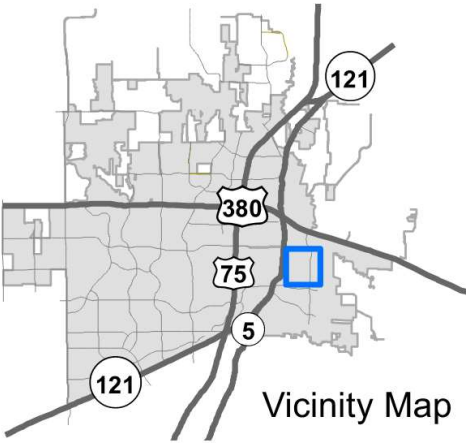
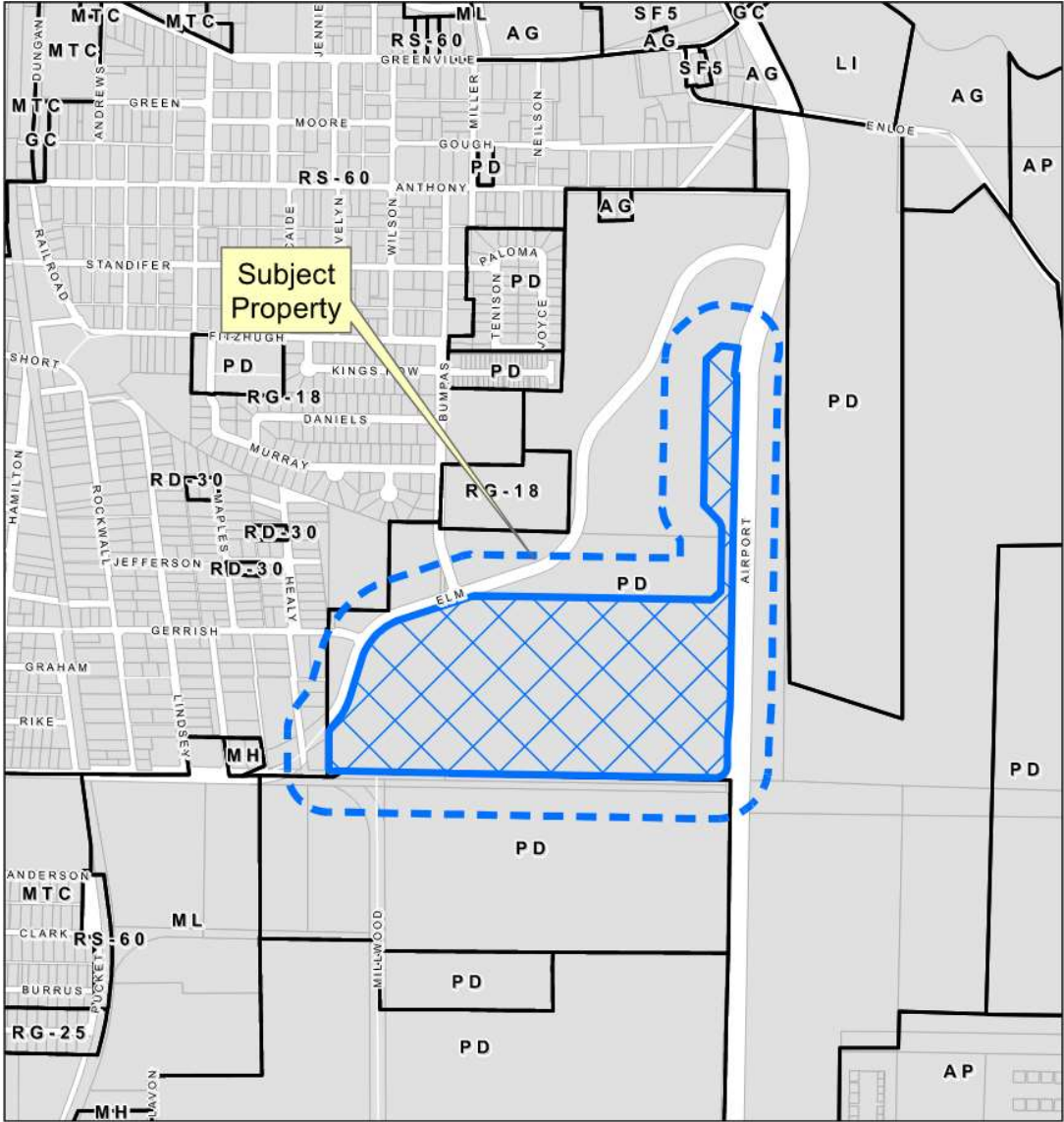


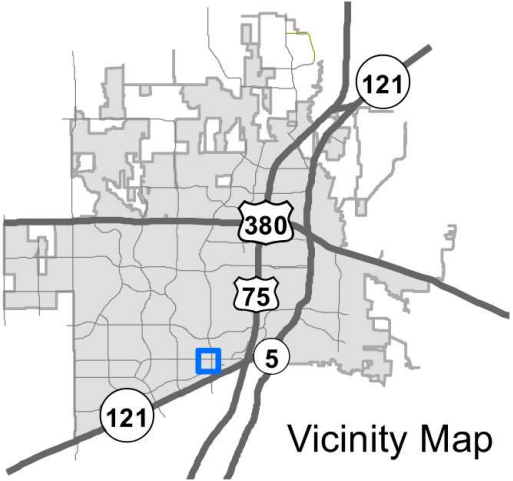
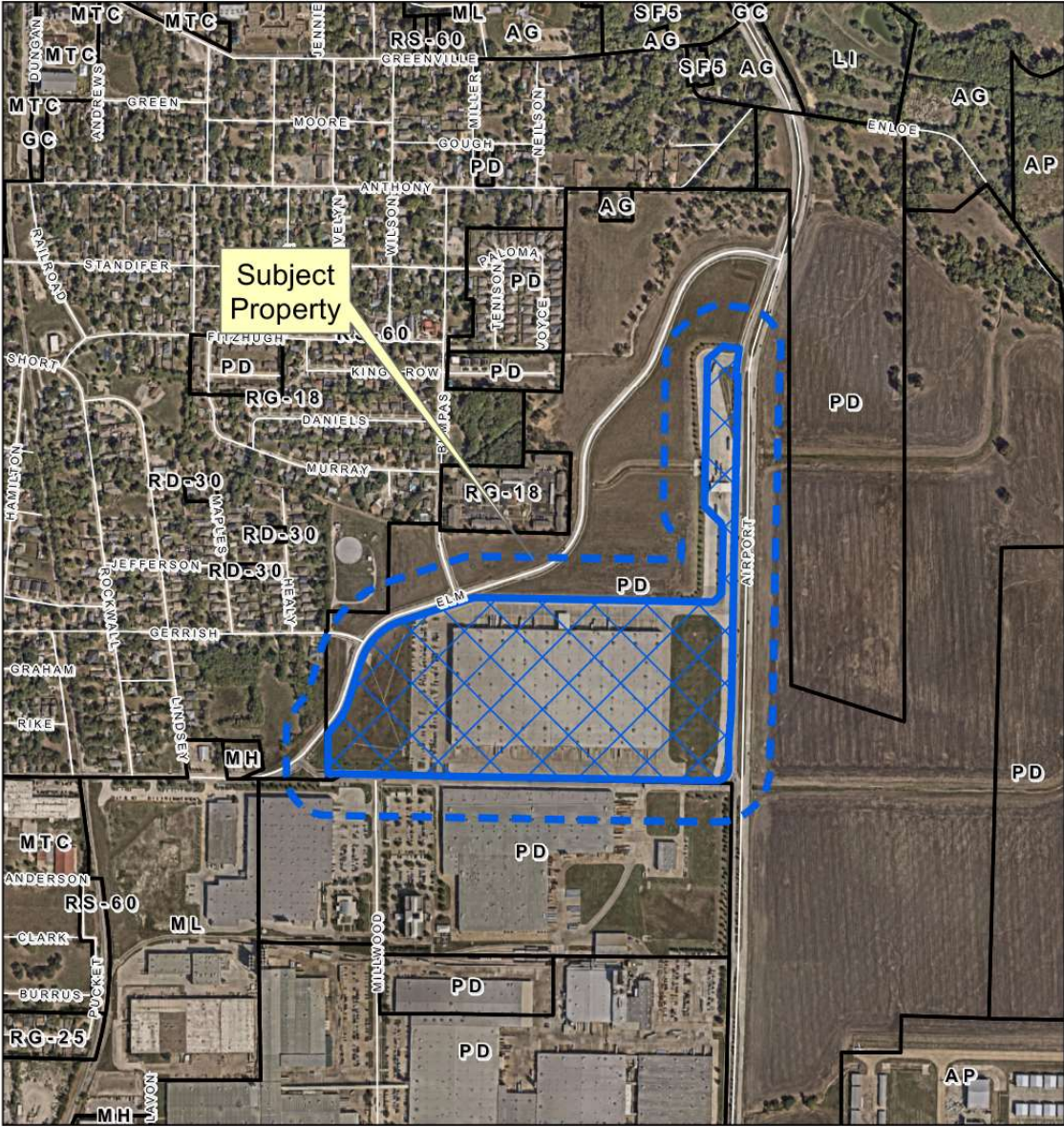
Encore Wire Site Plan Design Exception

24-0079SP

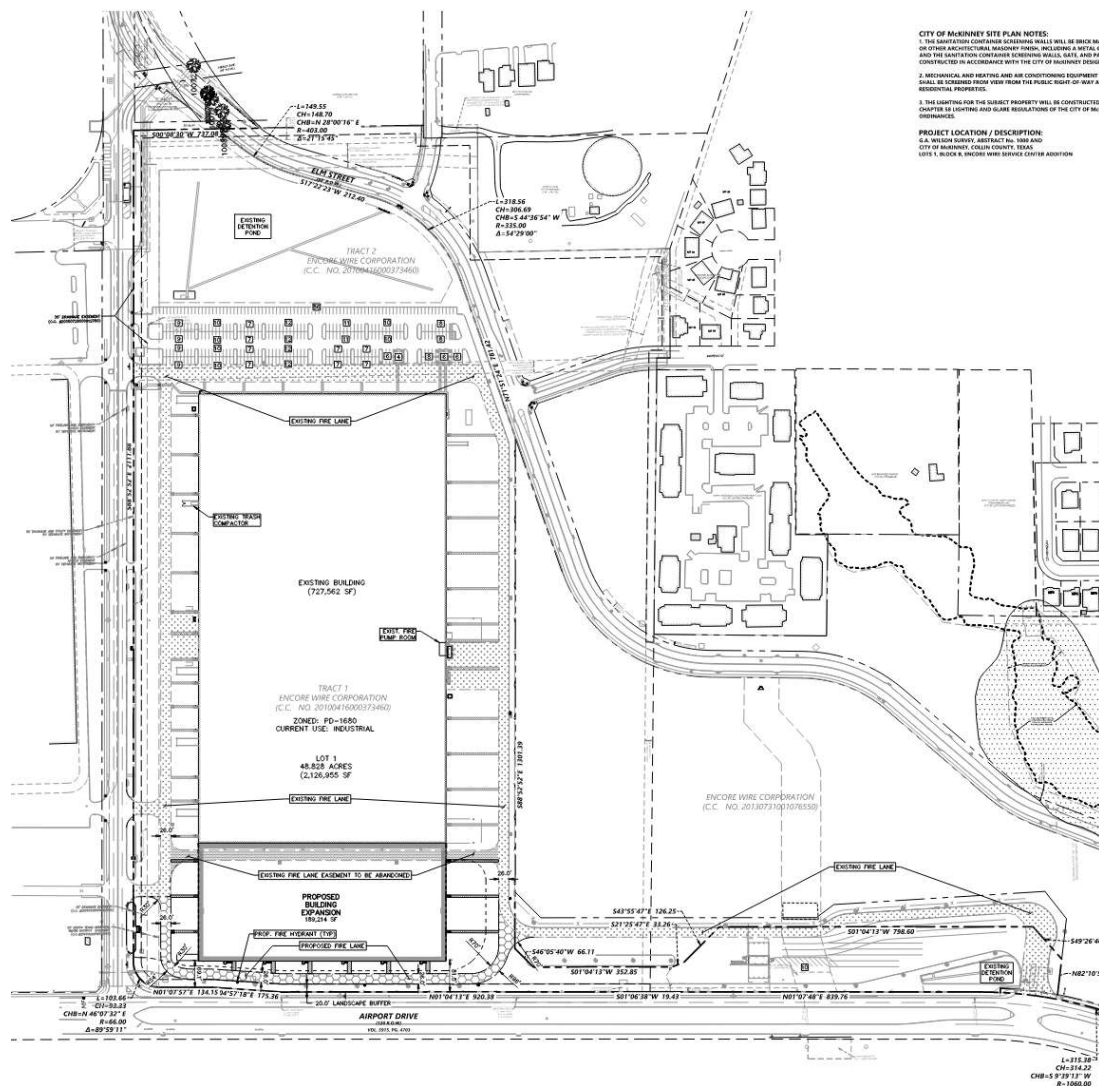
Location Map



Aerial Exhibit



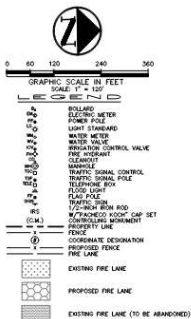
Proposed Site Plan



CITY OF MCKINNEY SITE PLAN NOTES:

1. THE LIGHTING FOR THIS SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 18 LIGHTING AND GLARE REGULATIONS OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

PROJECT LOCATION / DESCRIPTION:
S.A. WILSON SURVEY, ABSTRACT NO. 1889 AND CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
LOT 1, BLOCK A, PHASE VIII, SERVICE CENTER ADDITION



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	467,891	130,894
FLOOR AREA - INDUST. / MANUFACT. USE	243,195	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 (F.A.R.)	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	354	0
REGULAR SPACES	354	0
HANDICAPPED ACCESSIBLE SPACES	10	0
REQUIRED ACCESSIBLE PARKING	8	0
LANDSCAPE AREA TABULATION		
SITE LIVING LANDSCAPE REQUIRE (1000/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	748,540
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 PROVIDING A PRELIMINARY DESIGN. THESE DOCUMENTS HAVE NOT BEEN REVIEWED BY ANY OTHER ENGINEERING PROFESSIONAL. THE CITY OF MCKINNEY, TEXAS, AND THE ENGINEER, WESTWOOD, INC., ARE NOT PROVIDING ANY GUARANTEE, WARRANTY, OR REPRESENTATION OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

NO.	DATE	REVISION

Westwood

SITE PLAN

ENCORE WIRE-SERVICE CENTER EXPANSION

LOT 1, BLOCK B

48.828 ACRES

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PRELIMINARY
NOT FOR CONSTRUCTION

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

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
100	100	SEP 2024	1"=120'			



Proposed Façade Plan



ORDINANCE 1680

ONE HUNDRED PERCENT OF THE EXISTING BUILDING AND BUILDING EXPANSION EXTERIOR ELEVATION(S) ARE & WILL BE CONSTRUCTED OF ARCHITECTURALLY FINISHED TILT-UP CONCRETE PANELS WITH A GRID LIKE APPEARANCE PRIMARILY PAINTED WITH SW 7507 STONE LION WITH TWO ENHANCED BANDS MADE TO LOOK LIKE STONE PAINTED WITH SW 1350 COPPER BANGLE & SW 9170 ACIER IN ACCORDANCE WITH ARTICLE 2: F(5)(A)(I)(A.) STANDARDS FOR NON-RESIDENTIAL DEVELOPMENT, INDUSTRIAL USES IN INDUSTRIAL DISTRICTS.

LOADING DOCKS - UDC TABLE 2-35: SITE FEATURE SCREENING REQUIREMENTS

ALL LOADING DOCKS ARE SCREENED WITH A DOOR THAT IS PRIMARILY OPAQUE WHEN CLOSED.

ROOFTOP MECHANICAL SCREENS

REQUIREMENT:
CITY OF MCKINNEY UNIFIED DEVELOPMENT CODE SECTION 206C.d., TABLE 2-35: SITE FEATURE SCREENING REQUIREMENTS FOR ROOF-MOUNTED EQUIPMENT SHALL BE:

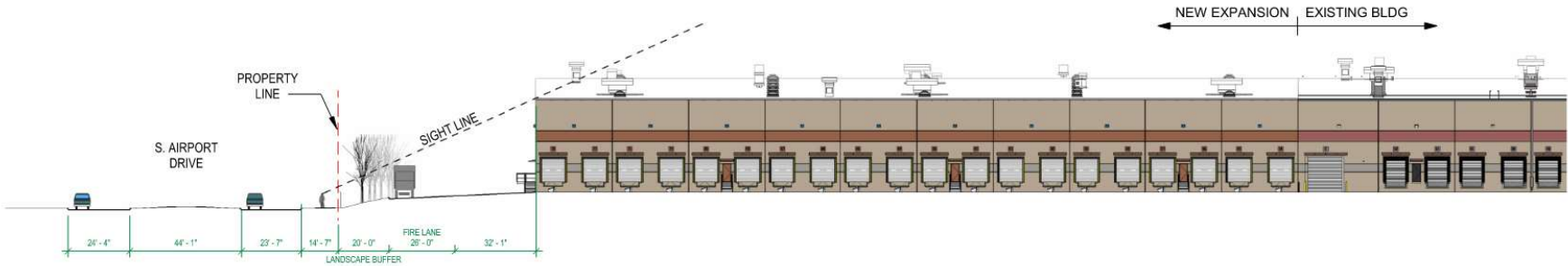
- SCREENED FROM PUBLIC VIEW AND ADJACENT RESIDENTIAL PROPERTY.
- SCREENED WITH ARCHITECTURAL METAL OR ANOTHER MATERIAL THAT IS CONSISTENT WITH THE MATERIALS OF THE BUILDING ON WHICH THE EQUIPMENT IS PLACED.

VARIANCE:

1. WE ARE REQUESTING A VARIANCE TO NOT PROVIDE SCREENING OF ROOFTOP EQUIPMENT ON THE PROPOSED PROJECT. THE REQUESTS FOR THIS ARE BASED ON THE FOLLOWING ITEMS:
 - THIS REQUIREMENT HAS BEEN IN PLACE FOR MANY YEARS, AND PREVIOUS PRECEDENT (7 BUILDINGS IN LAST 12 YEARS) OF DEVELOPMENT ON THE ENCORE WIRE CAMPUS HAVE BEEN PERMITTED TO BE DEVELOPED WITHOUT ROOFTOP SCREENS.
 - THE PROPOSED BUILDING IS PART OF A LARGER CAMPUS WHERE PRECEDENT HAS BEEN ESTABLISHED WITHOUT SCREENING AND DOING IT ON THIS PROJECT WOULD PROVIDE A DISTINCT AND NON-CONFIRMING AESTHETIC.
 - THE EXISTING BUILDING THAT THIS EXPANSION IS A PART OF WAS APPROVED WITHOUT SCREENING IN PLANNING DEPARTMENT IN CASE NO. SITE2019-0098



2 East Orthographic Perspective



1 SIGHT LINE
1" = 40'-0"

