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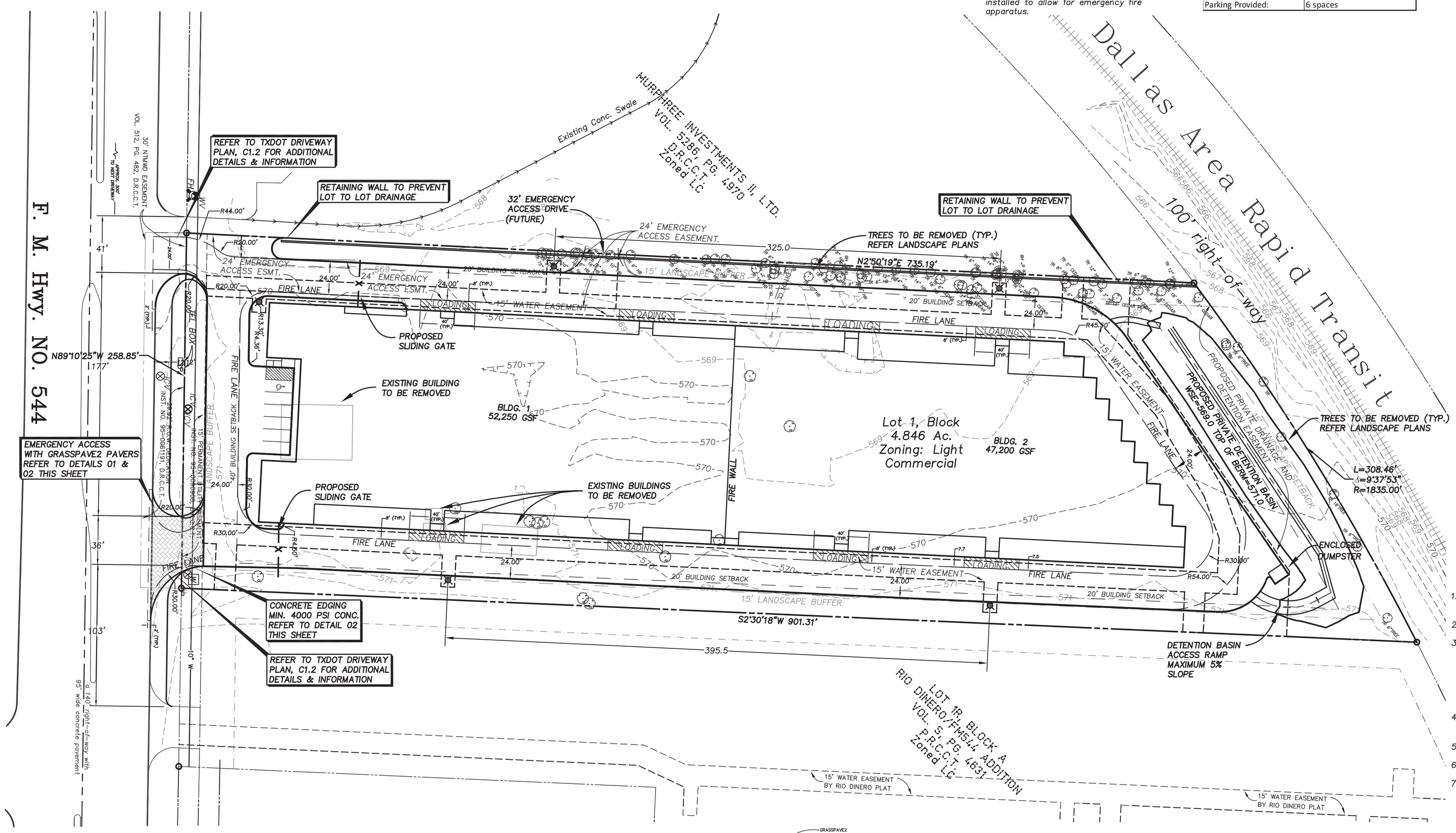
FIRE DEPARTMENT NOTES

1. Security gates are required to allow for an opening width of no less than 20 feet and are required to have an automatic secured key access (Knoxbox) with manual override release.
2. The main entry gate is required to have an opticom (automatic gate opening device) installed to allow for emergency fire apparatus.

SITE DETAILS	
Zoning:	Light Commercial
Proposed Use:	Mini-Warehouse/Self Storage
Maximum Building Height:	35'-0"
Proposed Building Height:	27'-4"
Parking Required per Sec. 86-706(31):	6 spaces
Parking Provided:	6 spaces



PLAN LEGEND

- PROJECT BOUNDARY LINE
- RIGHT-OF-WAY LINE
- OTHER PROPERTY BOUNDARY
- RIGHT-OF-WAY CENTERLINE
- I.R.F. — PROPERTY MONUMENT & TYPE (IRON ROD FOUND)
- OHE — PP — OVERHEAD ELECTRIC LINE W/ POWER POLE & GUY WIRE
- UGELEC — UNDERGROUND ELECTRIC LINE
- UGTEL Mkr — UGTEL — UGTEL Riser — UNDERGROUND TELEPHONE LINE W/ RISER & LINE MARKER
- Gas Mkr — GAS — UNDERGROUND GAS LINE W/ RISER & LINE MARKER
- EXISTING GAS METER
- EXISTING ASPHALT PAVING
- EXISTING CONCRETE PAVING
- EXISTING CURB
- EXISTING FENCE
- 20" PECAN — EX. TREE, TYPE & DIAMETER
- LIGHT — EXISTING STREET OR FLOOD LIGHT
- BENCHMARK
- EXISTING EASEMENT
- EXISTING BUILDING SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED BUILDING SETBACK LINE
- PROPOSED CURB
- PROPOSED FIRE LANE

0 20' 40' 80' 120'

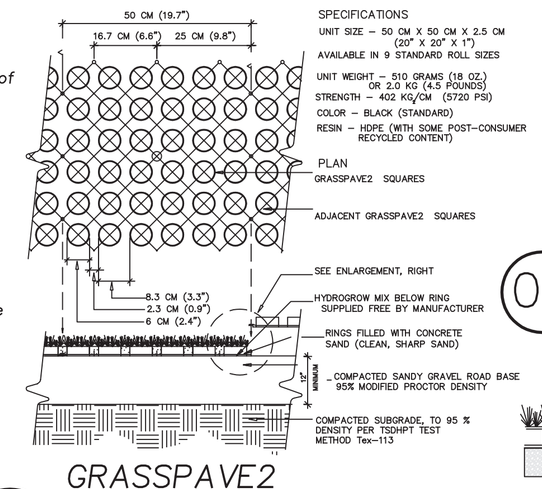
GRAPHIC SCALE 1"=40'

DIMENSIONING NOTES

1. All dimensions are to back of curb unless noted. Building dimensions are to outside of wall as shown on architectural plans.
2. All unmarked curb radii are 2.00' (2'-0") to back of curb.
3. Building dimensions are from a floorplan prepared by ARCHCON of SAN ANTONIO, dated 12/11/14. The Contractor shall refer to the architectural plans for specific building dimensions. Prior to construction, the Contractor is responsible for notifying the Engineer and the Architect of any dimensional discrepancies found between this plan and any architectural or structural plans.
4. Units of length are feet unless otherwise marked as inches ("), centimeters (cm), meters (m) or yards (yd).
5. Refer to Sheet C1.0 for other general notes applicable to dimension control.
6. Refer to the Landscape Plan for tree removal and protection.
7. Refer to water & sewer plan for existing and proposed utilities.

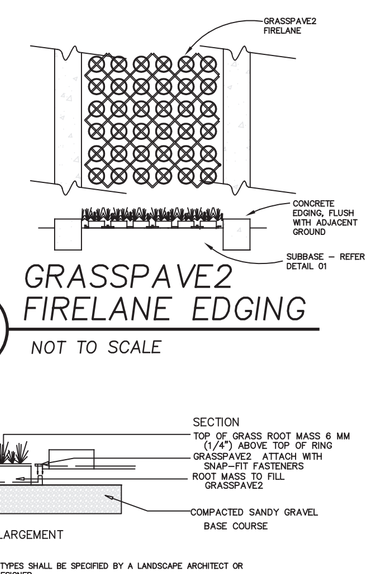
PAVING NOTES

1. Final paving, curb and sidewalk elevations will be placed at ±0.03 foot.
2. All TxDOT specifications on this plan, notes, and details refer to 2004 Standard Specifications for Construction of Highways, Streets and Bridges, Texas Department of Transportation. The following sections shall apply to new paving this site:
   - 2.1. Concrete Pavement: Items 360 & 421
   - 2.2. Flexible Base: Item 247
   - 2.3. Lime-Treated Subgrade: Item 260
3. Subgrade shall consist of onsite soils compacted per Notes #22 through #25, Sheet C1.0 and/or the geotechnical report, whichever is more restrictive.
4. Flexible base material, if used, shall be TxDOT Type A, Grade 1 or 2; recycled crushed concrete (TxDOT Type D) may be used only when specifically authorized by the Engineer.
5. Contractor to remove and dispose of any and all material that is deemed unsuitable for base material by the Engineer.
6. Refer to Sheet C6.0 for paving details not found on this sheet.
7. Refer to Sheet C1.0 for other notes applicable to paving.
8. Recommended Pavement Thickness – "T":
   - 8.1. 7" Thick Concrete – Main Driveway in TxDOT ROW
   - 8.2. 6" Thick Concrete – All other site paving
9. Recommended Maximum Contraction Joint Spacing:
   - 9.1. 7" Thick Concrete – 15'x 15'
   - 9.2. 6" Thick Concrete – 12.5' x 12.5'
10. Recommended Minimum Reinforcement Requirements: #4 Bars @ 24" OCEW.



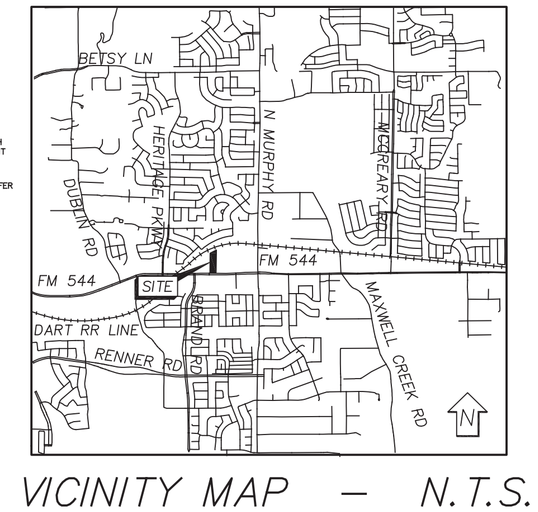
01 GRASSPAVE2 FIRELANE DETAIL

NOT TO SCALE



02 GRASSPAVE2 FIRELANE EDGING

NOT TO SCALE



VICINITY MAP – N.T.S.

MAPSCO 116-X

Jenkins Addition
4.846 Acres
Situated in the George H. Pegues
Survey Abstract No. 699
Collin County, Texas
Inst. No. 2007-0523000697410
Deed Records Collin County, Texas

Developer
Ricky Jenkins
The Jenkins Organization, Inc.
2539 S. Gessner, Suite 13
Houston, Texas 77063
(512) 955-6432

PROGRESS PLOTS
FOR INTERIM DESIGN REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 04/15/15

!!CAUTION!!
THERE MAY BE UNDERGROUND GAS LINES, TELEPHONE CABLES AND ELECTRICAL LINES WITHIN VICINITY OF SITE. EXACT LOCATIONS ARE UNKNOWN. CALL BEFORE DIGGING!

Texas811

NO.	DATE	BY	DESCRIPTION

REVISIONS

SUBMITTAL #3: 03/13/15
SUBMITTAL #4: 04/01/15
SUBMITTAL #5: 04/14/15
SUBMITTAL #6: 04/15/15
DESIGN: JMV DRAWN: TLV
CHECKED: DAV
SCALE: N/A
VA PROJECT NO: 1002-01

SHEET C1.1
02 OF --

VILBIG & ASSOCIATES, P.L.L.C.
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(214) 352.7333 www.vilbig.com
TEXAS ENGINEERING FIRM # F-5614

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID A. VILBIG, P.E., 67207 ON APRIL 15, 2015. IT IS NOT TO BE USED FOR CONSTRUCTION OR FINAL BID, OR PERMIT PURPOSES.

JENKINS SELF STORAGE
401 W FM 544
MURPHY, TX COLLIN COUNTY

SITE PLAN

Apr 15, 2015 – 2:47pm User: Owner Z:\1002-01 401 E FM 544 – Murphy, TX\Civil 1002-01\A Final\1002-01 Plans.dwg