



GENERAL NOTES:

1. ALL MATERIALS AND CONSTRUCTION WITHIN STREET RIGHT-OF-WAY AND PUBLIC EASEMENTS SHALL CONFORM TO THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA/SITE.
4. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT.
5. FIRE LANES SHALL BE STRIPED IN ACCORDANCE WITH THE CITY/COUNTY REQUIREMENTS (IF ANY).
6. ALL DIMENSIONS ARE FROM FACE OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
7. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL.
8. SLOPE WITHIN THE HANDICAP PARKING AND STRIPED AREA SHALL NOT EXCEED 2% IN ANY DIRECTION.
9. ALL CURB RADII ARE 2.0' UNLESS OTHERWISE SPECIFIED (EXCEPT FOR AT END OF PARKING SPACES AND FLUMES WHERE THE RADII IS 0').

SITE DATA TABLE	
EXISTING ZONING:	PD-R
CURRENT LAND USE:	UNDEVELOPED
PROPOSED LAND USE:	SELF-STORAGE
SITE ACREAGE:	2.637 ACRES
BUILDING AREA:	60,385 SF
PERVIOUS AREA:	7,472/114,893=6.5%
IMPERVIOUS AREA:	107,422/114,893=93.5%
PARKING REQUIREMENT:	4 SPACES PER ESTABLISHMENT PLUS 2 FOR ON-SITE MANAGER'S RESIDENCE
PARKING REQUIRED:	6 SPACES
PARKING PROVIDED:	6 SPACES
ACCESSIBLE PARKING REQUIRED:	1 SPACE
ACCESSIBLE PARKING PROVIDED:	1 SPACE
TOTAL PARKING PROVIDED:	7 SPACE
LOADING SPACES REQUIRED:	2 REGULAR LOADING SPACES
LOADING SPACES PROVIDED:	1 LARGE LOADING SPACE 2 REGULAR LOADING SPACES 1 LARGE LOADING SPACE

LEGEND

- EXISTING CURB
- PROPOSED CURB
- Ⓢ — PARKING COUNT
- - - PROPOSED FIRELANE
- - - 588 - - - EXISTING CONTOURS
- LS — PROPOSED LANDSCAPING AREA
- [Pattern] — PROPOSED PAVEMENT
- [Pattern] — PROPOSED SIDEWALK



C1

SITE PLAN
ASSURED SELF STORAGE
1011 NORTH MURPHY ROAD

NORTH MURPHY RETAIL ADDITION
2.637 ACRES, LOT 2, BLOCK A
CITY OF MURPHY, COLLIN COUNTY, TEXAS

03/18/20

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

OWNER:
 DON WALK
 4000 N. MACARTHUR
 BLVD. STE. A132
 IRVING, TEXAS 75038
 CONTACT: APRIL MOORE
 PH: 214-772-9604

ENGINEER:
 CUMULUS DESIGN, INC.
 FIRM # 14810
 P.O. BOX 2119
 EULESS, TEXAS 76039
 PH: 214.235.0367
 PAUL@CUMULUSDESIGN.NET

BENCHMARK

TOP OF MANHOLE LOCATED 3.5' WEST FROM THE SIDEWALK ALONG MURPHY ROAD, APPROX. 25' NORTH OF THE SOUTHEAST PROPERTY CORNER.
 ELEVATION = 587.92

TOP OF MANHOLE LOCATED IN THE NORTHERN PORTION OF THE SITE, LOCATED 274' EAST-SOUTHEAST OF THE NORTHWEST PROPERTY CORNER.
 ELEVATION = 590.99

CONTRACTOR TO ESTABLISH AND MAINTAIN BENCHMARKS AND PROPER CONTROLS PRIOR TO AND DURING CONSTRUCTION.

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