

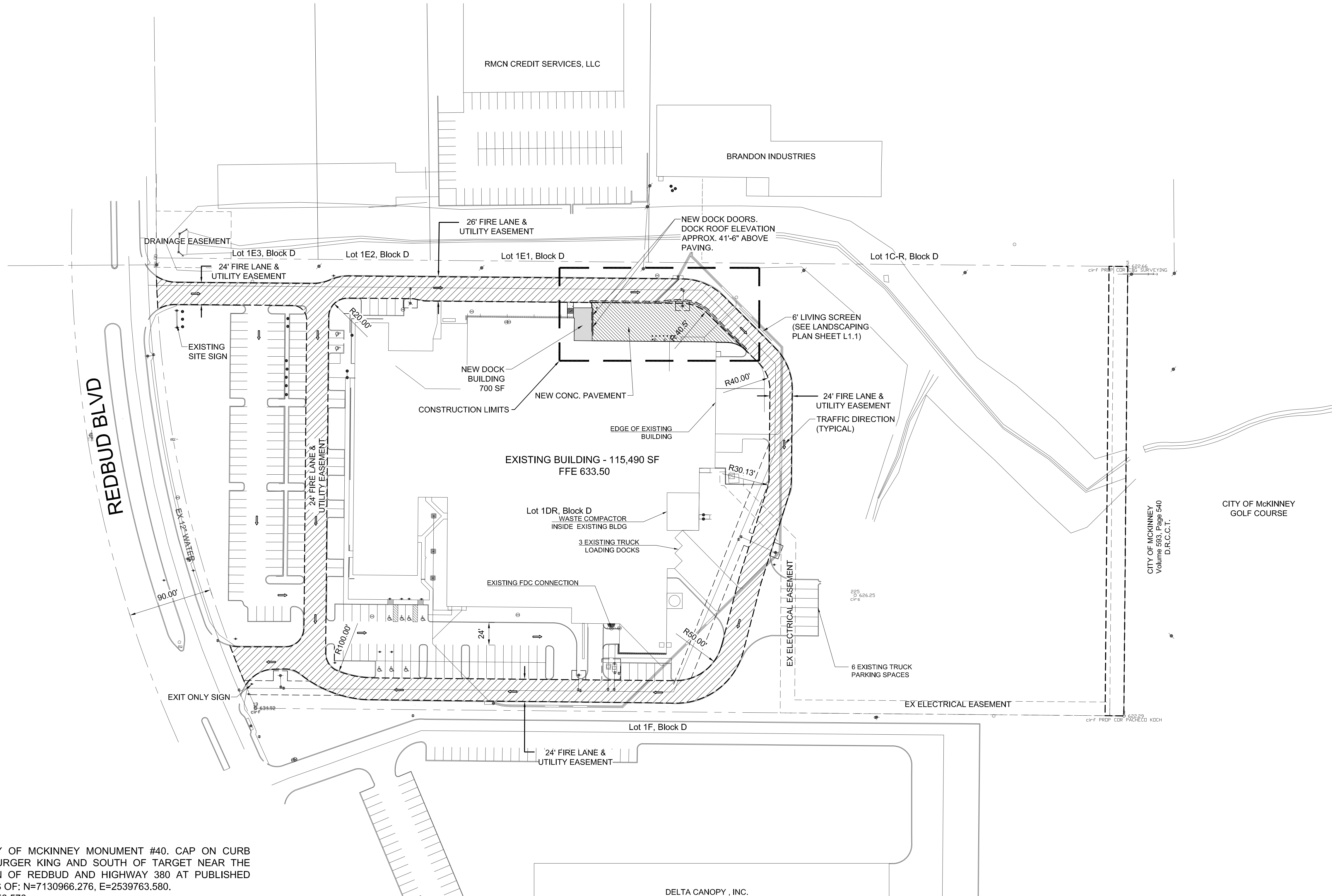
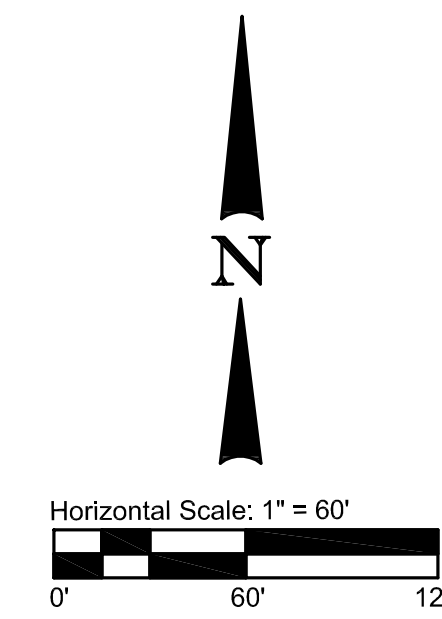
VICINITY MAP
NTS

GENERAL NOTES:

- 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.
- 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.
- LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED 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
EXISTING BUILDING (SF)	116,190
BUILDING HEIGHT (FT)	39
LOT COVERAGE %	24.25%
FLOOR AREA RATIO	0.243:1
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)	38,382 20
Warehouse (1:4000 SF)	35,652 10
NEW DOCK (1:4000 SF)	700 1
Total	116190
PARKING PROVIDED	175
SITE IMPERVIOUS AREA (SF)	229108 (47.81%)



BENCHMARK:
OFFICIAL CITY OF MCKINNEY MONUMENT #40, CAP ON CURB NORTH OF BURGER KING AND SOUTH OF TARGET NEAR THE INTERSECTION OF REDBUD AND HIGHWAY 380 AT PUBLISHED COORDINATES OF: N=7130966.276, E=2539763.580, ELEV.=656.576

TEMPORARY BENCHMARK:
SOUTHEAST CORNER OF INLET BOX ON THE WEST SIDE OF REDBUD BOULEVARD ACROSS FROM A STANDARD LIGHT POLE IN THE CENTER MEDIAN AND ADJACENT TO THE WEST PROPERTY LINE OF 2200 REDBUD BOULEVARD, ELEV.=636.042

OWNER:

John R. Cavanagh
Director of Engineering
Blount Fine Foods
2200 Redbud Blvd.,
McKinney, Texas 75069
Ph: (774) 888-1300
www.blountfinefoods.com

CONSULTANT:

1950 N. Stemmons Freeway - Suite 6000
Dallas, Texas 75207
Ph: (972) 735-3000 Fax: (972) 735-3001
www.aecom.com T&E Reg. No. F-3550

Technology, Engineering, Architecture, Management
TEAM Group, Ltd.
1001 W. EULESS BLVD., SUITE 209 *EULESS, TX 78040
Phone 817-545-1515 * Fax 817-545-2122

SEAL:

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

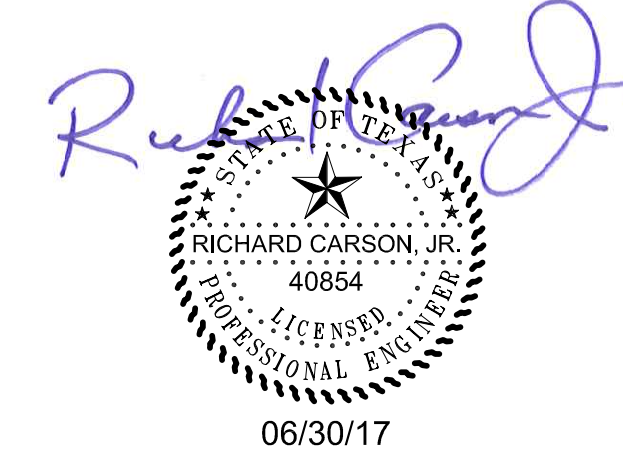
DRAWN BY: JAG DATE: -
CHECKED BY: RC DATE: -

All concepts and arrangements shown on this drawing are the property of TEAM Group, Ltd. These documents are released specifically for use on this project and may not be reproduced in whole or in part except for purposes relating to the construction of this project. Any disclosures or reuse of these documents for purposes unrelated to this project is prohibited.

PROJECT TITLE:
2017 DOCK ADDITION

DRAWING TITLE:
SITE PLAN

PROJECT NO.	DRAWING NO.	REV.	STATUS
17489	C2.0	1	F



Filename: \\usdata1fpp002.na.aecom.net\m\LD\LD\STeam Group\60480142 Blount Foods\900-WorkingDocs-CAD\02-SHEETS\60480142-SHT-30-PH03-C-C-SIT-0001.dwg
Date: Monday, August 14, 2017 Time: 1:40 PM Plotted by: Kruclak, David