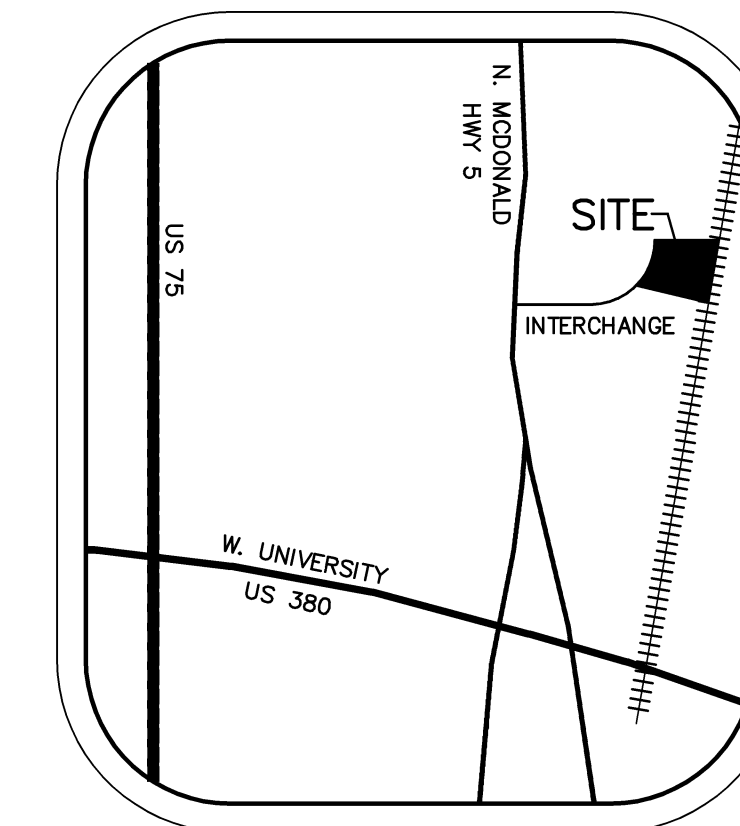
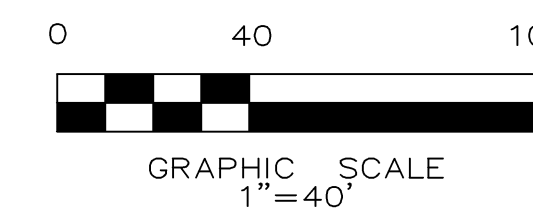


ZONED: ML
 LOT 1, BLOCK 2
 MCKINNEY/HIGHWAY 5
 INDUSTRIAL PARK
 VOL. 1893N, PG 461
 D.R.C.C.T.
 (73.7514 ACRES)

S 89°34'52" E - 862.68'



VICINITY MAP
 NTS



CITY OF MCKINNEY STANDARD NOTES:

Mechanical and Heating and air conditioning equipment in non-resident 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 58 of the City of McKinney Code of Ordinances.

LEGEND

- Proposed Firelane
- Proposed Parking
- Existing Firelane
- Proposed Sidewalk
- Ex. Concrete
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp
- Fire Department Connection

SYNOPSIS

Address: 500 Interchange Street
 McKinney, Texas 75071
Zoning: ML
Existing Use: Plastics Manufacturing, Warehouse and Office.
Lot Area: 10,517 Acres (458,118 sf)
Building Areas: Existing Building 47,886 sf
 Proposed Add'n 33,600 sf
Total Bldg Area: 81,486 sf

Lot Coverage: 17.79%
Floor Area Ratio: 0.18 : 1
Building Height: Eave Height 28'-0"
 Ridge Height 31'-2"

Required Parking:

Ex. Office (1/400SF)	2,886 S.F./400	= 8 Spcs.
Prop. Office (1/400SF)	3,600 S.F./400	= 9 Spcs.
Ex. Warehouse(1/400SF)	23,472 S.F./4,000	= 6 Spcs.
Prop. Warehouse (1/400SF)	30,000 S.F./4,000	= 8 Spcs.
Ex. Manufacturing (1/1000SF)	21,528 S.F./1,000	= 22 Spcs.

Parking Required Total: (53 Parking Spaces)

Parking Provided Total: (68 Parking Spaces) 3 Handicap Spc.

OWNER:

Manner Plastics, L.P.
 500 Interchange Street
 McKinney, Texas 75071
 Phone (972) 542-6789
 Fax (972) 540-0086
 Contact: Raj Bhargava

ENGINEER:

Cross Engineering Consultants, Inc.
 131 S. Tennessee St.
 McKinney, Texas 75069
 Phone (972) 562-4409
 Fax (972) 562-4471
 Contact: Jon David Cross, P.E.

ARCHITECT:

David Boca Studio
 1000 S. Sam Rayburn Frwy.
 Sherman, Texas 75090
 (903)-893-5800
 Fax (903) 893-5866
 Contact: David Boca

Impervious Area = 213,444 square feet

Existing Trees To Remain To Be Used As A Living Screen.
 Ref. Tree Preservation Plan for Trees To Be Removed.

ZONED: AG
 CITY OF MCKINNEY

Issue Dates:	Revisions:	Date:
1	07/30/2012	1
2	08/17/2012	2
3		3
4		4
5		5
6		6

CROSS ENGINEERING CONSULTANTS

131 S. Tennessee St. • McKinney, Texas 75069
 972.562.4409 • Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1" = 40'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 08/17/12. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

SITE PLAN
 MANNER PLASTICS BUILDING EXPANSION
 MANNER PLASTICS, L.P.
 CITY OF MCKINNEY, TEXAS

Sheet No.
SP
 Project No.
 12077

MANNER PLASTICS BUILDING EXPANSION SITE PLAN