

HARRY MCKILLOP BLVD.

LEFT TURN LANE PER TxDOT STANDARDS

MEDIAN CUT CL

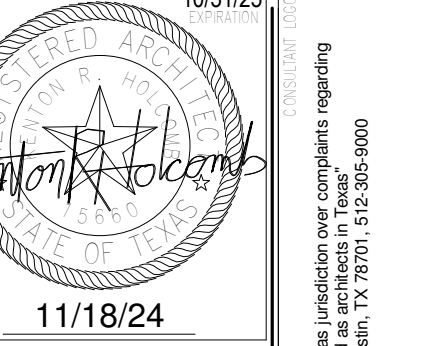
36' WIDE APPROACH  
1ST POINT OF ACCESS

ROUTE SIDE WALK UP BERM PER ADA  
ADA VAN ACCESS, PARKING  
5' ADA STRIPED CROSSWALK

HARRY MCKILLOP BLVD.

OLD MILL ROAD

VICINITY MAP (NOT TO SCALE)



11/18/24



Revision Schedule

Rev.	Description
1	Issue for Review
2	Issue for Construction

CONTACTS:  
CURRENT LAND OWNER:  
NTX Natural Select Materials LLC  
1110 E University Dr,  
Proser, TX 75078  
469-344-6735

DEVELOPER CONTACT:  
MataTex Development Company  
Marcus Walther  
214-945-1554 x202  
marcus@matalex.com

ARCHITECT CONTACT:  
KH Architects, PLLC  
Kent Holcomb  
817-905-6991  
kent@kharchitects.biz

CIVIL CONTACT:  
CROSS ENGINEERING  
Jonathan Hake  
972-957-5132  
JHake@crossengineering.biz

LANDSCAPE ARCHITECT:  
Kent M. Farrar  
817-594-4241  
kent.futurelandforms@gmail.com

RIGHT TURN LANE  
LANE PER TxDOT  
STANDARDS

75' THROAT,  
TYP.

ADA PARKING &  
5' CROSSWALK

FUTURE ACCESS W/ MUTUAL ACCESS  
ACROSS ADJACENT SITE

ALL EQUIPMENT SHALL BE  
SCREENED FROM PUBLIC  
& RESIDENTIAL VIEW, PER  
ART. 2.206C.d

RISER ROOM (PUMP IF  
REQ'D.) W/ F.D.C. PER CITY  
OF MCKINNEY FIRE DEPT.

FUTURE 2nd POINT OF ACCESS  
W/ MUTUAL ACCESS  
ADJACENT SITE

OFFICE

BUILDING 1  
PROPOSED 3-STORY SELF  
STORAGE FACILITY  
25,175 SF FOOTPRINT  
75,525 SF GROSS  
(60,000 RENT. AREA)  
SPRINKLERED

20' NO AIR CONDITION  
OUTSIDE ACCESS UNITS  
3,400 SF

BUILDING EGREES,  
ACCESS/ENTRY/EXITS SHALL BE  
PROVIDED @ ALL STAIRS & TO EXCEED  
MIN. I.B.C. BUILDING CODES

BLDG 2 - 6,750 SF  
SPRINKLERED

BLDG 3 - 7,200 SF  
SPRINKLERED

BLDG 4 - 4,850 SF  
SPRINKLERED

1-STORY NO AIR CONDITION  
BLDG 2-4 SHALL BE SPRINKLERED

POINT OF BEGINNING  
SITE PLANE COORDINATES  
N: 7,115,306.9250'  
E: 2,544,753.6794'

ZONED C3 REGIONAL COMMERCIAL  
DIMENSIONAL STANDARDS:  
20' FRONT SETBACK  
55' MAX HGT.  
150' DEAD-END NON SPRINK.  
200' FOR SPRINK.

LOT AREA = 113,056 SF, 2.6 ACRES  
PORTION OF LOT 1, BLOCK A,  
MCKINNEY EDC ADDIT.  
SAMUAL MCFARLAND SURVEY, NO. 558

BUILDING AREAS:

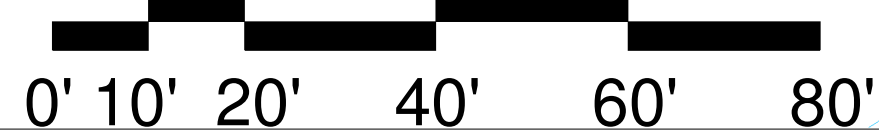
3-STORY - AIR CONDITION-	
BLDG. 1	L1 = 25,175 SF L2 = 25,175 SF L3 = 25,175 SF <b>75,525 SF</b>

1-STORY NO AIR CONDITION-	
BLDG. 2	= 6,750 SF
BLDG. 3	= 7,200 SF
BLDG. 4	= 4,850 SF
<b>TOTAL GROSS AREA</b>	<b>94,325 SF</b>

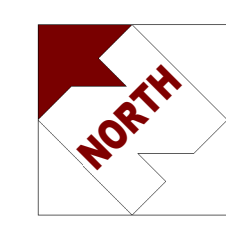
NOTE: NO MOTOR VEHICLE STORAGE IS  
ALLOWED.

PARKING CALCULATIONS:

PARKING REQUIRED	4 SPACES
PARKING PROVIDED	4 SPACES
	1 ADA SPACE
MIN. 12' WIDE LOADING ZONE REQ'D AT EXTER. DOOR BAYS	



MASTER SITE PLAN  
1" = 20'-0"



Mckillop Self Storage  
Harry McKillop Blvd, McKinney, TX  
SUP SUBMISSION 5

SUP EXHIBIT  
CONCEPT DESIGN  
A1.1