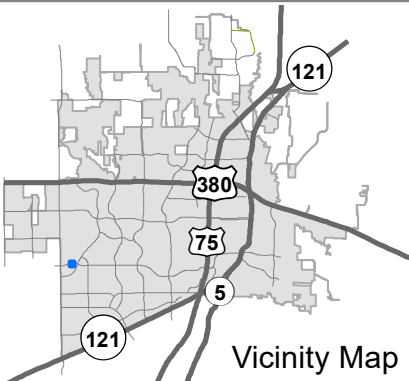
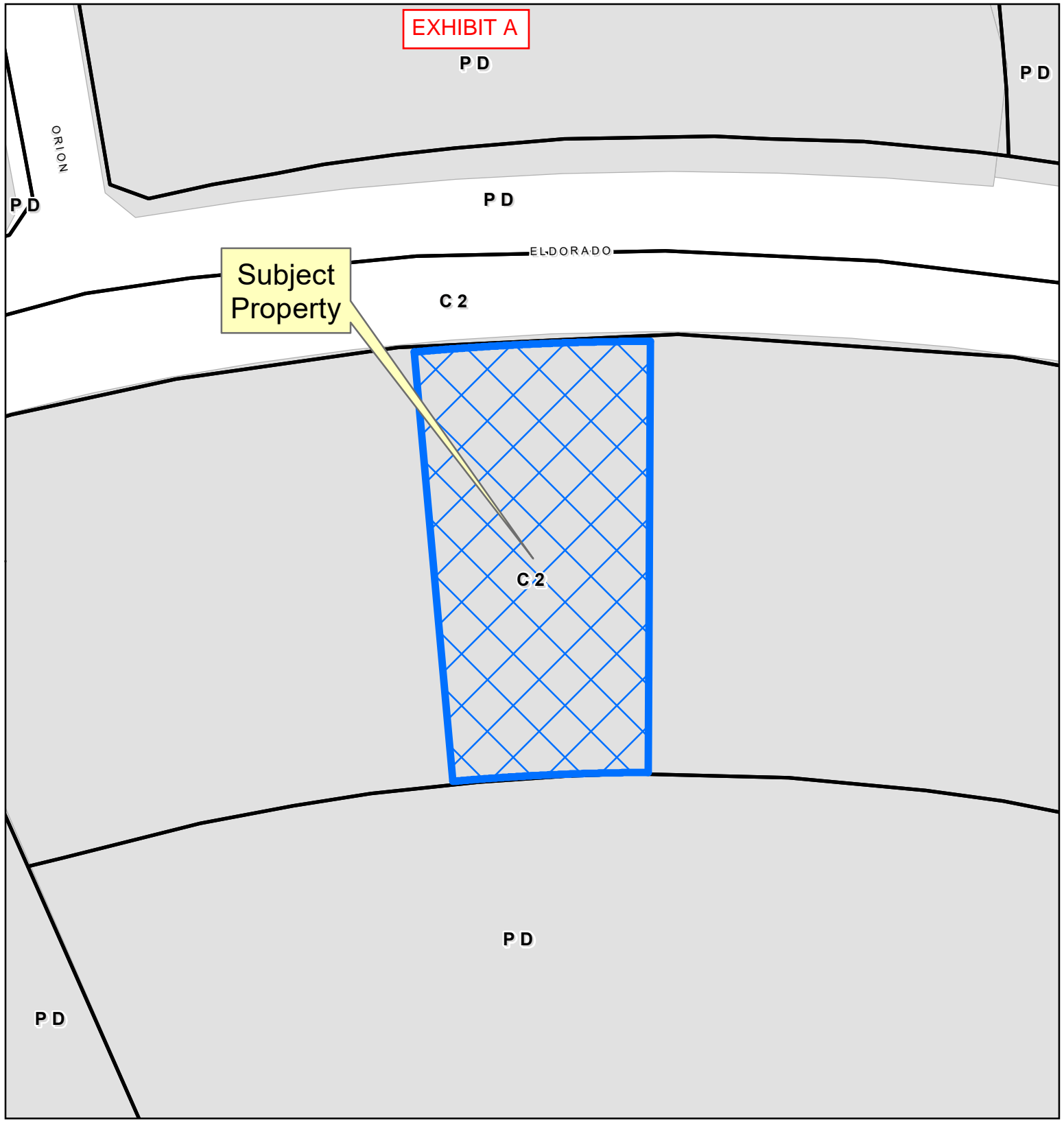
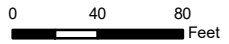


EXHIBIT A



Location Map

SUP2024-0002



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



BEING a 1.003 acre (43,669 square foot) tract of land situated in the Andrew S. Young Survey, Abstract No. 1037, City of McKinney, Collin County, Texas, and being a portion of Lot 2, Block A of Conveyance Plat Parcel 813B, an addition to the City of McKinney, Collin County, Texas recorded in Document No. 20130611010001730 of the Official Public Records of Collin County, Texas, said 1.003 acre (43,669 square foot) tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap stamped "Petsche & Assoc." found for the common northwest corner of said Lot 2 and northeast corner of Lot 1, Block A of Parcel 813A – Phase II, an addition to the City of McKinney, Collin County, Texas recorded in Document No. 20180628010002960 of said Official Public Records of Collin County, Texas, said 1/2 inch iron rod with cap stamped "Petsche & Assoc." being in the south right-of-way line of Eldorado Parkway (variable width right-of-way), said 1/2 inch iron rod with cap stamped "Petsche & Assoc." also being the beginning of a non-tangent curve to the right having a radius of 1,840.00 feet, a central angle of 12 degrees 18 minutes 53 seconds, and a chord that bears North 78 degrees 43 minutes 12 seconds East, a chord distance of 394.71 feet, from which a 1/2 inch iron rod with cap stamped "Petsche & Assoc." found for the southwest corner of said Lot 2 bears South 23 degrees 51 minutes 45 seconds East, a distance of 894.44 feet; **THENCE** Northeasterly, with the common northwesterly line of said Lot 2 and southeasterly right-of-way line of said Eldorado Parkway, and with said non-tangent curve to the right, an arc length of 395.47 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the **POINT OF BEGINNING** of the herein described 1.003 acre (43,669 square foot) tract of land, said 5/8 inch iron rod with cap stamped "KHA" also being the beginning of a curve to the right having a radius of 1,840.00 feet, a central angle of 05 degrees 02 minutes 38 seconds, and a chord that bears North 87 degrees 23 minutes 58 seconds East, a chord distance of 161.93 feet;

THENCE Easterly, with the common north line of said Lot 2 and south right-of-way line of said Eldorado Parkway, and with said curve to the right, an arc length of 161.98 feet to a 5/8 inch iron rod set for corner;

THENCE South 00 degrees 18 minutes 48 seconds West, a distance of 295.18 feet to a 5/8 inch iron rod set for corner, said 5/8 inch iron rod with cap stamped "KHA" also being the beginning of a non-tangent curve to the left having a radius of 1,545.00 feet, a central angle of 04 degrees 58 minutes 00 seconds, and a chord that bears South 87 degrees 23 minutes 03 seconds West, a chord distance of 133.89 feet;

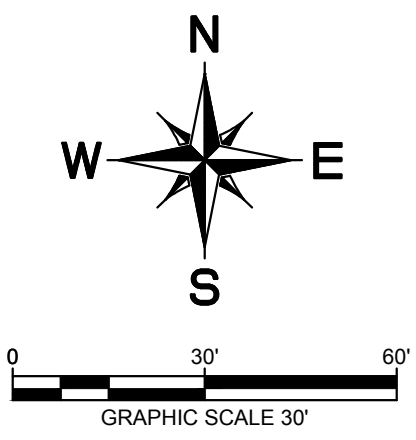
THENCE Westerly, with said non-tangent curve to the left, an arc length of 133.93 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE North 05 degrees 07 minutes 57 seconds West, a distance of 295.13 feet to the **POINT OF BEGINNING** and containing 43,669 square feet or 1.003 acres of land.

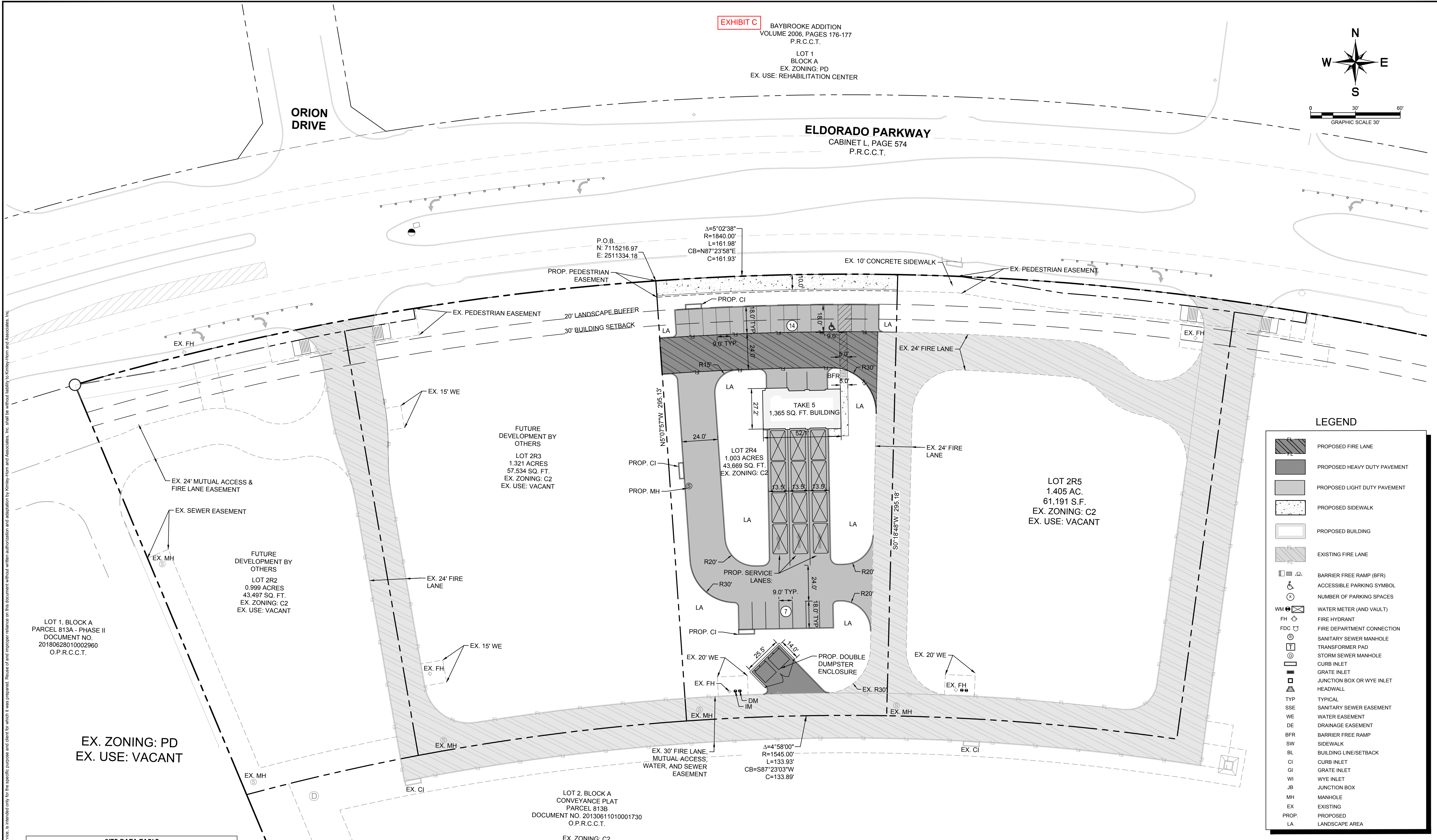
EXHIBIT C
BAYBROOKE ADDITION
VOLUME 2006, PAGES 176-177
P.R.C.C.T.

LOT 1
BLOCK A
EX. ZONING: PD
EX. USE: REHABILITATION CENTER

ELDORADO PARKWAY
CABINET L, PAGE 574
P.R.C.C.T.



ORION DRIVE



LEGEND

	PROPOSED FIRE LANE
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED LIGHT DUTY PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED BUILDING
	EXISTING FIRE LANE
	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
	STORM SEWER MANHOLE
	CURB INLET
	GRATE INLET
	WYE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALL
	TYPICAL
	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
	LANDSCAPE AREA

LOT 1, BLOCK A
PARCEL 813A - PHASE II
DOCUMENT NO.
20180628010002960
O.P.R.C.C.T.

FUTURE DEVELOPMENT BY OTHERS
LOT 2R3
1.321 ACRES
57,534 SQ. FT.
EX. ZONING: C2
EX. USE: VACANT

FUTURE DEVELOPMENT BY OTHERS
LOT 2R2
0.999 ACRES
43,497 SQ. FT.
EX. ZONING: C2
EX. USE: VACANT

LOT 2R4
1.003 ACRES
43,669 SQ. FT.
EX. ZONING: C2

LOT 2R5
1.405 AC.
61,191 S.F.
EX. ZONING: C2
EX. USE: VACANT

EX. ZONING: PD
EX. USE: VACANT

LOT 2, BLOCK A
CONVEYANCE PLAT
PARCEL 813B
DOCUMENT NO. 20130611010001730
O.P.R.C.C.T.

EX. ZONING: C2
EX. USE: VACANT

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:

Peak Development Partners, LLC
14841 Dallas Pkwy, Suite 735
Dallas, Texas 75254
Phone: (650) 455-3437
Contact: Garrett Johnson

OWNER:

Peak Stonebridge, LLC
14841 Dallas Pkwy, Suite 735
Dallas, Texas 75254
Phone: (650) 455-3437
Contact: Garrett Johnson

CITY OF MCKINNEY SITE PLAN NOTES:

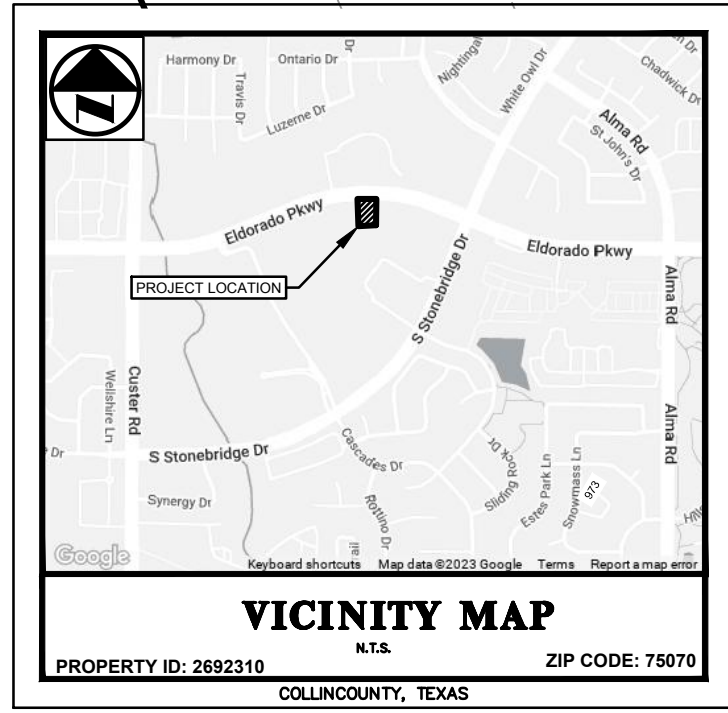
- THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS. THE DUMPSTER ENCLOSURE HEIGHT SHALL BE A MINIMUM OF 7' AND A MAXIMUM OF 8'-4".
- MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL AND MULTIFAMILY USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES. HVAC WILL BE ROOF MOUNTED WITH SCREENING 12" ABOVE TOP OF EQUIPMENT.
- THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6 OF THIS CODE AND CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

GENERAL NOTES:

- ALL CURB RADII ARE TO BE 5' OR 3' UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURBS SHALL BE 6" STANDARD UNLESS OTHERWISE NOTED.
- BAYS SHALL BE SCREENED WITH A DOOR THAT IS FINISHED WITH GLASS AND SHALL BE CONSTRUCTED TO APPEAR AS A WINDOW WHEN CLOSED.
- LOADING DOCKS AND LOADING BAYS FACING A PUBLIC ROW SHALL PROVIDE STREET FRONTAGE CANOPY TREES AT AN INCREASED RATIO OF 1 TREE PER 30 LINEAR FEET OF FRONTAGE WITHIN THE LANDSCAPE BUFFER ADJACENT TO THE PUBLIC RIGHT-OF-WAY.

SITE DATA TABLE

GENERAL SITE DATA	LOT 2R4, BLOCK A, ELDORADO STONEBRIDGE ADDITION
ZONING PD ORD. NO.	C2- LOCAL COMMERCIAL
LAND USE	VEHICLE REPAIR, MINOR
LOT AREA (SQ. FT)	43,669
LOT AREA (ACRES)	1.003
BUILDING #1 FIRST STORY AREA (SQ. FT)	1,365
BUILDING #1 HEIGHT	16'3"
LOT COVERAGE	3.13%
FLOOR AREA RATIO	0.031
REQUIRED PARKING	
REQUIRED PARKING RATIO	1 PARKING SPACE: 750 SF 3 STACKING SPACES: 1 SERVICE LANE
TOTAL PARKING REQUIRED	2
TOTAL STACKING PROVIDED	9
TOTAL PARKING PROVIDED	21
TOTAL STACKING PROVIDED	12
HANDICAP PARKING REQUIRED	1
HANDICAP PARKING PROVIDED	1



Know what's below.
Call before you dig.

SUP EXHIBIT
LOT 2R4, BLOCK A
ELDORADO STONEBRIDGE ADDITION
±1.003 ACRES
ANDREW S. YOUNG SURVEY, ABSTRACT NO. 1037
JEREMIAH MAGNER SURVEY, ABSTRACT NO. 623
SOUTHWEST CORNER OF ELDORADO PARKWAY &
STONEBRIDGE DRIVE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
SUBMITTED: 02/28/2024

NO.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PROFESSIONAL ENGINEER
Not for construction, bidding, or permit purposes.
Kimley»Horn
MICHAEL T. DOGGETT
Engineer No. 98628 Date: FEB. 2024

KHA PROJECT	064614907
DATE	FEBRUARY 2024
SCALE	AS SHOWN
DESIGNED BY	MTD
DRAWN BY	TM, VB
CHECKED BY	MTD

TAKE 5
SWC ELDORADO PKWY. & STONEBRIDGE DR.
MCKINNEY, TEXAS 75071

MCKINNEY TEXAS
Unique by nature.

SUP SITE PLAN EXHIBIT
SHEET NUMBER
SP1

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