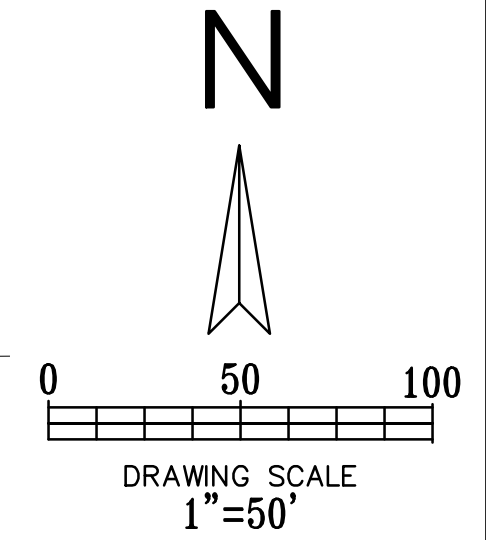


VICINITY MAP
NTS



| SITE DATA TABLE | |
|-----------------------------------|-------------------------------|
| CURRENT ZONING: | PD (2013-08-075) |
| PROPOSED USE: | SELF-STORAGE (MINI-WAREHOUSE) |
| TOTAL SITE ACREAGE: | 200,904 SQ. FT./4.7 ACRES |
| LOT COVERAGE: | 99,635/200,904 : 49.6% |
| PERVIOUS AREA: | 31,275/200,904 : 15.6% |
| IMPERVIOUS AREA: | 169,629/200,904 : 84.4% |
| BUILDING FOOTPRINT (4 BUILDINGS): | 99,580 SQ. FT. |
| FLOOR AREA RATIO: | 0.50 |
| BUILDING HEIGHT: | 1 STORY |
| BUILDING HEIGHT: (HIGHEST POINT) | 31'-4" |
| TOTAL PARKING REQUIRED: | 6 SPACES |
| 1 PER 250 SF OF RETAIL: | 1 SPACE |
| 1 PER 400 SF OF OFFICE: | 1 SPACE |
| MINI-WAREHOUSE/SELF-STORAGE: | 4 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 A MINIMUM OF 7' AND 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.
 - BUILDING ENTRANCE SHALL FACE PUBLIC STREETS PER THE REQUIREMENTS OF THE REC
 - ALL OVERHEAD BAY DOORS WILL BE SCREENED FROM ADJACENT USES AND ROW.
 - EACH BUILDING WILL HAVE AN EXTERIOR OF 100% MASONRY.
 - ALL BUILDINGS SHALL BE ONE-STORY.

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

F.M. 720 STACY ROAD
(VARIABLE WIDTH R.O.W. 130'+)

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

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 11/17/15.

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

| | |
|----------------|----------|
| PLOT DATE | 11/17/15 |
| DRAWING SCALE | 1" = 50' |
| PROJECT NUMBER | CD15006 |
| SHEET NUMBER | SUP |

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