

**LEGEND**

	PROPOSED FIRE LANE
	EXISTING FIRE LANE
	PROPOSED SIDEWALK
	PROPOSED BUILDING
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
	WATER/IRRIGATION METER (AND VAULT)
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE
	TYPICAL
	WE WATER EASEMENT
	DE DRAINAGE EASEMENT
	BFR BARRIER FREE RAMP
	CI CURB INLET
	GI GRATE INLET
	JB JUNCTION BOX
	SW SIDEWALK
	BL BUILDING LINE/SETBACK
	MH MANHOLE
	EX EXISTING
	PROP. PROPOSED
	F.L.M.A.W.S.D. FIRE LANE, MUTUAL ACCESS, WATER, SEWER, & DRAINAGE

**CITY OF MCKINNEY SITE PLAN NOTES:**

- THE SANITATION CONTAINER SCREENING WALLS SHALL 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 SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY 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.
- THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
- ALL FIRE HYDRANTS AND WATER METERS ARE CENTERED IN 10' WIDE WATER EASEMENTS. EASEMENTS EXTEND 5' BEYOND THE CENTER OF THE HYDRANT/METER.
- CLEANOUTS SHALL BE PROVIDED FOR ALL SANITARY SEWER SERVICE LINES, AND SHALL BE LOCATED AS NEAR TO THE PROPERTY LINE AS POSSIBLE.
- REMOTE FDC'S SHALL BE PROTECTED BY BOLLARDS. CIVIL ENGINEERING PLANS SHALL PROVIDE DETAILS.
- REMOTE FDC SIGNS SHALL BE PROVIDED AS REQUIRED BY IFC SECTION 511. WAYFARING SIGNS IN ACCORDANCE WITH IFC SECTION 505.3, AS AMENDED, WILL BE REQUIRED.

**SITE DATA SUMMARY TABLE**

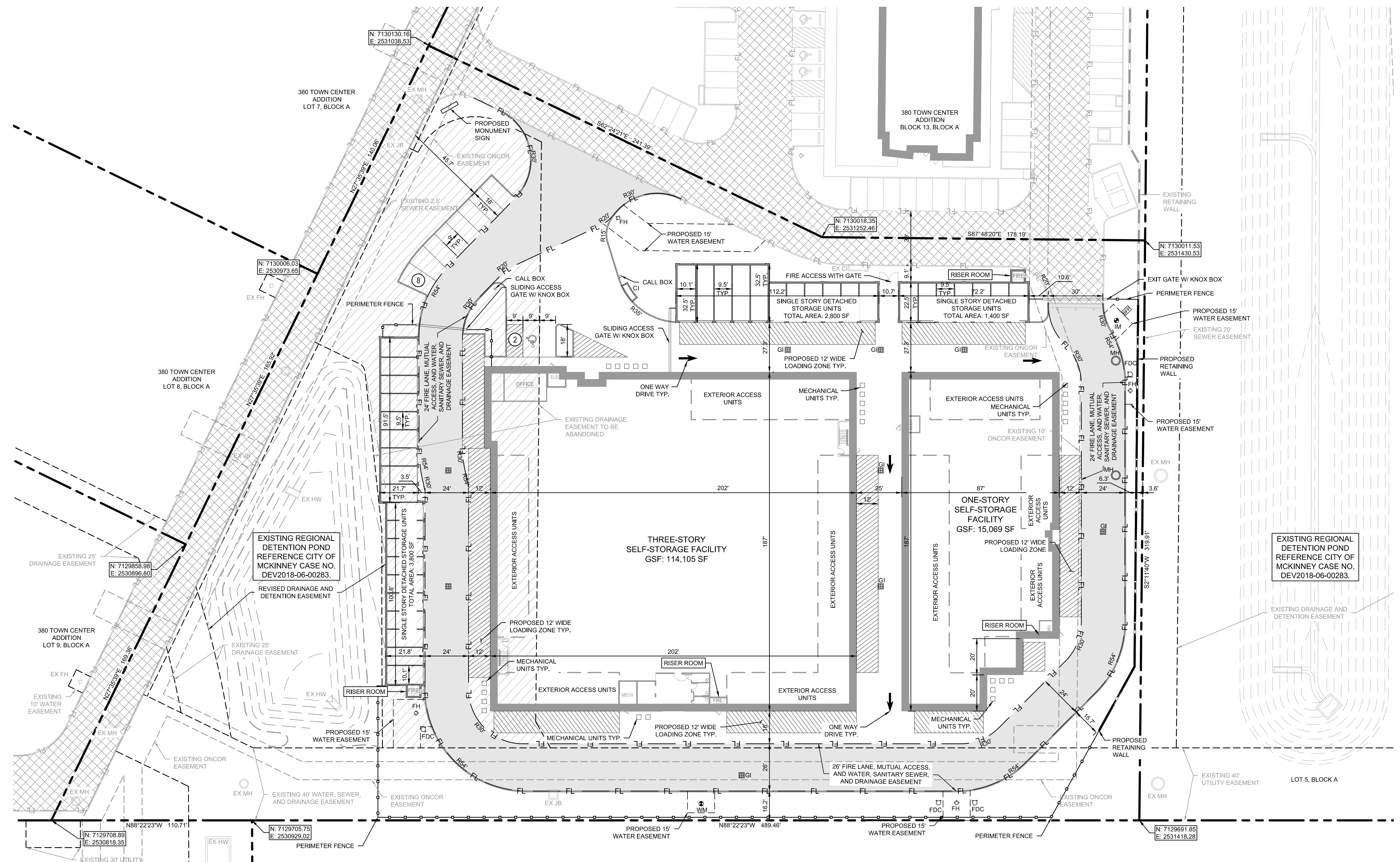
GENERAL SITE DATA		LOT 10
ZONING		PD ORD. NO. 2018-09-070
LAND USE		MINI-WAREHOUSE
LOT AREA (SQ. FT.)		182,400 SF
LOT AREA (ACRES)		4.19 AC
3 STY BUILDING AREA (SQ. FT.)		114,105 SF
1 STY BUILDING AREA (SQ. FT.)		15,069 SF
DETACHED GARAGE (37) BUILDING AREA (SQ. FT.)		8,000 SF
TOTAL BUILDING SQ. FT.		137,174 SF
3 STY BUILDING HEIGHT		55'
1 STY BUILDING HEIGHT		15' 8"
LOT COVERAGE		33.50%
FLOOR AREA RATIO		0.67:1
<b>REQUIRED PARKING</b>		
TOTAL PARKING REQUIRED		4 SPACES
PARKING PROVIDED		10 SPACES
HANDICAP PARKING REQUIRED		1
HANDICAP PARKING PROVIDED		1

**SITE PLAN**  
**LOT 10, BLOCK A**  
**380 TOWN CENTRE ADDITION**  
**±8.22 ACRES**  
**William Hunt Survey, Abstract #450**  
**Northwest Corner of US 380 & Hardin Blvd**  
**City of McKinney, Collin County, Texas**  
**Submitted: 10/26/2020**  
**Resubmitted: 12/04/2020**

**Owner:** The Davis Group  
 1110 Cowan Road  
 Celina, TX 75009  
 Contact: Eric Seitz  
 Phone: (214) 705-1078

**Developer:** Kimley-Horn and Associates, Inc.  
 5345 Town Square  
 Drive, Suite 210  
 Plano, TX 75024  
 Contact: Chris Davis  
 Phone: (678) 910-0731

**Engineer:** Two Galleria Office Tower, Suite 700  
 Dallas, Texas 75240  
 Contact: Jonathan Kerby, P.E.  
 Phone: (972) 770-1370



CALLED 304.402 ACRES  
 RAYTHEON TI SYSTEMS, INC.  
 VOL. 3953, PG. 1145  
 D.R.C.C.T.

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SHEET NO. 10 OF 11  
 DATE: 12/04/2020  
 DRAWN BY: JCK  
 CHECKED BY: JCK

**Kimley-Horn**

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 PHONE: 972-770-1300 FAX: 972-239-3820  
 TEXAS REGISTERED ENGINEERING FIRM F-928

KHA PROJECT	064546001	DATE	11/23/2020	SCALE	AS SHOWN	DESIGNED BY	RCL	RAC	JCK
<p align="center"><b>DAVIS GROUP SELF-STORAGE LOT 10, BLOCK A</b></p> <p align="center"><b>380 TOWN CENTRE ADDITION</b></p> <p align="center"><b>SITE PLAN</b></p>									