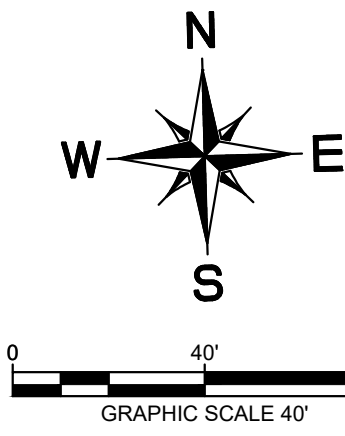
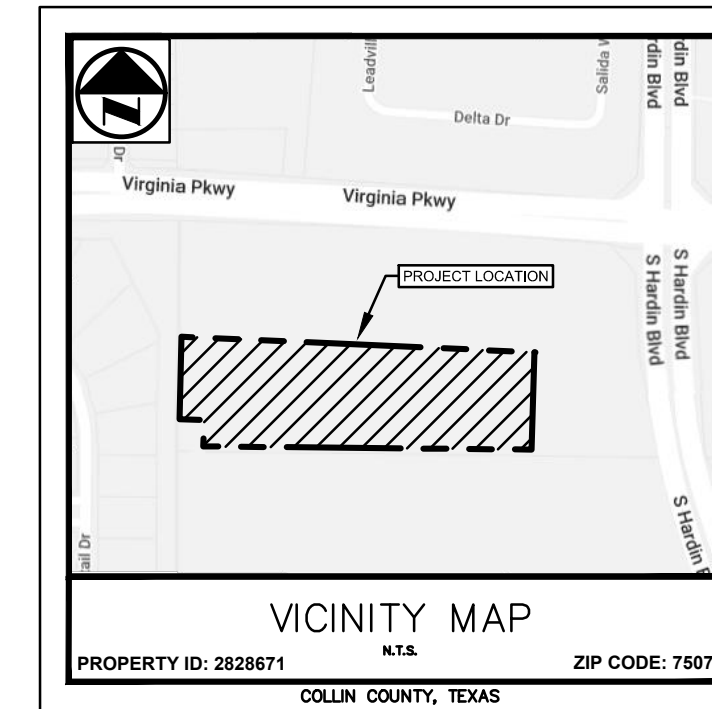


**CITY OF MCKINNEY SITE PLAN NOTES:**

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 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 15' WIDE WATER EASEMENTS. EASEMENTS EXTEND 10' BEYOND THE CENTER OF THE HYDRANT AND 5' BEYOND THE CENTER OF 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.

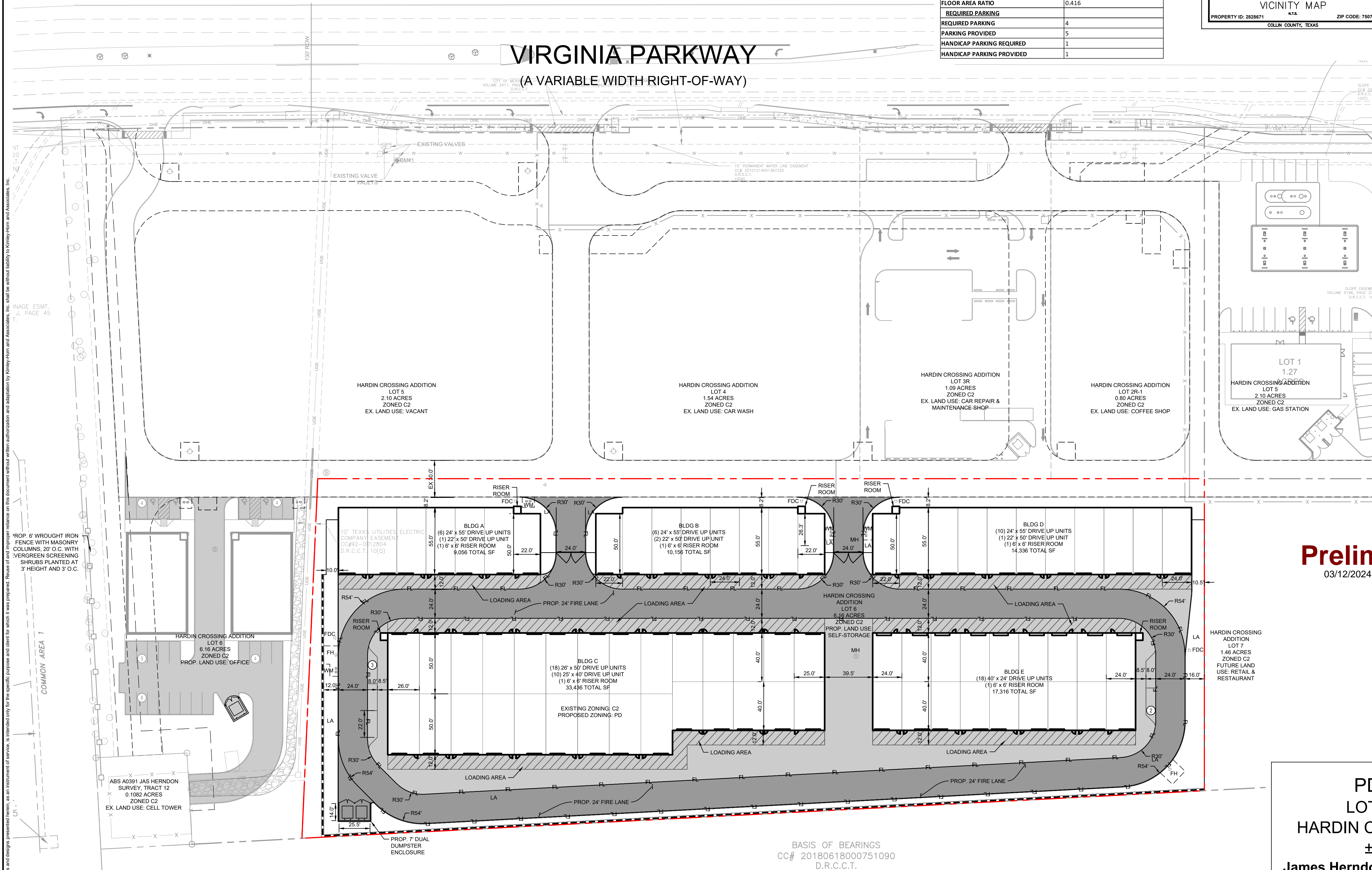
SITE DATA TABLE	
GENERAL SITE DATA	LOT 6R, BLOCK A HARDIN CROSSING ADDITION
EXISTING ZONING	C2
PROPOSED ZONING	PD
LAND USE	ELITE GARAGES
LOT AREA (SQ. FT)	202,579
LOT AREA (ACRES)	4.65
BUILDING A AREA (SQ. FT)	9,056
BUILDING B AREA (SQ. FT)	10,156
BUILDING C AREA (SQ. FT)	33,436
BUILDING D AREA (SQ. FT)	14,336
BUILDING E AREA (SQ. FT)	17,316
TOTAL BUILDING AREA (SQ. FT.)	84,300
LOT COVERAGE	41.61%
FLOOR AREA RATIO	0.416
REQUIRED PARKING	
REQUIRED PARKING	4
PARKING PROVIDED	5
HANDICAP PARKING REQUIRED	1
HANDICAP PARKING PROVIDED	1



**LEGEND**

- FL PROPOSED FIRE LANE
- FL PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED BUILDING
- RETAINING WALL
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WM WATER METER (AND VAULT)
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- SM SANITARY SEWER MANHOLE
- TR TRANSFORMER PAD
- CI CURB INLET
- JN JUNCTION BOX OR WYE INLET
- HD HEADWALK
- TYP TYPICAL
- SSE SANITARY SEWER EASEMENT
- WE WATER EASEMENT
- DE DRAINAGE EASEMENT
- BFR BARRIER FREE RAMP
- SW SIDEWALK
- BL BUILDING LINE/SETBACK
- CI CURB INLET
- GI GRATE INLET
- WI WYE INLET
- JB JUNCTION BOX
- MH MANHOLE
- EX EXISTING
- PROP. PROPOSED
- LA LANDSCAPE AREA

**VIRGINIA PARKWAY**  
(A VARIABLE WIDTH RIGHT-OF-WAY)



**Preliminary**  
03/12/2024 3:43:43 PM



**PD SITE PLAN**  
**LOT 6R, BLOCK A**  
**HARDIN CROSSING ADDITION**  
**±4.65 ACRES**  
**James Herndon Survey, Abstract No. 391**  
**Southwest Corner of Virginia Parkway**  
**and Hardin Boulevard**  
**City of McKinney, Collin County, Texas**  
**Submitted: 01/22/2024**

**FOR INFORMATIONAL PURPOSES ONLY**

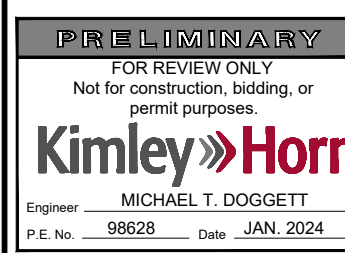
BASIS OF BEARINGS  
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D.R.C.C.T.

**ENGINEER:**  
Kimley-Horn and Associates, Inc.  
260 East Davis Street, Suite 100  
McKinney, Texas 75069  
Tel. No. (469) 352-2959  
Contact: Michael Doggett, P.E.

**DEVELOPER:**  
McKinney Elite Garages, LLC  
7120 E Kierland Blvd., #807  
Scottsdale, Arizona 85254  
Phone: (602) 292-2398  
Contact: Jim Riggs

**OWNER:**  
McKinney Hardin, LLC  
7120 E. Kierland Blvd., Suite 807  
Scottsdale, AZ 85254  
Phone: (602)-292-2398  
Contact: Jim Riggs

**Kimley»Horn**  
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069  
PHONE: 469-301-2560 FAX: 972-239-3820  
WWW.KIMLEY-HORN.COM TX-F-928



KHA PROJECT	064629500
DATE	JANUARY 2024
SCALE	AS SHOWN
DESIGNED BY	MTD
DRAWN BY	VB
CHECKED BY	MTD

**MCKINNEY ELITE GARAGES**  
Lot 6, Block A  
Hardin Crossing Addition  
McKinney, Texas



**PD SITE PLAN**