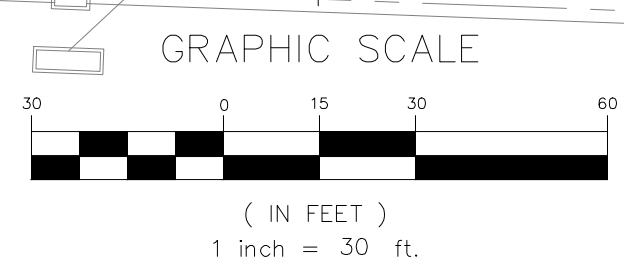


SITE DATA SUMMARY TABLE	
ZONING:	PD
EXISTING USE:	VACANT LOT
PROPOSED USE:	NON-PROFIT AND COMMUNITY CENTER
TOTAL LOT AREA:	+/-2.13 ACRES / 92,814 SQ. FT.
IMPERVIOUS AREA	78.1% (72,379 SQ. FT.)
BUILDING HEIGHTS:	38'-2"
NUMBER OF BLDGS.	1
TOTAL BUILDING SQ. FOOTAGE:	22,871 SQ. FT. (FIRST FLOOR) 18,716 SQ. FT. (SECOND FLOOR) 41,587 SQ. FT. (TOTAL)
PARKING REQUIRED	
NONPROFIT COMMUNITY SERVICE CENTER (1 SPACE PER 400 SF)	41,587 SQ. FT. / 400 = 104 SPACES
PARKING REQUIRED (HANDICAP REQUIRED = 2% OF TOTAL)	104
PARKING PROVIDED	
HEAD IN UNCOVERED PARKING SPACES	92
HEAD IN HANDICAP PARKING	4
OFF-SITE PARKING AVAILABLE THROUGH AGREEMENT WITH CHURCH	32
TOTAL PARKING PROVIDED	128
LOT COVERAGE	29.83% (22,871 SQ. FT.)
FLOOR TO AREA RATIO	0.542:1

LEGEND	
	8" 4,000 PSI CONCRETE PAVEMENT WITH 8" LIME TREATED SUBGRADE AND #4 BARS @ 18" O.C.E.W.
	6" 4,000 PSI CONCRETE PAVEMENT WITH 6" LIME TREATED SUB-BASE AND #4 BARS @ 18" O.C.E.W.
	5" 3,000 PSI CONCRETE PAVEMENT WITH 6" LIME TREATED SUBGRADE AND #3 BARS @ 24" O.C.E.W. (PARKING)
	4" 3,000 PSI REINFORCED CONCRETE PAVEMENT (INTERNAL SIDEWALKS)
	NUMBER OF PARKING SPACES
	R RADIUS
	TYP TYPICAL
	CI CURB INLET
	BFR BARRIER FREE RAMP
	SW SIDEWALK
	FH FIRE HYDRANT
	FDC FIRE DEPARTMENT CONNECTION
	BUILDING ENTRANCE

**NOTES**

- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
- ALL RADII ARE 2.0' UNLESS NOTED OTHERWISE.
- NO OPEN STORAGE TO BE ALLOWED IN FRONT OF MAIN BUILDING.



**FIRE PROTECTION SYSTEMS**

**FIRE PROTECTION SYSTEMS**

BUILDING IS REQUIRED TO BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM, FIRE PUMP, CLASS 1 AUTOMATIC STANDPIPES, AND FIRE ALARM SYSTEM WITH FULL OCCUPANT NOTIFICATION.

BUILDINGS DESIGNED TO ACCOMMODATE HIGH-PILED STORAGE, WHETHER SPECULATIVE OR FOR A KNOWN OWNER, SHALL BE PROVIDED WITH ALL NECESSARY HPS PROVISIONS IN THE CHAPTER 32 OF THE FIRE CODE. THIS INCLUDES, BUT IS NOT LIMITED TO, FIRE DEPARTMENT ACCESS DOORS, SMOKE AND HEAT REMOVAL, IN ADDITIONAL TO THE ITEMS MENTIONED ABOVE.

**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.
- 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.
- THE LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
- BAYS SHALL BE SCREENED WITH A DOOR THAT IS FINISHED WITH GLASS AND SHALL BE CONSTRUCTED TO APPEAR AS A WINDOW WHEN CLOSED.

**SITE PLAN**  
**MCKINNEY NEIGHBOR HUB**  
**SITE2026-0003**  
 BEING 2.09 ACRES OF THE  
**SAMUEL McFALL SURVEY, ABSTRACT NO. 641**  
**HERITAGE ADDITION**  
**TRACT 43**  
**4/22/2026**

**OWNER:**  
 JOHN SEFCIK  
 GRACE PRESBYTERY, INC.  
 6100 COLWELL, SUITE 100  
 IRVING, TEXAS 75039  
 (214) 393-5611  
 KYLE@GRACEPRESBYTERY.ORG

**ENGINEER:**  
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 210 ADRIATIC PARKWAY, #200  
 MCKINNEY, TEXAS 75072  
 (469) 424-5900  
 ATTN: CASEY GREGORY, PE

**APPLICANT:**  
 SANCHEZ AND ASSOCIATES, LLC.  
 210 ADRIATIC PARKWAY, #200  
 MCKINNEY, TEXAS 75072  
 (469) 424-5900  
 ATTN: CASEY GREGORY, PE

Master Planning  
 Civil Engineering  
 Land Development  
 210 Adriatic Parkway, Suite 200  
 McKinney, TX 75072  
 Tel: 469 424 5900  
 Fax: 214 544 3200  
 Certificate of Registration No. F-8665

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

**MCKINNEY NEIGHBOR HUB**  
**CITY OF MCKINNEY, TX**

**SITE PLAN**

Scale: SEE GRAPHIC SCALE  
 Designed by: RCC  
 Drawn by: JH  
 Checked by: SGB  
 Date: 4/22/2026  
 Project No. 022222.001

**EXHIBIT**

