



ABIGAIL G KAMPMANN
LOT 2
 ZONED: I1 LIGHT INDUSTRIAL
 USE: VACANT

THE BLOCKBUSTER ADDITION
LOT 1, BLOCK A
 ZONED: LI LIGHT INDUSTRIAL
 USE: STORAGE

QT SOUTH LLC
LOT 1R, BLOCK A
 ZONED: C PLANNED CENTER
 USE: VACANT

QT 963 ADDITION
LOT 1R, BLOCK A
 ZONED: C PLANNED CENTER
 USE: GASOLINE STATION

CLASSIC COLLISION
LOT 2, BLOCK A
 ZONED: C PLANNED CENTER

THE BLOCKBUSTER ADDITION
LOT 1, BLOCK A
 ZONED: ML LIGHT MANUFACTURING
 USE: STORAGE

PROFFUTT LIMITED PARTNERSHIP
 ZONED: PD PLANNED DEVELOPMENT
 USE: WAREHOUSE

WILMETH ROAD MCKINNEY LLC
 ZONED: PD PLANNED DEVELOPMENT
 USE: VACANT

MAJOR VEHICLE REPAIR		
ZONING DESCRIPTION		
C - PLANNED CENTER		
OWNER		
1700 WILMETH RD MCKINNEY, TX 75069 CONTACT NAME: RAKESH PATEL		
APPLICANT		
6S DEVELOPMENT 18333 PRESTON RD, SUITE 350 DALLAS, TX 75252 PH: 775-219-4927 CONTACT NAME: OWEN BARTLETT		
SURVEYOR		
SURVEY CONSULTANTS INC. 903 N. BOWSER ROAD, SUITE 240 RICHARDSON, TX 75081 PH: 972-424-7002		
LEGAL DESCRIPTION		
LOT 2, BLOCK A, PLANNED CENTER		
CITY	STATE	
MCKINNEY	TEXAS	
COUNTY	SURVEY	ABSTRACT NO.
COLLIN	T.J. McDONALD	576

- LEGEND:**
- ASPHALT SECTION AS PER DETAIL 2, SHEET C6.2
 - CONCRETE SIDEWALK AS PER DETAIL 5, SHEET C6.2
 - FIRE LANE ACCESS
 - PROPOSED CONCRETE CURB & GUTTER
 - INTERSECTION PATH
 - PARKING COUNT

- NOTES:**
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND OBTAINING ANY TRAFFIC CONTROL PLAN AND PERMIT AS NEEDED FOR ALL WORK.
 - 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 THE UNIFIED DEVELOPMENT CODE.
 - MECHANICAL ON ROOF WITH PARAPETS.
 - FIRE APPARATUS ACCESS ROADS SHALL BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES (6" IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "NO PARKING FIRE LANE" OR "FIRE LANE NO PARKING" SHALL APPEAR IN FOUR INCH (4") WHITE LETTERS AT 25 FEET INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB [2024 IFC ORDINANCE D103.6(1)].

- GENERAL NOTES:**
- REFERENCE "GENERAL NOTES" ON SHEET C6.1
 - REFERENCE "ABBREVIATIONS" ON SHEET C6.1
 - REFERENCE "LEGEND" ON SHEET C6.1

SITE DATA SUMMARY		
LOT	ZONING	PROPOSED USE
PROPOSED LOT 2	C- PLANNED USE	MAJOR VEHICLE REPAIR
GROSS LOT AREA		
LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	
2.80	121,812	-
BLDG. AREA (SQ. FT.)		
BLDG. HGT. (FT.)	# OF STORIES	
17,484	26	1
LOT COVERAGE		
REQ.	PROV.	
50% MAX	14%	-
FLR AREA RATIO		
REQ.	PROV.	
80% MAX	14%	-
PARKING		
REQ. RATIO	TOTAL REQ.	TOTAL PROV.
1 PER 750 SQ. FT.	23	24
STORAGE PARKING		
REQ.	PROV.	
43	1	1
TOTAL IMPERVIOUS		
(SQ. FT.)	(%)	
60,830	50%	-
TOTAL PERVIOUS		
(SQ. FT.)	(%)	
60,982	50	-

SITE PLAN FOR SUP2025-0014

SCALE: 1" = 50'-0"



1"=20'-0" CLASSIC COLLISION - MCKINNEY, TX, 25115 C2.1

COPYRIGHT: All drawings herein are the property of Tectonics Design Group and may not be reproduced or used in any capacity without the written authorization of Tectonics Design Group.
 DRAWN: E.M.C.
 DESIGNED: E.M.C./J.P.B.
 CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.
 STAMP: [Stamp Area]
 DESIGNER: [Stamp Area]
 PROJECT/CLIENT: # 25115
 DATE: 09/08/25 SUBMITTAL
 09/29/25 SUP
 10/17/25 CITY COMMENTS
 10/28/25 CITY COMMENTS
 SHEET TITLE: SITE PLAN
 SHEET: C2.1

TECTONICS DESIGN GROUP
 730 Sandhill Rd., Ste. #250, Reno, Nevada
 Tel: 775-824-9868
 Fax: 775-824-9966
 www.tectonicsdesigngroup.com

CLASSIC COLLISION
 1702 Wilmeth Rd McKinney, TX 75069
6S Development LLC
 17311 Dallas Parkway, Suite 220, Dallas, TX 75248