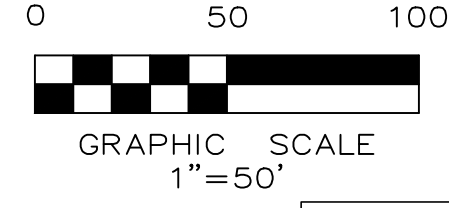


ZONED: PLANNED DEVELOPMENT
 USE: UNDEVELOPED
 STACY JOINT VENTURE
 VOLUME 5584, PAGE 003107
 (D.R.C.C.T.)



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. / (1,400 sf) = 33 Spaces
Office:	12,169 s.f. / (1,400 sf) = 31 Spaces
Distribution:	63,848 s.f. / (4,000 sf) = 16 Spaces
Total:	80 Spaces

Building Footprint Area: 105,355 s.f.

Building Areas:

Office:	56,560 g.s.f.
Retail/Showroom:	5,880 g.s.f.
Distribution:	90,920 g.s.f.
Total:	153,360 g.s.f.

Building Height:

Distribution Center: 46'-0" (2-Story)

Required Parking:

Office:	56,560 s.f. / (1,400 sf) = 142 Spaces
Retail:	2,010 s.f. / (1,250 sf) = 9 Spaces
Showroom:	3,870 s.f. / (1,250 sf) = 16 Spaces
Distribution:	90,920 s.f. / (4,000 sf) = 23 Spaces
Total:	190 Spaces

Total Parking Required:	270 Spaces
Total ADA Parking Required:	7 Spaces
Existing Parking Provided:	214 Spaces
Proposed Parking Provided:	57 Spaces
Total Parking Provided:	271 Spaces
Total ADA Parking Provided:	7 Spaces
Loading Space Required:	7 Spaces
Loading Space Provided:	7 Spaces

LEGEND

- Proposed Concrete Pavement
- Proposed Sidewalk (Private)
- Ex Firelane
- Ex Concrete Pavement
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp

OWNER:
 MJC Interests, LP
 6250 Traxxas Way
 McKinney, Texas 75070
 Phone (214) 869-4693
 Contact: Mac McCloud

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

SURVEYOR:
 AJ Bedford Group, Inc.
 301 N. Alamo Road
 Rockwall, Texas 75087
 Phone (972) 722-0225
 Fax (972) 722-0361
 Contact: Jay Bedford, R.P.L.S.

GENERAL NOTES

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

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.

Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	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" = 50'

SITE PLAN

 DISTRIBUTION CENTER EXPANSION
 CITY OF MCKINNEY, TEXAS

Sheet No.
SP
 Project No.
 15056

RECEIVED
 By Planning Department at 2:40 pm, Nov 17, 2015

TRAXXAS DISTRIBUTION CENTER EXPANSION SITE PLAN