

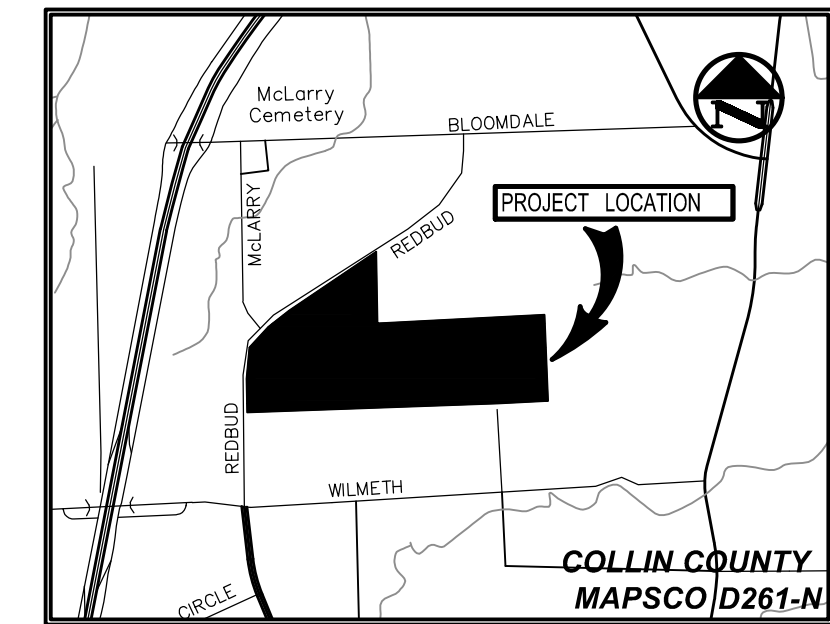
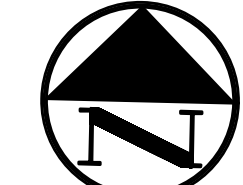
LEGEND

- BL BOLLARD
- EM_g ELECTRIC METER
- PP POWER POLE
- LS LIGHT STANDARD
- WM_g WATER METER
- WV_g WATER VALVE
- ICV_g IRRIGATION CONTROL VALVE
- FD_g FIRE HYDRANT
- CL_g CLEANOUT
- MANHOLE
- TSP_g TRAFFIC SIGNAL CONTROL
- TSP TRAFFIC SIGNAL POLE
- TELE TELEPHONE BOX
- FL FLOOD LIGHT
- FP FLAG POLE
- TRAF TRAFFIC SIGN
- 1/2" IRON ROD
- W/PACHECO KOCH" CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- COORDINATE DESIGNATION
- PROPOSED FENCE
- PROPOSED FIRE LANE

COORDINATE TABLE			
CORD. No.	NORTHING	EASTING	DESCRIPTION
1	7138034.6001	2541929.1392	BUILDING CORNER
2	7138042.7675	2542279.0439	BUILDING CORNER
3	7137605.7169	2541939.1502	BUILDING CORNER
4	7137613.8843	2542289.0549	BUILDING CORNER

BENCHMARK LIST

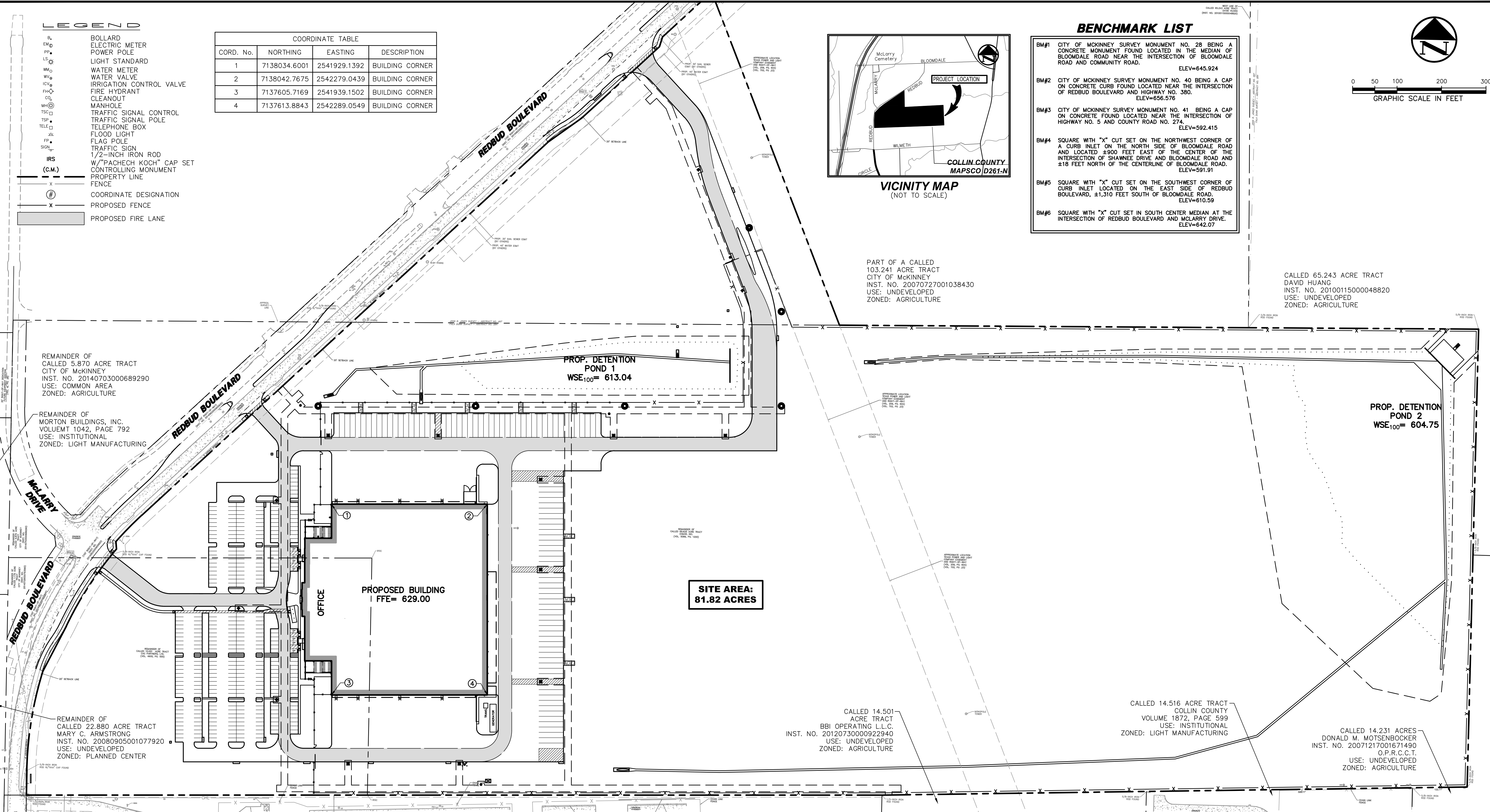
- BM#1 CITY OF MCKINNEY SURVEY MONUMENT NO. 28 BEING A CONCRETE MONUMENT FOUND LOCATED IN THE MEDIAN OF BLOODDALE ROAD NEAR THE INTERSECTION OF BLOODDALE ROAD AND COMMUNITY ROAD. ELEV=645.924
- BM#2 CITY OF MCKINNEY SURVEY MONUMENT NO. 40 BEING A CAP ON CONCRETE CURB FOUND LOCATED NEAR THE INTERSECTION OF REDBUD BOULEVARD AND HIGHWAY NO. 380. ELEV=656.576
- BM#3 CITY OF MCKINNEY SURVEY MONUMENT NO. 41 BEING A CAP ON CONCRETE FOUND LOCATED NEAR THE INTERSECTION OF HIGHWAY NO. 5 AND COUNTY ROAD NO. 274. ELEV=592.415
- BM#4 SQUARE WITH "X" CUT SET ON THE NORTHWEST CORNER OF A CURB INLET ON THE NORTH SIDE OF BLOODDALE ROAD AND LOCATED ±900 FEET EAST OF THE CENTER OF THE INTERSECTION OF SHAWNEE DRIVE AND BLOODDALE ROAD AND ±18 FEET NORTH OF THE CENTERLINE OF BLOODDALE ROAD. ELEV=591.91
- BM#5 SQUARE WITH "X" CUT SET ON THE SOUTHWEST CORNER OF CURB INLET LOCATED ON THE EAST SIDE OF REDBUD BOULEVARD, ±1,310 FEET SOUTH OF BLOODDALE ROAD. ELEV=610.59
- BM#6 SQUARE WITH "X" CUT SET IN SOUTH CENTER MEDIAN AT THE INTERSECTION OF REDBUD BOULEVARD AND McLARRY DRIVE. ELEV=642.07



VICINITY MAP
(NOT TO SCALE)

PART OF A CALLED
103.241 ACRE TRACT
CITY OF MCKINNEY
INST. NO. 20070727001038430
USE: UNDEVELOPED
ZONED: AGRICULTURE

CALLED 65.243 ACRE TRACT
DAVID HUANG
INST. NO. 20100115000048820
USE: UNDEVELOPED
ZONED: AGRICULTURE



SITE AREA:
81.82 ACRES

PROPOSED BUILDING
FFE= 629.00

PROP. DETENTION POND 1
WSE₁₀₀= 613.04

PROP. DETENTION POND 2
WSE₁₀₀= 604.75

REMAINDER OF
CALLED 5.870 ACRE TRACT
CITY OF MCKINNEY
INST. NO. 20140703000689290
USE: COMMON AREA
ZONED: AGRICULTURE

REMAINDER OF
MORTON BUILDINGS, INC.
VOLUME 1042, PAGE 792
USE: INSTITUTIONAL
ZONED: LIGHT MANUFACTURING

REMAINDER OF
CALLED 22.880 ACRE TRACT
MARY C. ARMSTRONG
INST. NO. 20080905001077920
USE: UNDEVELOPED
ZONED: PLANNED CENTER

CALLED 14.501
ACRE TRACT
BBI OPERATING L.L.C.
INST. NO. 2012073000922940
USE: UNDEVELOPED
ZONED: AGRICULTURE

CALLED 14.516 ACRE TRACT
COLLIN COUNTY
VOLUME 1872, PAGE 599
USE: INSTITUTIONAL
ZONED: LIGHT MANUFACTURING

CALLED 14.231 ACRES
DONALD M. MOTSENBOCKER
INST. NO. 20071217001671490
O.P.R.C.C.T.
USE: UNDEVELOPED
ZONED: AGRICULTURE

LOT 1, BLOCK A
THE BLOCKBUSTER ADDITION
VOLUME J, PAGE 651
USE: INDUSTRIAL
ZONED: LIGHT MANUFACTURING

SITE DATA TABLE	
EXISTING ZONING	LIGHT INDUSTRIAL
PROPOSED USE	OFFICE, INDUSTRIAL/MANUFACTURING
BUILDING AREA	OFFICE: 34,270 SF (2 STORIES, 17,135 SF 1ST FLOOR)
	INDUSTRIAL/MANUFACTURING: 150,188 SF
	MEZZANINE: 5,500 SF
	COVERED OUTSIDE STORAGE: 5,510 SF
BUILDING HEIGHT	45 FT
LOT COVERAGE	4.69%
FLOOR AREA RATIO	1.10:1
IMPERVIOUS AREA	650,250 SF (18.25%)
PARKING REQUIRED	OFFICE: 1/400 SF = 34,270/400 = 86 SPACES
	INDUSTRIAL/MANUFACTURING: 1/1,000 SF = 20,000/1,000 = 20 SPACES
	MEZZANINE: 1/2,000 SF = 135,688/2,000 = 68 SPACES
	TOTAL: 174 SPACES
PARKING PROVIDED	344 TOTAL SPACES
	8 ACCESSIBLE SPACES

OWNER
DYNACRAFT, A PACCAR COMPANY
650 MILWAUKEE AVENUE N
ALGONA, WA 98001
PH (253) 333-3097
FAX (253) 333-3041
CONTACT: HORACE WYNN

ENGINEER
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231
PH (972) 235-3031
FAX (972) 235-9544
CONTACT: GREG GERBIG, P.E.

STANDARD NOTATIONS

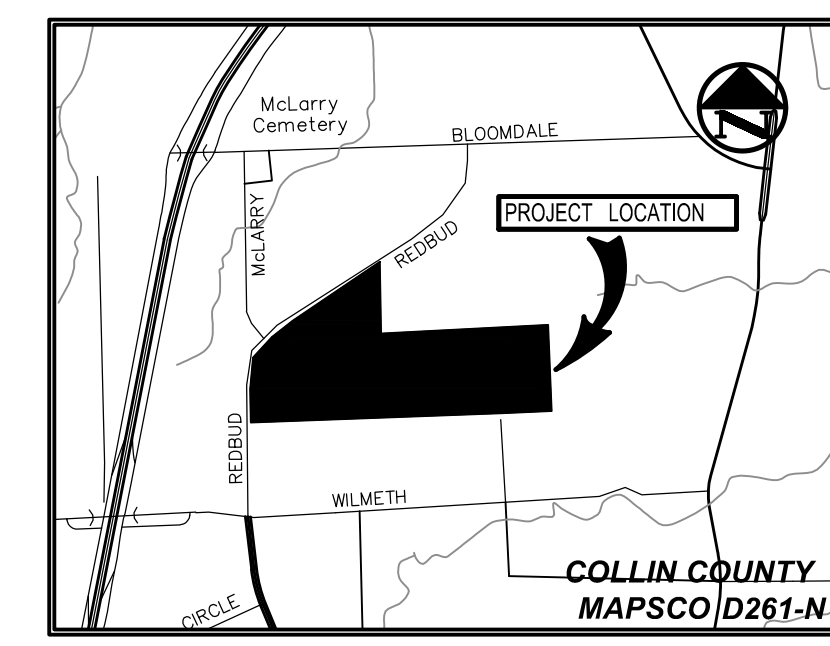
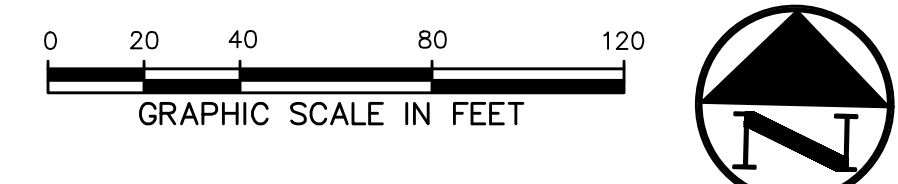
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- MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

NO.	DATE	REVISION
▲	11/21/2017	CITY COMMENTS
▲	11/06/2017	CITY COMMENTS
▲	09/25/2017	REVISED OFFICE FOOTPRINT

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

OVERALL SITE PLAN
DYNACRAFT NORTH TEXAS
OFFICE, INDUSTRIAL/MANUFACTURING
REDBUD BLVD AND McLARRY DRIVE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
AGG	ADR/DR	SEPT 2017	1"=100'			SP



VICINITY MAP
(NOT TO SCALE)

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CS	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
STN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
W	W/PACHECH KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
---	PROPERTY LINE
-x-	FENCE
-x-x-	PROPOSED FENCE
---	PROPOSED FIRE LANE

STANDARD NOTATIONS

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SITE DATA TABLE	
EXISTING ZONING	LIGHT INDUSTRIAL
PROPOSED USE	OFFICE, INDUSTRIAL/MANUFACTURING
BUILDING AREA	OFFICE: 34,270 SF (2 STORIES, 17,135 SF 1ST FLOOR)
	INDUSTRIAL/MANUFACTURING: 150,188 SF
	MEZZANINE: 5,500 SF
	COVERED OUTSIDE STORAGE: 5,510 SF
BUILDING HEIGHT	45 FT
LOT COVERAGE	4.69%
FLOOR AREA RATIO	1.10:1
IMPERVIOUS AREA	650,250 SF (18.25%)
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	MEZZANINE: 1/2,000 SF = 135,688/2,000 = 68 SPACES
	TOTAL: 174 SPACES
PARKING PROVIDED	344 TOTAL SPACES
	8 ACCESSIBLE SPACES

ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED

REMAINDER OF CALLED 5.870 ACRE TRACT CITY OF MCKINNEY INST. NO. 20140703000689290 USE: COMMON AREA ZONED: AGRICULTURE

REDBUD BOULEVARD

MATCH LINE - SEE SHEET SP4

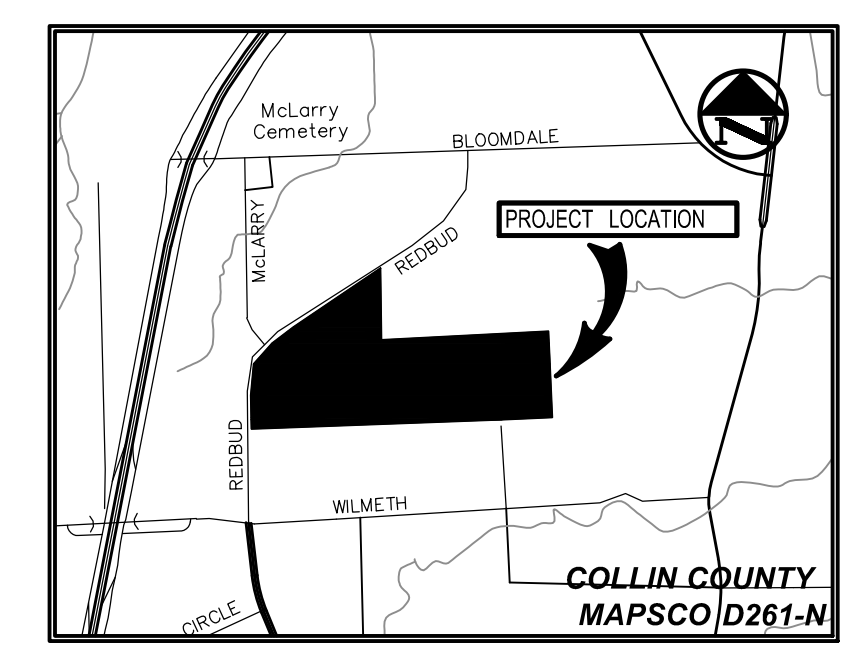
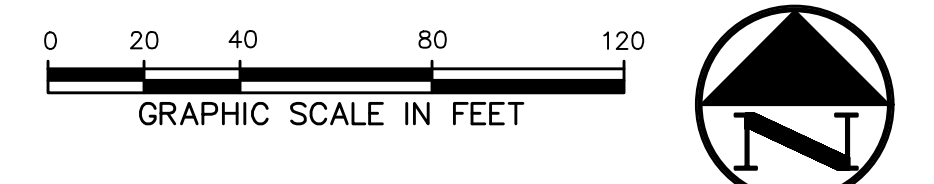
MATCH LINE - SEE SHEET SP2

NO.	DATE	REVISION
△	11/21/2017	CITY COMMENTS
△	11/06/2017	CITY COMMENTS
△	09/25/2017	REVISED OFFICE FOOTPRINT

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805

SITE PLAN
DYNACRAFT NORTH TEXAS
OFFICE, INDUSTRIAL/MANUFACTURING
REDBUD BLVD AND McLARRY DRIVE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
AGG	ADR/DR	SEPT 2017	1"=40'			SP1



VICINITY MAP
(NOT TO SCALE)

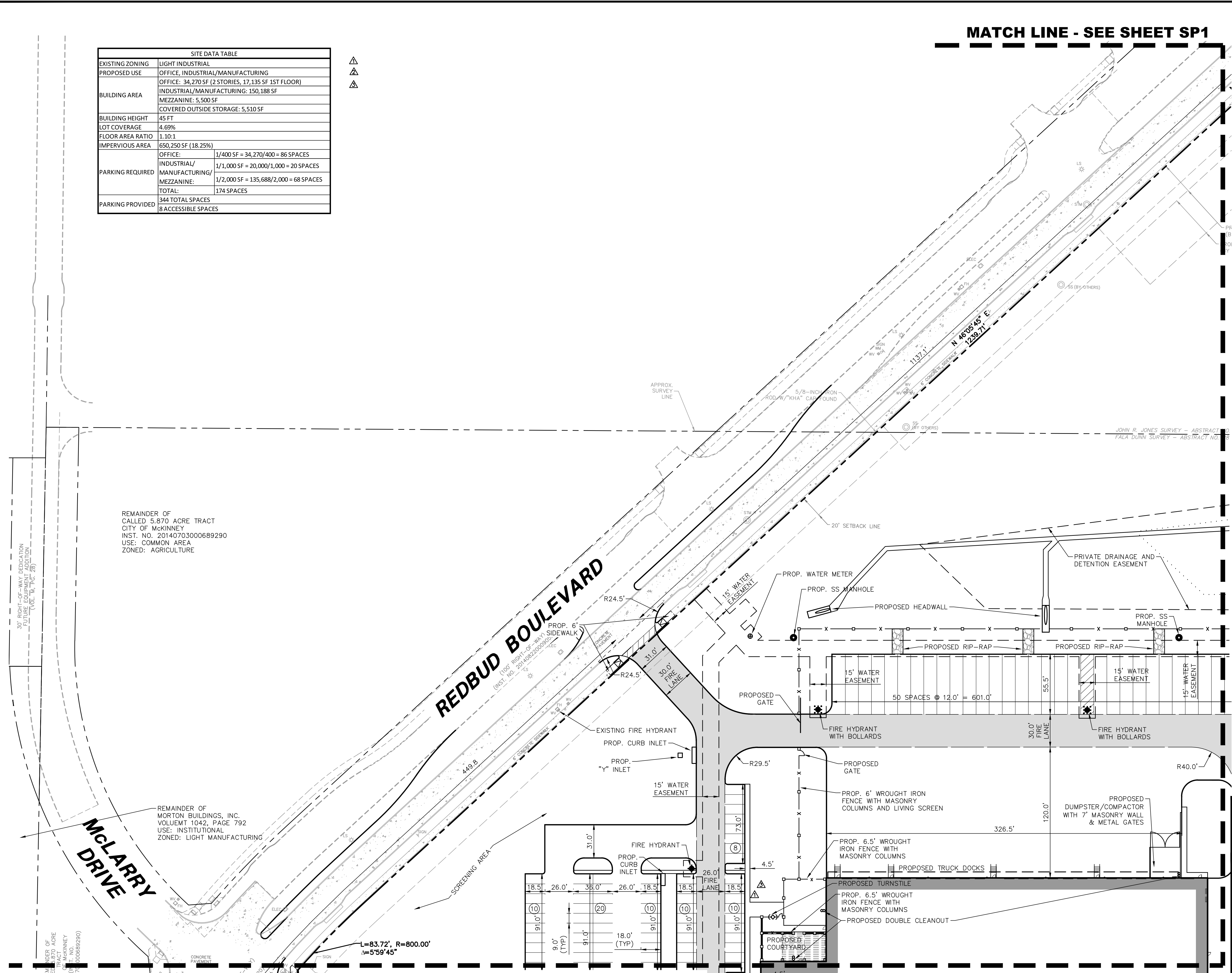
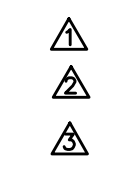
LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CS	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
TS	TRAFFIC SIGN
SI	1/2-INCH IRON ROD
IRS	W/"PACHECH KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
---	PROPERTY LINE
-x-	FENCE
-x-	PROPOSED FENCE
---	PROPOSED FIRE LANE

STANDARD NOTATIONS

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SITE DATA TABLE	
EXISTING ZONING	LIGHT INDUSTRIAL
PROPOSED USE	OFFICE, INDUSTRIAL/MANUFACTURING
BUILDING AREA	OFFICE: 34,270 SF (2 STORIES, 17,135 SF 1ST FLOOR)
	INDUSTRIAL/MANUFACTURING: 150,188 SF
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	COVERED OUTSIDE STORAGE: 5,510 SF
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	MEZZANINE: 1/2,000 SF = 135,688/2,000 = 68 SPACES
	TOTAL: 174 SPACES
PARKING PROVIDED	344 TOTAL SPACES
	8 ACCESSIBLE SPACES



MATCH LINE - SEE SHEET SP4

MATCH LINE - SEE SHEET SP1

MATCH LINE - SEE SHEET SP3

NO.	DATE	REVISION
1	11/21/2017	CITY COMMENTS
2	11/06/2017	CITY COMMENTS
3	09/25/2017	REVISED OFFICE FOOTPRINT

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

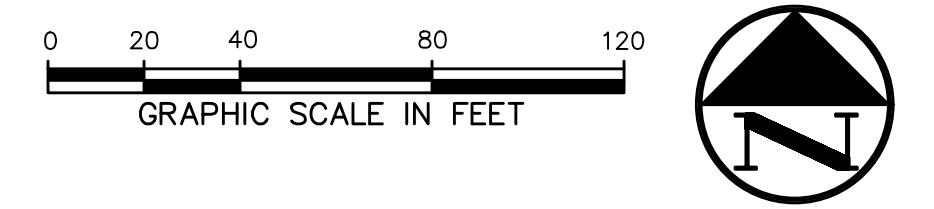
SITE PLAN
DYNACRAFT NORTH TEXAS
OFFICE, INDUSTRIAL/MANUFACTURING
REDBUD BLVD AND McLARRY DRIVE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
AGG	ADR/DR	SEPT 2017	1"=40'			SP2

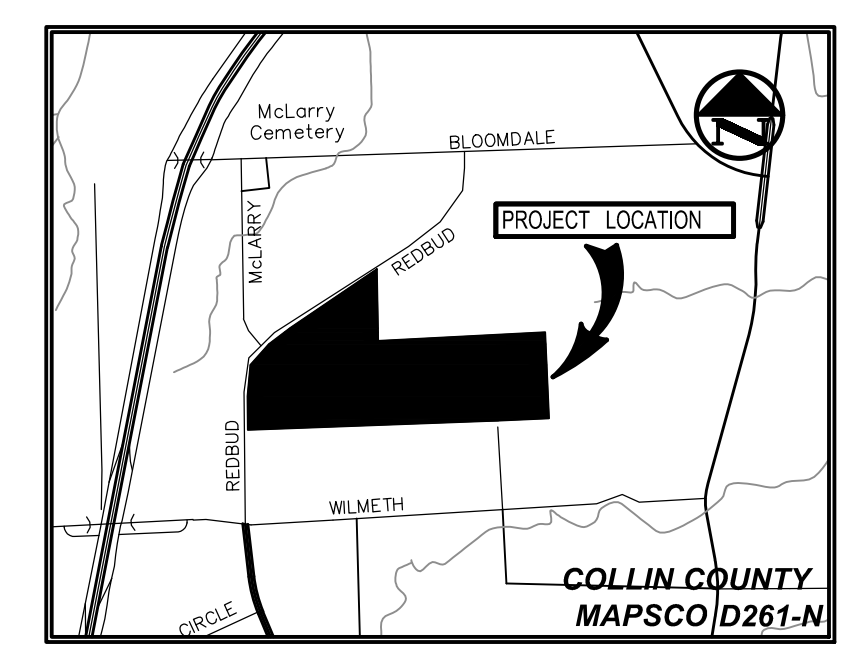
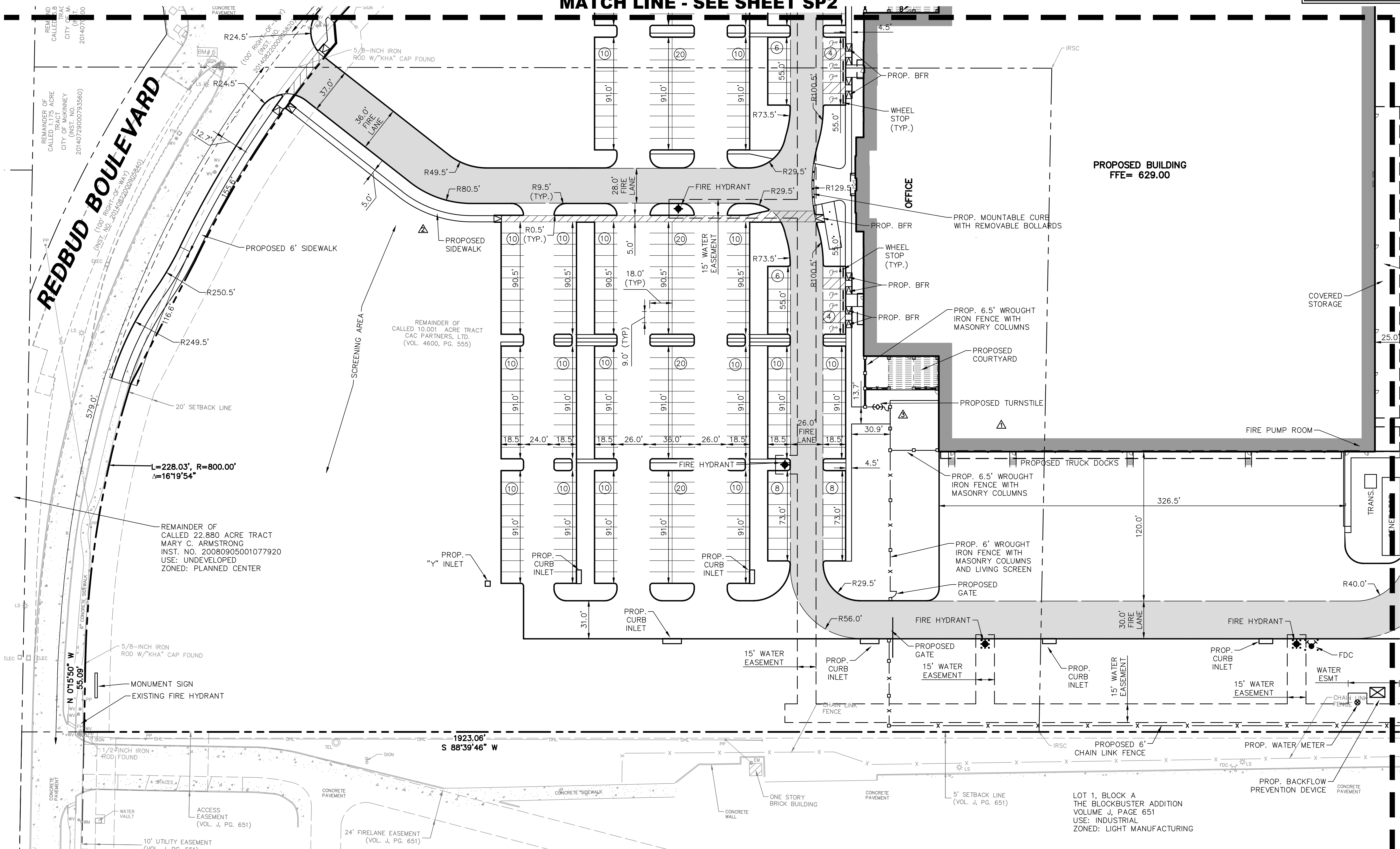
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DYNACRAFT NORTH TEXAS

ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED



MATCH LINE - SEE SHEET SP2



VICINITY MAP (NOT TO SCALE)

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CS	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
FS	TRAFFIC SIGN
IR	1/2-INCH IRON ROD
W	"PACHECH KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
---	PROPERTY LINE
-x-	FENCE
-x-x-	PROPOSED FENCE
---	PROPOSED FIRE LANE

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MATCH LINE - SEE SHEET SP5

SITE DATA TABLE

EXISTING ZONING	LIGHT INDUSTRIAL	
PROPOSED USE	OFFICE, INDUSTRIAL/MANUFACTURING	
BUILDING AREA	OFFICE: 34,270 SF (2 STORIES, 17,135 SF 1ST FLOOR)	
	INDUSTRIAL/MANUFACTURING: 150,188 SF	
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	COVERED OUTSIDE STORAGE: 5,510 SF	
BUILDING HEIGHT	45 FT	
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	INDUSTRIAL/	1/1,000 SF = 20,000/1,000 = 20 SPACES
	MANUFACTURING/	1/2,000 SF = 135,688/2,000 = 68 SPACES
	MEZZANINE:	TOTAL: 174 SPACES
PARKING PROVIDED	344 TOTAL SPACES	
	8 ACCESSIBLE SPACES	

NO.	DATE	CITY COMMENTS	REVISION
1	11/21/2017	CITY COMMENTS	
2	11/06/2017	CITY COMMENTS	
3	09/25/2017	REVISED OFFICE FOOTPRINT	

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

SITE PLAN
DYNACRAFT NORTH TEXAS
OFFICE, INDUSTRIAL/MANUFACTURING
REDBUD BLVD AND McLARRY DRIVE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
AGG	ADR/DR	SEPT 2017	1"=40'			SP3

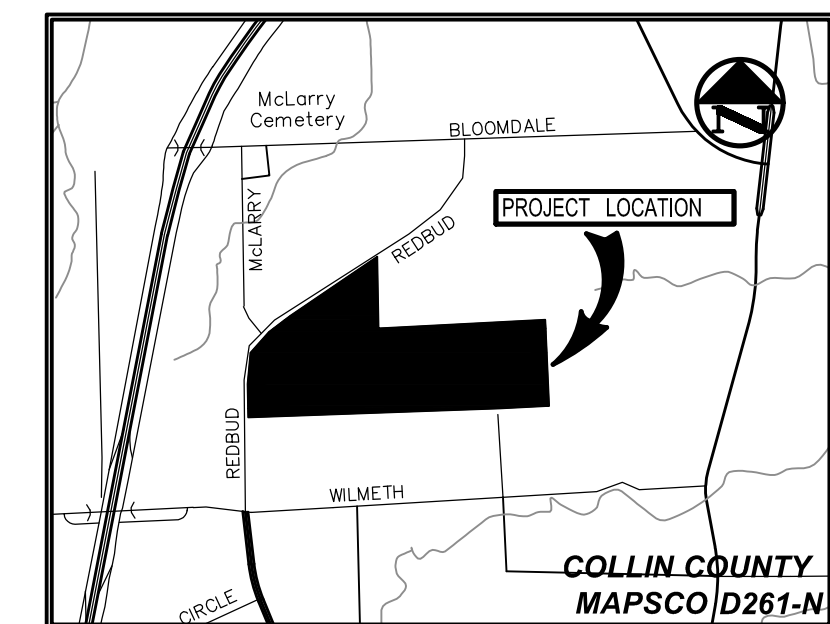
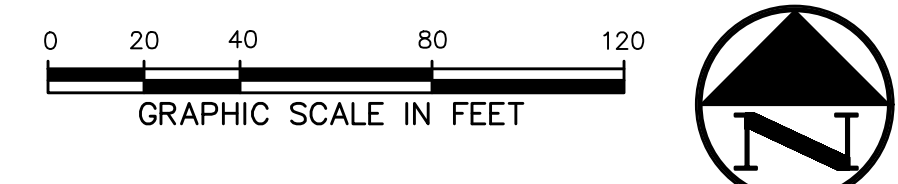
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DYNACRAFT NORTH TEXAS

MATCH LINE - SEE SHEET SP1

SITE DATA TABLE	
EXISTING ZONING	LIGHT INDUSTRIAL
PROPOSED USE	OFFICE, INDUSTRIAL/MANUFACTURING
BUILDING AREA	OFFICE: 34,270 SF (2 STORIES, 17,135 SF 1ST FLOOR)
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VICINITY MAP (NOT TO SCALE)

LEGEND

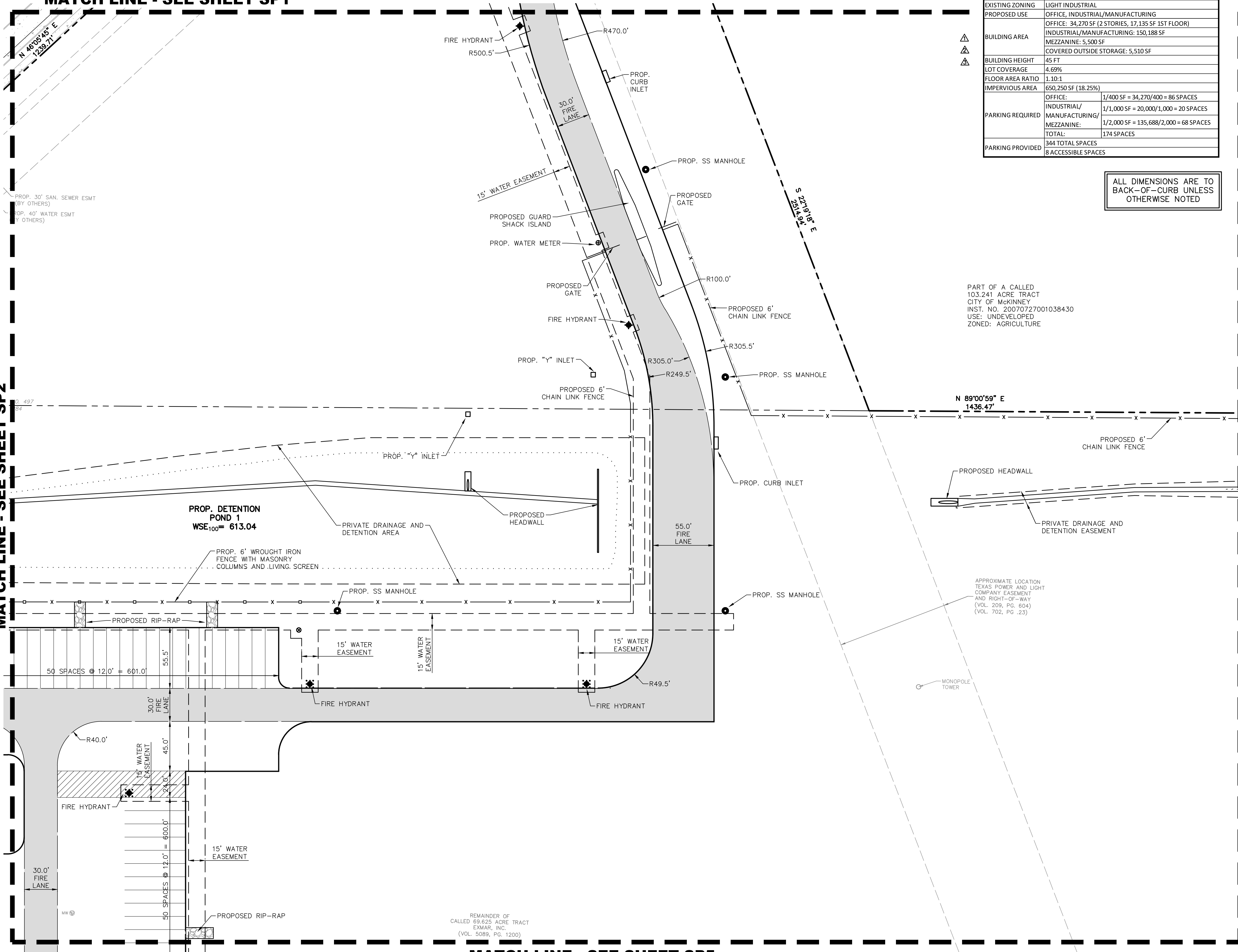
- BL BOLLARD
- EM_D ELECTRIC METER
- PP POWER POLE
- LS LIGHT STANDARD
- WM_o WATER METER
- WV_o WATER VALVE
- ICV_o IRRIGATION CONTROL VALVE
- FM_o CLEANOUT
- CS_o FIRE HYDRANT
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MATCH LINE - SEE SHEET SP2

MATCH LINE - SEE SHEET SP6



PART OF A CALLED 103.241 ACRE TRACT CITY OF MCKINNEY INST. NO. 20070727001038430 USE: UNDEVELOPED ZONED: AGRICULTURE

REMAINDER OF CALLED 89.625 ACRE TRACT EXMAR, INC (VOL. 5089, PG. 1200)

AREWOLDS 12/6/2017 6:32 PM M:\VWC-39\3953-17\127SP\CIVIL C3D 2015\3953-17\127SP.DWG

DYNACRAFT NORTH TEXAS

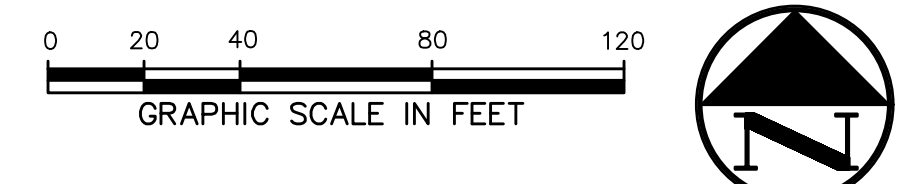
NO.	DATE	REVISION
△	11/21/2017	CITY COMMENTS
△	11/06/2017	CITY COMMENTS
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Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805

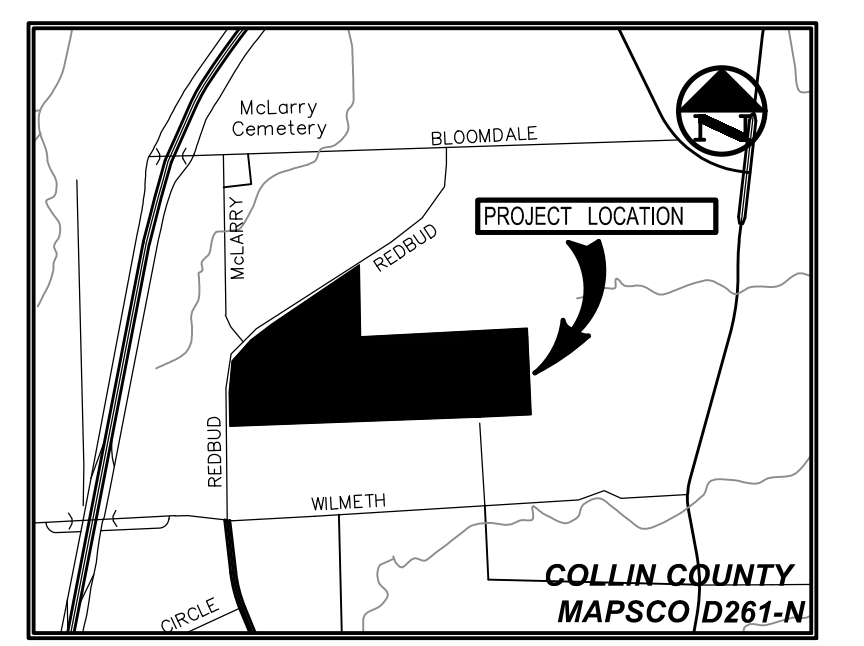
SITE PLAN
DYNACRAFT NORTH TEXAS
OFFICE, INDUSTRIAL/MANUFACTURING
REDBUD BLVD AND McLARRY DRIVE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
AGG	ADR/DR	SEPT 2017	1"=40'			SP4

MATCH LINE - SEE SHEET SP5



MATCH LINE - SEE SHEET SP4



VICINITY MAP
(NOT TO SCALE)

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CS	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
TS	TRAFFIC SIGN
IR	1/2-INCH IRON ROD
W	"PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
- - -	PROPERTY LINE
x	FENCE
x	PROPOSED FENCE
---	PROPOSED FIRE LANE

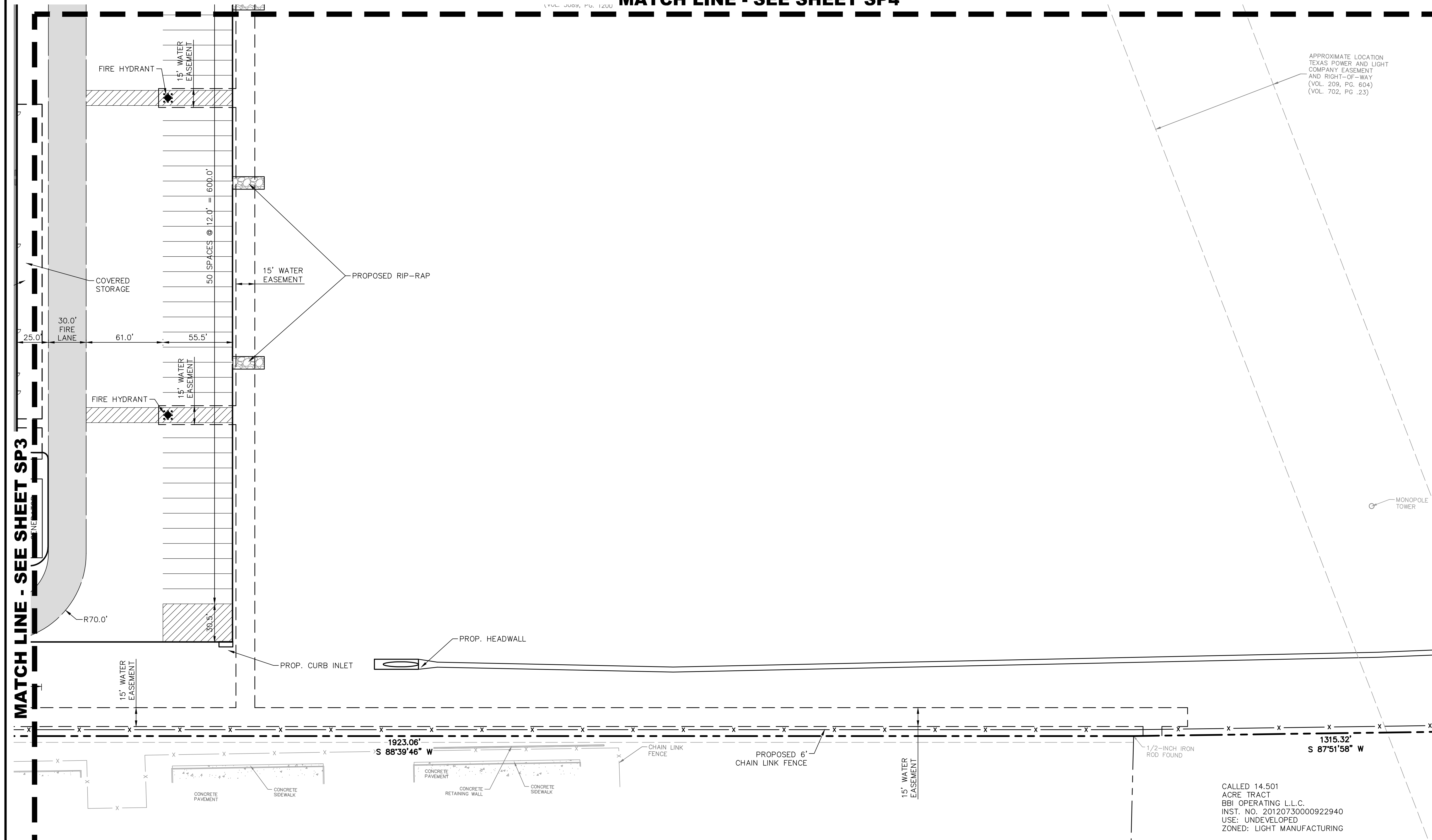
STANDARD NOTATIONS

- SANITATION CONTAINER SCREENING WALLS WILL 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 WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
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ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED

MATCH LINE - SEE SHEET SP3

MATCH LINE - SEE SHEET SP7



LOT 1, BLOCK A
THE BLOCKBUSTER ADDITION
VOLUME J, PAGE 651
USE: INDUSTRIAL
ZONED: LIGHT MANUFACTURING

CALLED 14.501
ACRE TRACT
BBI OPERATING L.L.C.
INST. NO. 20120730000922940
USE: UNDEVELOPED
ZONED: LIGHT MANUFACTURING

SITE DATA TABLE	
EXISTING ZONING	LIGHT INDUSTRIAL
PROPOSED USE	OFFICE, INDUSTRIAL/MANUFACTURING
BUILDING AREA	OFFICE: 34,270 SF (2 STORIES, 17,135 SF 1ST FLOOR) INDUSTRIAL/MANUFACTURING: 150,188 SF MEZZANINE: 5,500 SF COVERED OUTSIDE STORAGE: 5,510 SF
BUILDING HEIGHT	45 FT
LOT COVERAGE	4.69%
FLOOR AREA RATIO	1.10:1
IMPERVIOUS AREA	650,250 SF (18.25%)
PARKING REQUIRED	OFFICE: 1/400 SF = 34,270/400 = 86 SPACES INDUSTRIAL/MANUFACTURING/MEZZANINE: 1/1,000 SF = 20,000/1,000 = 20 SPACES TOTAL: 1/2,000 SF = 135,688/2,000 = 68 SPACES TOTAL: 174 SPACES
PARKING PROVIDED	344 TOTAL SPACES 8 ACCESSIBLE SPACES

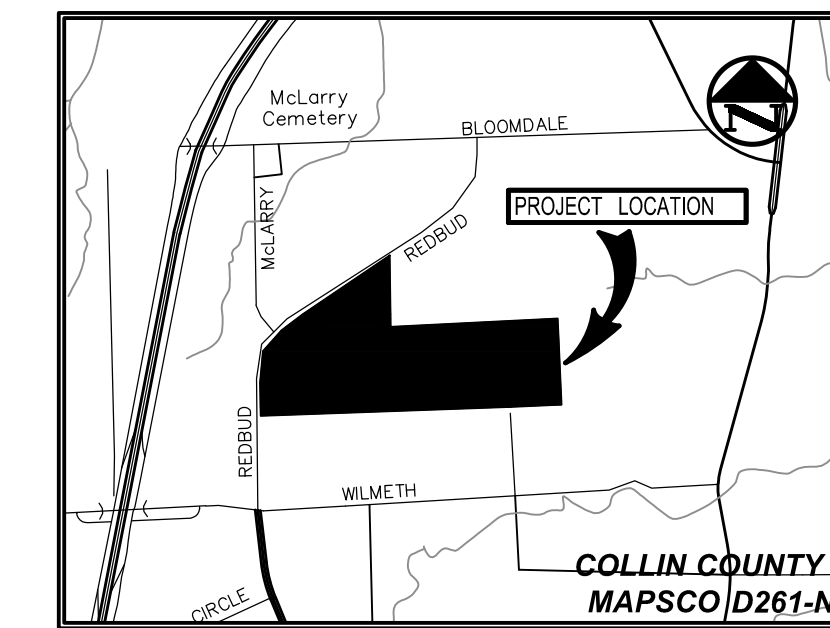
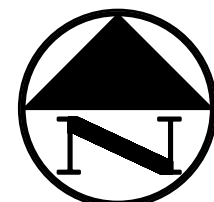
NO.	DATE	REVISION
1	11/21/2017	CITY COMMENTS
2	11/06/2017	CITY COMMENTS
3	09/25/2017	REVISED OFFICE FOOTPRINT

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

SITE PLAN
DYNACRAFT NORTH TEXAS
OFFICE, INDUSTRIAL/MANUFACTURING
REDBUD BLVD AND McLARRY DRIVE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
AGG	ADR/DR	SEPT 2017	1"=40'			SP5

SITE DATA TABLE	
EXISTING ZONING	LIGHT INDUSTRIAL
PROPOSED USE	OFFICE, INDUSTRIAL/MANUFACTURING
	OFFICE: 34,270 SF (2 STORIES, 17,135 SF 1ST FLOOR)
	INDUSTRIAL/MANUFACTURING: 150,188 SF
BUILDING AREA	MEZZANINE: 5,500 SF
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LOT COVERAGE	4.69%
FLOOR AREA RATIO	1.10:1
IMPERVIOUS AREA	650,250 SF (18.25%)
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PARKING REQUIRED	MEZZANINE: 1/2,000 SF = 135,688/2,000 = 68 SPACES
	TOTAL: 174 SPACES
PARKING PROVIDED	344 TOTAL SPACES
	8 ACCESSIBLE SPACES



VICINITY MAP
(NOT TO SCALE)

ALL DIMENSIONS ARE TO
BACK-OF-CURB UNLESS
OTHERWISE NOTED

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CS	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
TS	TRAFFIC SIGN
IR	1/2-INCH IRON ROD
IRS	W/"PACHECH KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
---	PROPERTY LINE
- - -	FENCE
- - -	PROPOSED FENCE
---	PROPOSED FIRE LANE

STANDARD NOTATIONS

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PART OF A CALLED
103.241 ACRE TRACT
CITY OF MCKINNEY
INST. NO. 20070727001038430
USE: UNDEVELOPED
ZONED: AGRICULTURE

CALLED 65.243 ACRE TRACT
DAVID HUANG
INST. NO. 20100115000048820
USE: UNDEVELOPED
ZONED: AGRICULTURE

MATCH LINE - SEE SHEET SP4

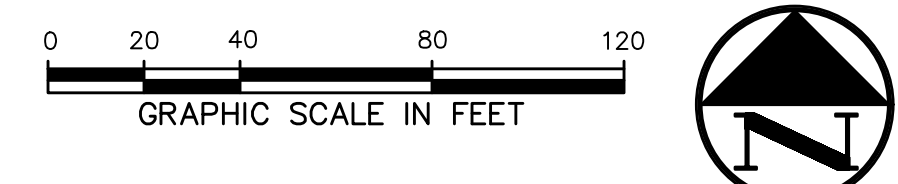
MATCH LINE - SEE SHEET SP7

NO.	DATE	REVISION
△	11/21/2017	CITY COMMENTS
△	11/06/2017	CITY COMMENTS
△	09/25/2017	REVISED OFFICE FOOTPRINT

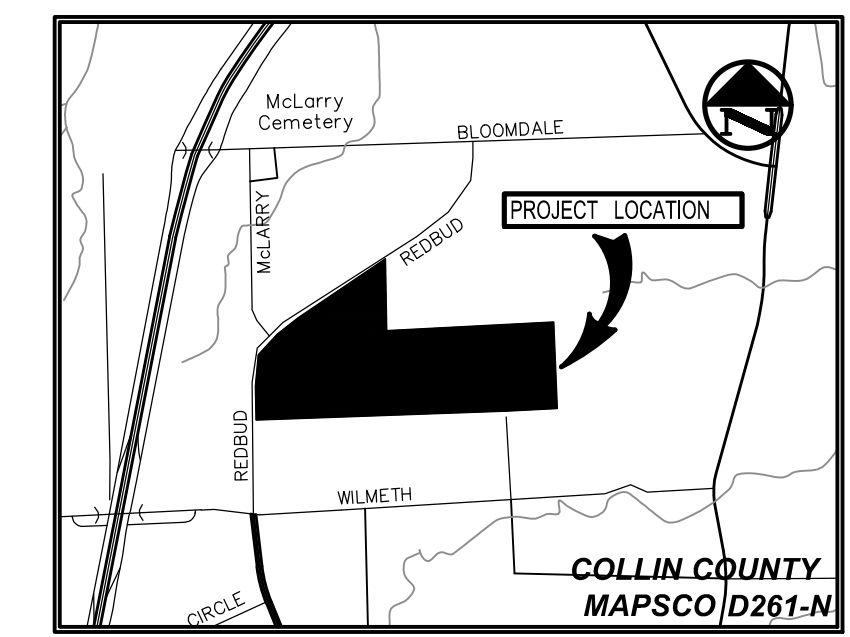
Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

SITE PLAN
DYNACRAFT NORTH TEXAS
OFFICE, INDUSTRIAL/MANUFACTURING
REDBUD BLVD AND McLARRY DRIVE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
AGG	ADR/DR	SEPT 2017	1"=40'			SP6



MATCH LINE - SEE SHEET SP6



VICINITY MAP
(NOT TO SCALE)

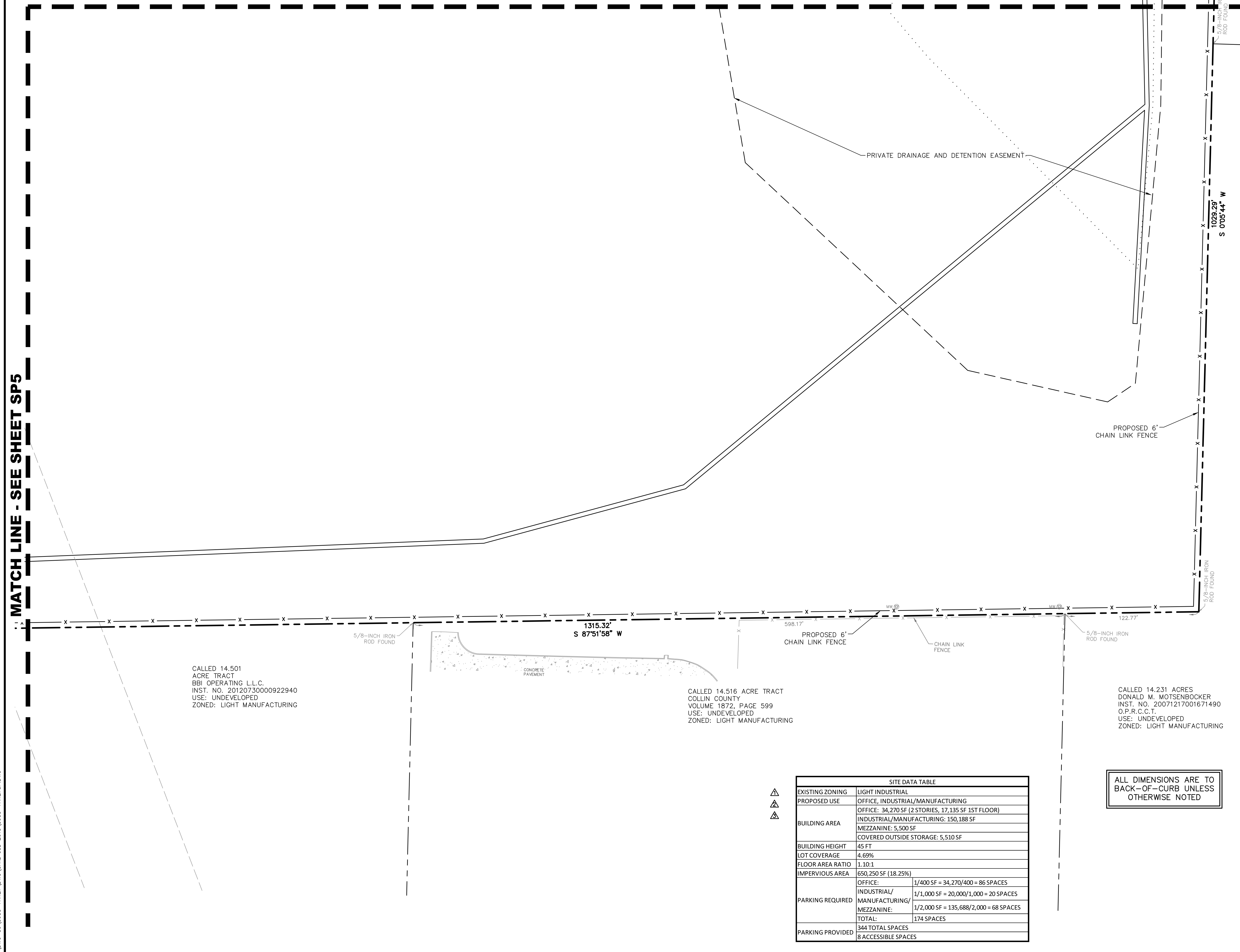
LEGEND

- BL BOLLARD
- EM⊙ ELECTRIC METER
- PP• POWER POLE
- LS⊙ LIGHT STANDARD
- WM⊙ WATER METER
- WV⊙ WATER VALVE
- ICV⊙ IRRIGATION CONTROL VALVE
- FH⊙ FIRE HYDRANT
- CS⊙ CLEANOUT
- MH⊙ MANHOLE
- TSC⊙ TRAFFIC SIGNAL CONTROL
- TSP• TRAFFIC SIGNAL POLE
- TELE⊙ TELEPHONE BOX
- FL• FLOOD LIGHT
- FP• TRAFFIC POLE
- SGN⊙ TRAFFIC SIGN
- IRS 1/2-INCH IRON ROD
- W/PACHECH KOCH" CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- - - FENCE
- - - PROPOSED FENCE
- ▭ PROPOSED FIRE LANE

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MATCH LINE - SEE SHEET SP5



CALLED 14.501 ACRE TRACT
BBI OPERATING L.L.C.
INST. NO. 2012073000922940
USE: UNDEVELOPED
ZONED: LIGHT MANUFACTURING

CALLED 14.516 ACRE TRACT
COLLIN COUNTY
VOLUME 1872, PAGE 599
USE: UNDEVELOPED
ZONED: LIGHT MANUFACTURING

CALLED 14.231 ACRES
DONALD M. MOTSENBOCKER
INST. NO. 20071217001671490
O.P.R.C.T.
USE: UNDEVELOPED
ZONED: LIGHT MANUFACTURING

- ▲
- ▲
- ▲

SITE DATA TABLE	
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PROPOSED USE	OFFICE, INDUSTRIAL/MANUFACTURING
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DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
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