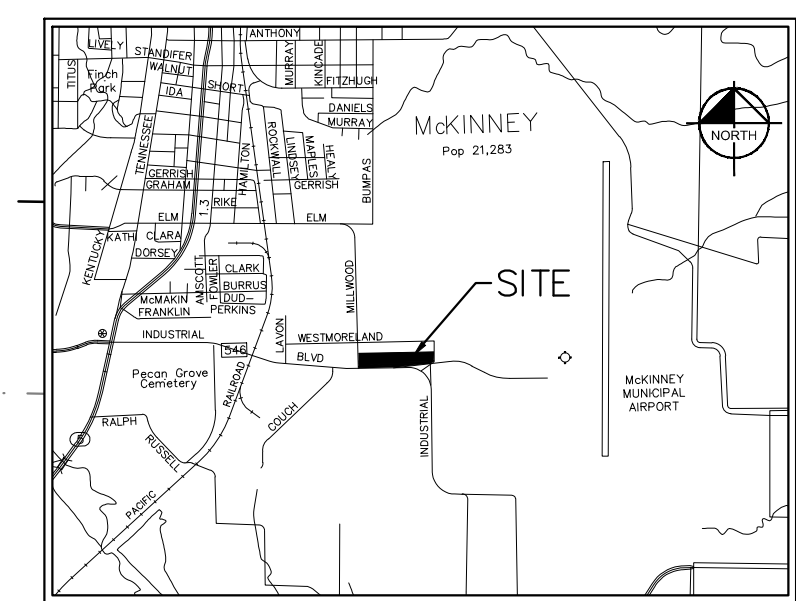
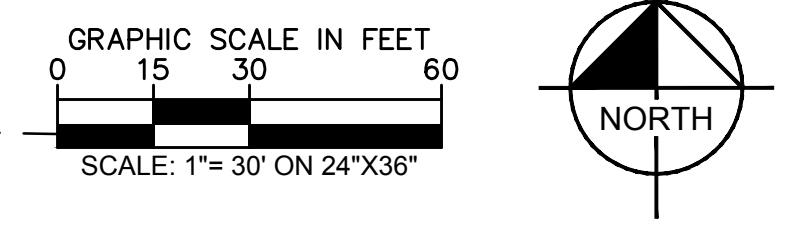
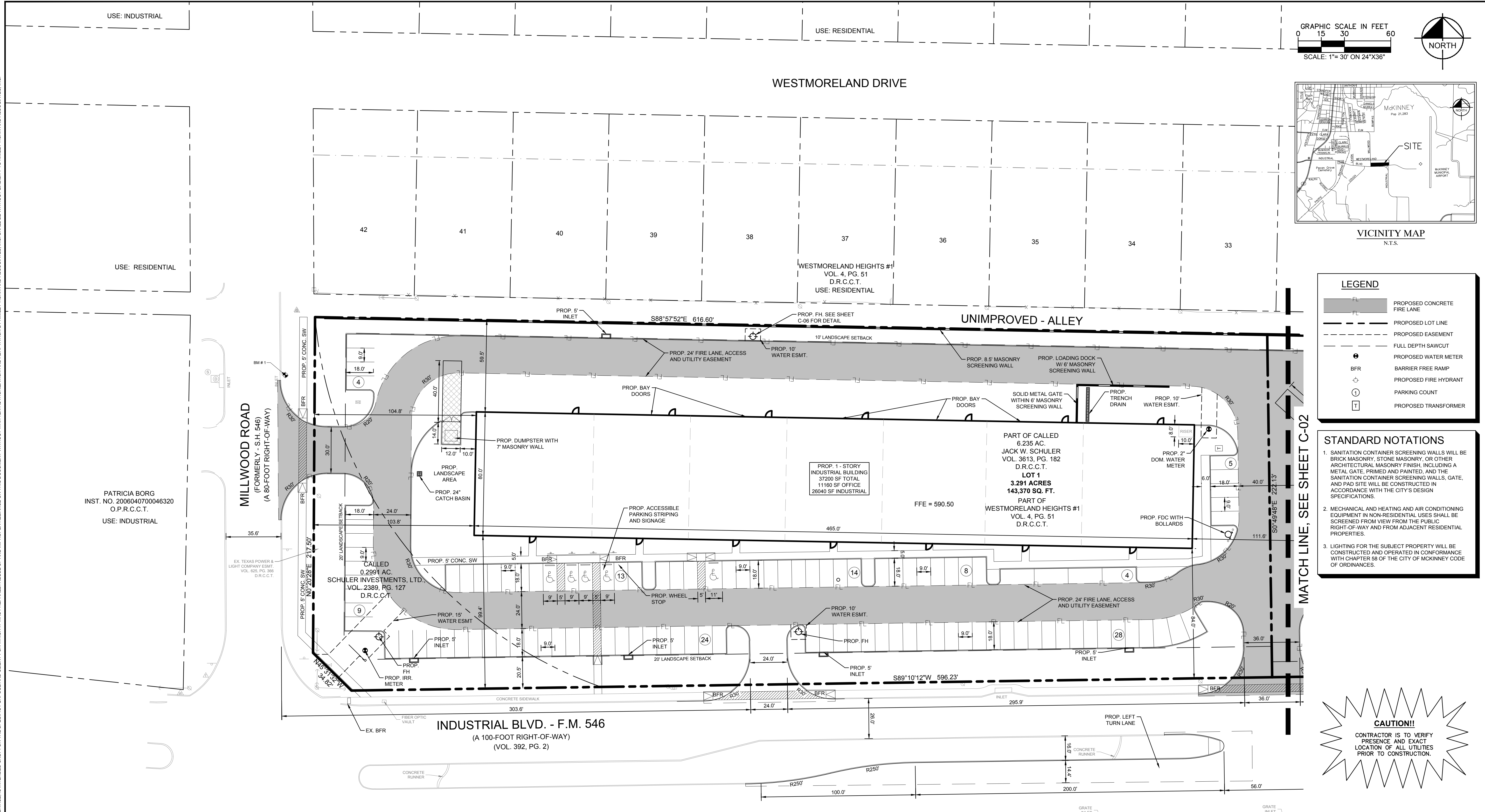


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**LEGEND**

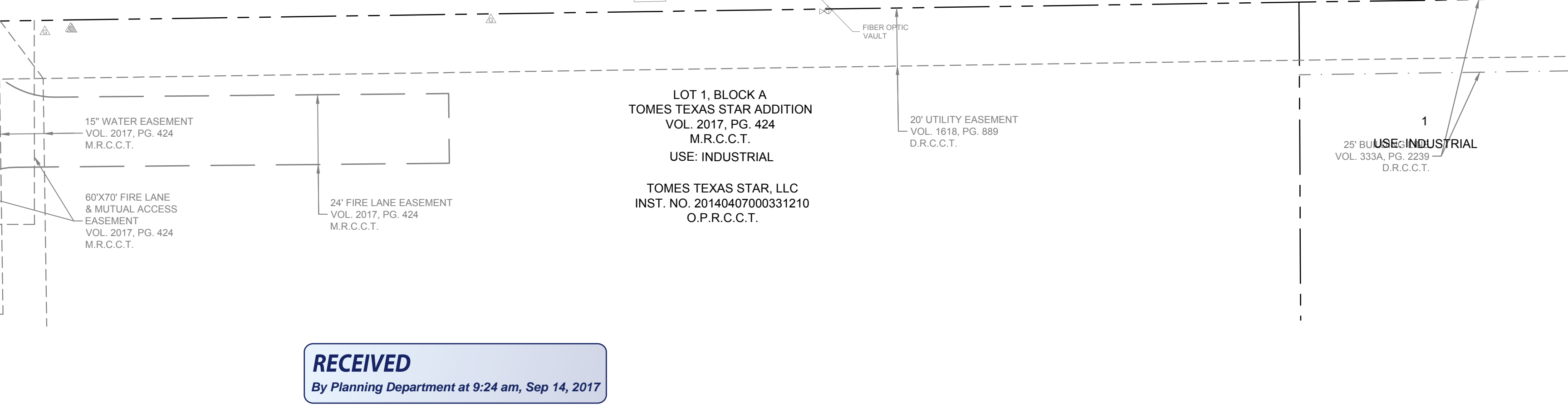
	PROPOSED CONCRETE FIRE LANE
	PROPOSED LOT LINE
	PROPOSED EASEMENT
	FULL DEPTH SAWCUT
	PROPOSED WATER METER
	BARRIER FREE RAMP
	PROPOSED FIRE HYDRANT
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	PROPOSED TRANSFORMER

- STANDARD NOTATIONS**
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**CAUTION!!**  
 CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

**SITE DATA TABLE**

	LOT 1	LOT 2
EXISTING ZONING	LIGHT MANUFACTURING DISTRICT	LIGHT MANUFACTURING DISTRICT
PROPOSED USE	INDUSTRIAL/OFFICE	INDUSTRIAL/OFFICE
LOT AREA	3,291 AC	3,121 AC
LOT AREA	143,370 SF	135,937 SF
TOTAL BUILDING AREA	37,200 SF	34,400 SF
- OFFICE AREA	11,160 SF	10,320 SF
- INDUSTRIAL AREA	26,040 SF	24,080 SF
BUILDING HEIGHT	25' - 0"	25' - 0"
LOT COVERAGE	25.9 %	25.3 %
FLOOR AREA RATIO	0.259 :1	0.253 :1
IMPERVIOUS AREA	112,640 SF	104,975 SF
PERCENT IMPERVIOUS	78.6 %	77.2 %
PARKING REQUIRED (TOTAL)	51 SPACES	48 SPACES
- OFFICE (1 SPACE / 400 SF)	28 SPACES	26 SPACES
- INDUSTRIAL (1 SPACE / 1,000 SF UP TO 20,000 + 1 SPACE / 2,000 SF IN EXCESS OF 20,000)	23 SPACES	22 SPACES
PARKING PROVIDED	109 SPACES	82 SPACES
ACCESSIBLE PARKING REQUIRED	5 SPACES	4 SPACES
ACCESSIBLE PARKING PROVIDED	5 SPACES	4 SPACES



**RECEIVED**  
 By Planning Department at 9:24 am, Sep 14, 2017

**811** Know what's below. Call before you dig.

**SITE PLAN**  
 OF  
**MCKINNEY INDUSTRIAL**

6.403 AC.  
 SITUATED IN THE WILLIAM S. RICHARDSON SURVEY ABSTRACT NO. 747  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
 DATE: SEPTEMBER 11, 2017

**OWNER:**  
 JACK SCHULER  
 5900 S. Lake Forest, Ste. 295  
 McKinney, Texas 75070  
 Tel. No. 469-213-3000  
 Contact: Jack Schuler

**CIVIL ENGINEER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 12750 Merit Drive, Suite 1000  
 Dallas, Texas 75251  
 Tel. No. 972-770-1300  
 Contact: Jennifer Moore, P.E.

NO.	REVISIONS	DATE	BY

**Kimley»Horn**

12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS  
 PHONE: 972-770-1300 FAX: 972-239-3820  
 TEXAS REGISTERED ENGINEERING FIRM F-928

FOR REVIEW ONLY  
 Not for construction or permit purposes.

**Kimley»Horn**  
 Engineer: JENNIFER G. MOORE, P.E.  
 P.E. No. 124908 - Date: 09/11/2017

PROJECT No:	064424209
DATE:	SEPT 2017
SCALE:	AS SHOWN
DESIGNED BY:	JGM
DRAWN BY:	ASB
CHECKED BY:	SES

**MCKINNEY INDUSTRIAL**  
 CITY OF MCKINNEY, TEXAS  
 COLLIN COUNTY

**SITE PLAN**

SHEET NUMBER  
**C-01**

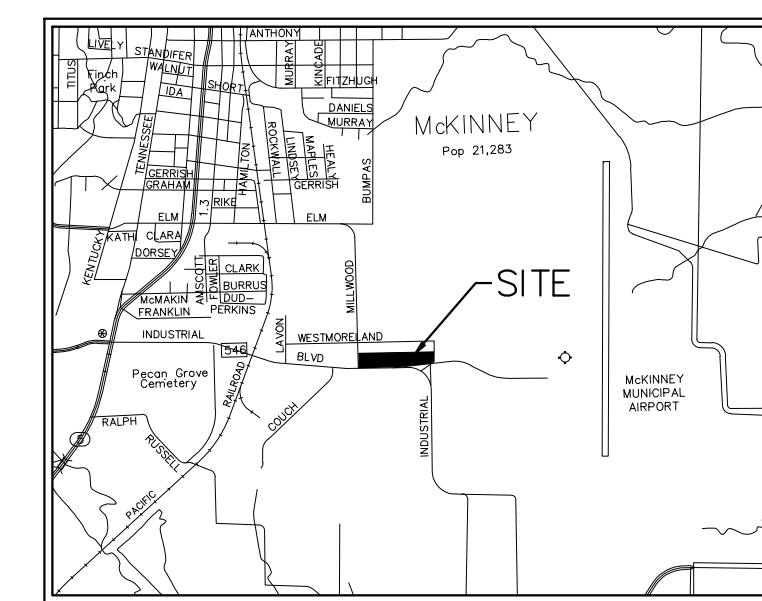
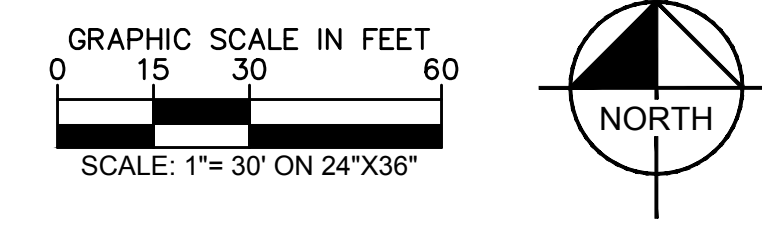
© 2014 KIMLEY-HORN AND ASSOCIATES, INC.



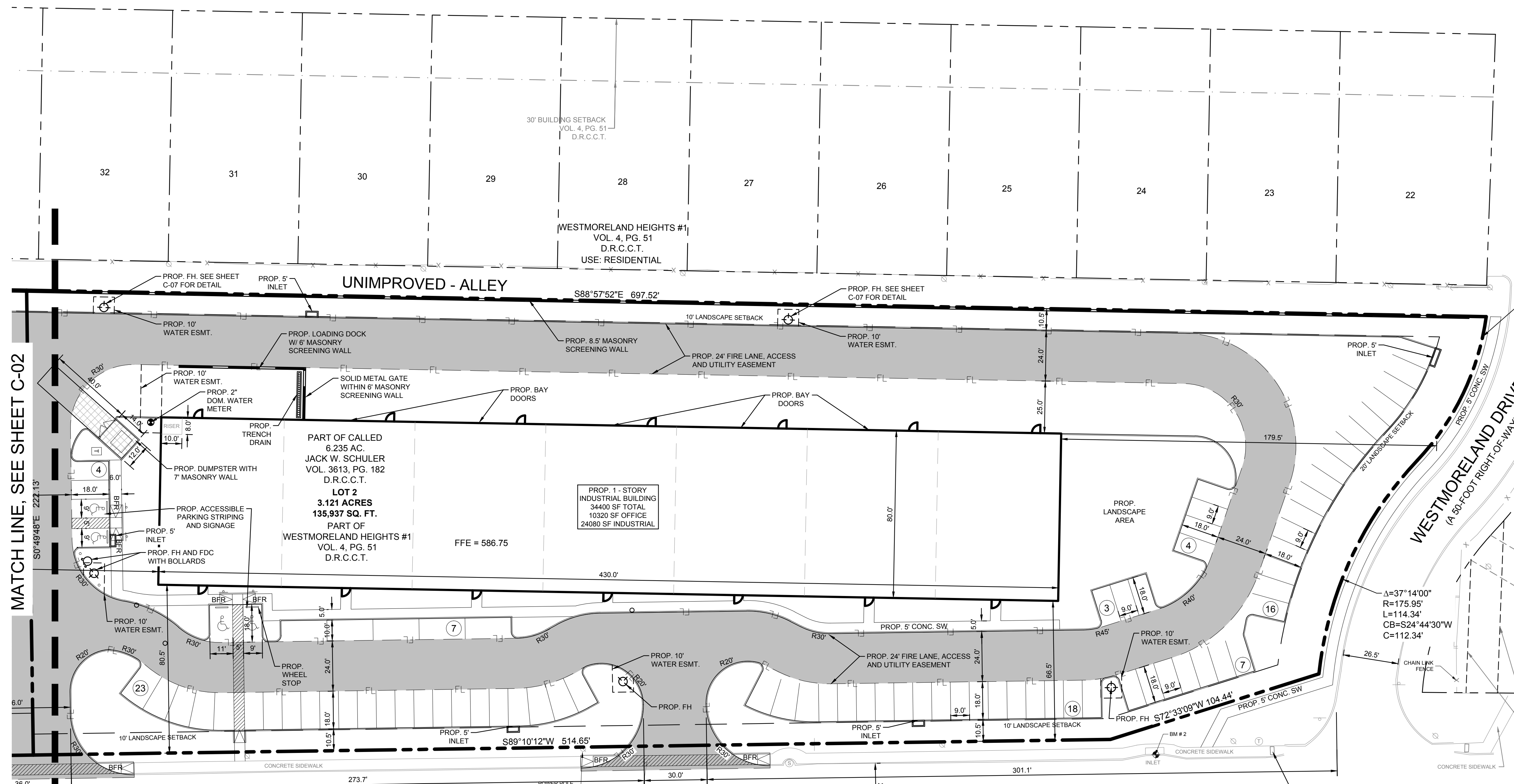
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USE: RESIDENTIAL

WESTMORELAND DRIVE



VICINITY MAP  
N.T.S.



INDUSTRIAL BLVD. - F.M. 546  
(A 100-FOOT RIGHT-OF-WAY)  
(VOL. 392, PG. 2)

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SITUATED IN THE WILLIAM S. RICHARDSON SURVEY ABSTRACT NO. 747  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
DATE: JUNE 26, 2017

OWNER:  
JACK SCHULER  
5900 S. Lake Forest, Ste. 295  
McKinney, Texas 75070  
Tel. No. 469-213-3000  
Contact: Jack Schuler

CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
12750 Merit Drive, Suite 1000  
Dallas, Texas 75251  
Tel. No. 972-770-1300  
Contact: Jennifer Moore, P.E.

**LEGEND**

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**MCKINNEY INDUSTRIAL**  
CITY OF MCKINNEY, TEXAS  
COLLIN COUNTY

**SITE PLAN**  
SHEET NUMBER  
**C-02**