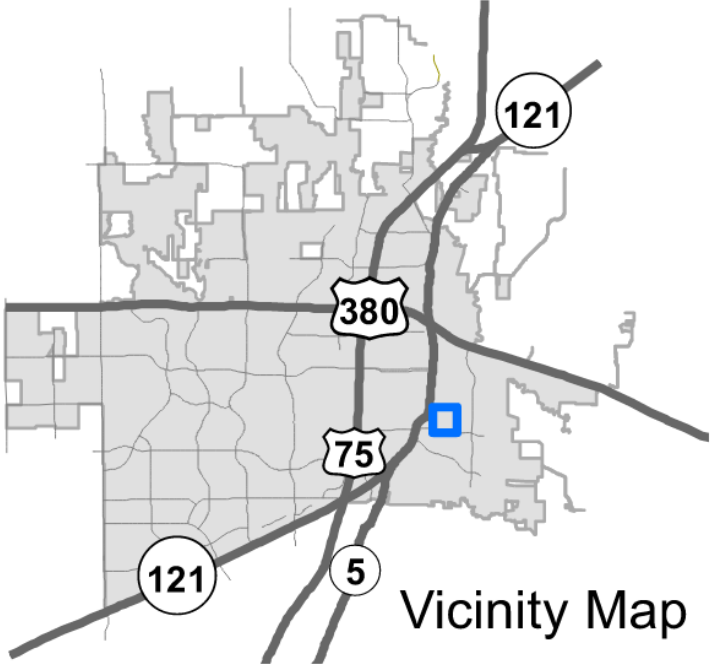
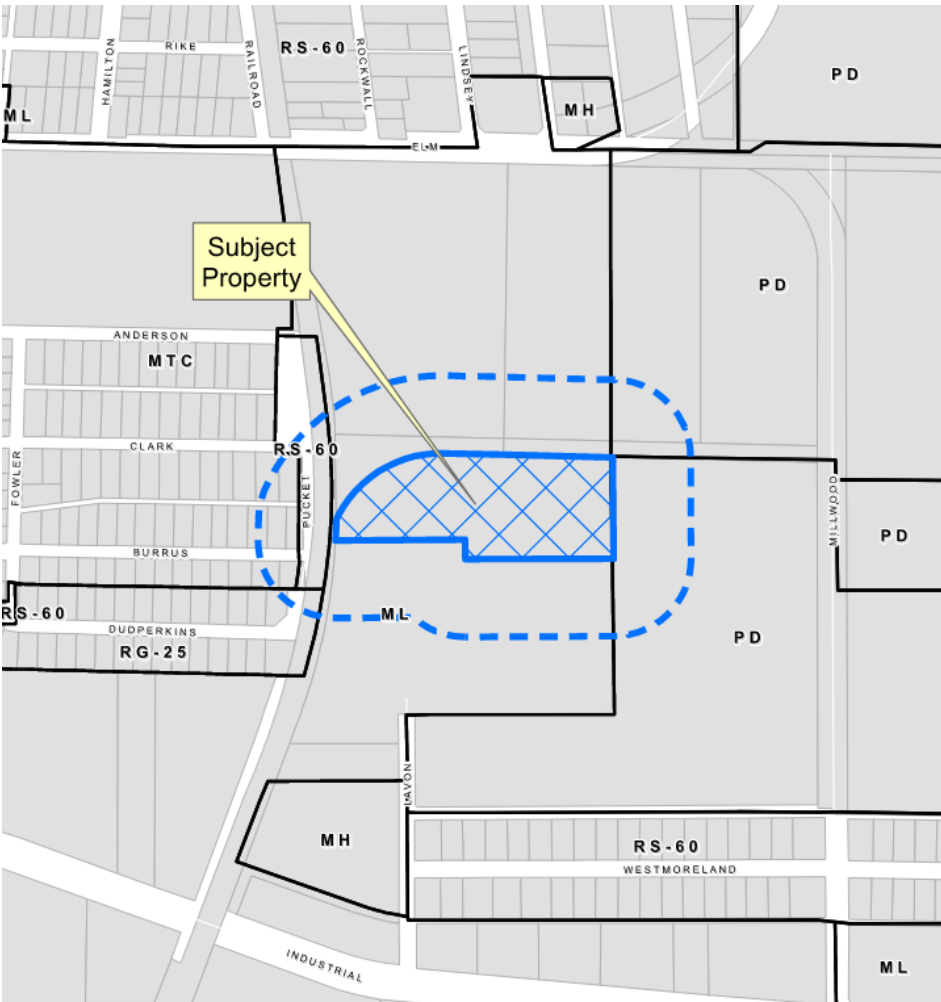


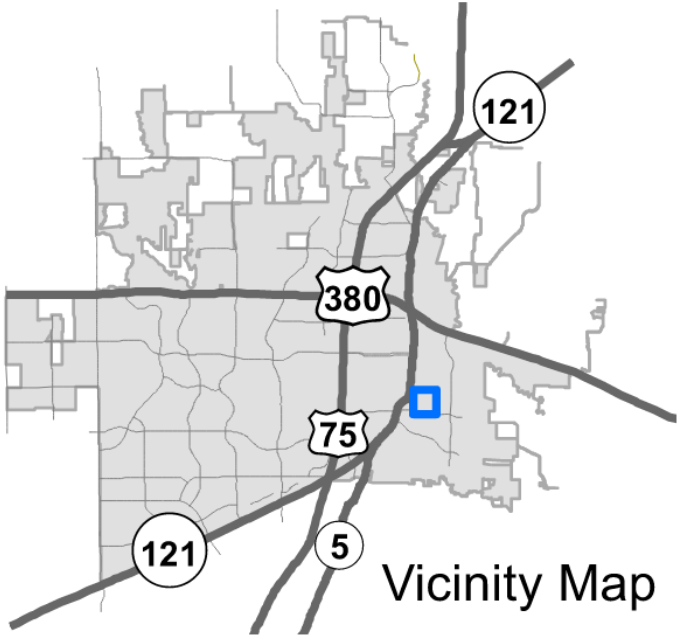
Encore Wire – XLPE Plant Site Plan

21-0108SP

Location Map

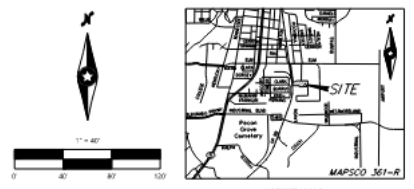
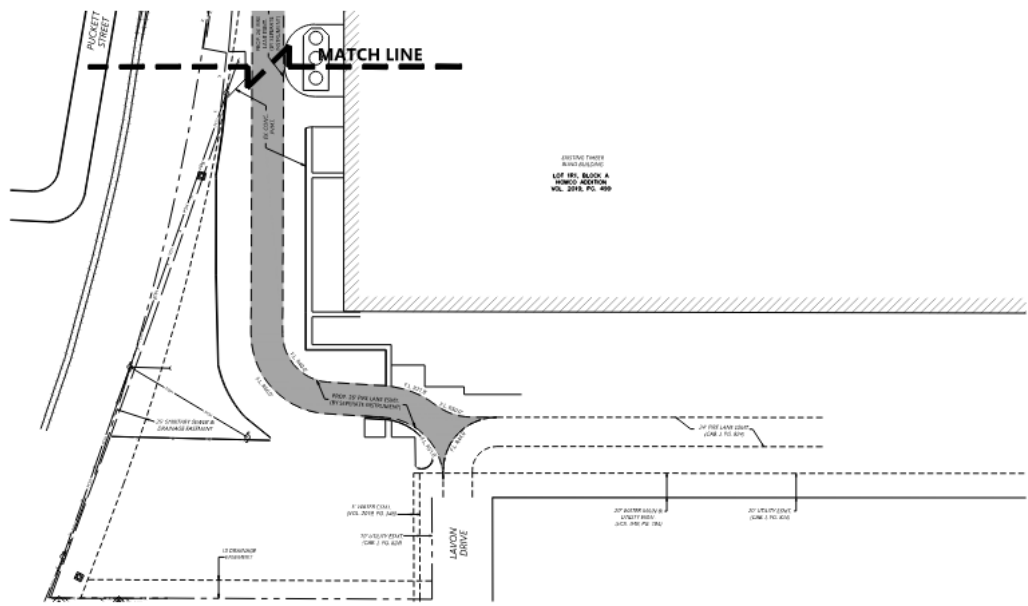


Aerial Exhibit



Proposed Site Plan

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VICINITY MAP
NOT TO SCALE

- LEGEND**
- SUBJECT PROPERTY LINE
 - - - EX EASEMENT LINE
 - - - ADJACENT BOUNDARY LINE
 - EX FIRE HYDRANT
 - EX TRENCH
 - TYPICAL
 - F.L. FIRE LANE
 - FIRE LANE
 - CITY AREA LIMITS

NOTES

ALL DIMENSIONS ARE FROM BACK OF CURB TO
FRONT OF CURB UNLESS OTHERWISE NOTED.
ALL FIRE LANE AREAS DIMENSIONED AS AT
BACK OF CURB.

- CITY OF MCKINNEY SITE PLAN NOTES:**
- THE SHARED/IN-COURT/ARE SCREENING WALLS SHALL BE BLACK MAGNOLIA, STONE MASONRY, OR OTHER ARCHITECTURAL MAGNOLIA FINISH, INCLUDING A METAL GATE, POSTED AND PAINTED, AND THE SANITATION CONTAINERS SCREENING WALLS, GATE, AND PAID SETS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MCKINNEY DESIGN SPECIFICATIONS.
 - MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN SHARED/IN-COURT 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 IN CONFORMANCE WITH CHAPTER 10 LIGHTING AND SIGN REGULATIONS OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

PROJECT LOCATION / DESCRIPTION:
437 W. BUCKLE AVE.
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
SITE 1, BLOCK A, WINDCO ADDRESS

**CAUTION !!!
EXISTING UTILITIES**

UTILITIES IN THE AREA ARE INDICATED BY THE INFORMATION TO BE PLACED
ON THE CONTRACTS TO BE PROVIDED TO THE CONTRACTOR. THE CONTRACTOR SHALL
VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES AND SHALL
BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM
THE CITY OF MCKINNEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING
ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MCKINNEY.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS
AND APPROVALS FROM THE CITY OF MCKINNEY.



DETAILED LIST

ENCORE WIRE CORPORATION
1201 WILLOWOOD ROAD
MCKINNEY, TEXAS 75068

DATE: 4/20/2022

DESIGNED BY:	ASD
CHECKED BY:	ASD
ISSUED BY:	ASD
DATE:	4/20/2022
SCALE:	AS SHOWN

DATE:	12/30/21
PROJECT:	
DESCRIPTION:	
PREPARED BY:	

PREPARED FOR:
ENCORE WIRE CORPORATION
1201 WILLOWOOD ROAD
MCKINNEY, TEXAS 75068



ENCORE WIRE - XLPE PLANT
MCKINNEY, TEXAS

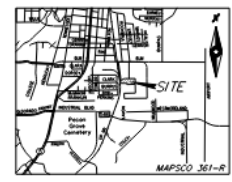
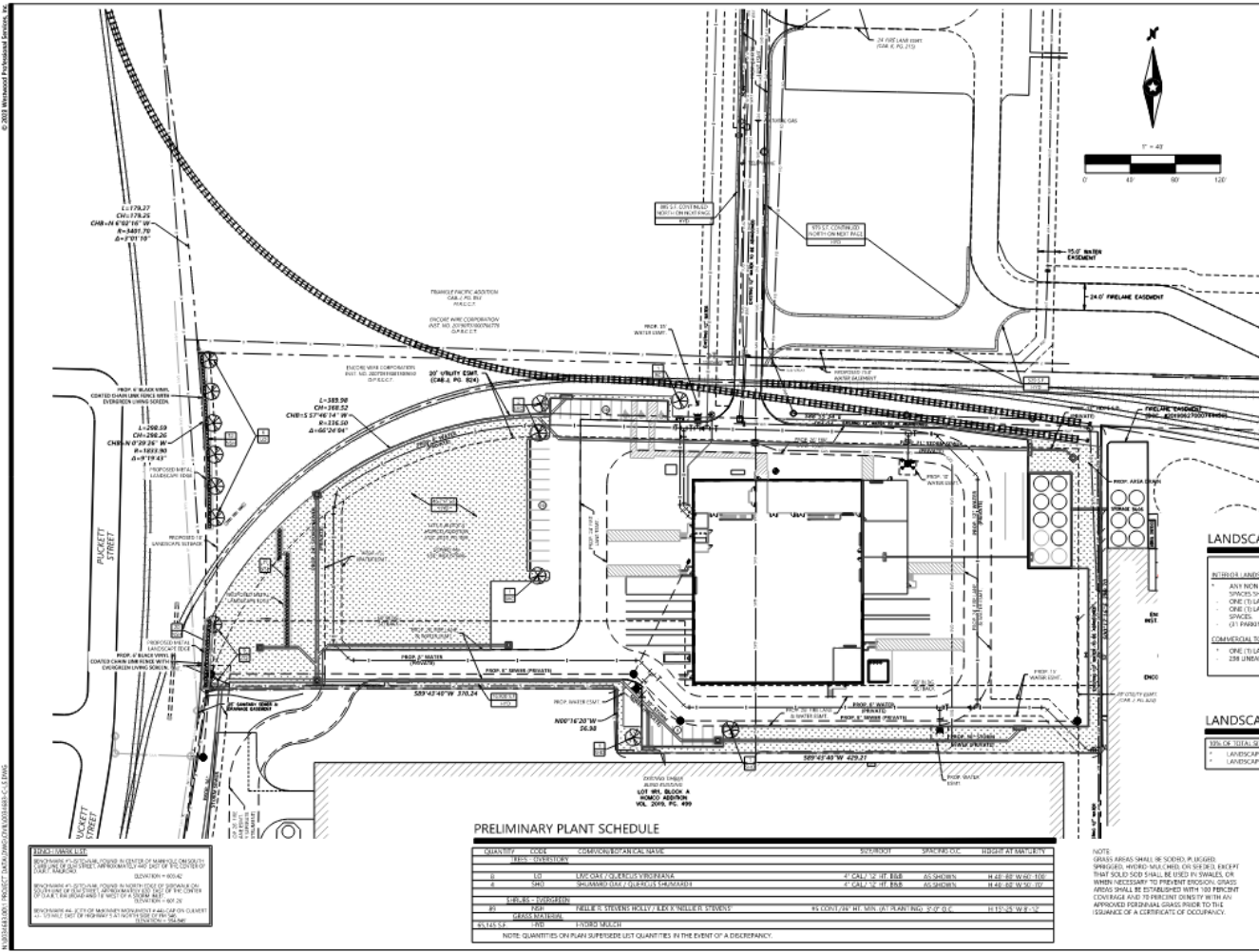


SITE PLAN (2 OF 2)

SHEET NUMBER:
1.01
PROJECT NUMBER: 0034683 DATE: 4/20/2022

ENCORE WIRE - XLPE PLANT

Proposed Landscape Plan



PLANT LEGEND

- OVERSTORY TREES
- EVERGREEN TREES
- EXISTING TREE
- NUMBER OF TREES
TREE SPECIES

NOTATION NOTE

ALL RECOMMENDED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH MAIN LINE SENSORS AND SAID IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT AND INSTALLED BY A LICENSED IRRIGATOR.

LANDSCAPE REQUIREMENTS

- INTERIOR LANDSCAPE PARKING REQUIREMENTS:**
- ANY NON-RESIDENTIAL COMMERCIAL PARKING AREA THAT CONTAINS TWENTY (20) OR MORE PARKING SPACES SHALL PROVIDE THE FOLLOWING:
 - ONE (1) LARGE TREE (4 CAL. IN. WITHIN 10' OF EVERY PARKING SPACE)
 - ONE (1) LARGE TREE (4 CAL. IN. PLANTED IN AN INTERIOR PARKING ISLAND PER EVERY 10 PARKING SPACES)
 - ONE (1) PARKING SPACE (4 TREES REQUIRED) 6 REQUIREMENTS
- COMMERCIAL TO RESIDENTIAL BUFFER TREE REQUIREMENTS:**
- ONE (1) LARGE TREE (4 CAL. IN. PER EACH 100' PER FEET OF RESIDENTIAL ADJACENCY)
 - 100' LINEAR FEET OF RESIDENTIAL ADJACENCY 4 TREES REQUIRED 4 TREES PROVIDED

LANDSCAPE AREA REQUIREMENTS

TYPE OR TOTAL SITE AREA TO BE LANDSCAPED	TOTAL SITE AREA 4.50 AC
LANDSCAPE AREA REQUIRED:	18,900.48 SF / 70%
LANDSCAPE AREA PROVIDED:	20,625.00 SF / 70%

PRELIMINARY PLANT SCHEDULE

QUANTITY	CODE	COMMON NAME / PLANT NAME	SYMBOL	SPACING	SPACING	SPACING	SPACING	SPACING	SPACING	SPACING
1	100	SPRING BLOSSOM		4' x 4'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'
2	101	SPRING BLOSSOM		4' x 4'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'
3	102	SPRING BLOSSOM		4' x 4'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'
4	103	SPRING BLOSSOM		4' x 4'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'
5	104	SPRING BLOSSOM		4' x 4'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'
6	105	SPRING BLOSSOM		4' x 4'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'
7	106	SPRING BLOSSOM		4' x 4'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'
8	107	SPRING BLOSSOM		4' x 4'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'
9	108	SPRING BLOSSOM		4' x 4'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'
10	109	SPRING BLOSSOM		4' x 4'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

NOTE: GRASSY AREAS SHALL BE SEEDING IN PLACE OR SPREADER-APPLIED MIXTURES OR SEEDS EXCEPT WHERE SHOWN OTHERWISE. ALL SEEDS SHALL BE SOLO SOLO SHALL BE USED IN SWALES OR WHERE NECESSARY TO PREVENT EROSION. SOILS SHALL BE STABILIZED WITH 100 PERCENT APPROVED FERTILIZER TO BE APPLIED TO THE APPROVED FERTILIZER SHALL BE APPLIED TO THE SOILS OF A CARES OF OCCUPANCY.

CAUTION !!!

EXISTING UTILITIES
EXISTING UTILITIES ARE SHOWN ON THE SITE PLAN AND SHALL BE PROTECTED. ANY UTILITIES NOT SHOWN ON THE SITE PLAN SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY UTILITIES DAMAGED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY UTILITIES DAMAGED BY THE CONSTRUCTION.



DATE:	12/20/21
BY:	
CHECKED:	
APPROVED:	
SCALE:	

PREPARED FOR:
ENCORE WIRE CORPORATION
1301 MILLWOOD ROAD
MCKINNEY, TEXAS 75069



ENCORE WIRE - XLPE PLANT
MCKINNEY, TEXAS

Westwood
Professional Landscaping Firm

PROJECT NUMBER: 0034683
LANDSCAPE PLAN
DATE: 4/20/2022
7.01

ENCORE WIRE - XLPE PLANT

