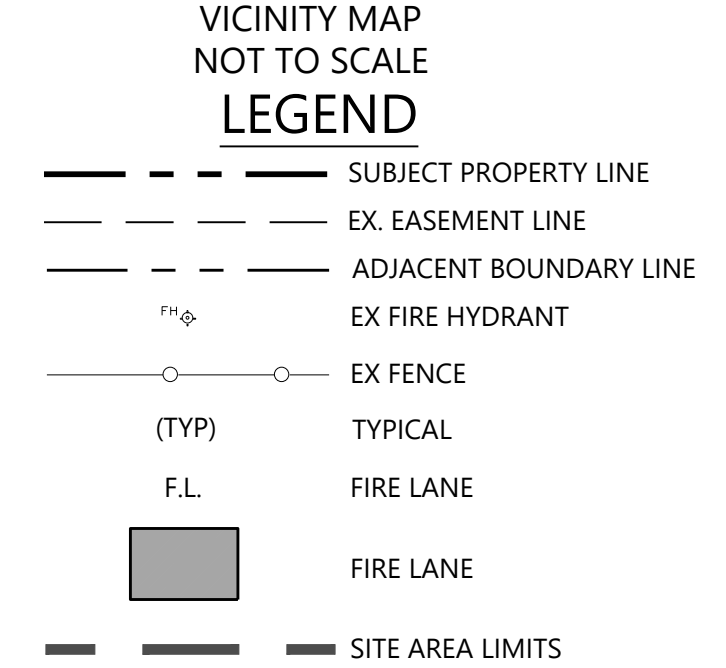


PROJECT LOCATION / DESCRIPTION:
 W.S. RICHARDSON SURVEY, ABSTRACT No. 747
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 LOTS 3, BLOCK A, HOMCO ADDITION



NOTE:
 ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.
 ALL FIRE LANE RADIUS DIMENSIONS ARE AT FACE OF CURB.

- 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.

- NOTES:**
- ALL HVAC EQUIPMENT WILL BE ROOF MOUNTED.
 - ALL FIRE DEPARTMENT ACCESS DOOR SHALL HAVE A SIGN ON THE EXTERIOR STATING THE FOLLOWING:
 "FIRE DEPARTMENT ACCESS DOORS, DO NOT BLOCK"
 THE LETTERING SHALL BE IN A CONTRACTING COLOR TO THE BACKGROUND.
 THE LETTERING SHALL HAVE A MINIMUM HEIGHT OF 2 INCHES WITH A MINIMUM STROKE OF 3/8 INCH.

CAUTION !!!
 EXISTING UTILITIES

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SITE DATA SUMMARY TABLE	
ITEM	LOT 3
GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	ML (LIGHT MANUFACTURING)
LAND USE (FROM ZONING ORDINANCE)	PROFESSIONAL OFFICE / WAREHOUSE / INDUSTRIAL
LOT AREA (SF)	199,415
LOT AREA (ACRES)	4.578
SITE AREA (SF)	211,685
SITE AREA (ACRES)	4.860
BUILDING FOOTPRINT AREA (SF)	31,045
MEZZANINE AREA (SF)	4,042
TOTAL BUILDING AREA	35,087
BUILDING HEIGHT (#/STORIES)	2
BUILDING HEIGHT (FT. DIST TO TALLEST ELEMENT)	48'-0"
LOT COVERAGE (%)	14.67%
FLOOR AREA RATIO (X:1)	0.15
SITE IMPERVIOUS AREA (SF)	150,147
PARKING TABULATION	
PARKING RATIO INDUSTRIAL / MANUFACTURING	
(1SP/1000SF UP TO 20,000SF - 1SP/2000 SF ABOVE 20,000)	28
PARKING REQUIRED (# OF SPACES)	28
TOTAL PARKING PROVIDED	31
REGULAR SPACES	28
HANDICAPPED ACCESSIBLE SPACES	3
REQUIRED ACCESSIBLE PARKING	2

BENCH MARK LIST:

BENCHMARK #1 - (SITE) - NAIL FOUND IN CENTER OF MANHOLE ON SOUTH CURB LINE OF ELM STREET, APPROXIMATELY 440' EAST OF THE CENTER OF D.A.R.T. RAILROAD.	ELEVATION = 603.42'
BENCHMARK #1 - (SITE) - NAIL FOUND IN NORTH EDGE OF SIDEWALK ON SOUTH LINE OF ELM STREET, APPROXIMATELY 620' EAST OF THE CENTER OF D.A.R.T. RAILROAD AND 10' WEST OF A STORM INLET.	ELEVATION = 601.26'
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'

DESIGNED:	AW5
CHECKED:	AW5
DRAWN:	SWY
HORIZONTAL SCALE:	40'
VERTICAL SCALE:	8' or 4'

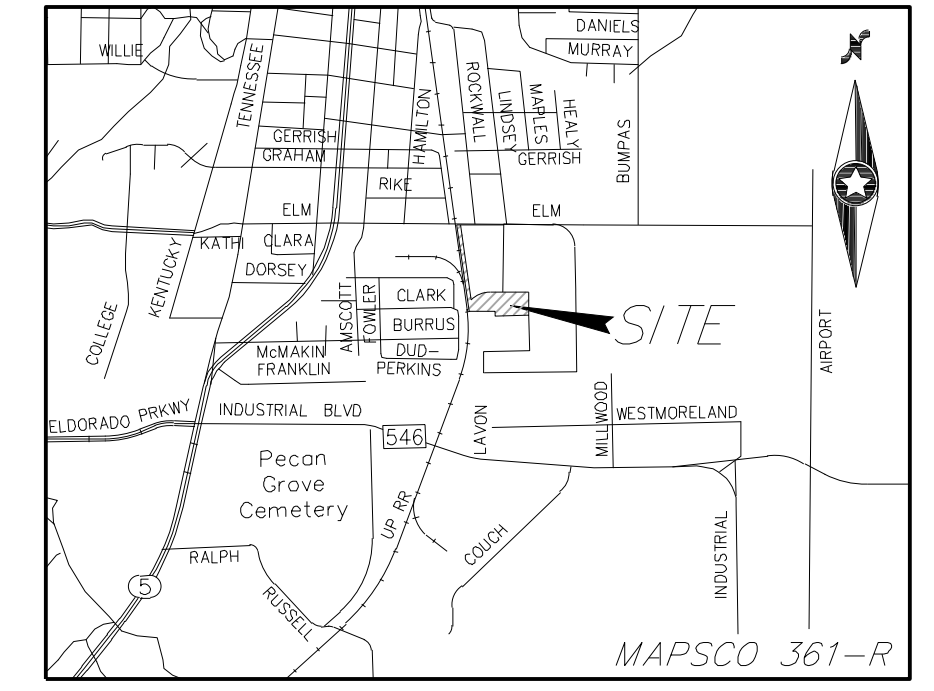
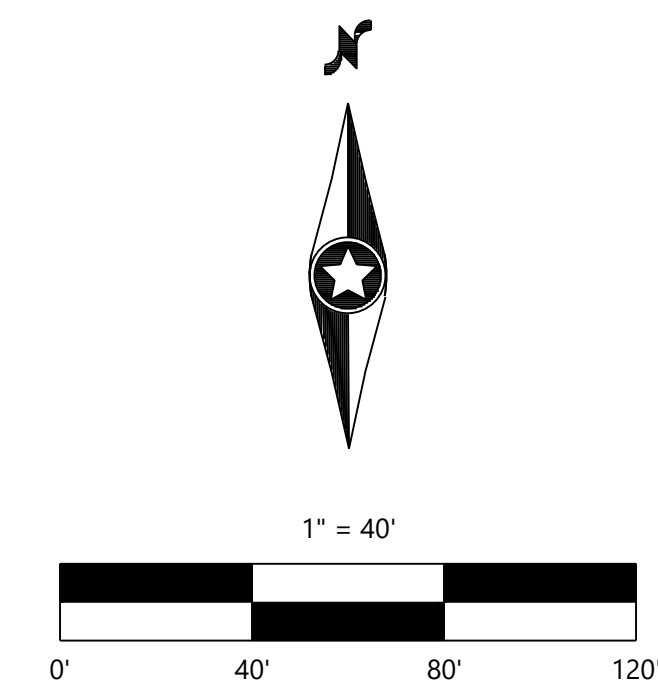
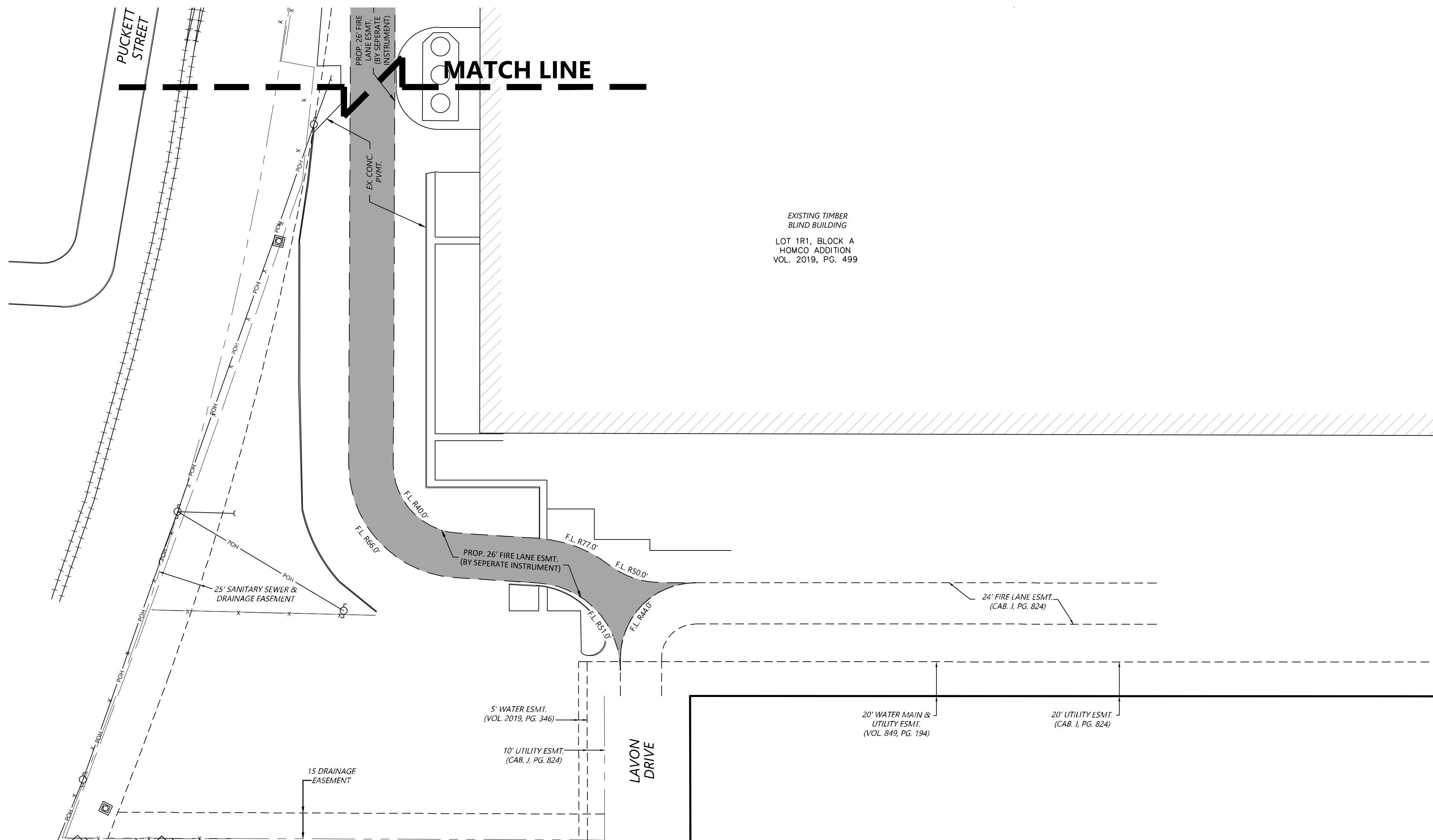
INITIAL ISSUE:	12/30/21
REVISIONS:	
PREPARED FOR:	ENCORE WIRE CORPORATION
	1329 MILLWOOD ROAD MCKINNEY, TEXAS 75069

PRELIMINARY
 FOR INTERIM REVIEW ONLY
 NOT TO BE USED FOR:
 CONSTRUCTION OR
 BIDDING PURPOSES.
 Engineer: **RYAN W. SAMUELSON, P.E.**
 P.E. No.: 95877
 Date: 4/20/2022

ENCORE WIRE - XLPE PLANT
 MCKINNEY, TEXAS

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
 Toll Free (888) 937-5150 Plano, TX 75093
 westwood-cp.com
 Westwood Professional Services, Inc.
 TYPE FIRM REGISTRATION NO. F-11756
 TYPE FIRM REGISTRATION NO. 10019301

ENCORE WIRE - XLPE PLANT



VICINITY MAP NOT TO SCALE

- LEGEND**
- SUBJECT PROPERTY LINE
 - - - EX. EASEMENT LINE
 - - - ADJACENT BOUNDARY LINE
 - ⊕ EX. FIRE HYDRANT
 - EX. FENCE
 - (TYP) TYPICAL
 - F.L. FIRE LANE
 - FIRE LANE
 - SITE AREA LIMITS

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BENCH MARK LIST:

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 HORIZONTAL SCALE: 40'
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 Engineer: **ARLYN W. SAMUELSON PE**
 P.E. No.: 95877
 Date: 4/20/2022
Westwood

ENCORE WIRE - XLPE PLANT
 MCKINNEY, TEXAS

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 TBE FIRM REGISTRATION NO. F-11756
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SITE PLAN (2 OF 2)

SHEET NUMBER:
1.01
 DATE: 4/20/2022

PROJECT NUMBER: 0034683