

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.

SITE DATA SUMMARY TABLE

LOT 2A

EXISTING ZONING	PD 1726 & PD 1728
LOT AREA	3.6961 ACRES
BUILDING A HEIGHT	3-STORY / 40' HEIGHT
BUILDINGS B-E HEIGHT	1-STORY / 15' HEIGHT
MINI-WAREHOUSE	151,220 S.F.
OFFICE SPACE	1,000 S.F.
CARETAKER'S RES. SPACE	1,200 S.F.
TOTAL	153,420 S.F.
LOT COVERAGE:	60,994 SF / 38%
FLOOR AREA RATIO	0.95:1

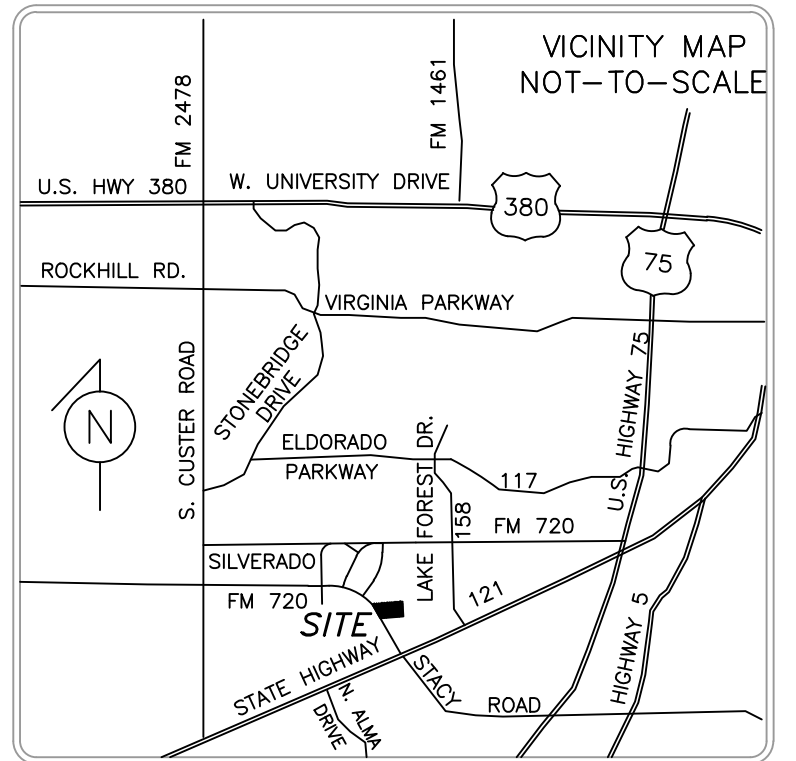
IMPERVIOUS COVER:		
BUILDINGS	60,994 SF	38%
PAVING	45,611 SF	28%
TOTAL	106,605 SF	66%

PARKING REQUIREMENTS:

SELF-STORAGE SPACES REQUIRED (6)	4 SPACES
OFFICE SPACES REQUIRED (1/400 S.F.)	3 SPACES
TOTAL PARKING REQUIRED	7 SPACES
TOTAL PARKING PROVIDED	7 SPACES (1 HC)

LANDSCAPE AREA REQUIRED (10% SITE) 16,100 S.F.
*REFERENCE LANDSCAPE PLAN FOR PROPOSED AREAS.

- LEGEND:
- PROPOSED FIRELANE
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - PROPOSED 6" HIGH TUBULAR STEEL FENCE WITH VEHICULAR AND FIRE ACCESS GATES PROVIDE OPAQUE / SOLID SCREENING ON FENCE & GATE



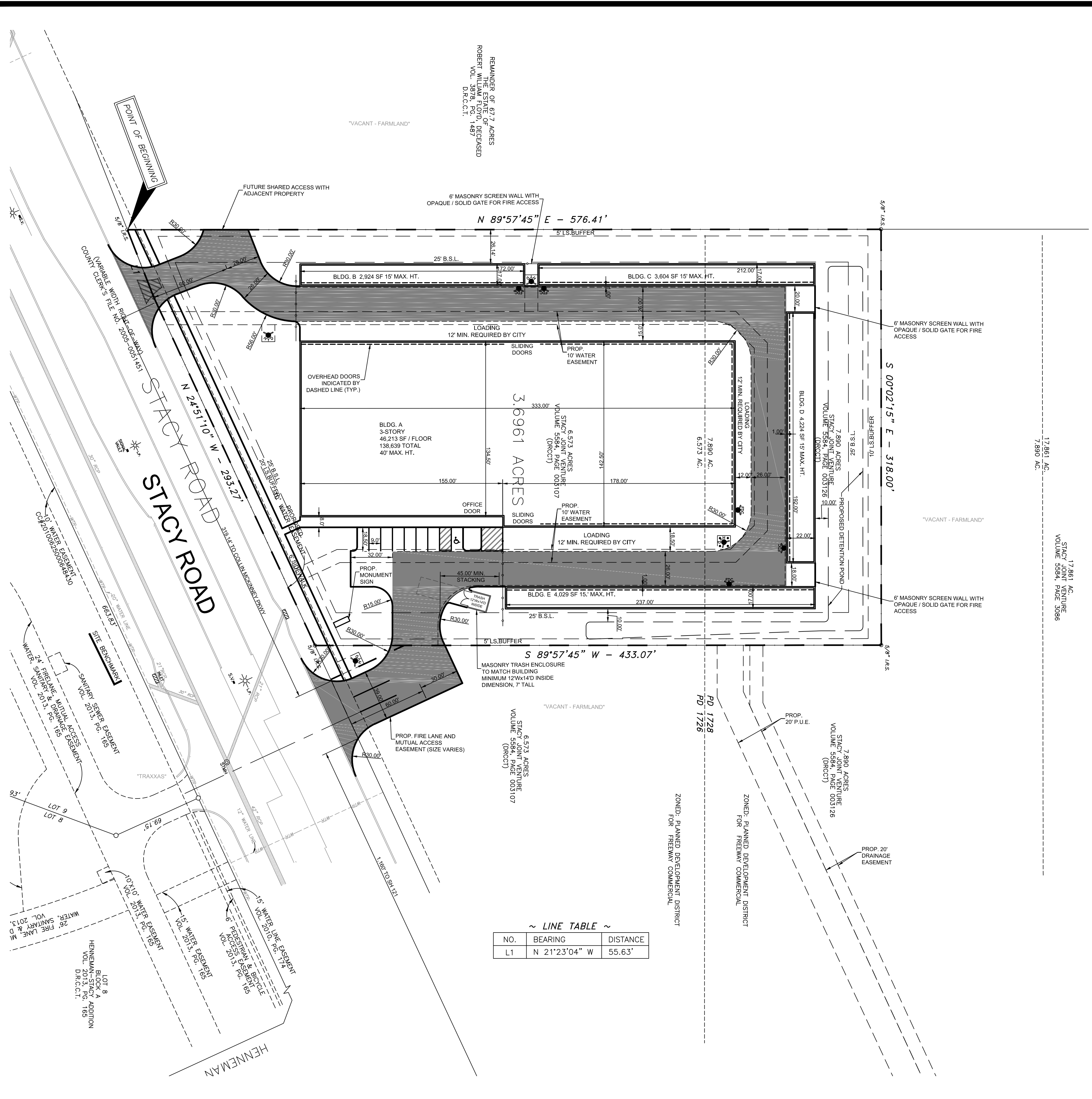
OWNER:
STACY JOINT VENTURE
3525 TURTLE CREEK BLVD. PH-A
DALLAS, TX 75219
214-521-9940
CONTACT: PATRICIA M. PATTERSON



ENGINEER / APPLICANT:
JAB ENGINEERING, LLC. (F-14076)
4500 WILLIAMS DRIVE, STE. 212-121
GEORGETOWN, TX 78633
512-779-7414
CONTACT: JOSHUA A. BARAN

SITE PLAN
FOR
PUBLIC STORAGE - MCKINNEY, TX (STACY & 121)
3.6961 ACRES SITUATED IN THE
JOHN W. ROBERTS SURVEY, ABSTRACT NO. 762
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

CITY PROJECT NO. 14-224SP
PREPARED 08/11/2014



~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 21°23'04" W	55.63'

