

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

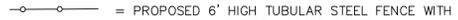
IMPERVIOUS COVER:		
BUILDINGS	60,994 SF	38%
PAVING	45,611 SF	28%
TOTAL	106,605 SF	66%

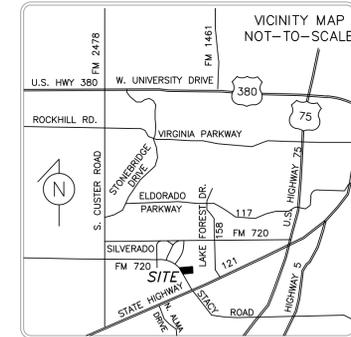
**PARKING REQUIREMENTS:**

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

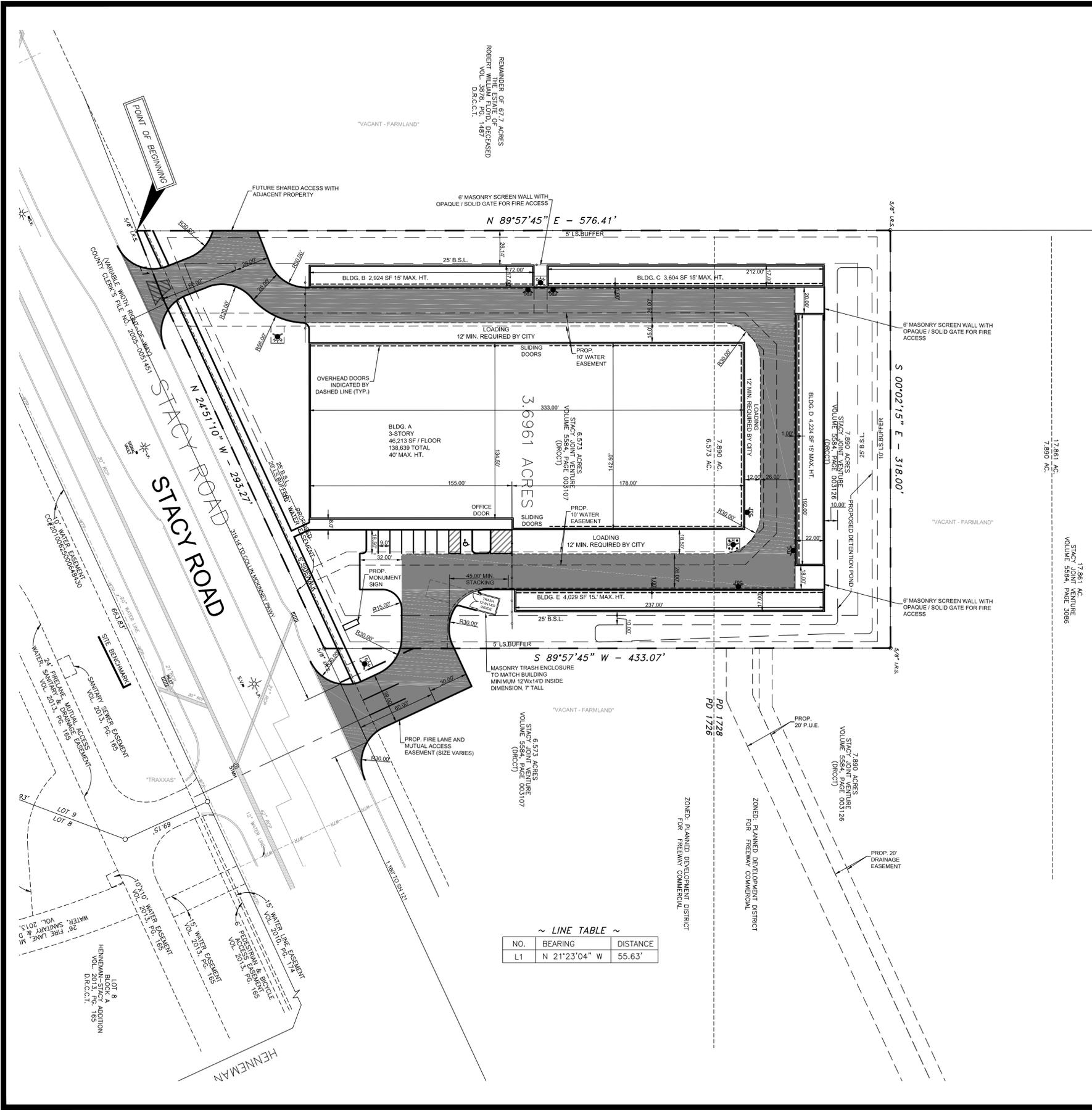


ENGINEER / APPLICANT:  
JAB ENGINEERING, LLC. (F-14076)  
4500 WILLIAMS DRIVE, STE. 212-121  
GEORGETOWN, TX 78633  
512-779-7414  
CONTACT: JOSHUA A. BARAN

**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'



NORTH

