

HOPEWELL - MCKINNEY INDUSTRIAL

CONCEPTUAL DESIGN

STATE HIGHWAY 5
MCKINNEY, TX

DAL24-0052-00
MAY 5, 2025

DISCLAIMER: THIS CONCEPTUAL DESIGN IS BASED UPON A PRELIMINARY REVIEW OF ENTITLEMENT REQUIREMENTS AND ON UNVERIFIED AND POSSIBLY INCOMPLETE SITE AND/OR BUILDING INFORMATION, AND IS INTENDED MERELY TO ASSIST IN EXPLORING HOW THE PROJECT MIGHT BE DEVELOPED. SIGNAGE SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND DOES NOT NECESSARILY REFLECT MUNICIPAL CODE COMPLIANCE.



Zoning		
Jurisdiction		McKinney, TX
Zoning Designation		I1
Max Building Coverage		N/A
Max F.A.R		N/A
Max Height		45 FT
Building Setbacks	Front	20 FT
	Side	0 FT
	Rear	0 FT
Landscape Setbacks	Front	10 FT 1
	Side	5 FT
	Rear	5 FT
Parking Standards	Min Stall Size	9x18
	Drive Aisle	26 FT
	Fire Lane	26 FT
	Landscape Islands	9 FT
Required Parking	Office	1/400 SF
	Warehouse	1/4000 SF

PROJECT DATA		
Site Summary		APN(s): ##
Gross Site Area	630,017 SF	14.46 AC
Stormwater Management	32,994 SF	@ 5%
Net Site Area	597,024 SF	13.71 AC
Total Building Area(s)	Gross Floor Area	223,292 SF
	Coverage	Gross 35%
FAR		Net 37%
		Gross 0.35
		Net 0.37
Building 1		
Building Area(s)	Footprint	220,305 SF
Cars Required	@5% Office	80 Stalls
Cars Provided	@0.64/1,000 SF	140 Stalls
	Req. Accessible	5 Stalls
Drive-in Doors		2
Docks	@2.27/10,000 SF	50
Trailers		44 Stalls

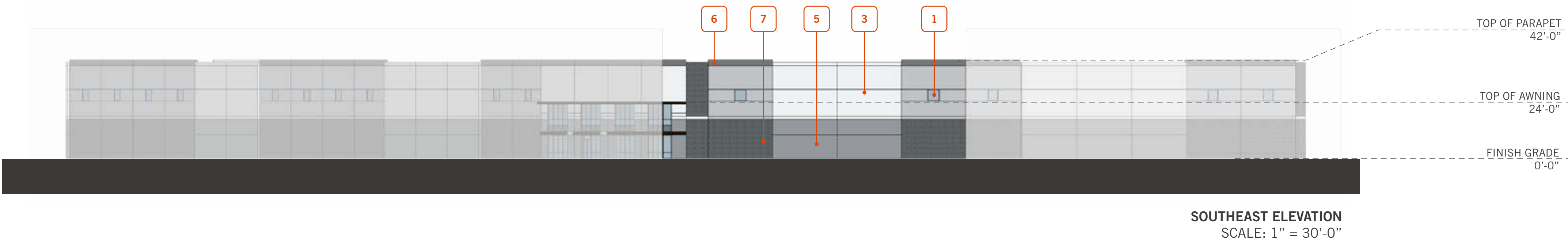
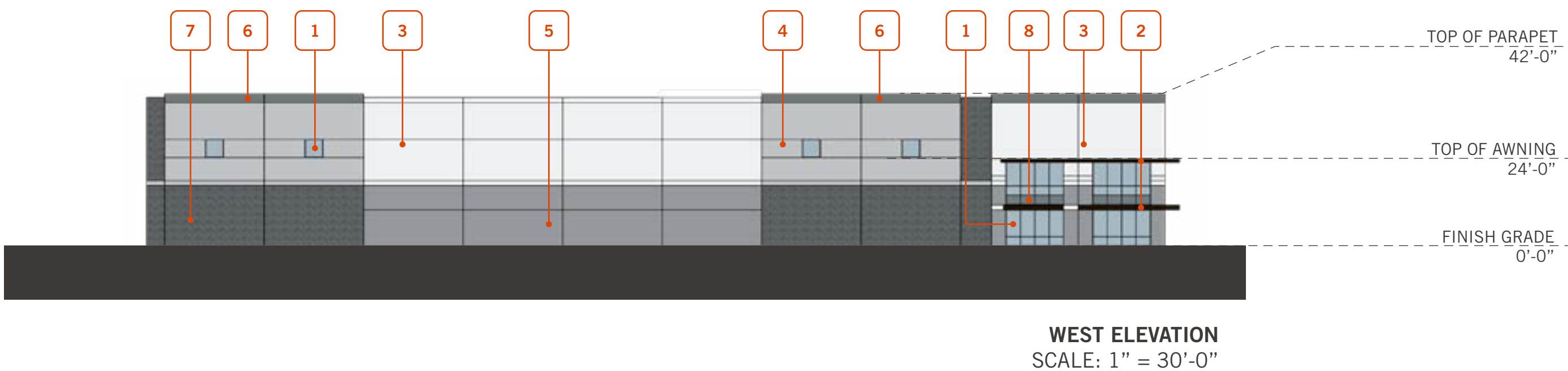
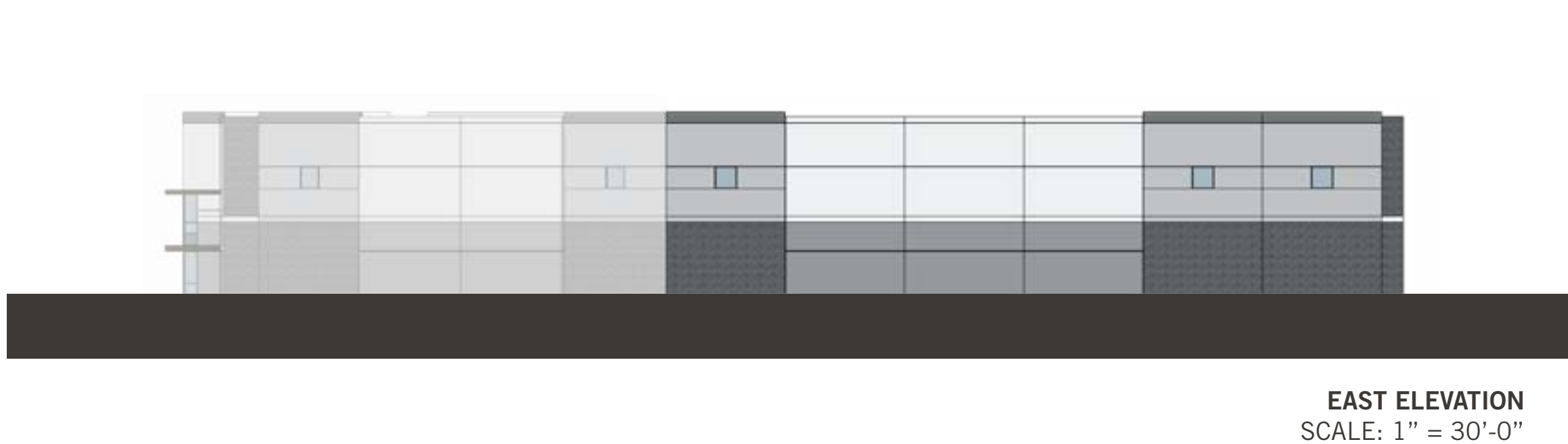
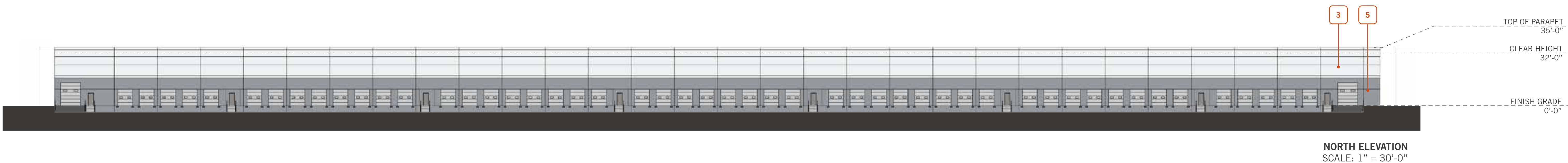
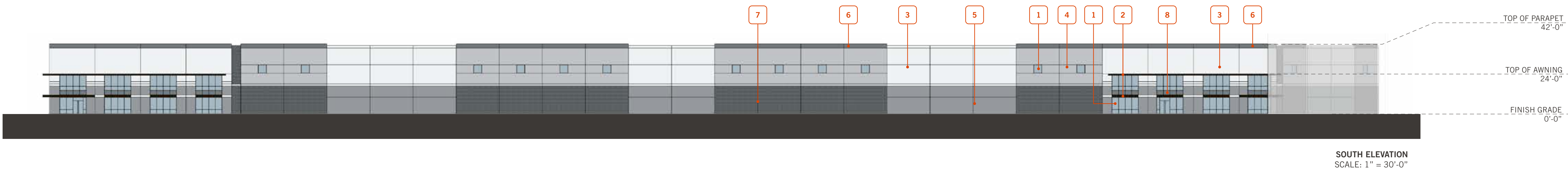
Notes

1. ROW width dictates landscape buffer. 0-59ft = 10ft. 60-199ft = 20ft. 200ft+ = 30ft.









KEYNOTES

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| 1 | STOREFRONT SYSTEM
CLEAR ALUMINIUM MULLION WITH
VITRO OPTI-GRAY GLAZING | 5 | EXTERIOR PAINT 03
SW 7067 - CITYSCAPE |
| 2 | METAL AWNING
BLACK | 6 | EXTERIOR PAINT 04
SW 7068 - GRIZZLE GRAY |
| 3 | EXTERIOR PAINT 01
SW 7064 - PASSIVE | 7 | STONE ACCENT
EL DORADO STONE
LEDGECUT - BEACH PEBBLE |
| 4 | EXTERIOR PAINT 02
SW 7066 - GRAY MATTERS | 8 | SPANDREL GLAZING
VITRO WARM GRAY |