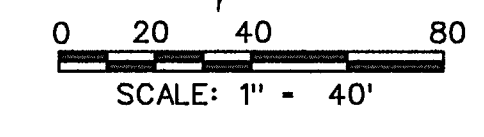


VICINITY MAP

SITE PLAN NOTES

1. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
2. 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. 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.
4. YARD MOUNTED FIRE DEPARTMENT CONNECTIONS WILL REQUIRE BOLLARD PROTECTION.



- FIRE LANE
- BUILDING ENTRANCE

| Site Data Table | | |
|---|--|--------------------|
| Zoning | PD 1563 | |
| Lot Area (Gross) | 4.840 Acres 210,847 sq. ft. | |
| Lot Area (Net) | 4.840 Acres 210,847 sq. ft. | |
| Lot Coverage | 23.87% | |
| Impermeable Coverage | 58.13% | |
| Floor Area Ratio | 0.24 | |
| Proposed Building 1 Square Footage | 25,125 sq. ft. 1 story | |
| Proposed Building 2 Square Footage | 25,200 sq. ft. 1 story | |
| Proposed Building Height | 30' | |
| Proposed Uses: | | |
| Light Industrial Office | | |
| Parking Requirements | | |
| Industrial-1 parking space for every 1,000 square feet up to 20,000 square feet plus 1 parking space for every 2,000 square feet in excess of 20,000 square feet. | | |
| Business, professional or research office - 1 parking space for each 400 square feet of floor area. | | |
| Building 1 Parking Calculations | | |
| 21,025 sf Industrial | 20,000 sf @ 1/1000 sf and 1,625 sf @ 1/2000 sf | 21 spaces required |
| 3500 sf Business Office | | 9 spaces required |
| Building 1 Total Spaces Required 30 | | |
| Building 2 Parking Calculations | | |
| 21,700 sf Industrial | 20,000 sf @ 1/1000 sf and 1,700 sf @ 1/2000 sf | 21 spaces required |
| 3500 sf Business Office | | 9 spaces required |
| Building 2 Total Spaces Required 30 | | |
| Total Site Parking Spaces Required 60 | | |
| Total Site Parking Spaces Provided 70 | | |
| Total Handicap Parking Spaces Required 3 (1 Van) | | |
| Total Handicap Parking Spaces Provided 4 (1 Van) | | |

SITE PLAN OF
REDBUD CENTRAL
2211 REDBUD BLVD.
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

APPLICANT: **NICKSON BLUEBONNET INDUSTRIAL LLC**
2807 Eastgrove Lane
Houston, TX 77027
713-961-4400

OWNER: **REED REMINGTON GRAFF TRUST IV**
8901 GOVERNORS ROW
DALLAS, TX 75247
214-951-7434

PREPARED BY
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