

STORAGE USE		
MINI-STORAGE USE	SF	BLDG. HEIGHT
OFFICE	800 SF	
BUILDING A	129,600 SF	44'
BUILDING A1	1,755 SF	16'-6"
BUILDING A2	2,393 SF	16'-6"
BUILDING B	2,570 SF	16'-8"
BUILDING C	3,450 SF	16'-8"
BUILDING D	4,480 SF	16'
BUILDING E	5,250 SF	16'
BUILDING F	5,280 SF	16'
BUILDING G	2,120 SF	14'-8"
BUILDING H	4,900 SF	14'-8"
TOTAL	162,598 GROSS SF	

LAND USE: UNDEVELOPED LAND

LOT 1R2, BLOCK A SUMMARY TABLE	
EXISTING ZONING	PD - ORDINANCE NO. 2002-08-048
PROPOSED USE	MINI-WAREHOUSE
LOT AREA ¹	201,032 SF / 4.61501 ACRES
MINI-WAREHOUSE	161,398 SF
OFFICE	1,200 SF
TOTAL SQUARE FOOTAGE	162,598 SF
LOT COVERAGE	76.198 SF - 38%
IMPERVIOUS COVER	70,733 SF - 35%
FAR	0.81

REQUIRED MINI-WAREHOUSE PARKING	
TOTAL PARKING REQUIRED	4 SPACES
TOTAL PARKING PROVIDED	7 SPACES
ACCESSIBLE SPACES REQUIRED	1 SPACE
ACCESSIBLE SPACES PROVIDED	1 SPACE

LOT 48, BLOCK Y VIRGINIA HILLS ADDITION VOLUME N, PAGE 661 COLLIN COUNTY PLAT RECORDS

LOT 47, BLOCK Y VIRGINIA HILLS ADDITION VOLUME N, PAGE 661 COLLIN COUNTY PLAT RECORDS

GENERAL NOTES:

MINI-WAREHOUSE HOURS OF OPERATION: THE OFFICE HOURS OF THE MINI-WAREHOUSES SHALL BE FROM 9:00 AM - 6:00 PM MON-FRI, 9:00 AM - 5PM SAT, & 11AM - 4:30 ON SUN, BUT ACCESS TO THE PROPERTY THROUGH THE ELECTRONICALLY CONTROLLED GATES SHALL BE FROM 7:00AM THROUGH 9:00PM DAILY, WITH 2 EMPLOYEES ONSITE DURING BUSINESS HOURS. FIRE DEPARTMENT SHALL HAVE 24 HOUR ACCESS AS PROVIDED IN THE MUNICIPAL CODE OF THE CITY OF MCKINNEY, TEXAS.

SIGNAGE: REQUIRES SEPARATE BOA APPROVAL.

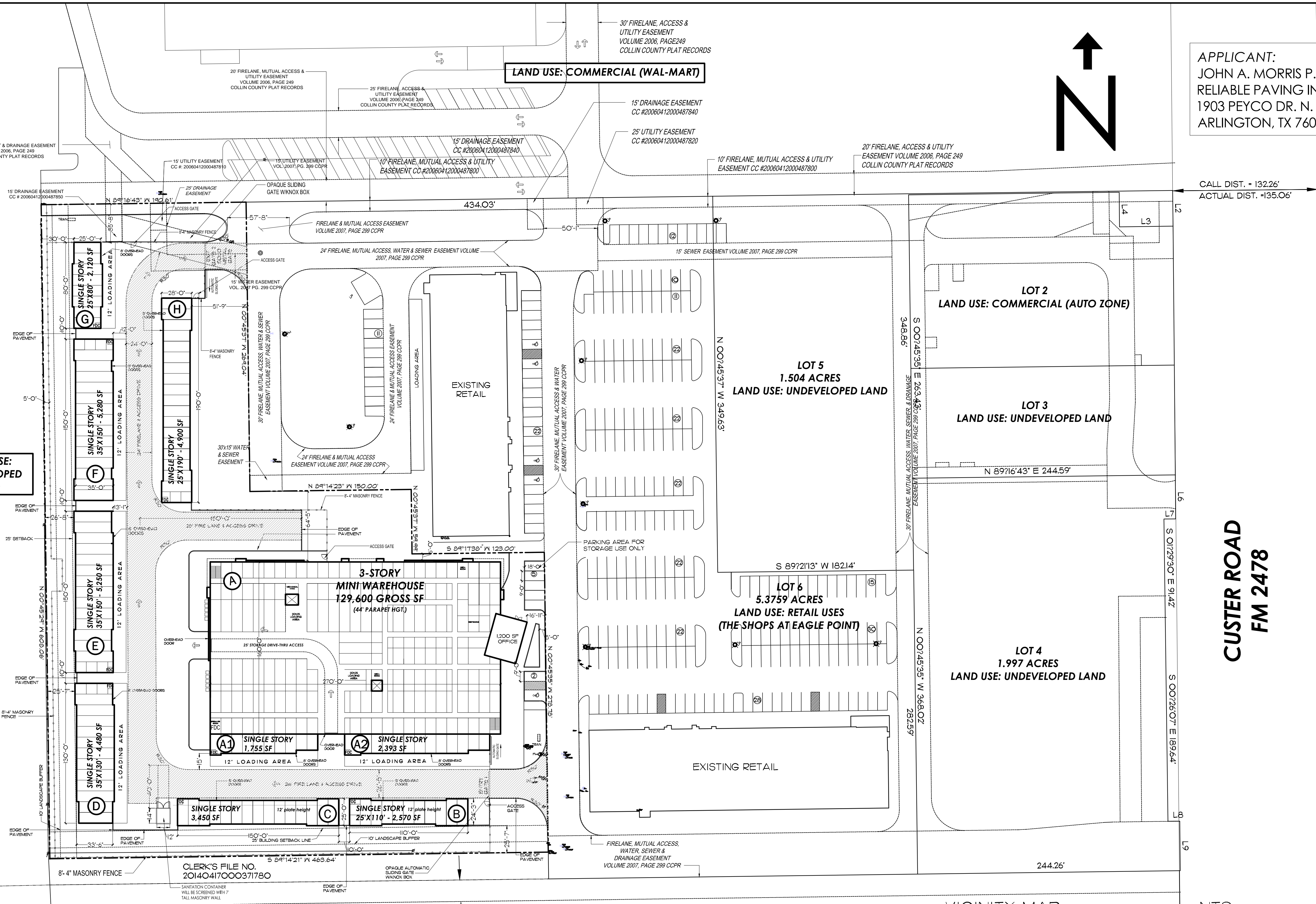
RESTRICTED BUILDING MATERIALS: NO VISIBLE PORTION OF ANY BUILDING SHALL INCLUDE THE USE OF FLAT CINDERBLOCK. ONLY EARTH TONE COLORS SHALL BE USED. (MUTED GREENS, BROWNS, RUSTS, BEIGES, TANS, ECT.) APPLICANT AGREES THAT NO SHEET METAL SHALL BE VISIBLE FOR ANY USE OTHER THAN ROOFING WHEN FACING AN ADJOINING RESIDENTIAL ZONED DISTRICT. FACADES, PARAPETS AND EXTERNALLY VISIBLE WALLS ARE TO BE OF MASONRY EXTERIOR FINISHES ONLY.

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.

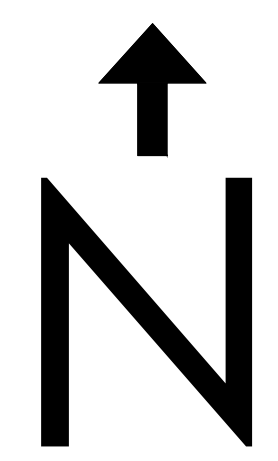
MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NO-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

GATES; ENTRY AND EXIT GATES WILL BE CONSTRUCTED OF OPAQUE METAL MATERIALS PRIMED AND PAINTED.

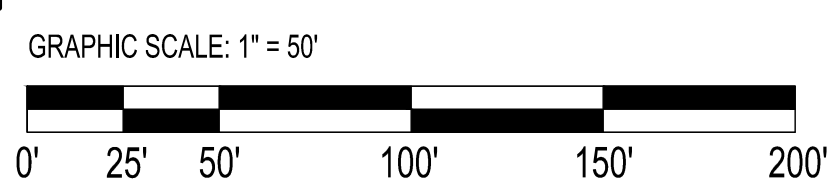
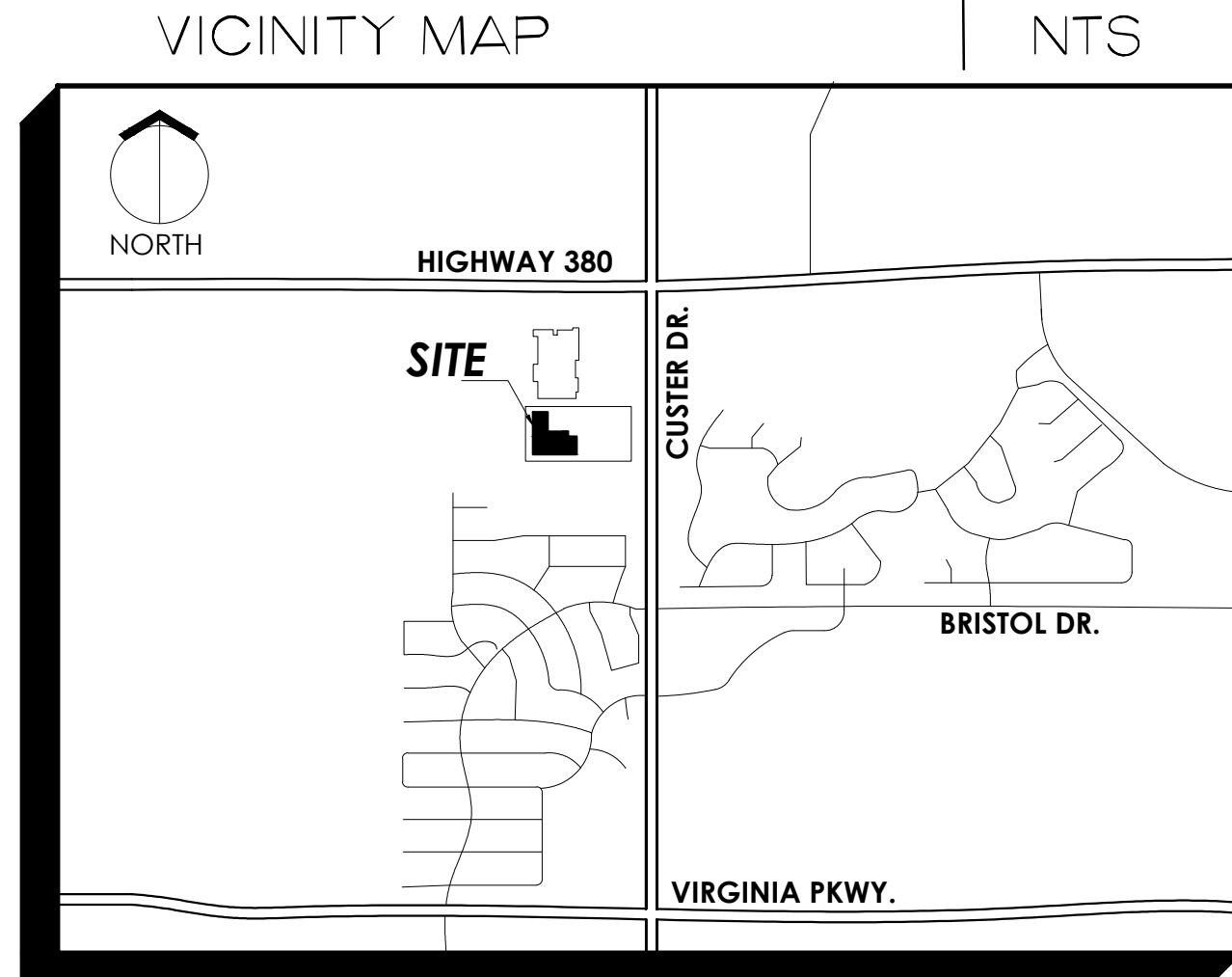


APPLICANT:
JOHN A. MORRIS P.E.
RELIABLE PAVING INC.
1903 PEYCO DR. N.
ARLINGTON, TX 76001



CALL DIST. = 132.26'
ACTUAL DIST. = 135.06'

**CUSTER ROAD
FM 2478**



Reliable Commercial Construction, Inc.
1903 N. Peyco Drive
Arlington, Texas 76001
T | 817.467.0779 F | 817.467.9148
ccf@reliablepaving.com

RELIABLE COMMERCIAL CONSTRUCTION, INC.
HOW MAY WE SERVE YOU?

REVISIONS	Number	Date
1	9/8/15 - PLANNING COMM.	
2	9/25/15 - PLANNING COMM.	
3	10/12/15 - PLANNING COMM.	
4	10/21/15 - PLANNING COMM.	

DEVELOPER: Quine and Associates
301 S. Sherman, Suite 100
Richardson, Texas 75081
Tel: (972) 669-9440 Fax: (972) 783-8901

**ALL STORAGE
EAGLE POINT**
SW OF CUSTER RD. AND HWY 380 INTERSECTION
LOT 1R2, BLOCK A of the Shops at Eagle Point

PROJECT:
FILE NUMBER: S070214-1
DATE: 10/12/15
DRAWN BY: RCC

SHEET TITLE:
AS1.0
SITE PLAN

RECEIVED
By Planning Department at 2:17 pm, Oct 22, 2015

SHOPS AT EAGLE POINT, L.P.
82 ARMSTRONG DRIVE
MUSTANG, OKLAHOMA 73064

(405) 376-4509

FAX (405) 376-9321

September 4, 2015

City of McKinney
Attention: Ms. Wright

Re: SUP application for a mini storage project at
Lot 1R-AR, Block A, Shops at Eagle Point
McKinney TX

The governing zoning is PD
Ordinance No. 2002-05-048

Ms. Wright,

Please find attached our site plan for the land cited above. Lot 1R2 is 4.646 acre parcel approximately 1,634' South of US 380 and approximately 620' West of Custer Road within in the boundary of PD 592 ~~which was adopted on May 21, 2002~~. Our intention is to construct seven (7) Self Storage buildings on Lot 1R2, including a three story drive through. An SUP is a requirement for this use. Because the property was purchased with deed restrictions limiting its uses, Mini Storage is one of the few possible uses on this lot. We understand that mini warehouses are required to have 100% masonry exteriors, are limited to one story at property lines adjacent to residential districts and that no overhead bay doors or loading areas can be visible from the adjacent lots or ROW's.

Two All Storage employees will be on site during normal hours of operation which are 9AM to 6PM Monday through Friday, 9AM to 5PM Saturdays and 11 AM to 4:30 PM on Sundays. Electronic coded gate access will be operational from 7AM to 9 PM daily. For questions or comments please contact our designated agent:

John A. Morris, P.E.
Reliable Commercial Construction, Inc.
1903 Peyco Dr, N.
Arlington TX 76001
Ofc 817-467-0779
Fax 817-467-9148
Cell 817-475-6324
john@reliablepaving.com

Or our designer:
Oziel Vigil
817-467-0779
Oziel@reliablepaving.com

Thank you for your attention,

Shops at Eagle Point GP, Inc,
General Partner


Mark McDowell
Vice President