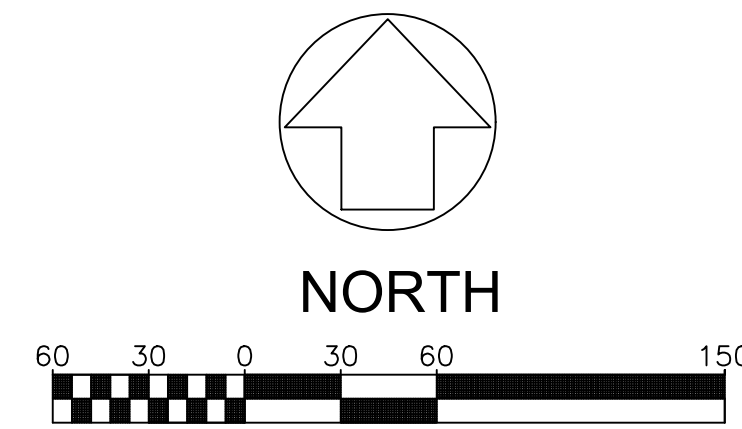


CITY OF MCKINNEY
SITE PLAN NOTES

- 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 AND 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 CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
- THE OFFICE HOURS ARE: MONDAY-SUNDAY 8:00 AM - 6:00 PM.



SITE DATA SUMMARY TABLE

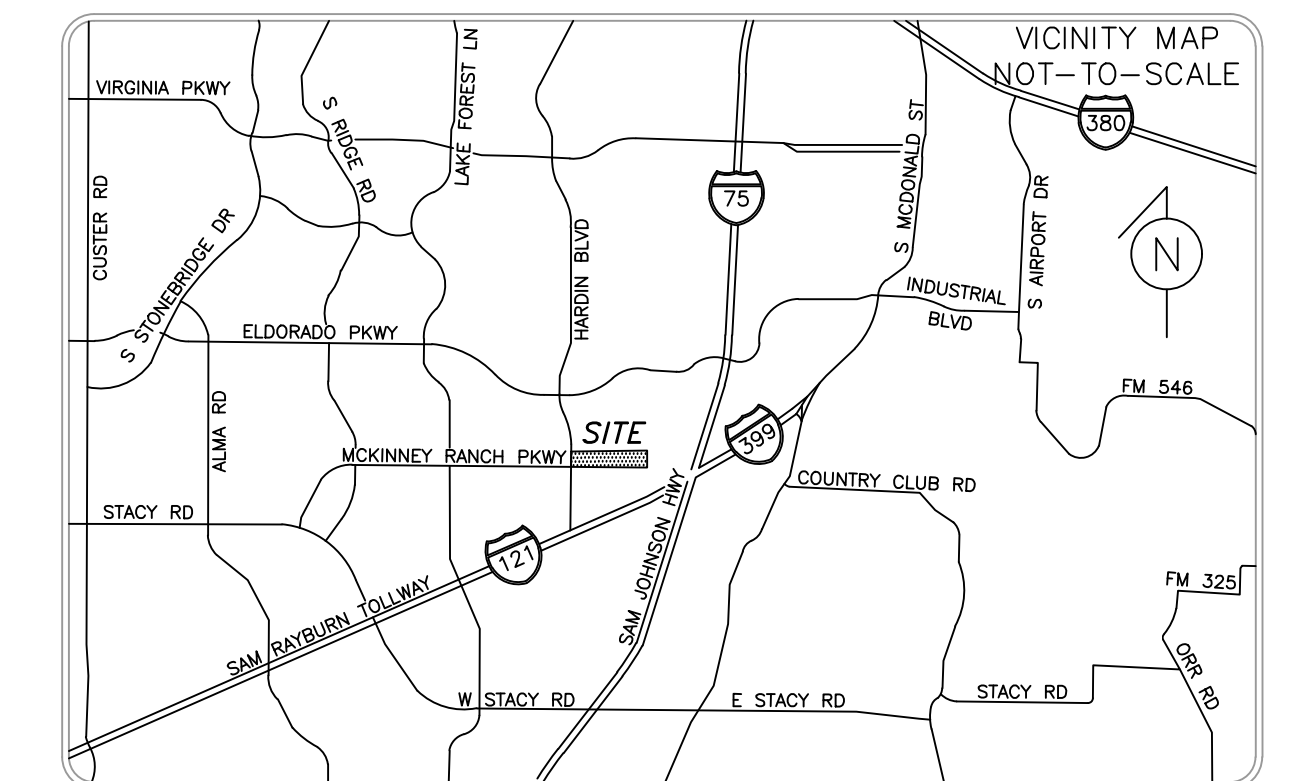
EXISTING ZONING	C - Planned Commercial	
LOT AREA	5.1635 ACRES	
BUILDING A HEIGHT	3-STORY / 45' HEIGHT	
BUILDING F HEIGHT	1-STORY / 30' HEIGHT	
BUILDINGS B-E & G HEIGHT	1-STORY / 15' HEIGHT	
MINI-WAREHOUSE	149,381 S.F.	
OFFICE SPACE	1,000 S.F.	
TOTAL	150,381 S.F.	
LOT COVERAGE:	71,467 SF / 32%	
FLOOR AREA RATIO	0.67:1	
IMPERVIOUS COVER:		
BUILDINGS	71,467 SF	32%
PAVING	67,494 SF	30%
TOTAL	138,961 SF	62%

PARKING REQUIREMENTS:	
SELF-STORAGE SPACES REQUIRED (4)	4 SPACES
TOTAL PARKING REQUIRED	4 SPACES
TOTAL PARKING PROVIDED	10 SPACES (1 HC)

LANDSCAPE AREA REQUIRED (10% SITE) 22,492 S.F.
*REFERENCE LANDSCAPE PLAN FOR PROPOSED AREAS.

LEGEND:

- PROPOSED FIRELANE
- = PROPOSED FIRE HYDRANT
- = PROPOSED WATER LINE
- = PROPOSED SEWER LINE
- = PROPOSED FENCE WITH VEHICULAR AND FIRE ACCESS GATES PROVIDE OPAQUE / SOLID SCREENING ON FENCE & GATE



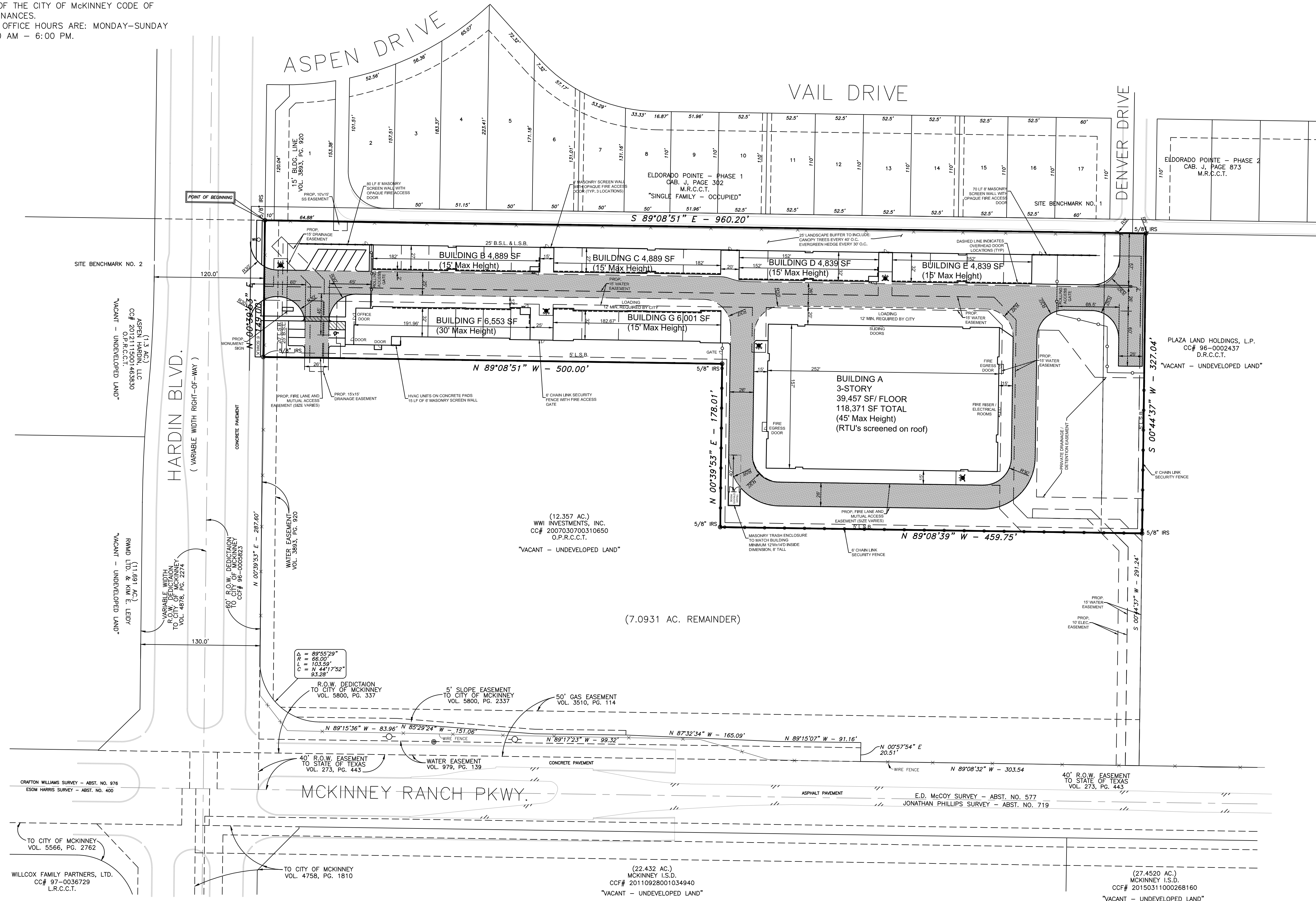
OWNER:
WWI INVESTMENTS INC.
5900 BAYWATER DRIVE, STE 210
PLANO, TX 75093
214-682-2713
CONTACT: KRISHNA GULLIYA



ENGINEER / APPLICANT:
JAB ENGINEERING, LLC. (F-14076)
4500 WILLIAMS DRIVE, STE. 212-121
GEORGETOWN, TX 78633
512-779-7414
CONTACT: JOSHUA A. BARAN

SPECIFIC USE PERMIT EXHIBIT
FOR
STORAGE - MCKINNEY, TX (MCKINNEY RANCH PKWY)
5.1635 ACRES SITUATED IN THE
E.D. MCCOY SURVEY, ABSTRACT NO. 577
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

CITY PROJECT NO. 16-165SUP
PREPARED 07/25/2016



(7.0931 AC. REMAINDER)

(12,357 AC.)
WWI INVESTMENTS, INC.
CC# 2007030700310650
O.P.R.C.C.T.
"VACANT - UNDEVELOPED LAND"

(22,432 AC.)
MCKINNEY I.S.D.
CC# 2011092801034940
"VACANT - UNDEVELOPED LAND"

(27,450 AC.)
MCKINNEY I.S.D.
CC# 20150311000268160
"VACANT - UNDEVELOPED LAND"