



## LEGEND

B.	BOLLARD
EM	ELECTRIC METER
PP.	POWER POLE
LS.	LIGHT STANDARD
WM.	WATER METER
WV.	WATER VALVE
ICV.	IRRIGATION CONTROL VALVE
FH.	FIRE HYDRANT
CO.	CLEANOUT
WH.	MANHOLE
TSC.	TRAFFIC SIGNAL CONTROL
TSP.	TRAFFIC SIGNAL POLE
TELE.	TELEPHONE BOX
FL.	FLOOD LIGHT
FP.	FLAG POLE
SCH.	1/2-INCH IRON ROD
IRS	W/ "PACHECH KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
---	PROPERTY LINE
---	FENCE
---	FIRE LANE
---	PROPOSED FENCE
---	GRADE BREAK

## SITE DATA SUMMARY TABLE

ITEM	PLANT 8
ZONING	PD 1680 & 2006-09-101
PROPOSED USE	LIGHT MANUFACTURING
*LOT AREA (SF/ACRES)	2,189,127 SF/50.255 AC
SITE AREA (SF/ACRES)	587,941/13.497 AC
PROPOSED BUILDING (SF)	340,803
BUILDING HEIGHT (FT)	30
FLOOR AREA OFFICE (SF)	8,479
FLOOR AREA WAREHOUSE (SF)	49,725
FLOOR AREA MANUFACTURING (SF)	282,599
LOT COVERAGE (%)	15.42%
FLOOR AREA RATIO	0.154:1
PARKING REQ'D EX. BLDGS. (PER SITE PLANS)	173
PARKING REQ'D: OFFICE (1/400)	22
PARKING REQ'D: WAREHOUSE (1/4000)	13
PARKING REQ'D: MANUFACTURING (1/1000 UP TO 20,000 SF + 1/2000 ABOVE 20,000 SF)	152
**TOTAL PARKING REQUIRED	360
TOTAL PARKING PROVIDED	284
HANDICAPPED PARKING REQUIRED	7 SPACES
HANDICAPPED PARKING PROVIDED	13 SPACES
SITE IMPERVIOUS AREA (SF)	522,570

\*LOT 1, BLOCK A, ENCORE WIRE MILLWOOD WEST PER PENDING PLAT (PLAT2022-0013)

\*\*DUE TO MODIFICATION OF EXISTING PARKING LOTS, THE PARKING COUNTS SHOWN IN THE TABLE ARE FOR THE CURRENT PROJECT (PLANT 8) AS WELL AS THE EXISTING EMPLOYEE CENTER AND THE EXISTING R&amp;D BUILDING. THE SUMMARY INDICATES A SHORTAGE OF 76 SPACES. THE EXISTING SERVICE CENTER PROJECT TO THE NORTHEAST HAS EXCESS PARKING SPACES THAT WILL BE USED TO MAKE UP THE SHORTAGE HERE. THIS IS SHOWN AND VERIFIED ON THE OVERALL PARKING EXHIBIT INCLUDED WITH THIS SITE PLAN SUBMITTAL.

CAUTION !!!  
EXISTING UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



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, PRIMERED 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:  
1329 MILLWOOD ROAD  
W.S. RICHARDSON SURVEY, ABSTRACT NO. 747  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
LOT 1, BLOCK A, ENCORE WIRE, LTD. TWO ADDITION

DESIGNED: AWS  
CHECKED: AWS  
DRAWN: SWY  
HORIZONTAL SCALE: 1"=50'  
VERTICAL SCALE:

INITIAL ISSUE:  
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: ALAN W. MILLER, P.E.  
P.E. No.: 96817  
Date: 02-18-2023  
Westwood

ENCORE WIRE - PLANT 8

MCKINNEY, TEXAS

Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400  
Toll Free (888) 937-5150 Plano, TX 75093  
westwoodps.com

Westwood Professional Services, Inc.  
TYPE FIRM REGISTRATION NO. F-11726  
TFLS FIRM REGISTRATION NO. 10074301

SHEET NUMBER:

C1.00

PROJECT NUMBER: 0032989

DATE: 02-28-2023