

**SITE DATA SUMMARY TABLE**

ITEM	LOT 1R3
ZONING	PD 1680 & 2006-09-101
PROPOSED USE	LIGHT MANUFACTURING
LOT AREA (SF/ACRES)	3,478,662/79.8591
SITE AREA (SF)	516,415
BUILDING (SF)	201,584
BUILDING HEIGHT (FT)	24
LOT COVERAGE (%)	5.79%
FLOOR AREA RATIO	0.058:1
PARKING REQUIRED (1/2500 SF)	81 SPACES
HANDICAPPED PARKING REQUIRED	5 SPACES
PARKING PROVIDED	136
HANDICAPPED PARKING PROVIDED	5
IMPERVIOUS AREA (SF)	399,928

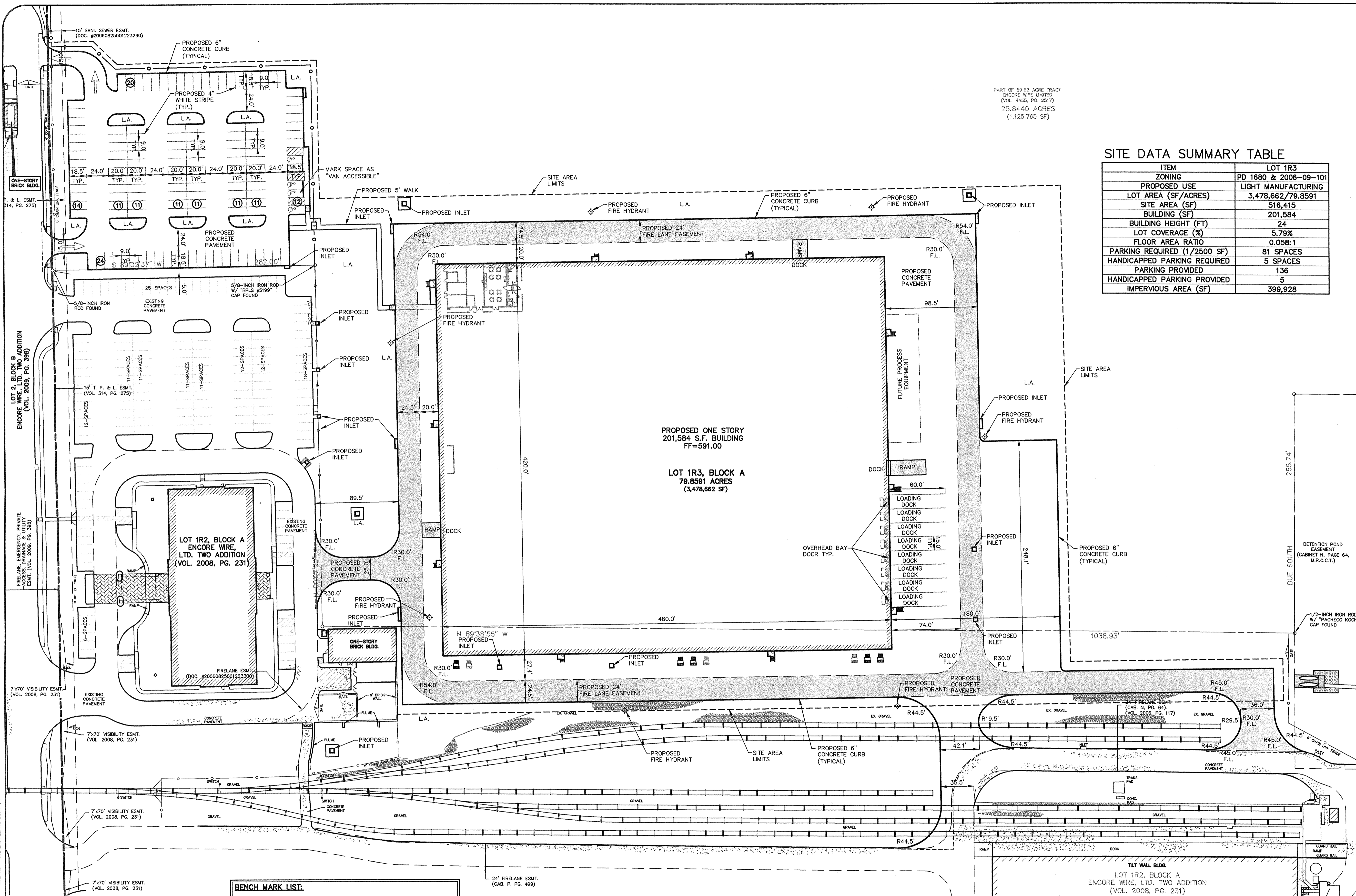
**LEGEND**

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
SIG	TRAFFIC SIGN
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
L.A.	LANDSCAPE AREA
---	PROPERTY LINE
---	O.H. POWER LINES
---	U/G TELEPHONE LINES
---	U/G WATER LINE
---	U/G GAS LINE
-x-x-	FENCE
(C.M.)	CONTROLLING MONUMENT
SIR	5/8-INCH IRON ROD WITH 'FOGUE ENG & DEV' CAP SET

**NOTE:**  
ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB, UNLESS OTHERWISE NOTED.

**CITY OF MCKINNEY SITE PLAN NOTES:**  
1. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NONRESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.  
2. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 LIGHTING AND GLARE REGULATIONS OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

**PROJECT LOCATION / DESCRIPTION:**  
1329 MILLWOOD ROAD  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
LOT 1R3, BLOCK A, ENCORE WIRE, LTD. TWO ADDITION



**BENCHMARK LIST:**

BENCHMARK #1 CUT ON TOP OF CURB CENTER OF STORM SEWER INLET ON WEST SIDE OF FORMER MILLWOOD STREET 70'± SOUTH OF CENTERLINE OF ELM STREET. ELEVATION = 592.88	BENCHMARK #2 CUT ON TOP OF CURB CENTER OF STORM SEWER INLET AT WEST SIDE OF AIRPORT DRIVE 90'± SOUTH OF CENTERLINE OF ELM STREET. ELEVATION = 582.50	BENCHMARK #3 CITY OF MCKINNEY BENCHMARK MONUMENT #44 LOCATED APPROXIMATELY 1/2 MILE EAST OF HIGHWAY 5 ON F.M. 546 CAP ON CULVERT. ELEVATION=594.845
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- FRANCHISE UTILITY NOTES:**
- CITY OF MCKINNEY (972) 547-7340
  - ONCOR ELECTRIC - (905) 868-8242 - MR. MARK BAILEY
  - CITY OF MCKINNEY SURVEY, ABSTRACT NO. 747
  - TIME WARNER CABLE - (972) 742-5892
  - AT&T TELEPHONE - (972) 569-4760 - MR. KEITH HELM

**CAUTION!!!**  
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:  
TEXAS EXCAVATION SAFETY SYSTEM (TESS)  
1-800-344-8377  
TEXAS ONE CALL SYSTEMS  
1-800-245-4545  
LONE STAR NOTIFICATION CENTER  
1-800-668-8344 EXT. 5

**BEFORE YOU DIG...**

**PROJECT INFORMATION**  
PLANT 6  
BLOCK A, LOT 1R3, ENCORE WIRE, LTD. TWO ADDITION  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
W.S. RICHARDSON SURVEY, ABSTRACT NO. 747  
PROPOSED USE: LIGHT MANUFACTURING  
ZONING: PD 1680 & 2006-09-101

NO.	DATE	REVISION / DESCRIPTION	PI NUMBER
DESIGN	DRAWN	DATE	PI NUMBER
AWS	WTW	10-05-2011	1224-11-050

**DEVELOPER**  
ENCORE WIRE CORPORATION  
1329 MILLWOOD ROAD  
MCKINNEY, TEXAS 75069  
MR. DANIEL L. JONES  
(972) 562-9473 PHONE  
(972) 562-3644 FAX

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ARLYN W. SAMUELSON, P.E. 55877 ON 12-18-2011. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

**PRELIMINARY FOR INTERIM REVIEW ONLY NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.**  
Engineer: ARLYN W. SAMUELSON, P.E.  
P.E. No.: 55877  
Date: 12-18-2011

**POGUE**  
ENGINEERING & DEVELOPMENT COMPANY, INC.  
1512 BRAY CENTRAL DRIVE  
SUITE 100  
MCKINNEY, TEXAS 75069  
(214) 544-8880 PHONE  
(214) 544-8882 FAX  
www.PogueEngineering.com

**SITE PLAN**  
ENCORE WIRE - PLANT 6  
BLOCK A, LOT 1R3, ENCORE WIRE, LTD. TWO ADDITION  
W.S. RICHARDSON SURVEY, ABSTRACT NO. 747  
CITY OF MCKINNEY, TEXAS

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