

SHEET SP 1.1

SHEET SP 1.3

SHEET SP 1.5

SHEET SP 1.2

SHEET SP 1.4

SHEET SP 1.6

NOTE

- EXISTING EASEMENTS, WHERE APPLICABLE, ARE TO BE ABANDONED OR RELOCATED DURING THE PLATING PROCESS.
- ALL GATES ACROSS FIRE ACCESS ROAD SHALL BE AUTOMATIC WITH BI-DIRECTIONAL GTT BRAND OPTICOM PER THE CITY OF MCKINNEY FIRE MARSHALL OFFICE.

STANDARD NOTATIONS

- SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE, MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMER 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 IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

NOTE

IN THE EVENT THAT MCINTYRE ROAD IS ABANDONED AND CONNECTION TO FUTURE WILMETH ROAD CANNOT BE MADE, A SECOND POINT OF PUBLIC INGRESS/EGRESS TO BUILDING 1 SHALL BE CONSTRUCTED ON SITE PER EDM 2.6.E.

BENCHMARKS:

SOURCE BENCHMARK:

5/8" IRON ROD WITH RED CAP SET AT THE SOUTHEAST CORNER OF AN AIR RELEASE VALVE APPROXIMATELY 70' SOUTH OF THE NORTH PROPERTY LINE AND 65' WEST OF THE EAST PROPERTY LINE.
NORTHING 7134307.72 EASTING 2548524.41 ELEVATION = 550.44
5/8" IRON ROD WITH RED CAP SET NEAR A POWER POLE APPROXIMATELY 165' EAST OF THE SOUTHWEST PROPERTY CORNER.
NORTHING 7133398.54 EASTING 2546474.83 ELEVATION = 591.46

LEGEND

- SANITARY MANHOLE
- JUNCTION BOX
- CURB INLET
- GRATE INLET
- FDC
- FIRE HYDRANT
- BARRIER FREE RAMP
- FIRE LANE PAVEMENT
- PROPOSED OTHER PAVEMENT AREAS
- SIDEWALK

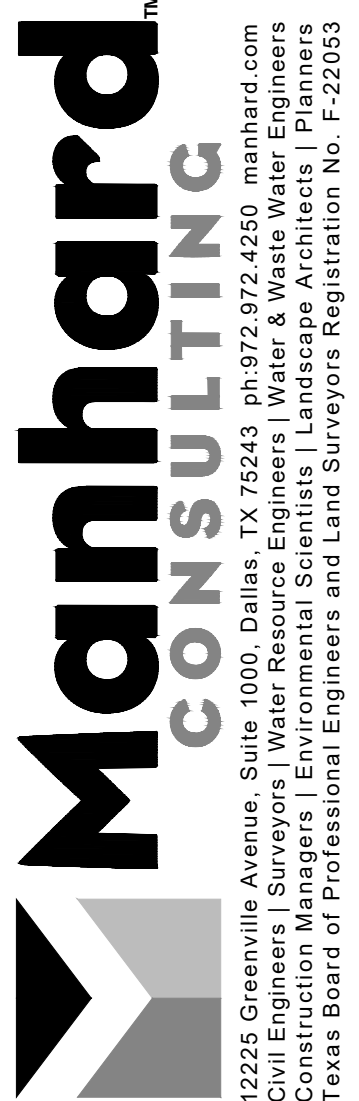
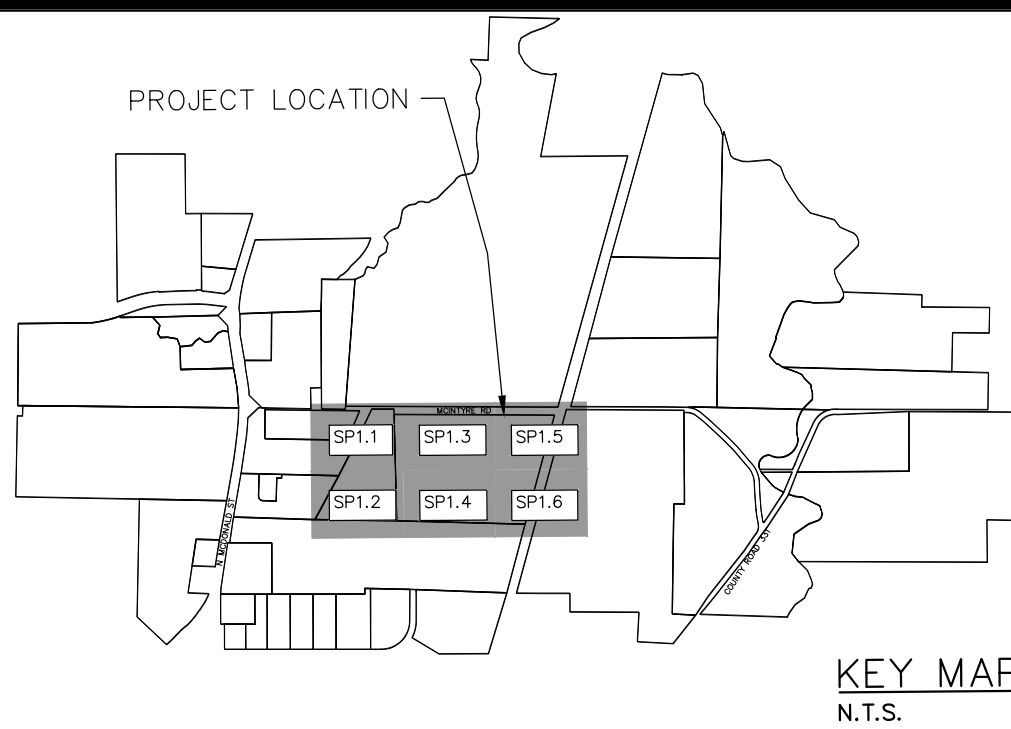
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ETHAN FRISCH

SITE DATA TABLE	
EXISTING ZONING	LIGHT MANUFACTURING
PROPOSED USE	LIGHT INDUSTRIAL
GROSS AREA	1,941,688 SF
IMPERVIOUS AREA	±1,176,964 SF
LOT 1	
LOT 1 AREA	586,388 SF
BUILDING 1 AREA	147,780 SF
BUILDING HEIGHT	44 FEET
IMPERVIOUS AREA	±335,611 SF
FLOOR AREA RATIO	0.252
OFFICE SPACE	±1,996 SF
CAR PARKING REQUIRED#	84
CAR PARKING PROVIDED	129
ADA PARKING REQUIRED	4
ADA PARKING PROVIDED	6
TRAILER PARKING PROVIDED	54
LOT 2	
LOT 2 AREA	590,108 SF
BUILDING 2 AREA	209,016 SF
BUILDING HEIGHT	44 FEET
IMPERVIOUS AREA	±443,503 SF
FLOOR AREA RATIO	0.354
OFFICE SPACE	±1,996 SF
CAR PARKING REQUIRED#	115
CAR PARKING PROVIDED	173
ADA PARKING REQUIRED	6
ADA PARKING PROVIDED	8
TRAILER PARKING PROVIDED	70
LOT 3	
LOT 3 AREA	765,192 SF
BUILDING 3 AREA	168,840 SF
BUILDING HEIGHT	44 FEET
IMPERVIOUS AREA	±397,850 SF
FLOOR AREA RATIO	0.221
OFFICE SPACE	±1,996 SF
CAR PARKING REQUIRED#	95
CAR PARKING PROVIDED	149
ADA PARKING REQUIRED	5
ADA PARKING PROVIDED	6
TRAILER PARKING PROVIDED	83

PARKING COUNT CALCULATIONS:
1 SPACE PER 1000 SF UP TO 20,000 SF, PLUS, 1 SPACE
FOR EVERY 2,000 SF IN EXCESS OF 20,000 SF PER
BUILDING AREA.



BECKNELL INDUSTRIAL FACILITY
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
OVERALL SITE PLAN

FOR INTERIM REVIEW ONLY
THIS DOCUMENT IS NOT
ISSUED FOR CONSTRUCTION
OR PERMITTING PURPOSES
EMILY M. ZOELLNER, P.E.
TEXAS P.E. No. 123461
ISSUED THIS DATE:
03/23/2023

PROJ. MGR.: EMZ
PROJ. ASSOC.: EMZ
DRAWN BY: DYR
DATE: 03/22/2023

SHEET
SP 1.0
611.064001