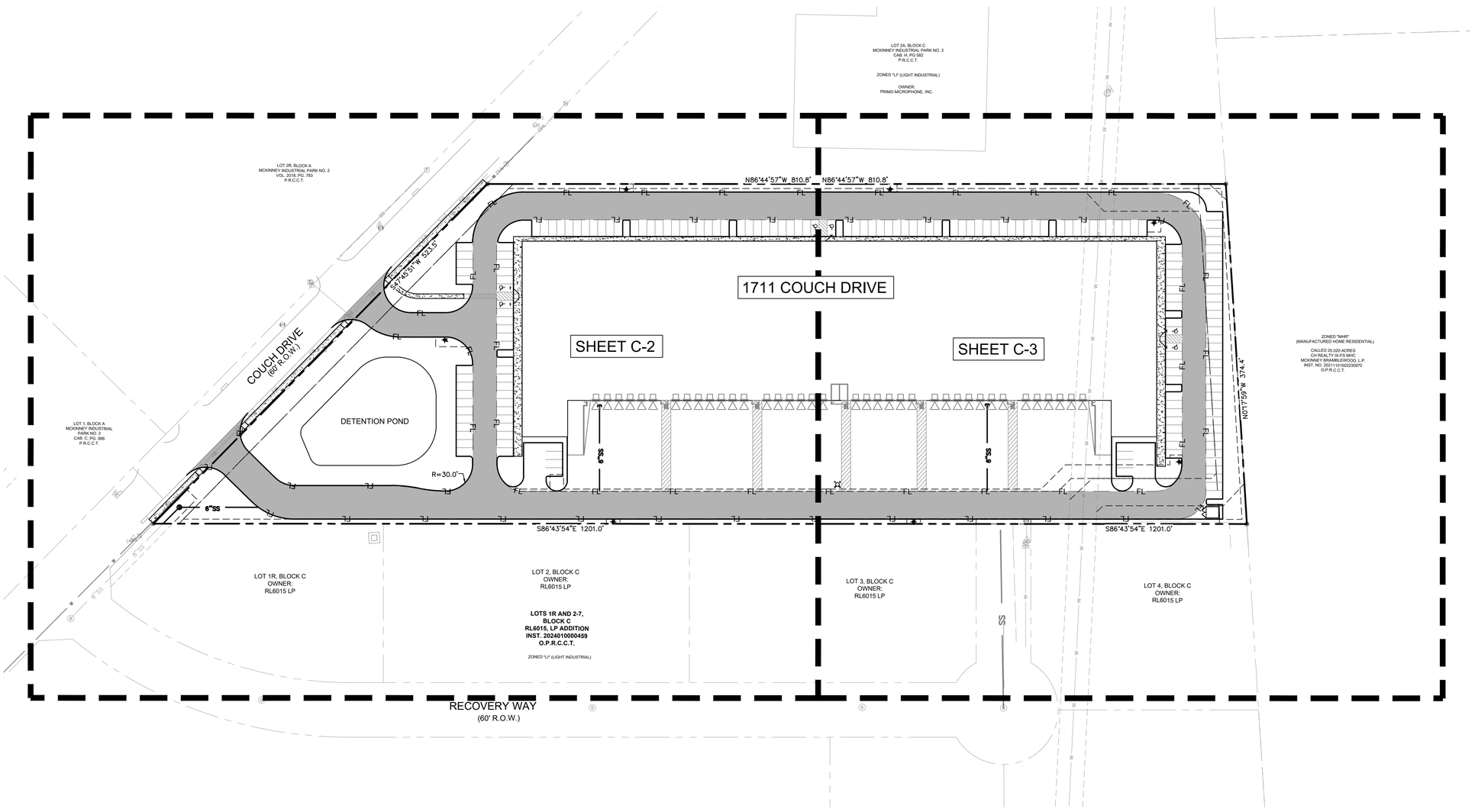
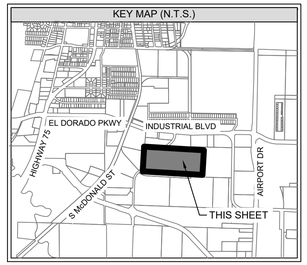


0 60' 120'

GRAPHIC SCALE 1" = 60'

KEY MAP (N.T.S.)



LEGEND	
EXISTING PROPERTY LINE	
PROPOSED PROPERTY LINE	
EXISTING EASEMENT	
PROPOSED EASEMENT	
100-YR FULLY DEVELOPED FLOODPLAIN	
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BUILDING 1 SITE DATA TABLE	
ZONING	I1 - LIGHT INDUSTRIAL
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BUILDING HEIGHT	40.0' HEIGHT / 30.0' CLEAR
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TOTAL IMPERVIOUS AREA (AC/SF)	7.05 AC/307,179 SF
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PARKING CALCULATIONS
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SITE2026-0021

8.6255 ACRES
LOT 2B, BLOCK C
McKINNEY INDUSTRIAL PARK NO. 2
W.S. RICHARDSON SURVEY,
ABSTRACT NO. 747
CITY OF MCKINNEY, COLLIN COUNTY
TEXAS

OWNERS

PRIMO MICROPHONE INC
PO BOX 1570
MCKINNEY. TX 75070

DEVELOPER

SCANNELL PROPERTIES
8201 PRESTON ROAD #725,
DALLAS, TX 75225
PH: (317) 448-8835
CONTACT: IAN MACDONALD

APPLICANT/ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210
FRISCO, TX 75034
PH: (972) 704-1191
CONTACT: KELSEY L. CAMPBELL, P.E.
EMAIL: KELSEY.CAMPBELL@KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

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Kimley»Horn
Engineer KELSEY L. CAMPBELL
P.E. No. 127952 Date 03/02/2026

KHA PROJECT 064493227
DATE MARCH 2026
SCALE: AS SHOWN
DESIGNED BY: HAO
DRAWN BY: NPB
CHECKED BY: KLC

SITE PLAN

MCKINNEY COUCH DRIVE INDUSTRIAL
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

SHEET NUMBER
C-1

Plotted By:Olvera, Hugo Date:April 27, 2026 09:49:26am File Path:K:\DCH_Civil\064493227-Couch Drive McKinney\Cad\PlanSheets\C-Site Plan.dwg
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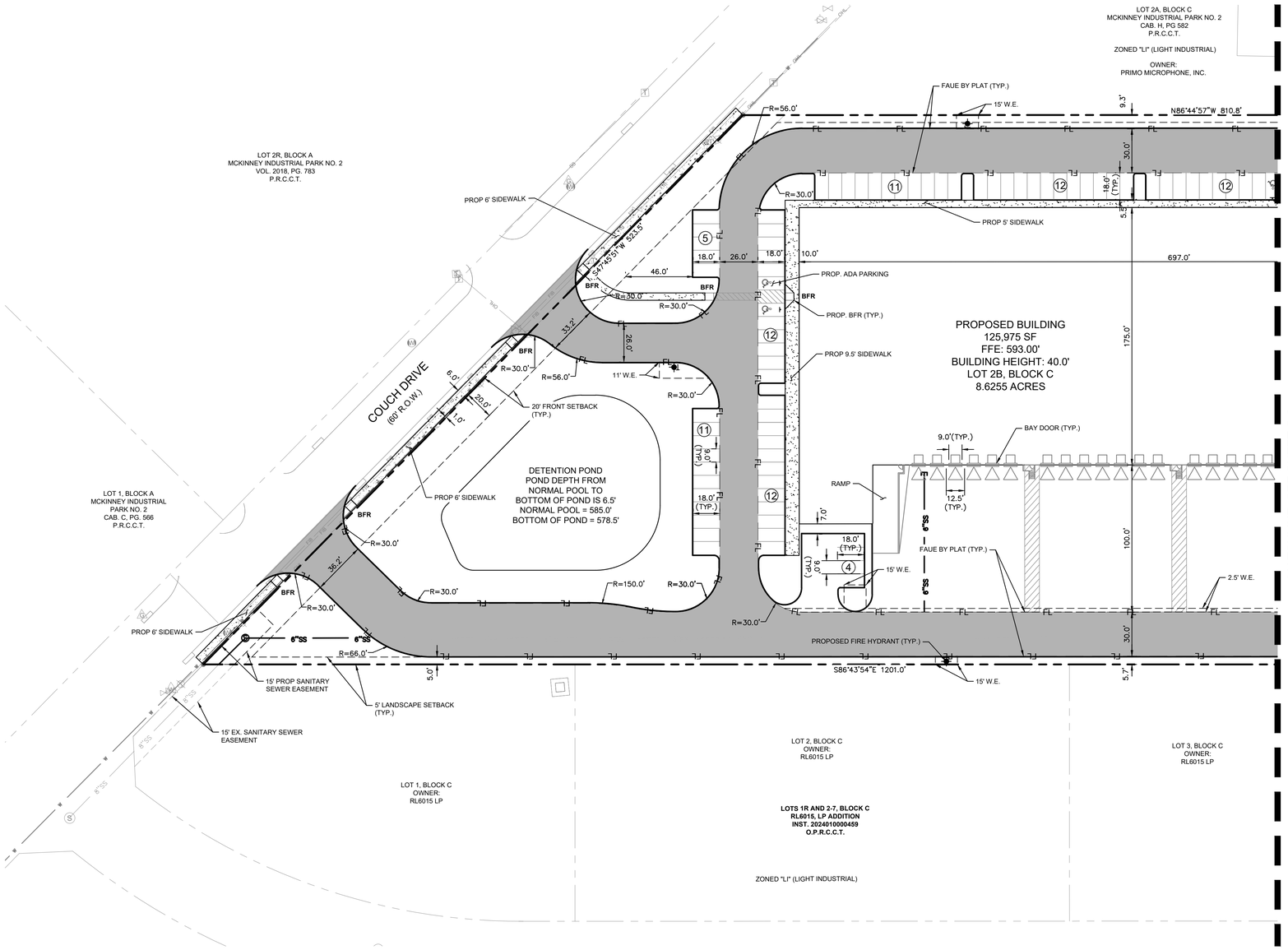
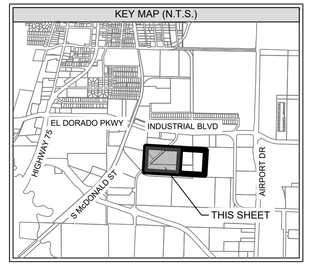


NORTH

0 40' 80'

GRAPHIC SCALE 1" = 40'

KEY MAP (N.T.S.)



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SITE2026-0021

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P.E. No. 127952 Date 03/02/2026

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DRAWN BY: NPB
CHECKED BY: KLC

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CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

SHEET NUMBER
C-2

Plotted By: Olivera, Hugo Date: April 27, 2026 09:49:53am File Path: K:\RCH_Civil\064493227-Couch Drive McKinney\Corp\PlanSheets\C-Site Plan.dwg
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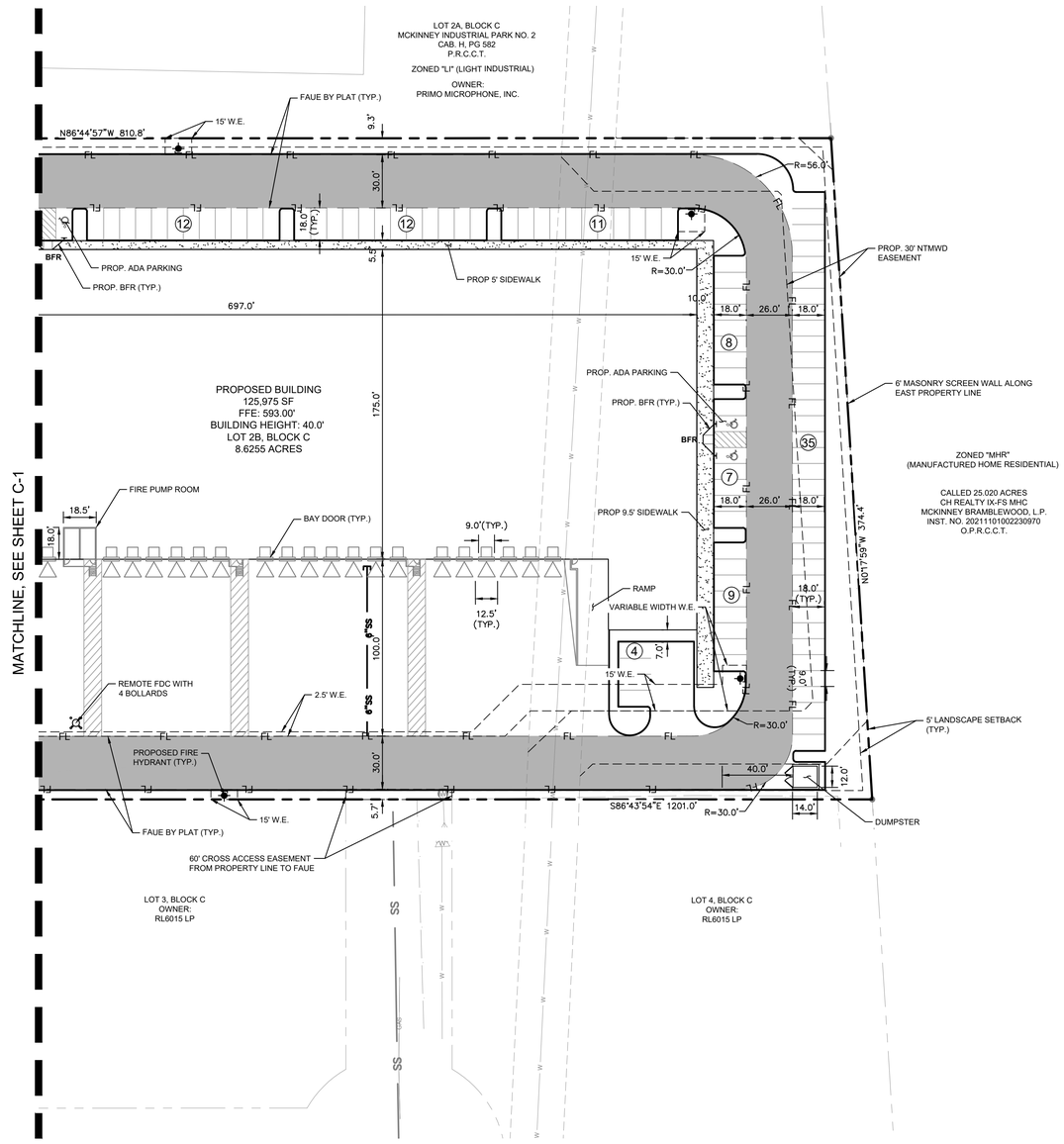

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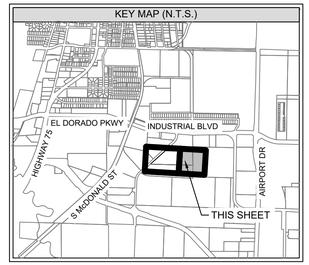

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SHEET NUMBER
C-3

Plotted By: Olvera, Hugo Date: April 27, 2026 09:50:13am File Path: K:\DFW_Civil\064493227-Couch Drive Mckinney\Civil\PlanSheets\C-Site Plan.dwg
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