

SYNOPSIS

Address: McKinney Industrial Park No. 2
 McKinney, Texas
 Zoning: ML - Light Manufacturing
 Proposed Use: Auto Storage, Office/Warehouse
 Lot Area: 4.5 Acres (196,021 sf)
 Building Areas: Office Building Area 3,270 sf
 Warehouse Area 5,479 sf
 Total Bldg Area: 8,749 sf

Pervious: 1.67 Acres or 37%
 Impervious: 2.83 Acres or 63%
 Lot Coverage: 4.46% (Total Bldg Area 8,749 sf)
 Floor Area Ratio: 0.04 : 1
 Building Height: 28.5'

Required Parking: Office 1:400 (3,270/400) = 9 Spcs.
 Warehouse 1:4,000 (5,479/4000) = 2 Spcs.
 Loading Space 12'x60' = 1 Spc.

Parking Required Total: 11 Parking Spaces

Parking Provided Total: 165 Parking Spaces (Including 2 Handicap Spaces)

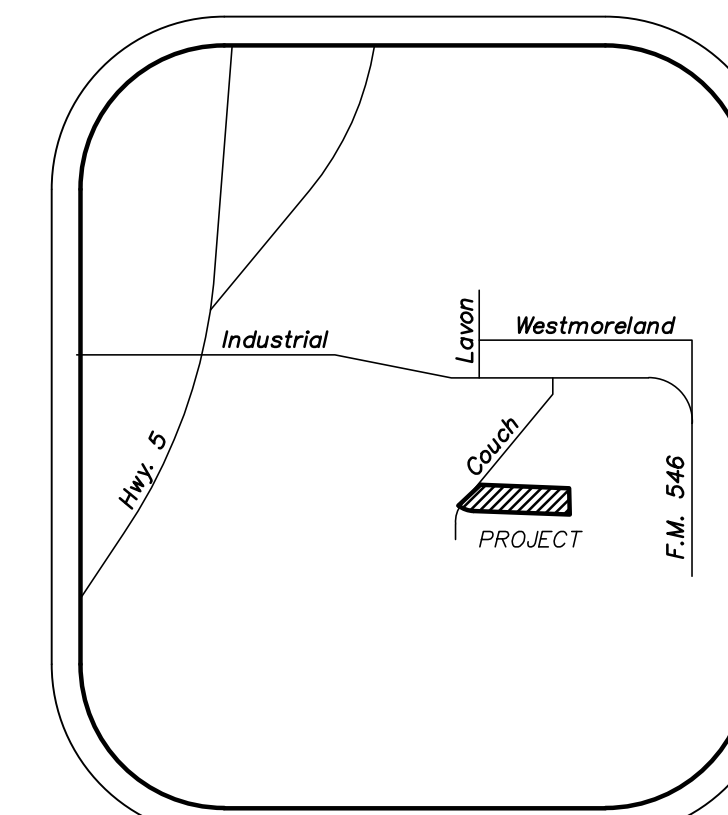
NOTE:
 Masonry Sanitation Screening Wall
 Will Be A Minimum Of 7' In
 Height.

CITY OF MCKINNEY STANDARD NOTES:

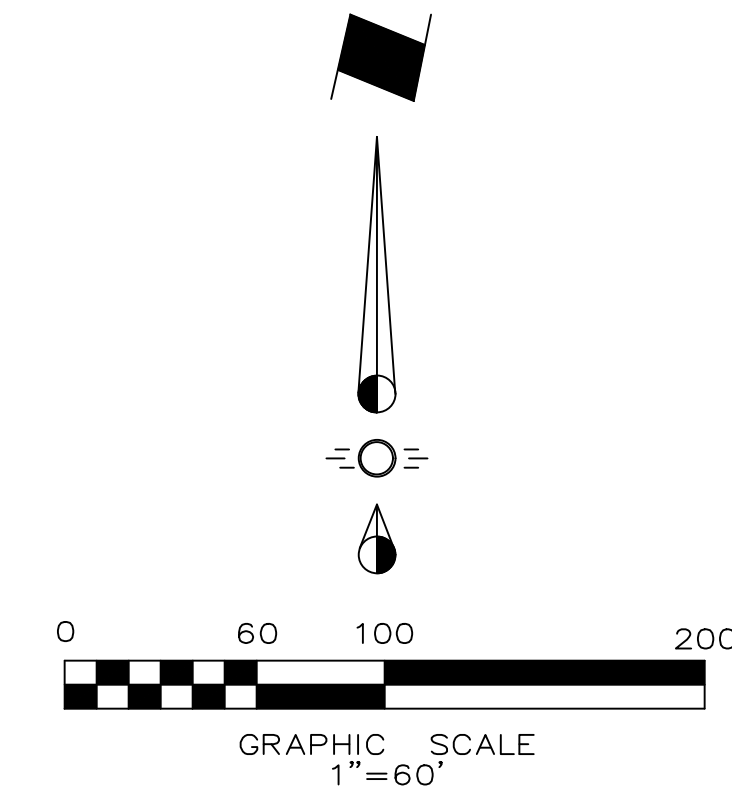
Mechanical and Heating and air conditioning equipment in non-residential uses shall be screened from view from the public right-of-way and from adjacent residential properties.

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.



VICINITY MAP
 NTS



USE: LONE STAR REEL
 ZONED: ML
 TX55 RE LLC
 INSTR. NO. 20181008010004670
 (D.R.C.C.T.)

WAREHOUSE TO BE USED FOR
 STORING HIGH END VEHICLES
 AND CRIME VEHICLES IMPOUNDED
 BY THE POLICE DEPARTMENT

USE: VACANT
 ZONED: ML
 PRIMO MICROPHONE INC
 VOL. 1174, PG. 21
 (D.R.C.C.T.)

ALL ALLOWED OPEN STORAGE OF MATERIALS,
 EQUIPMENT, OR COMMODITIES SHALL BE SCREENED
 FROM VIEW OF ALL STREETS. MATERIALS, EQUIPMENT,
 OR COMMODITIES SHALL BE STACKED NO HIGHER
 THAN ONE FOOT BELOW THE TOP OF THE SCREENING
 WALL OR VISUAL BORDER.

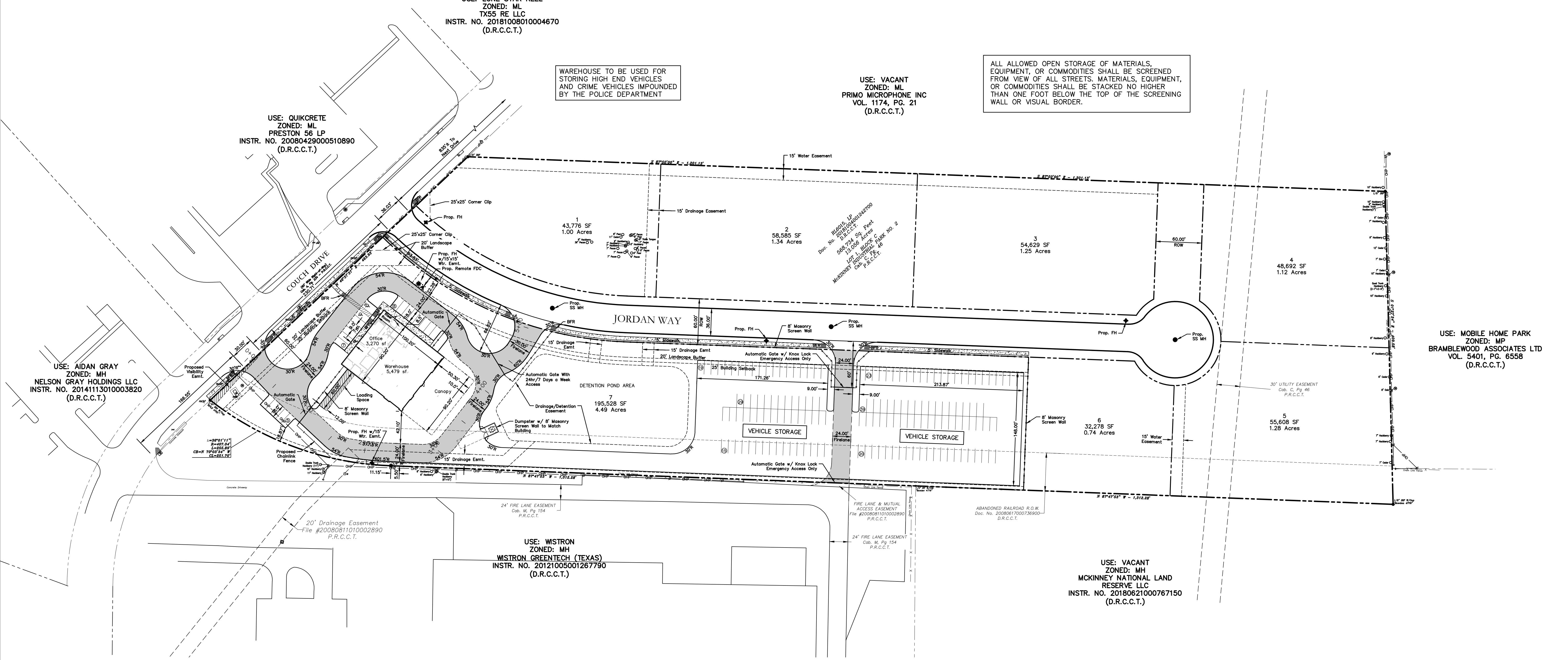
USE: QUIKCRETE
 ZONED: ML
 PRESTON 56 LP
 INSTR. NO. 20080429000510890
 (D.R.C.C.T.)

USE: AIDAN GRAY
 ZONED: MH
 NELSON GRAY HOLDINGS LLC
 INSTR. NO. 20141113010003820
 (D.R.C.C.T.)

USE: MOBILE HOME PARK
 ZONED: MP
 BRAMBLEWOOD ASSOCIATES LTD
 VOL. 5401, PG. 6558
 (D.R.C.C.T.)

USE: WISTRON
 ZONED: MH
 WISTRON GREENTECH (TEXAS)
 INSTR. NO. 20121005001267790
 (D.R.C.C.T.)

USE: VACANT
 ZONED: MH
 MCKINNEY NATIONAL LAND
 RESERVE LLC
 INSTR. NO. 20180621000767150
 (D.R.C.C.T.)



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

OWNER:
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ENGINEER:
 Cross Engineering Consultants, Inc.
 131 S. Tennessee St.
 McKinney, Texas 75069
 Phone (972) 562-4409
 Fax (972) 562-4471
 Contact: Bryan Weisgerber, P.E.

SURVEYOR:
 Ringley & Associates
 701 S. Tennessee St.
 McKinney, Texas 75069
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Issue Dates:	Revisions:	Date:
1 06/03/19	1	
2 06/25/19	2	
3 07/11/19	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
 131 S. Tennessee St. McKinney, Texas 75069
 972.562.4409 Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=60'

Sheet No.	
SUP	
Project No. 19006	
SUP PLAN JORDAN TOWING RL6015 LP City of McKinney, Texas	

JORDAN TOWING