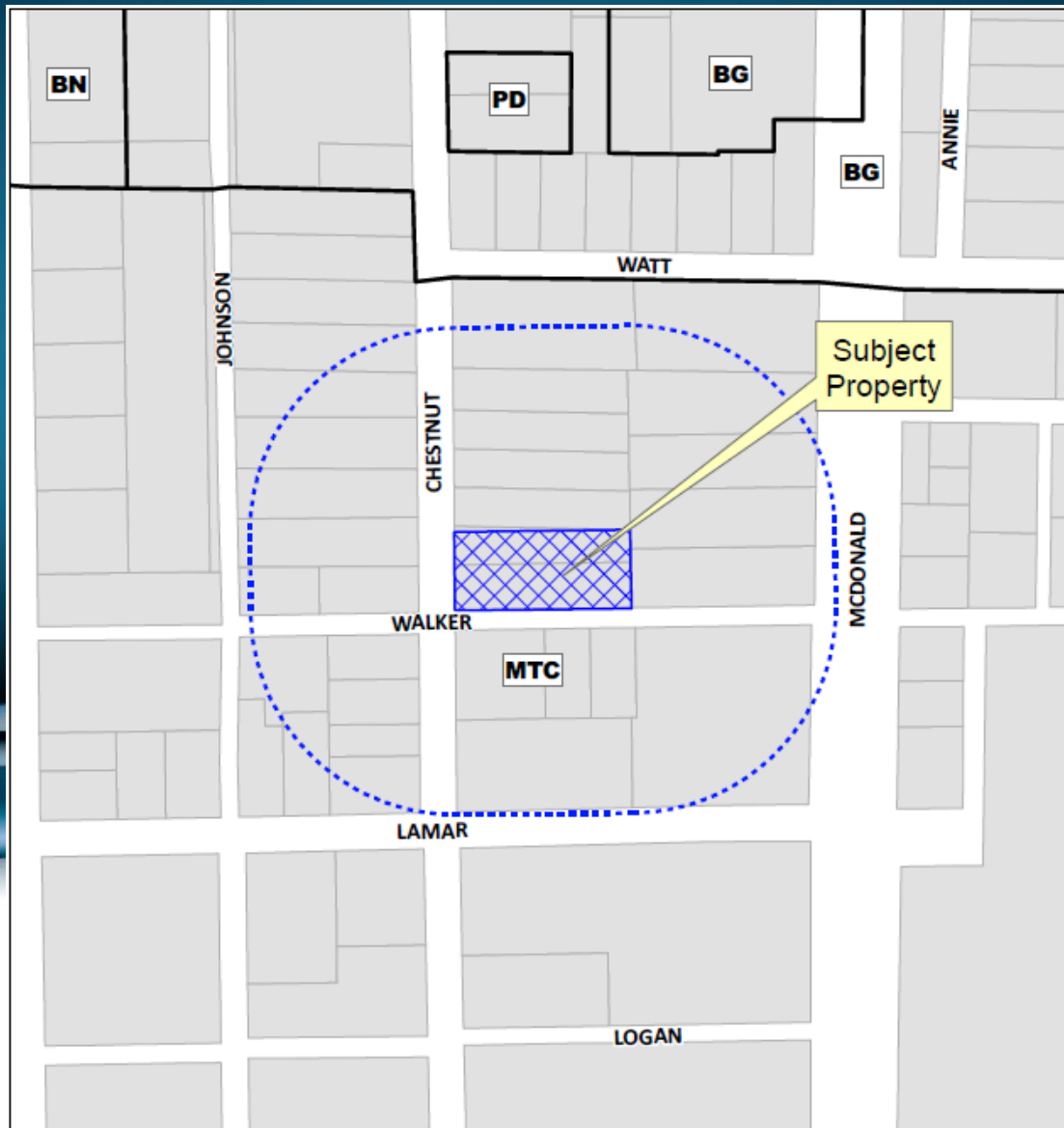


Case No. 13-242SP

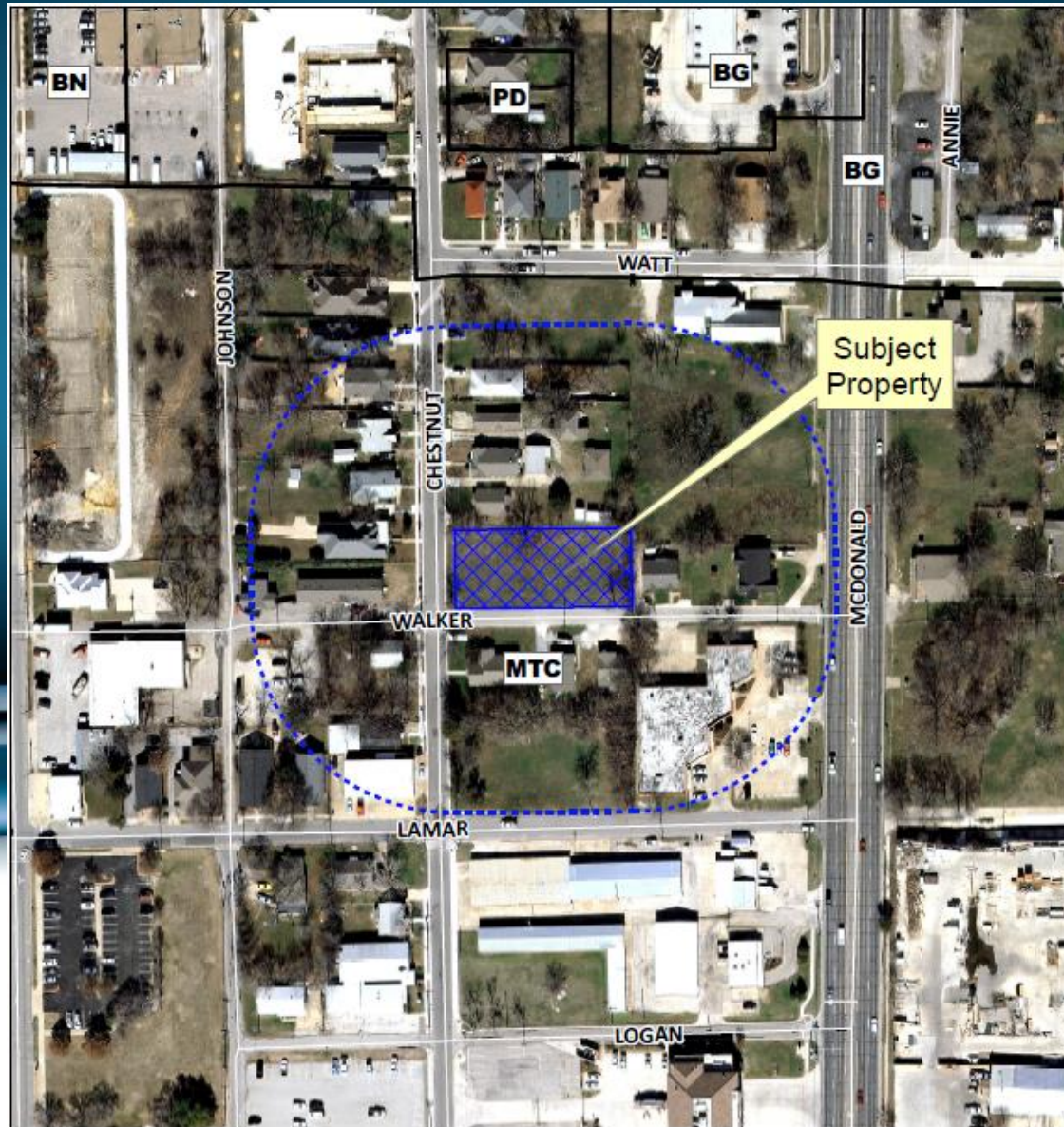
500 N. Chestnut Street



Location Map



Aerial Exhibit



Proposed Site Plan

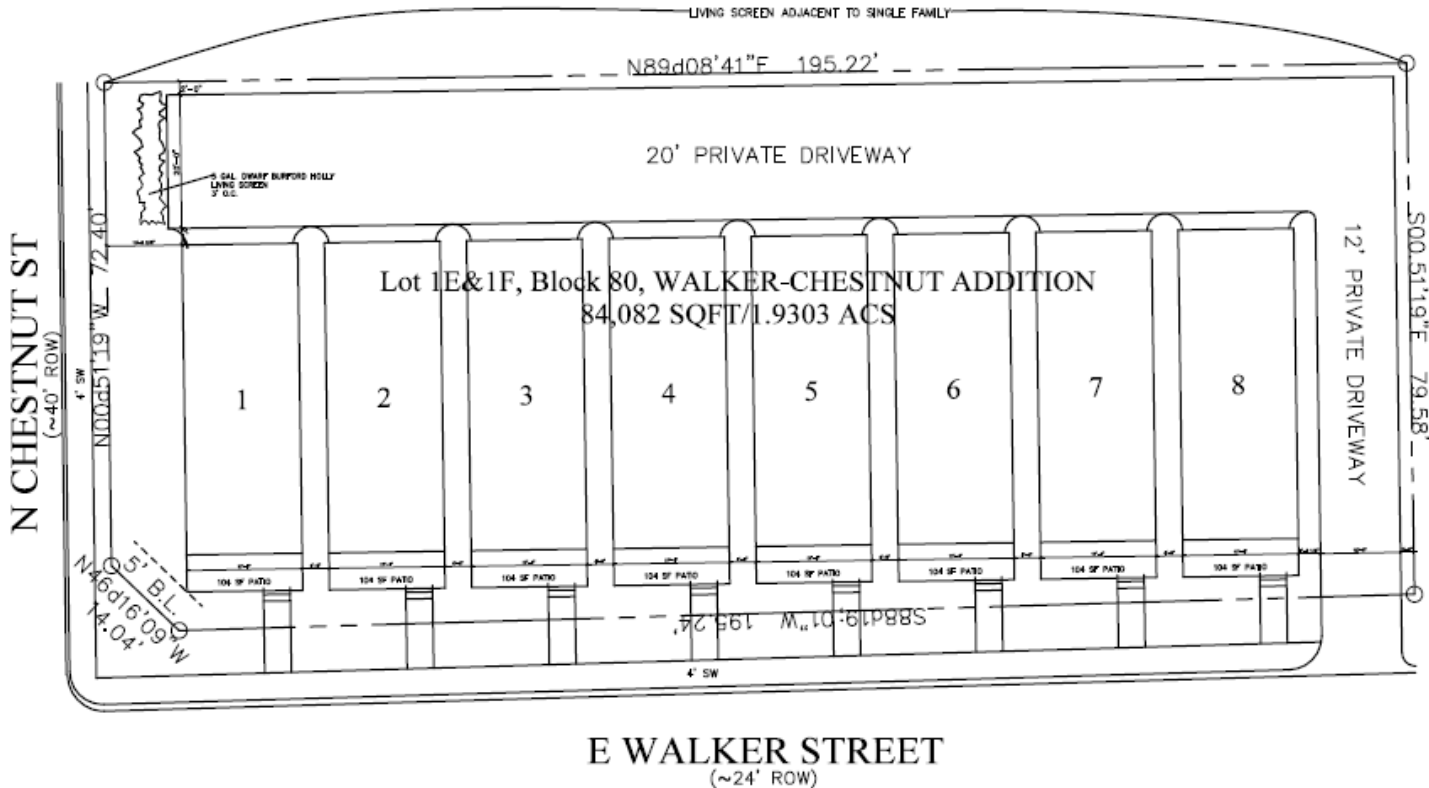
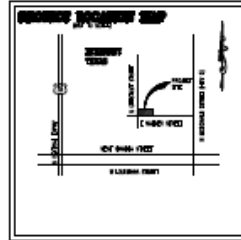
TOTAL DESCRIPTION

100 N CHESTNUT STREET LOT 104F, BLOCK 80
MCKINNEY SPECIAL SPACES
CITY OF MCKINNEY, TEXAS

GENERAL NOTES:

1. LOT COVERAGE: 46%; FLOOR AREA RATIO: 0.89
2. STRUCTURE TOTAL FLOOR AREA: 1,300 ACSOFT/1,589 CVRDSOFT
3. STRUCTURE HEIGHT: 26'-6 1/2" ABOVE AVERAGE GRADE
4. 2 COVERED GARAGE PARKING SPACES PER UNIT PROVIDED
5. NO PARKING WILL BE ALLOWED ON WALKER AND WILL BE SIGNED AS SUCH
6. TRASH PICKUP WILL BE HANDLED ALONG CHESTNUT DRIVE WITH TOTES FOR EACH UNIT.
7. ZONING: MCKINNEY TOWN CENTER (DOWNTOWN CORE)
8. UNIT: 1,250 ACSF, 1,892 CVRDSF, PORCH: 100 SF
9. THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRONMULCH, HYDROSEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATE FOR GRASSING SHALL BE INSTALLED.
10. ALL REQUIRED LANDSCAPE SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
11. ZONING: MTC(MCKINNEY TOWN CENTER)
12. ONE (1) PARKING SPACE PER UNIT REQUIRED, TWO (2) PROVIDED

13. THE SANITATION CONTAINER SCREENING WALLS SHALL 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 SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
14. 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.
15. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

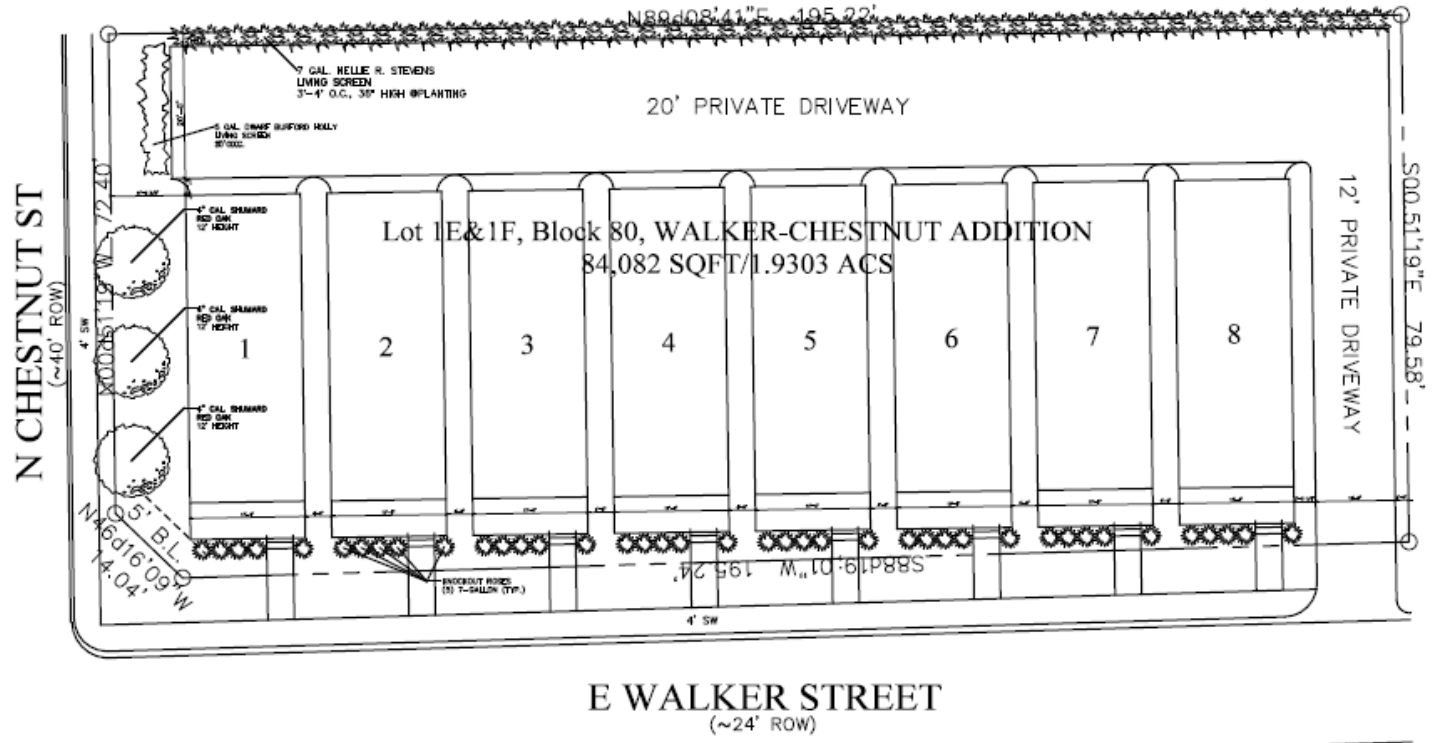


Proposed Landscape Plan

LEGAL DESCRIPTION
 230 x CHESTNUT STREET LOT 104F, BLOCK 80
 MCKINNEY TOWN CENTER, COUNTY OF DALLAS,
 CITY OF MCKINNEY, TARRANT COUNTY, TEXAS

- GENERAL NOTES:**
1. LOT COVERAGE: 46% FLOOR AREA RATION: 0.89
 2. STRUCTURE TOTAL FLOOR AREA: 1,300 ACSQFT/1,588 CVRDSQFT
 3. STRUCTURE HEIGHT: 26'-6 1/2" ABOVE AVERAGE GRADE
 4. 2 COVERED GARAGE PARKING SPACES PER UNIT PROVIDED
 5. NO PARKING WILL BE ALLOWED ON WALKER AND WILL BE SIGNED AS SUCH
 6. TRASH PICKUP WILL BE HANDLED ALONG CHESTNUT DRIVE WITH TOWERS FOR EACH UNIT.
 7. ZONING: MCKINNEY TOWN CENTER (DOWNTOWN CORE)
 8. UNIT: 1,250 ACSF, 1,692 C'VRDSF, PORCH: 100 SF
 9. THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATE FOR GRASSING SHALL BE INSTALLED.
 10. ALL REQUIRED LANDSCAPE SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
 11. ZONING: MTC(MCKINNEY TOWN CENTER)
 12. ONE (1) PARKING SPACE PER UNIT REQUIRED, TWO (2) PROVIDED

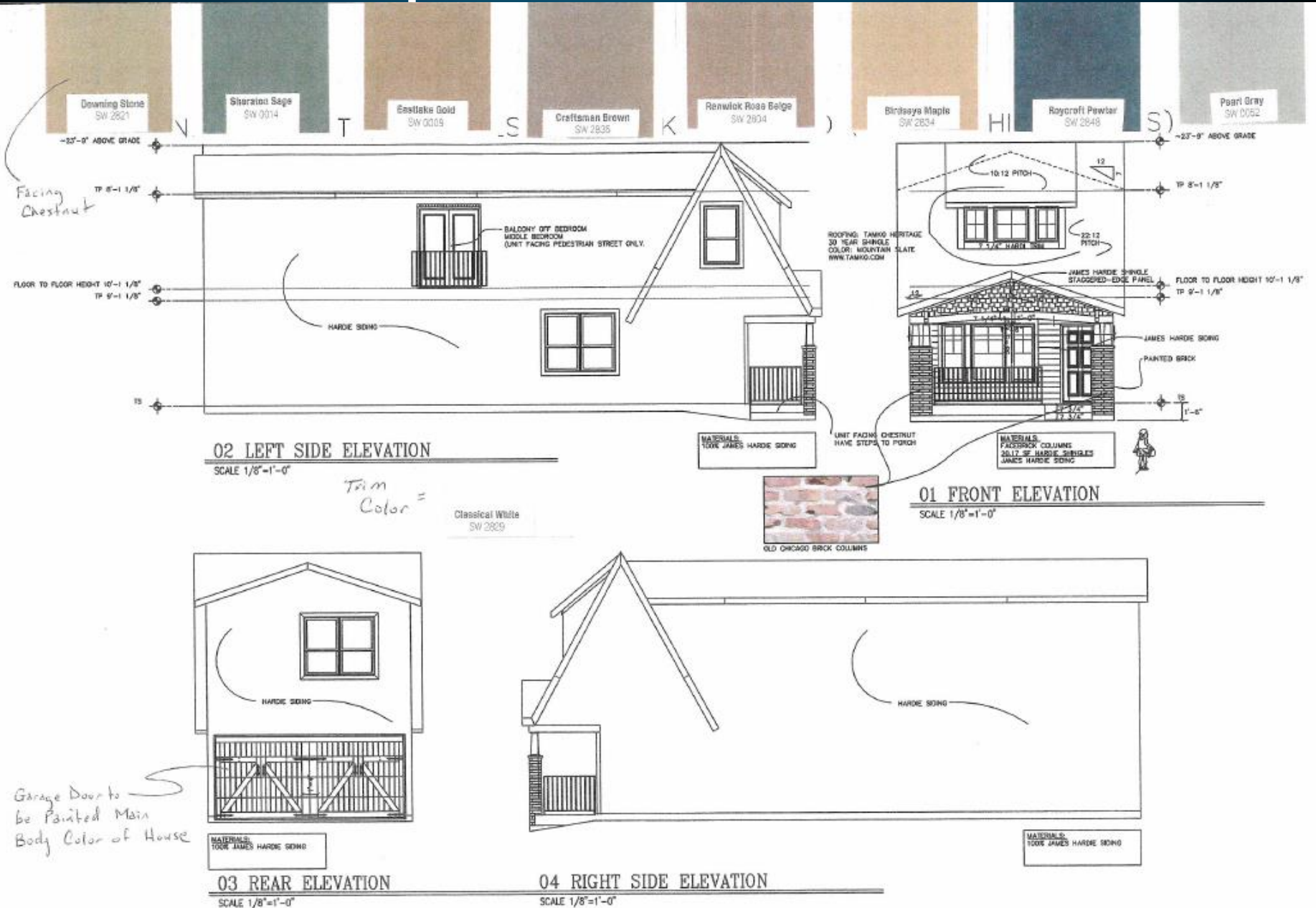
13. THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
14. 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.
15. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.



E WALKER STREET
 (~24' ROW)



Proposed Elevations



Proposed Rendering



Proposed Garage Detail

