



NOTES:

- UPDATED FLOODPLAIN DELINEATION IS REQUIRED AFTER ON THE GROUND TOPOGRAPHICAL SURVEY IS COMPLETED.
- THIS SITE PLAN IS A DRAFT CONCEPT PLAN AND IS SUBJECT TO CHANGE, THE DEVELOPER RESERVES THE RIGHT TO RELOCATE THE ELECTRICAL SUBSTATION FROM ITS CURRENT LOCATION ON THIS DRAFT PLAN.
- THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF PLAT.
- ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.
- THIS ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN, ALONG WITH DEVELOPMENT REGULATIONS, IS INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS ZONING CONCEPT PLAN, AS DETERMINED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, WILL REQUIRE AN AMENDMENT TO THE ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.

SITE PLAN OF
IH20 INDUSTRIAL
3400 MCKENZIE ROAD
CITY OF MESQUITE
DALLAS COUNTY, TEXAS

3400 MCKENZIE ROAD
213.874 ACRES OUT OF THE
J. P. ANDERSON SURVEY, ABSTRACT NO. 1

OWNER 1: IH 20 IP, LLC 2030 MAIN STREET, SUITE 342 DALLAS, TEXAS 75201 TEL:(214) 739-4200	OWNER 2: CITY OF MESQUITE	ENGINEER: WINKELMANN & ASSOCIATES, INC. 6750 HILLCREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230 TEL:(972) 490-7090 EXT. 203
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Winkelman & Associates, Inc. CONSULTING CIVIL ENGINEERS ■ SURVEYORS 6750 HILLCREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230 TEL: (972) 490-7090 FAX: (972) 490-7099 COOPERATING ENGINEERS ■ WINKELMANN & ASSOCIATES, INC.	
6.	NO.
5.	DATE
4.	REVISION
3.	DATE
2.	REVISION
1.	DATE
APPROVAL	

23-001 IH20 INDUSTRIAL
UPDATED MCKENZIE ALIGNMENT EXHIBIT
IH20 & LAWSON RD
MESQUITE, TEXAS 75181

06/27/22

1 OF 2

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LAST SAVED BY: DREW MARCH 27, 2023