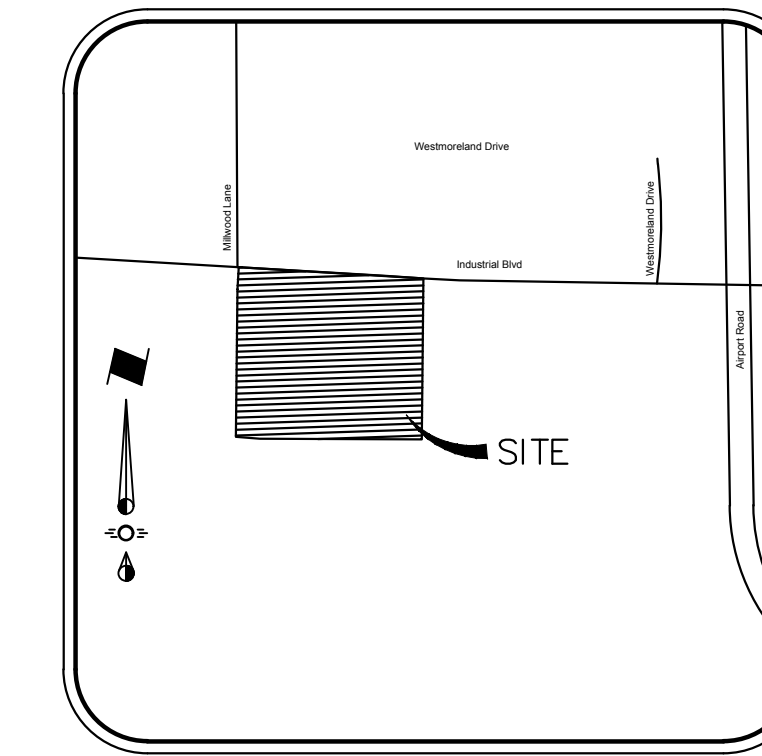


WS Richardson Survey,
Abstract A0747
Borg Family Ltd
Zoned "ML" Light
Manufacturing
Ord # 1614

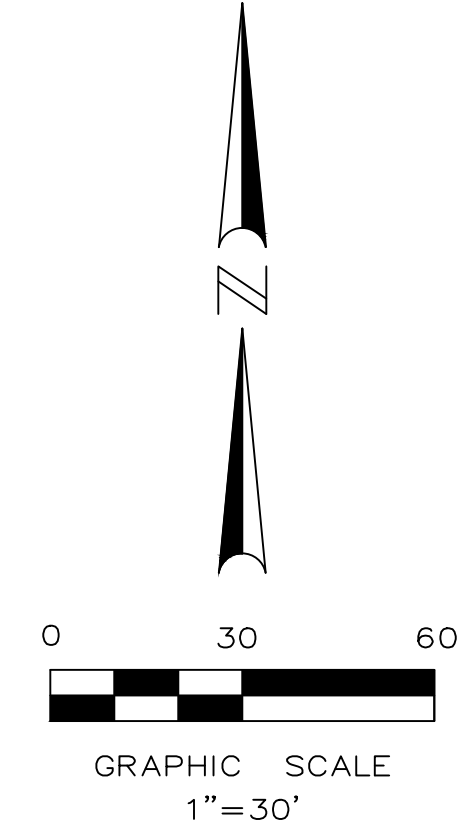
JODD ROAD

Lots 1&2, Block A
McKinney Industrial Center Addition
Zoned "ML" Light Manufacturing
Ord # 1614

JACK W. SCHULER
Vol. 3613, Pg. 182
D.R.C.C.T.



Vicinity Map
NTS



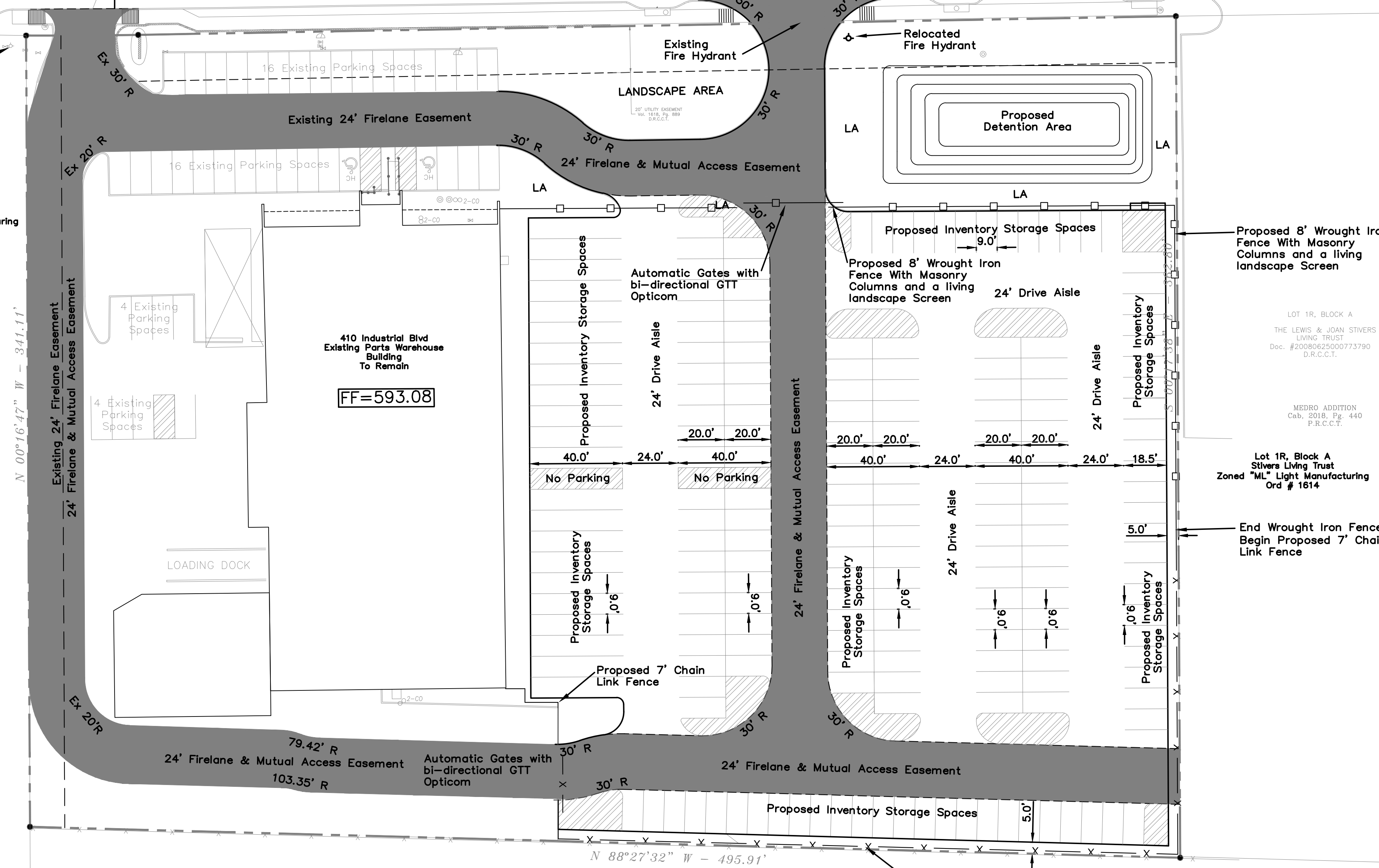
$\Delta=01^{\circ}24'42''$
 $R=1,959.89'$
 $L=48.29'$
 $CB=N 89^{\circ}40'20'' E$
 $CT=48.29'$

INDUSTRIAL BOULEVARD
(100' Wide Right-of-Way)

286.0' to Next Drive on adjacent property within Requirements

173.0' to Nearest Drive

Existing Fire Hydrant
Zoned "ML" Light Manufacturing
Ord # 1614



SITE DATA TABLE

Address:	410 Industrial Boulevard Lot 1, Block A Tomes Texas Star Addition
Existing Zoning:	ML (Ord 1614)
Existing Use:	Parts Warehouse on western half of Lot Eastern half of lot undeveloped
Proposed Use:	Inventory Storage Lot on Approximately 2.24 Acres of vacant land on the east side of the lot
Lot Area:	4,001 Acres (174,295 sf)
Impervious Area:	114,189 sf
Existing Building:	20,998 sq. ft.
Lot Coverage:	12%
FAR:	0.12

Parking for Existing Building:	
Ex Parking Required:	1 Space per 4,000 sf = 6 Spaces
Existing Parking Provided:	40 Parking Spaces
Parking for New Car & Truck Inventory Storage Lot on Eastern Half of Lot 1	
Ex Parking Required:	1 Space per 4,000 sf = 6 Spaces
Parking Provided:	199 Parking Spaces

LOT 2A, BLOCK C
PRIMO MICROPHONE, INC.
Vol. 1174, Pg. 21
D.R.C.C.T.

McKINNEY INDUSTRIAL PARK No. 2
Vol. 1, Pg. 582
P.R.C.C.T.

BRAMBLEWOOD ASSOCIATES, LTD.
Vol. 5401, Pg. 6358
D.R.C.C.T.

CITY OF MCKINNEY STANDARD NOTES:

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 in non-residential uses shall be screened from view from the public right-of-way and from adjacent residential properties.

The lighting for the subject property will be constructed and operated in conformance with chapter 58 of the City of McKinney Code of Ordinances

Zoned "MP" Mobile Home Park

JP Engineering
700 S Central Expressway, Suite 400 Allen, Texas 75013 972-467-7505
Texas P.E. Firm Number 14021

410 Industrial Boulevard ~ Inventory Storage Lot
Lot 1, Block A Tomes Texas Star Addition
City of McKinney, Collin County, Texas
SITE PLAN

No.	Date	Revision

Scale: 1" = 30'
File Name: Site Plan
Date: 3/12/2020
Project No.: 19028

Sheet **SP** of

ENGINEER:
JP Engineering
700 S Central Expressway
Suite 400
Allen, Texas 75013
David A. Jones, P.E.
Contact: Project Manager
Bill Perman
972-467-7505

OWNER:
Tomes Texas Star LLC
950 S Central Expressway
McKinney, Texas 75070
Brandon Tomes
214-544-5004