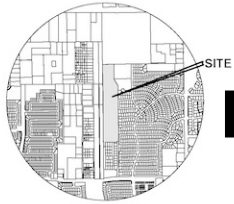


STANDARD NOTATION NOTES:

- 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.



VICINITY MAP  
NOT TO SCALE

**RUNWAY**      **PAVED & LIGHTED 3,002' RUNWAY**      **RUNWAY**      **1,350' AIRSTRIP 17-35 TO THE NORTH**

**PHASE 2: HANGAR LOTS, SOLD OUT**

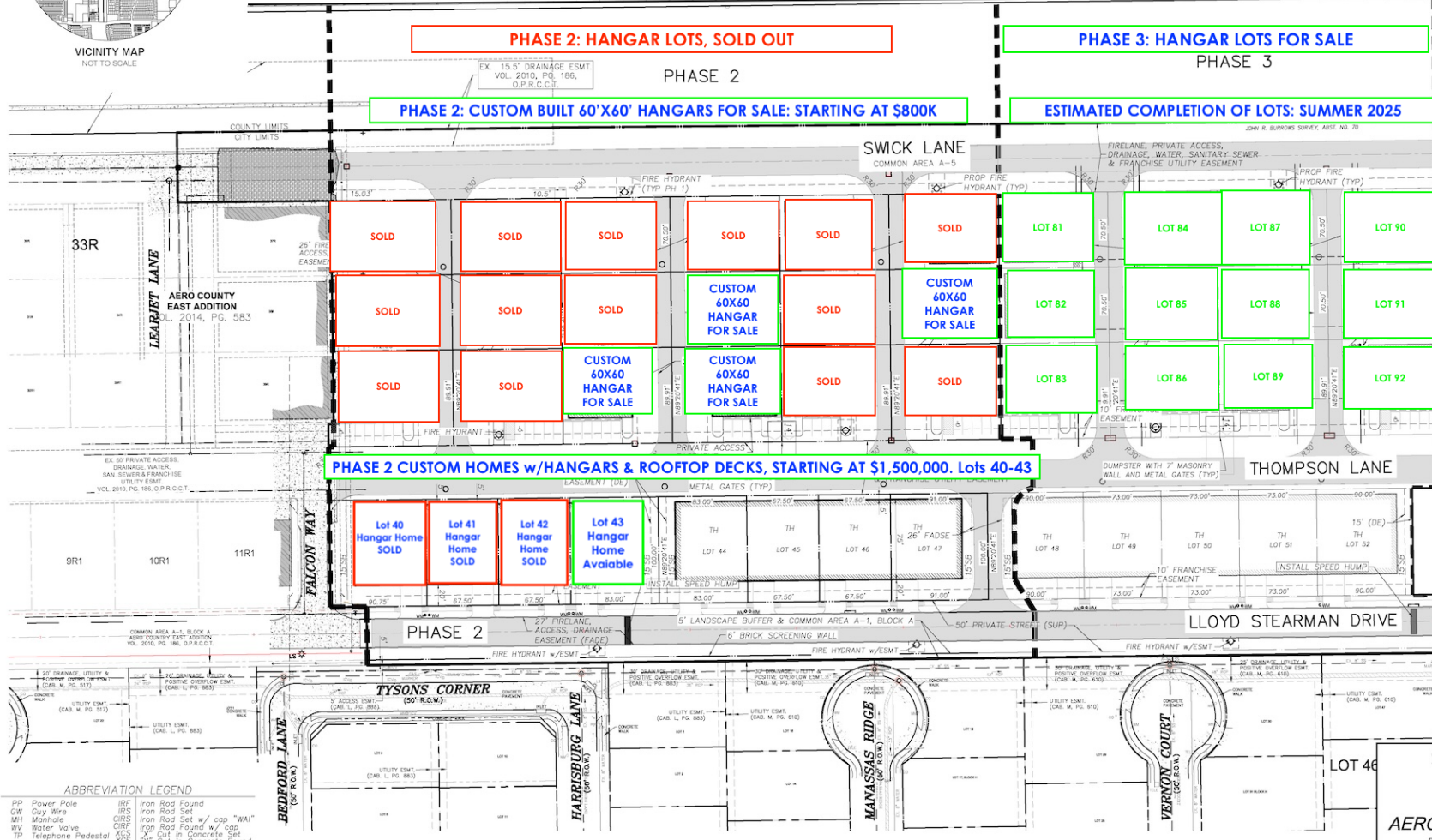
**PHASE 3: HANGAR LOTS FOR SALE**

**PHASE 2: CUSTOM BUILT 60'X60' HANGARS FOR SALE: STARTING AT \$800K**

**ESTIMATED COMPLETION OF LOTS: SUMMER 2025**

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	
TOWNSHOM(A)	165,600 SF - 47.3%
HANGAR (B)	105,000 SF - 30.1%
HANGAR (C)	19,200 SF - 5.5%
TOWNSHOM (D)	60,000 SF - 17.1%
TOTAL	350,400 SF
REQUIRED PARKING	
TOWNSHOM(A) (2 enclosed)	46 SPACES
HANGAR (B) (1 PER M-L)	106 SPACES
HANGAR (C) (1 PER M-L)	38 SPACES
TOWNSHOM (D) (2 enclosed)	12 SPACES
TOTAL	202 SPACES
PARKING PROVIDED w/ 2 in TH driveway	
PROVIDED PARKING RATIO	1/1330
HANDICAP REQUIRED (Hangar only)	6 SPACES
HANDICAP PROVIDED	6 SPACES
COVERAGE	27.90%
IMPERVIOUS COVERAGE	986,541 SF - 83.3%

- \* PARKING PROVIDED TOTAL INCLUDES HC PARKING  
HOA SITE PLAN NOTES:
- MAXIMUM HEIGHT IS 35 FEET ABOVE THE HIGHEST POINT ON THE RUNWAY.
  - SUBJECT PROPERTY MUST DEVELOP IN ACCORDANCE WITH EXHIBIT D.
  - TOWNSHOM W/ AIRPLANE HANGARS AND FREESTANDING HANGARS ARE THE ONLY PERMITTED USES. FRONT ENTRY OFF-STREET PARKING IS PERMITTED.
  - HANGAR/TOWNSHOM UNITS REQUIRE 1 LARGE TREE IN THE FRONT YARD WITH A SECOND TREE PLACED IN THE EASTERN PARKWAY OF THE PRIVATE STREET.



MATCH LINE  
SEE SHEET 2/2

**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

<b>OWNER:</b> HAT GROUP, LLC 210 S. MILL STREET LEWISVILLE, TX 75057 972.533.8353	<b>ENGINEER:</b> Texas Development Services, LLC 4888 Pecos Place Drive McKinney Texas 75057 (469) 964-5721
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ABBREVIATION LEGEND

PP Power Pole	IRF Iron Rod Found
CW Guy Wire	IRS Iron Rod Set
MH Manhole	CRS Iron Rod Set w/ cap "WA"
WV Water Valve	CRP Iron Rod Found w/ cap
TP Telephone Pedestal	XCS Cut in Concrete Set
WM Water Meter	XCS Cut in Concrete Found
FH Fire Hydrant	PKS PK Set
LP Light Pole	SK Nail Ground Sanitary Sewer
IV Irrigation Valve	SS Storm Sewer
CO Clean Out	TF Transformer pad
AC Air Conditioner	CM Gas Meter
TV Cable Box	GM Gas Meter
SB Signal Box	TSN Traffic Sign
SP Signal Pole	USN Underground Cable Marker
SN Sign	EB Electric Box
CM Control Monument	EM Electric Meter

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