

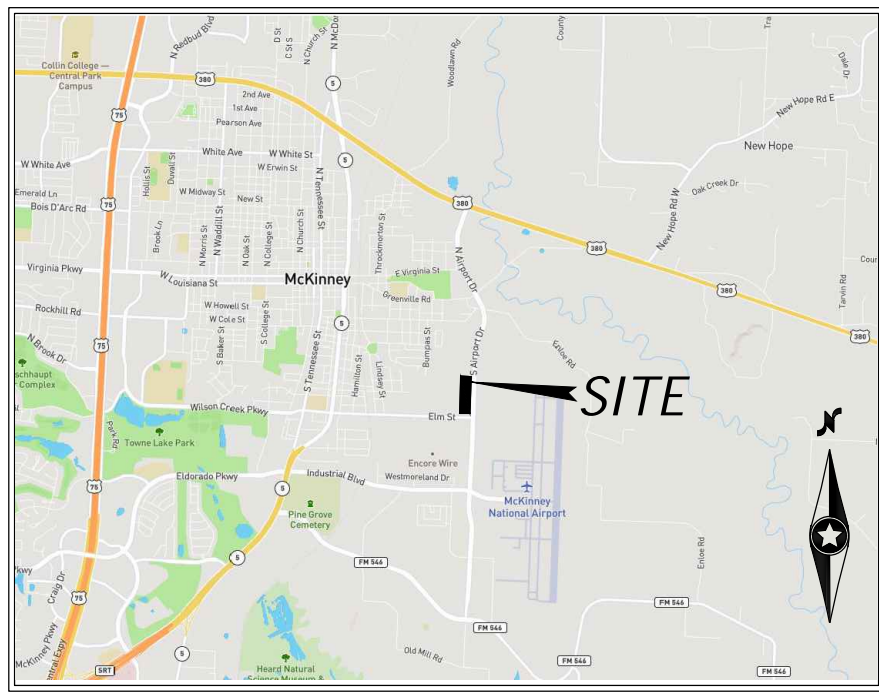
CITY OF MCKINNEY SITE PLAN NOTES:

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.

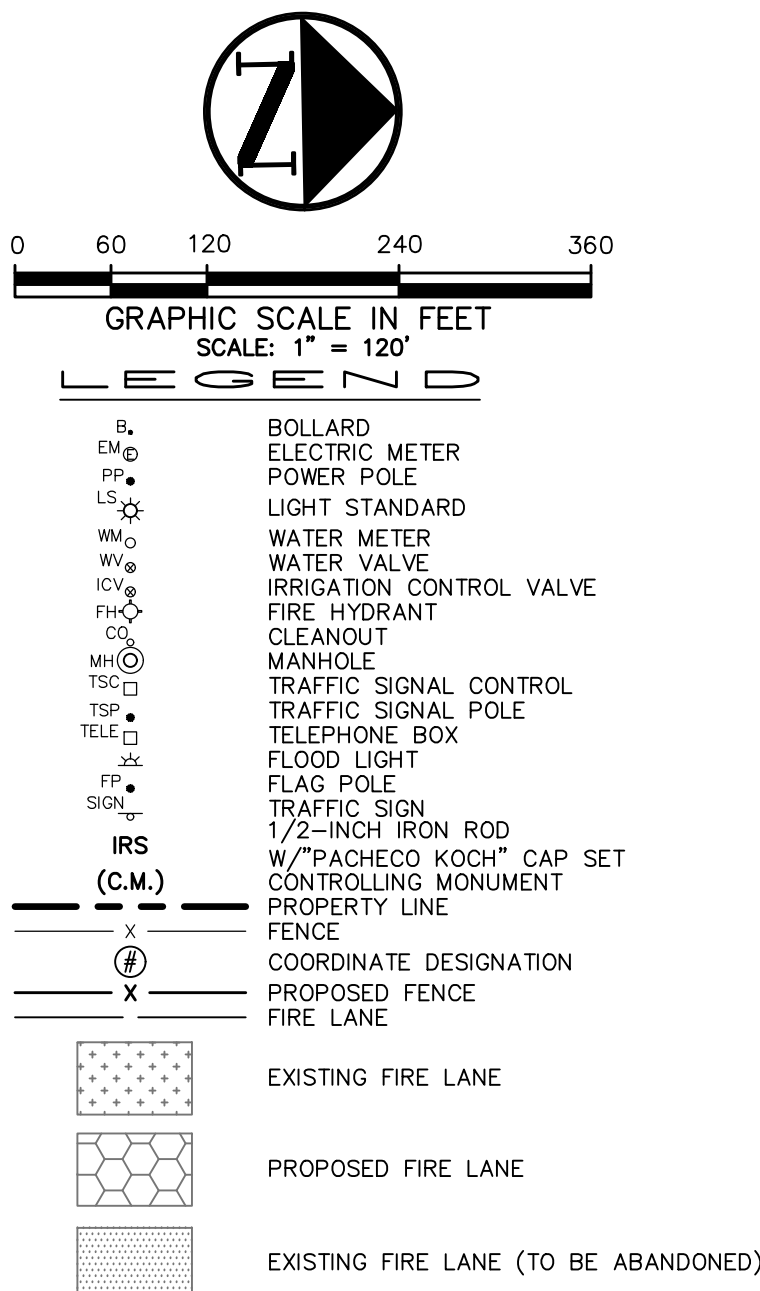
2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NONRESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

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:  
G.A. WILSON SURVEY, ABSTRACT NO. 1000 AND  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
LOTS 1, BLOCK B, ENCORE WIRE SERVICE CENTER ADDITION



VICINITY MAP  
NOT TO SCALE



NOTES:

1. LOADING DOCKS AND BAYS ALONG ELM STREET ARE SCREENED WITH A PRIMARILY OPAQUE DOOR WHEN CLOSED.

2. THE BUILDING FACADE IS 100% ARCHITECTURALLY FINISHED CONCRETE TILT-WALL.

SITE 2024-0079 - SITE DATA SUMMARY TABLE		
ITEM	EXISTING	PROPOSED
GENERAL SITE DATA LOT 1		
ZONING (FROM ZONING MAP)	PD 1680 & ML (LIGHT MANUFACTURING)	PD 1680 & ML (LIGHT MANUFACTURING)
LAND USE (FROM ZONING ORDINANCE)	OFFICE/MANUFACTURING/ WAREHOUSE	OFFICE/MANUFACTURING/ WAREHOUSE
LOT AREA (SQUARE FEET)	2,126,955	2,126,955
LOT AREA (ACRES)	48.8280	48.8280
TOTAL BUILDING FOOTPRINT AREA (SFT)	727,562	189,214
FLOOR AREA - OFFICE	16,426	521
FLOOR AREA - WAREHOUSE	467,981	130,894
FLOOR AREA - INDUST. / MANUFACT. USE	243,155	57,799
BUILDING HEIGHT (#STORIES)	1	1
BUILDING HEIGHT (FT - DIST TO TALLEST ELEMENT)	42	42
LOT COVERAGE (%)	34.21%	43.10%
FLOOR AREA RATIO (X.XX:1)	0.34	0.43
PARKING TABULATION		
PARKING RATIO ( OFFICE) (1 SP/400 SF)	41	1
PARKING RATIO (WAREHOUSE) (1 SP/4,000 SF)	117	33
PARKING RATIO (IND/MANF) (1 SP/1,000 SF UP TO 20,000 SF PLUS 1 SP/2,000 SF IN EXCESS OF 20,000)	132	29
PARKING REQUIRED (# OF SPACES)	290	63
TOTAL PARKING PROVIDED	364	0
REGULAR SPACES	354	0
HANDICAPPED ACCESSIBLE SPACES	10	0
REQUIRED ACCESSIBLE PARKING	8	0
LANDSCAPE AREA TABULATION		
SITE LIVING LANDSCAPE REQUIRE (10%)(SF)	212,696	212,696
SITE LIVING LANDSCAPE PROVIDED (SF)	635,984	491,619
IMPERVIOUS AREA TABULATION	70.01%	78.30%
BUILDING FOOTPRINT AREA (SF)	727,562	916,776
OTHER IMPERVIOUS AREA (SF)	763,409	748,560
TOTAL IMPERVIOUS (SF)	1,490,971	1,665,336

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY  
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

**PRELIMINARY**  
NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT SUPERVISION OF TATE B. BRAUN, P.E.  
TEXAS REGISTRATION NO. 131167  
DATE: 10/21/2024

TX REG. ENGINEERING FIRM F-11756  
TX REG. SURVEYING FIRM LS-10074301

NO.	DATE	REVISION

**Westwood**  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231  
972.235.3031

**SITE PLAN**  
**ENCORE WIRE-SERVICE CENTER EXPANSION**

**LOT 1, BLOCK B**  
**48.828 ACRES**

**CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
TBB	TBB	SEP 2024	1"=120'			SP.01