

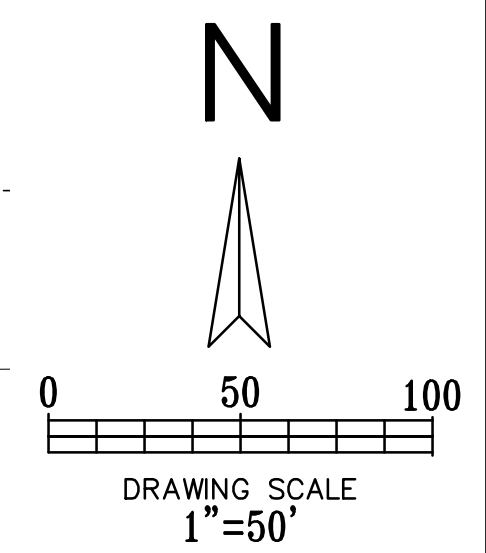
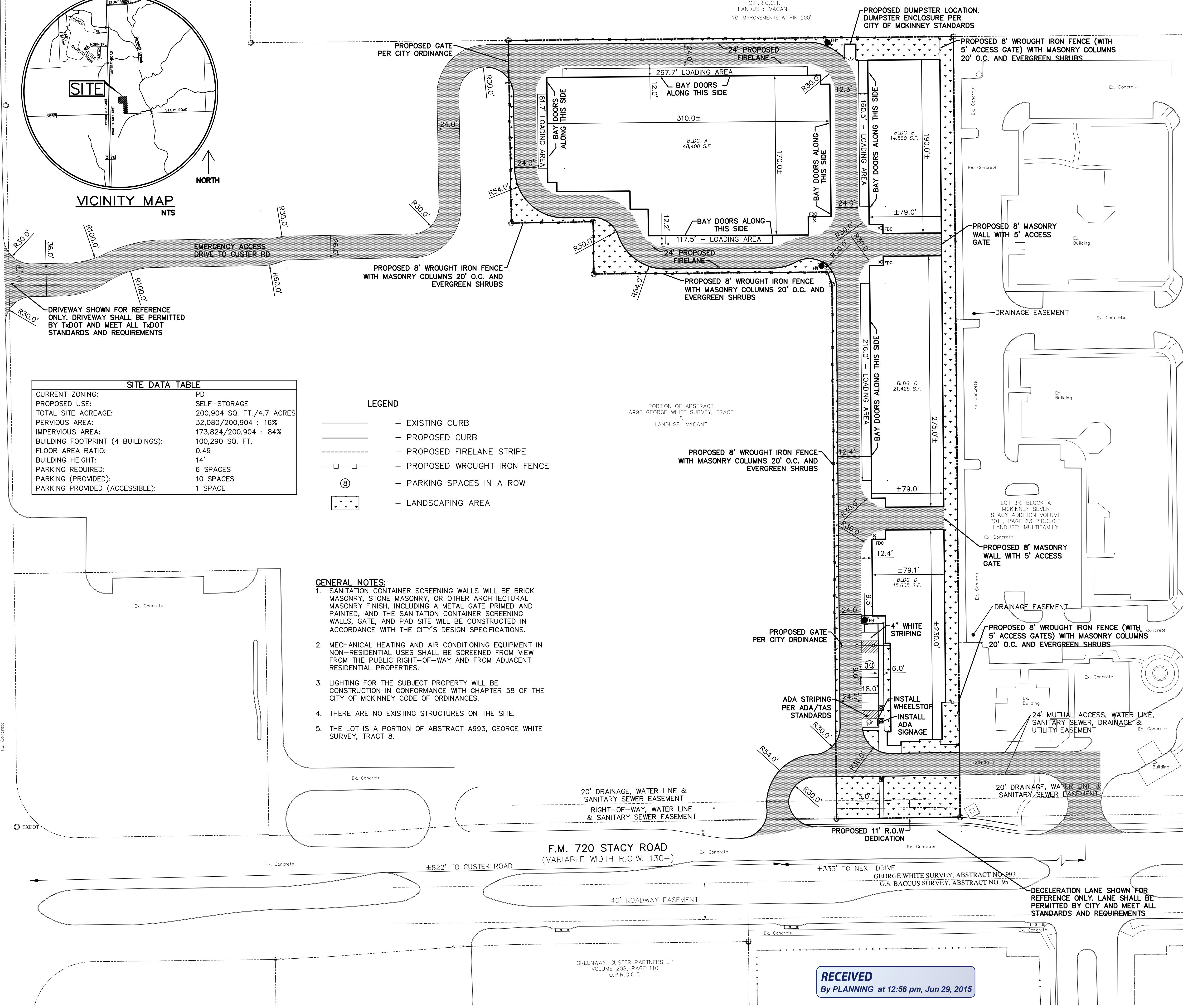
VICINITY MAP
NTS

F.M. 2478 CUSTER ROAD
(VARIABLE WIDTH R.O.W.)

SITE DATA TABLE	
CURRENT ZONING:	PD
PROPOSED USE:	SELF-STORAGE
TOTAL SITE ACREAGE:	200,904 SQ. FT./4.7 ACRES
PERVIOUS AREA:	32,080/200,904 : 16%
IMPERVIOUS AREA:	173,824/200,904 : 84%
BUILDING FOOTPRINT (4 BUILDINGS):	100,290 SQ. FT.
FLOOR AREA RATIO:	0.49
BUILDING HEIGHT:	14'
PARKING REQUIRED:	6 SPACES
PARKING (PROVIDED):	10 SPACES
PARKING PROVIDED (ACCESSIBLE):	1 SPACE

- LEGEND**
- — — — — EXISTING CURB
 - — — — — PROPOSED CURB
 - - - - - PROPOSED FIRELANE STRIPE
 - □ - □ - PROPOSED WROUGHT IRON FENCE
 - ⊙ - PARKING SPACES IN A ROW
 - LANDSCAPING AREA

- GENERAL 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 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 CONSTRUCTION IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
 - THERE ARE NO EXISTING STRUCTURES ON THE SITE.
 - THE LOT IS A PORTION OF ABSTRACT A993, GEORGE WHITE SURVEY, TRACT 8.



CUMULUS DESIGN
 Firm #14870
 2080 N. Highway 360, Suite 240
 Grand Prairie, Texas 75050
 Tel. 214.235.0367

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 06/25/15.

SPECIFIC USE PERMIT EXHIBIT
 NE CORNER OF CUSTER AND STACY
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

OWNER
 ENCORE RETAIL MCKINNEY LLC
 5005 LBJ FWY.
 SUITE 1200, DALLAS, TEXAS
 75244-6150

ARCHITECT
 DAVID BACA STUDIO
 100 N. TRAVIS STREET
 SUITE #500A
 SHERMAN, TEXAS 75090

DEVELOPER
 THE JENKINS ORGANIZATION
 4600 MUELLER BOULEVARD
 SUITE #1003
 AUSTIN, TEXAS 78723

ENGINEER
 CUMULUS DESIGN, INC.
 FIRM #14870
 P.O. BOX 2119
 EULESS, TEXAS 76039
 PH: 214-235-0367
 FAX: 214-235-0546

PLOT DATE	06/25/15
DRAWING SCALE	1" = 50'
PROJECT NUMBER	CD15006
SHEET NUMBER	SUP

RECEIVED
 By PLANNING at 12:56 pm, Jun 29, 2015

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