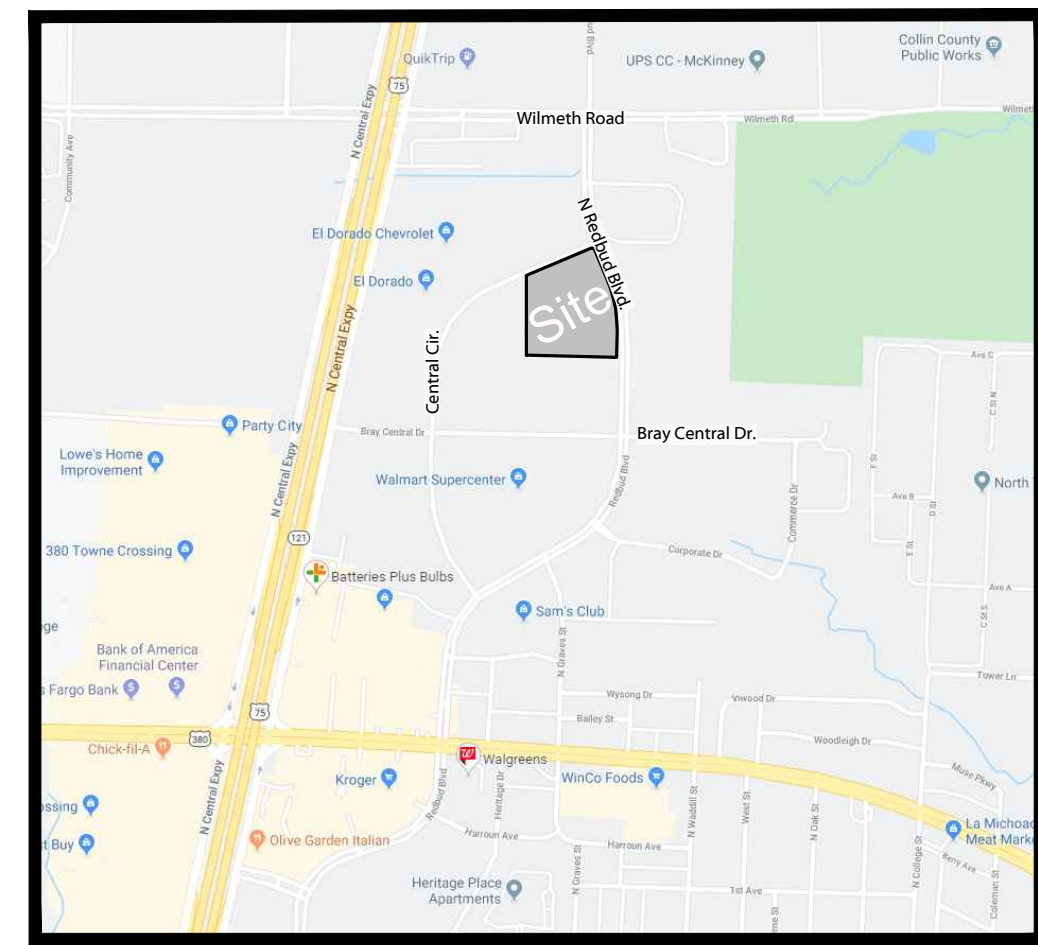


Vicinity Map



Project Data

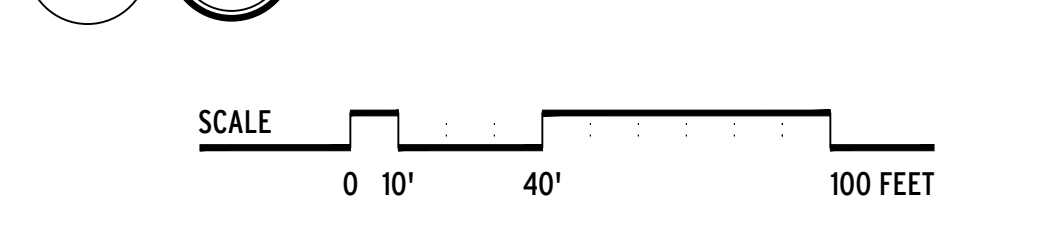
Gross Site area:	12.034 Acres
	524,228 SF
Existing Zoning:	PD-1563
Proposed Use:	Office / Warehouse (Permitted)
Office (10% estimated)*:	19,309 SF
Warehouse:	173,781 SF
Total Proposed Building Area:	193,090 SF
Max. Building Height:	45'
FAR/Building Coverage:	36.8 %
Dock Doors:	50
Car Parking Required*: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

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

1 Conceptual Site Plan



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

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 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

Lot 2R1, Block C, Bray Central Two Addition

Applicant:
 Frontier Equity, LLC
 Todd Marchesani
 (972) 421-1988
 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:
 ▲ 12/10/2019 City Site Plan Comments
 ▲ 12/27/2019 City Site Plan Comments 2

SHEET: **A1.00**