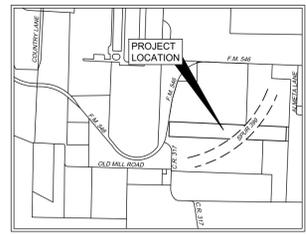
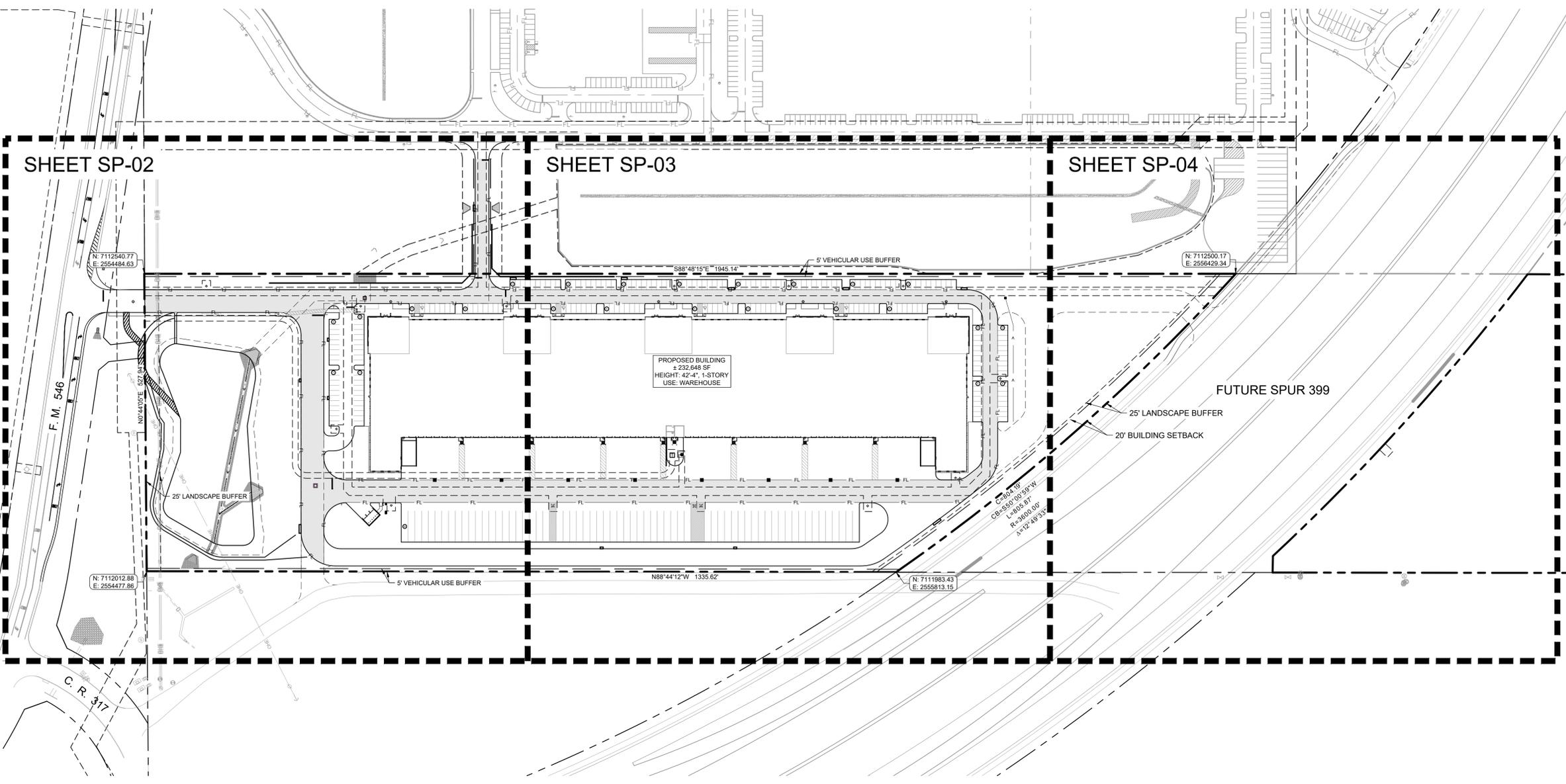
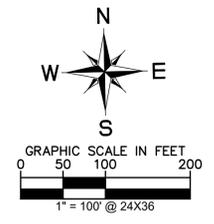


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SITE DATA SUMMARY TABLE	
SITE2025-0084	MCKINNEY AIRPORT CROSSROADS
EXISTING ZONING	I1 - LIGHT INDUSTRIAL
PROPOSED USE	WAREHOUSE
LOT SIZE	20.19 AC
BUILDING AREA	232,648 SF
BUILDING HEIGHT	42'-4" (1-STORY)
LOT COVERAGE	26%
FLOOR AREA RATIO	1:0.26
TOTAL 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 PROVIDED*	7 SPACES
TOTAL HANDICAP PARKING PROVIDED*	8 SPACES
IMPERVIOUS AREA	522,186 SF (59.3%)

\*HANDICAP PARKING PROVIDED IN ACCORDANCE WITH ADA STANDARDS



LEGEND	
FL	PROPOSED FIRE LANE
FL	VEHICLE PATH FOR POND MAINTENANCE
[Symbol]	BARRIER FREE RAMP (BFR)
[Symbol]	ACCESSIBLE PARKING SYMBOL
[Symbol]	NUMBER OF PARKING SPACES
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
[Symbol]	LIGHT POLE
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	SWITCH GEAR
[Symbol]	TRANSFORMER PAD
[Symbol]	CURB INLET
[Symbol]	GRATE INLET
[Symbol]	JUNCTION BOX OR WYE INLET
[Symbol]	HEADWALL
TYP	TYPICAL
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
PE	POWER EASEMENT
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
CI	CURB INLET
GI	GRATE INLET
WI	WYE INLET
JB	JUNCTION BOX
MH	MANHOLE
EX	EXISTING
PROP	PROPOSED

- NOTES**
- REFERENCE LANDSCAPE ARCHITECTS PLANS FOR SIDEWALK AND SPECIALTY PAVEMENTS. SIDEWALKS SHOWN ON THIS PLAN ARE NOT FINAL AND ARE FOR REFERENCE ONLY.
  - ALL PAVEMENT TO BE CONSTRUCTED PER CITY OF MCKINNEY STANDARD CONSTRUCTION DETAILS.
  - THE CONTRACTOR FOR THE PROJECT SHALL NOT PLACE ANY PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR ELECTRIC, GAS, TELEPHONE, CABLE TV, SITE IRRIGATION, OR ANY OTHER UNDERGROUND UTILITY HAS BEEN INSTALLED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONFIRM THAT ALL SLEEVING IS IN PLACE PRIOR TO PLACEMENT OF PERMANENT PAVEMENT.
  - REFERENCE STANDARD CONSTRUCTION DETAILS FOR PAVING DETAILS.
  - THE CITY OF MCKINNEY CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
  - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
  - ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
  - CONTRACTOR TO ADJUST ALL VALVE AND MANHOLE RIM ELEVATIONS TO MATCH FINISH GRADE.

- CITY OF MCKINNEY STANDARD NOTATIONS**
- THE SANITATION CONTAINER SCREENING WALLS SHALL 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 SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
  - MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT FOR NON-RESIDENTIAL AND MULTIFAMILY USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
  - THE LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

**SITE PLAN**  
**MCKINNEY AIRPORT CROSSROADS**  
**CITY PROJECT NO. SITE2025-0084**  
**BEING 20.19 ACRES OUT OF THE:**  
**RICHARD H. LOCKE SURVEY,**  
**ABSTRACT NO. 517**  
**City of McKinney,**  
**Collin County, Texas**  
**SUBMITTED: January 27th, 2026**

**Owner:**  
 Martin Marietta Texas  
 Ready-Mix, LLC  
 4123 Parklake Avenue  
 Raleigh, NC 27612  
 Phone: (919) 510-4779  
 Contact: Kirk Light,  
 Authorized Signatory

**Applicant:**  
 Kimley-Horn and Associates, Inc.  
 13455 Noel Road  
 Suite 700  
 Dallas, Texas 75240  
 Phone: (972)770-1300  
 Contact: Jose Gonzalez, P.E.

**Engineer/Surveyor:**  
 Kimley-Horn and Associates, Inc.  
 13455 Noel Road  
 Suite 700  
 Dallas, Texas 75240  
 Phone: (972)770-1300  
 Contact: Jose Gonzalez, P.E.

**Kimley-Horn**  
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 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700  
 DALLAS, TEXAS 75240  
 PHONE: 972-770-1300  
 WWW.KIMLEY-HORN.COM TX F-528

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 Not for construction or permit purposes.  
**Kimley-Horn**  
 Engineer: JOSE C. GONZALEZ  
 P.E. No. 148103, State: TEXAS, Issue: 20/22/2025

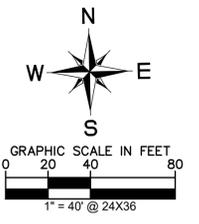
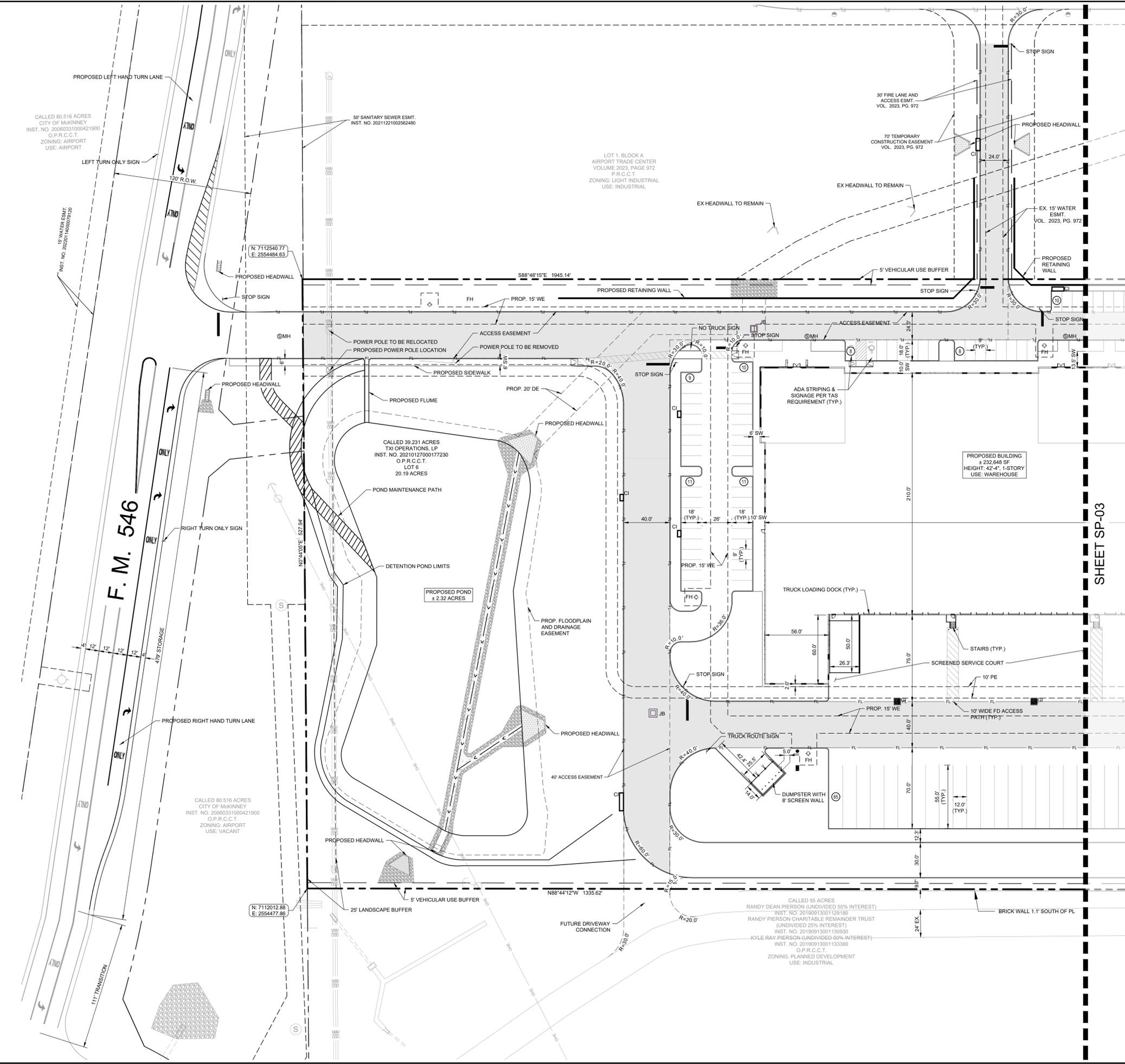
NO.	REVISIONS	DATE

**MCKINNEY AIRPORT CROSSROADS**  
 1825 FM 546  
 MCKINNEY, TEXAS

**SITE PLAN - OVERALL**

SHEET NUMBER  
**SP-01**

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**NOTES**

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- ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR TO ADJUST ALL VALVE AND MANHOLE RIM ELEVATIONS TO MATCH FINISH GRADE.

**LEGEND**

- FL PROPOSED FIRE LANE
- VEHICLE PATH FOR POND MAINTENANCE
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WATER METER (AND VAULT)
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- LIGHT POLE
- SANITARY SEWER MANHOLE
- SWITCH GEAR
- TRANSFORMER PAD
- CURB INLET
- GRATE INLET
- JUNCTION BOX OR WYE INLET
- HEADWALL
- TYPICAL
- SANITARY SEWER EASEMENT
- WATER EASEMENT
- DRAINAGE EASEMENT
- POWER EASEMENT
- BFR
- BARRIER FREE RAMP
- BL SIDEWALK BUILDING LINE/SETBACK
- CI CURB INLET
- GI GRATE INLET
- WJ WYE INLET
- JB JUNCTION BOX
- MH MANHOLE
- EX EXISTING
- PROP PROPOSED

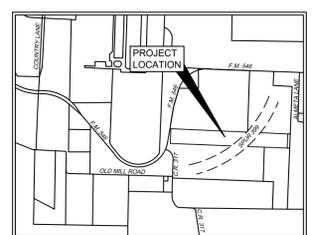
**CITY OF MCKINNEY STANDARD NOTATIONS**

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**SITE DATA SUMMARY TABLE**

SITE 2025-0084	MCKINNEY AIRPORT CROSSROADS
EXISTING ZONING	11 - 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	10.26
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 (69.3%)

\*HANDICAP PARKING PROVIDED IN ACCORDANCE WITH ADA STANDARDS



**SITE PLAN**  
**MCKINNEY AIRPORT CROSSROADS**  
 CITY PROJECT NO. SITE2025-0084  
 BEING 20.19 ACRES OUT OF THE:  
 RICHARD H. LOCKE SURVEY,  
 ABSTRACT NO. 517  
 City of McKinney,  
 Collin County, Texas  
 SUBMITTED: January 27th, 2026

**Owner:** Martin Marietta Texas Ready-Mix, LLC  
 4123 Parklake Avenue  
 Raleigh, NC 27612  
 Phone: (919) 510-4779  
 Contact: Kirk Light, Authorized Signatory

**Applicant:** Kimley-Horn and Associates, Inc.  
 13455 Noel Road  
 Suite 700  
 Dallas, Texas 75240  
 Phone: (972) 770-1300  
 Contact: Jose Gonzalez, P.E.

**Engineer/Surveyor:** Kimley-Horn and Associates, Inc.  
 13455 Noel Road  
 Suite 700  
 Dallas, Texas 75240  
 Phone: (972) 770-1300  
 Contact: Jose Gonzalez, P.E.

**Kimley-Horn**  
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 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700  
 DALLAS, TEXAS 75240  
 PHONE: 972-770-1300  
 WWW.KIMLEY-HORN.COM TX F-528

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**Kimley-Horn**  
 Engineer: JOSE C. GONZALEZ  
 P.E. No. 148103 - exp. 12/31/2026

NO.	DATE	BY	REVISIONS

**KIMLEY-HORN PROJECT**  
 06/09/2025  
 DATE: JANUARY 2026  
 SCALE: AS SHOWN  
 DESIGNED BY: JCS  
 DRAWN BY: AJT  
 CHECKED BY: JCS

**MCKINNEY AIRPORT CROSSROADS**  
 1825 FM 546  
 MCKINNEY, TEXAS

**SITE PLAN**

SHEET NUMBER  
**SP-02**



