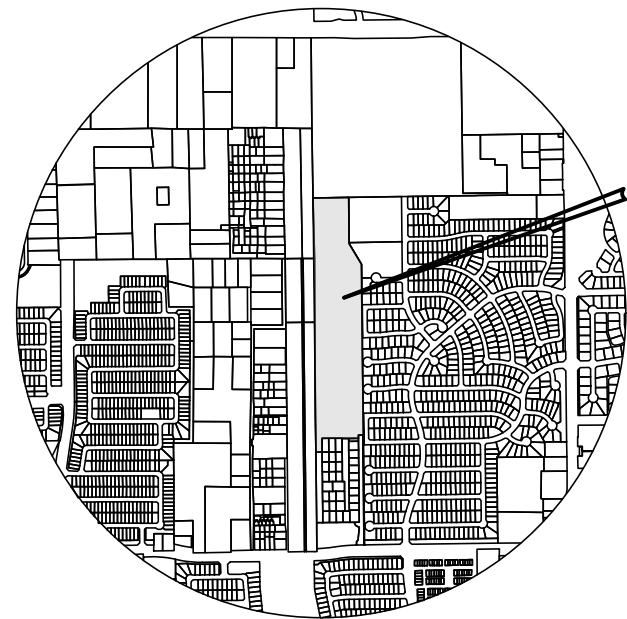


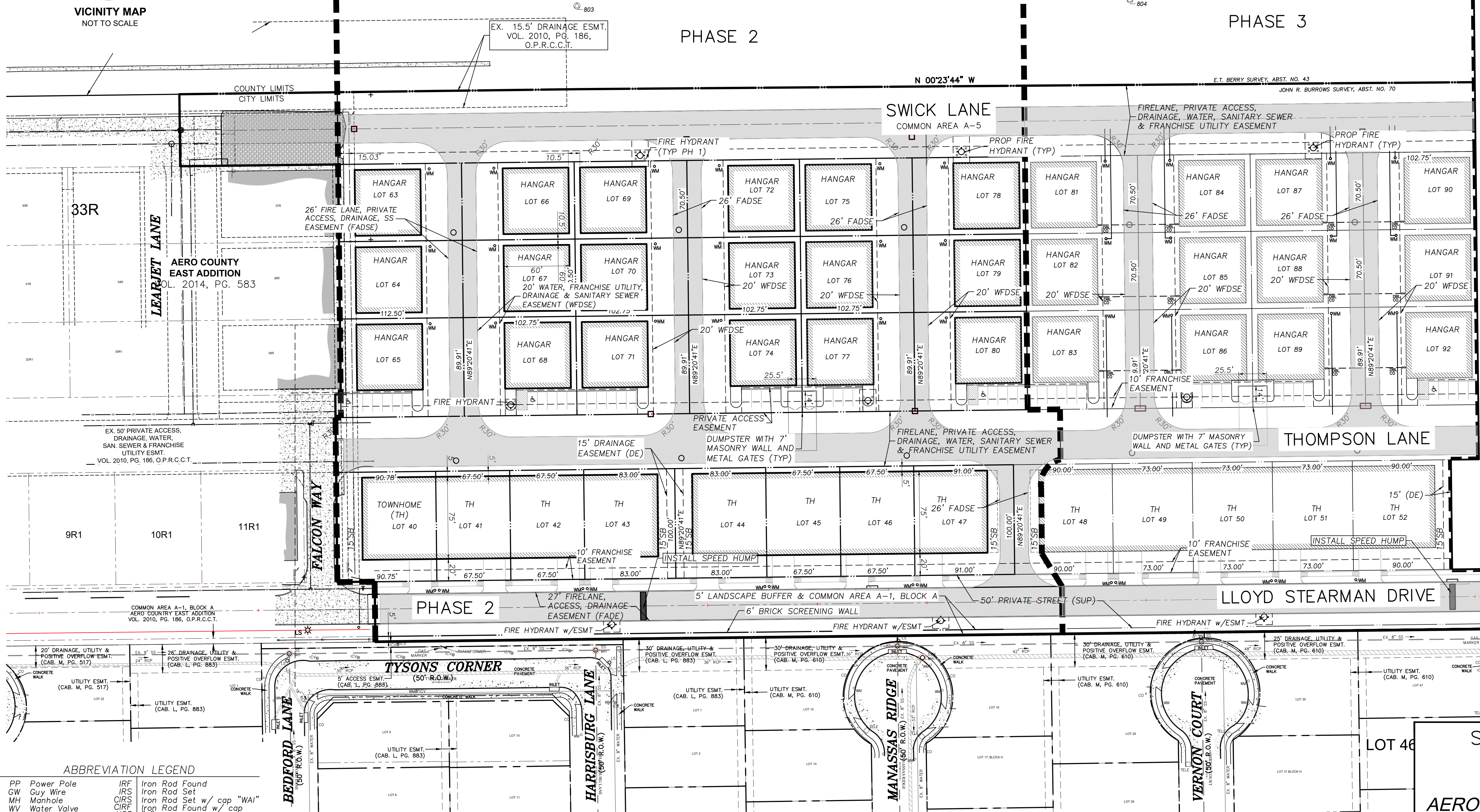
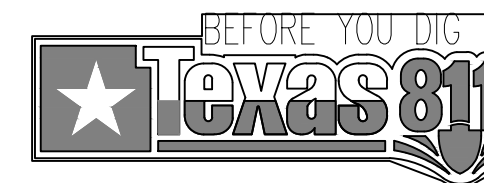
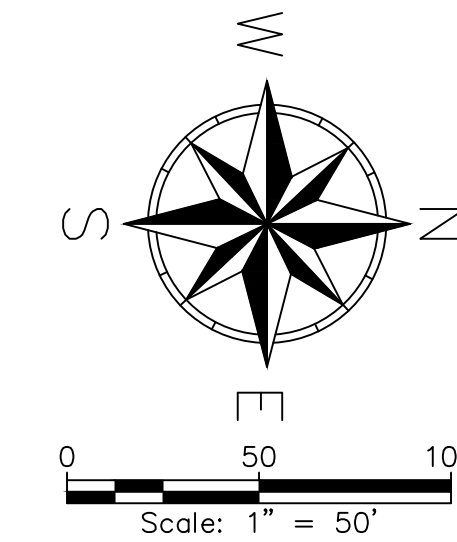


VICINITY MAP
NOT TO SCALE

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.

--- PHASE LINE
--- EASEMENT LINE
--- LOT LINE



MATCH LINE
SEE SHEET 2/2

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:
- SUBJECT PROPERTY MUST DEVELOP IN ACCORDANCE WITH EXHIBIT D.
 - TOWNHOME W/ AIRPLANE HANGARS AND FREESTANDING HANGARS ARE THE ONLY PERMITTED USES. FRONT ENTRY OFF-STREET PARKING IS PERMITTED.
 - 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
CW	Cable Wire	IRS	Iron Rod Set
MH	Manhole	IRCS	Iron Rod Set w/ cap "WAI"
WV	Water Valve	GRF	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	"X" Cut in Concrete Set
WM	Water Meter	XCF	"X" 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	GKM	Gas Marker
SP	Signal Pole	TSM	Traffic Sign
SN	Sign	UGC	Underground Cable Marker
CM	Control Monument	EB	Electric Box
		EM	Electric Meter

NOTES:

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