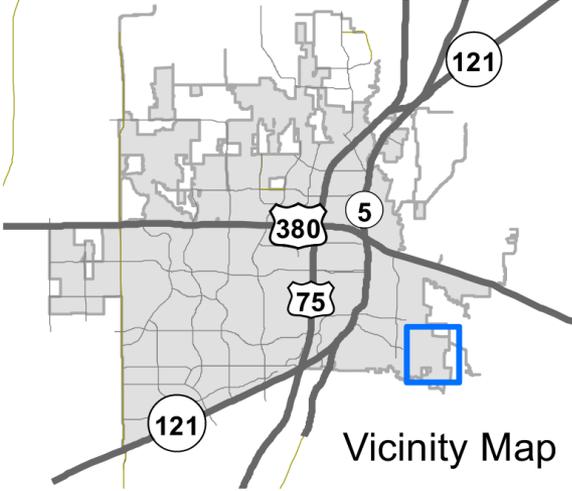
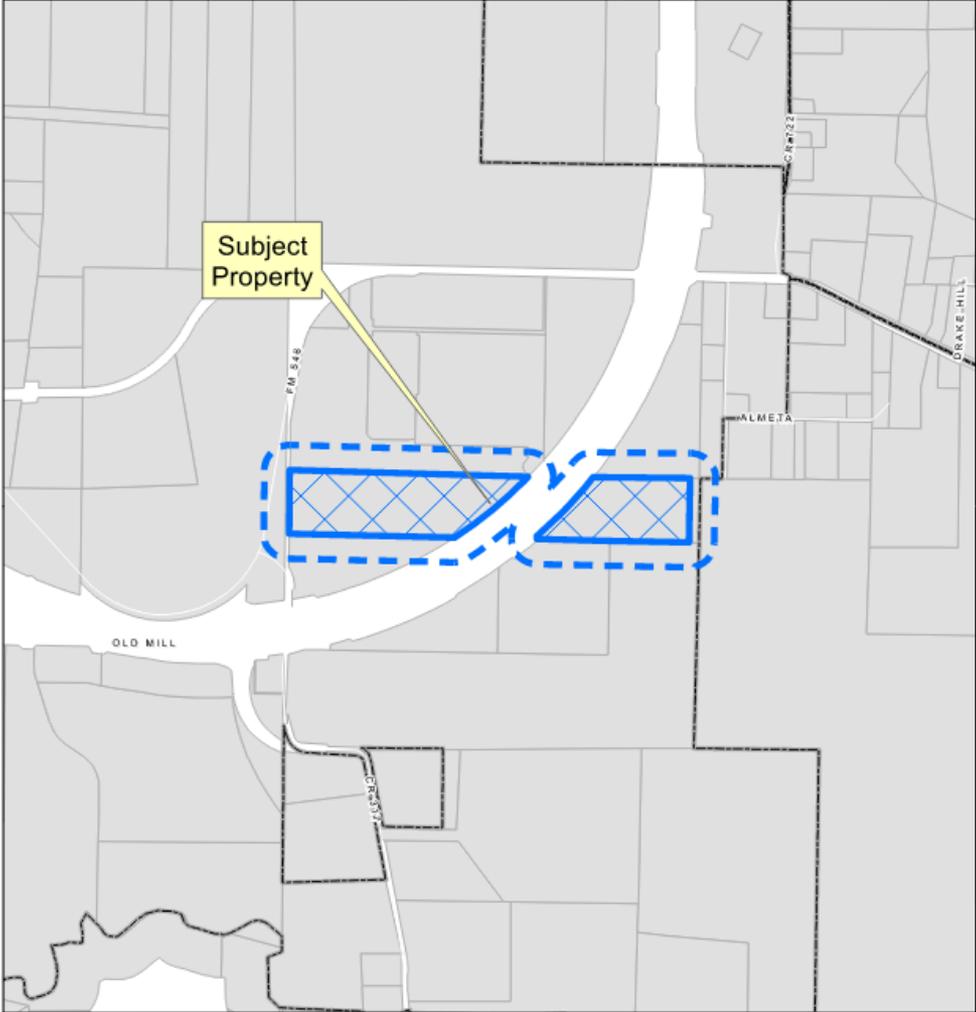


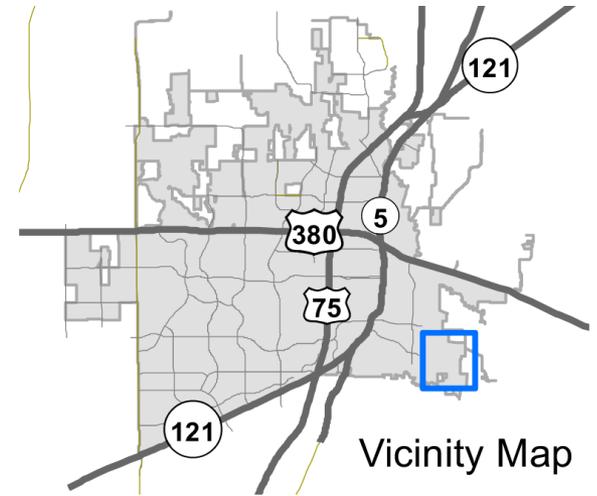
# Warehouse(McKinney Airport Crossing) Site Plan

25-0084SP

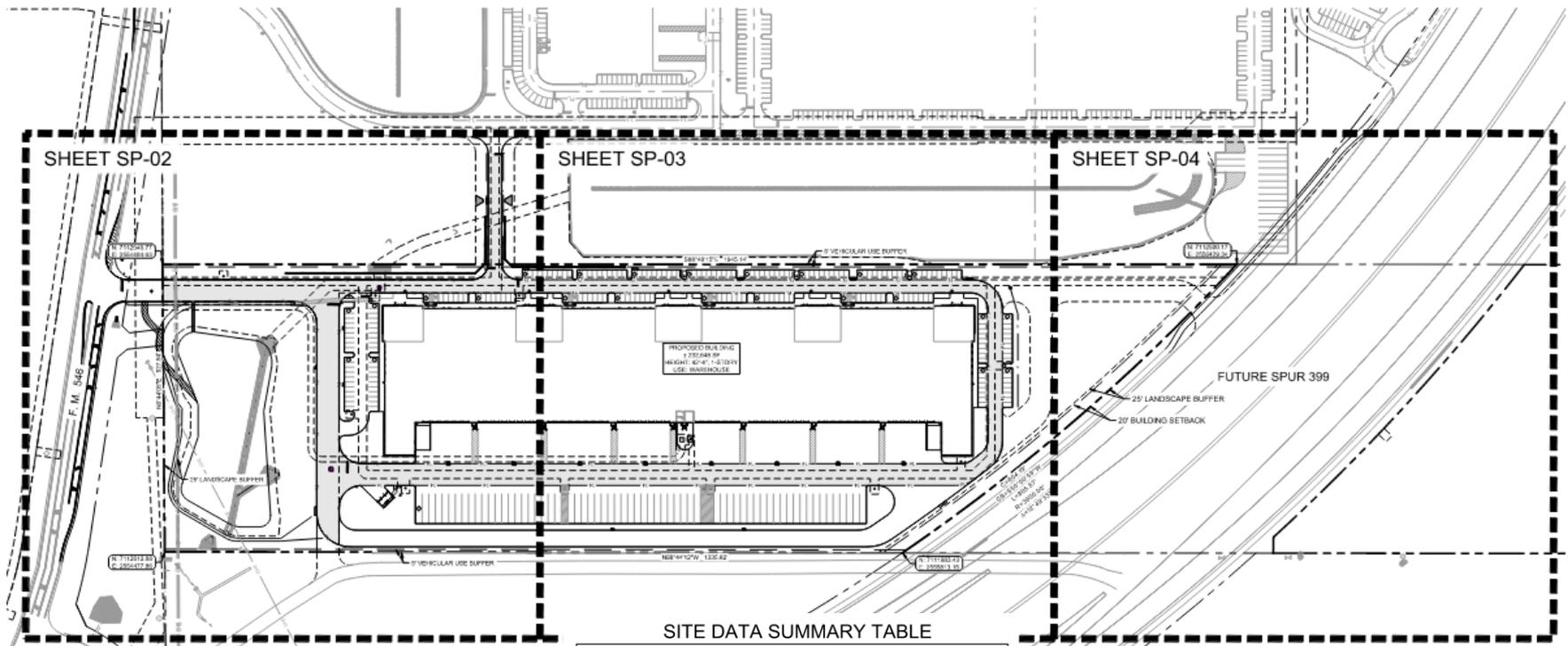
# Location Map



# Aerial Exhibit



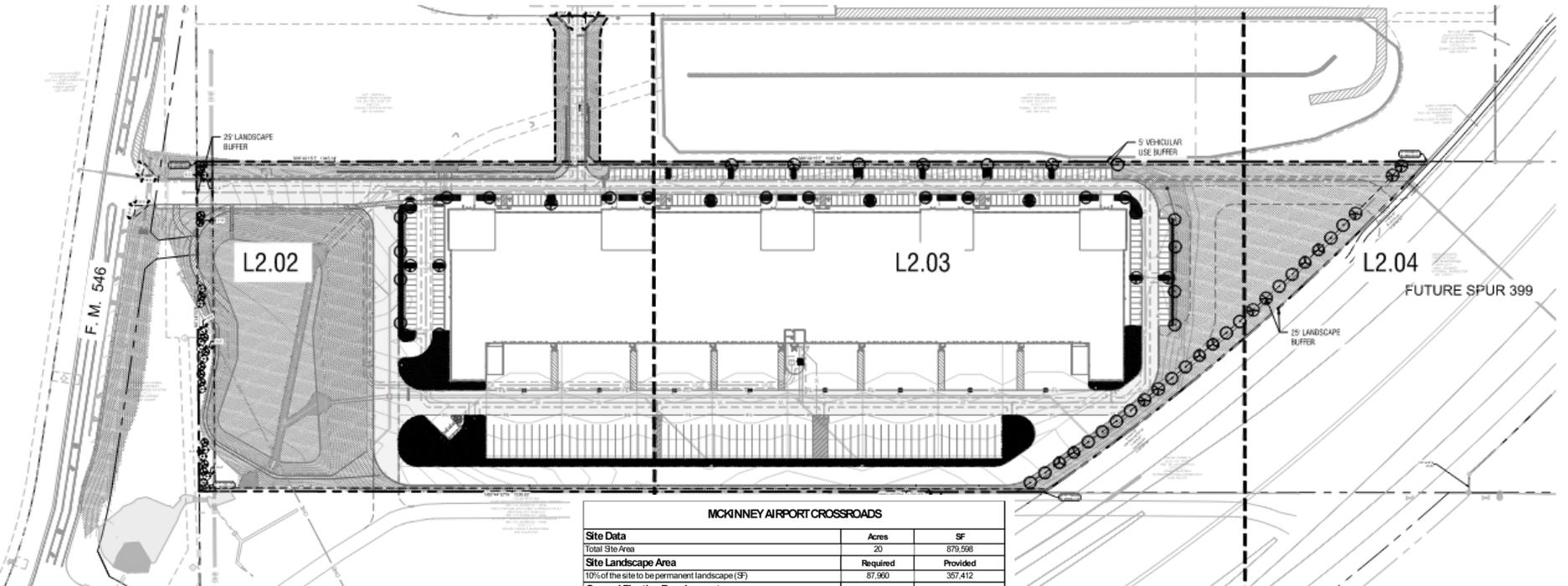
# Proposed Site Plan



SITE DATA SUMMARY TABLE

SITE2025-0084	MCKINNEY AIRPORT CROSSROADS
EXISTING ZONING	I1 - LIGHT INDUSTRIAL
PROPOSED USE	WAREHOUSE
LOT SIZE	20.19 AC
BUILDING AREA	232,648 SF
BUILDING HEIGHT	42'-4" (1-STORY)
LOT COVERAGE	26%
FLOOR AREA RATIO	1:0.26
TOTAL PARKING REQUIRED FOR INDUSTRIAL FLEX CENTER (1 SPACE PER 1,000 SQ FT UP TO 40,000 SQ FT/1 SPACE FOR EACH 2,000 SQ FT OVER 40,000 SQ FT)	137 SPACES
TOTAL PARKING PROVIDED	221 SPACES
TOTAL TRUCK PARKING PROVIDED	65 SPACES
TOTAL HANDICAP PARKING REQUIRED*	7 SPACES
TOTAL HANDICAP PARKING PROVIDED*	8 SPACES
IMPERVIOUS AREA	522,186 SF (59.3%)

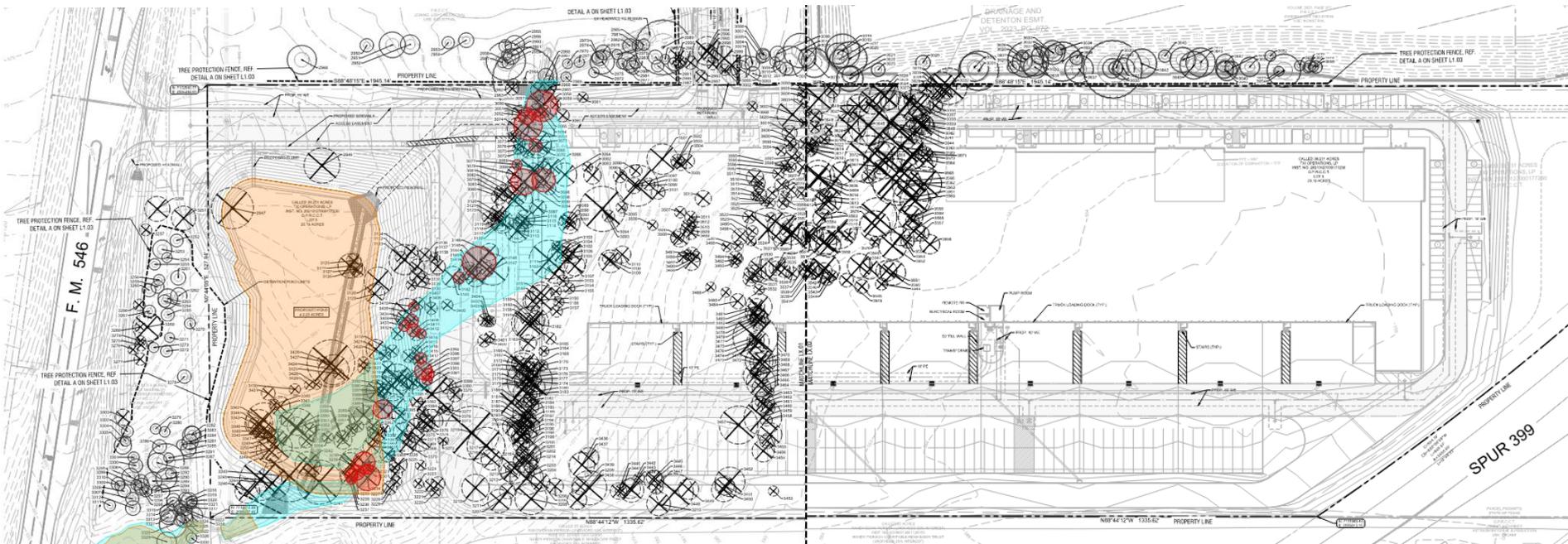
# Proposed Landscape Plan



MCKINNEY AIRPORT CROSSROADS		
Site Data	Acres	SF
Total Site Area	20	870,588
<b>Site Landscape Area</b>	<b>Required</b>	<b>Provided</b>
10% of the site to be permanent landscape (SF)	67,960	357,412
<b>General Planting Requirements</b>	<b>Required</b>	<b>Provided</b>
Canopy Trees 4" cal & 12' height minimum	Yes	Yes
Ornamental Trees 2" cal & 8' height minimum	Yes	Yes
Evergreen Screening Shrubs 36" height min & 36" O.C max	Yes	Yes
<b>Tree Requirements</b>	<b>Required</b>	<b>Provided</b>
<b>Street Buffer Trees &amp; Bay Door Visibility Trees</b>		
25ft Landscape Buffer (FM 546) & 25ft Landscape Buffer (Spur 399)		
One (1) canopy tree per forty (40) linear feet of street frontage		
One (1) canopy tree per thirty (30) linear feet of street frontage (Bay Door Visibility)		
Ornamental trees shall be provided instead of the required canopy trees at a ratio of two ornamental trees per every one required canopy tree.		
(Street Buffer) FM 546 (528 LF) 528/40 = 13 trees	13 Canopy Trees	26 Ornamental Trees
(Bay Door Visibility) Future Spur 399 (806 LF) 806/30 = 27 trees	27 Canopy Trees	27 Canopy Trees
<b>Parking Lot Landscape Requirements</b>	<b>Required</b>	<b>Provided</b>
One (1) canopy tree per seven (7) parking spaces	32 Trees	32 Trees
222 Parking Spaces Provided (222/7 = 32 trees)		
Each parking space within 65' of a parking lot tree	Yes	Yes
75% of frontage parking lots shall be screened from ROW	Yes	Yes - Evergreen Shrub
<b>Proposed Mitigation Trees</b>	<b>Required</b>	<b>Provided</b>
Total Mitigation Trees Quantity		20
(4" cal., 12-14' ht. Cedar Elm Lacebark Elm, and Live Oak)		
Total Mitigation Inches (20 x 4" cal. = 80')		80



# Tree Preservation Plan – Quality Trees in Existing Flood Plain



SYMBOL LEGEND:	
26	Quality Trees to be Removed
	Quality Trees to be Removed
	Quality Trees to be Removed

SYMBOL LEGEND:	
⊗	EXISTING TREE TO BE REMOVED
⊙	EXISTING TREE ON-SITE TO REMAIN
⊕	TREE TO BE SAVED
⊖	4 HT. PROTECTION FENCING TO BE LOCATED AT LIMIT OF GRADING AROUND EXISTING VEGETATION
⊘	PROPOSED 100-YR FULLY DEVELOPED FLOODPLAIN
⊙	CITY OF MCKINNEY EXISTING FLOODPLAIN (NO FEMA FLOODPLAIN OR JURISDICTIONAL WATERS EXIST ON THIS SITE)

RANNEY GOULD PERSHON ARCHITECTS, INC.  
 2010 WEST 20TH STREET, SUITE 200  
 RANNEY PERSHON CHANG LLP, ENGINEERS, ARCHITECTS  
 1400 WEST 20TH STREET, SUITE 100  
 (PLOT NO. 20100000101000)  
 KYLE RAY PERSHON (LICENSED SANITARIAN)  
 (PLOT NO. 40100000101000)  
 O.P.R.C.C.T.

# Tree Preservation Plan – Quality Trees in Proposed Flood Plain (Detention Pond)



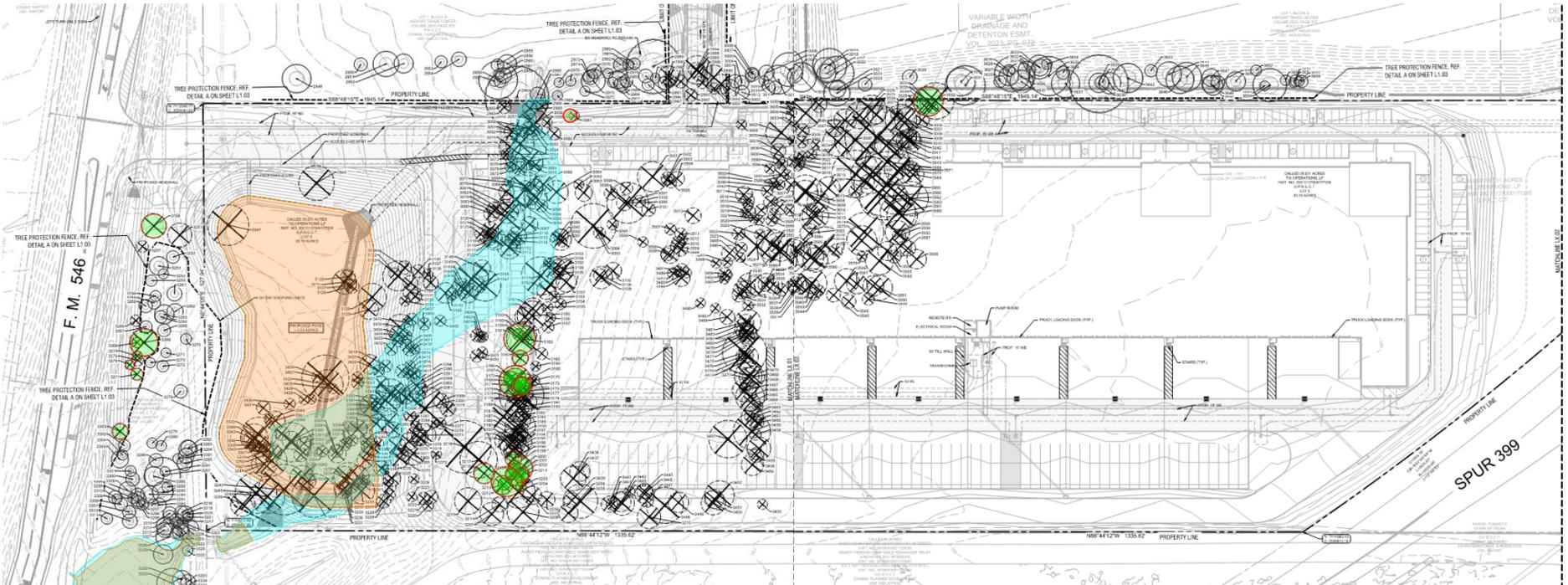
10

SYMBOL LEGEND:	
	Quality Trees to be Removed
	Quality Trees to be Removed
	Quality Trees to be Removed

SYMBOL LEGEND:	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE ON-SITE TO REMAIN
	TREE TO BE SAVED
	TREE PROTECTION FENCING
	PROPOSED 100-YR FULLY DEVELOPED FLOODPLAIN
	CITY OF MCKINNEY EXISTING FLOODPLAIN (NO FEMA FLOODPLAIN OR JURISDICTIONAL WATERS EXIST ON THIS SITE)

READY COUNTY INTERSECTION WITH THE CITY OF MCKINNEY  
 HIGHLIGHTED IN RED ON THIS PLAN  
 READY PRESERVATION CHANGE LINE (R.P.C.L.) PROPOSED TREE TRIM  
 DISTANCE FROM R.P.C.L. TO TREE  
 SHEET NO. 20170304-1 (5/2017)  
 HOLE NO. 20170304-1 (5/2017)

# Tree Preservation Plan – Quality Trees Mitigated



SYMBOL LEGEND	
	Quality Trees to be Removed
	Quality Trees to be Removed
	Quality Trees to be Removed

SYMBOL LEGEND	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE ON-SITE TO REMAIN
	TREE TO BE SAVED
	TREE PROTECTION FENCING
	4 HT. PROTECTION FENCING, TO BE LOCATED AT LIMIT OF GRADING AROUND EXISTING VEGETATION
	PROPOSED 100-YR FULLY DEVELOPED FLOODPLAIN
	CITY OF MCKINNEY EXISTING FLOODPLAIN (NO FEMA FLOODPLAIN OR JURISDICTIONAL WATERS EXIST ON THIS SITE)

30







