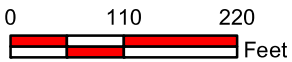
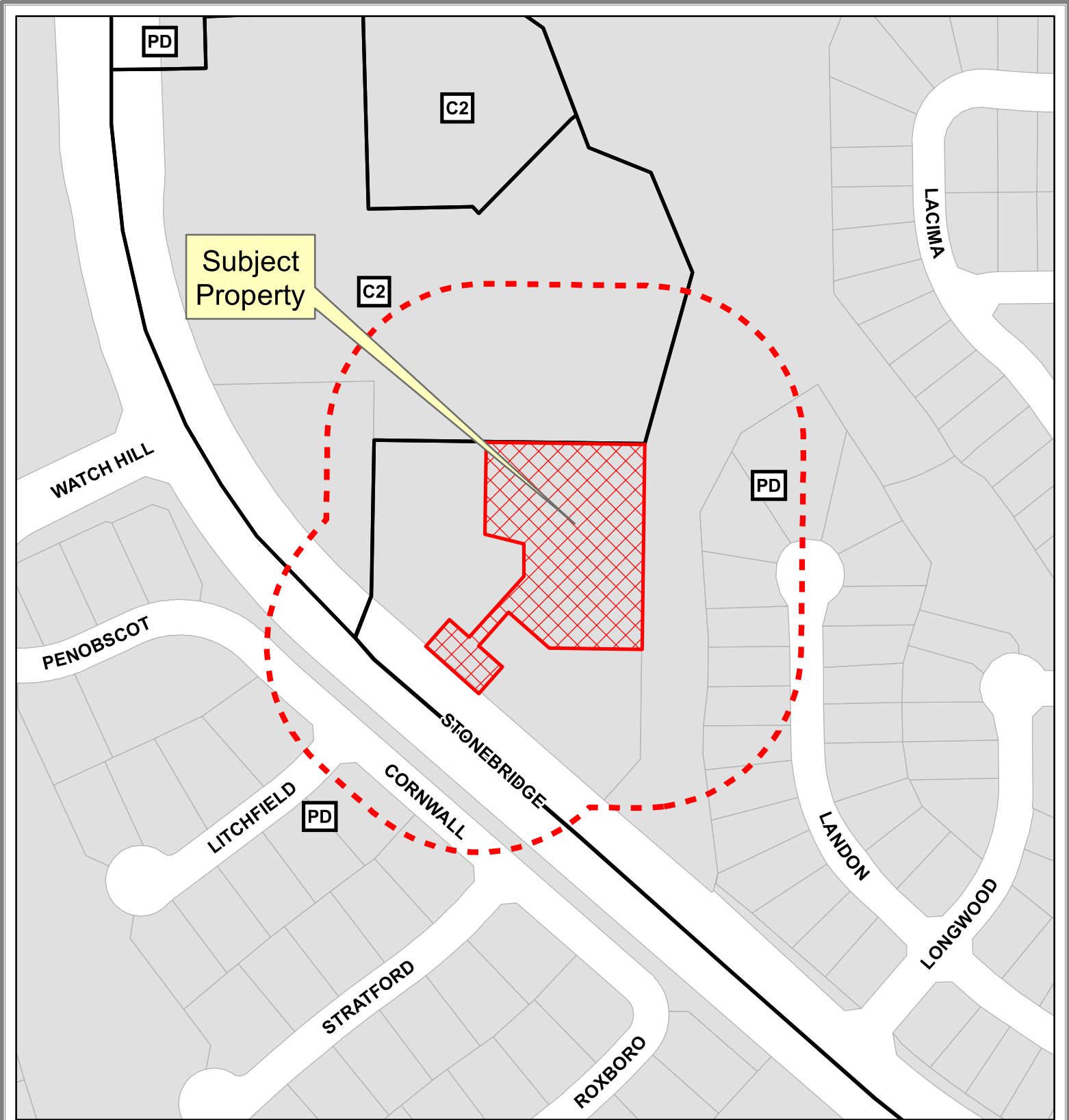


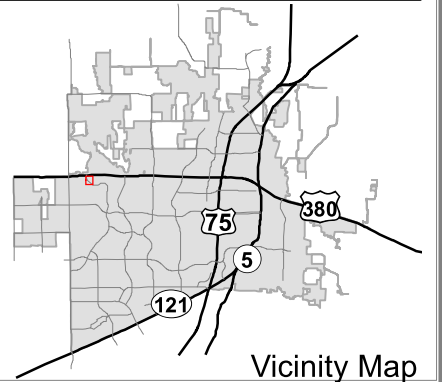
EXHIBIT A



Notification Map

Case: 17-019SUP

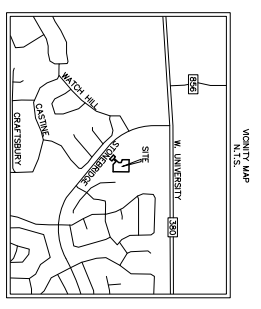
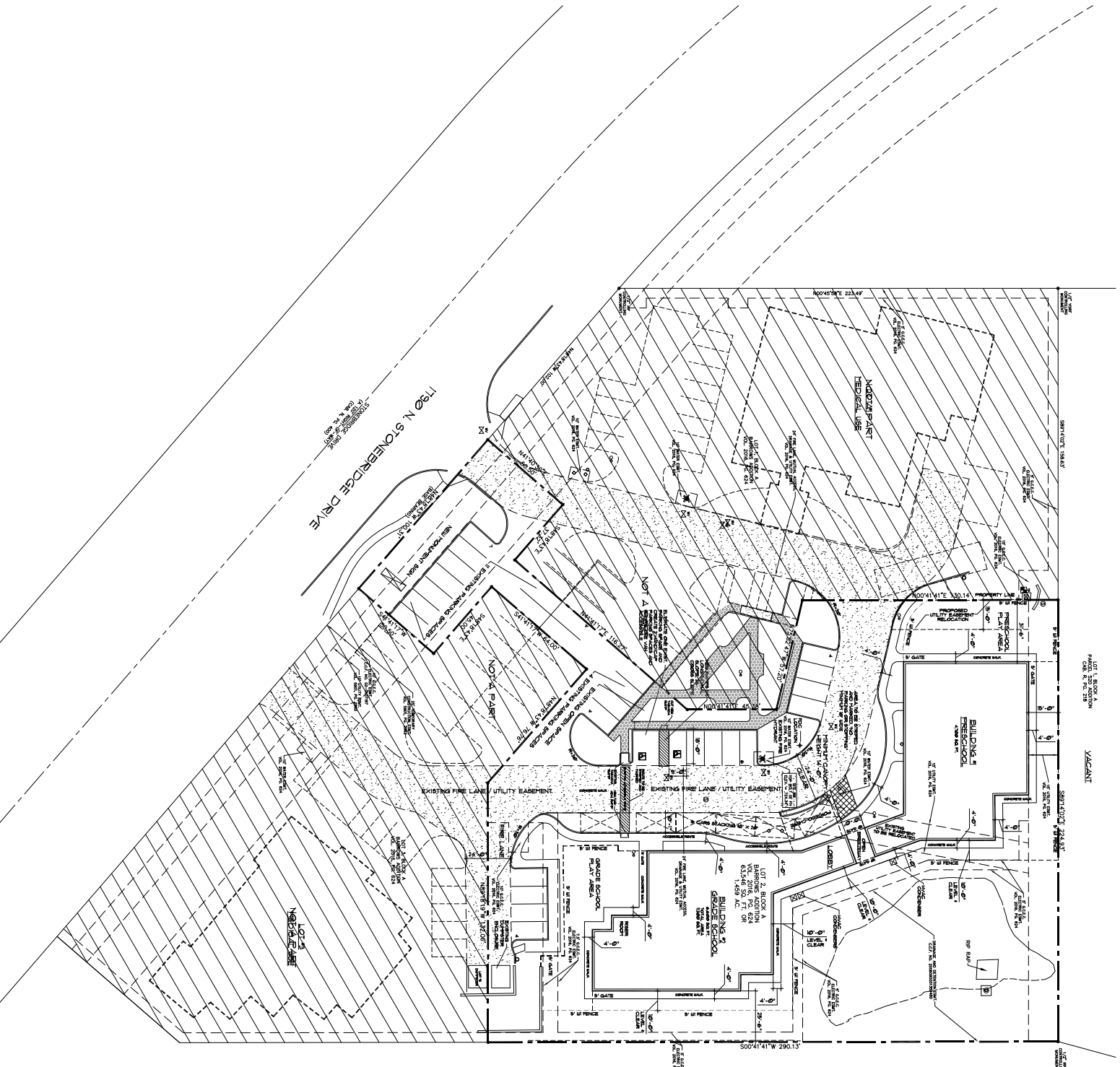
--- 200' Buffer



Vicinity Map

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

EXHIBIT B



SITE DATA SUMMARY TABLE

ITEM	LOT 2 (SUBJECT)	PT. 001 - 011
ZONING	DAYCARE / MEDICAL	43346 / 10488
PROPOSED USE	DAYCARE / MEDICAL	33489
LOT AREA (sq. ACRES)	43,346	10,488
BUILDING AREA (sq. FT. / SQUARE FEET)	2,978	29
FLOOR AREA RATIO	6.88 / 1	0.28 / 1
PARKING REQUIRED	1 SPACE PER 6 STUDENTS + 36 SPACES REQUIRED	2 SPACES
PARKING PROVIDED	28 SPACES, 3 HANDICAPPED	3733 SF
PERMANENT LANDSCAPING	24,320 SF, 42% OF SITE	

PARKING TABULATION
 REQUIRED PARKING: 1 SPACE PER 6 STUDENTS
 208 STUDENTS = 36 SPACES REQUIRED

- CITY NOTES:**
- Sanitation container screening walls will be brick masonry with a minimum height of 6 feet. The screening walls, including a metal gate, must be painted and the sanitation container screening walls, gate, and dividers shall be constructed with the city's design specifications.
 - Theoretical and existing air conditioning equipment in non-residential uses shall be screened from view from the public right-of-way and the screening shall be constructed with the city's design specifications.
 - Lighting for the subject property will be constructed in accordance with the City of McKinney Code of Ordinances.

SITE PLAN
 SCALE 1" = 20'

SUP SITE PLAN

DESIGNER JUK ENGINEERING 400 W. UNIVERSITY ST. SUITE 100 MCKINNEY, TEXAS 75069 (972) 241-1111 WWW.JUKENGINEERING.COM	DATE 08/01/2021
PROJECT MONTESORRI DAYCARE FACILITY 1700 N. STONEBRIDGE DRIVE SUITE 100 MCKINNEY, TEXAS 75069	SCALE 1" = 20'
REVISIONS 1. 08/01/2021 2. 08/01/2021 3. 08/01/2021	APPROVED [Signature]

PROPOSED DAYCARE FACILITY
 by
UMWELT DEVELOPMENT LLC
 1700 N. STONEBRIDGE DRIVE, MCKINNEY, TX 75071

REAL ESTATE DESIGN
 ISAP4H 048 409-426-6906

REVISIONS

NO.	DATE	DESCRIPTION

A-1
 OF SHEETS