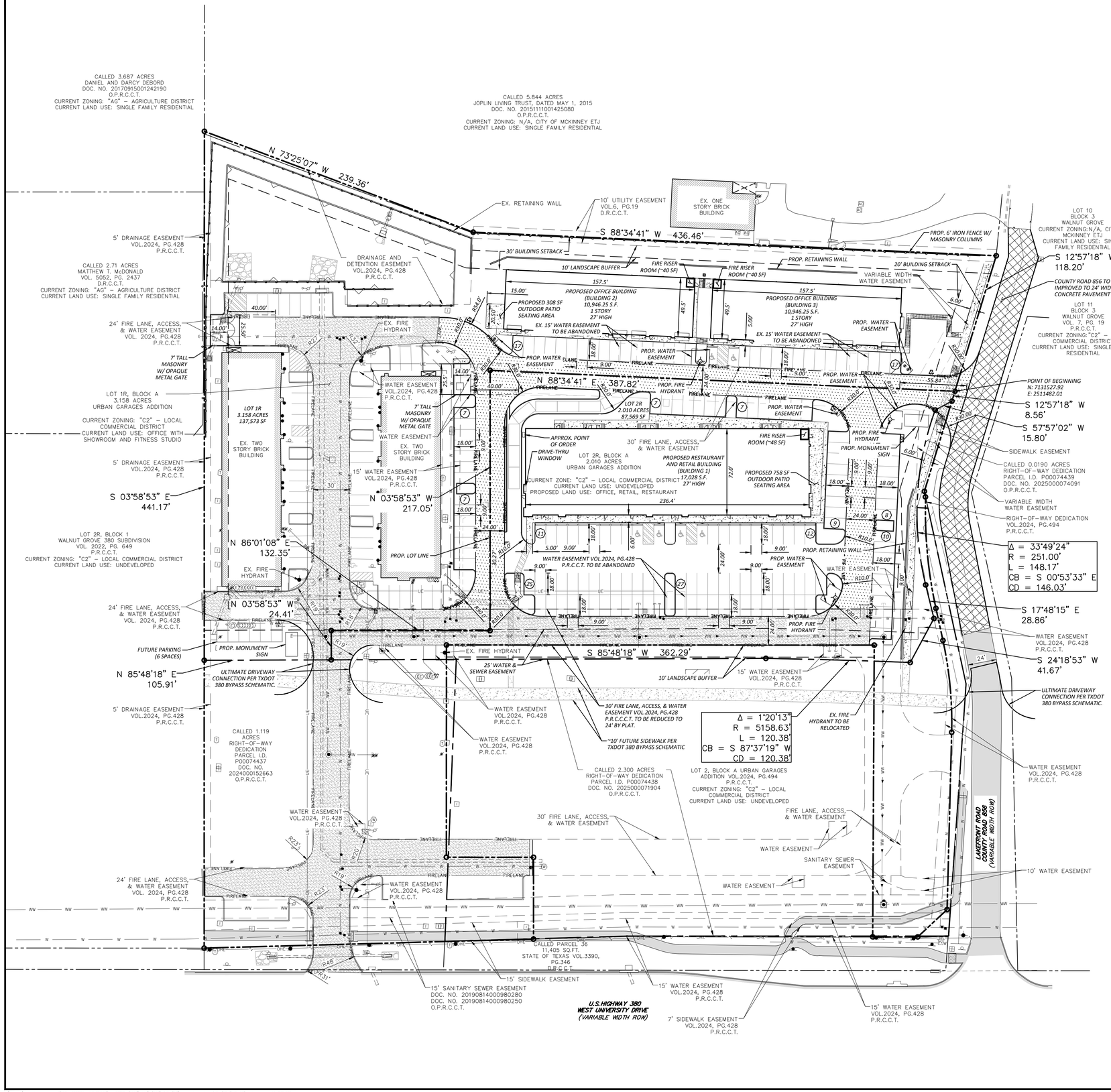


OWNER/DEVELOPER

URBAN GARAGES MCKINNEY, LLC
6136 FRISCO SQUARE BLVD, SUITE 400
FRISCO, TX 75034
TEL (469) 252-1123
CONTACT: CARL FLEMING

ARCHITECT

ATRIECON SDG, LLC
P.O. BOX 700856
SAN ANTONIO, TEXAS 78270
TEL (210) 420-0635
CONTACT: LAURA DUNCAN

CIVIL ENGINEER

QUIDDITY ENGINEERING, LLC
2805 DALLAS PARKWAY, SUITE 600
PLANO, TEXAS 75093
TEL (972) 265-7174
CONTACT: ALEK W. STRIMPLE, PE

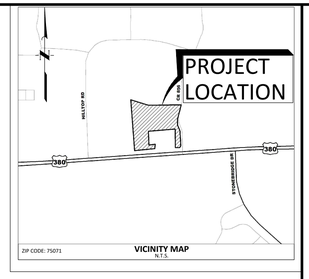
LANDSCAPE ARCHITECT

QUIDDITY ENGINEERING, LLC
2805 DALLAS PKWY, SUITE 600
PLANO, TEXAS 75093
TEL (972) 488-3880
CONTACT: JORDAN KAYLOR, PLA

CITY OF MCKINNEY STANDARD NOTES

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 FOR NON-RESIDENTIAL AND MULTIFAMILY USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
3. THE LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6: OF THIS CODE.

Site Data Summary Table	
Item	*Lot 1, Block A*
General Site Data	
Site Plan Case Number	SITE 2025-0064
Applicable Zoning District	C2 (Local Commercial)
Lot Area	
Net	5.09 Ac.
Gross	6.66 Ac.
Impervious Area	89,705.4 SF (2.06 Ac.)
Parking	
Parking Ratio	
Shopping Center (1 Space/250 SF)	72
Office (1 Space/400 SF)	55
Accessible Spaces	
Required	6
Provided	6
Total	
Required	127
Provided	164



SCALE: 1" = 40'

LEGEND

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WATERLINE W/ METER
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- OVERHEAD ELECTRIC
- PROPERTY LINE
- TXDOT ROW DEDICATION
- EXISTING DETENTION POND
- EXISTING CONCRETE PAVEMENT
- EXISTING RIPRAP
- EXISTING FIRE LANE

PROPOSED LEGEND

- WATERLINE W/ GATE VALVE
- WATERLINE W/ BF PREVENTER & METER
- WATERLINE W/ FIRE HYDRANT
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- PROPOSED SIDEWALK
- PROPOSED FIRELANE

NOTES

1. ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
2. ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
3. SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. ALL PARKING ISLAND RADII ARE 3' UNLESS OTHERWISE NOTED.
5. ALL HVAC UNITS TO BE ROOF MOUNTED.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

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No.	Date	REVISION	APP.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10064100
2805 Dallas Parkway, Suite 600 • Plano, TX 75093 • 972.488.3880

DATE: FEBRUARY 2026
JOB NO.: 29024-0002-01
DESIGNED BY: AWS
CHECKED BY: AWS
DRAWN BY: ZA/OT

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: ALEK W. STRIMPLE, P.E.
P.E. Serial No.: 142586
Date: FEBRUARY 2026

URBAN GARAGES MCKINNEY
8400 W UNIVERSITY DR, MCKINNEY, TX 75071

SITE PLAN EXHIBIT
URBAN GARAGES ADDITION, LOT 1, BLOCK A

SHEET NO. 1
OF 1

K:\29024\29024-0002-01 Urban Garages - McKinney\2 Design Phase\CAD\Plans\Site Plan\29024-0002-01 Site Plan.dwg Feb 20,2026 - 12:50pm zaj