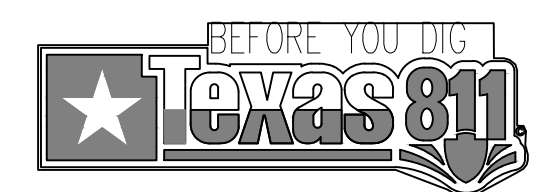
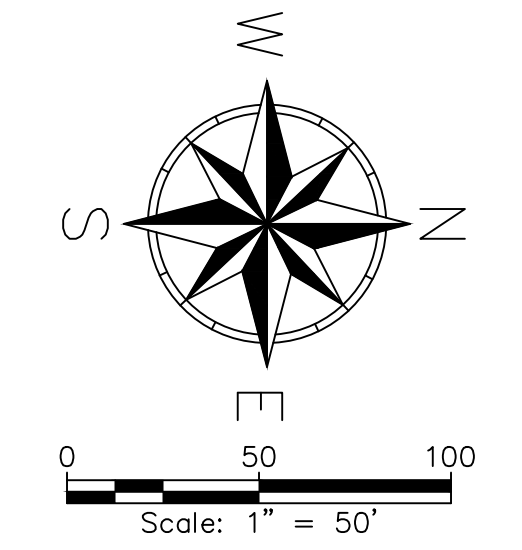
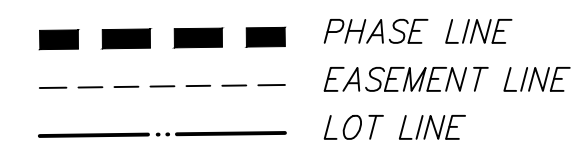




VICINITY MAP
NOT TO SCALE

STANDARD NOTATION NOTES:

- SANITATION CONTAINER 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 AND 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.



SITE DATA TABLE	
LOT SIZE	LOT 36R2, BLOCK A 27.181 ACRES 1,184,021.00 SF
EXISTING ZONING	PD 2008-11-06
BUILDING HEIGHT	35-feet
USE / BUILDING AREA	
TOWNHOME(A)	165,600 SF - 47.3%
HANGAR (B)	105,600 SF - 30.1%
HANGAR (C)	19,200 SF - 5.5%
TOWNHOME (D)	60,000 SF - 17.1%
TOTAL	350,400 SF
REQUIRED PARKING	
TOWNHOME(A) (2 enclosed)	46 SPACES
HANGAR (B) (1 PER M-L)	106 SPACES
HANGAR (C) (1 PER M-L)	38 SPACES
TOWNHOME (D) (2 enclosed)	12 SPACES
TOTAL	202 SPACES
PARKING PROVIDED w/ 2 in TH driveway	204 SPACES
PROVIDED PARKING RATIO	1/1330
HANDICAP REQUIRED (Hangar only)	6 SPACES
HANDICAP PROVIDED	6 SPACES
COVERAGE	22.90%
IMPERVIOUS COVERAGE	986,541 SF - 83.3%

* PARKING PROVIDED TOTAL INCLUDES HC PARKING
 HOA SITE PLAN NOTES:
 1. MAXIMUM HEIGHT IS 35 FEET ABOVE THE HIGHEST POINT ON THE RUNWAY.

SITE PLAN NOTES:
 1. SUBJECT PROPERTY MUST DEVELOP IN ACCORDANCE WITH EXHIBIT D.
 2. TOWNHOME W/ AIRPLANE HANGARS AND FREESTANDING HANGARS ARE THE ONLY PERMITTED USES. FRONT ENTRY OFF-STREET PARKING IS PERMITTED.
 3. HANGAR/TOWNHOME UNITS REQUIRE 1 LARGE TREE IN THE FRONT YARD WITH A SECOND TREE PLACED IN THE EASTERN PARKWAY OF THE PRIVATE STREET.

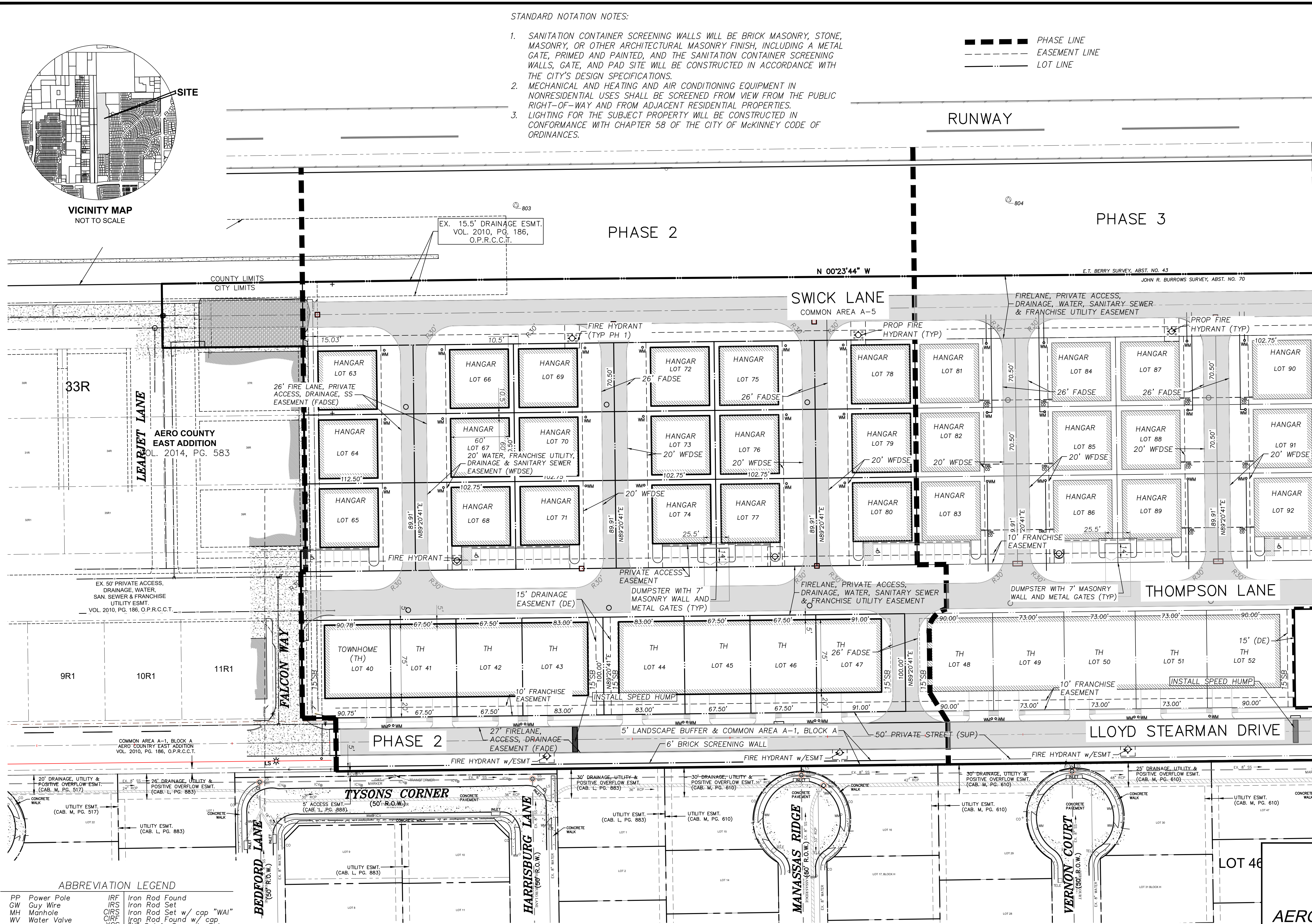
Building Permit Copy
 Approved By The Planning Department
 07/10/2024

SITE2023-0024
 SHEET 1 OF 2

SITE PLAN SHEET 1
 BLOCK A, LOT 36R2
 OF THE
 AERO COUNTRY EAST ADDITION
 BEING 27.1814 ACRES OUT OF THE
 E.T. BARRY SURVEY, ABSTRACT NO. 43
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 JUNE 11 2024 C-04.00

OWNER:
 HAT GROUP, LLC
 210 S. MILL STREET
 LEWISVILLE, TX 75057
 972.533.8353

ENGINEER:
 Texas Development Services, LLC
 4888 Pecan Place Drive
 McKinney Texas 75071
 (469) 964-5721



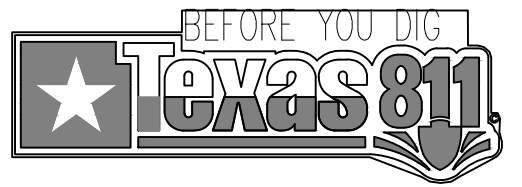
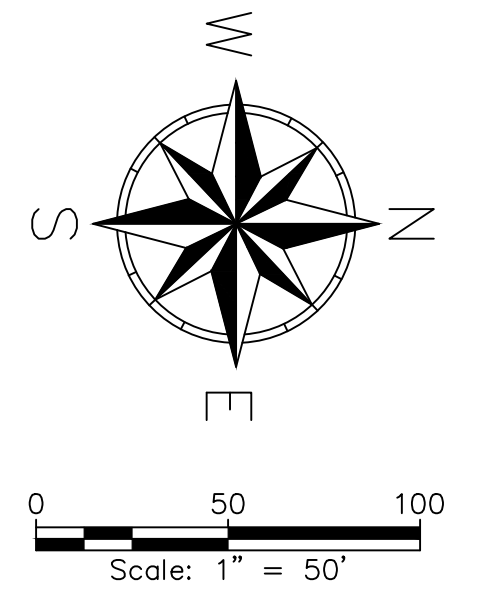
ABBREVIATION LEGEND

PP Power Pole	IRF Iron Rod Found
GW Guy Wire	IRS Iron Rod Set
MH Manhole	CIRS Iron Rod Set w/ cap "WAI"
WV Water Valve	GIRF Iron Rod Found w/ cap
TP Telephone Pedestal	XCS "X" Cut in Concrete Set
WM Water Meter	XCF Cut in Concrete Found
TH Fire Hydrant	PKS PK Nail Set
LP Light Pole	PKF PK Nail Found
IV Irrigation Valve	SS Sanitary Sewer
CO Clean Out	SW Storm Sewer
AC Air Conditioner	TF Transformer pad
TV Cable Box	GM Gas Meter
SB Signal Box	GMK Gas Marker
SP Signal Pole	TSN Traffic Sign
SN Sign	UGC Underground Cable Marker
CM Control Monument	EB Electric Box
	EM Electric Meter

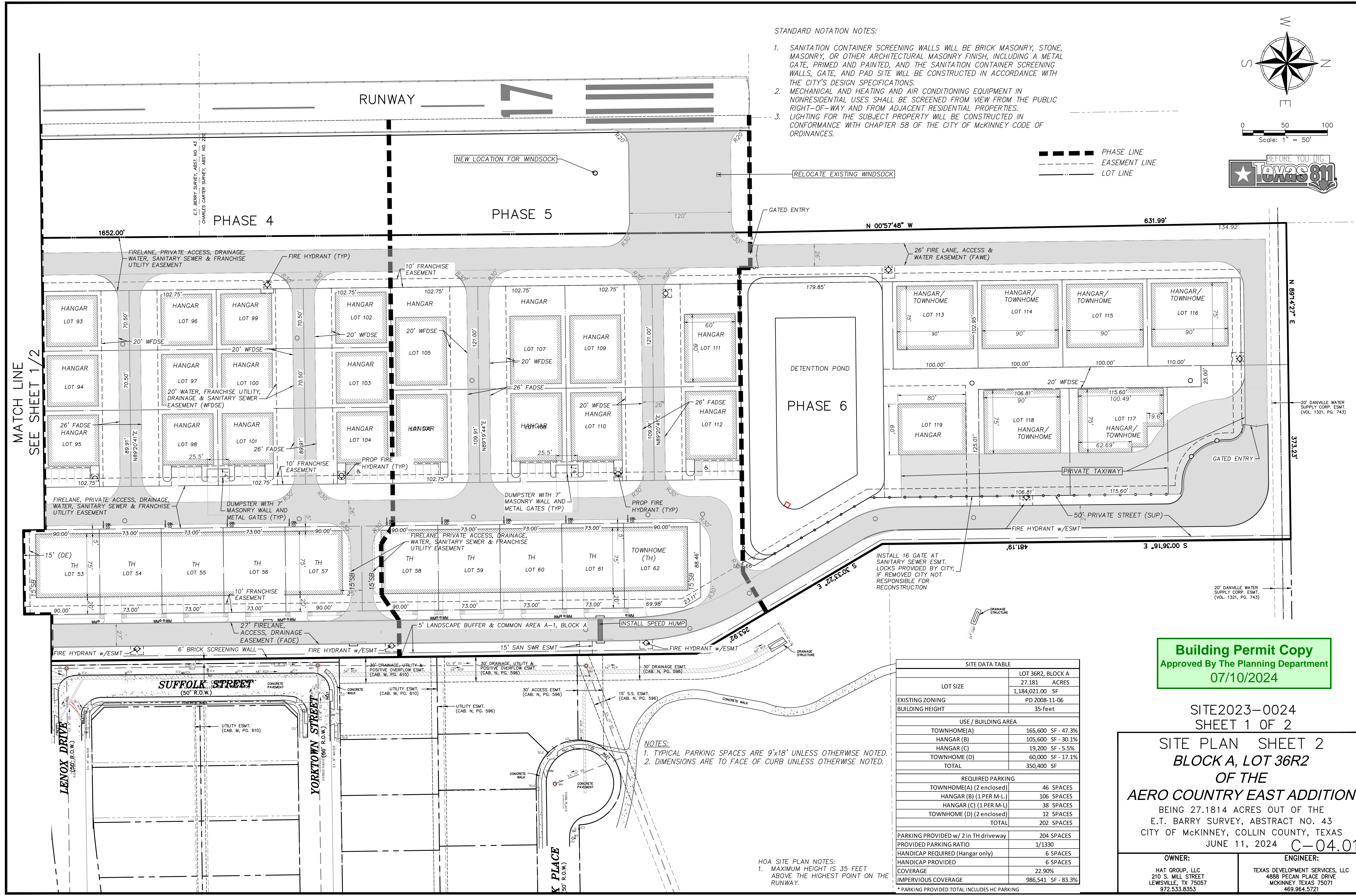
NOTES:
 1. TYPICAL PARKING SPACES ARE 9'x18' UNLESS OTHERWISE NOTED.
 2. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

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PHASE LINE
 EASEMENT LINE
 LOT LINE



MATCH LINE SEE SHEET 1/2

- NOTES:
- TYPICAL PARKING SPACES ARE 9'x18' UNLESS OTHERWISE NOTED.
 - DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

HOA SITE PLAN NOTES:
 1. MAXIMUM HEIGHT IS 35 FEET ABOVE THE HIGHEST POINT ON THE RUNWAY.

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 JUNE 11, 2024 **C-04.01**

OWNER: HAT GROUP, LLC 210 S. MILL STREET LEWISVILLE, TX 75057 972.533.8353	ENGINEER: TEXAS DEVELOPMENT SERVICES, LLC 4888 PECAN PLACE DRIVE MCKINNEY TEXAS 75071 469.964.5721
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