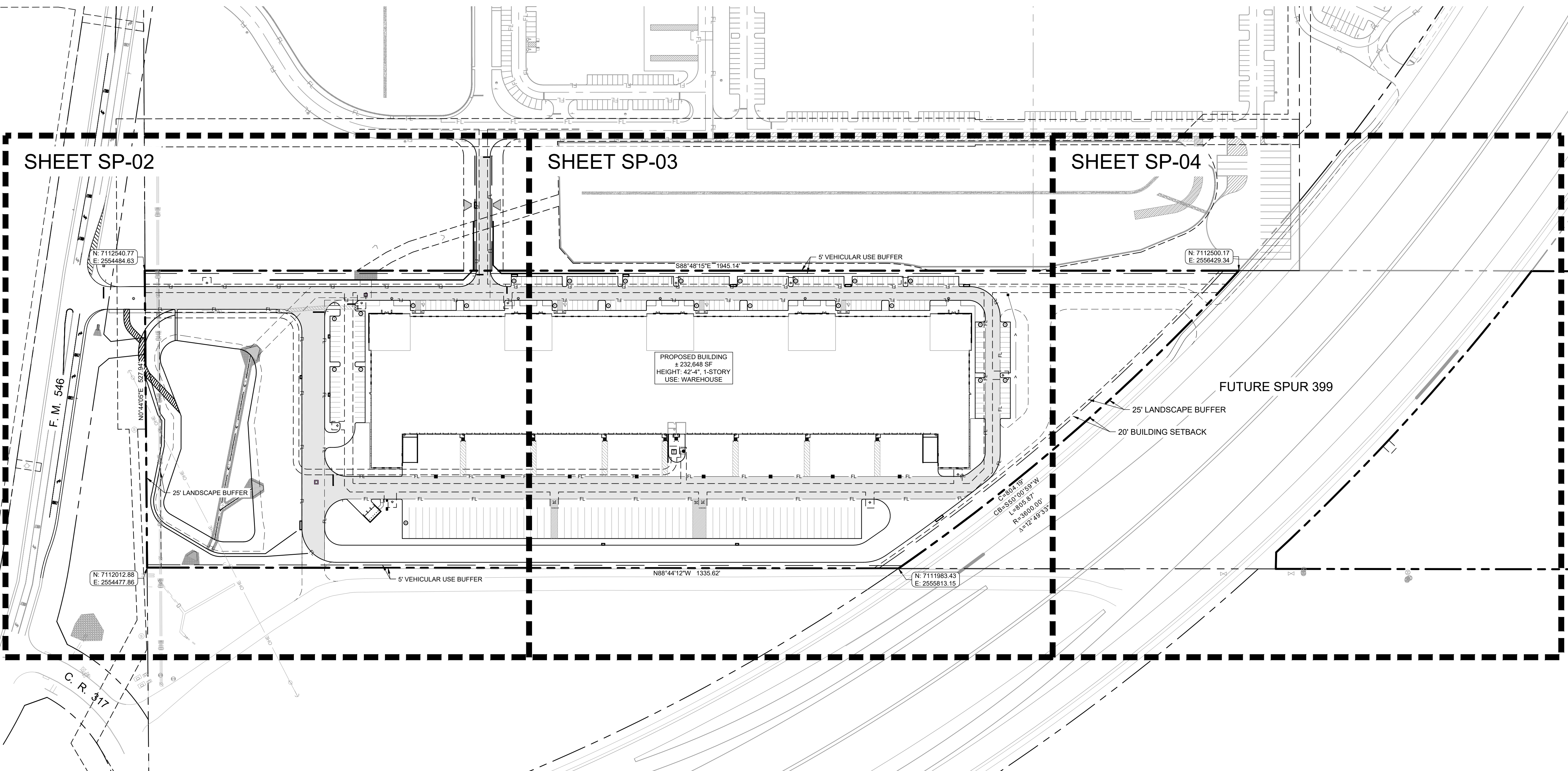
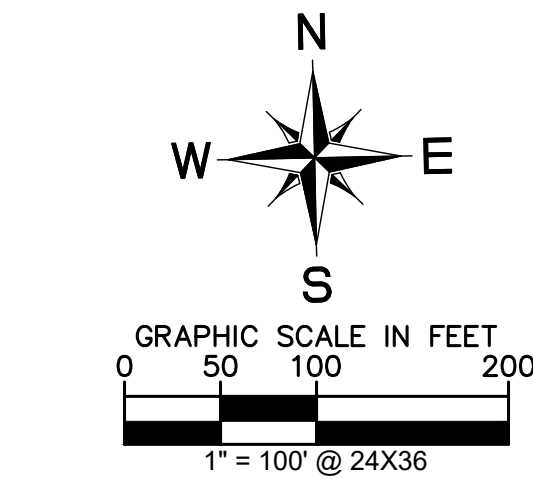




SITE DATA SUMMARY TABLE		
SITE#2025-0084	MCKINNEY AIRPORT CROSSROADS	
EXISTING ZONING	11 - LIGHT INDUSTRIAL	
PROPOSED USE	WAREHOUSE	
LOT SIZE	20.19 AC	
BUILDING AREA	232,648 SF	
BUILDING HEIGHT	42'-4" (1-STORY)	
LOT COVER	26%	
FLOOR AREA RATIO	1.06	
TOTAL PARKING REQUIRED FOR INDUSTRIAL FLEX ZONE (1 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 (99.3%)	

*HANDICAP PARKING PROVIDED IN ACCORDANCE WITH ADA STANDARDS



LEGEND	
	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
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	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 SIDEWALKS AND SPECIALTY PAYMENTS. SIDEWALKS SHOWN ON THIS PLAN ARE NOT FINAL AND ARE FOR REFERENCE ONLY.
- ALL CONCREMENT TO BE CONSTRUCTED PER CITY OF MCKINNEY DETAILED CONSTRUCTION DETAILS
- THE CONTRACTOR SHALL NOT PROJECT SHALL NOT PLACE ANY PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR ALL DRAINAGE, 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
1. 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 WALL GATE, AND THE PERIMETER WALL, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
 2. 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.
 3. THE LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND MAINTAINED 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.
--	--	--

SITE PLAN - OVERALL

MCKINNEY AIRPORT CROSSROADS

1825 FM 546
MCKINNEY, TEXAS

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
WWW.KIMLEY-HORN.COM TX F-628

PRELIMINARY

FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley»Horn

Engineer: JOSE C. GONZALEZ Date: 21/07/2026

P.E. No. 148103

KHA PROJECT 104591203	DATE JANUARY 2026	SCALE AS SHOWN	DESIGNED BY JCG
			DRAWN BY AJT
			CHECKED BY JCG

SHEET NUMBER

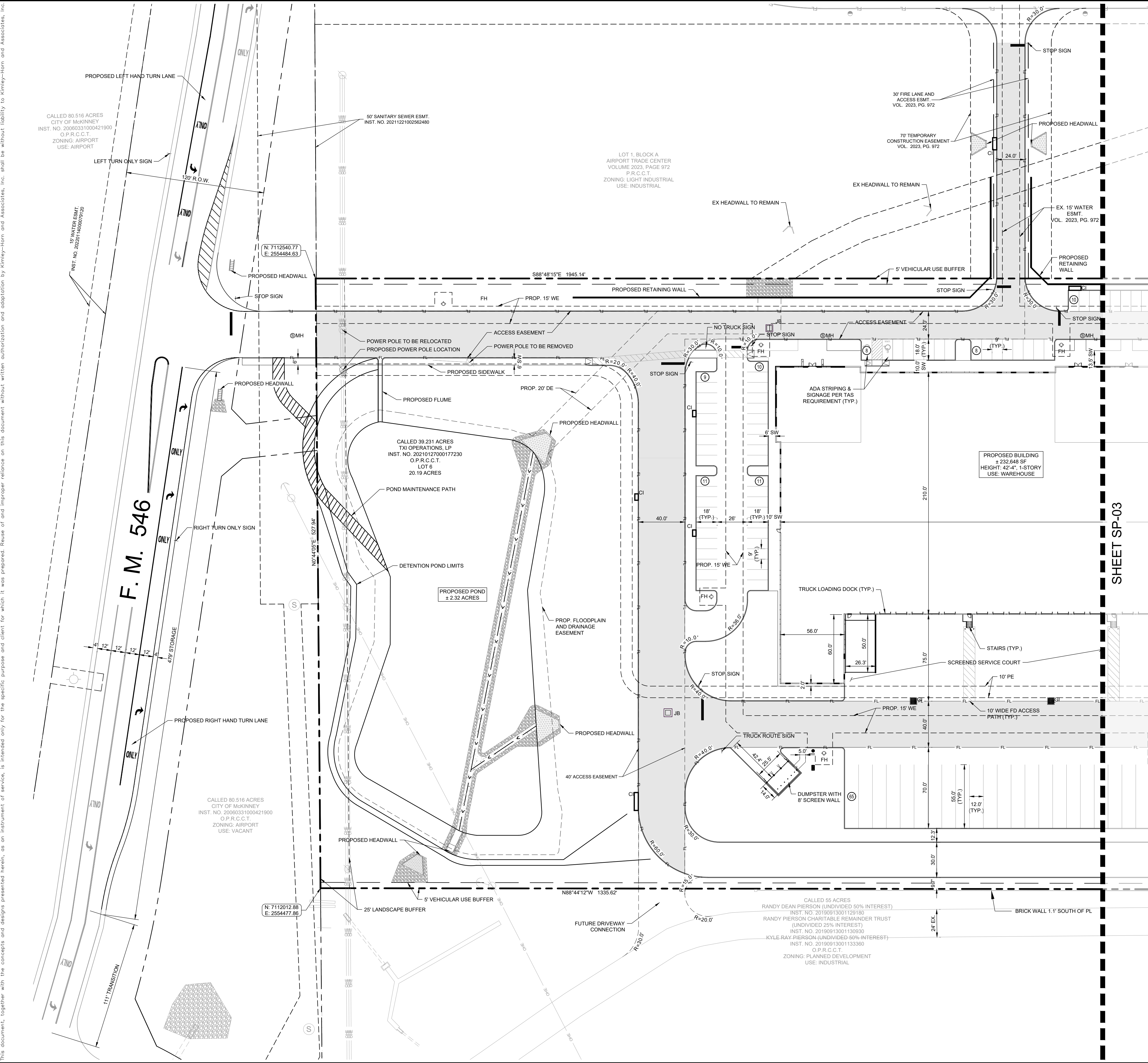
SP-01

No. _____

REVISIONS _____

DATE _____

Plotted By: thomas, adysun Date: January 27, 2026 08:39:29am File Path: k:\DAL\Civil\064581203 - Committed FM 546.dwg Design: C:\AD\PlanSheets\Site Plan Submittal\Site Plan.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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 CONTRACTOR'S 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.

LEGEND

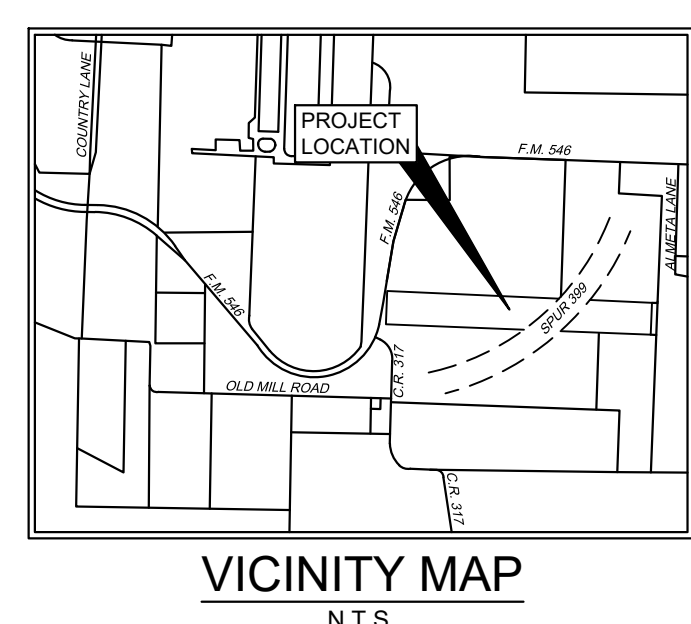
FL	PROPOSED FIRE LANE
FL	VEHICLE PATH FOR POND MAINTENANCE
BFR	BARRIER FREE RAMP (BFR)
AP	ACCESSIBLE PARKING SYMBOL
NPS	NUMBER OF PARKING SPACES
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
SMH	SANITARY SEWER MANHOLE
SG	SWITCH GEAR
TP	TRANSFORMER PAD
CI	CURB INLET
GI	GRATE INLET
WI	WYE INLET
JB	JUNCTION BOX
MH	MANHOLE
EX	EXISTING
PROP	PROPOSED

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 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	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%)

*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.

REVISIONS

No.	DATE	REVISIONS

Kimley-Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
WWW.KIMLEY-HORN.COM TX F-928

PROJECT INFORMATION

KHA PROJECT	DATE	SCALE	AS SHOWN	JOB	CHECKED BY
06-659-203	JANUARY 2026	AS SHOWN	JOS	JOS	JOS

MCKINNEY AIRPORT CROSSROADS

1825 FM 546
MCKINNEY, TEXAS

SITE PLAN

SHEET NUMBER
SP-02

