

CITY COUNCIL WORK SESSION

JANUARY 7, 2025

The City Council of the City of McKinney, Texas met in work session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas on Tuesday, January 7, 2025 at 3:00 p.m.

The work session was broadcast live on cable television Spectrum Channel 16 and AT&T U-Verse Channel 99; and online at <https://mckinneytx.new.swagit.com/views/130>. A video recording of the meeting is available to members of the public through the City of McKinney meeting archive.

Mayor George Fuller called the work session to order at 3:00 p.m. upon determining a quorum of the City Council consisting of himself and the following members were present: Mayor Pro Tem Geré Feltus, and members Justin Beller, Patrick Cloutier, and Michael Jones.

These City of McKinney Staff were present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, City Attorney Mark Houser, Assistant City Attorney Alan Lathrom, Director of Organizational Development & Performance Management Joe Mazzola, Director of Strategic Services Trevor Minyard, City Secretary Empress Drane, Deputy City Secretary Tenitrus Bethel Parchman, City Secretary Accreditation & Reporting Specialist Edith Ruiz, City Secretary Permit Technician Katelyn Hardaway, City Secretary Administrative Assistant Sheridan Burns, Audio / Video Technician Joshua Arias, Director of McKinney Cultural District Andrew Jones, Facilities Construction Manager Patricia Jackson, Chief Financial Officer Mark Holloway, Stormwater Administrator Brianna Nisi, Environmental Manager Kyle Odom, Procurement Services Manager Tracey Epps, President & Chief Executive Officer of McKinney Economic Development Corporation (MEDC) Michael Kowski, Fire Chief Paul Dow, Director of Housing & Community Development Margaret Li, Transit Administrator Akia Pichon, Director of Planning Jennifer Arnold, Executive Director of Visit McKinney Aaron Werner, Director of Engineering Gary Graham, President of McKinney Community Development Corporation (MCDC) Cindy Schneible, Executive Director of Development Services Michael Quint, and Capital Improvement Projects Manager Katie McKenzie.

There were six (6) members of the public present in the audience including these appointed officials of the city: Building & Standards Commission member Daniel Porzio, Planning & Zoning Commission member Bill Cox, Parks, Recreation & Open Space (PROS) Advisory Board member Bruce Mead, and MCDC member Deborah Bradford.

Mayor Fuller called for Public Comments. There were no requests to speak to the City Council.

Mayor Fuller called for discussion of agenda items for the City Council Regular Meeting to be held on Tuesday, January 7, 2025 at 6:00 p.m. There was no discussion of the Regular Meeting agenda.

Mayor Fuller called for the Work Session items:

24-2320 Presentation on the McKinney National Airport East Side Development

Mitchell McAnally (Garver Aviation Project Manager) and Adam Giombetti (WJ Advisors Project Consultant) provided information.

Council member Charlie Philips joined the work session at 3:06 p.m., at the beginning of the airport presentation (agenda item #24-2320).

Council member Rick Franklin joined the work session at 3:54 p.m. during the airport presentation.

The agenda item presentation and related site plan not posted on the work session agenda are included in these minutes as *Appendix A: Agenda Item #24-2320 Presentation and Site Plan*.

24-2321 Update on DART Railroad Crossing Projects

Council provided direction for staff to continue discussions about Lamar Street and Wilmeth Road railroad crossing options, and to improve litter maintenance at the Broad Street railroad crossing.

Mayor Fuller called for Council Liaison updates regarding City Boards & Commissions. There were no updates.

Mayor Fuller called for the Executive Session at 4:45 p.m., in accordance with the Texas Government Code:

A. Section 551.071(2) Consultations with Attorney on any Work Session, Special Session, or Regular Session agenda item requiring confidential attorney/client advice necessitated by the deliberation or discussion of said items (as needed)

- Colmena Ranch Development Agreement

B. Section 551.071 (A) Pending or contemplated litigation

- City of McKinney, Texas v. Hui Li, Zhe Sun, Hisun Motors Corp., U.S.A., and
310 E. University Drive, McKinney, Texas 75069, In Rem, Cause No. 471-06812-2024,
471st District Court of Collin County, Texas

C. Section 551.089. Deliberation Regarding Security Devices or Security Audits

- Security assessments and network security information

Council returned to the work session at 5:45 p.m. All members except Council member Charlie Philips were present. No action was taken on items discussed in the Executive Session.

Council unanimously approved the motion by Mayor Pro Tem Geré Feltus, seconded by Council member Rick Franklin, to adjourn the work session at 5:45 p.m.

These minutes were approved by the City Council on January 21, 2025.

SIGNED:

GEORGE C. FULLER, Mayor
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

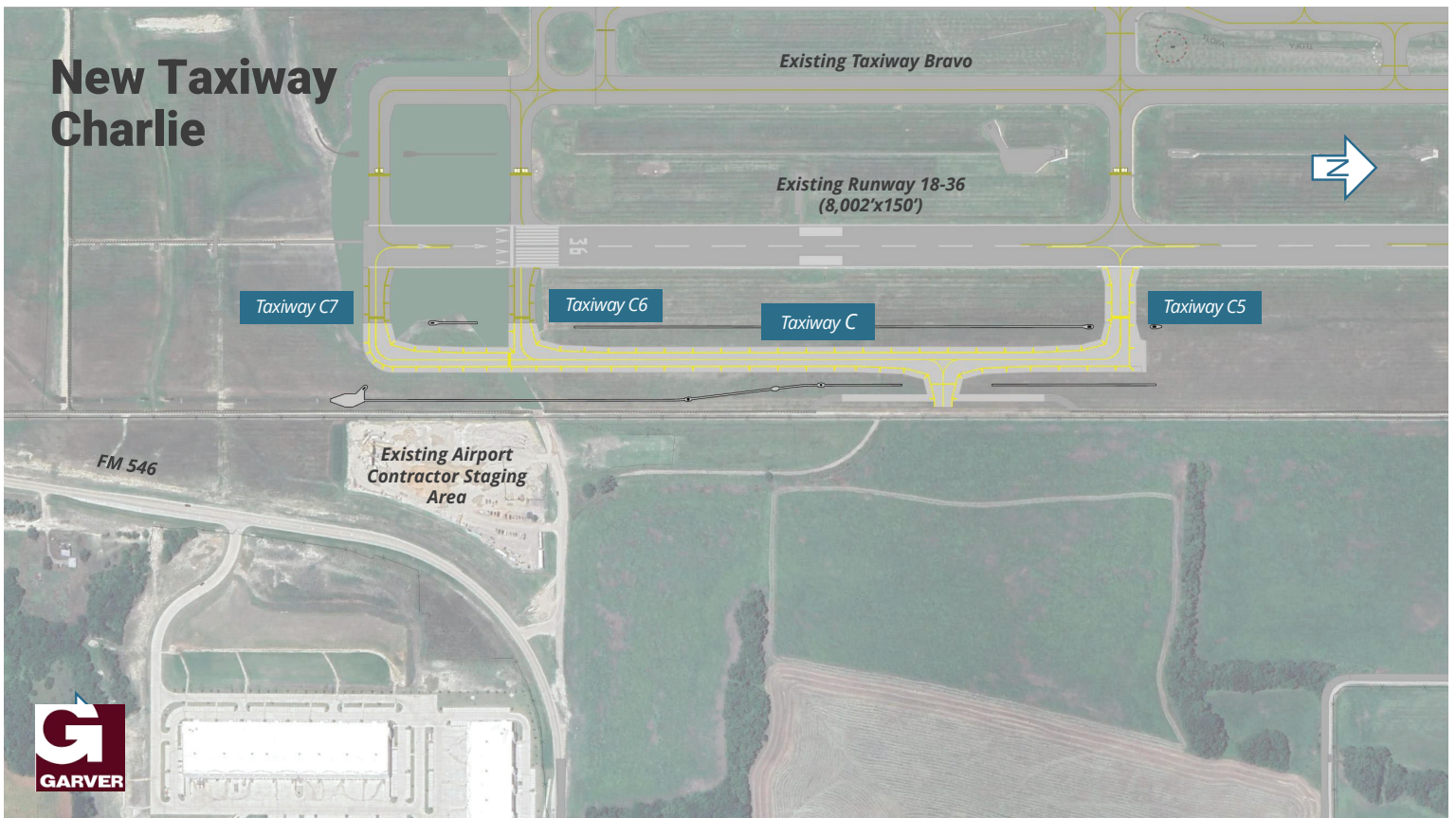
EMPRESS DRANE, City Secretary
TENITRUS BETHEL, Deputy City Secretary

City of McKinney, Texas

★ ★ ★ ★ ★

(next page) Appendix A: Agenda Item #24-2320 Presentation and Site Plan

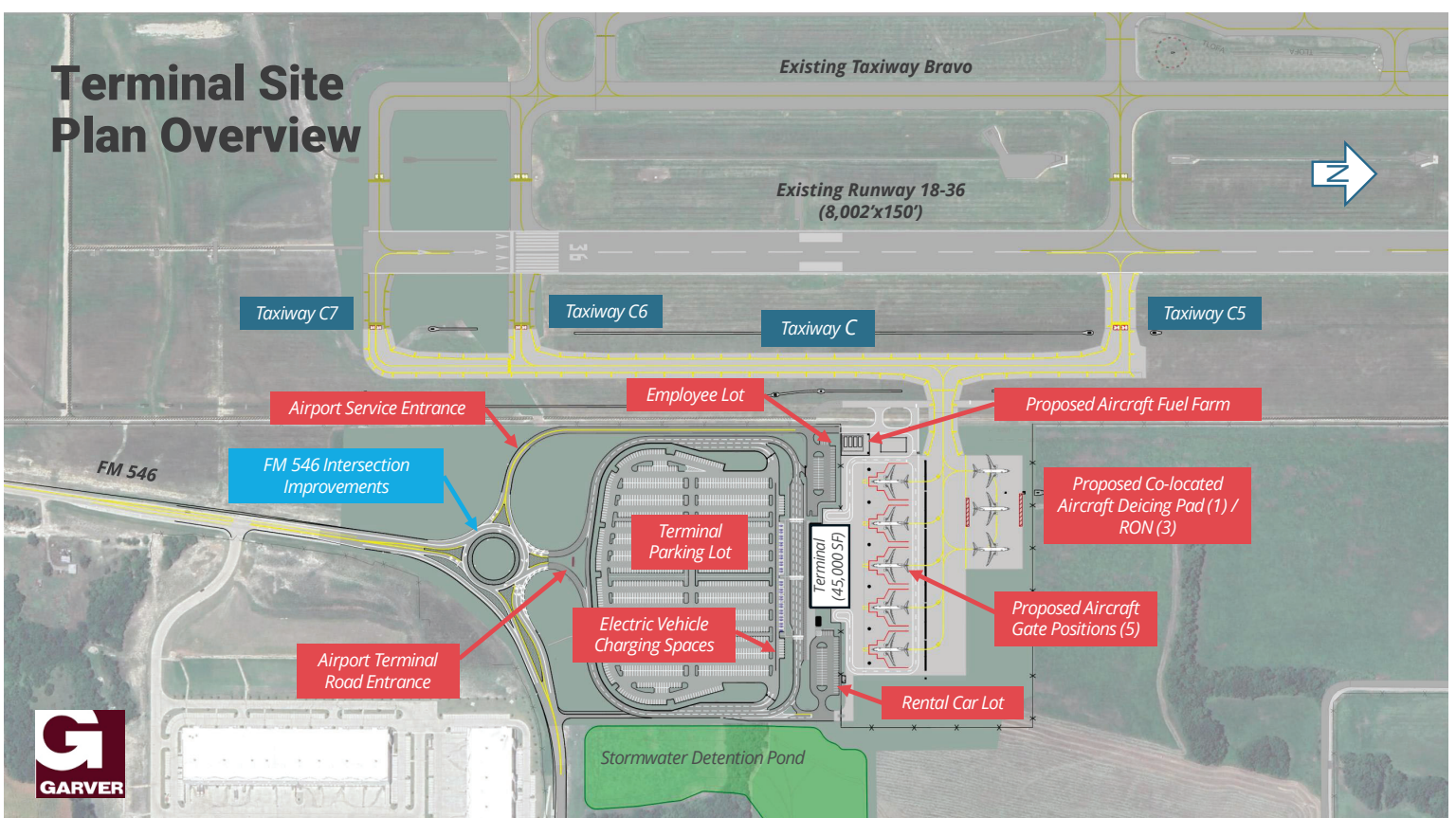
New Taxiway Charlie

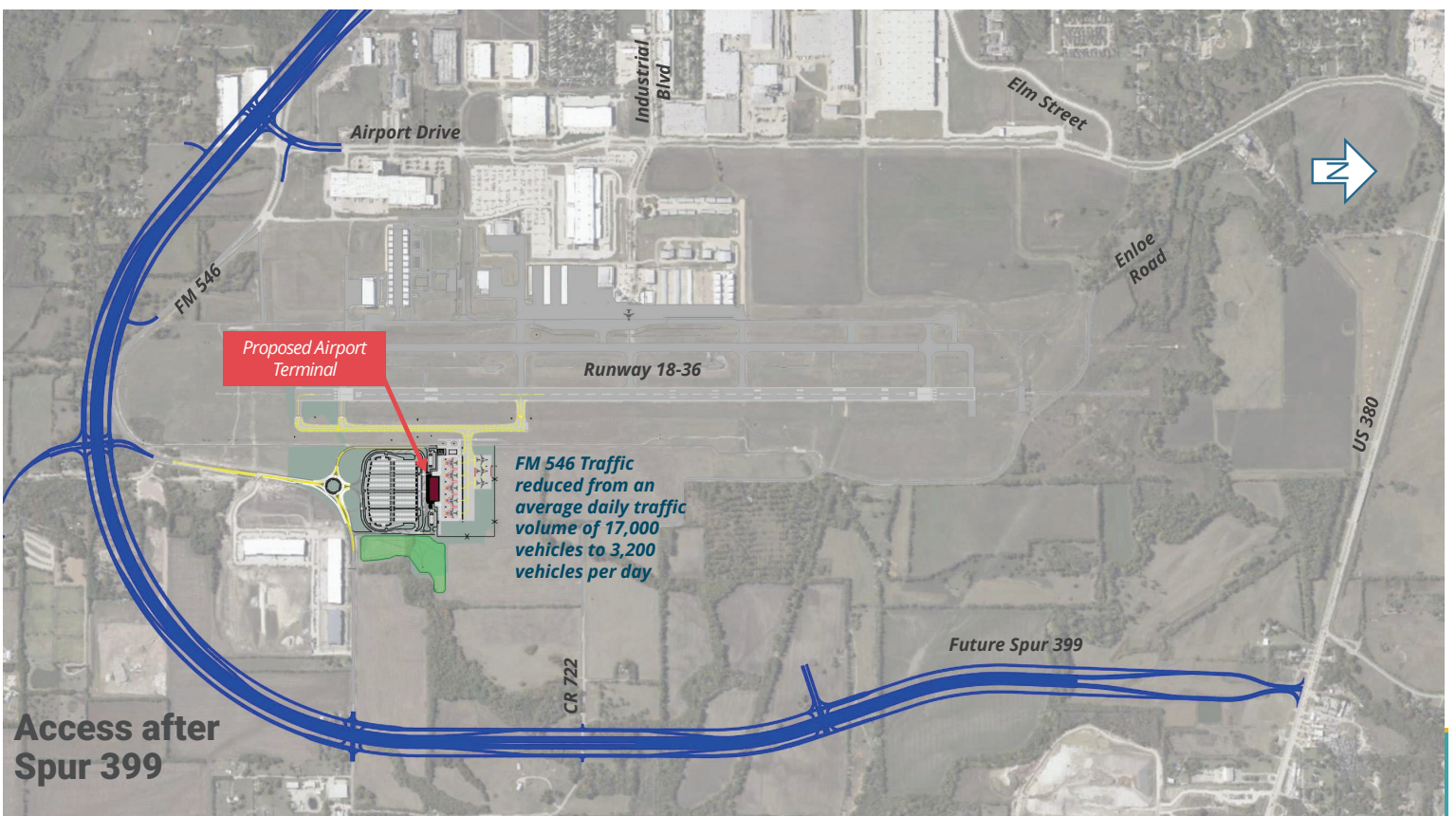
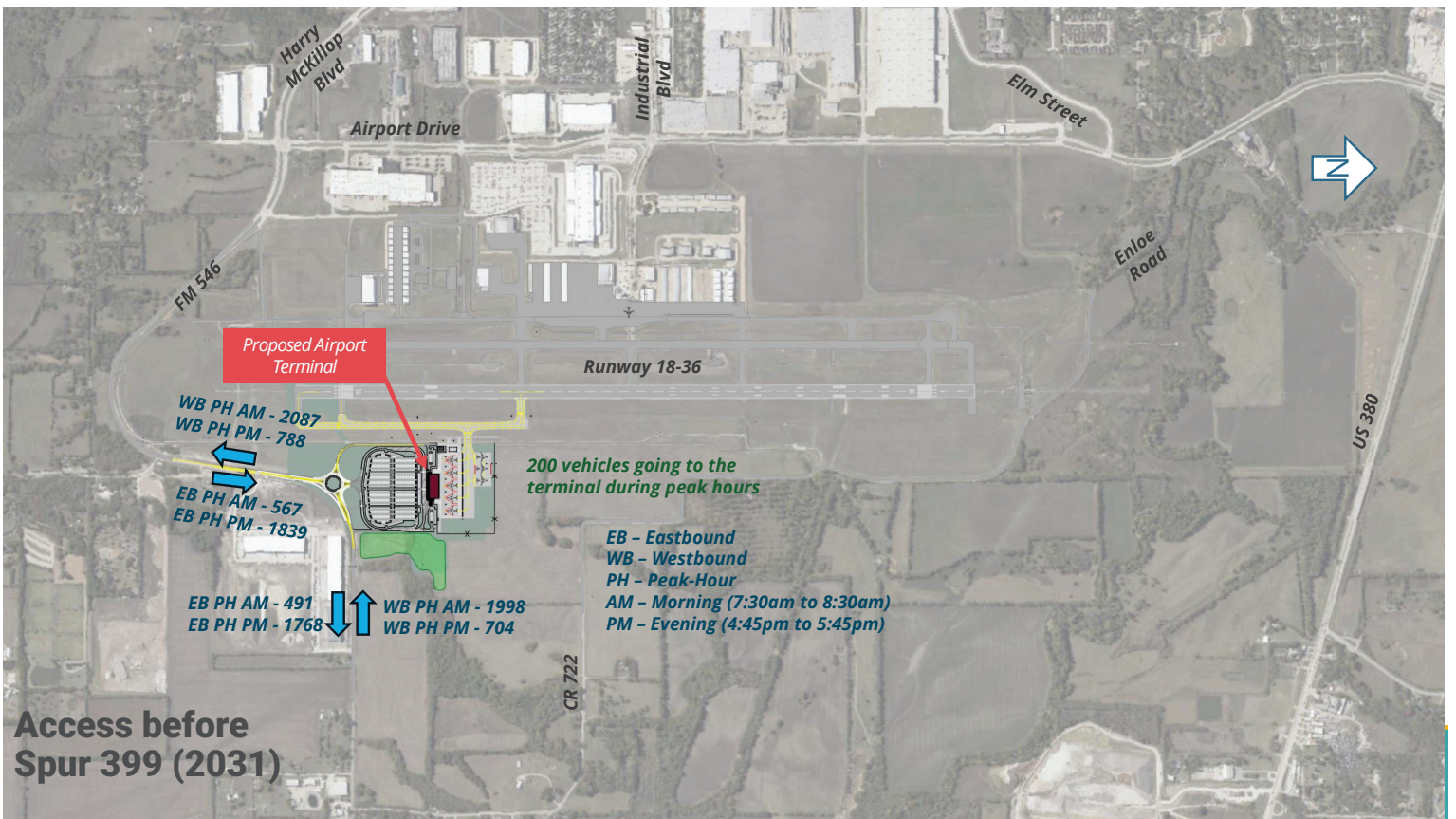
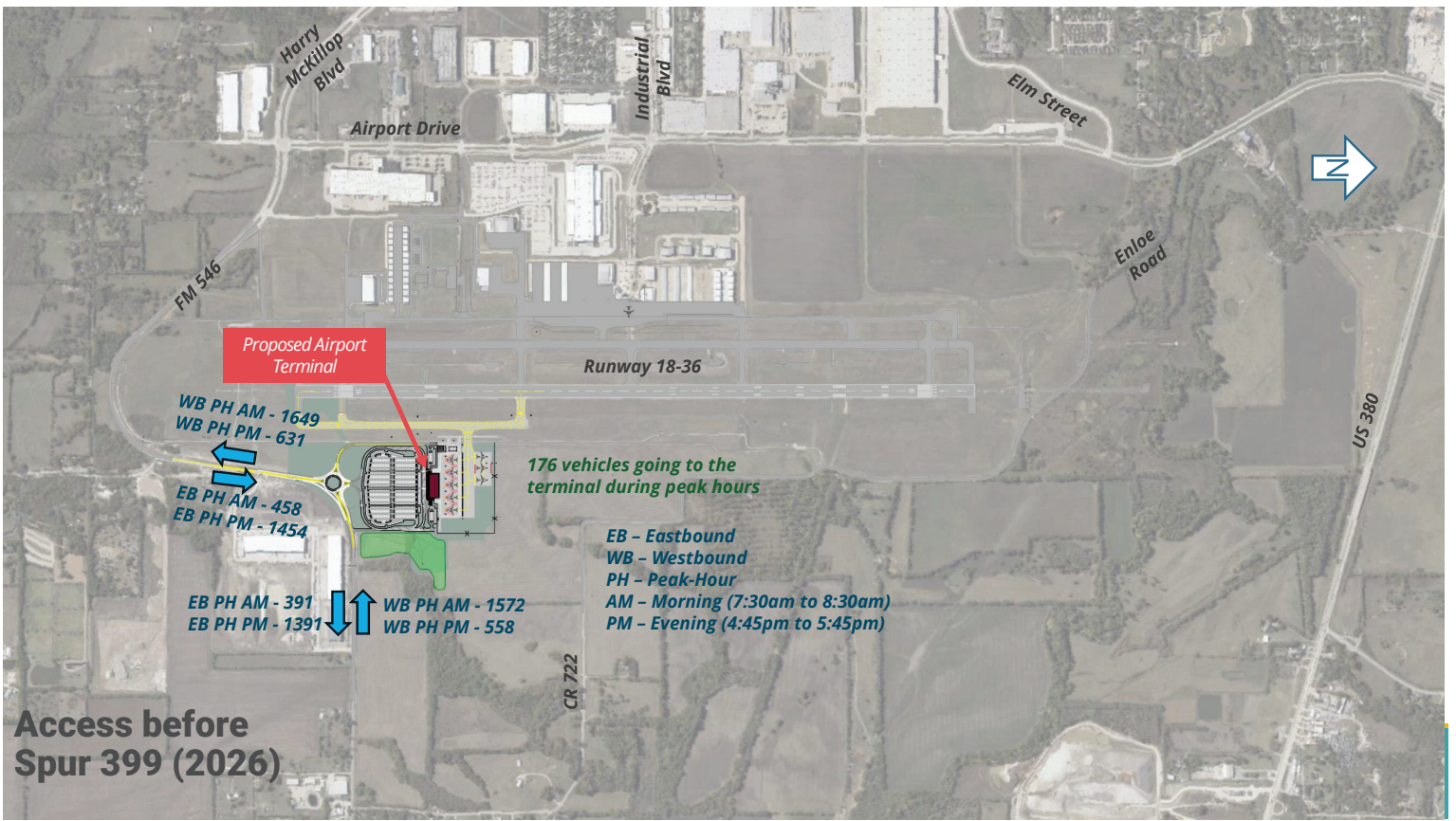


FM 546 Connection

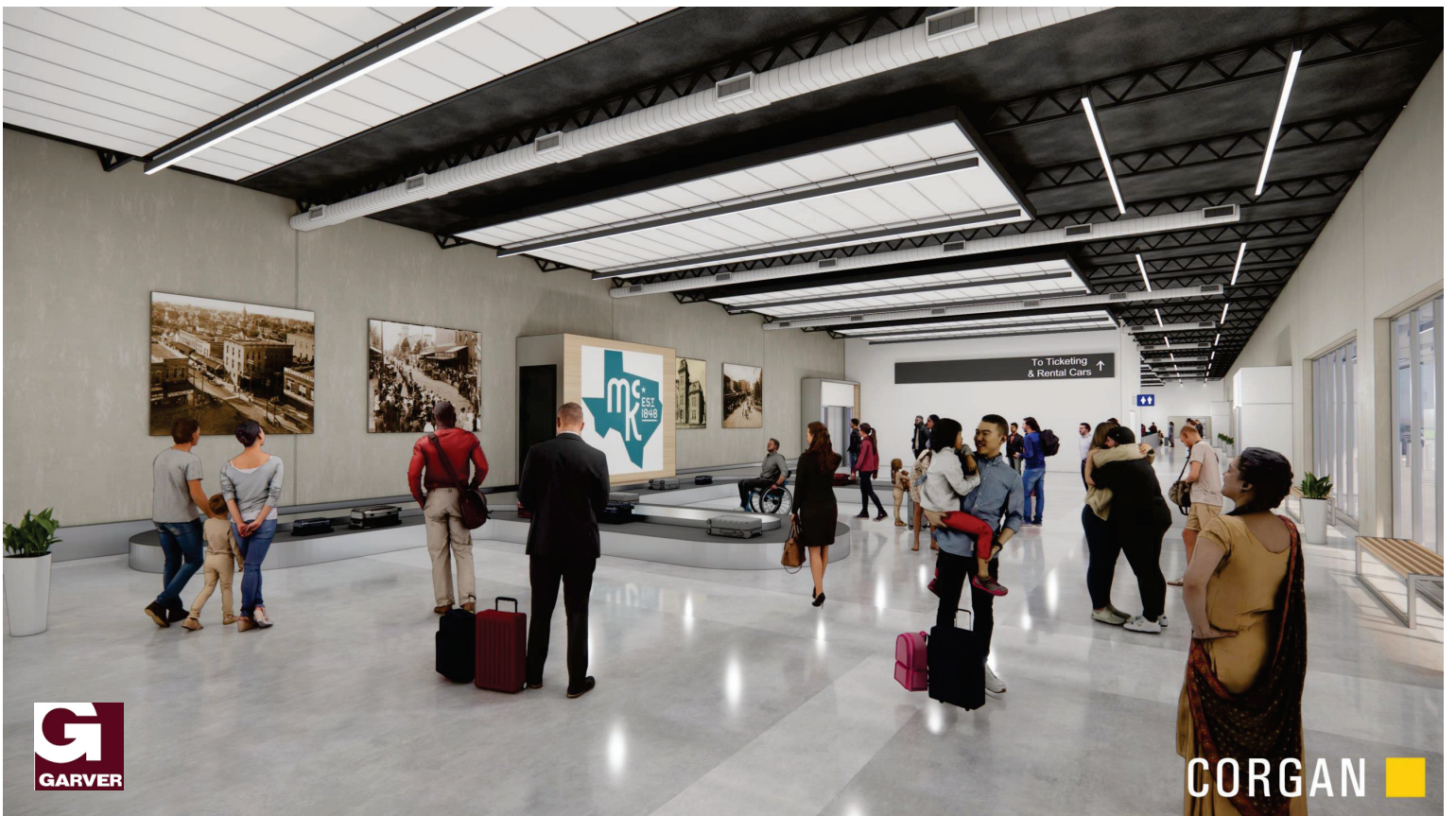


Terminal Site Plan Overview









Project Cost

Preliminary estimates for initial airport terminal operation

CMAR will provide refined construction estimates this Spring

Project Elements	Cost Estimate
Terminal Apron Pavement	\$14.0M
Parallel Taxiway C (Phase 1) – Partial Parallel Taxiway to Runway 36 End	\$15.9M
FM 546 Roadway Connection & Loop Roadway	\$10.5M
Parking Lots	\$12.5M
New ARFF Equipment	\$1.6M
New East Side Fuel Farm	\$2.5M
Terminal Building	\$15.0M
Project Total	\$72.0M

Proposed Funding Sources

\$5.3M awarded to date from MEDC and MCDC grants

Funding Sources	Cost Estimate
Estimated Total Cost	\$72.0M
MEDC Grant (awarded)	\$1.7M
MCDC Grant (awarded)	\$3.6M
TIFIA Loan (MCDC) w/ interim financing	\$30.0M
MEDC Grant	\$22.4M
Funding Gap (FAA,TxDOT,TIRZ)	\$14.3M
Project Total	\$72.0M



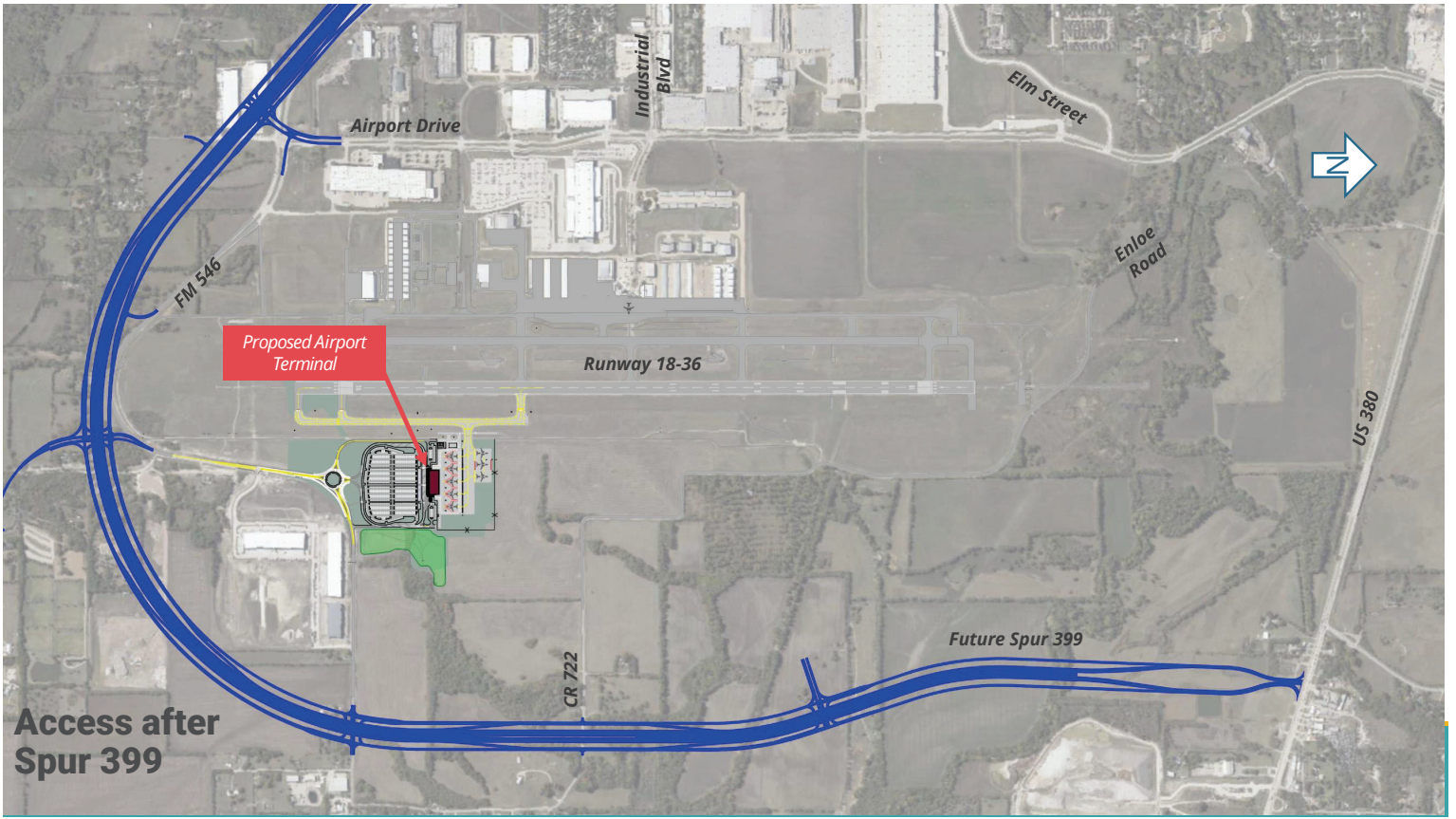
Program Schedule

Milestone Dates

- 01/09/25*** EA Public Meeting
- 01/31/25** EA Public Hearing Closes
- Feb 25** Marketing Firm Selection
- May 25** Groundbreaking

Program Tasks	2022	2023	2024	2025	2026
Pre-Bond					
Environmental Assessment	[Progress bar from 2022 to mid-2025]				
30% Programming Documents	[Progress bar in 2022]				
Bond Election		[VOTE May 2023]			
Post-Bond					
Program Adjustments		[Progress bar from 2023 to 2024]			
CMAR Contractor Procurement			[Progress bar in 2024]		
Design Document (DD) and Construction Documents (CD)			[Progress bar in 2024]		
Construction Pricing and Contract Execution				[Progress bar in 2025]	
Construction				[Progress bar from 2025 to 2026]	
Terminal Opens					[Airplane icon]





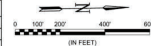
Access after
Spur 399

CITY OF MCKINNEY STANDARD NOTATIONS:

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 MULTI-FAMILY 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 AND CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

CITY SURVEY CONTROL MONUMENTS

NAME	NORTHING	EASTING	ELEVATION	DESCRIPTION
MONUMENT 34	7113381.06	2557552.48	570.22	MONUMENT IN HEADWALL
MONUMENT 58	7110756.78	2550105.36	542.47	CONCRETE MONUMENT



CAUTION: UNDERGROUND UTILITIES EXIST WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION. AN ATTEMPT HAS BEEN MADE TO LOCATE THESE UTILITIES ON THE PLANS. HOWEVER, ALL EXISTING UTILITIES MAY NOT BE SHOWN AND THE ACTUAL LOCATIONS OF THE UTILITIES MAY VARY FROM THE LOCATIONS SHOWN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION, THE CONTRACTOR SHALL CONTACT THE UTILITIES INVOLVED AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITIES ON THE GROUND. THE CONTRACTOR SHALL MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY.

TEXAS STATE LAW, THE UNDERGROUND FACILITIES DAMAGE PREVENTION ACT, REQUIRES SUFFICIENT ADVANCE NOTIFICATION THROUGH THE TEXAS ONE-CALL SYSTEM CENTER BEFORE EXCAVATING USING MECHANIZED EQUIPMENT OR EXPLOSIVES (EXCEPT IN THE CASE OF AN EMERGENCY). THE ONE-CALL SYSTEM PHONE NUMBER IS 1-800-245-2545. THE CONTRACTOR IS ADVISED THAT THERE IS A SEVERE PENALTY FOR NOT MAKING THIS CALL. NOT ALL UTILITY COMPANIES ARE MEMBERS OF THE TEXAS ONE-CALL SYSTEM. THEREFORE, THE CONTRACTOR IS ADVISED TO CONTACT ALL NON-MEMBER UTILITIES AS WELL AS THE ONE-CALL SYSTEM.

GEOGRAPHIC ID	LEGAL DESCRIPTION OF PROPERTY
R-6691-001-0030-1	ABS A0891 G B PLANT SURVEY, SHEET 1, TRACT 3, 15.2271 ACRES
R-6691-001-0030-1	ABS A0891 G B PLANT SURVEY, SHEET 1, TRACT 3, 19.4001 ACRES
R-6517-001-1180-1	ABS A0517 R H LOCKE SURVEY, SHEET 1, TRACT 118, 147.612 ACRES
R-6691-001-0340-1	ABS A0891 G B PLANT SURVEY, SHEET 1, TRACT 34, 1592 ACRES
R-6691-001-0260-1	ABS A0891 G B PLANT SURVEY, SHEET 1, TRACT 6, 69.511 ACRES
R-6691-001-0430-1	ABS A0891 G B PLANT SURVEY, SHEET 1, TRACT 43, 33.683 ACRES
R-6874-000-0200-1	ABS A0874 RUFUS SEWELL SURVEY, TRACT 20, 50.069 ACRES
R-6874-000-010-1	ABS A0874 RUFUS SEWELL SURVEY, TRACT 1, 17.8789 ACRES

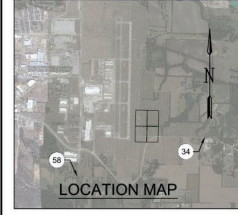


REGISTRATION NO. F-5713

PRELIMINARY DESIGN
THIS DOCUMENT IS RELEASED FOR THE AUTHORITY OF BRUCE W. WATKINS, P.E., AND IS NOT TO BE USED FOR CONSTRUCTION OR PERMIT PURPOSES.

REV.	DATE	DESCRIPTION

MCKINNEY NATIONAL AIRPORT
MCKINNEY, TX
EASTSIDE TERMINAL
INFRASTRUCTURE DESIGN
JOB NO: 23A11174
DATE: NOV. 2024



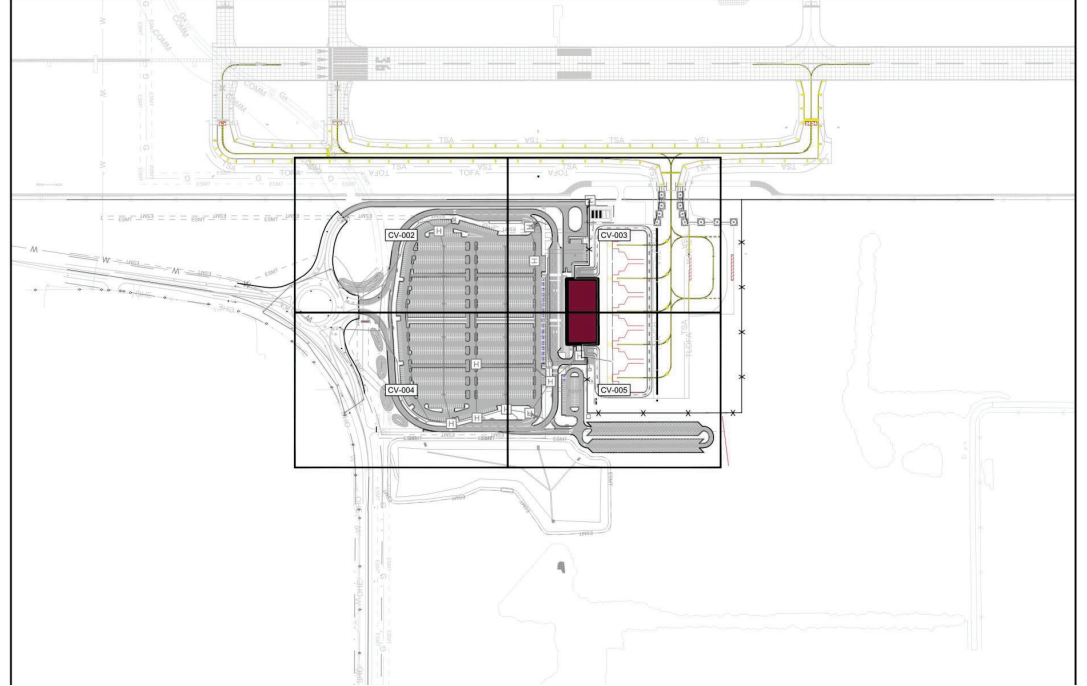
LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- FIRE LANE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED LIGHT POLE
- PROPOSED HANDHOLE

SITE DATA TABLE

PROPOSED USE	AIRPORT TERMINAL
ZONING	AP
TOTAL BUILDING AREA	48,000 SF
BUILDING HEIGHT	<30'
DEFLECTION FORD AND LANDSCAPE AREAS	507,585 SQ FT (30%)
FLOOR AREA RATIO	48,000 SQ FT (3%)
IMPERVIOUS AREA	1,128,010 SQ FT (67%)
TOTAL LOT AREA	1,683,595 SQ FT (38.65 ACRES)
PARKING REQUIRED	NO REQUIREMENTS
STANDARD SURFACE PARKING PROVIDED	1609 SPACES
HANDICAP REQUIRED	27 SPACES
HANDICAP PROVIDED	30 SPACES
TOTAL SPACES PROVIDED	1639 SPACES

NOTE:
1. ALL DIMENSIONS ARE TO FACE OF



CITY OF MCKINNEY STANDARD NOTATIONS:

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 MULTI-FAMILY 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 AND CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

CITY SURVEY CONTROL MONUMENTS

NAME	NORTHING	EASTING	ELEVATION	DESCRIPTION
MONUMENT 34	7113381.06	2557552.48	570.22	MONUMENT IN HEADWALL
MONUMENT 58	7110756.78	2550105.36	542.47	CONCRETE MONUMENT



CAUTION: UNDERGROUND UTILITIES EXIST WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION. AN ATTEMPT HAS BEEN MADE TO LOCATE THESE UTILITIES ON THE PLANS. HOWEVER, ALL EXISTING UTILITIES MAY NOT BE SHOWN AND THE ACTUAL LOCATIONS OF THE UTILITIES MAY VARY FROM THE LOCATIONS SHOWN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION, THE CONTRACTOR SHALL CONTACT THE UTILITIES INVOLVED AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITIES ON THE GROUND. THE CONTRACTOR SHALL MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY.

TEXAS STATE LAW, THE UNDERGROUND FACILITIES DAMAGE PREVENTION ACT, REQUIRES SUFFICIENT ADVANCE NOTIFICATION THROUGH THE TEXAS ONE-CALL SYSTEM CENTER BEFORE EXCAVATING USING MECHANIZED EQUIPMENT OR EXPLOSIVES (EXCEPT IN THE CASE OF AN EMERGENCY). THE ONE-CALL SYSTEM PHONE NUMBER IS 1-800-245-2545. THE CONTRACTOR IS ADVISED THAT THERE IS A SEVERE PENALTY FOR NOT MAKING THIS CALL. NOT ALL UTILITY COMPANIES ARE MEMBERS OF THE TEXAS ONE-CALL SYSTEM. THEREFORE, THE CONTRACTOR IS ADVISED TO CONTACT ALL NON-MEMBER UTILITIES AS WELL AS THE ONE-CALL SYSTEM.

GEOGRAPHIC ID	LEGAL DESCRIPTION OF PROPERTY
R-6691-001-0030-1	ABS A0891 G B PLANT SURVEY, SHEET 1, TRACT 3, 15.2271 ACRES
R-6691-001-0030-1	ABS A0891 G B PLANT SURVEY, SHEET 1, TRACT 3, 19.4001 ACRES
R-6517-001-1180-1	ABS A0517 R H LOCKE SURVEY, SHEET 1, TRACT 118, 147.612 ACRES
R-6691-001-0340-1	ABS A0891 G B PLANT SURVEY, SHEET 1, TRACT 34, 1592 ACRES
R-6691-001-0260-1	ABS A0891 G B PLANT SURVEY, SHEET 1, TRACT 6, 69.511 ACRES
R-6691-001-0430-1	ABS A0891 G B PLANT SURVEY, SHEET 1, TRACT 43, 33.683 ACRES
R-6874-000-0200-1	ABS A0874 RUFUS SEWELL SURVEY, TRACT 20, 50.069 ACRES
R-6874-000-010-1	ABS A0874 RUFUS SEWELL SURVEY, TRACT 1, 17.8789 ACRES

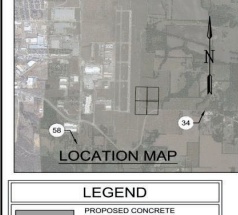


REGISTRATION NO. F-5713

PRELIMINARY DESIGN
THIS DOCUMENT IS RELEASED FOR THE AUTHORITY OF BRUCE W. WATKINS, P.E., AND IS NOT TO BE USED FOR CONSTRUCTION OR PERMIT PURPOSES.

REV.	DATE	DESCRIPTION

MCKINNEY NATIONAL AIRPORT
MCKINNEY, TX
EASTSIDE TERMINAL
INFRASTRUCTURE DESIGN
JOB NO: 23A11174
DATE: NOV. 2024
DESIGNED BY: WFM
DRAWN BY: KCP
DRAWING NUMBER
CV-002
SHEET NUMBER 6



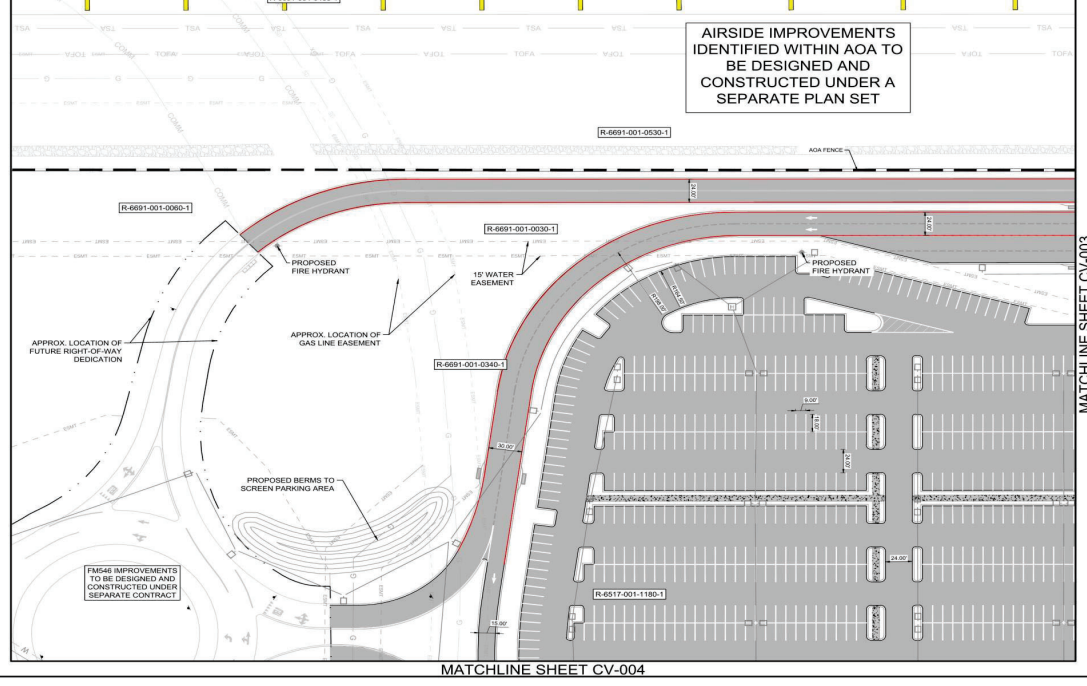
LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- FIRE LANE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED LIGHT POLE
- PROPOSED HANDHOLE

SITE DATA TABLE

PROPOSED USE	AIRPORT TERMINAL
ZONING	AP
TOTAL BUILDING AREA	48,000 SF
BUILDING HEIGHT	<30'
DEFLECTION FORD AND LANDSCAPE AREAS	507,585 SQ FT (30%)
FLOOR AREA RATIO	48,000 SQ FT (3%)
IMPERVIOUS AREA	1,128,010 SQ FT (67%)
TOTAL LOT AREA	1,683,595 SQ FT (38.65 ACRES)
PARKING REQUIRED	NO REQUIREMENTS
STANDARD SURFACE PARKING PROVIDED	1609 SPACES
HANDICAP REQUIRED	27 SPACES
HANDICAP PROVIDED	30 SPACES
TOTAL SPACES PROVIDED	1639 SPACES

NOTE:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. HVAC SHALL BE ROOF MOUNTED.



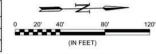
MATCHLINE SHEET CV-004

MATCHLINE SHEET CV-003

- 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.
- MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT FOR NON-RESIDENTIAL AND MULTI-FAMILY USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- THE LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6 OF THIS CODE AND CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

CITY SURVEY CONTROL MONUMENTS

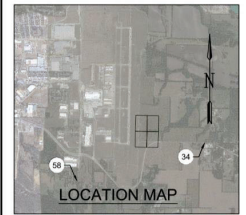
NAME	NORTHING	EASTING	ELEVATION	DESCRIPTION
MONUMENT 34	7113081.06	2557952.48	570.22	MONUMENT IN HEADWALL
MONUMENT 58	7110756.78	2550105.36	542.47	INSTALLED IN 2007



HAS BEEN MADE TO LOCATE THESE UTILITIES ON THE PLANS. HOWEVER, ALL EXISTING UTILITIES MAY NOT BE SHOWN AND THE ACTUAL LOCATIONS OF THE UTILITIES MAY VARY FROM THE LOCATIONS SHOWN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION, THE CONTRACTOR SHALL CONTACT THE UTILITIES INVOLVED AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITIES ON THE GROUND. THE CONTRACTOR SHALL MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY.

TEXAS STATE LAW, THE UNDERGROUND FACILITIES DAMAGE PREVENTION ACT, REQUIRES SUFFICIENT ADVANCE NOTIFICATION THROUGH THE TEXAS ONE-CALL SYSTEM CENTER BEFORE EXCAVATING USING MECHANIZED EQUIPMENT OR EXPLOSIVES (EXCEPT IN THE CASE OF AN EMERGENCY). THE ONE-CALL SYSTEM PHONE NUMBER IS 1-800-245-4545. THE CONTRACTOR IS ADVISED THAT THERE IS A SEVERE PENALTY FOR NOT MAKING THIS CALL. NOT ALL UTILITY COMPANIES ARE MEMBERS OF THE TEXAS ONE-CALL SYSTEM. THEREFORE, THE CONTRACTOR IS ADVISED TO CONTACT ALL NON-MEMBER UTILITIES AS WELL AS THE ONE-CALL SYSTEM.

GEOGRAPHIC ID	LEGAL DESCRIPTION OF PROPERTY
R-6691-001-0030-1	ABS A0891 G B PILANT SURVEY, SHEET 1, TRACT 3, 15.2271 ACRES
R-6691-001-0530-1	ABS A0891 G B PILANT SURVEY, SHEET 1, TRACT 53, 19.4081 ACRES
R-6517-001-1180-1	ABS A0517 R H LOCKE SURVEY, SHEET 1, TRACT 118, 147.612 ACRES
R-6691-001-0340-1	ABS A0891 G B PILANT SURVEY, SHEET 1, TRACT 34, 1582 ACRES
R-6691-001-0060-1	ABS A0891 G B PILANT SURVEY, SHEET 1, TRACT 6, 69.511 ACRES
R-6691-001-0430-1	ABS A0891 G B PILANT SURVEY, SHEET 1, TRACT 43, 33.683 ACRES
R-6674-000-0200-1	ABS A0874 RUFUS SEWELL SURVEY, TRACT 20, 50.069 ACRES
R-6874-000-0010-1	ABS A0874 RUFUS SEWELL SURVEY, TRACT 1, 17.8788 ACRES



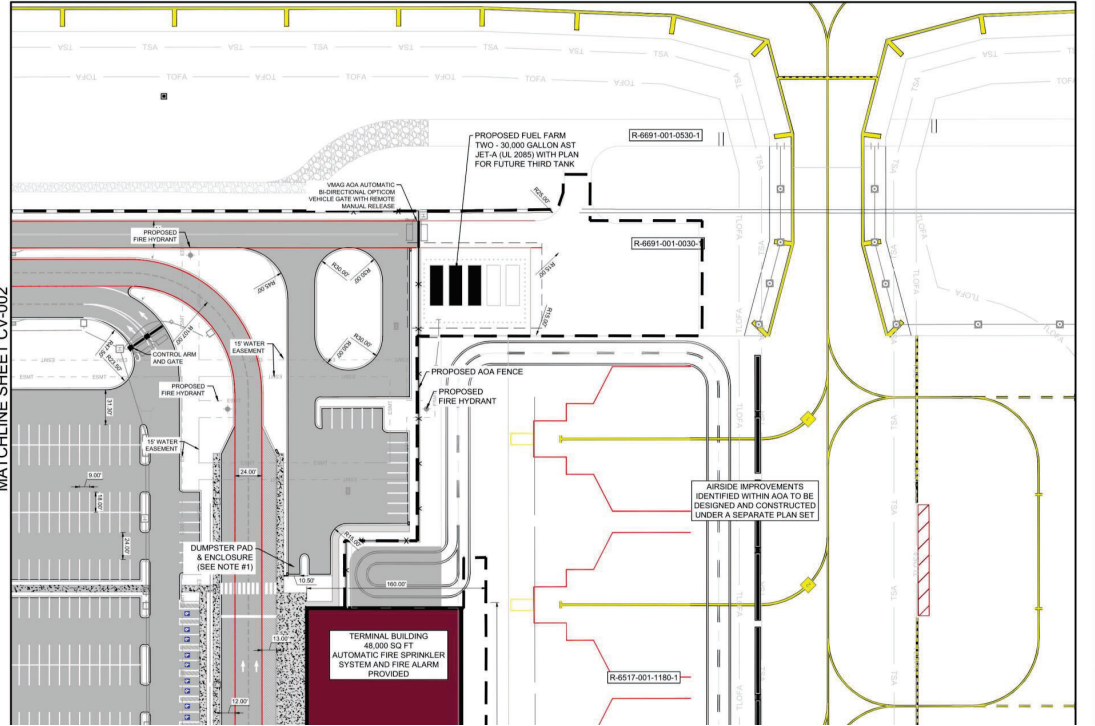
LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- FIRE LANE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED LIGHT POLE
- PROPOSED HANDHOLE

SITE DATA TABLE

PROPOSED USE	AIRPORT TERMINAL
ZONING	AP
TOTAL BUILDING AREA	48,000 SF
BUILDING HEIGHT	<30'
DETENTION POND AND LANDSCAPE AREAS	507,585 SQ FT (30%)
FLOOR AREA RATIO	48,000 SQ FT (3%)
IMPERVIOUS AREA	1,128,010 SQ FT (67%)
TOTAL LOT AREA	1,683,595 SQ FT (38.65 ACRES)
PARKING REQUIRED	NO REQUIREMENTS
STANDARD SURFACE PARKING PROVIDED	1609 SPACES
HANDICAP REQUIRED	27 SPACES
HANDICAP PROVIDED	30 SPACES
TOTAL SPACES PROVIDED	1639 SPACES

- NOTE:
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - HVAC SHALL BE ROOF MOUNTED.



CITY OF MCKINNEY STANDARD NOTATIONS:

- 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.
- MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT FOR NON-RESIDENTIAL AND MULTI-FAMILY USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- THE LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6 OF THIS CODE AND CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

CITY SURVEY CONTROL MONUMENTS

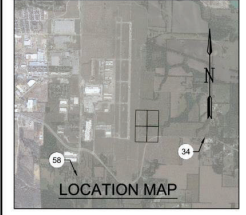
NAME	NORTHING	EASTING	ELEVATION	DESCRIPTION
MONUMENT 34	7113081.06	2557952.48	570.22	MONUMENT IN HEADWALL
MONUMENT 58	7110756.78	2550105.36	542.47	INSTALLED IN 2007



CAUTION: UNDERGROUND UTILITIES EXIST WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION. AN ATTEMPT HAS BEEN MADE TO LOCATE THESE UTILITIES ON THE PLANS. HOWEVER, ALL EXISTING UTILITIES MAY NOT BE SHOWN AND THE ACTUAL LOCATIONS OF THE UTILITIES MAY VARY FROM THE LOCATIONS SHOWN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION, THE CONTRACTOR SHALL CONTACT THE UTILITIES INVOLVED AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITIES ON THE GROUND. THE CONTRACTOR SHALL MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY.

TEXAS STATE LAW, THE UNDERGROUND FACILITIES DAMAGE PREVENTION ACT, REQUIRES SUFFICIENT ADVANCE NOTIFICATION THROUGH THE TEXAS ONE-CALL SYSTEM CENTER BEFORE EXCAVATING USING MECHANIZED EQUIPMENT OR EXPLOSIVES (EXCEPT IN THE CASE OF AN EMERGENCY). THE ONE-CALL SYSTEM PHONE NUMBER IS 1-800-245-4545. THE CONTRACTOR IS ADVISED THAT THERE IS A SEVERE PENALTY FOR NOT MAKING THIS CALL. NOT ALL UTILITY COMPANIES ARE MEMBERS OF THE TEXAS ONE-CALL SYSTEM. THEREFORE, THE CONTRACTOR IS ADVISED TO CONTACT ALL NON-MEMBER UTILITIES AS WELL AS THE ONE-CALL SYSTEM.

GEOGRAPHIC ID	LEGAL DESCRIPTION OF PROPERTY
R-6691-001-0030-1	ABS A0891 G B PILANT SURVEY, SHEET 1, TRACT 3, 15.2271 ACRES
R-6691-001-0530-1	ABS A0891 G B PILANT SURVEY, SHEET 1, TRACT 53, 19.4081 ACRES
R-6517-001-1180-1	ABS A0517 R H LOCKE SURVEY, SHEET 1, TRACT 118, 147.612 ACRES
R-6691-001-0340-1	ABS A0891 G B PILANT SURVEY, SHEET 1, TRACT 34, 1582 ACRES
R-6691-001-0060-1	ABS A0891 G B PILANT SURVEY, SHEET 1, TRACT 6, 69.511 ACRES
R-6691-001-0430-1	ABS A0891 G B PILANT SURVEY, SHEET 1, TRACT 43, 33.683 ACRES
R-6674-000-0200-1	ABS A0874 RUFUS SEWELL SURVEY, TRACT 20, 50.069 ACRES
R-6874-000-0010-1	ABS A0874 RUFUS SEWELL SURVEY, TRACT 1, 17.8788 ACRES



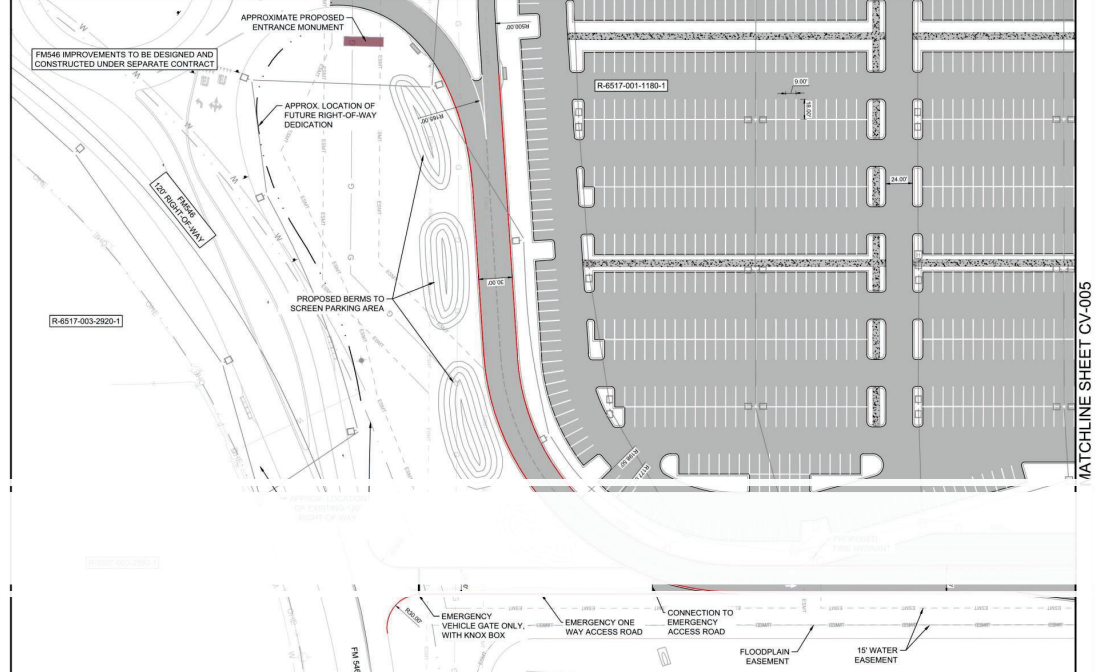
LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- FIRE LANE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED LIGHT POLE
- PROPOSED HANDHOLE

SITE DATA TABLE

PROPOSED USE	AIRPORT TERMINAL
ZONING	AP
TOTAL BUILDING AREA	48,000 SF
BUILDING HEIGHT	<30'
DETENTION POND AND LANDSCAPE AREAS	507,585 SQ FT (30%)
FLOOR AREA RATIO	48,000 SQ FT (3%)
IMPERVIOUS AREA	1,128,010 SQ FT (67%)
TOTAL LOT AREA	1,683,595 SQ FT (38.65 ACRES)
PARKING REQUIRED	NO REQUIREMENTS
STANDARD SURFACE PARKING PROVIDED	1609 SPACES
HANDICAP REQUIRED	27 SPACES
HANDICAP PROVIDED	30 SPACES
TOTAL SPACES PROVIDED	1639 SPACES

- NOTE:
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - HVAC SHALL BE ROOF MOUNTED.

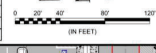


CITY OF MCKINNEY STANDARD NOTATIONS:

- 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.
- MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT FOR NON-RESIDENTIAL AND MULTI-FAMILY USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- THE LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6 OF THIS CODE AND CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

CITY SURVEY CONTROL MONUMENTS

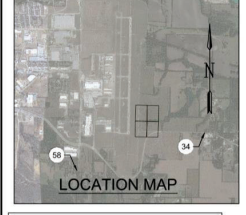
NAME	NORTHING	EASTING	ELEVATION	DESCRIPTION
MONUMENT 34	7113081.06	2557952.48	570.22	MONUMENT IN HEADWALL
MONUMENT 58	7110756.78	2550105.36	542.47	INSTALLED IN 2007



SHOWN AND THE ACTUAL LOCATIONS OF THE UTILITIES MAY VARY FROM THE LOCATIONS SHOWN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION, THE CONTRACTOR SHALL CONTACT THE UTILITIES INVOLVED AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITIES ON THE GROUND. THE CONTRACTOR SHALL MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY.

TEXAS STATE LAW, THE UNDERGROUND FACILITIES DAMAGE PREVENTION ACT, REQUIRES SUFFICIENT ADVANCE NOTIFICATION THROUGH THE TEXAS ONE-CALL SYSTEM CENTER BEFORE EXCAVATING USING MECHANIZED EQUIPMENT OR EXPLOSIVES (EXCEPT IN THE CASE OF AN EMERGENCY). THE ONE-CALL SYSTEM PHONE NUMBER IS 1-800-245-4545. THE CONTRACTOR IS ADVISED THAT THERE IS A SEVERE PENALTY FOR NOT MAKING THIS CALL. NOT ALL UTILITY COMPANIES ARE MEMBERS OF THE TEXAS ONE-CALL SYSTEM. THEREFORE, THE CONTRACTOR IS ADVISED TO CONTACT ALL NON-MEMBER UTILITIES AS WELL AS THE ONE-CALL SYSTEM.

GEOGRAPHIC ID	LEGAL DESCRIPTION OF PROPERTY
R-6691-001-0030-1	ABS A0891 G B PILANT SURVEY, SHEET 1, TRACT 3, 15.2271 ACRES
R-6691-001-0530-1	ABS A0891 G B PILANT SURVEY, SHEET 1, TRACT 53, 19.4081 ACRES
R-6517-001-1180-1	ABS A0517 R H LOCKE SURVEY, SHEET 1, TRACT 118, 147.612 ACRES
R-6691-001-0340-1	ABS A0891 G B PILANT SURVEY, SHEET 1, TRACT 34, 1582 ACRES
R-6691-001-0060-1	ABS A0891 G B PILANT SURVEY, SHEET 1, TRACT 6, 69.511 ACRES
R-6691-001-0430-1	ABS A0891 G B PILANT SURVEY, SHEET 1, TRACT 43, 33.683 ACRES
R-6674-000-0200-1	ABS A0874 RUFUS SEWELL SURVEY, TRACT 20, 50.069 ACRES
R-6874-000-0010-1	ABS A0874 RUFUS SEWELL SURVEY, TRACT 1, 17.8788 ACRES



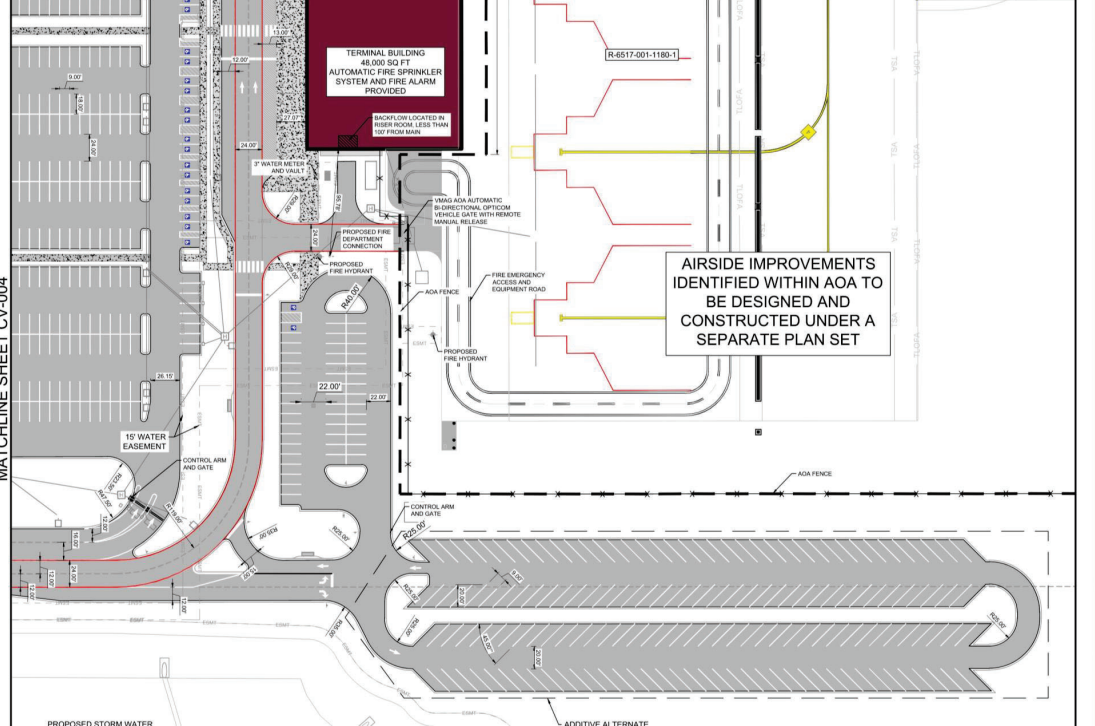
LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- FIRE LANE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED LIGHT POLE
- PROPOSED HANDHOLE

SITE DATA TABLE

PROPOSED USE	AIRPORT TERMINAL
ZONING	AP
TOTAL BUILDING AREA	48,000 SF
BUILDING HEIGHT	<30'
DETENTION POND AND LANDSCAPE AREAS	507,585 SQ FT (30%)
FLOOR AREA RATIO	48,000 SQ FT (3%)
IMPERVIOUS AREA	1,128,010 SQ FT (67%)
TOTAL LOT AREA	1,683,595 SQ FT (38.65 ACRES)
PARKING REQUIRED	NO REQUIREMENTS
STANDARD SURFACE PARKING PROVIDED	1609 SPACES
HANDICAP REQUIRED	27 SPACES
HANDICAP PROVIDED	30 SPACES
TOTAL SPACES PROVIDED	1639 SPACES

- NOTE:
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - HVAC SHALL BE ROOF MOUNTED.



CITY OF MCKINNEY STANDARD NOTATIONS:

- 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.
- MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT FOR NON-RESIDENTIAL AND MULTI-FAMILY USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- THE LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6 OF THIS CODE AND CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

CITY SURVEY CONTROL MONUMENTS

NAME	NORTHING	EASTING	ELEVATION	DESCRIPTION
MONUMENT 34	7113081.06	2557952.48	570.22	MONUMENT IN HEADWALL
MONUMENT 58	7110756.78	2550105.36	542.47	INSTALLED IN 2007



SHOWN AND THE ACTUAL LOCATIONS OF THE UTILITIES MAY VARY FROM THE LOCATIONS SHOWN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION, THE CONTRACTOR SHALL CONTACT THE UTILITIES INVOLVED AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITIES ON THE GROUND. THE CONTRACTOR SHALL MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY.

TEXAS STATE LAW, THE UNDERGROUND FACILITIES DAMAGE PREVENTION ACT, REQUIRES SUFFICIENT ADVANCE NOTIFICATION THROUGH THE TEXAS ONE-CALL SYSTEM CENTER BEFORE EXCAVATING USING MECHANIZED EQUIPMENT OR EXPLOSIVES (EXCEPT IN THE CASE OF AN EMERGENCY). THE ONE-CALL SYSTEM PHONE NUMBER IS 1-800-245-4545. THE CONTRACTOR IS ADVISED THAT THERE IS A SEVERE PENALTY FOR NOT MAKING THIS CALL. NOT ALL UTILITY COMPANIES ARE MEMBERS OF THE TEXAS ONE-CALL SYSTEM. THEREFORE, THE CONTRACTOR IS ADVISED TO CONTACT ALL NON-MEMBER UTILITIES AS WELL AS THE ONE-CALL SYSTEM.

GEOGRAPHIC ID	LEGAL DESCRIPTION OF PROPERTY
R-6691-001-0030-1	ABS A0891 G B PILANT SURVEY, SHEET 1, TRACT 3, 15.2271 ACRES
R-6691-001-0530-1	ABS A0891 G B PILANT SURVEY, SHEET 1, TRACT 53, 19.4081 ACRES
R-6517-001-1180-1	ABS A0517 R H LOCKE SURVEY, SHEET 1, TRACT 118, 147.612 ACRES
R-6691-001-0340-1	ABS A0891 G B PILANT SURVEY, SHEET 1, TRACT 34, 1582 ACRES
R-6691-001-0060-1	ABS A0891 G B PILANT SURVEY, SHEET 1, TRACT 6, 69.511 ACRES
R-6691-001-0430-1	ABS A0891 G B PILANT SURVEY, SHEET 1, TRACT 43, 33.683 ACRES
R-6674-000-0200-1	ABS A0874 RUFUS SEWELL SURVEY, TRACT 20, 50.069 ACRES
R-6874-000-0010-1	ABS A0874 RUFUS SEWELL SURVEY, TRACT 1, 17.8788 ACRES

GARVER

REGISTRATION NO. F-5713

PRELIMINARY DESIGN

THIS DOCUMENT IS RELEASED FOR THE AUTHORITY OF BRINDLEY & HOOPER, INC. FOR CONSTRUCTION OF PERMIT PURPOSES ONLY.

DATE: NOV. 2024

DESIGNED BY: WFM

DRAWN BY: KCP

JOB NO: 23A11174

DATE: NOV. 2024

SCALE: AS SHOWN

MCKINNEY NATIONAL AIRPORT

EASTSIDE TERMINAL INFRASTRUCTURE DESIGN

SITE PLAN 2

GARVER

REGISTRATION NO. F-5713

PRELIMINARY DESIGN

THIS DOCUMENT IS RELEASED FOR THE AUTHORITY OF BRINDLEY & HOOPER, INC. FOR CONSTRUCTION OF PERMIT PURPOSES ONLY.

DATE: NOV. 2024

DESIGNED BY: WFM

DRAWN BY: KCP

JOB NO: 23A11174

DATE: NOV. 2024

SCALE: AS SHOWN

MCKINNEY NATIONAL AIRPORT

EASTSIDE TERMINAL INFRASTRUCTURE DESIGN

SITE PLAN 3

GARVER

REGISTRATION NO. F-5713

PRELIMINARY DESIGN

THIS DOCUMENT IS RELEASED FOR THE AUTHORITY OF BRINDLEY & HOOPER, INC. FOR CONSTRUCTION OF PERMIT PURPOSES ONLY.

DATE: NOV. 2024

DESIGNED BY: WFM

DRAWN BY: KCP

JOB NO: 23A11174

DATE: NOV. 2024

SCALE: AS SHOWN

MCKINNEY NATIONAL AIRPORT

EASTSIDE TERMINAL INFRASTRUCTURE DESIGN

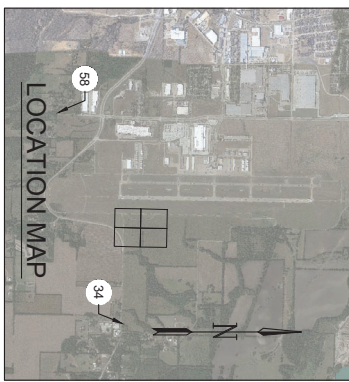
SITE PLAN 4

CITY OF MCKINNEY STANDARD NOTATIONS:

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 NONRESIDENTIAL 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 AND CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

CITY SURVEY CONTROL MONUMENTS

NAME	MON77/WIG	EAST/WIG	ELE/17/20V	DESCR/77/20V
MONUMENT 34	7113081.06	2557952.48	570.22	MONUMENT IN HEADWALL CONCRETE MONUMENT
MONUMENT 58	7110756.78	2590050.38	542.47	



LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	FIRE LANE
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	PROPOSED LIGHT POLE
	PROPOSED HANDHOLE

SITE DATA TABLE

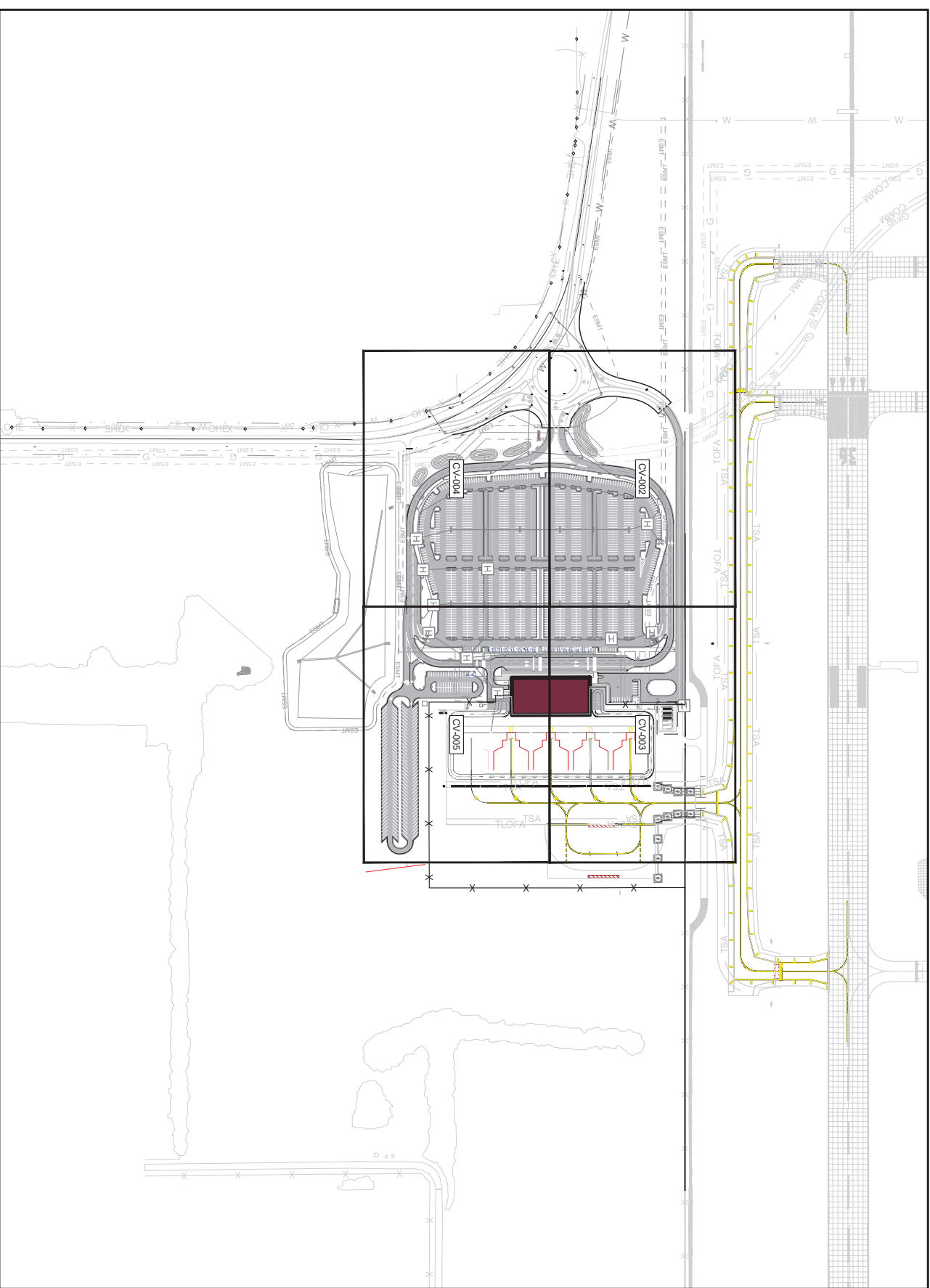
PROPOSED USE	AIRPORT TERMINAL
ZONING	AP
TOTAL BUILDING AREA	48,000 SF
BUILDING HEIGHT	<30'
DETENTION POND AND LANDSCAPE AREAS	507,586 SQ FT (90%)
FLOOR AREA RATIO	48,000 SQ FT (9%)
IMPERVIOUS AREA	1,128,010 SQ FT (67%)
TOTAL LOT AREA	1,683,595 SQ FT (38.65 ACRES)
PARKING REQUIRED	NO REQUIREMENTS
STANDARD SURFACE PARKING PROVIDED	1,609 SPACES
HANDICAP REQUIRED	27 SPACES
HANDICAP PROVIDED	30 SPACES
TOTAL SPACES	1,639 SPACES
BRAND	1,639 SPACES

- NOTE:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. HVAC SHALL BE ROOF MOUNTED.

CAUTION: UNDERGROUND UTILITIES EXIST WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION. AN ATTEMPT HAS BEEN MADE TO LOCATE THESE UTILITIES ON THE PLANS. HOWEVER, ALL EXISTING UTILITIES MAY NOT BE SHOWN AND THE ACTUAL LOCATIONS OF THE UTILITIES MAY VARY FROM THE LOCATIONS SHOWN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION, THE CONTRACTOR SHALL CONTACT THE UTILITIES INVOLVED AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITIES ON THE GROUND. THE CONTRACTOR SHALL MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY.

TEXAS STATE LAW, THE UNDERGROUND FACILITIES DAMAGE PREVENTION ACT, REQUIRES SUFFICIENT ADVANCE NOTIFICATION THROUGH THE TEXAS ONE-CALL SYSTEM CENTER BEFORE EXCAVATING USING MECHANIZED EQUIPMENT OR EXPOSURES (EXCEPT IN THE CASE OF AN EMERGENCY). THE ONE-CALL SYSTEM PHONE NUMBER IS 1-800-255-4845. THE CONTRACTOR IS ADVISED THAT THERE IS A SEVERE PENALTY FOR NOT MAKING THIS CALL. NOT ALL UTILITY COMPANIES ARE MEMBERS OF THE TEXAS ONE-CALL SYSTEM. THEREFORE, THE CONTRACTOR IS ADVISED TO CONTACT ALL NON-MEMBER UTILITIES AS WELL AS THE ONE-CALL SYSTEM.

GEOGRAPHIC ID	LEGAL DESCRIPTION OF PROPERTY
R-6891-001-0030-1	ABS A0691 G B PLANT SURVEY, SHEET 1, TRACT 53, 19.2271 ACRES
R-6891-001-0530-1	ABS A0691 G B PLANT SURVEY, SHEET 1, TRACT 53, 19.2061 ACRES
R-6817-001-1180-1	ABS A0517 R B LOCKE SURVEY, SHEET 1, TRACT 118, 147.612 ACRES
R-6891-001-0340-1	ABS A0691 G B PLANT SURVEY, SHEET 1, TRACT 34, 1.682 ACRES
R-6891-001-0060-1	ABS A0691 G B PLANT SURVEY, SHEET 1, TRACT 6, 69.511 ACRES
R-6891-001-0430-1	ABS A0691 G B PLANT SURVEY, SHEET 1, TRACT 43, 33.889 ACRES
R-6891-001-0200-1	ABS A0691 G B PLANT SURVEY, SHEET 1, TRACT 20, 50.099 ACRES
R-6874-000-0200-1	ABS A0874 RUFUS SEWELL SURVEY, TRACT 20, 50.099 ACRES
R-6874-000-0010-1	ABS A0874 RUFUS SEWELL SURVEY, TRACT 1, 17.8789 ACRES



GARVER

2024 GARVER, L.P. IS THE DESIGNER OF RECORD FOR THE DESIGN AND CONSTRUCTION OF THE EASTSIDE TERMINAL INFRASTRUCTURE DESIGN. THE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MCKINNEY CODE OF ORDINANCES AND ALL APPLICABLE STATE AND FEDERAL REGULATIONS. GARVER, L.P. IS AN EQUAL OPPORTUNITY FIRM. ALL HONORARIUMS IN CONNECTION WITH THIS DESIGN AND CONSTRUCTION SHALL BE PAID TO GARVER, L.P. BY THE CITY OF MCKINNEY.

REGISTRATION NO. F-5713

PRELIMINARY DESIGN

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RIKKI D. WEAVER, P.E., NO. 133574, ON 10/16/2024. IT IS NOT TO BE USED FOR CONSTRUCTION, OR PERMIT PURPOSES.

REV.	DATE	DESCRIPTION	BY

MCKINNEY NATIONAL AIRPORT
 McKinney, TX

McKinney

EASTSIDE TERMINAL INFRASTRUCTURE DESIGN

SITE PLAN OVERVIEW

JOB NO.: 23A11174
 DATE: NOV. 2024
 DESIGNED BY: WFM
 DRAWN BY: KCP

ABS IS ONE OF THE LEADING PROVIDERS OF PROFESSIONAL SERVICES TO THE PUBLIC SECTOR. WE ARE COMMITTED TO EXCELLENCE IN EVERYTHING WE DO. CONTACT US AT 972.962.1100 FOR MORE INFORMATION.

DRAWING NUMBER: **CV-001**

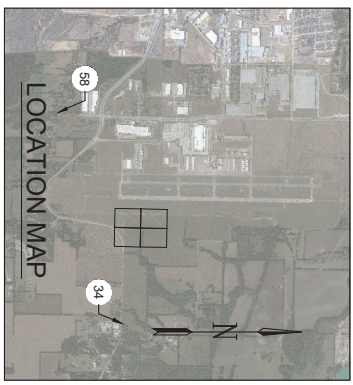
SHEET NUMBER: **5**

CITY OF MCKINNEY STANDARD NOTATIONS:

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 HEAVY 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 AND MULTIFAMILY PROPERTIES.
3. THE LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6 OF THIS CODE AND CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

CITY SURVEY CONTROL MONUMENTS

NAME	COORDINATE	EASTING	ELEVATION	DESCRIPTION
MONUMENT 34	7113081.06	2557952.48	570.22	MONUMENT IN HEADWALL
MONUMENT 58	7110756.78	2550105.38	542.47	INSTALLED IN 2007



LEGEND

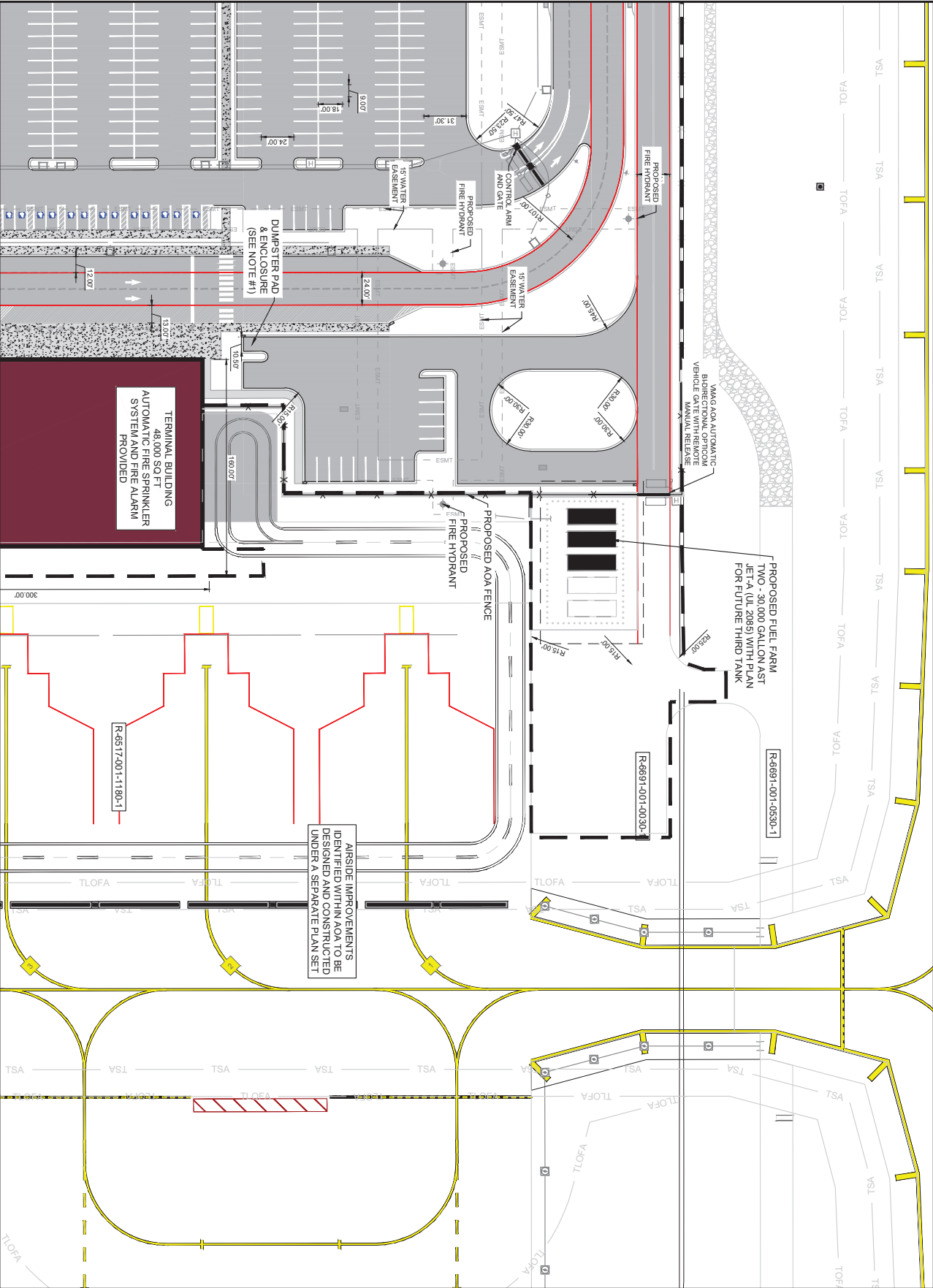
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- FIRE LANE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED LIGHT POLE
- PROPOSED HANDHOLE

SITE DATA TABLE

PROPOSED USE	AIRPORT TERMINAL
ZONING	AP
TOTAL BUILDING AREA	48,000 SF
BUILDING HEIGHT	<30
DETENTION POND AND LANDSCAPE AREAS	507,586 SQ FT (90%)
FLOOR AREA RATIO	48,000 SQ FT (9%)
IMPERVIOUS AREA	1,128,010 SQ FT (67%)
TOTAL LOT AREA	1,683,595 SQ FT (38.65 ACRES)
PARKING REQUIRED	NO REQUIREMENTS
STANDARD SURFACE HANDICAP PROVIDED	27 SPACES
PARKING PROVIDED	30 SPACES
HANDICAP PROVIDED	30 SPACES
TOTAL SPACES	1639 SPACES

- NOTE:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. H/W/C SHALL BE ROOF MOUNTED.

MATCHLINE SHEET CV-002



CAUTION: UNDERGROUND UTILITIES EXIST WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION. AN ATTEMPT HAS BEEN MADE TO LOCATE THESE UTILITIES ON THE PLANS. HOWEVER, ALL EXISTING UTILITIES MAY NOT BE SHOWN AND THE ACTUAL LOCATIONS OF THE UTILITIES MAY VARY FROM THE LOCATIONS SHOWN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION, THE CONTRACTOR SHALL CONTACT THE UTILITIES INVOLVED AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITIES ON THE GROUND. THE CONTRACTOR SHALL MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY.

TEXAS STATE LAW: THE UNDERGROUND FACILITIES DAMAGE PREVENTION ACT, REQUIRES SUFFICIENT ADVANCE NOTIFICATION THROUGH THE TEXAS ONE-CALL SYSTEM BEFORE EXCAVATING USING MECHANIZED EQUIPMENT OR EXPOSURES (EXCEPT IN THE CASE OF AN EMERGENCY). THE ONE-CALL SYSTEM PHONE NUMBER IS 1-800-255-4845. THE CONTRACTOR IS ADVISED THAT THERE IS A SEVERE PENALTY FOR NOT MAKING THIS CALL. NOT ALL UTILITY COMPANIES ARE MEMBERS OF THE TEXAS ONE-CALL SYSTEM. THEREFORE, THE CONTRACTOR IS ADVISED TO CONTACT ALL NON-MEMBER UTILITIES AS WELL AS THE ONE-CALL SYSTEM.

GEOGRAPHIC ID	LEGAL DESCRIPTION OF PROPERTY
R-6691-001-0030-1	ABS A0691 G B PLANT SURVEY, SHEET 1, TRACT 3, 15.2271 ACRES
R-6691-001-0530-1	ABS A0691 G B PLANT SURVEY, SHEET 1, TRACT 3, 19.2061 ACRES
R-6691-001-1180-1	ABS A0517 R H LOCKE SURVEY, SHEET 1, TRACT 118, 147.612 ACRES
R-6691-001-0340-1	ABS A0691 G B PLANT SURVEY, SHEET 1, TRACT 34, 1.982 ACRES
R-6691-001-0060-1	ABS A0691 G B PLANT SURVEY, SHEET 1, TRACT 6, 6.9511 ACRES
R-6691-001-0430-1	ABS A0691 G B PLANT SURVEY, SHEET 1, TRACT 43, 33.889 ACRES
R-6691-001-0200-1	ABS A0674 RUFUS SEWELL SURVEY, TRACT 20, 50.099 ACRES
R-6691-001-0200-1	ABS A0674 RUFUS SEWELL SURVEY, TRACT 1, 17.8789 ACRES

GARVER

3024 GARVER LANE, SUITE 100
 FORT WORTH, TEXAS 76102
 PHONE: 817.335.4600
 WWW.GARVERINC.COM

THIS DRAWING IS THE PROPERTY OF GARVER INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GARVER INC.

REGISTERED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 REGISTRATION NO. F-5713

McKinney

McKINNEY NATIONAL AIRPORT
 McKinney, TX

**EASTSIDE TERMINAL
 INFRASTRUCTURE DESIGN**

SITE PLAN 2

JOB NO.: 23A11174
 DATE: NOV. 2024
 DESIGNED BY: WFM
 DRAWN BY: KCP

DATE: NOV. 2024
 DRAWN BY: KCP

0 1/8" = 1'-0"
 1/4" = 3'-0"
 1/2" = 6'-0"
 3/4" = 9'-0"
 1" = 12'-0"

DRAWING NUMBER: **CV-003**

SHEET NUMBER: **7**

PRELIMINARY DESIGN

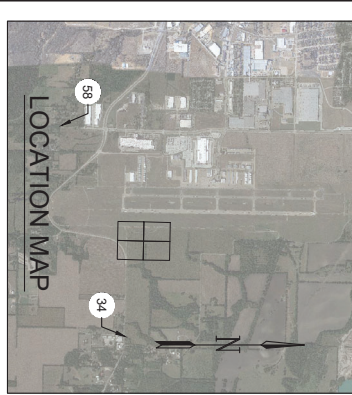
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RIKKI D. WEAVER, P.E., NO. 133574, ON 10/16/2024. IT IS NOT TO BE USED FOR CONSTRUCTION, OR PERMIT PURPOSES.

CITY OF MCKINNEY STANDARD NOTATIONS:

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 AND CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

CITY SURVEY CONTROL MONUMENTS

NAME	MONUMENT	EASTING	ELEVATION	DESCRIPTION
MONUMENT 34	7113081.06	2557952.48	570.22	MONUMENT IN HEADWALL
MONUMENT 58	7110756.78	2550105.38	542.47	INSTALLED IN 2007



LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- FIRE LANE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED LIGHT POLE
- PROPOSED HANDHOLE

SITE DATA TABLE

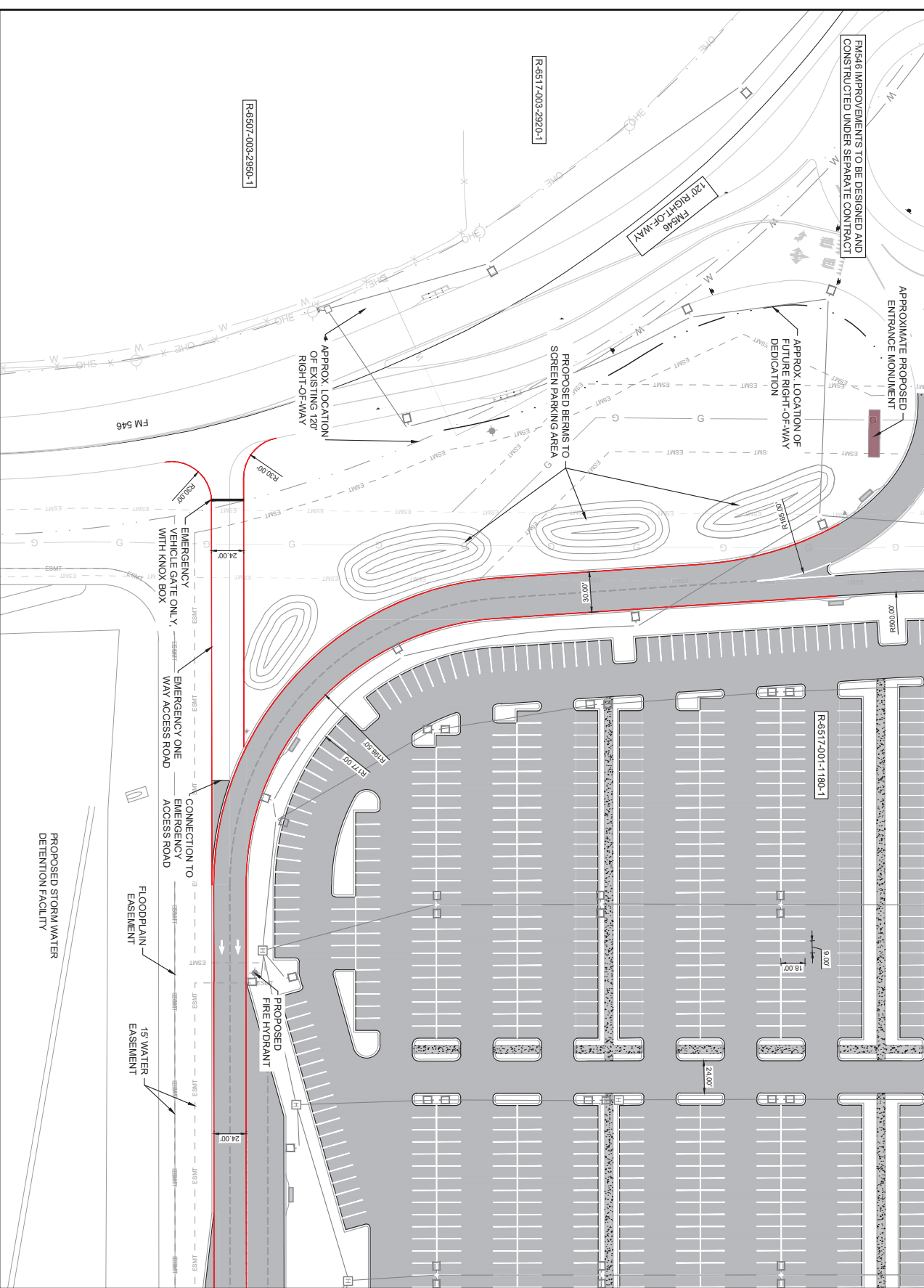
PROPOSED USE	AIRPORT TERMINAL
ZONING	AP
TOTAL BUILDING AREA	48,000 SF
BUILDING HEIGHT	<30'
DETENTION POND AND LANDSCAPE AREAS	507,586 SQ FT (90%)
FLOOR AREA RATIO	48,000 SQ FT (9%)
IMPERVIOUS AREA	1,128,010 SQ FT (67%)
TOTAL LOT AREA	1,683,595 SQ FT (38.65 ACRES)
PARKING REQUIRED	NO REQUIREMENTS
STANDARD SURFACE HANDICAP PROVIDED	1,609 SPACES
PARKING PROVIDED	27 SPACES
HANDICAP PROVIDED	30 SPACES
TOTAL SPACES PROVIDED	1,639 SPACES
TOTAL SPACES BROOKED	1,639 SPACES

- NOTE:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. H/WAC SHALL BE ROOF MOUNTED.

CAUTION: UNDERGROUND UTILITIES EXIST WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION. AN ATTEMPT HAS BEEN MADE TO LOCATE THESE UTILITIES ON THE PLANS. HOWEVER, ALL EXISTING UTILITIES MAY NOT BE SHOWN AND THE ACTUAL LOCATIONS OF THE UTILITIES MAY VARY FROM THE LOCATIONS SHOWN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION, THE CONTRACTOR SHALL CONTACT THE UTILITIES INVOLVED AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITIES ON THE GROUND. THE CONTRACTOR SHALL MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY.

TEXAS STATE LAW, THE UNDERGROUND FACILITIES DAMAGE PREVENTION ACT, REQUIRES SUFFICIENT ADVANCE NOTIFICATION THROUGH THE TEXAS ONE-CALL SYSTEM CENTER BEFORE EXCAVATING USING MECHANIZED EQUIPMENT OR EXPOSIVES (EXCEPT IN THE CASE OF AN EMERGENCY). THE ONE-CALL SYSTEM PHONE NUMBER IS 1-800-255-4845. THE CONTRACTOR IS ADVISED THAT THERE IS A SEVERE PENALTY FOR NOT MAKING THIS CALL. NOT ALL UTILITY COMPANIES ARE MEMBERS OF THE TEXAS ONE-CALL SYSTEM. THEREFORE, THE CONTRACTOR IS ADVISED TO CONTACT ALL NON-MEMBER UTILITIES AS WELL AS THE ONE-CALL SYSTEM.

MATCHLINE SHEET CV-002



LEGAL DESCRIPTION OF PROPERTY

GEOGRAPHIC ID	LEGAL DESCRIPTION OF PROPERTY
R-6691-001-4030-1	ABS A0691 G B PLANT SURVEY, SHEET 1, TRACT 53, 19.2271 ACRES
R-6691-001-0530-1	ABS A0691 G B PLANT SURVEY, SHEET 1, TRACT 53, 19.4061 ACRES
R-6617-001-1180-1	ABS A0517 R H LOCKE SURVEY, SHEET 1, TRACT 118, 147.612 ACRES
R-6691-001-0340-1	ABS A0691 G B PLANT SURVEY, SHEET 1, TRACT 34, 1.682 ACRES
R-6691-001-0060-1	ABS A0691 G B PLANT SURVEY, SHEET 1, TRACT 6, 6.69 511 ACRES
R-6691-001-0430-1	ABS A0691 G B PLANT SURVEY, SHEET 1, TRACT 43, 33.888 ACRES
R-6691-001-0200-1	ABS A0674 RUFUS SEWELL SURVEY, TRACT 20, 50.089 ACRES
R-6691-000-0200-1	ABS A0674 RUFUS SEWELL SURVEY, TRACT 20, 50.089 ACRES
R-6691-000-0010-1	ABS A0674 RUFUS SEWELL SURVEY, TRACT 1, 17.8789 ACRES

MATCHLINE SHEET CV-005

<p>McKINNEY NATIONAL AIRPORT McKINNEY, TX</p>	<p>McKINNEY NATIONAL AIRPORT EASTSIDE TERMINAL INFRASTRUCTURE DESIGN</p>	<p>REV. DATE DESCRIPTION BY</p>
		<p>REGISTRATION NO. F-5713</p>
<p>JOB NO.: 23A11174 DATE: NOV. 2024 DESIGNED BY: WFM DRAWN BY: KCP</p>	<p>THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RIKKI D. WEAVER, P.E., NO. 133574, ON 10/18/2024. IT IS NOT TO BE USED FOR CONSTRUCTION, OR PERMIT PURPOSES.</p>	<p>30x36 GARBER LOT THIS PLAN AND DESIGN CONFORMS TO THE REQUIREMENTS OF PROFESSIONAL SURVEYING AND THE PRESENTATION OF THE DESIGN AND SURVEY INFORMATION IS THE RESPONSIBILITY OF THE SURVEYOR. ALL INFORMATION IN THIS PLAN WAS OBTAINED FROM THE FIELD AND IS THE PROPERTY OF GARBER SURVEYING AND CONSULTING, INC. REGISTERED PROFESSIONAL SURVEYOR NO. 133574 STATE OF TEXAS</p>
<p>SHEET NUMBER 8</p>	<p>DRAWING NUMBER CV-004</p>	<p>DATE: NOV. 2024</p>

