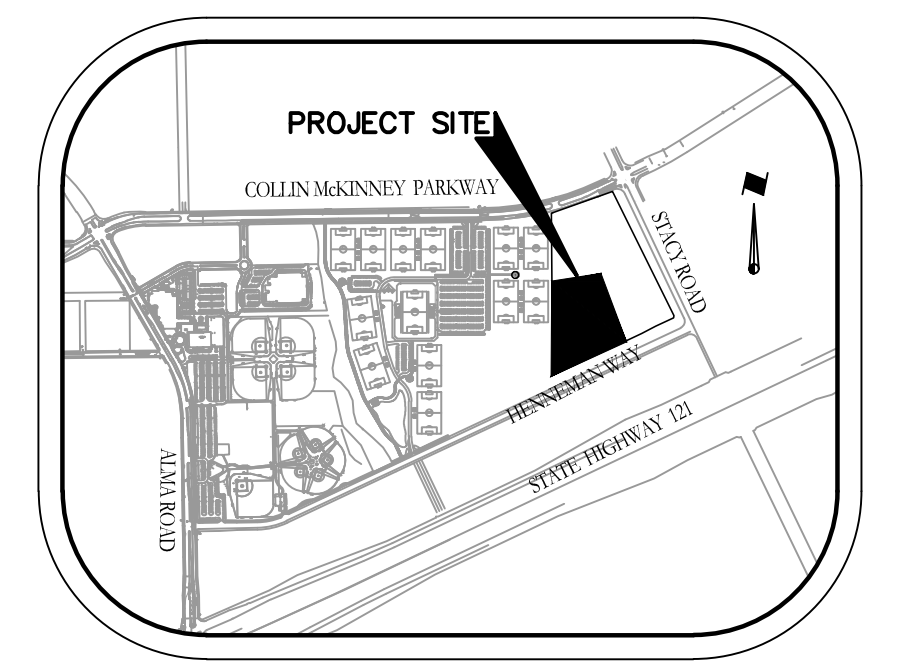
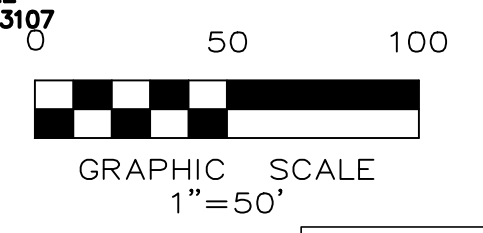


ZONED: PLANNED DEVELOPMENT
 USE: UNDEVELOPED
 STACY JOINT VENTURE
 VOLUME 5584, PAGE 003107
 (D.R.C.C.T.)



VICINITY MAP
 SITE SYNOPSIS

Zoning: PD #1726, SUP #11-04-025
 Lot Area: 12.15 Acres (529,330 S.F.)
 Description: Lot 5R1, Block A A Henneman-Stacy Addition

Existing Building Footprint Area:	76,157 s.f.
Proposed Building Footprint Area:	106,148 s.f.
Total Footprint Area:	182,305 s.f.
Existing Building Area:	88,883 s.f.
Proposed Building Area:	213,387 s.f.
Total Building Area:	302,270 s.f.
Lot Coverage:	34.44%
Floor Area Ratio:	0.57:1
Impervious Area:	445,625 s.f.

Existing Building Footprint Area:	76,157 s.f.
Existing Building Areas:	
Mezzanine:	12,866 g.s.f.
Office:	12,169 g.s.f.
Distribution:	63,848 g.s.f.
Total:	88,883 g.s.f.
Existing Building Height:	
Distribution Center:	34'-0"
Required Parking:	
Mezzanine:	12,866 s.f./400 sf = 33 Spaces
Office:	12,169 s.f./400 sf = 31 Spaces
Distribution:	63,848 s.f./4,000 sf = 16 Spaces
Total:	80 Spaces

Proposed Building Footprint Area:	106,148 s.f.
Proposed Building Areas:	
Office:	47,024 g.s.f.
Mezzanine:	1,156 g.s.f.
Warehouse:	139,606 g.s.f.
Power House Cors:	25,601 g.s.f.
Total:	213,065 g.s.f.
Building Height:	
Distribution Center:	46'-0" (2-Story)
Required Parking:	
Office:	47,024 s.f./400 sf = 118 Spaces
Mezzanine:	1,156 s.f./400 sf = 3 Spaces
Warehouse:	139,606 s.f./4,000 sf = 35 Spaces
Power House Cors:	25,601 s.f./4,000 sf = 7 Spaces
Total:	163 Spaces

Total Parking Required:	243 Spaces
Total ADA Parking Required:	7 Spaces
Existing Parking Provided:	214 Spaces
Proposed Parking Provided:	52 Spaces
Total Parking Provided:	266 Spaces
Total ADA Parking Provided:	7 Spaces
Loading Space Required:	7 Spaces
Loading Space Provided:	7 Spaces

ZONED: PLANNED DEVELOPMENT
 USE: RETAIL
 QUICK TRIP
 LOT 1, BLOCK A
 QTR13 ADDITION

ZONED: PLANNED DEVELOPMENT
 USE: SOCCER FIELDS
 LOT 1, BIK A MCKINNEY SOCCER
 COMPLEX AT CRAIG RANCH
 cc# 2006121501005490

ZONED: PLANNED DEVELOPMENT
 USE: UNDER CONSTRUCTION
 LOT 2, BLOCK A
 LIFE FELLOWSHIP ADDITION

ZONED: PLANNED DEVELOPMENT
 USE: UNDEVELOPED
 DENTON LOOP 288, L.P.
 cc# 2008010200000450
 (D.R.C.C.T.)

CITY OF MCKINNEY STANDARD NOTES:

Mechanical and Heating and air conditioning equipment in non-resident uses shall be screened from view from the public right-of-way and from adjacent residential properties.

The Lighting for the subject property will be constructed and operated in conformance with Chapter 58 of the City of McKinney Code of Ordinances.

The 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 Of McKinney Design Specifications. The Sanitation Screening Walls Will Be A Minimum Of 7' In Height.

GENERAL NOTES

- FIRE HYDRANTS TO BE SPACED A MAXIMUM OF 500'-0" O.C. FOR SPRINKLERED BUILDINGS AND 300'-0" O.C. FOR NON-SPRINKLERED BUILDINGS.
- ALL RADI ARE 3' UNLESS INDICATED OTHERWISE.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- MECHANICAL EQUIPMENT AND HVAC UNITS TO BE LOCATED ON THE ROOF OF THE BUILDING AND SCREENED TO 1' ABOVE THE EQUIPMENT PER ORDINANCE.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
 THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revisions:	Date:
1 02/22/2016	1 05/03/2017	
2 03/15/2016	2 06/29/2017	
3 11/08/2016	3 07/28/2017	
4 12/01/2016	4 09/18/2017	
5	5 01/02/2018	
6	6	

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 972.562.4409 Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1" = 50'

SITE PLAN

 DISTRIBUTION CENTER EXPANSION
 CITY OF MCKINNEY, TEXAS

Sheet No.
SP
 Project No.
 15056

TRAXXAS DISTRIBUTION CENTER EXPANSION