

LOT 58  
CUSTER CREEK FARMS ADDITION  
PHASE III  
Cabinet B, Page 374  
(PRCCT)

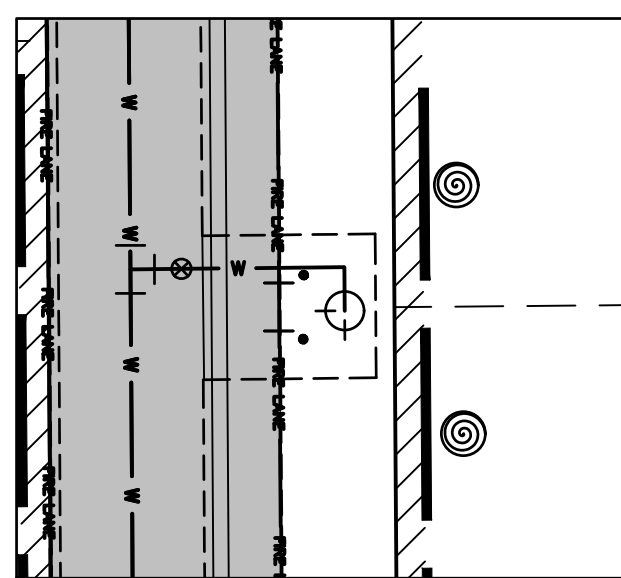
20' UTILITY EASEMENT  
VOL. B, PG. 374



LOCATION MAP  
SCALE: NTS

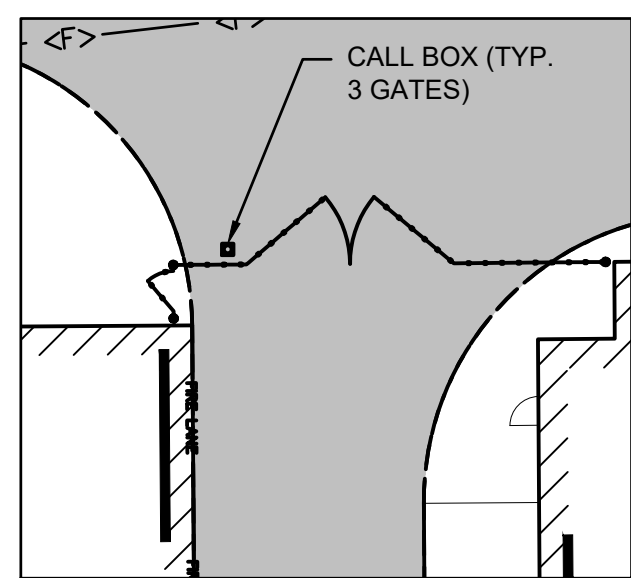
LEGEND

- PROPERTY BOUNDARY
- CL IN PROPOSED STORM LINE & CURB INLET
- W PROPOSED WATER LINE
- FH PROPOSED FIRE HYDRANT
- FD FIRE DEPT. HOSE REACH
- MH PROPOSED SANITARY SEWER, MANHOLE & LATERAL
- FL PROPOSED FIRE LANE
- BP BUILDING ACCESS POINT: DOOR
- RD ROLL UP DOOR
- FL 24' PROPOSED FIRE LANE PAVEMENT



FIRE HYDRANT DETAIL

NOT TO SCALE.  
NOTE:  
FIRE HYDRANT TO BE LOCATED WITHIN 3' TO 6' OF FIRE LANE.



GATE ACCESS DETAIL

NOT TO SCALE.  
NOTE:  
FIRE HYDRANT TO BE LOCATED WITHIN 3' TO 6' OF FIRE LANE.

SITE DATA  
EXISTING ZONING PD 2019-04-026  
EXISTING LAND USE VACANT

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**FIRE PROTECTION SYSTEMS**  
BUILDING'S REQUIRED TO BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM, CLASS 1 STANDPIPE, AND FIRE ALARM SYSTEM WITH FULL OCCUPANT NOTIFICATION.

AN APPROVED FIRE HYDRANT SHALL BE LOCATED WITHIN 100 FT., AS THE HOSE LAYS, OF THE FIRE DEPARTMENT CONNECTION (FDC).

1 PROPOSED GATE (FIRE ACCESS) AUTOMATIC WITH BI-DIRECTIONAL OPTICOM WITH CALL BOX PER PERMIT FROM THE FIRE MARSHAL'S OFFICE. NOTE: PEDESTRIAN ACCESS GATES AT NORHERLY GATES.

2 PROPOSED RISER ROOM LOCATION SHALL BE A MINIMUM 6'X6' CLEAR WIDTH WITH DIRECT EXTERIOR ACCESS AND DEDICATED TO LIFE SAFETY EQUIPMENT. [2021 ORDINANCE 901.4.7 AND 901.4.7.5]

3 PROPOSED FIRE LANE PAVEMENT 8" 4000 PSI CONCRETE WITH #4 BARS AT 18" OCEW ON A 8" LIME STABILIZED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE PLASTICITY INDEX SHALL NOT EXCEED 12.

SITE DATA  
EXISTING ZONING PD 2013-08-075  
EXISTING LAND USE VACANT

SITE DATA SUBJECT TRACT  
EXISTING ZONING PD 2013-08-075  
EXISTING LAND USE VACANT  
PROPOSED SUP TO ALLOW MINI-WAREHOUSE USES

SITE DATA  
EXISTING ZONING PD 2013-10-098  
EXISTING LAND USE SF RESIDENTIAL

**SITE DATA**

PROPERTY ID:	2859226
EXISTING ZONING:	PD
OVERLAY DISTRICT:	REC (REGIONAL EMPLOYMENT CENTER)
SITE AREA PER SURVEY:	4.264 ACRES (185,746 S.F.)
PROPOSED ZONING:	C-2
PROPOSED USE: (SUP REQUIRED)	MINI STORAGE
PROPOSED BUILDING HEIGHT:	29'6"
MAX. LOT COVERAGE PER CODE:	70%
MAX. F.A.R. PER CODE:	1.0
BUILDING AREA:	85,900 S.F.
PROPOSED LOT COVERAGE:	25.1%
PROPOSED F.A.R.:	0.25
PARKING REQUIRED:	
TOTAL PARKING REQUIRED:	04 SPACES
TOTAL PARKING PROVIDED:	05 SPACES
ACCESSIBLE SPACES REQUIRED:	01 SPACES
ACCESSIBLE SPACES PROVIDED:	02 SPACES

**SUP EXHIBIT BEST BOX**  
BEING 4.264 ACRES OUT OF  
GEORGE WHITE SURVEY, ABS 993  
CITY OF MCKINNEY, COLLIN COUNTY TEXAS  
DATED: 2/2/2023

ARCHITECT: RKAA ARCHITECTS, INC.  
2233 EAST THOMAS ROAD  
PHOENIX, ARIZONA 85016  
CONTACT: NEIL FEASER  
PHONE: (602) 955-3900  
FAX: (602) 955-0496  
E-MAIL: NFEASER@RKAA.COM

OWNER:  
JAI HANUMAN PROPERTIES LLC  
14523 WINNWOOD RD  
DALLAS, TEXAS 75264-7640  
(469) 374-0910  
ATTN: MANJU MENON

ENGINEER:  
SANCHEZ AND ASSOCIATES, LLC  
2000 N MCDONALD STREET, #100  
MCKINNEY, TEXAS 75071  
(469) 424-5900  
ATTN: CASEY GREGORY, PE

APPLICANT:  
BEST BOX  
222 S CENTRAL AVENUE, #500  
ST. LOUIS, MO 63105  
(314) 368-1741  
ATTN: MARK RUBIN

Master Planning  
Civil Engineering  
Land Development

3000 N. McDonald Street, Suite 100  
McKinney, TX 75071  
Tel 469-424-5900  
Fax 214-544-5200  
Certificate of Registration No. F-8665

**SANCHEZ & ASSOCIATES**

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

**BEST BOX MCKINNEY, TEXAS**

**SUP EXHIBIT**

Scale: SEE GRAPHIC SCALE  
Designed by: CDR  
Drawn by: CDR  
Checked by: RCG  
Date: 1/30/2023  
Project No. 02201.001

EXHIBIT