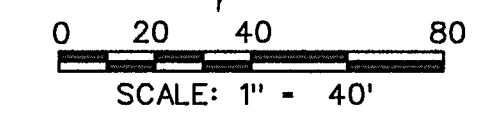


VICINITY MAP

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%	
Impervious Coverage	58.13% 122,569 sq. ft.	
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
3,500 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
3,500 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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