

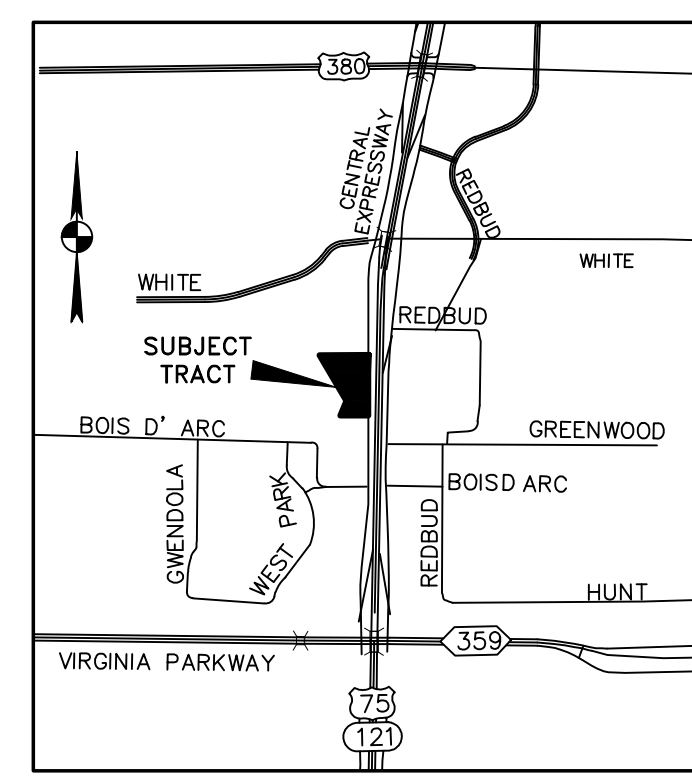
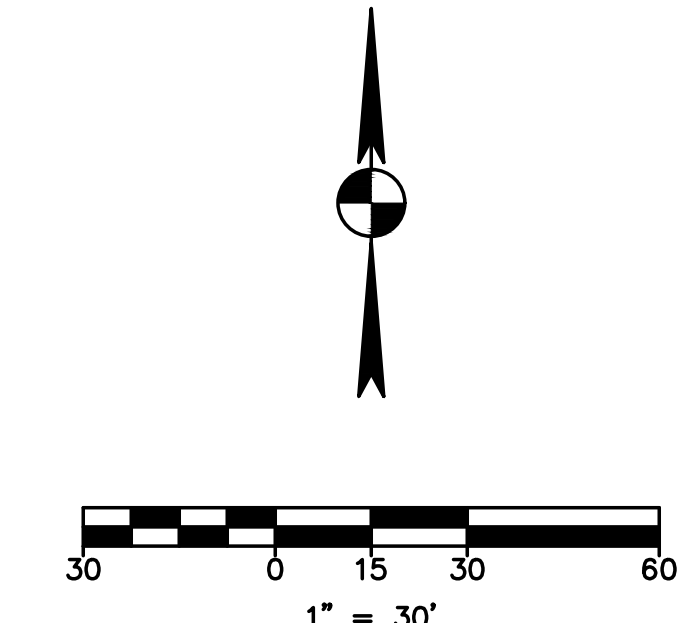
CAUTION !!
 CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. STANTEC IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

LEGEND

[Symbol]	FIRELANE AND MUTUAL ACCESS EASEMENT
[Symbol]	EASEMENT LINE
[Symbol]	SETBACK LINE
[Symbol]	100-YR FLOODPLAIN LINE

SITE DATA SUMMARY TABLE

EXISTING ZONING	C - PLANNED CENTER	
LOT AREA	3.07 AC(133,739 SF)	
BUILDING HEIGHT	3-STORY / 44' - 0"	
MINI-WAREHOUSE OFFICE SPACE	115,495 SF	
TOTAL LOT COVERAGE	116,748 SF	
FLOOR AREA RATIO	0.95:1	
IMPERVIOUS COVER:		
BUILDINGS	38,916 SF	29.1%
PAVING	51,307 SF	38.4%
TOTAL	90,223 SF	67.5%
MINI-WAREHOUSE REQUIRED PARKING		
OFFICE REQUIRED PARKING (1 STALL/400 SF)	4 SPACES	
TOTAL PARKING PROVIDED	25 SPACES (2 HC)	
LANDSCAPE AREA REQUIRED (10% SITE)		
	13,374 SF	



CITY OF MCKINNEY SITE PLAN NOTES

- 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'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.

GENERAL NOTES - LAYOUT & DIMENSIONAL CONTROL

- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- SURVEYING:** ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.
- PROTECTION OF PROPERTY CORNERS AND BENCHMARKS:** THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED, SHALL BE RESET BY A REGISTERED PROFESSIONAL LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- DIMENSIONAL CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB WHERE APPLICABLE. ALL DIMENSIONS SHOWN AT PI CURB POINTS ARE AT THE INTERSECTION OF THE FACE OF CURB.
- CURB RADII:** ALL CURB RADII SHALL BE 3' FACE AT CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS:** CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. THE DIMENSIONS AND CORNERS SHOWN ARE TO FACE OF OUTSIDE WALLS OF BUILDING.
- SCREENING WALLS:** SANITATION CONTAINER 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'S DESIGN SPECIFICATIONS.
- EQUIPMENT:** 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. EQUIPMENT ON THIS SITE IS EXPECTED TO BE ROOF MOUNTED.

FIRE DEPARTMENT NOTES

- ALL FIRE LANES, STRIPED PER CITY OF MCKINNEY STANDARDS, AND FIRE HYDRANTS SHALL BE COMPLETED AND IN WORKING ORDER PRIOR TO CONSTRUCTION.
- FIRE LANE MARKINGS SHALL BE AS FOLLOWS: CURB MARKINGS - PAINTED IN RED TRAFFIC PAINT FROM THE TOP OF THE CURB TO A POINT EVEN WITH THE DRIVING SURFACE; PAVEMENT MARKINGS - PAINTED IN RED TRAFFIC PAINT SIX INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "NO PARKING - FIRE LANE" SHALL APPEAR IN FOUR INCH WHITE LETTERS AT 25-FOOT INTERVALS.
- GRADE CHANGE FOR A FIRE LANE IS 6%, AND 5% FOR ALL TRANSITIONS.
- FIRE HYDRANT CONSTRUCTION DETAILS: 4IN. STEAMER CONNECTION AND 2 2-1/2 IN. CONNECTIONS ARE REQUIRED.
- ALL FIRE DEPARTMENT INSPECTION FORMS AND PERMITS SHALL BE KEPT IN A PERMIT PACKET ON THE JOB SITE UNTIL FINAL CO INSPECTION.

ALL ADA ACCESS ROUTES SHALL HAVE MAXIMUM 5% LONGITUDINAL SLOPES AND 2% MAXIMUM CROSSFALL.

ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED

REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

REFERENCE SITE LIGHTING PLANS FOR EXACT LIGHTING LOCATIONS AND DETAILS.

FIRE HYDRANT TO BE SHOWN UPON SUBMITTAL OF FULL CIVIL SET IN ACCORDANCE WITH CITY OF MCKINNEY STANDARDS.

OWNER/APPLICANT
 MCKINNEY/WHITE STREET INVESTMENTS Ltd.
 3216 STANFORD AVE.
 DALLAS, TEXAS 75225

DEVELOPER:
 PUBLIC STORAGE
 2200 K AVE.
 SUITE 200
 PLANO, TEXAS 75074
 PH: 888-612-9889
 CONTACT: JARROD YATES

CIVIL ENGINEER:
 STANTEC CONSULTING SERVICES, INC.
 5310 HARVEST HILL ROAD
 SUITE 100
 DALLAS, TEXAS 75230
 PH: (972) 991-0011
 FAX: (972) 991-0278
 CONTACT: GRAYSON K. HUGHES, P.E.

SPECIFIC USE PERMIT FOR PUBLIC STORAGE
 MCKINNEY, TEXAS (US 75 & BOIS D ARC)
 3.070 ACRES SITUATED IN THE SAMUEL McFALL SURVEY, ABSTRACT NO. 641, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

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 STANTEC INC.

PUBLIC STORAGE - SHWY. 75
 CITY OF MCKINNEY, TEXAS
 P.O. BOX 25050
 GLENDALE, CA 91221

DRAWN BY: RDP
 DESIGNED BY: GKH
 QA / QC: GKH
 PROJECT NO.: 222210581

SHEET SP.1

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 By Planning Department at 9:21 am, Mar 09, 2017

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