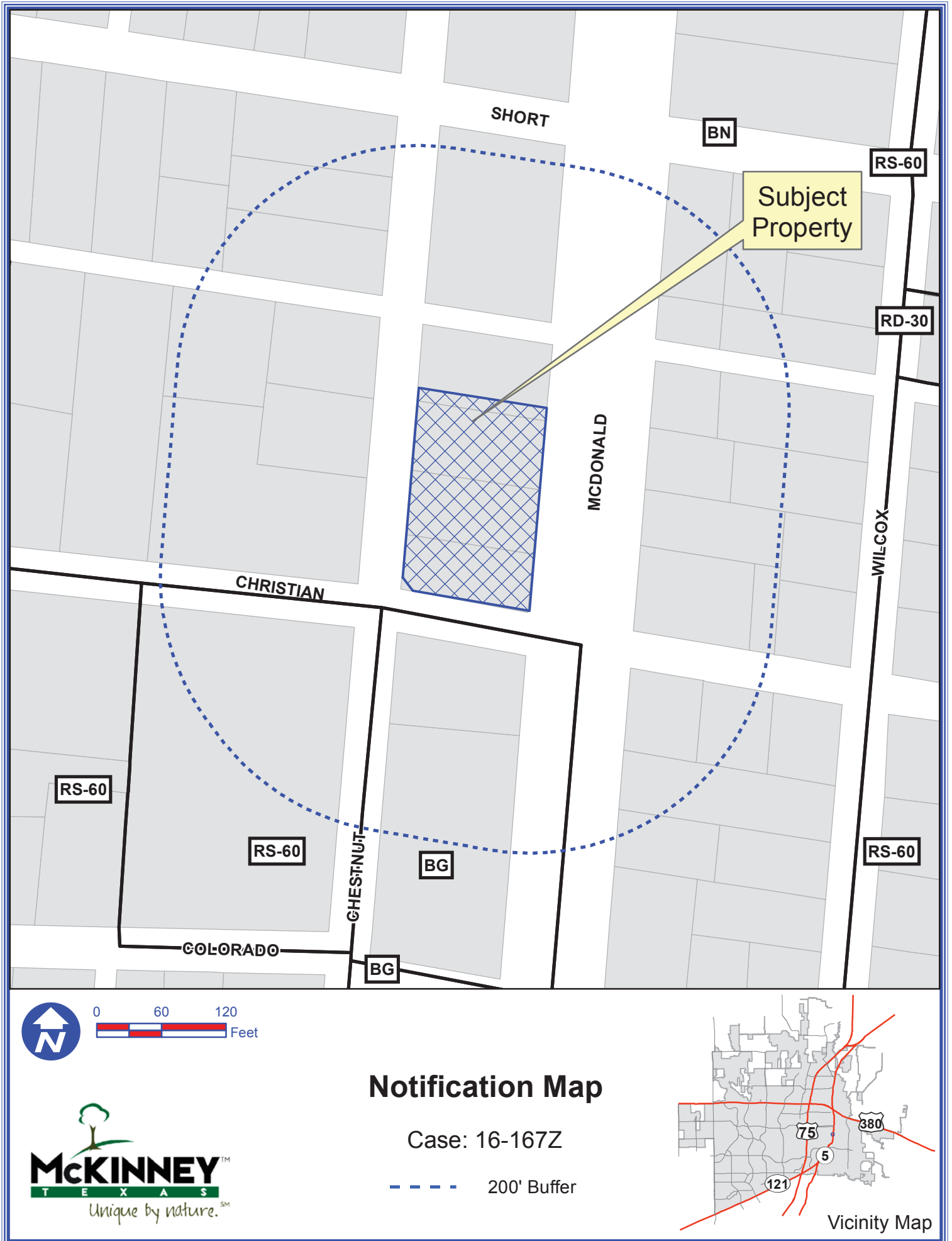


EXHIBIT A



Path: S:\MCKGIS\Notification\Projects\2016\16-167Z.mxd



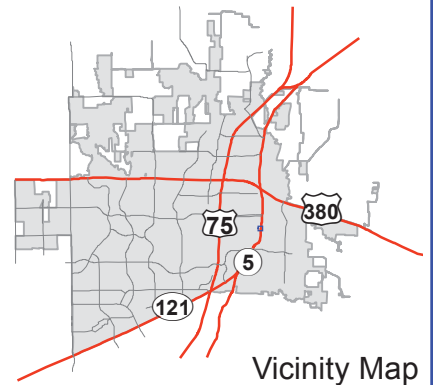
0 60 120 Feet



Notification Map

Case: 16-167Z

--- 200' Buffer



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

0.516 ACRE

STATE OF TEXAS:

COUNTY OF COLLIN:

Being that tract of land located in the M. Standifer Survey, Abstract 811, City of McKinney, Collin County, Texas and being all of those tracts of land described as Tract One and Tract Two in a deed to Delta Elm Investment Group as recorded in Collin County Clerk's Document (C.C.C.D.) 20151116001443300 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.) and all of that tract of land described as 0.167 acre in a deed to Delta Elm Investment Group as recorded in C.C.C.D. 20151216001570330 of the O.P.R.C.C.T. being further described as follows:

BEGINNING at a 1/2 inch steel rod found in the west right of way line of State Highway 5 (A.K.A. S. McDonald Street) for the northeast corner of said Tract Two and the southeast corner of that tract of land described in a deed to Armando Loera and Consuelo Loera as recorded in Volume 5502, Page 4296 of the Deed Records of Collin County, Texas from which a 1/2 inch steel rod found for the southeast corner of said Tract Two and the northeast corner of said Tract One bears South 04 degrees 50 minutes 26 seconds West, 61.45 feet;

THENCE South 04 degrees 50 minutes 26 seconds West, 188.83 feet to a 5/8 inch steel rod with cap stamped "RPLS 5587" found in the west right of way line of State Highway 5 at its intersection with the north right of way line of Christian Street for the southeast corner of said 0.167 acre;

THENCE with the common line of said 0.167 acre and the north right of way line of Christian Street the following 2 bearings and distances:

North 80 degrees 22 minutes 06 seconds West, 109.83 feet to a 5/8 inch steel rod with cap stamped "RPLS 5587" found;

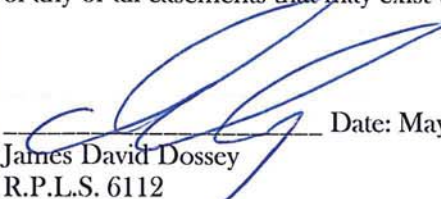
North 37 degrees 13 minutes 58 seconds West, 15.66 feet to a 5/8 inch steel rod with cap stamped "RPLS 5587" found in the north right of way line of Christian Street at its intersection with the east right of way line of Chestnut Street for the most northerly southwest corner of said 0.167 acre from which a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the northwest corner of said 0.167 acre and the southwest corner of said Tract One bears North 04 degrees 49 minutes 33 seconds East, 50.74 feet;

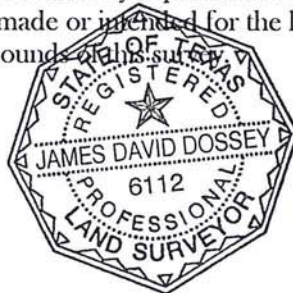
THENCE North 04 degrees 49 minutes 33 seconds East, with the east right of way line of Chestnut Street, 176.40 feet to a 1/2 inch steel rod found in the east line of Chestnut Street for the northwest corner of said Tract Two and the southwest corner of said Loera from which a 5/8 inch steel rod with cap stamped "RPLS 5587" found for the southwest corner of said Tract Two and the northwest corner of said Tract One Bears South 04 degrees 49 minutes 33 seconds West, 61.25 feet;

THENCE South 81 degrees 10 minutes 07 seconds East, with the common line of said Tract Two and Loera, 120.28 feet to POINT OF BEGINNING and containing 0.516 acre of land.

Bearings based on Grid North, State Plane Coordinate System, Nad 83, Texas North Central Zone (4202).

I, the undersigned, do hereby certify that the plat as shown hereon was prepared from an on-the-ground survey performed by me or under my supervision and completed on February 12, 2016; No warranty is made or intended for the location of any or all easements that may exist within the bounds of this survey.


Date: May 16, 2016
James David Dossey
R.P.L.S. 6112



LEGAL DESCRIPTION

0.516 ACRES OUT OF THE
M. STANDIFER SURVEY, ABSTRACT 811
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

1519 Job No.: 8764

Sheet 1 of 1

Property Address:
702,705 & 707 Chestnut Street
McKinney, Texas

Drawn By: JEM

Reviewed By: JDD

Prepared For:
Clint Lannen

1519 Surveying, LLC

5054 Franklin Avenue Suite A Waco, TX 76710 Ph: 254-776-1519 TBPLS Firm# 10198968

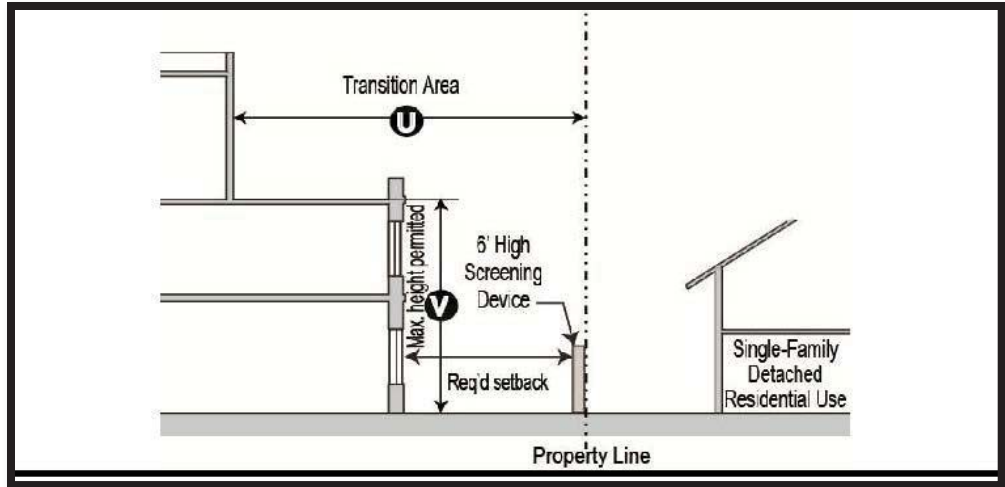
www.1519llc.com

EXHIBIT C

Development Regulations

1. The subject property shall develop in accordance with 146-111 (“C1” – Neighborhood Commercial District) of the Zoning Ordinance, and as amended, except as follows:
2. Development Standards
 - a. Space Limits:
 - i. Build-to-zone: 0’ to 20’ along State Highway 5 (S. McDonald Street)
 - ii. Building frontage required along State Highway 5 (S. McDonald Street): 50% min.
 1. Deviations from this standard by up to 10% may be approved by the Director of Planning and further deviations from this standard may be approved by the Planning and Zoning Commission during the site plan review process.
 - iii. Building frontage required along all other streets: None
 - iv. First floor to floor height: 12’ min.
 - v. Upper floor(s) to floor height: 10’ min.
3. Landscaping Requirements
 - a. A minimum 5’ landscape buffer adjacent to public right-of-way shall be required (S. McDonald Street, Christian Street and Chestnut Street).
 - b. A minimum 5’ landscape buffer shall be required along the northern property line, until such time that the property to north is developed with nonresidential uses.
 - c. The developer shall be required to plant one canopy tree per 40 linear feet, or portion thereof of street frontage. The required trees must be planted within the associated landscape setback along thoroughfares, unless otherwise approved by the director of planning. Trees may be grouped or clustered to facilitate site design.
4. Residential Transition Standards
 - a. The following residential transition standard shall apply to all new building construction and all upper story additions to existing buildings located adjacent to existing single family detached residential uses but shall not apply when an improved public street separates the new building construction from the existing single family detached residential use.

EXHIBIT C



Transition Area	35' (min)	U
Max. Building Height within transition area	2	V

- b. A residential transition area screening device (minimum 6' and maximum 8' high) shall be required adjacent to existing single family uses.
 - c. The screening device shall be provided in accordance with Section 146-132 of the City of McKinney Zoning Regulations.
5. Architectural Standards
- a. The subject property shall conform to the requirements of Section 146-139 (Architectural and Site Standards) of the City of McKinney Zoning Regulations, and as follows:
 - i. The subject property shall generally conform to the conceptual architectural elevations
 - ii. The primary entrance of the building shall be located on State Highway 5 (S. McDonald Street)
 - iii. Canopies and awnings will have a minimum vertical clearance of 8' from the finished sidewalk elevation.
6. Definitions:
- a. *Build-to Zone* is the area between the minimum and maximum front setbacks and within which the principal building's front façade shall be built.
 - b. *Building Frontage*: is the percentage of the principal building's front façade that is required to be located at the Build-to Line or within the Build-to Zone as a proportion of the lot's width along that public street. Parks, plazas, squares, improved forecourts, and pedestrian breezeway

EXHIBIT C

frontages shall be considered as buildings for the calculations of the building frontage.

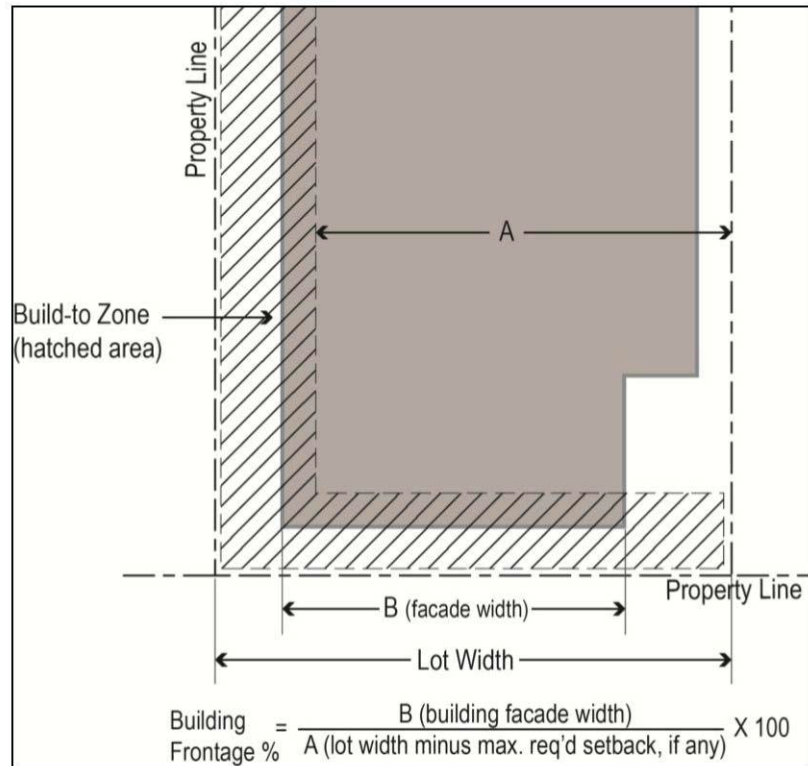
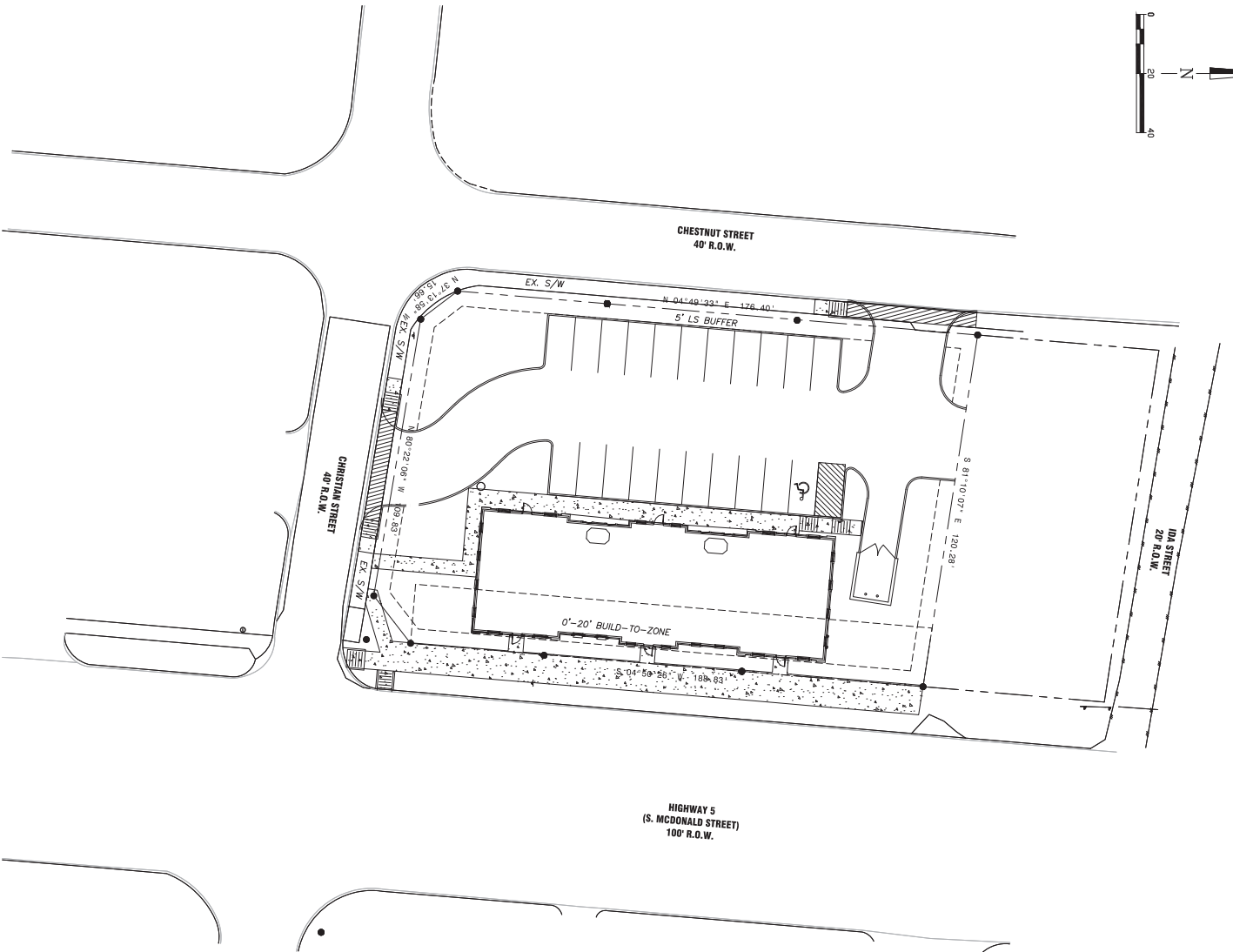
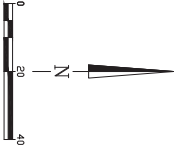


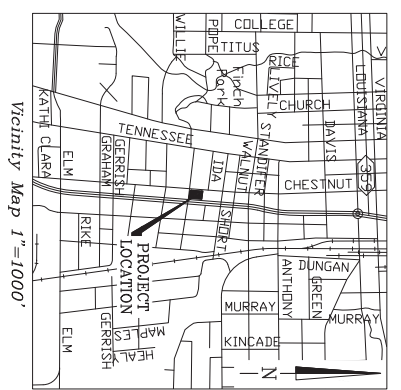
Image showing Building Frontage calculation

EXHIBIT D



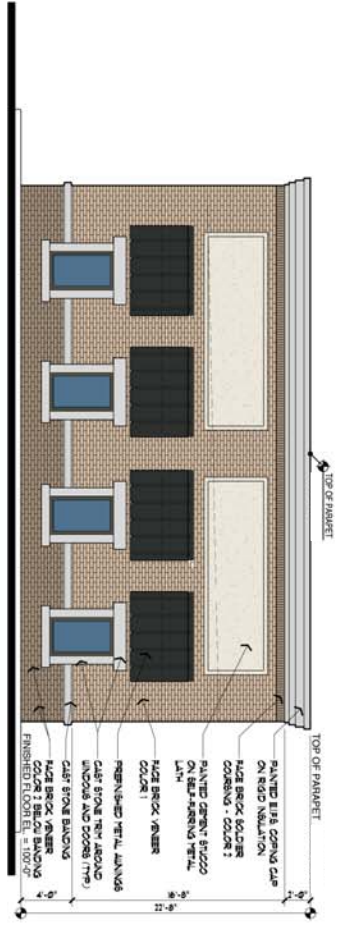
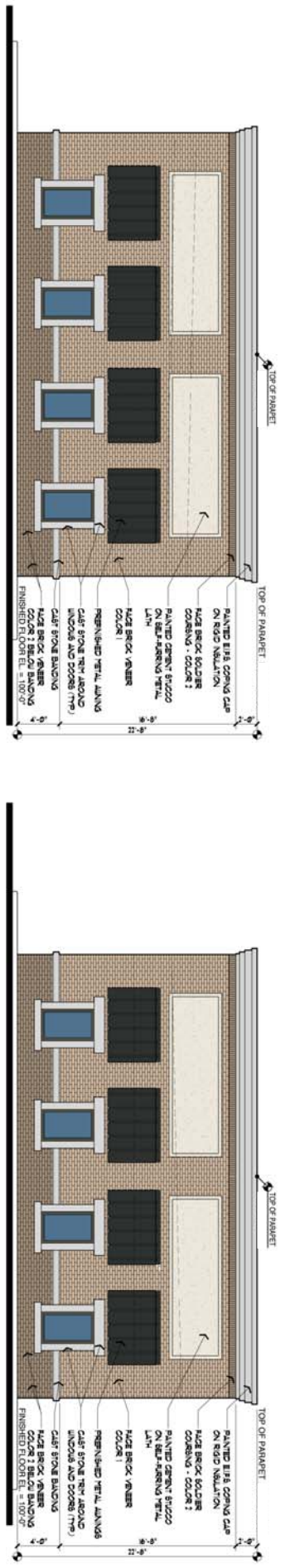
PURPOSE: THE "PD" - PLANNED DEVELOPMENT DISTRICT IS DESIGNED TO PROVIDE FOR LIMITED COMMERCIAL USES SERVING THE COMMON AND FREQUENT NEEDS OF THE RESIDENTS AND COMMUTERS THAT TRAVEL THE STATE HIGHWAY 5 CORRIDOR. THE PROPOSED ZONING IS MEANT TO CONFORM WITH HIGHWAY 5 CORRIDOR CONTEXT SENSITIVE MASTER PLAN. THIS ZONING WILL BE UNIQUE IN THE FACT THAT WE ARE SAVING ALL SPECIMEN TREES AND WILL BE THE FIRST TO FOLLOW THE HIGHWAY 5 CORRIDOR MASTER PLAN.

LEGEND	
	STEEL ROD FOUND
	STEEL ROD SET
	CUT X IN CONCRETE
	FENCE CORNER POST
	ASPHALT
	TBM
	POWER POLE
	LIGHT POLE
	WATER VALVE
	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	WATER METER



PRELIMINARY PLANS
THIS DOCUMENT IS PROVISIONAL
AND FOR REVIEW ONLY. IT IS NOT
INTENDED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.
CLINT D. LANNEN, PE # 107845
DATE: 06/23/2016

EXHIBIT E



Patrick Ahearn, Architect
814 West Elm Drive, Austin, TX 78702 • 512.359.0203 • patrick@patrickahearn.com

**New Small Retail Building:
McDonald Street Retail I**
McDonald Street (Highway 5) at Christian Street
Part of Lot 1, Block A -
Texas

Patrick Ahearn, Architect
DATE: JUNE 20, 2018
JOB NO: 15-CHEBTRN201
DRAWN: PMA
CHECKED: PMA

REVISIONS
A3.01