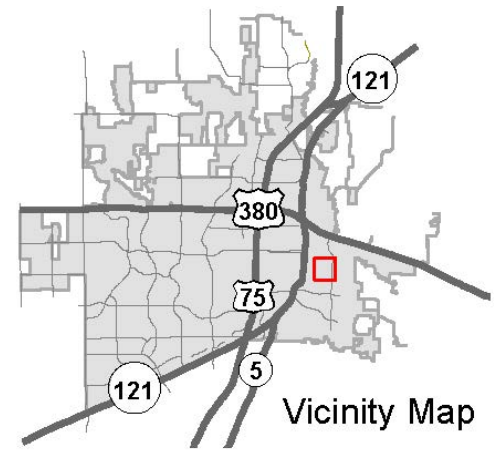
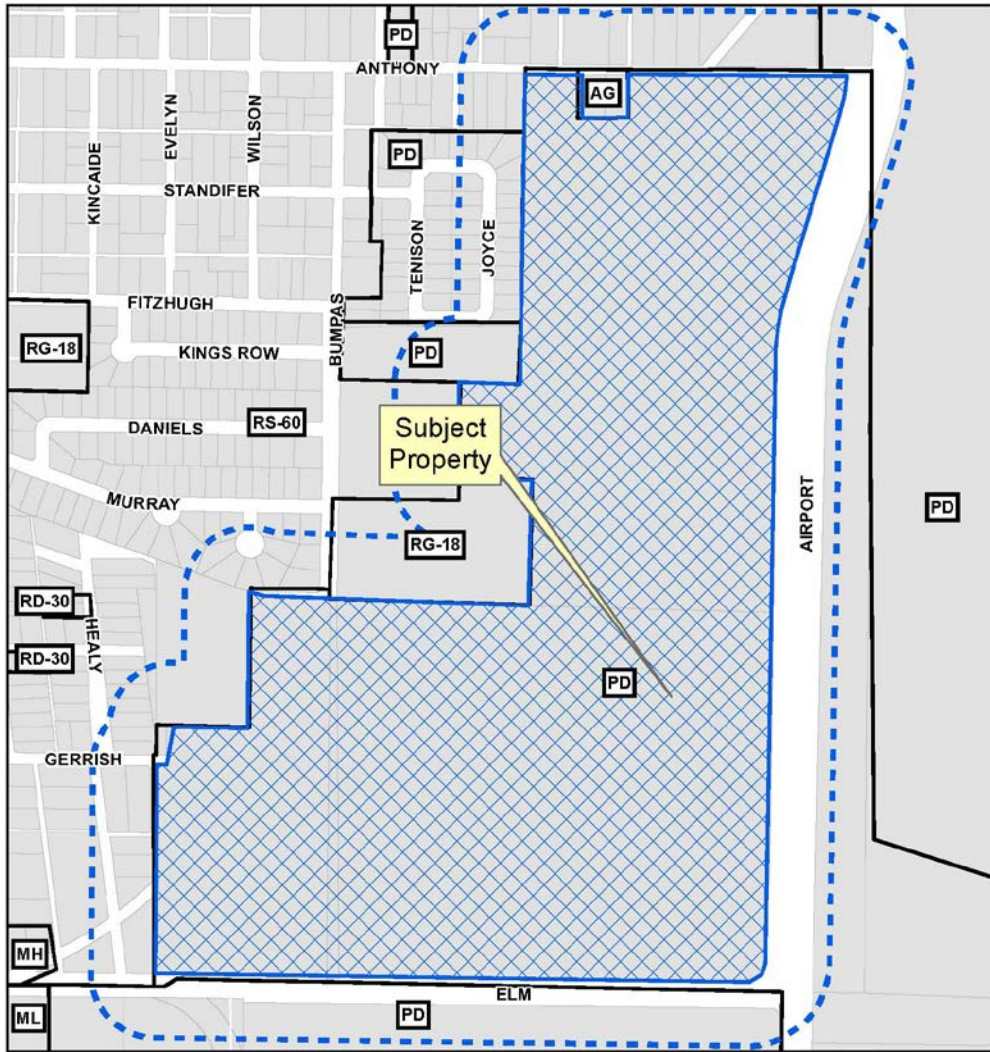


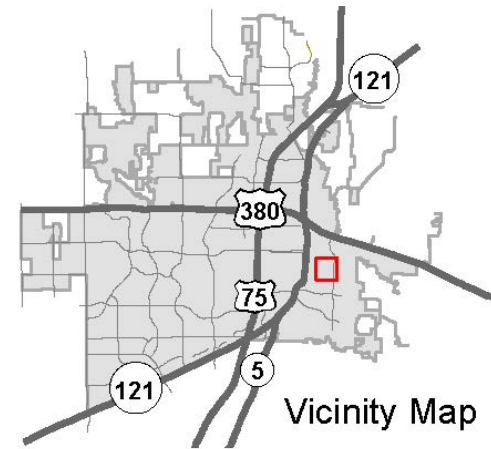
Encore Wire Site Plan Variance

19-0098SP

Location Map



Aerial Exhibit



Surrounding Area



Looking Northwest
from Airport & Elm



Looking South
from Bumpas

Surrounding Area



Looking East
from Gerrish



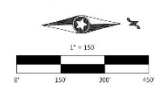
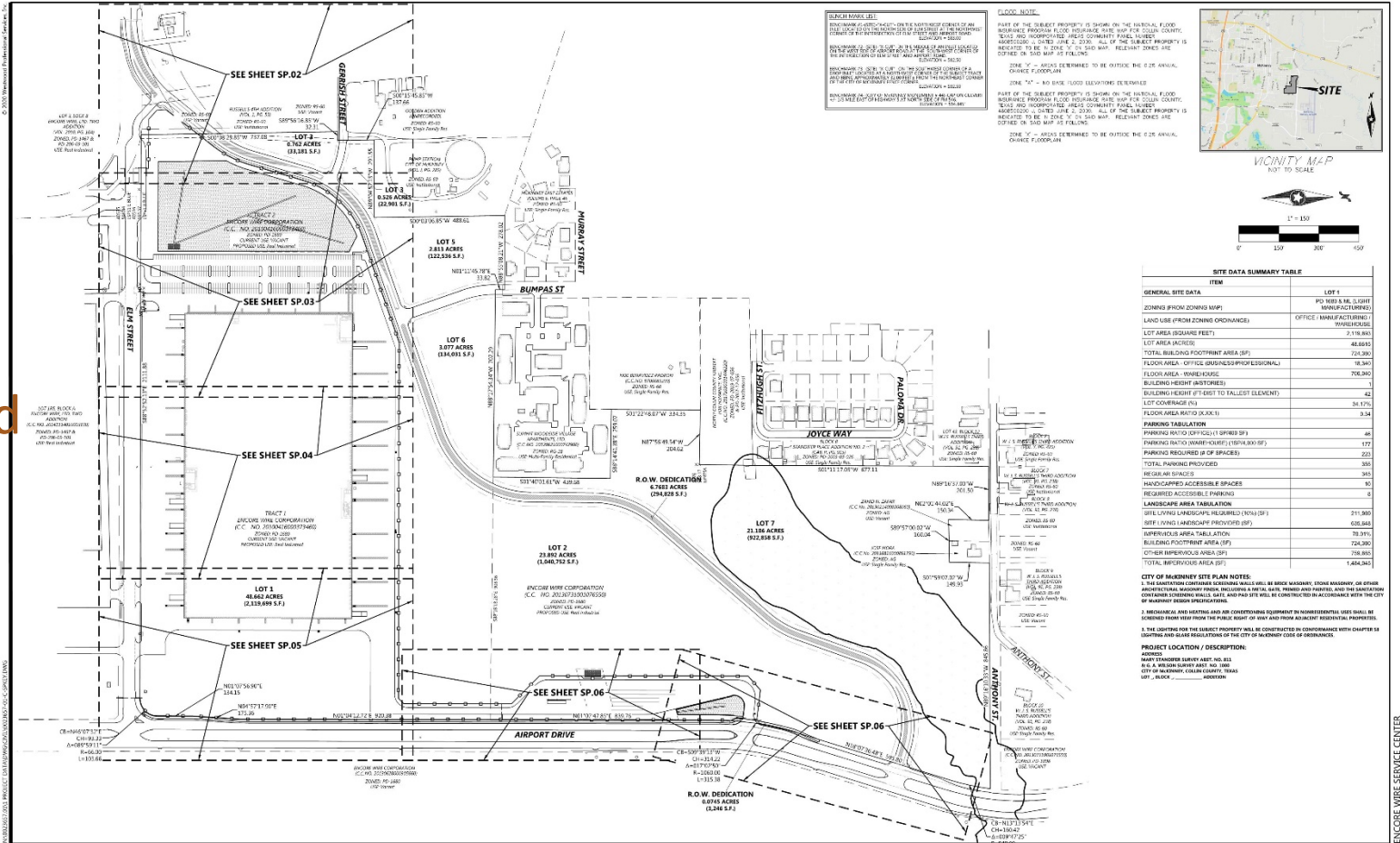
Looking South
from Anthony

Surrounding Area



Looking Southeast from
Airport near Anthony

Proposed Site Plan



SITE DATA SUMMARY TABLE

ITEM	LOT 1
GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	PD (OFFICE MANUFACTURING)
LAND USE (FROM ZONING ORDINANCE)	OFFICE - MANUFACTURING
LOT AREA (SQUARE FEET)	2,116,943
LOT AREA (ACRES)	48.883
TOTAL BUILDING FOOTPRINT AREA (SF)	234,300
FLOOR AREA (OFFICE/BUSINESS/PROFESSIONAL)	16,300
FLOOR AREA (WAREHOUSE)	206,000
BUILDING HEIGHT (STORIES)	1
BUILDING HEIGHT (FT. BEST TO FALLEST ELEMENT)	42
LOT COVERAGE (%)	11.03%
FLOOR AREA RATIO (FAR)	3.34
PARKING TABULATION	
PARKING RATIO TO OFFICE (MIN) (SP/1000 SF)	48
PARKING RATIO TO WAREHOUSE (MIN) (SP/1000 SF)	172
PARKING REQUIRED (# OF SPACES)	223
TOTAL PARKING PROVIDED	303
BISS (MIN) SPACES	303
HANDICAPPED/ACCESSIBLE SPACES	10
REQUIRED ACCESSIBLE PARKING	6
LANDSCAPE AREA TABULATION	
SITE LIVING LANDSCAPE (SFL) (SF)	211,880
SITE LIVING LANDSCAPE (PROVIDED) (SF)	636,648
DIFFERENCE AREA TABLE (SF)	79,391
BUILDING FOOTPRINT AREA (SF)	234,300
OTHER IMPROVEMENT AREA (SF)	208,900
TOTAL IMPROVEMENT AREA (SF)	1,444,649

CITY OF MCKINNEY SITE PLAN NOTES:

1. THE ENTIRETY OF THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD POLARIZATION MAP FOR COUNTY COUNTY, TEXAS AND IS ZONED AS OFFICE COMMUNITY (O.C.). THE SUBJECT PROPERTY IS REQUIRED TO BE IN ZONE IV TO 240 WAP. RELEVANT ZONES ARE SHOWN ON THE MAP OF FLOODING.

2. THE ENTIRETY OF THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD POLARIZATION MAP FOR COUNTY COUNTY, TEXAS AND IS ZONED AS OFFICE COMMUNITY (O.C.). THE SUBJECT PROPERTY IS REQUIRED TO BE IN ZONE IV TO 240 WAP. RELEVANT ZONES ARE SHOWN ON THE MAP OF FLOODING.

3. THE ENTIRETY OF THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD POLARIZATION MAP FOR COUNTY COUNTY, TEXAS AND IS ZONED AS OFFICE COMMUNITY (O.C.). THE SUBJECT PROPERTY IS REQUIRED TO BE IN ZONE IV TO 240 WAP. RELEVANT ZONES ARE SHOWN ON THE MAP OF FLOODING.

PROJECT LOCATION / DESCRIPTION:

PROJECT: WAP (WATER SUPPLY ASSET) NO. 803
 8.5 & 9.0 WAP (WATER SUPPLY ASSET) NO. 1000
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 USE: OFFICE - MANUFACTURING

DATE: 01-27-2020
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 REVISIONS: [Table]

PREPARED FOR:
ENCORE WIRE CORPORATION
 1208 NELLWOOD ROAD
 MCKINNEY, TEXAS 75069

Westwood
 1208 NELLWOOD ROAD
 MCKINNEY, TEXAS 75069
 PHONE: (972) 232-1111
 FAX: (972) 232-1112
 WWW.WESTWOODSOLUTIONS.COM

ENCORE WIRE SERVICE CENTER
 MCKINNEY, TEXAS

Westwood
 1208 NELLWOOD ROAD
 MCKINNEY, TEXAS 75069
 PHONE: (972) 232-1111
 FAX: (972) 232-1112
 WWW.WESTWOODSOLUTIONS.COM

SITE PLAN KEY MAP
SP.01
 PROJECT NUMBER: 0023657.01 DATE: 01-27-2020

ENCORE WIRE SERVICE CENTER

Proposed Façade Plan

