



LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
PH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
SGN	TRAFFIC SIGN
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
L.A.	LANDSCAPE AREA
---	PROPERTY LINE
OHL	O.H. POWER LINES
U/G TELE	U/G TELEPHONE LINES
WATER	U/G WATER LINE
GAS	U/G GAS LINE
X-X-X	FENCE
(C.M.)	CONTROLLING MONUMENT
SIR	5/8-INCH IRON ROD WITH "POGUE ENG & DEV" CAP SET
---	FIRE LANE PAVEMENT

CITY OF MCKINNEY SITE PLAN NOTES:

1. 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.
2. 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.
3. 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:
 1329 MILLWOOD ROAD
 LOT 1R5 BLOCK A, ENCORE WIRE, LTD. TWO ADDITION
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 W.S. RICHARDSON SURVEY, ABSTRACT NO. 747

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

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	11°28'42"	235.00'	47.08'	23.62'	N 07°08'11" E	47.00'
C2	11°28'42"	265.00'	53.09'	26.63'	S 07°06'11" W	53.00'
C3	7°31'58"	890.55'	117.08'	58.63'	N 86°22'30" W	117.00'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 01°21'50" W	111.33'
L2	S 46°04'26" W	26.51'
L3	S 89°51'31" W	304.67'
L4	N 01°24'08" E	499.47'

SITE DATA SUMMARY TABLE

ITEM	PLANT 4
ZONING	PD 1680 & 2006-09-101
PROPOSED USE	LIGHT MANUFACTURING
LOT AREA (SF/ACRES)	3,478,662/84.9852
SITE AREA (SF/ACRES)	170,948/3.9244
PROPOSED BUILDING (SF)	160,771
BUILDING HEIGHT (FT)	24
LOT COVERAGE (%)	4.62%
FLOOR AREA RATIO	0.046:1
PARKING REQUIRED, PROP. BLDG. (1/2500 SF)	65 SPACES
PARKING PROVIDED FOR PROP. BLDG.	NO NEW SPACES (SEE CAMPUS PARKING EXHIBIT)
SITE IMPERVIOUS AREA (SF)	133,150

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
 NTHCO 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.

FRANCHISE UTILITY NOTES:

1. CITY OF MCKINNEY - (972) 547-7340
2. ENVIRONMENTAL MGR - (972) 547-7576 - MR. KYLE ODOM
3. STORM WATER SPECIALIST - (972) 547-7579 - MS. ANITA MCCORMICK
4. EROSION CONTROL INSP - (972) 547-7579 - MR. JOSHUA JACKSON
5. ONCOR ELECTRIC - (903) 868-8242 - MR. MARK BAILEY
6. ATMOS ENERGY (GAS) - (214) 733-5122 - MR. DAVID COKER
7. TIME WARNER CABLE - (972) 742-5892
8. AT&T TELEPHONE - (972) 569-4760 - MR. KEITH HELM

ASAMUELSON 10/29/2015 11:08AM PLANT 4-CIVILS CIVIL 3D DWG 1224-15-042-SITE PLAN.DWG

NO.	DATE	REVISION / DESCRIPTION
DESIGN	MLM	10-22-2015
DRAWN	MLM	10-22-2015
PI NUMBER		1224-15-042

PROJECT INFORMATION
 PLANT 4 EXPANSION
 BLOCK A, LOT 1R6, ENCORE WIRE, LTD. TWO ADDITION
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 W.S. RICHARDSON SURVEY, ABSTRACT NO. 747
 PROPOSED USE: MANUFACTURING
 ZONING: PD 1680 & 2006-09-101

DEVELOPER
 ENCORE WIRE CORPORATION
 1329 MILLWOOD ROAD
 MCKINNEY, TEXAS 75069
 MR. DANIEL L. JONES
 (972) 562-9473 PHONE
 (972) 562-3644 FAX

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ARLYN W. SAMUELSON, P.E. 988771 ON 10-22-2015. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

RECEIVED
 By Planning Department at 12:18 pm, Oct 29, 2015

PRELIMINARY
 FOR INTERIM REVIEW ONLY
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Engineer: ARLYN W. SAMUELSON, P.E.
 P.E. No.: 988771
 Date: 10-22-2015

POGUE
 ENGINEERING & DEVELOPMENT COMPANY, INC.

1512 BRAY CENTRAL DRIVE SUITE 100
 MCKINNEY, TEXAS 75069
 TX BOARD PROF. ENGINEERS, CERT. #000481; TX BOARD PROF. LAND SURVEYING, CERT. 100421-00

(214) 544-8880 PHONE
 (214) 544-8882 FAX
 www.PogueEngineering.com

SITE PLAN
 ENCORE WIRE PLANT 4 EXPANSION
 BLOCK A, LOT 1R6, ENCORE WIRE, LTD. TWO ADDITION
 W.S. RICHARDSON SURVEY, ABSTRACT NO. 747
 CITY OF MCKINNEY, TEXAS

SHEET NO.
 C1.02