



REFERENCES:

- 2025 MCLENNAN COUNTY PARCEL DATA - DOWNLOADED FROM TNRS
- 2020 LIDAR ELEVATION CONTOUR DATA - DOWNLOADED FROM TNRS
- CITY OF WACO GIS UTILITY DATA

GENERAL NOTES:

- TOTAL AREA OF PROPERTY = 59,154.48 SQUARE FEET (1.358 ACRES)
- HISTORICAL / CURRENT PROPERTY USE - VACANT
- PROPOSED PROPERTY USE - SELF-STORAGE
- CURRENT ZONING - R-2 TWO-FAMILY AND ATTACHED SINGLE FAMILY RESIDENCE DISTRICT
- CITY OF WACO LAND USE PLAN 2016 - URBAN RESIDENTIAL
- POTENTIAL ZONING - C-3 GENERAL COMMERCIAL DISTRICT; C-4 CENTRAL COMMERCIAL DISTRICT; C-5 SERVICE COMMERCIAL DISTRICT; M-2 LIGHT INDUSTRIAL DISTRICT
 - USES PERMITTED: SELF-STORAGE WAREHOUSES (C-3, C-5, M-2)
 - SPECIAL USES: SELF-STORAGE WAREHOUSES IN AN ENCLOSED, CLIMATE-CONTROLLED STRUCTURE (C-4)
 - MINIMUM LOT AREA: 20,000 SQUARE FEET (C-3)
 - MINIMUM LOT WIDTH: 100 FEET (C-3)
 - MINIMUM FRONT YARD: 10 FEET (C-3)
 - MINIMUM REAR YARD: NO MINIMUM REAR YARD REQUIRED (C-3)
 - MINIMUM SIDE YARD: NO MINIMUM SIDE YARD REQUIRED, EXCEPT THAT - A SIDE YARD OF NOT LESS THAN 10 FEET SHALL BE REQUIRED WHERE THE SIDE YARD IS ADJACENT TO A SIDE STREET (C-3)
 - MAXIMUM HEIGHT OF BUILDING: 4 STORIES / 60 FEET
- PARKING SPACE REGULATIONS - FOR INDUSTRIAL USE OF BUILDING OR SITE, THE MINIMUM NUMBER OF PARKING SPACES SHALL BE 0.8 PER EMPLOYEE ON ANY ONE SHIFT
- MISCELLANEOUS ITEMS:
 - FEMA FLOODPLAIN - NOT APPLICABLE PER FEMA'S FIRM MAPS AND NFHL VIEWER
 - U.S. EPA WATERS OF THE UNITED STATES (WOTUS) - NOT ANTICIPATED

PLANNED UNIT DEVELOPMENT (PUD) REQUIREMENTS:

- MINIMUM SIZE: A PUD MUST HAVE AT LEAST ONE (1) ACRE OF LAND.
- LOCATION: A PUD MAY BE LOCATED IN ANY ZONING DISTRICT.

THESE PLANS AND THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE CALCULATED BY APPLYING VERTICAL SHIFTS DERIVED FROM GEOID MODEL 2012A TO ELLIPSOID HEIGHTS CALCULATED FROM GPS/GNSS OBSERVATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, CORS ADJUSTMENT (NAD83 (NA2011)), BEARINGS, DISTANCES, AND ACREAGE ARE GRID, NAD83 STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203.

DRAWING INSERTION UNITS = 2

MACARTHUR STORAGE UNITS
 SCUDDER O J TR LOT ALL BLOCK B ACRES 1.358
 MCLENNAN COUNTY WACO, TEXAS

PRELIMINARY
 MERRITT ENGINEERING, LLC
 TEXAS REGISTERED ENGINEERING FIRM F-23159
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REVISIONS	
DATE	DESCRIPTION

PLANNED UNIT DEVELOPMENT (PUD) CONCEPTUAL PLAN
 SHEET #:
EXHIBIT A

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