

CITY OF MCKINNEY SITE PLAN NOTES

1. 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.
2. 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.
3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
4. NOTES INCLUDING "MTC APPX 'G'" REFER TO THE CITY OF MCKINNEY CODE OF ORDINANCES, SUBPART B, CHAPER 146 - ZONING REGULATIONS, APPENDIX G. - MTC - MCKINNEY TOWN CENTER ZONING DISTRICT.

APPROX. DRIP LINE OF EXISTING TREES
ORANGE VINYL CONSTRUCTION FENCING
SUPPORTED BY POSTS SPACED
10' MAX. APART TO PROVIDE ADEQUATE
TREE PROTECTION DURING CONSTRUCTION

NOTES

1. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND SYSTEM WITH RAIN FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS.
2. UNLESS OTHERWISE SPECIFIED, LANDSCAPE AREAS SHALL BE PLANTED WITH SHRUBS OR GROUND COVER WITH A MULCH BASE OR SOD AS APPROVED BY THE CITY OF MCKINNEY, TEXAS. ALL SPECIES SHALL CONFORM TO APPENDIX A, SECTION A-1, APPROVED PLANT LIST.
3. ALL REQUIRED CANOPY OR ORNAMENTAL TREES SHALL HAVE THEIR CALIPER INCHES MEASURED 6 INCHES ABOVE GROUND LEVEL AT THE TIME OF PLANTING.
4. 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 ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

DWARF ELAEAGNUS OR SILVERBERRY
EVERGREEN SHRUBS PLANTED 24" TALL TO PROVIDE
SCREENING ALONG SECTION OF FENCE AS SHOWN

ANTHONY STREET
(40' RIGHT OF WAY)
MTC APPX 'G' DSGN: PEDESTRIAN PRIORITY 'B'

ST. AUGUSTINE GRASS
PLANTED VIA SOD PALLETS

BUILDING FOOTPRINT
2,544 SF
(2,460 SF LIVING AREA)

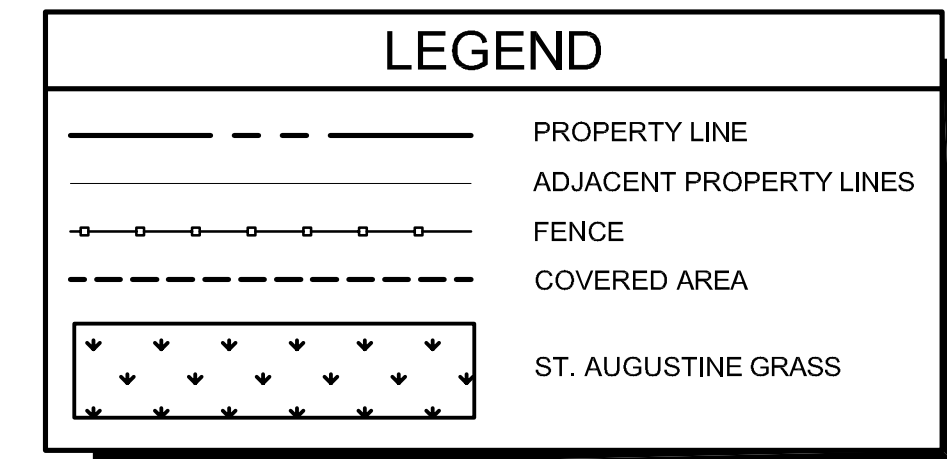
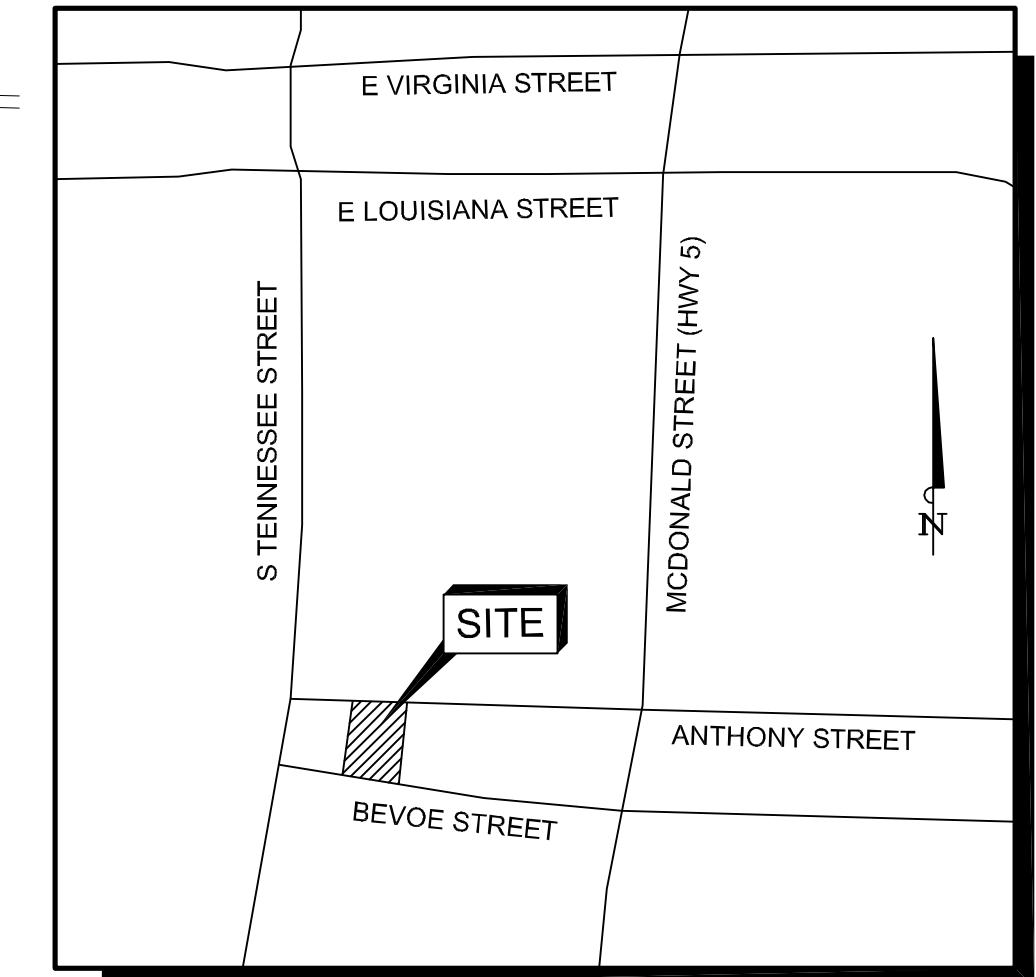
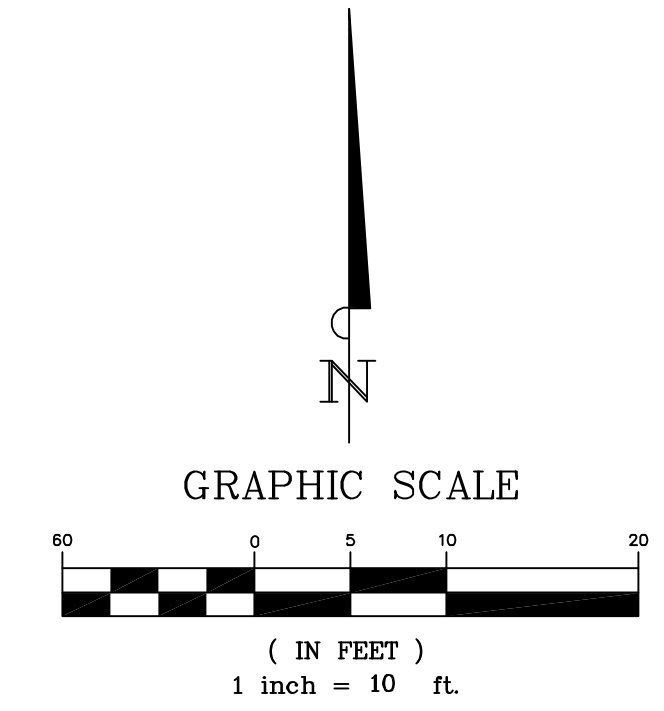
EXISTING 36"
PECAN TREE

TRACT THREE
BLOCK 10
0.339 ACRES
(14,781 SF)
MTC APPX 'G' DSGN: DOWNTOWN EDGE

LITTLE GEM MAGNOLIA EVERGREEN SHRUBS PLANTED
36" TALL AND 36" ON CENTER TO PROVIDE LIVING SCREEN
ALONG SECTION OF PREEXISTING WOOD FENCE

BEVOE STREET
(20' ALLEY)
MTC APPX 'G' DSGN: SERVICE STREET

JOHNSON STREET
(20' ALLEY)
MTC APPX 'G' DSGN: SERVICE STREET



**LANDSCAPE PLAN
FOR
LEMON DROP STUDIOS**

BEING 0.339 ACRES, A PORTION OF BLOCK 10 OF SHORT'S
ADDITION (UNRECORDED), SAME BEING ALL OF THAT CALLED
TRACT THREE AS DESCRIBED BY DEED TO JOPLINS RENTALS,
L.T.D. AS RECORDED IN VOL. 4328, PG. 578
MCKINNEY, TEXAS
COLLIN COUNTY, TEXAS
REPAIRED 9/26/2019

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THIS
DRAWING IS TO
BE
USED FOR
EXHIBIT
PURPOSES
ONLY

**LEMON DROP
STUDIOS**

LANDSCAPE PLAN

Scale: SEE GRAPHIC SCALE

Designed by:	DDR
Drawn by:	DDR
Checked by:	RCG
Date:	9/26/2019
Project No.:	02-165-001

This file is a landscape plan for the project located at 208 Anthony Street, McKinney, Texas 75071. It was created on 9/26/2019. The project is for the Lemon Drop Studios. The plan shows the building footprint, landscaping, and other details. The plan is for exhibit purposes only.

EXHIBIT