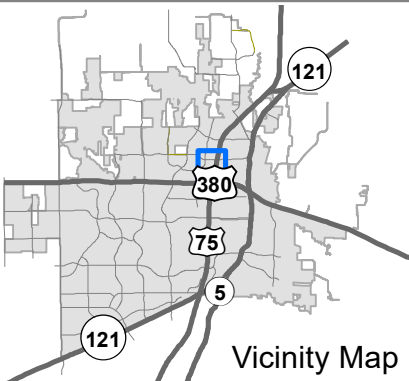
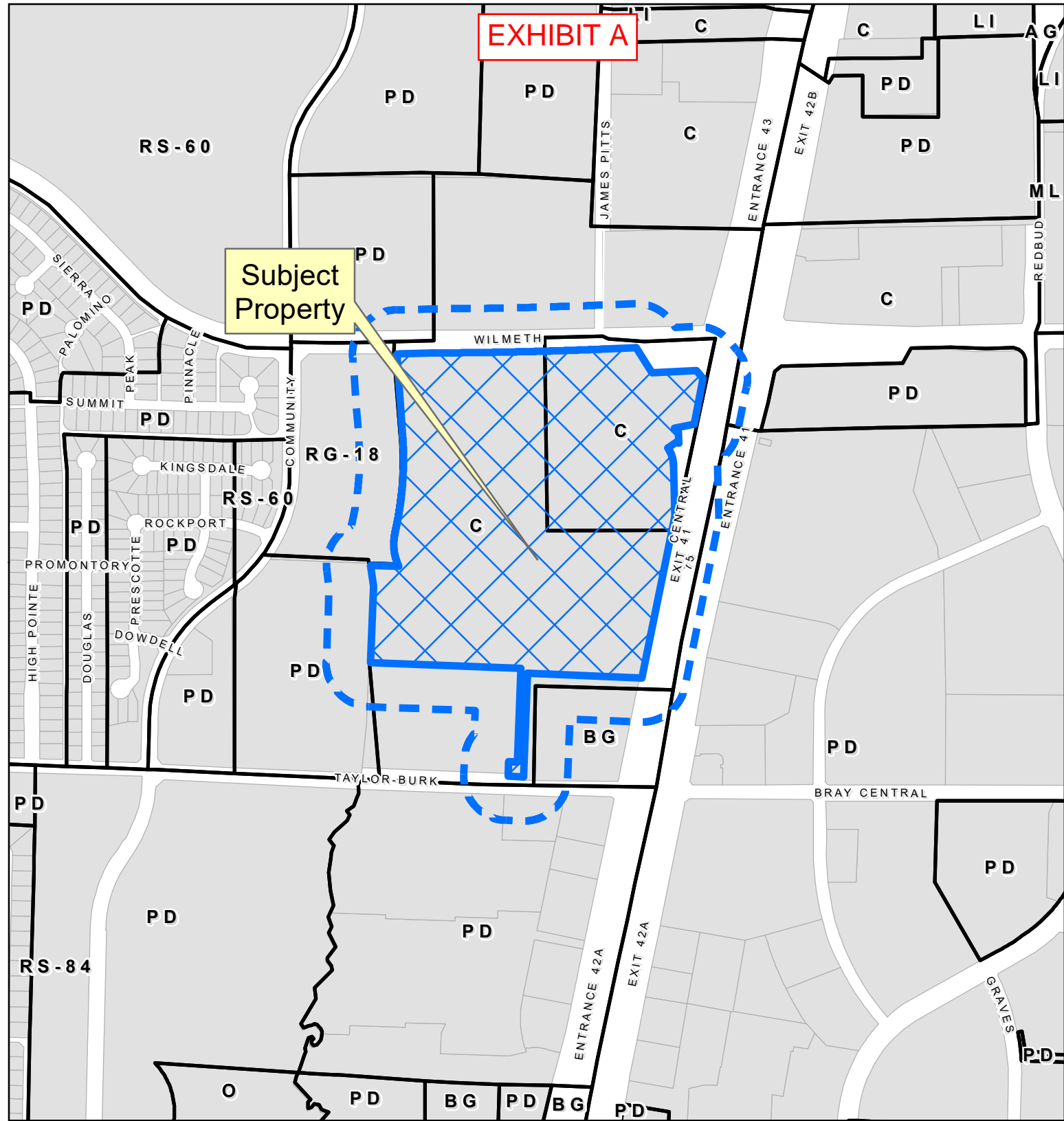
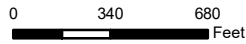


EXHIBIT A



LOCATION MAP
SUP2024-0012



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.



EXHIBIT B

Metes and Bounds Description

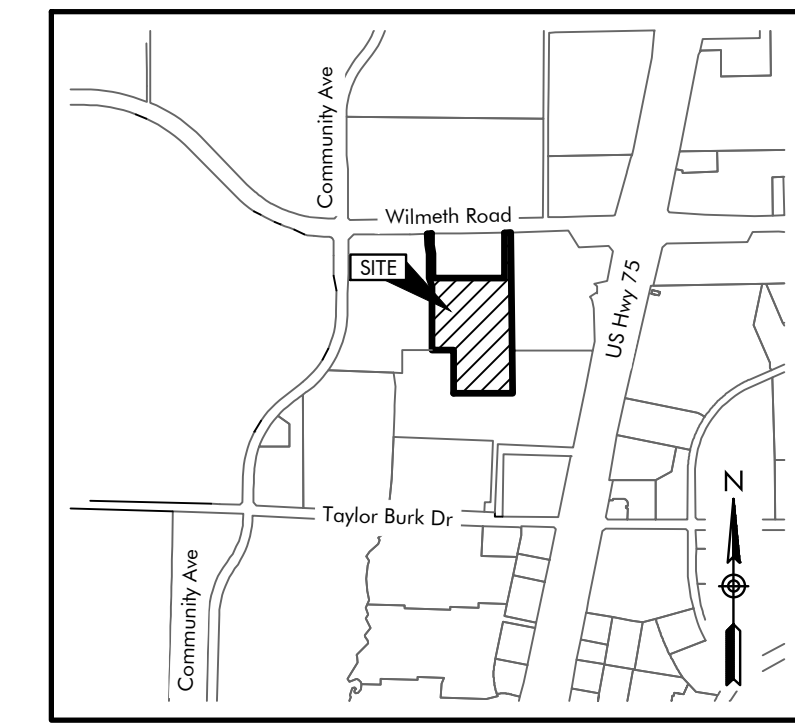
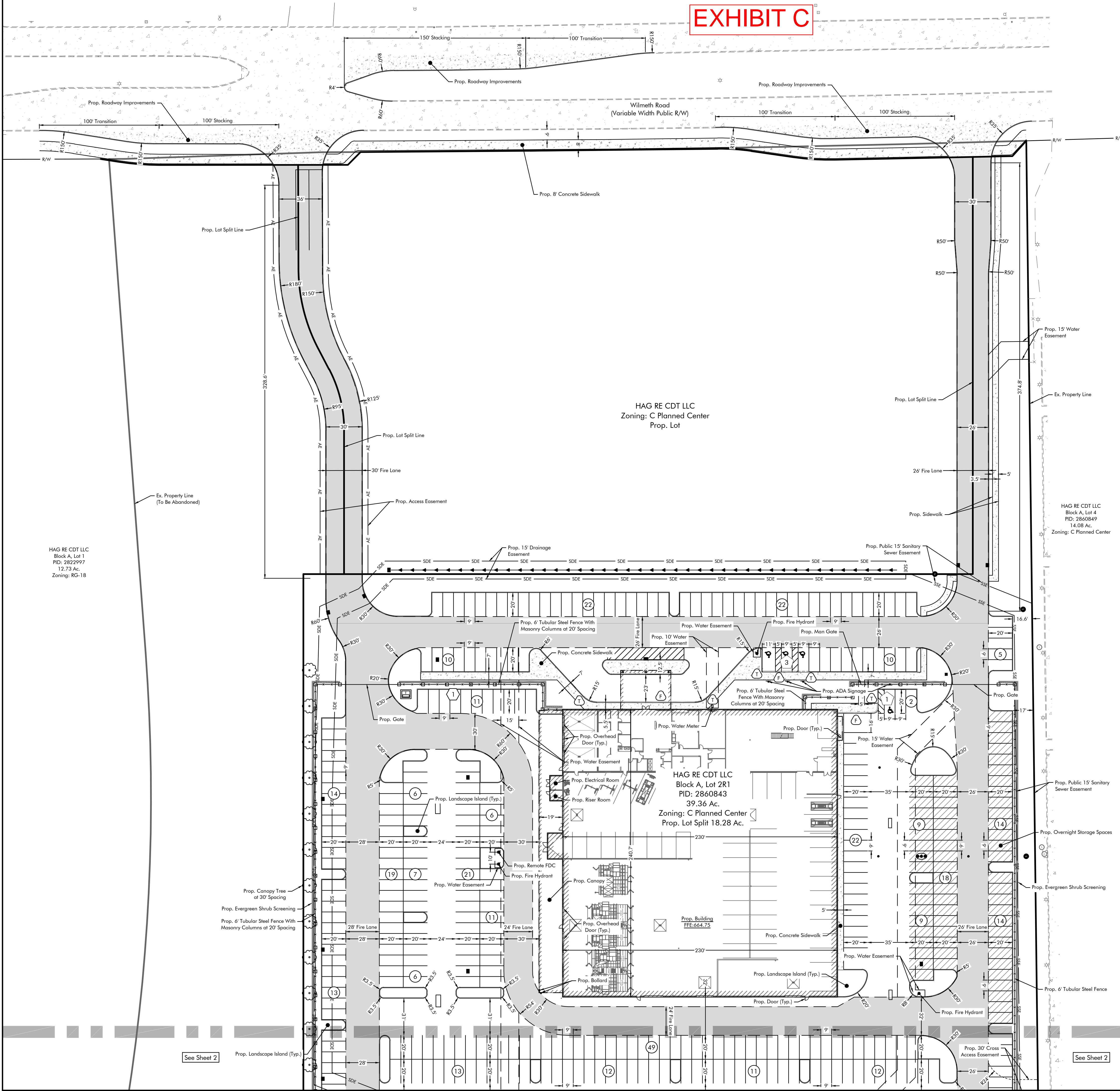
Being an 18.75 acre tract out of Lot 2R1, Block A as recorded in Book 2022, Page 445 and Lot 1, Block A of record in Book 2020, Page 672, Plat Records, Collin County, Texas, and described as follows:

Beginning at the northerly northeast corner of said Lot 2R1, Block A and proceeding as follow:

South 00 deg. 42 min. 29sec. East, a distance of 1251.98 feet to a point;
North 90 deg. 00 min. 00 sec. West, a distance of 453. 61 feet to a point;
South 00 deg. 00 min. 00 sec. East, a distance of 353.25 feet to a point;
North 87 deg. 46 min. 44 sec. East, a distance of 462.99 feet to a point;
North 02 deg. 14 min. 29 sec. East, a distance of 390.03 feet to a point;
North 08 deg. 01 min. 10 sec. West, a distance of 106.52 feet to a point;
South 87 deg. 50 min. 38 sec. East, a distance of 65.91 feet to a point;
North 00 deg. 00 min. 00 sec. East, a distance of 175.65 feet to a point;
North 90 deg. 00 min. 00 sec. East, a distance of 230.40 feet to a point;
North 00 deg. 00 min. 00 sec. East, a distance of 491. 90 feet to a point;
North 19 deg. 37 min. 30 sec. West, a distance of 68. 68 feet to a point;
North 00 deg. 12 min. 41 sec. West, a distance of 183. 50 feet to a point;
North 09 deg. 36 min. 55 sec. West, a distance of 70.95 feet to a point;
North 00 deg. 12 min. 41 sec. West, a distance of 88.66 feet to a point;
North 89 deg. 57 min. 18 sec. East, a distance of 30.50 feet to a point;
South 00 deg. 12 min. 41 sec. East, a distance of 86.07 feet to a point;
South 09 deg. 36 min. 55 sec. East, a distance of 70.95 feet to a point;
South 00 deg. 12 min. 41 sec. East, a distance of 180.79 feet to a point;
South 19 sec. 37 min. 30 sec. East, a distance of 5.66 feet to a point;
North 90 deg. 00 min. 00 sec. East, a distance of 550.19 feet to a point;
North 00 deg. 00 min. 00 sec. East, a distance of 348.79 feet to a point;
North 88 deg. 48 min. 54 sec. East, a distance of 33.10 feet to a point; and
North 42 deg. 09 min. 52 sec. East, a distance of 17.19 feet to the point of beginning,
containing 18.75 acres of land, more or less.

This description is for Specific Use Permit purposes only and is not intended for sales or conveyances.

EXHIBIT C



Vicinity Map
Not to Scale

Legend

Right of Way	R/W
Buffer / Setback	LSB
Building	LSB
Gate	LSB
Fence	X-X-X-X-X-X
Overnight Storage	Diagonal Hatching
Fire Lane	Shaded Area
Transition to Flush Curb	Circle with T
Storm MH	Circle with S
Drop Inlet	Circle with D
Curb Inlet	Circle with C
Sanitary MH	Circle with S
Sanitary Cleanout	Circle with SC
Oil / Water Separator	Circle with OS
Backflow Preventer	Circle with BP
Water Meter	Circle with W
Fire Department Connection	Circle with FD
Fire Hydrant	Circle with F
Keypad	Circle with K
Sign	Circle with S
Bollard / Post	Circle with B
ADA Pavement Marking	Circle with A

Design Professionals:

Civil Engineer:
ACRO Development Services
Marcus Magers
mmagers@acro-ds.com
601 South Cedar Street, Suite 101
Charlotte, NC 28202

Architect:
Redline Design Group
David Eve
deve@redlinedg.com
925 Tuckasee Road, Suite 110
Charlotte, NC 28208

Landscape Architect:
Grubbs Design Group
Joe D. Grubbs
joe@grubbsdesigngroup.net
403 South Tennessee Street
McKinney, TX 75069

Surveyor:
Eagle Surveying, LLC
Brad Eubanks
brad@eaglesurveying.com
222 S. Elm Street, Suite 200
Denton, TX 76201

Developer/Owner:
Hendrick Automotive Group
Greg Clark
greg.clark@hendrickauto.com
6000 Monroe road
Charlotte, NC 28212

Site Data:

Location:	N Central Expy McKinney, Texas 2860843
PID:	2860843
Zoning:	C Planned Center
Proposed Use:	Vehicle Repair Major Automobile Storage
Existing Lot Area:	39.36 Ac. (1,714,478 SF)
Proposed Lot Area:	18.28 Ac. (796,378 SF)
Building Area:	60,000 SF (Inclusive of Canopy Area)
Lot Coverage:	±7.5% (Total Bldg Area ± 60,000 SF)
Floor Area Ratio:	0.075 : 1
Building Height:	27' 4"
Canopy Height:	14' 4"
Loading Space:	1 Space
Highway Commercial Overlay District:	High Rise

Parking Calculations:

Vehicle Repair, Major:	60,000 sf / 750 sf: 80 spaces
(1/750 sf @ 60,000 sf)	
(3/service lane @ 51 service lanes)	51 lanes / 3 spaces: 153 spaces
Parking Required Total:	233 Spaces
Parking Provided Total:	*543 Spaces (4 ADA)
*Additional, beyond required, parking spaces will be necessary for day to day activities	
Allowable Outdoor Storage:	83 Spaces
(25% GFA)	60,000 x 0.25: 15,000 sf of parking area

- Standard Notes:**
- Dumpster enclosure screening walls will 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 will be constructed in accordance with the city's design specifications.
 - Mechanical heating and air conditioning equipment in nonresidential uses shall be screened from view from the public right-of-way and from adjacent residential properties.
 - Lighting for the subject property will be constructed in conformance with Chapter 58 of the City of McKinney Code of Ordinances.

- General Site Notes:**
- All Proposed Driveways shall be private and in strict conformance with local & state (if applicable) standards.
 - All curb and gutter shall be 18" Tilt-Out unless otherwise noted.
 - Dimensions shown at curb and gutter are measured to the face of curb unless otherwise noted.
 - All curb radii are 4.5' (measured at face of curb) unless otherwise noted.

Plans Prepared By:

ACRO
DEVELOPMENT SERVICES
LAND SURVEYING-CIVIL ENGINEERING

601 S. Cedar Street, Suite 101
Charlotte, NC 28202
980-224-8518
acro@acro-ds.com

Professional Seal:

TX Firm No. F-24916

ACRO Project Number:
2023-087

Plans Prepared For:

Hendrick
AUTOMOTIVE GROUP

Revisions:

No.	Date	Description

Municipality Reference Number:

Project Location:
Wilmeth Road, McKinney, TX

Project Name:
Hendrick Collision - McKinney

Project Phase:
Specific Use Permit (SUP)

Date:
10/23/2024

Sheet Title:
Specific Use Permit Exhibit

Sheet Number:
1/2

Scale: 1" = 40'

Preliminary for conceptual planning purposes only

File Location: N:\Share\ACRO Projects\HAG\TX\2023-087\McKinney Texas Collision Center\Civil 3D\0 - Plan Set\Site Plan\23-087_McKinney Collision Center - SUP.dwg
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