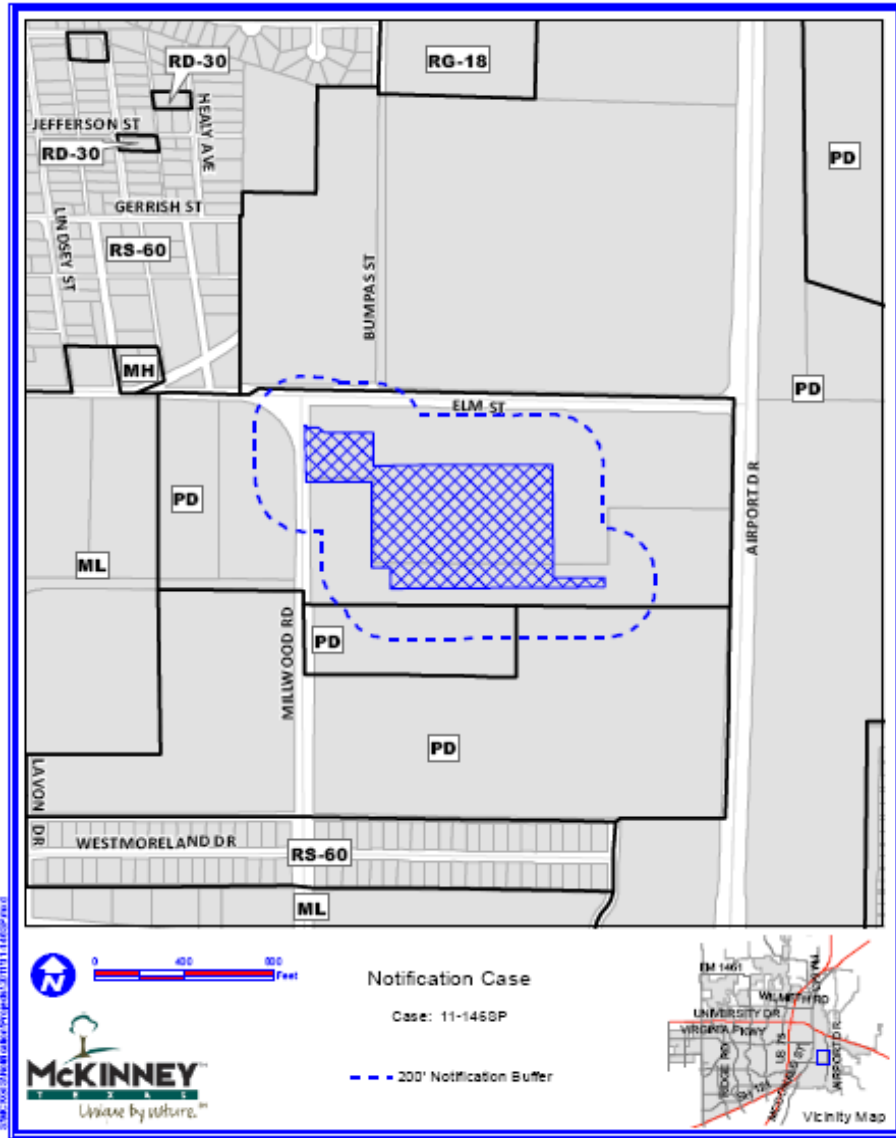


Case No. 11-146SP

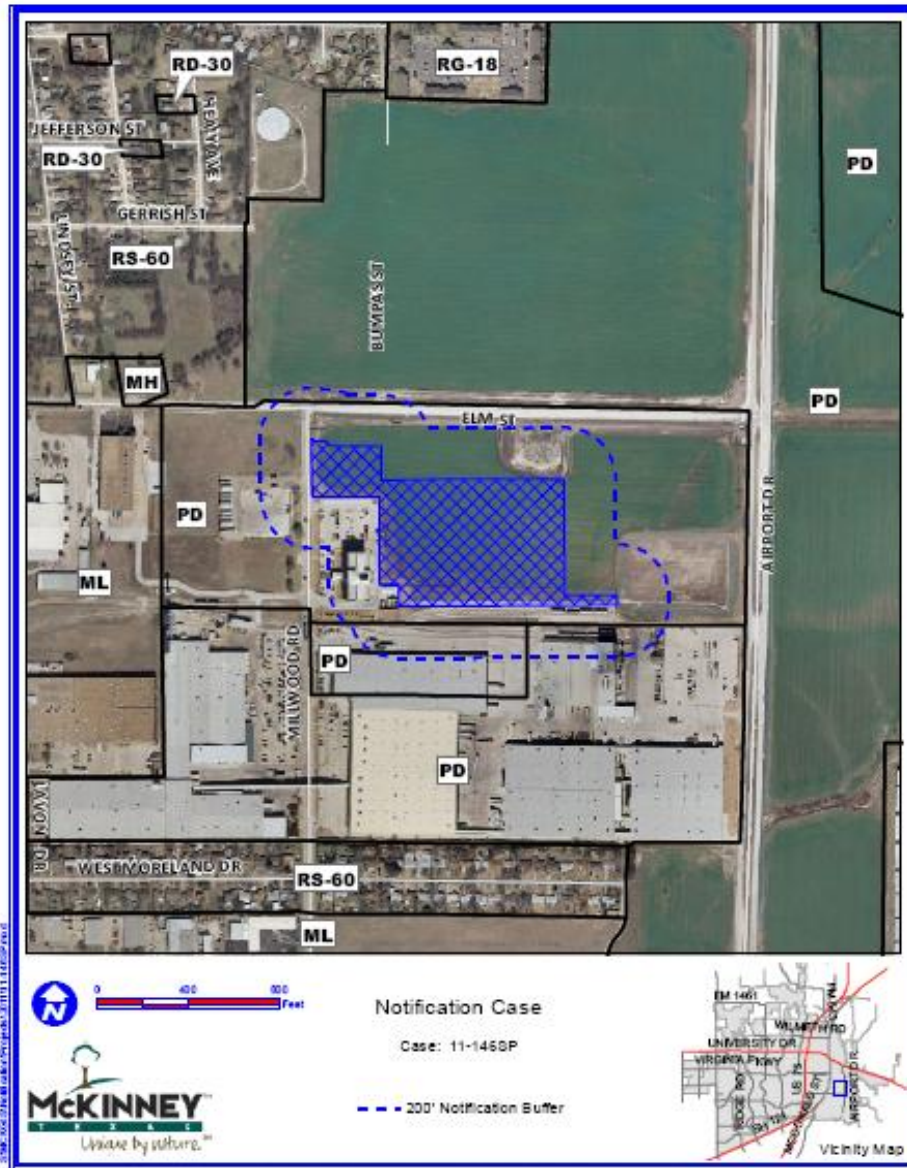
Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering Development Company, Inc., on Behalf of Encore Wire Corporation, for Approval of a Site Plan for Encore Wire – Plant 6, Approximately 11.86 Acres, Located on the Southeast Corner of Millwood Street and Elm Street.

Location Map



DISCLAIMER: This map and its contents are contained in files developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at their sole risk and without liability to the City of McKinney, its officers or employees for any discrepancies, omissions, or variations which may exist.

Aerial Exhibit

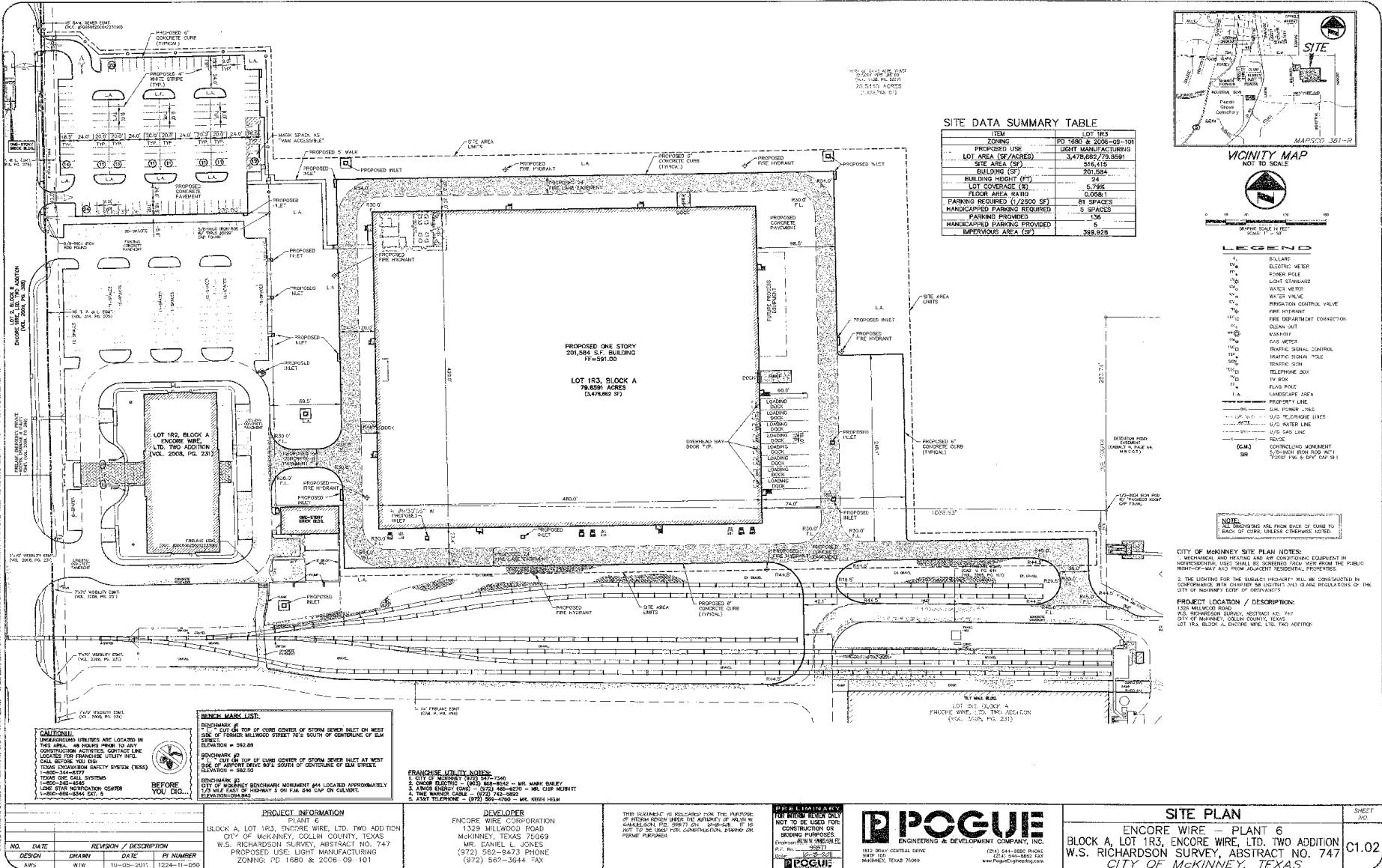


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DISCLAIMER: This map and exhibit are contained in a more developed exhibit for use by the City of McKinney. Any use or reliance on this map by anyone other than the City of McKinney, its officers or employees for any other purpose, actual, or otherwise, is at their own risk and without liability to the City of McKinney.

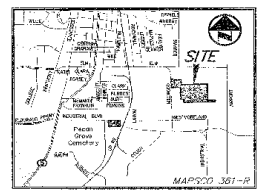


Proposed Site Plan



SITE DATA SUMMARY TABLE

ITEM	LOT 183
ZONING	PD 1680 & 2008-09-101
PROPOSED USE	LIGHT MANUFACTURING
LOT AREA (SF/ACRES)	3,478,692/79.8591
BUILDING (SF)	201,584
BUILDING HEIGHT (FT)	24
LOT COVERAGE (%)	5.795
FLOOR AREA RATIO	0.0581
PARKING PROVIDED (1,200 SQ FT SPACES)	87 SPACES
MANICAPABLE PARKING PROVIDED	3 SPACES
IMPERVIOUS AREA (SF)	388,928



- LEGEND**
- ECLARE
 - ELECTRIC METER
 - POWER POLE
 - LIGHT STANDARD
 - WATCH METER
 - WATER VALVE
 - IRRIGATION CONTROL VALVE
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - CLEAN OUT
 - 24
 - GAS METER
 - KRAFFT
 - TRAFFIC SIGNAL CONTROL
 - TRAFFIC SIGNAL POLE
 - TRAFFIC SIGN
 - TELEPHONE BOX
 - TV BOX
 - FLAG POLE
 - LANDSCAPE DATA
 - PROPERTY LINE
 - GAS POWER LINES
 - 1/2" TELEPHONE LINES
 - 1/2" WATER LINE
 - 1/2" GAS LINE
 - SEWER
 - (G.M.) CONTROLLING MONUMENT TO 1/4" BENCH MARK (M.C. 1)
 - (M.C. 1) 1/4" BENCH MARK

NOTE:
ALL PROPOSED AND EXISTING CURBS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MCKINNEY SITE PLAN NOTES.

CITY OF MCKINNEY SITE PLAN NOTES:
1. MECHANICAL AND ELECTRICAL AND CONDITIONING EQUIPMENT IN INDUSTRY/COMMERCIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
2. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 168 OF THE CITY OF MCKINNEY CODE. THE CITY OF MCKINNEY CODE OF ORDINANCES.

PROJECT LOCATION / DESCRIPTION:
1328 MILLWOOD ROAD
ENCORE WIRE, LTD. TWO ADDITION
W.S. RICHARDSON SURVEY, ABSTRACT NO. 747
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
LOT 183, BLOCK A, ENCORE WIRE, LTD. TWO ADDITION

CAUTION!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT THE LOCAL BUREAU OF THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) FOR THE LOCATION OF ALL UTILITIES.
CALL BEFORE YOU DIG!
1-800-245-6646
WWW.CALLBEFOREYODIG.COM
L-800-245-6646 EXT. 5

BENCHMARK LIST:

BENCHMARK #1: TOP OF CURB CORNER OF STORM SEWER INLET ON WEST SIDE OF FORMER MILLWOOD STREET 70' S SOUTH OF CONTROLLING OF ELM STREET. ELEVATION = 562.89

BENCHMARK #2: 4" DIA. IRON TOP OF CURB CORNER OF STORM SEWER INLET AT WEST CORNER OF FORMER MILLWOOD STREET 70' S SOUTH OF CONTROLLING OF ELM STREET. ELEVATION = 562.50

BENCHMARK #3: CITY OF MCKINNEY BENCHMARK MONUMENT #44 LOCATED APPROXIMATELY 100' WEST OF BENCHMARK #1 ON F.M. 246 C&P ON SURVEY. ELEVATION = 562.842

FRANCHISE UTILITY NOTES:

1. CITY OF MCKINNEY (972) 967-7240
2. GULF ELECTRIC (940) 868-8842 - MR. MARK SUREY
3. TEXAS ELECTRIC CO. (972) 488-4270 - MR. CUP MERRITT
4. TIME WARNER CABLE (972) 742-5827
5. CANT TELEPHONE - (972) 366-7300 - MR. KEITH HELM

PRELIMINARY FOR REVIEW ONLY NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
ENCORE WIRE, LTD. TWO ADDITION
1328 MILLWOOD ROAD
MCKINNEY, TEXAS 75069
(972) 567-3544 FAX

POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
1818 BRAY CENTRAL DRIVE
SUITE 100
MCKINNEY, TEXAS 75069
(972) 541-8882 PHONE
972-541-8882 FAX
www.pogueinc.com

SITE PLAN
ENCORE WIRE - PLANT 6
BLOCK A, LOT 183, ENCORE WIRE, LTD. TWO ADDITION
W.S. RICHARDSON SURVEY, ABSTRACT NO. 747
CITY OF MCKINNEY, TEXAS

SHEET NO. **C1.02**

NO.	DATE	REVISION / DESCRIPTION	PI NUMBER
DESIGN	DRAWN	DATE	PI NUMBER
AWP	WIK	10-05-2011	1224-11-090

PROJECT INFORMATION
PIANT 6
BLOCK A, LOT 183, ENCORE WIRE, LTD. TWO ADDITION
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
W.S. RICHARDSON SURVEY, ABSTRACT NO. 747
PROPOSED USE: LIGHT MANUFACTURING
ZONING: PD 1680 & 2008-09-101

DEVELOPER
ENCORE WIRE CORPORATION
1329 MILLWOOD ROAD
MCKINNEY, TEXAS 75069
MR. DANIEL L. JONES
(972) 562-9473 PHONE
(972) 567-3544 FAX

Staff Recommendation

- Staff recommends approval of site plan as outlined in the Staff Report