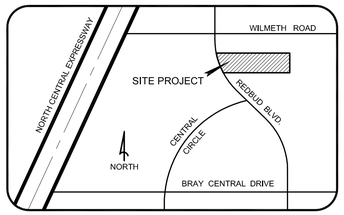


VICINITY MAP

NTS

GENERAL NOTES:

1. 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'S DESIGN SPECIFICATIONS.
2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
3. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF McKINNEY CODE OF ORDINANCES.

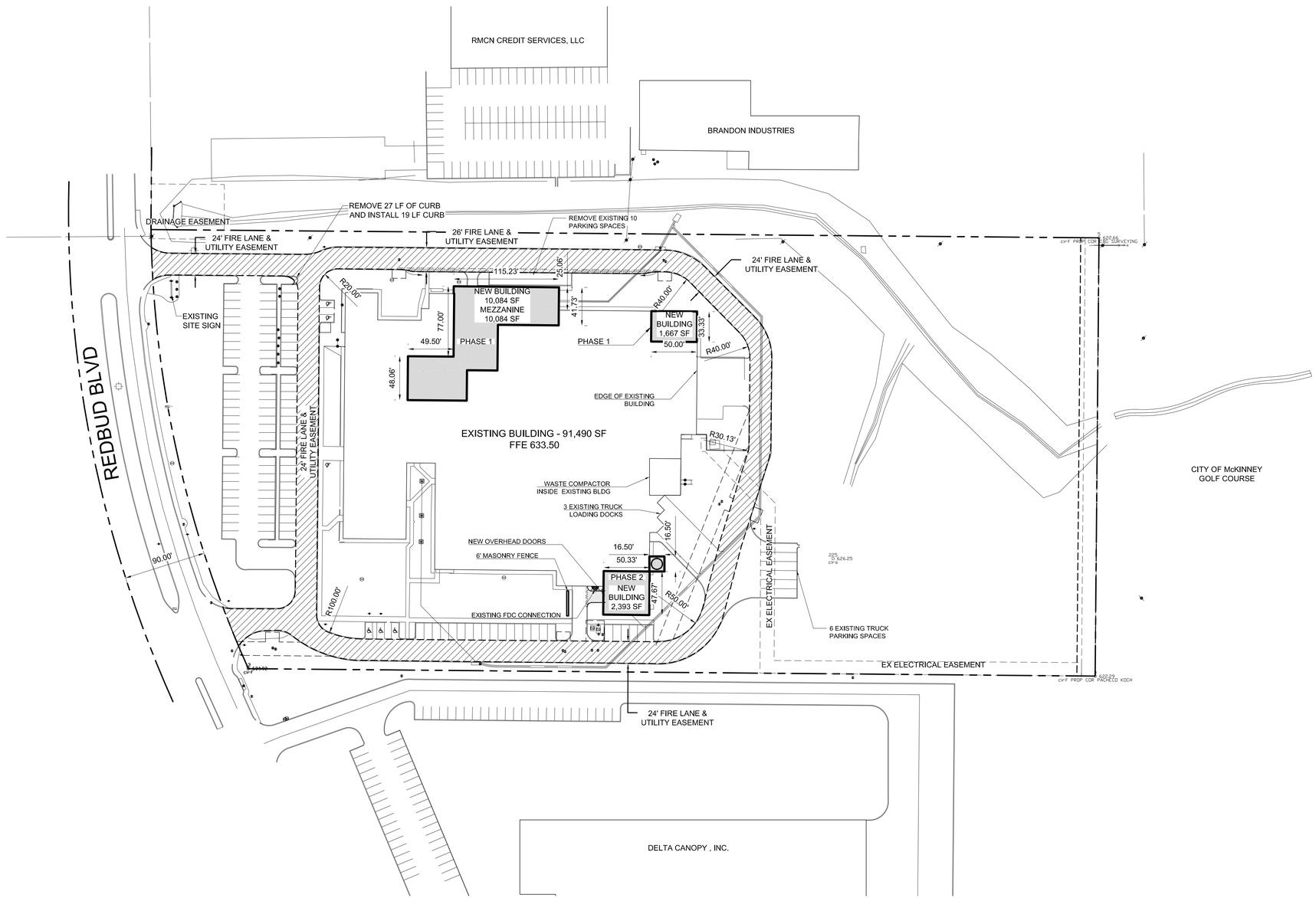
SITE DATA SUMMARY TABLE

ITEM			BLOUNT SITE
ZONING			**PD 1563**
PROPOSED USE			**LIGHT MANUFACTURING**
LOT AREA (SF / ACRES)			**479160 / 11**
SITE AREA (SF / ACRES)			**479160 / 11**
PROPOSED BUILDING (SF)			**115,718**
BUILDING HEIGHT (FT)			**39**
LOT COVERAGE %			**24.15%**
FLOOR AREA RATIO			**0.241:1**
PARKING REQUIRED			
Office Area (1:400 SF)	21,456	54	
Manufacturing (1:1000 up to 20,000 SF)	20,000	20	
Manufacturing (1:2000 SF over 20,000 SF)	42,670	22	
Warehouse	31,592	8	
Total	115718		**104**
PARKING PROVIDED FOR PROP. BLDG.			**117**
SITE IMPERVIOUS AREA (SF)			**283147.50**

N

Horizontal Scale: 1" = 40'

0' 40' 80'



RECEIVED
By Planning Department at 3:37 pm, Mar 31, 2016

OWNER:

BLOUNT fine foods

McKINNEY, TEXAS

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Fall River, Massachusetts 02720
Ph: (774) 888-1300
www.blountfinefoods.com

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www.aecom.com TBPE Reg. No. F-3580

SEAL:

REVISIONS:

REV.:	DATE:	BY:	DESCRIPTION:

BRAY CENTRAL TWO ADDITION
BLK "D" LOT 1D
2200 REDBUD BLVD
McKINNEY, TX 75069-8217
11.00 AC - LOT ACREAGE

IF SHEET IS LESS THAN
24" x 36"
IT IS A REDUCED PRINT -
SCALE REDUCED ACCORDINGLY

DRAWN BY: JAG DATE: -
CHECKED BY: RC DATE: -

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PROJECT TITLE:
2016 FACILITY

DRAWING TITLE:
SITE PLAN

PROJECT NO.:	DRAWING NO.:	REV.:	STATUS:
15478	C1.0	0	F

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Date:Thursday, March 31, 2016 Time:5:31 AM Plotted by:Gonzalez, Jeremy