

BENCH MARK LIST:

BENCHMARK #1 (SITE)-"X-CUT"- ON THE NORTHWEST CORNER OF AN INLET LOCATED ON THE NORTH SIDE OF ELM STREET AT THE NORTHWEST CORNER OF THE INTERSECTION OF ELM STREET AND AIRPORT ROAD. ELEVATION = 583.00'

BENCHMARK #2 (SITE)-"X-CUT"- IN THE MIDDLE OF AN INLET LOCATED ON THE WEST SIDE OF AIRPORT ROAD AT THE SOUTHWEST CORNER OF THE INTERSECTION OF ELM STREET AND AIRPORT ROAD. ELEVATION = 582.50'

BENCHMARK #3 (SITE)-"X-CUT"- ON THE SOUTHWEST CORNER OF A DROP INLET LOCATED AT A NORTHWEST CORNER OF THE SUBJECT TRACT AND BEING APPROXIMATELY 32.00 FEET FROM THE NORTHEAST CORNER OF THE CITY OF MCKINNEY FENCE CORNER. ELEVATION = 592.59'

BENCHMARK #4 (CITY OF MCKINNEY MONUMENT # 44)-CAP ON CULVERT +/- 1/3 MILE EAST OF HIGHWAY 5 AT NORTH SIDE OF FM 546. ELEVATION = 594.845'

FLOOD NOTE:

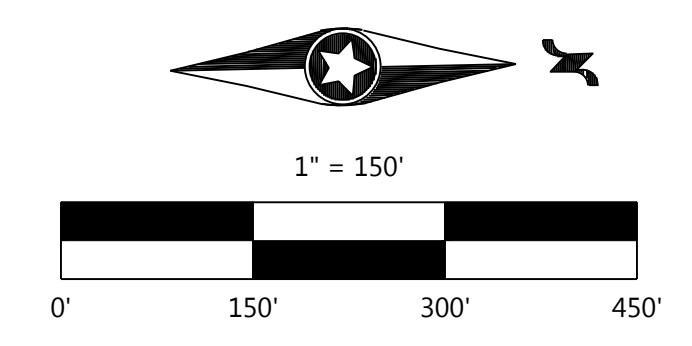
PART OF THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 48085C0280 J, DATED JUNE 2, 2009. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE "X" ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "A" - NO BASE FLOOD ELEVATIONS DETERMINED.

PART OF 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 48085C0290 J, DATED JUNE 2, 2009. 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 THE 0.2% ANNUAL CHANCE FLOODPLAIN.



SITE DATA SUMMARY TABLE	
ITEM	LOT 1
GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	PD 1680 & ML (LIGHT MANUFACTURING)
LAND USE (FROM ZONING ORDINANCE)	OFFICE / MANUFACTURING / WAREHOUSE
LOT AREA (SQUARE FEET)	2,119,693
LOT AREA (ACRES)	48.6615
TOTAL BUILDING FOOTPRINT AREA (SF)	724,380
FLOOR AREA - OFFICE (BUSINESS/PROFESSIONAL)	18,340
FLOOR AREA - WAREHOUSE	706,040
BUILDING HEIGHT (#/STORIES)	1
BUILDING HEIGHT (FT-DIST TO TALLEST ELEMENT)	42
LOT COVERAGE (%)	34.17%
FLOOR AREA RATIO (X:XX:1)	0.34
PARKING TABULATION	
PARKING RATIO (OFFICE) (1 SP/400 SF)	46
PARKING RATIO (WAREHOUSE) (1SP/4,000 SF)	177
PARKING REQUIRED (# OF SPACES)	223
TOTAL PARKING PROVIDED	365
REGULAR SPACES	345
HANDICAPPED ACCESSIBLE SPACES	10
REQUIRED ACCESSIBLE PARKING	8
LANDSCAPE AREA TABULATION	
SITE LIVING LANDSCAPE REQUIRED (10%) (SF)	211,969
SITE LIVING LANDSCAPE PROVIDED (SF)	635,648
IMPERVIOUS AREA TABULATION	
BUILDING FOOTPRINT AREA (SF)	724,380
OTHER IMPERVIOUS AREA (SF)	759,665
TOTAL IMPERVIOUS AREA (SF)	1,484,045

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:
 ADDRESS
 MARY STANDIFER SURVEY ABST. NO. 811
 & G. A. WILSON SURVEY ABST. NO. 1000
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 LOT #, BLOCK #, ADDITION

DESIGNED: AWS
 CHECKED: RPP
 DRAWN: WTW
 HORIZONTAL SCALE: 150'
 VERTICAL SCALE: 30' or 15'

INITIAL ISSUE: 01-27-2020
 REVISIONS:

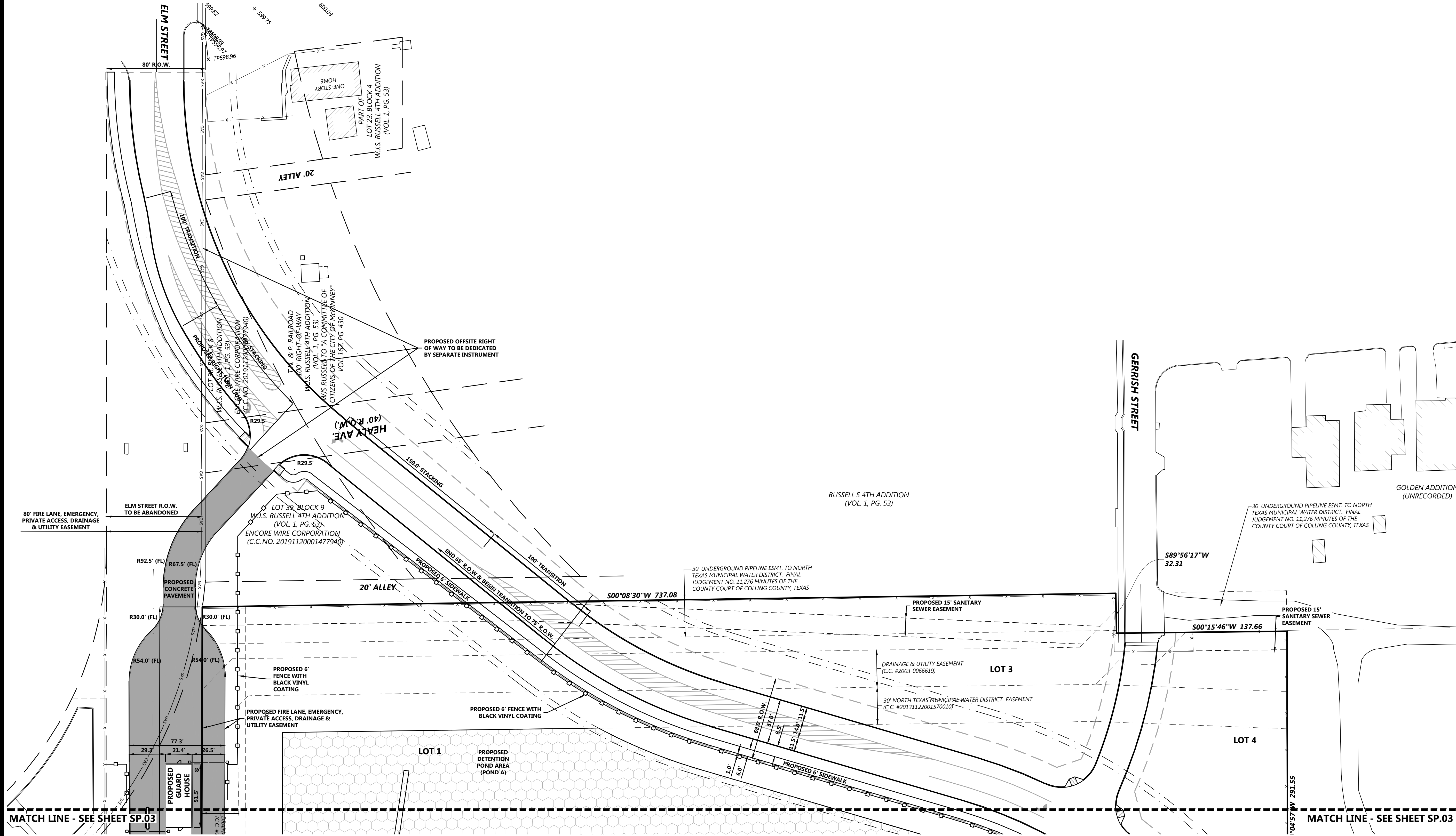
PREPARED FOR:
ENCORE WIRE CORPORATION
 1329 MILLWOOD ROAD
 MCKINNEY, TEXAS 75069

PRELIMINARY
 FOR INTERIM REVIEW ONLY
 NOT TO BE USED FOR:
 CONSTRUCTION OR
 BIDDING PURPOSES
 Engineer: **KLIN W. SMITH, P.E.**
 P.E. No.: 96877
 Date: 01-14-2020
Westwood

ENCORE WIRE SERVICE CENTER
 MCKINNEY, TEXAS

Westwood
 Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
 Toll Free (888) 937-5150 Plano, TX 75093
 westwoodps.com
 Westwood Professional Services, Inc.
 TYPE FIRM REGISTRATION NO. F-11756
 TYPE FIRM REGISTRATION NO. 110074302

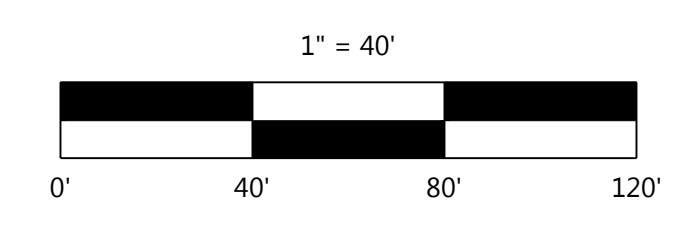
SHEET NUMBER:
SP.01
 PROJECT NUMBER: 0023657.01 DATE: 01-27-2020



VICINITY MAP
NOT TO SCALE

**CAUTION !!!
EXISTING UTILITIES**

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



LEGEND

- SUBJECT PROPERTY LINE
- - - EX. EASEMENT LINE
- - - ADJACENT BOUNDARY LINE
- ⊕ EX FIRE HYDRANT
- - - PROPOSED FIRE LANE
- - - PROPOSED FENCE
- ⊕ PROP FIRE HYDRANT
- FIRE LANE

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

DESIGNED:	AWS	INITIAL ISSUE:	01-27-2020
CHECKED:	RPP	REVISIONS:	
DRAWN:	WTW		
HORIZONTAL SCALE:	40'		
VERTICAL SCALE:	8' or 4'		

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MCKINNEY, TEXAS 75069

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Engineer: KEVIN W. SMITH, P.E.
P.E. No.: 96877
Date: 01-14-2020

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westwoodps.com

Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. F-11756
TSPS FIRM REGISTRATION NO. 10074302

SITE PLAN (1 OF 5)

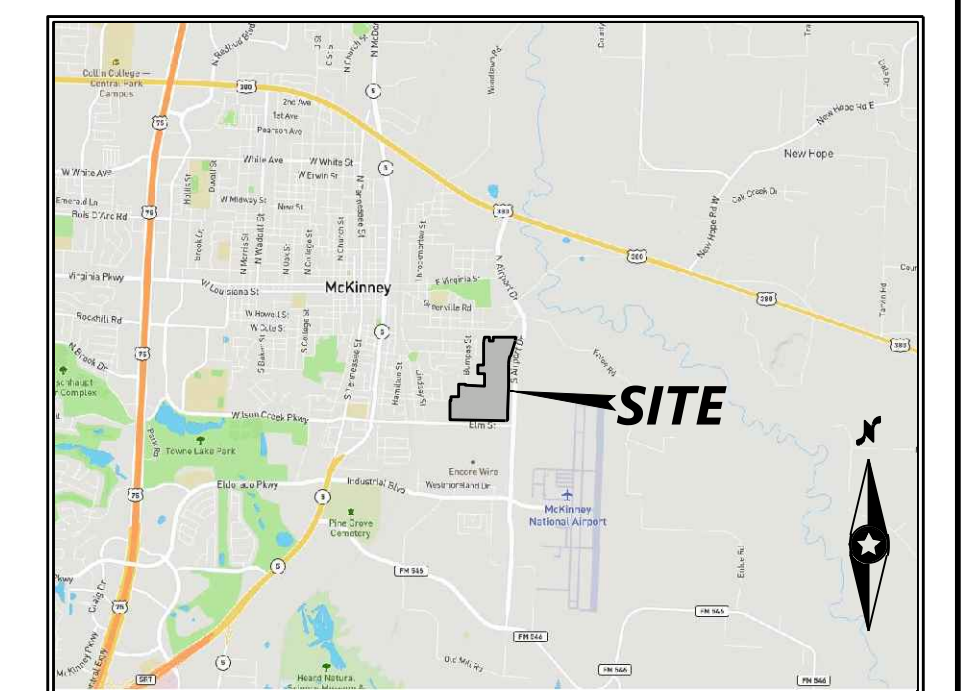
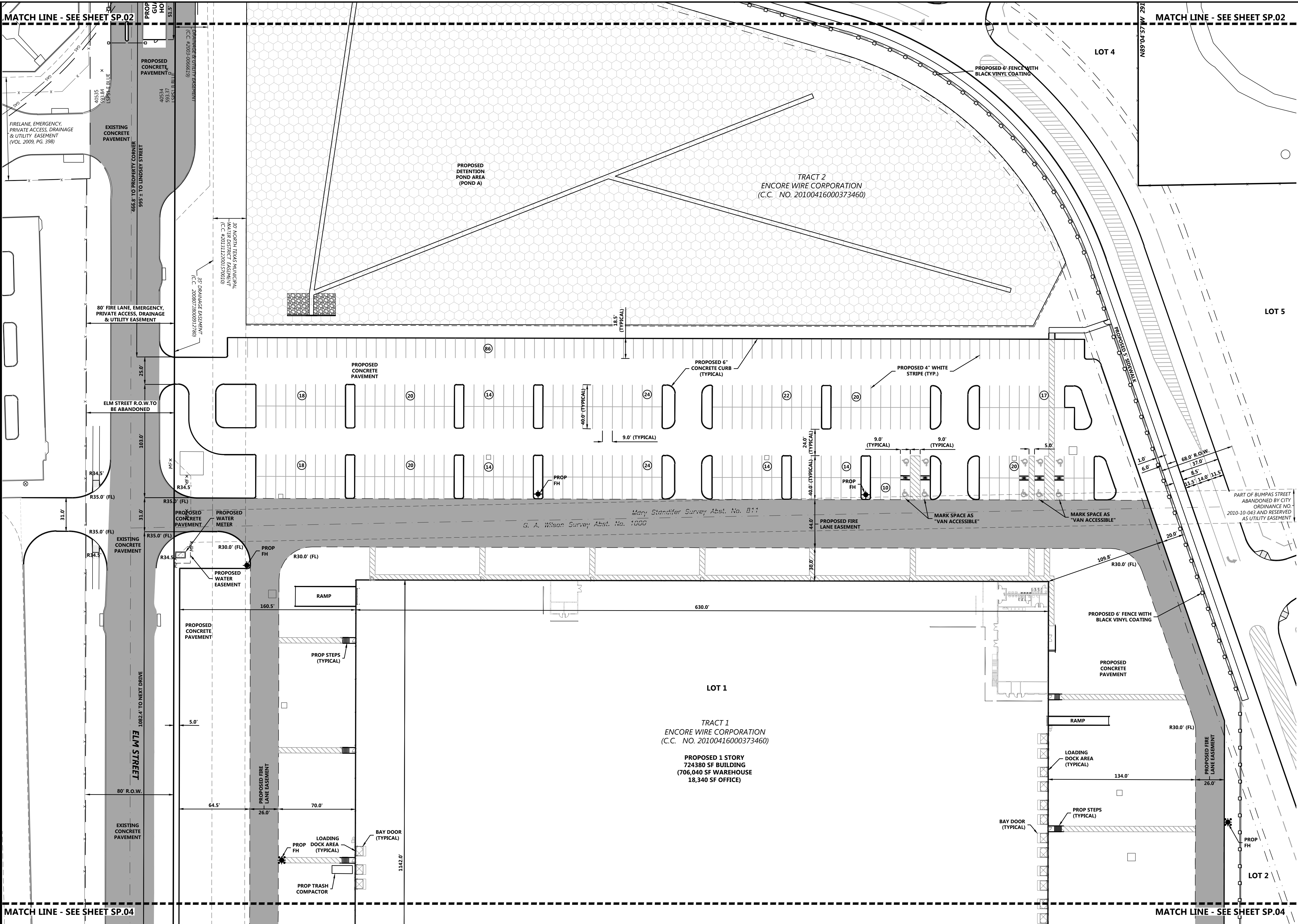
SHEET NUMBER:
SP.02

PROJECT NUMBER: 0023657.01 DATE: 01-27-2020

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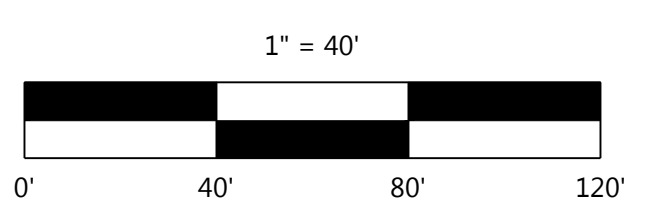
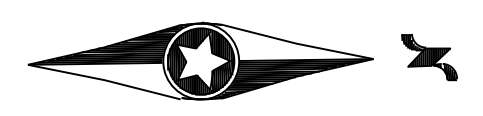
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VICINITY MAP
NOT TO SCALE

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- - - PROPOSED FIRE LANE
- PROPOSED FENCE
- ⊕ PROP FIRE HYDRANT
- FIRE LANE

NOTE:
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DESIGNED: AWS
 CHECKED: RPP
 DRAWN: WTW
 HORIZONTAL SCALE: 40'
 VERTICAL SCALE: 8' or 4'

INITIAL ISSUE: 01-27-2020
 REVISIONS:

PREPARED FOR:
ENCORE WIRE CORPORATION
 1329 MILLWOOD ROAD
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 Engineer: KLIN W. SMITH, P.E.
 P.E. No.: 96877
 Date: 01-14-2020
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 TBP FIRM REGISTRATION NO. 10074302

SITE PLAN (2 OF 5)

SHEET NUMBER:
SP.03

PROJECT NUMBER: 0023657.01 DATE: 01-27-2020

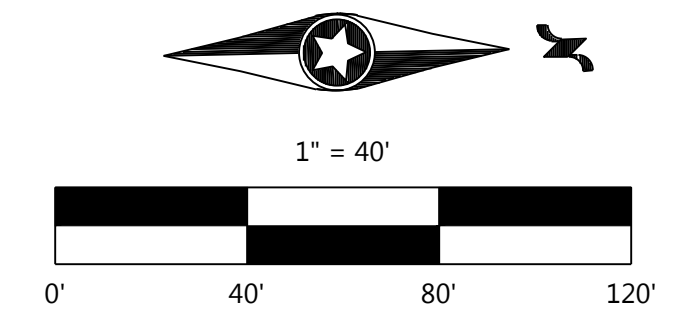
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MATCH LINE - SEE SHEET SP.03

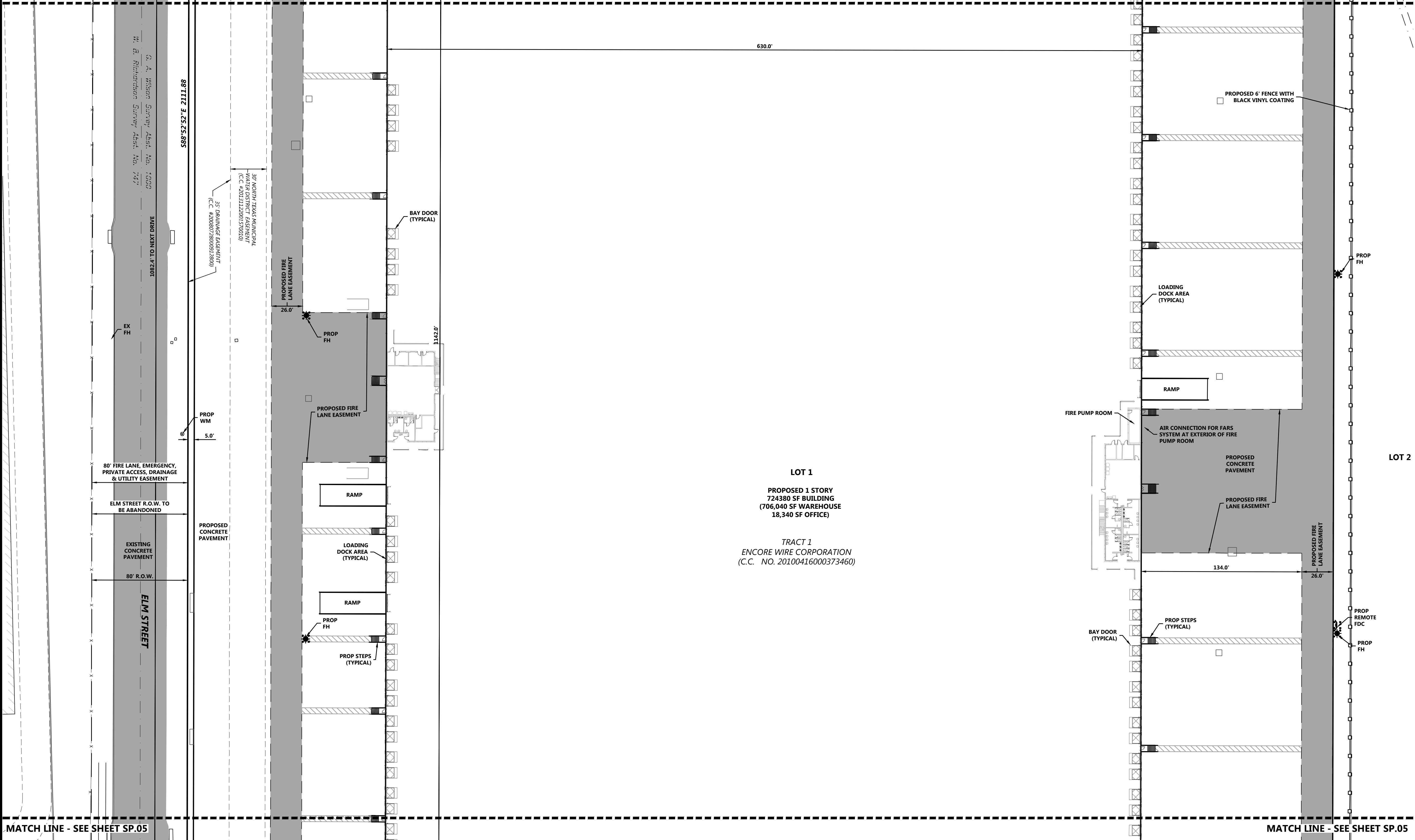
MATCH LINE - SEE SHEET SP.03

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LEGEND

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- - - -	EX. EASEMENT LINE
---	ADJACENT BOUNDARY LINE
⊕	EX FIRE HYDRANT
---	PROPOSED FIRE LANE
□	PROPOSED FENCE
⊕	PROP FIRE HYDRANT
■	FIRE LANE



LOT 1
 PROPOSED 1 STORY
 72,438 SF WAREHOUSE
 (706,040 SF WAREHOUSE
 18,340 SF OFFICE)
 TRACT 1
 ENCORE WIRE CORPORATION
 (C.C. NO. 20100416000373460)

LOT 2

MATCH LINE - SEE SHEET SP.05

MATCH LINE - SEE SHEET SP.05

NOTE:
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CHECKED:	RPP
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HORIZONTAL SCALE:	40'
VERTICAL SCALE:	8' or 4'

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 Engineer: ALAN W. SMITH, P.E.
 P.E. No.: 98877
 Date: 01-14-2020

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SITE PLAN (3 OF 5)

SHEET NUMBER: **SP.04**

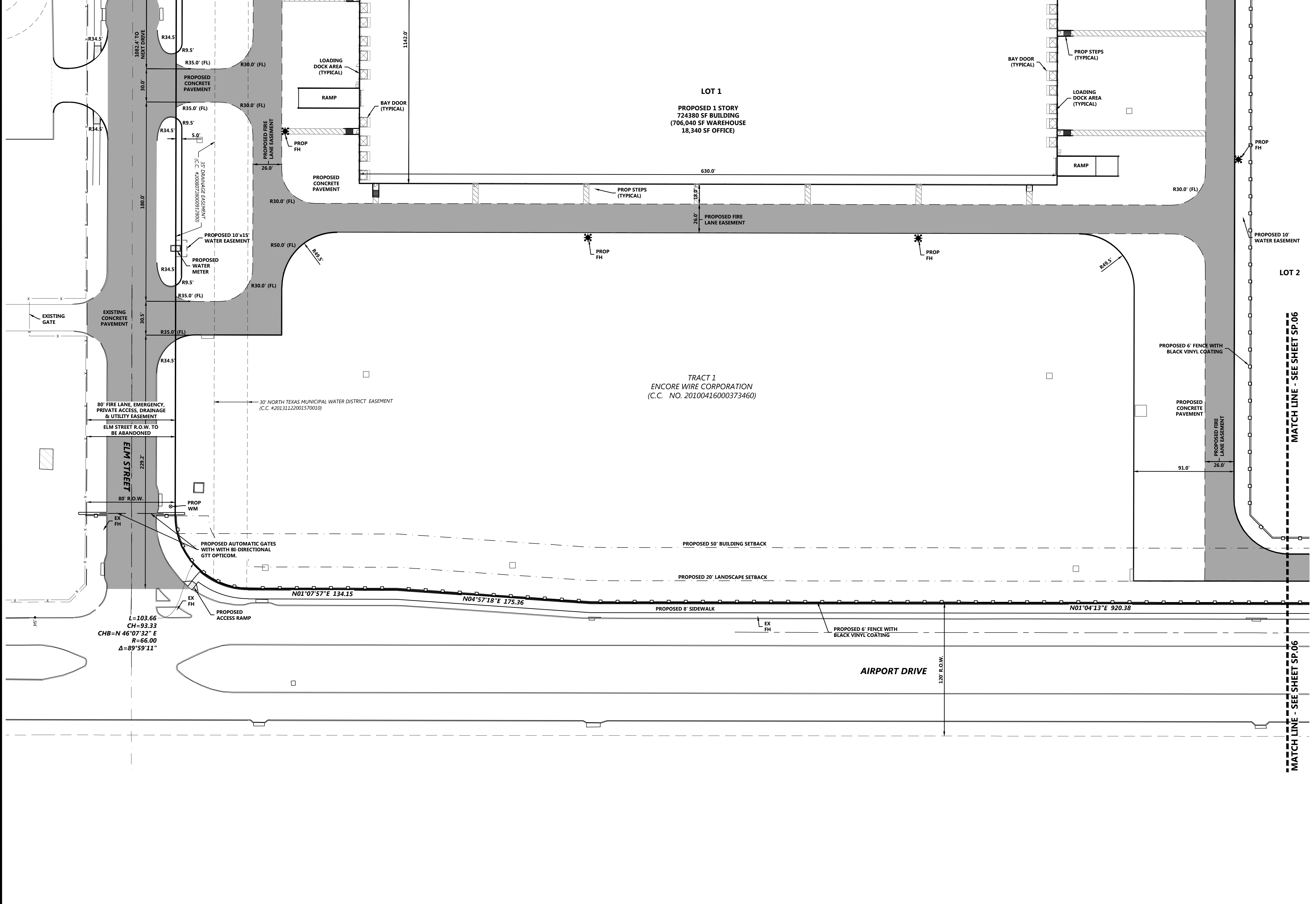
PROJECT NUMBER: 0023657.01 DATE: 01-27-2020

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MATCH LINE - SEE SHEET SP.04

MATCH LINE - SEE SHEET SP.04



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1" = 40'

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- PROPOSED FIRE LANE
- PROPOSED FENCE
- PROP FIRE HYDRANT
- FIRE LANE

$L=103.66$
 $CH=93.33$
 $CHB=N 46^{\circ}07'32" E$
 $R=66.00$
 $\Delta=89^{\circ}59'11"$

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SHEET NUMBER:
SP.05
 SITE PLAN (4 OF 5)
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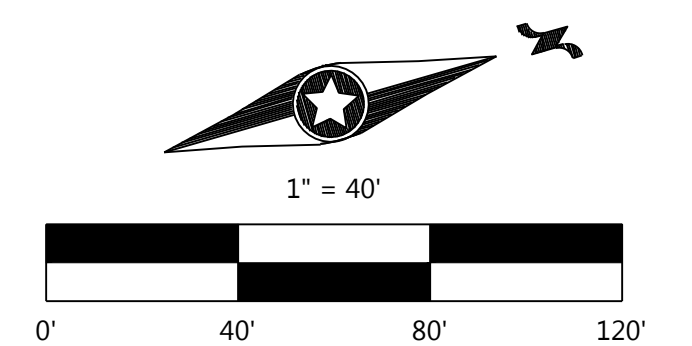
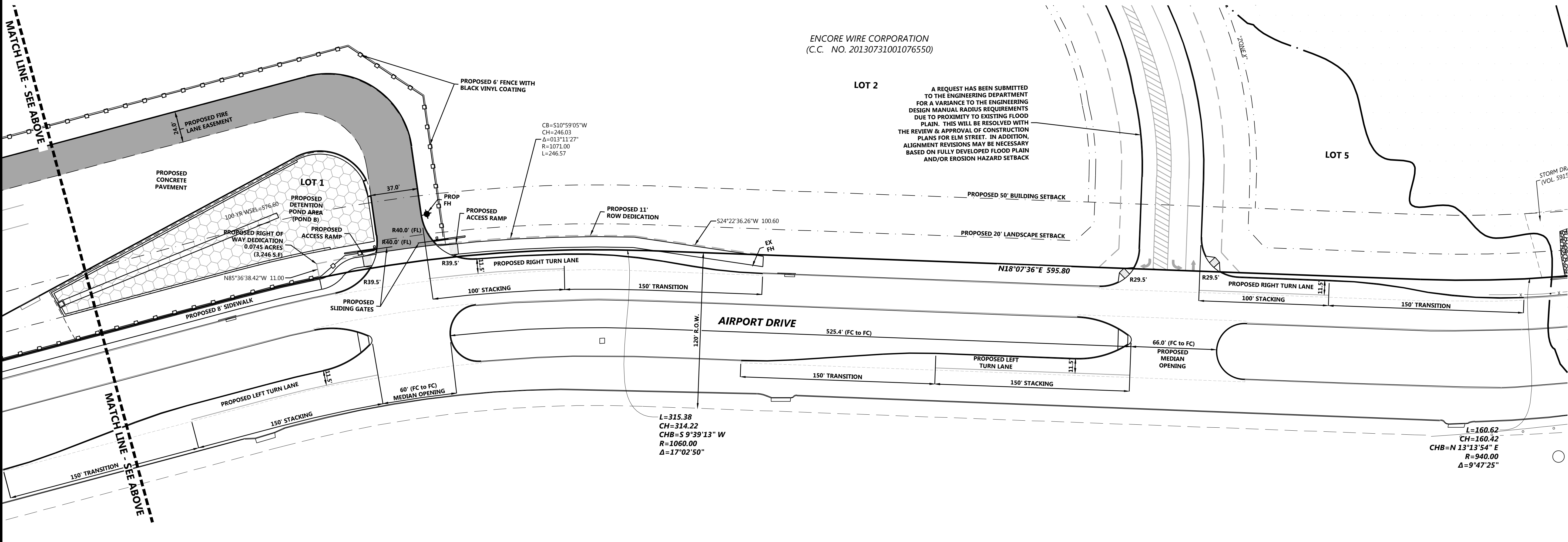
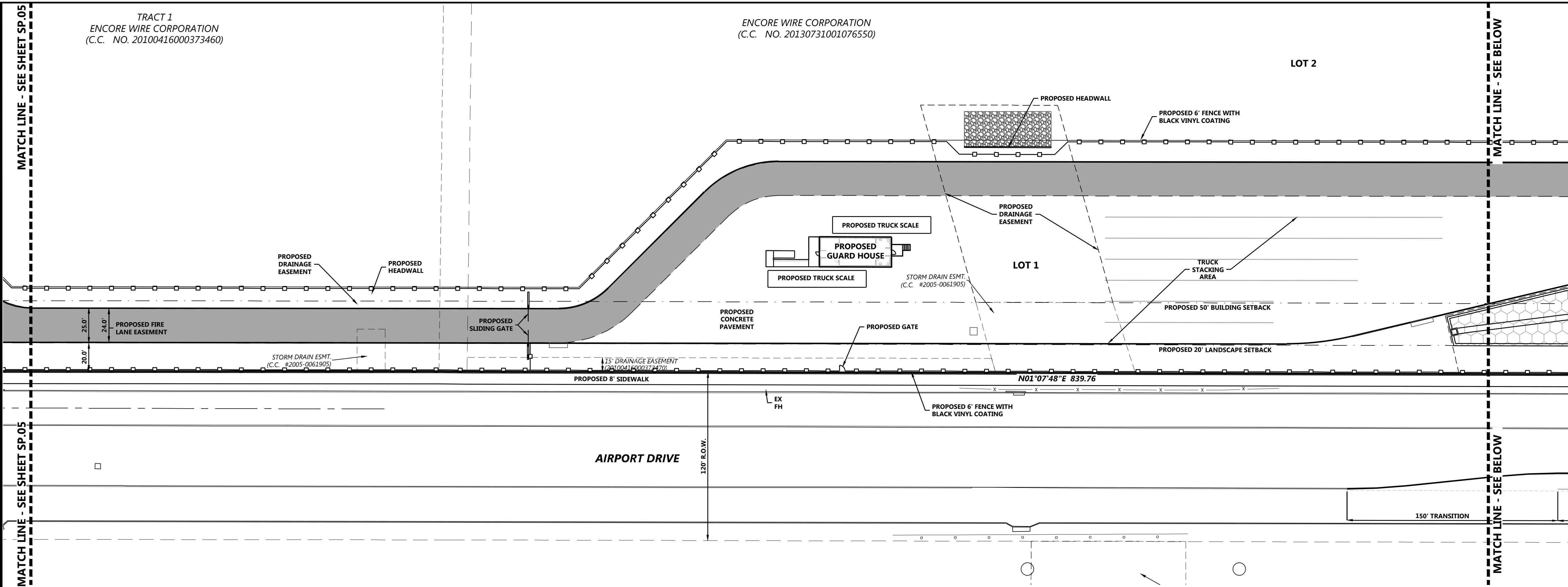
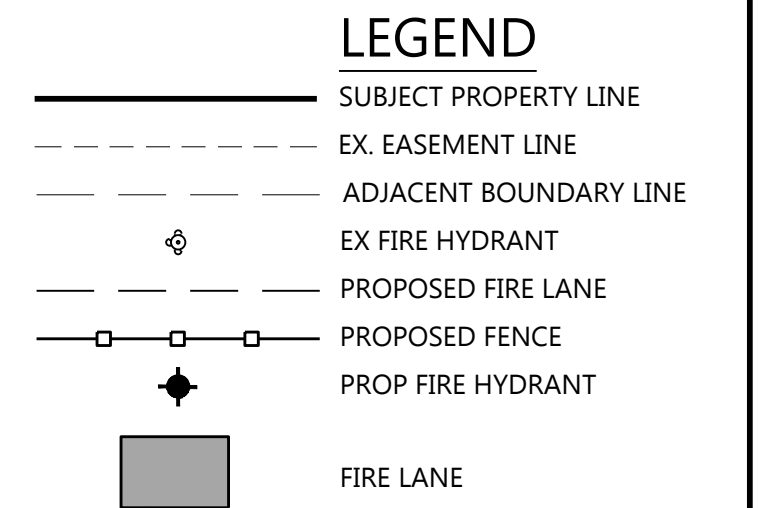
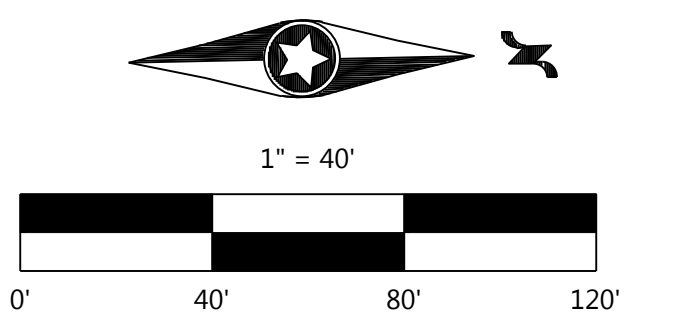
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TRACT 1
ENCORE WIRE CORPORATION
(C.C. NO. 20100416000373460)

ENCORE WIRE CORPORATION
(C.C. NO. 20130731001076550)

LOT 2



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TSPS FIRM REGISTRATION NO. 10074302

SITE PLAN (5 OF 5)

SHEET NUMBER:
SP.06

PROJECT NUMBER: 0023657.01 DATE: 01-27-2020

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