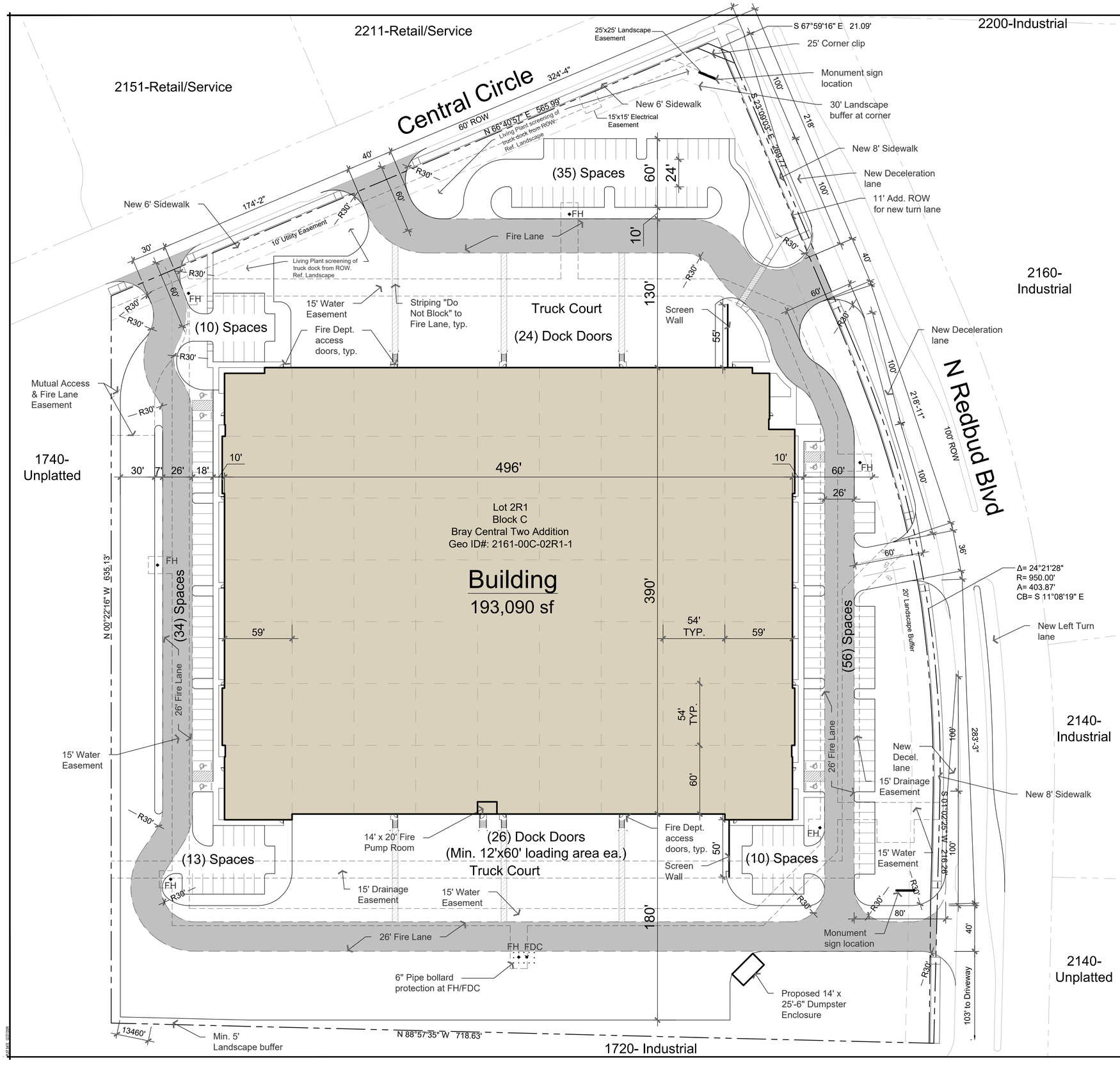
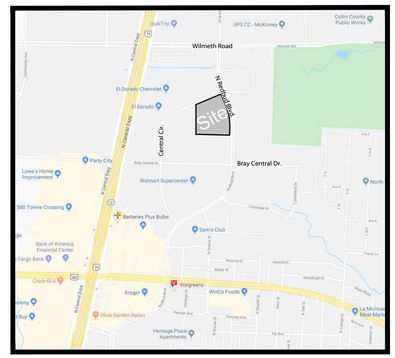


Vicinity Map



Project Data

Gross Site area:	12.034 Acres 524,228 SF
Existing Zoning: PD-1563	
Proposed Use: Office / Warehouse (Permitted)	
Office (10% estimated)*:	19,309 SF
Warehouse:	173,781 SF
Total Proposed Building Area:	193,090 SF
Max. Building Height:	45'
FAR/Building Coverage:	36.8 %
Dock Doors:	50
Car Parking Required*:	93 Spaces
Office:	49 Spaces
Warehouse:	44 Spaces
Car Parking Provided: (9'x18' typical space)	158 Spaces
Impervious Coverage:	427,068 SF 81.5 %

* Speculative building. Required Parking is based on an estimated 10% office use. Provided parking will allow for up to 26% office.

General Notes:

1. 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.
2. Future HVAC equipment including RTUs and exhaust fans to be located on roof. Mechanical and heating and air conditioning equipment in non-residential uses shall be screened from view from the public right-of-way and from adjacent residential properties.
3. Lighting for the subject property will be constructed in conformance with Chapter 58 of the City of McKinney Code of Ordinances.
4. Proposed building shall be protected throughout by ESFR fire sprinkler system. Fire sprinkler system shall be designed and constructed by licensed fire sprinkler contractor. Contractor shall submit complete fire sprinkler plans for approval prior to construction.

N 1 **Conceptual Site Plan**

SCALE 0 10' 40' 100 FEET

RGA ARCHITECTS
301 S. OAK STREET, STE 100
ROANOKE, TX 76262
PH 817 430 3382
RGAARCHITECTS.COM

PRELIMINARY

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. THIS PRELIMINARY DOCUMENT IS RELEASED UNDER THE AUTHORITY OF JAMES R. GILLILAND TEXAS REGISTRATION NO. 8962 ON DATE INDICATED BELOW.

N. Redbud Warehouse Development

SW Corner of N. Redbud Blvd. & Central Circle
McKinney, TX

FRONTIER EQUITY

HOLT LUNSFORD COMMERCIAL

Lot 2R1, Block C, Bray Central Two Addition

Applicant:
Frontier Equity, LLC
Todd Marchesani
(972) 421-1968
5950 Berkshire Ln, Suite 900
Dallas, TX 75225

Owner:
Geojojo Businesses, LP
Kirby Jones
(972) 562-2782
2600 Eldorado Pkwy, Suite 115
McKinney, TX 75072

RGA PROJECT NUMBER: 19080

DATE: 12.27.2019

REVISIONS:
1. 12/10/2019 City Site Plan Comments
2. 12/27/2019 City Site Plan Comments 2

SHEET: A1.00