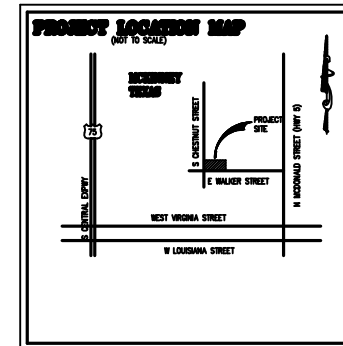


JR ROSE DEVELOPMENT. The designs represented by these plans are copyrighted and subject to copyright infringement protection under 17 U.S.C. Sect. 102 known as the Architectural Works Protection Act of 1990. Unauthorized use of these plans (including form and arrangement of spaces), data, and other aspects of the design will subject the infringer to damages and/or judicial action as provided by Federal Law.

LEGAL DESCRIPTION
500 N CHESTNUT STREET, LOT 1E&F, BLOCK 80 MCKINNEY ORIGINAL DONATION CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

- GENERAL NOTES:
1. LOT COVERAGE: 46%, FLOOR AREA RATION: 0.89
 2. STRUCTURE TOTAL FLOOR AREA: 1,300 ACSQFT/1,589 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 TOTES 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 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.



Drawn By:
Jason R. Rose
Preparation Date:
June 6, 2013
Revisions:

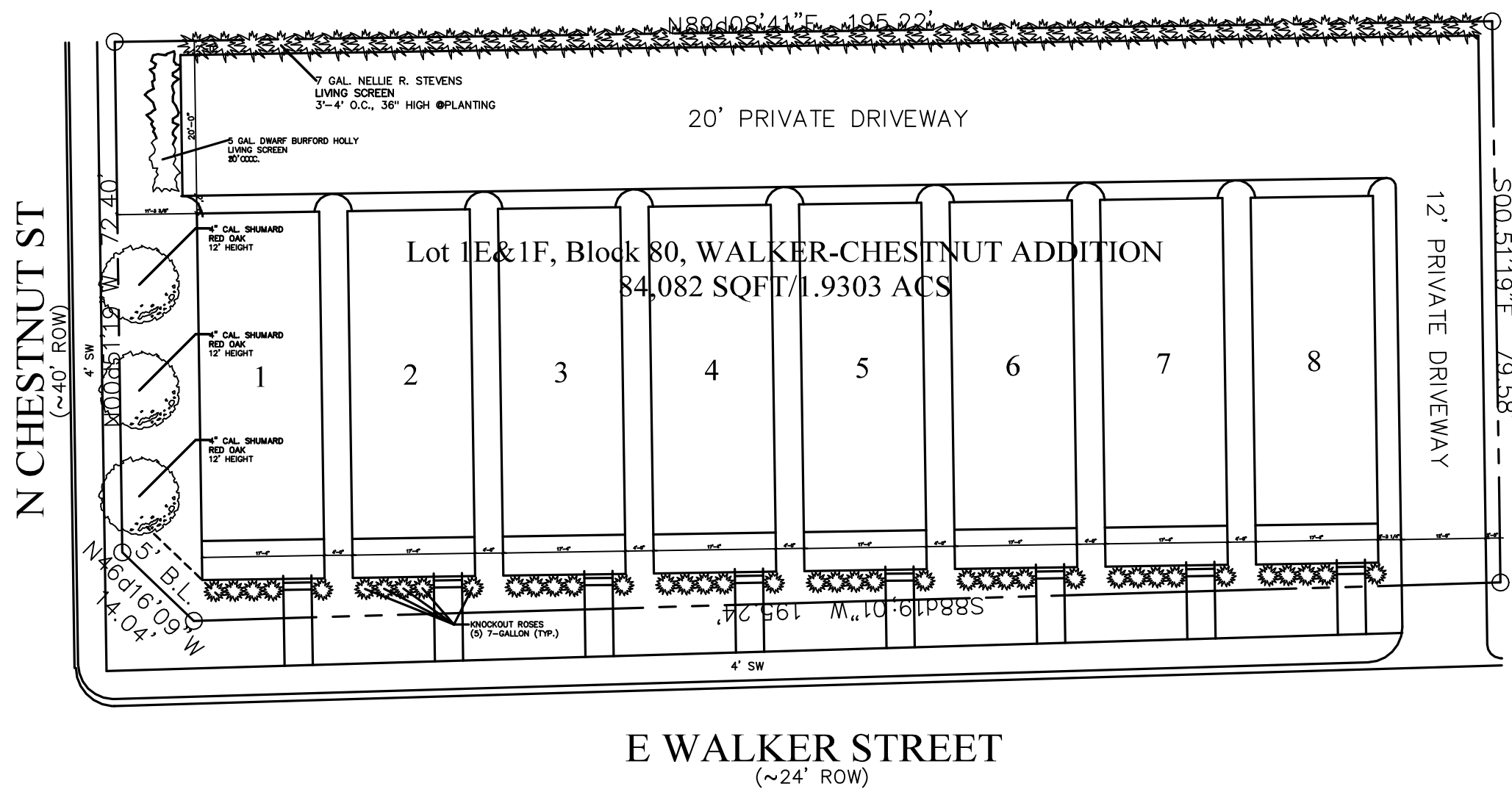
Notes:

500 N CHESTNUT
MCKINNEY TEXAS



JR ROSE
ARCHITECTURE
(214) 454-7895 Tel. (972) 420-0324 Fax

SHEET
L1



01 LANDSCAPE PLAN
SCALE 1"=20'-0"

RECEIVED
By Kathy Wright at 2:33 pm, Feb 17, 2014