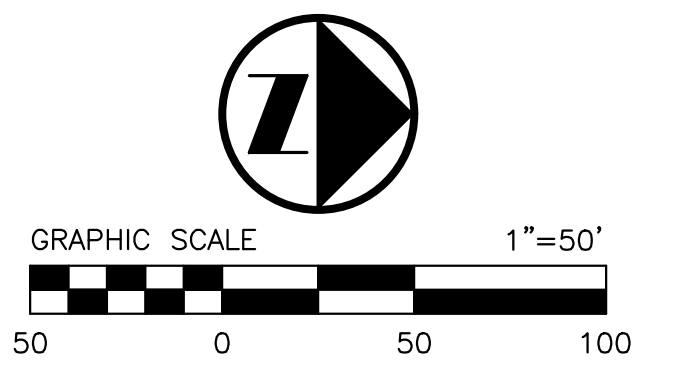


VICINITY MAP NOT TO SCALE



LEGEND

- BOLLARD
ELECTRIC METER
POWER POLE
LIGHT STANDARD
WATER METER
WATER VALVE
IRRIGATION CONTROL VALVE
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
CLEAN OUT
MANHOLE
GAS METER
TRAFFIC SIGNAL CONTROL
TRAFFIC SIGNAL POLE
TRAFFIC SIGN
TELEPHONE BOX
TV BOX
FLAG POLE
LANDSCAPE AREA
BARRIER FREE RAMP
FIRE LANE
LANDSCAPE AREA
O.H. POWER LINES
U/G TELEPHONE LINES
U/G WATER LINE
U/G GAS LINE
FENCE
CONTROLLING MONUMENT
5/8-INCH IRON ROD WITH 'FOGUE ENG & DEV' CAP SET

PAVEMENT LEGEND

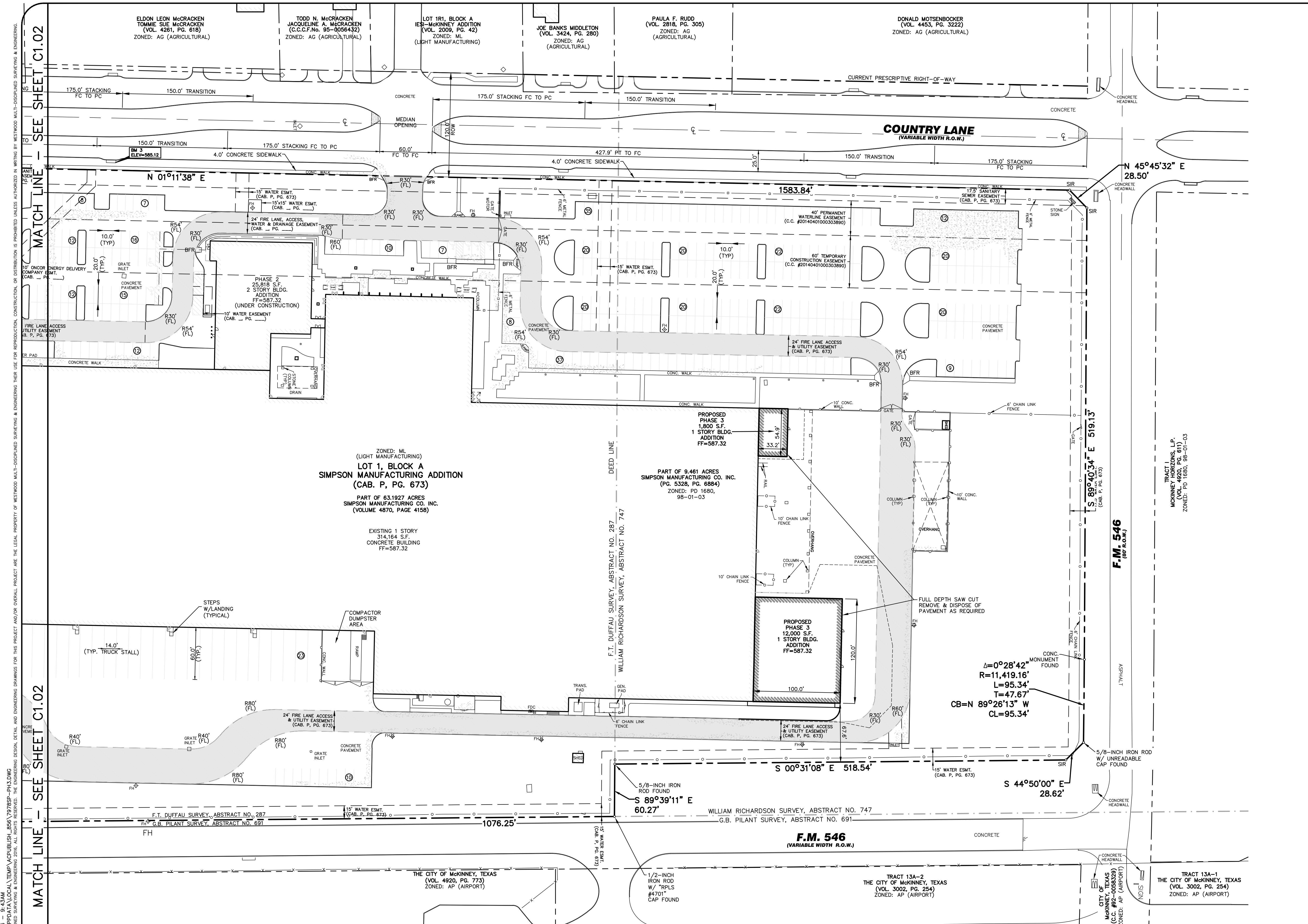
- STANDARD PAVEMENT
FIRE LANE PAVEMENT

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

NOTE: REFER TO SHEET C1-02 FOR SITE DATA SUMMARY TABLE AND CITY NOTES.

BENCHMARK LIST: BENCHMARK #1 CITY OF MCKINNEY MONUMENT #44 APPROX. 3/4 MI. EAST OF HWY 5 ON FM 546. DISK ON CULVERT. ELEVATION = 594.85. BENCHMARK #2 SQUARE CUT ON TOP OF CURB SOUTH SIDE OF CURB INLET 1430'± SOUTH OF INTERSECTION OF F.M. 546 AND COUNTRY LANE. ELEVATION = 583.51. BENCHMARK #3 SQUARE CUT AT NORTHEAST CORNER OF CURB INLET LOCATED IN EAST SIDE OF COUNTRY LANE 1160'± SOUTH OF INTERSECTION OF F.M. 546 AND COUNTRY LANE. ELEVATION = 585.12.

Building Permit Copy per Planning Department 02/08/2017



VERTICAL SCALE TO SEE SHEET C1.02

MATCH LINE - SEE SHEET C1.02

REVISION / DESCRIPTION table with columns for NO., DATE, DESIGN, DRAWN, DATE, and W NUMBER.

OWNER/DEVELOPER: SIMPSON MANUFACTURING CO INC. 2221 COUNTRY LANE CITY OF MCKINNEY, TEXAS 75069 MS. SHERYL WYATT (972) 439-3040 PHONE

PROJECT INFORMATION: SIMPSON MANUFACTURING BUILDING EXPANSION-PHASE 3 BLOCK A, LOT 1, SIMPSON MANUFACTURING ADDITION CITY OF MCKINNEY, TEXAS F.T. DUFFAU SURVEY, ABSTRACT NO. 287 & WILLIAM RICHARDSON SURVEY, ABSTRACT NO. 747 PROPOSED USE: OFFICE/MANUFACTURING/WAREHOUSE ZONING: PD-1680, 98-01-03 & ML-LIGHT MANUFACTURING

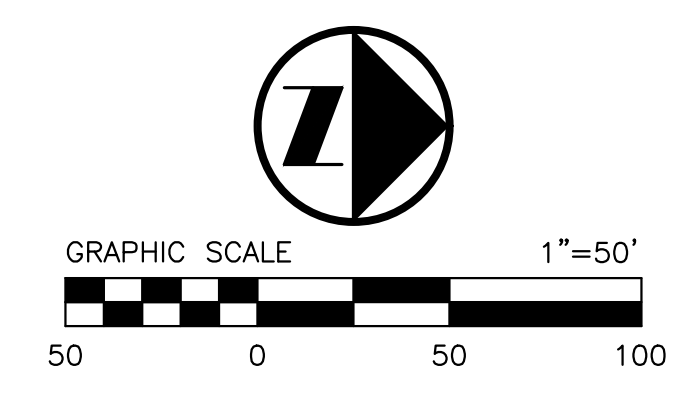
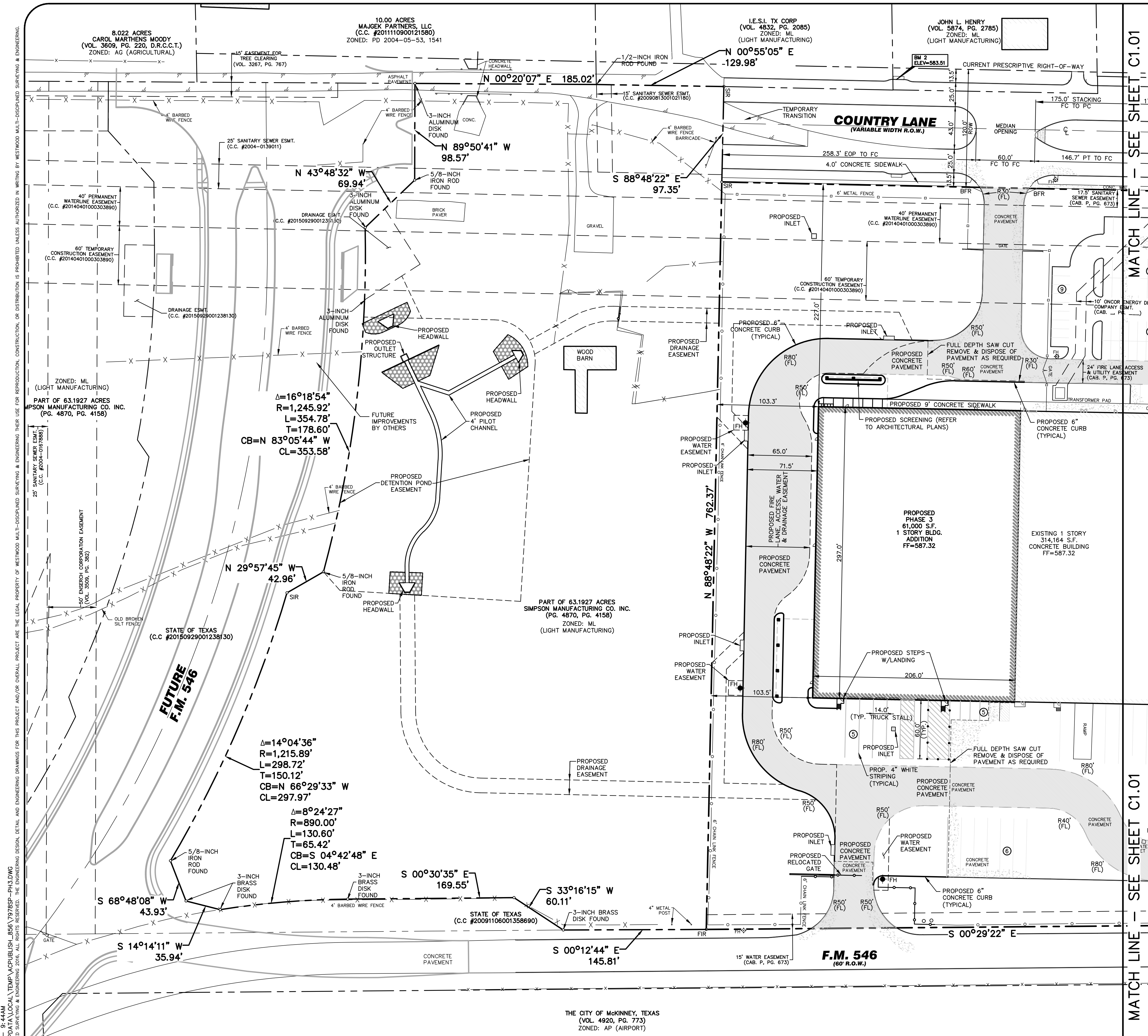
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PRELIMINARY FOR INTERIM REVIEW ONLY NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES. Engineer: RANDALL P. POGUE, P.E. P.E. No.: 24782 Date: 12-06-2016

PPOGUE ENGINEERING & DEVELOPMENT COMPANY, INC. a division of Westwood 2740 NORTH DALLAS PARKWAY SUITE 280 PLANO, TEXAS 75083 TX BOARD PROF. ENGINEERS, CERT. #11756; TX BOARD PROF. LAND SURVEYING, CERT. 1007430

SITE PLAN (1 OF 2) SIMPSON MANUFACTURING BUILDING EXPANSION-PHASE 3 BLOCK A, LOT 1, SIMPSON MANUFACTURING ADDITION F.T. DUFFAU SURVEY, ABSTRACT NO. 287 & WILLIAM RICHARDSON SURVEY, ABSTRACT NO. 747 CITY OF MCKINNEY, TEXAS

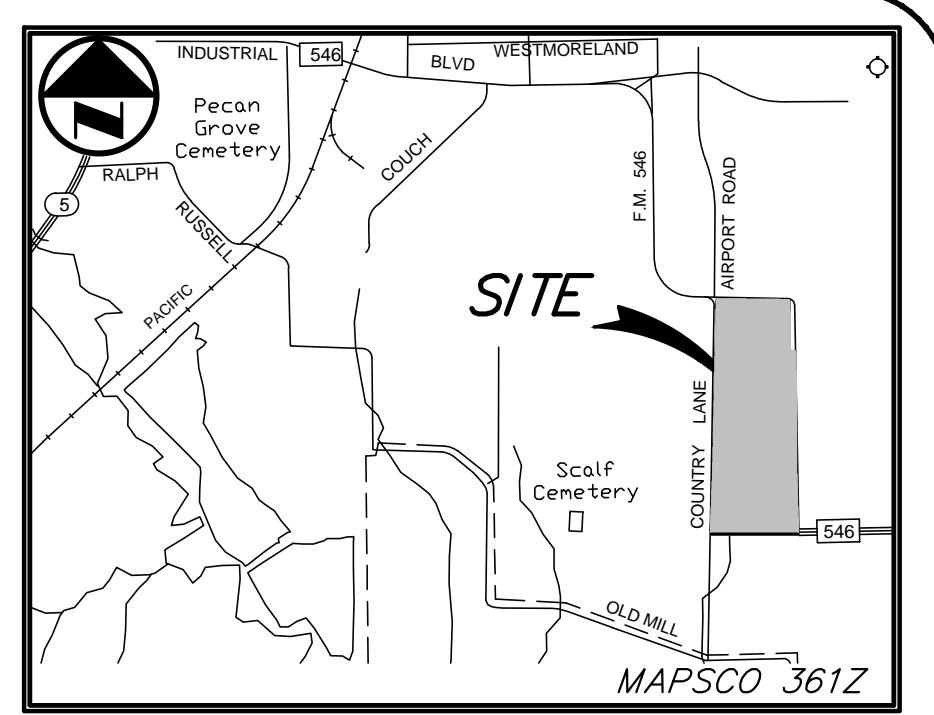
SHEET NO. C1.01



- LEGEND**
- B BOLLARD
 - EM ELECTRIC METER
 - PP POWER POLE
 - LS LIGHT STANDARD
 - WM WATER METER
 - WV WATER VALVE
 - ICV IRRIGATION CONTROL VALVE
 - FDC FIRE DRYPANT
 - FDC-FC FIRE DEPARTMENT CONNECTION
 - CO CLEAN OUT
 - MH MANHOLE
 - GM GAS METER
 - TSF TRAFFIC SIGNAL CONTROL
 - TSP TRAFFIC SIGNAL POLE
 - SIG TRAFFIC SIGN
 - TELE TELEPHONE BOX
 - TV TV BOX
 - FP FLAG POLE
 - LA LANDSCAPE AREA
 - BFR BARRIER FREE RAMP
 - FL FIRE LANE
 - LA LANDSCAPE AREA
 - OHL O.H. POWER LINES
 - U/G TELE U/G TELEPHONE LINES
 - U/G WATER U/G WATER LINE
 - U/G GAS U/G GAS LINE
 - FENCE
 - (C.M.) CONTROLLING MONUMENT
 - SIR 5/8-INCH IRON ROD WITH "POGUE ENG & DEV" CAP SET

- PAVEMENT LEGEND**
- STANDARD PAVEMENT
 - FIRE LANE PAVEMENT

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



SITE DATA SUMMARY TABLE	
ITEM	LOT 1, BLOCK A
GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	PD 1680 & ML (LIGHT MANUFACTURING)
LAND USE (FROM ZONING ORDINANCE)	OFFICE / MANUFACTURING / WAREHOUSE
LOT AREA (SQUARE FEET)	1,155,519
LOT AREA (ACRES)	26.5271
BUILDING FOOTPRINT AREA (SF) - EXISTING + PH2	339,982
TOTAL BUILDING FOOTPRINT AREA (SF)	414,782
FLOOR AREA - OFFICE (BUSINESS/PROFESSIONAL)	48,716
FLOOR AREA - WAREHOUSE	201,012
FLOOR AREA - MANUFACTURING	165,254
BUILDING HEIGHT (#STORIES)	2
BUILDING HEIGHT (FT-DIST TO TALLEST ELEMENT)	42
LOT COVERAGE (%)	35.90%
FLOOR AREA RATIO (X.XX1)	0.36
PARKING TABULATION	
PARKING RATIO (OFFICE) (1 SP/300 SF)	156
PARKING RATIO (WAREHOUSE) (1 SP/4,000 SF)	51
PARKING RATIO (MANUFACTURING) (1 SP/1,000 SF UP TO 20,000 SF + 1 SP/2,000 SF ABOVE 20,000 SF)	93
PARKING REQUIRED (# OF SPACES)	300
EXISTING PARKING PROVIDED	388
REGULAR SPACES	380
HANDICAPPED SPACES	8
TOTAL PARKING (EXISTING + PROPOSED)	388
REGULAR SPACES	380
HANDICAPPED ACCESSIBLE SPACES	8
REQUIRED ACCESSIBLE PARKING	8
LANDSCAPE AREA TABULATION	
SITE LIVING LANDSCAPE REQUIRED (10%) (SF)	115,552
SITE LIVING LANDSCAPE PROVIDED (SF)	434,819
IMPERVIOUS AREA TABULATION	
BUILDING FOOTPRINT AREA (SF)	414,782
OTHER IMPERVIOUS AREA (SF)	305,918
TOTAL IMPERVIOUS AREA (SF)	720,700

- CITY OF MCKINNEY SITE PLAN NOTES:**
- THE 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 OF MCKINNEY DESIGN SPECIFICATIONS.
 - 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.
 - 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:
2221 COUNTRY LANE
WILLIAM RICHARDSON SURVEY, ABSTRACT NO. 747 & F.T. DUFFAU SURVEY, ABSTRACT NO. 287
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
LOT 1, BLOCK A, SIMPSON MANUFACTURING ADDITION

FLOOD NOTE:
THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 4808500315 G, DATED JANUARY 19, 1996. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE "X" ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:
ZONE "X" - AREAS DETERMINED TO BE OUTSIDE OF THE 500-YR FLOOD PLAIN.

- FRANCHISE UTILITY NOTES:**
- CITY OF MCKINNEY - (972) 547-7340
 - ENVIRONMENTAL MGR - (972) 547-7576 - MR. KYLE ODOM
 - STORM WATER SPECIALIST - (972) 547-7579 - MR. JOSEPH DALEY
 - EROSION CONTROL INSP - (972) 547-7579 - MR. JOHN PLATE
 - ONCOR ELECTRIC - (903) 868-8242 - MR. MARK BAILEY
 - ATMOS ENERGY (GAS) - (214) 733-5122 - MR. DAVID COKER
 - TIME WARNER CABLE - (972) 742-5892
 - AT&T TELEPHONE - (972) 569-4760 - MR. KEITH HELM

CAUTION!!! BEFORE YOU DIG...

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.
NATIONAL 811 DIGGING NUMBER
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
TEXAS ONE CALL SYSTEMS 1-800-245-4545
LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5
NTMWD CONTACT LINE LOCATES 972-442-5405
(IT IS THE CONTRACTOR'S RESPONSIBILITY FOR VERIFYING LOCATION & ELEVATION OF ALL EXISTING UTILITIES).
NOTE: IF UTILITY RELOCATIONS ARE SCHEDULED, IN-PROGRESS OR COMPLETE, CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR & PROJECT MANAGER IMMEDIATELY IF FRANCHISE UTILITIES ARE FOUND TO BE IN CONFLICT WITH PROPOSED CONSTRUCTION.

- BENCHMARK LIST:**
- BENCHMARK #1
CITY OF MCKINNEY MONUMENT #44
APPROX. 1/4 MI. EAST OF HWY 5 ON FM 546. DISK ON CULVERT.
ELEVATION = 594.85
 - BENCHMARK #2
SQUARE CUT ON TOP OF CURB SOUTH SIDE OF CURB INLET
143.5' SOUTH OF INTERSECTION OF F.M. 546 AND COUNTRY
LANE ON WEST SIDE OF COUNTRY LANE.
ELEVATION = 583.51
 - BENCHMARK #3
SQUARE CUT AT NORTHEAST CORNER OF CURB INLET LOCATED
IN EAST SIDE OF COUNTRY LANE 116.0' SOUTH OF
INTERSECTION OF F.M. 546 AND COUNTRY LANE.
ELEVATION = 585.12

NO.	DATE	REVISION / DESCRIPTION	W NUMBER
DESIGN	DRAWN	DATE	W NUMBER
RPP	WTW	12-06-2016	0007978.01

OWNER/DEVELOPER
SIMPSON MANUFACTURING CO INC.
2221 COUNTRY LANE
CITY OF MCKINNEY, TEXAS 75069
MS. SHERYL WYATT
(972) 439-3040 PHONE

PROJECT INFORMATION
SIMPSON MANUFACTURING BUILDING EXPANSION-PHASE 3
BLOCK A, LOT 1, SIMPSON MANUFACTURING ADDITION
CITY OF MCKINNEY, TEXAS
F.T. DUFFAU SURVEY, ABSTRACT NO. 287 &
WILLIAM RICHARDSON SURVEY, ABSTRACT NO. 747
PROPOSED USE: OFFICE/MANUFACTURING/WAREHOUSE
ZONING: PD-1680, 98-01-03 & ML-LIGHT MANUFACTURING

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RANDALL P. POEGUE, P.E. 04780 ON 12-06-2016. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PRELIMINARY FOR REVIEW ONLY NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES
Engineer: RANDALL P. POEGUE, P.E.
P.E. No.: 04780
Date: 12-06-2016

POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
a division of Westwood
2740 NORTH DALLAS PARKWAY SUITE 280 PLANO, TEXAS 75083 TX BOARD PROF. ENGINEERS, CERT. #11756; TX BOARD PROF. LAND SURVEYING, CERT. 1007430
(214) 473-4640 PHONE (888) 937-9150 TOLL FREE
WWW.WESTWOODPDS.COM

SITE PLAN (2 OF 2)
SIMPSON MANUFACTURING BUILDING EXPANSION-PHASE 3
BLOCK A, LOT 1, SIMPSON MANUFACTURING ADDITION
F.T. DUFFAU SURVEY, ABSTRACT NO. 287 &
WILLIAM RICHARDSON SURVEY, ABSTRACT NO. 747
CITY OF MCKINNEY, TEXAS

SHEET NO. C1.02

MCKINNEY 12/06/2016 9:44AM C:\USERS\VALECAN\APPDATA\LOCAL\TEMP\APPUB\86679785P-PH3.DWG © WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING

SIMPSON MANUFACTURING BUILDING EXPANSION-PHASE 3