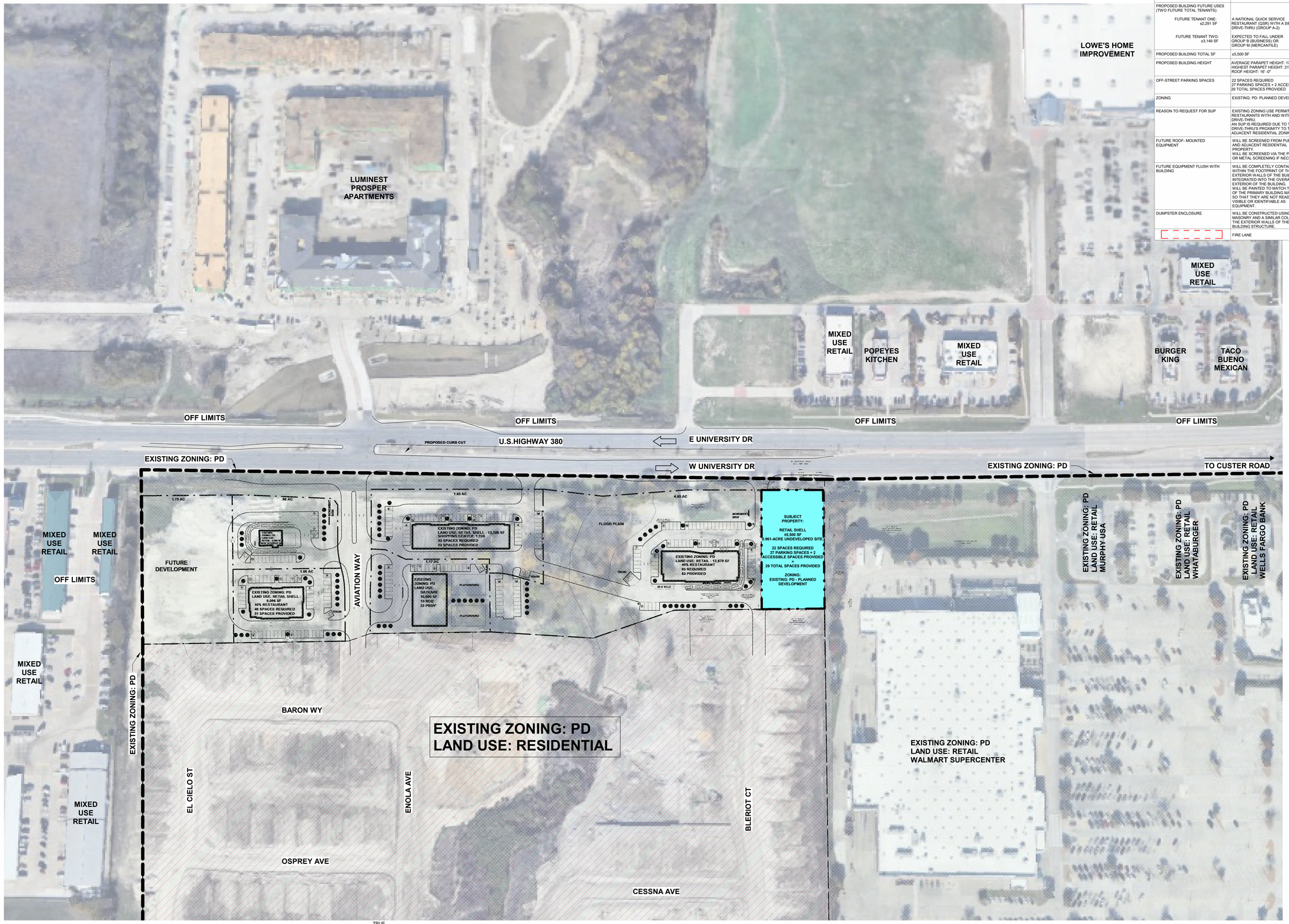
PRELIMINARY - NOT FOR CONSTRUCTION



SITE DATA TABLE:

SUBJECT PROPERTY TOTAL ACREAGE	0.961-ACRE UNDEVELOPED SITE
PROPOSED BUILDING FUNCTION	RETAIL SHELL
PROPOSED BUILDING FUTURE USES (TWO FUTURE TOTAL TENANTS):	
FUTURE TENANT ONE: ±2,291 SF	A NATIONAL QUICK SERVICE RESTAURANT (QSR) WITH A SINGLE-LANE DRIVE-THRU (GROUP A-2)
FUTURE TENANT TWO: ±3,149 SF	EXPECTED TO FALL UNDER GROUP B (BUSINESS) OR GROUP M (MERCANTILE)
PROPOSED BUILDING TOTAL SF	±5,500 SF
PROPOSED BUILDING HEIGHT	AVERAGE PARAPET HEIGHT: 17' -0" HIGHEST PARAPET HEIGHT: 21'-0" ROOF HEIGHT: 16' -0"
OFF-STREET PARKING SPACES	22 SPACES REQUIRED 27 PARKING SPACES + 2 ACCESSIBLE = 29 TOTAL SPACES PROVIDED
ZONING	EXISTING. PD: PLANNED DEVELOPMENT
REASON TO REQUEST FOR SUP	EXISTING ZONING USE PERMITS RESTAURANTS WITH AND WITHOUT DRIVE-THRU. AN SUP IS REQUIRED DUE TO THE DRIVE-THRU'S PROXIMITY TO THE ADJACENT RESIDENTIAL ZONING.
FUTURE ROOF- MOUNTED EQUIPMENT	WILL BE SCREENED FROM PUBLIC VIEW AND ADJACENT RESIDENTIAL PROPERTY. WILL BE SCREENED VIA THE PARAPET OR METAL SCREENING IF NECESSARY
FUTURE EQUIPMENT FLUSH WITH BUILDING	WILL BE COMPLETELY CONTAINED WITHIN THE FOOTPRINT OF THE EXTERIOR WALLS OF THE BUILDING. INTEGRATED INTO THE OVERALL EXTERIOR OF THE BUILDING. WILL BE PAINTED TO MATCH THE COLOR OF THE PRIMARY BUILDING MATERIALS SO THAT THEY ARE NOT READILY VISIBLE OR IDENTIFIABLE AS EQUIPMENT.
DUMPSTER ENCLOSURE	WILL BE CONSTRUCTED USING MASONRY AND A SIMILAR COLOR AS THE EXTERIOR WALLS OF THE PRIMARY BUILDING STRUCTURE.
	FIRE LANE

PRELIMINARY - NOT FOR CONSTRUCTION

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1 OVERALL SITE PLAN

SCALE 1" = 100'-0"

TRUE NORTH

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1/23/2026 9:40:55 AM
Autodesk Docs://Multi-tenant Shell Retail Building - McKinney, TX/Multi-tenant McKinney TX_Central_R25.rvt

Rogers ● Dallas ● Houston

1801 N Lamar St.
Suite 100
Dallas, TX 75202

800-321-8721
JOB NO.: 33934
DESIGNED BY: NAE

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MULTI-TENANT SHELL BUILDING

9105 W UNIVERSITY DR
MCKINNEY, TX 75071

PROJECT #
33934

ISSUE DATE
01/23/2026

NO.	DATE	MODIFICATION

OVERALL SITE PLAN

A0.002

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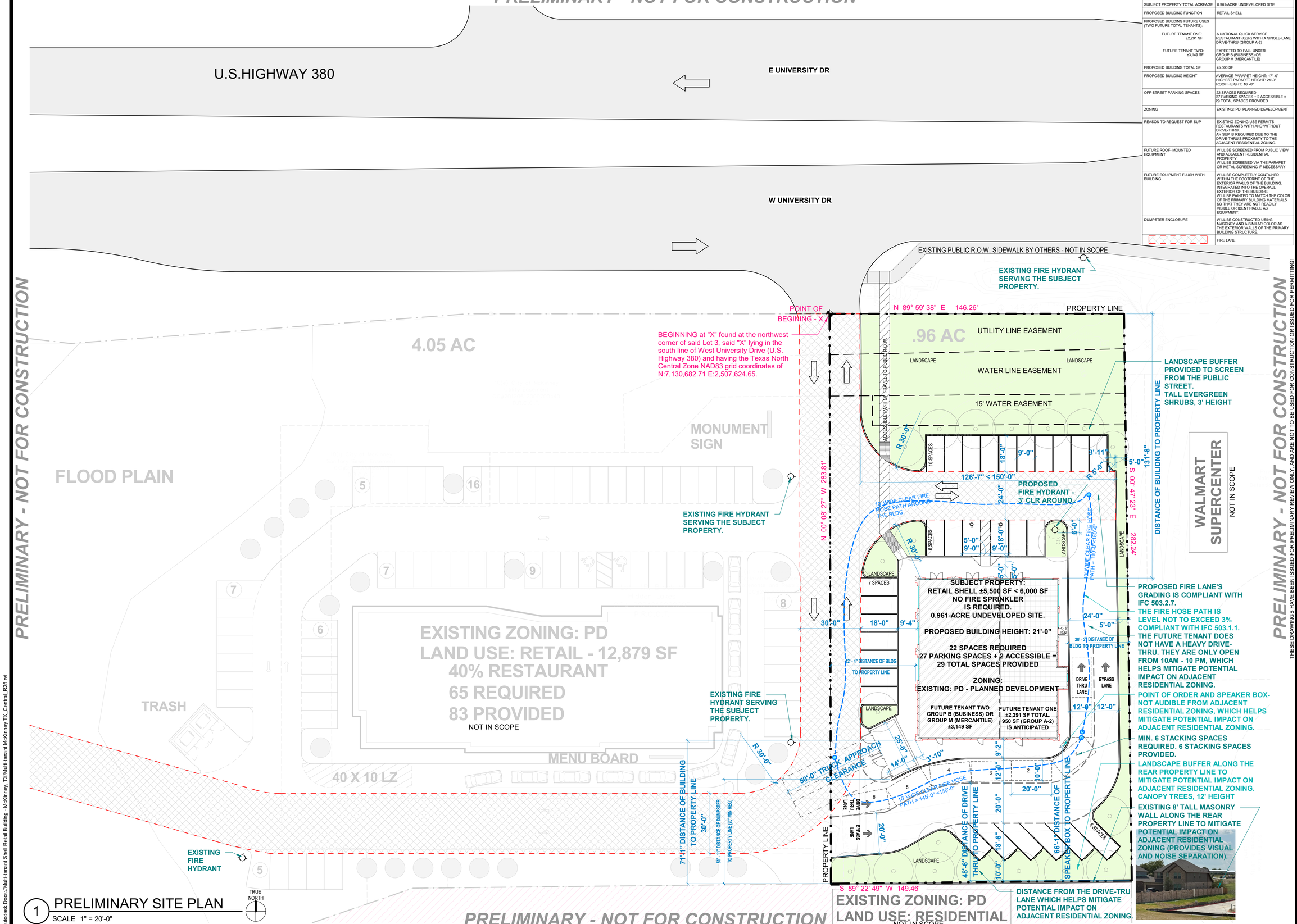

1 PRELIMINARY SITE PLAN
SCALE 1" = 20'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

SITE DATA TABLE:

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MULTI-TENANT SHELL BUILDING

9105 W UNIVERSITY DR
MCKINNEY, TX 75071

PROJECT #
33934

ISSUE DATE
01/23/2026

NO.	DATE	MODIFICATION

PRELIMINARY SITE PLAN

A1.06

1/23/2026 9:43:58 AM
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