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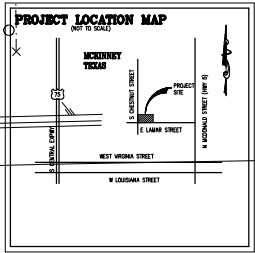
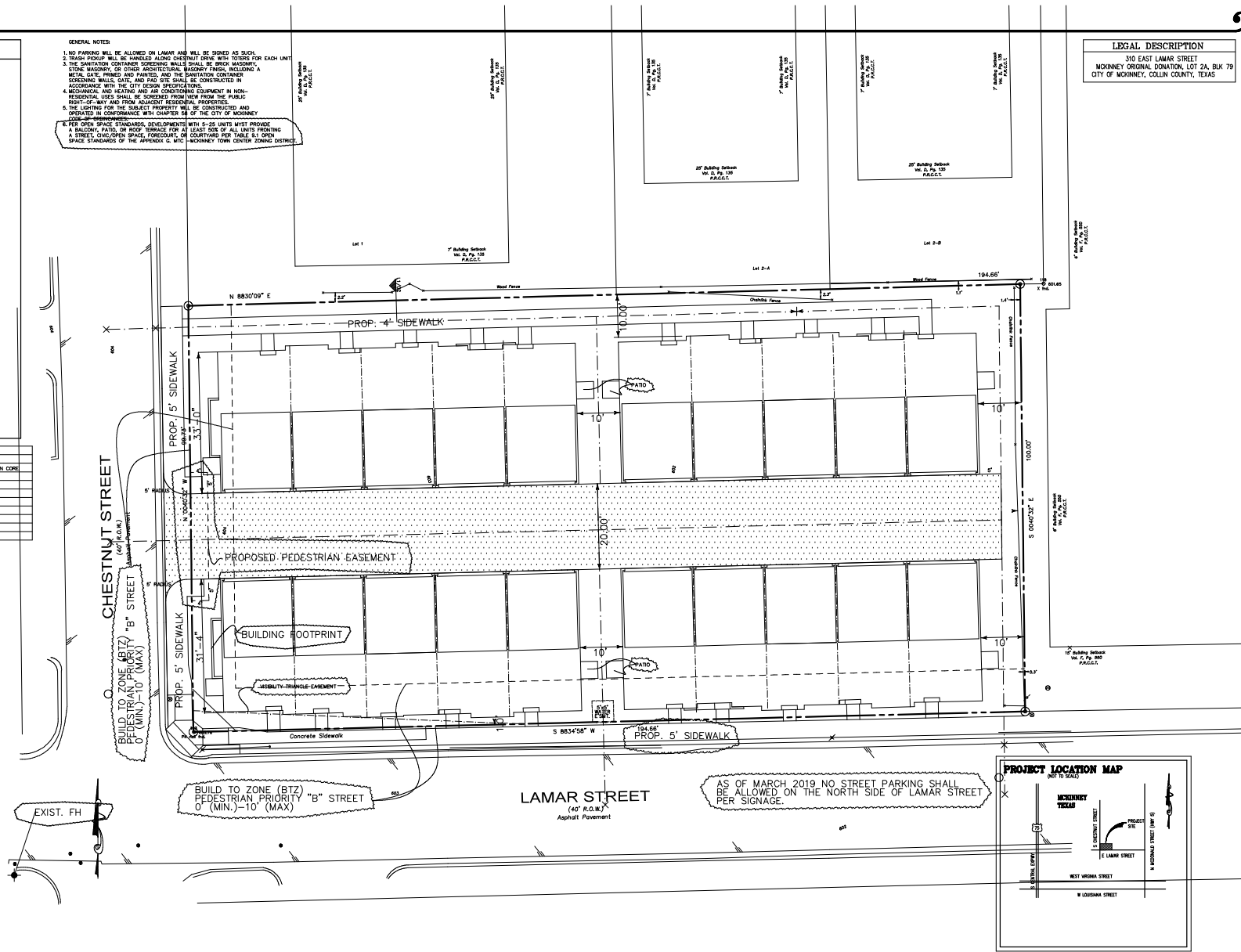
**LEGEND**

- PROPERTY PIN
- ⊙ WATER METER
- ⊙ SANITARY SEWER TAP
- ⊙ GAS RISER
- ⊙ TELEPHONE RISER
- ⊙ ELECTRIC METER
- ⊙ POWER POLE
- ⊙ FIRE HYD.
- ⊙ LIGHT POST
- ⊙ TREE
- TREE (TO BE REMOVED)
- ⊙ CONDENSING UNIT
- WOOD FENCE
- TREE LINE
- OVERHEAD ELECTRIC
- + 100.0' NEW OR REQUIRED POINT ELEVATION
- + 100.0' EXISTING POINT ELEVATION (PLAN)
- 700 EXISTING CONTOURS ELEVATION NOTED ON HIGH SIDE
- 700 NEW CONTOURS ELEVATION NOTED ON HIGH SIDE

**SITE DATA TABLE**

SUMMARY	
CURRENT ZONING	MCKINNEY TOWN CENTER DISTRICT - DOWNTOWN CORE
UNIT SIZE	1,234 AC. 1,576 CURB.
UNIT COUNT	20 UNITS
PROPOSED USE	CONDOMINIUM "TOWNHOMES"
TOTAL SITE	19,436 SQFT. 0.4442 ACRES
LOT COVERAGE	11,180 SF (57.4%)
FLOOR AREA RATIO	0.9020 / 16,236-162
STRUCTURE HEIGHT	37' ABOVE GRADE
PARKING PER UNIT	1 PER UNIT REQD. NO TOTAL

GENERAL NOTES  
 1. NO PARKING WILL BE ALLOWED ON LAMAR AND WILL BE SIGNED AS SUCH.  
 2. TRASH PICKUP WILL BE HANDLED ALONG CHESTNUT DRIVE WITH TOTES FOR EACH UNIT.  
 3. THE SANITATION CONTAINERS SCREENING WALLS SHALL BE BRICK MASONRY.  
 4. STONE MASONRY ON OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, FROGS AND PAINTED, AND THE SANITATION CONTAINERS ARCHITECTURAL AND FINISH SHALL BE CONSTRUCTED TO ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.  
 5. 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.  
 6. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 56 OF THE CITY OF MCKINNEY.  
 7. PER OPEN SPACE STANDARDS, DEVELOPMENTS WITH 5-25 UNITS MUST PROVIDE A BALCONY, PATIO, OR ROSE TERRACE FOR AT LEAST ONE OF ALL UNITS TREATING A STREET, COURTYARD SPACE, FORECOURT, OR COURTYARD PER TABLE 6.1 OPEN SPACE STANDARDS OF THE APPENDIX G, IFC, MCKINNEY TOWN CENTER ZONING DISTRICT.



**01 SITE PLAN**  
 SCALE 1"=10'-0"

**LEGAL DESCRIPTION**  
 310 EAST LAMAR STREET  
 MCKINNEY ORIGINAL DONATION, LOT 2A, BLK 79  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Drawn By:  
 Jason R. Rose  
 Preparation Date:  
 July 7, 2018  
 Revisions:  
 FEBRUARY 11, 2019

Notes:

TULIP HEIGHTS  
 MCKINNEY TEXAS



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