

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

LEMON DROP STUDIOS

SITE PLAN

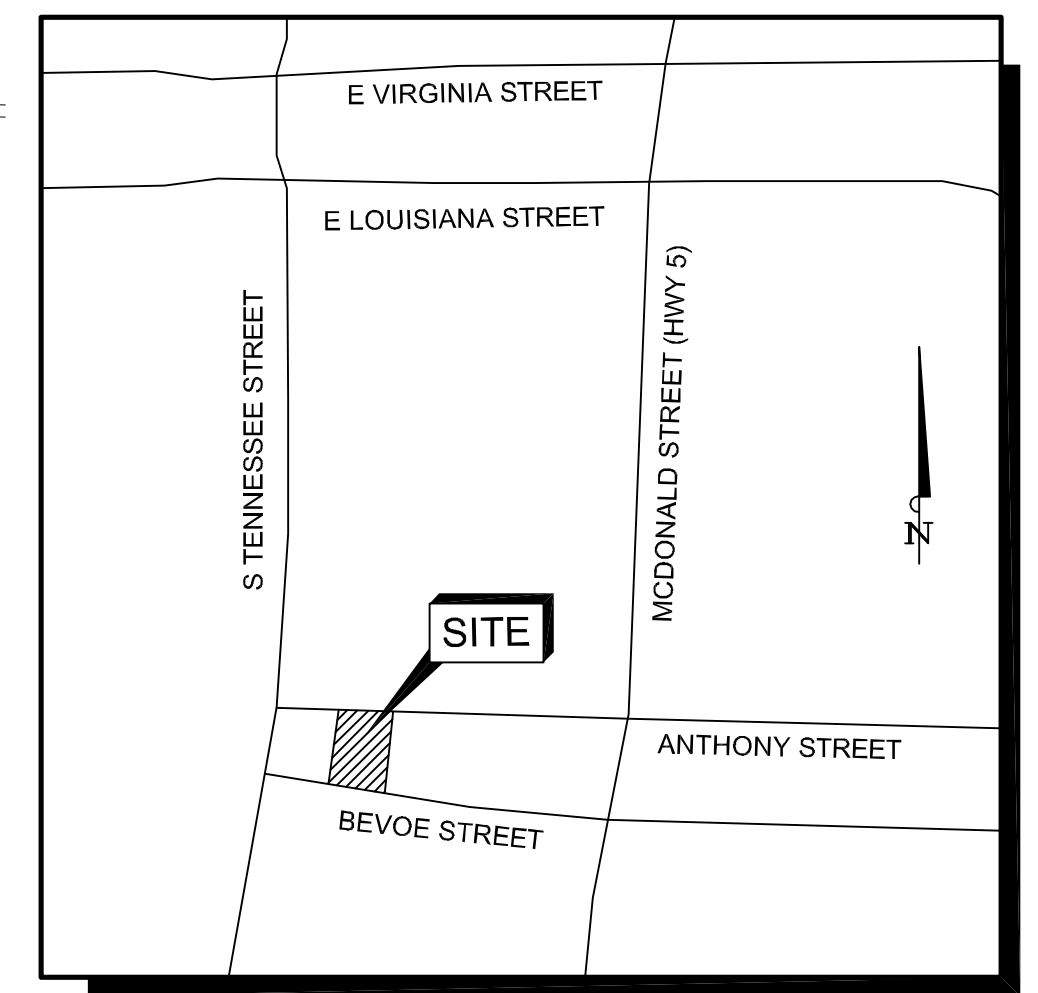
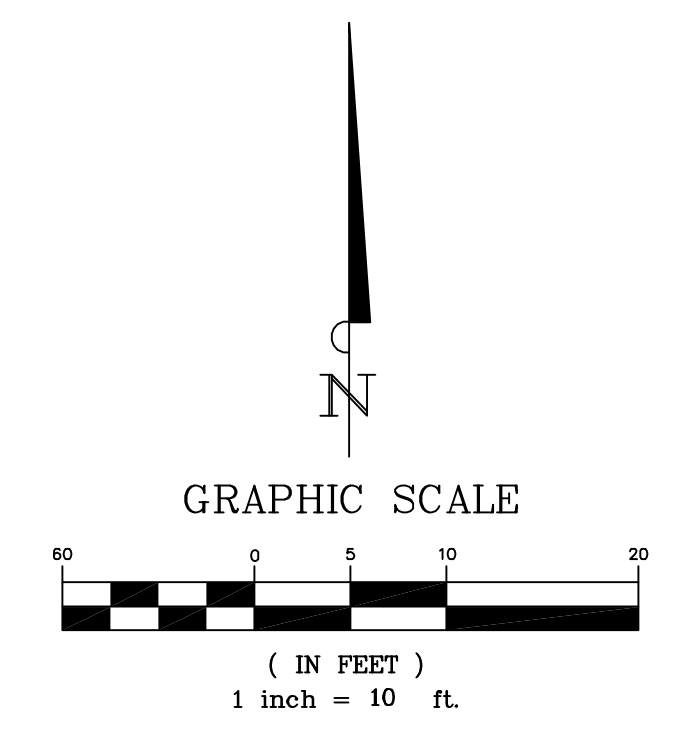
Scale: SEE GRAPHIC SCALE

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

EXHIBIT

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINES
	FENCE
	COVERED AREA



SITE DATA TABLE

ZONING	MTC
PROPOSED USE	PHOTOGRAPHY STUDIO
LOT AREA	0.339 ACRES
BUILDING AREA	2,460 SQ. FT.
TOTAL BUILDING AREA	2,460 SQ. FT.
LOT COVERAGE	16.66%
FLOOR AREA RATIO	0.17 : 1
BUILDING HEIGHT	27'-1"
IMPERVIOUS AREA	83.34%
REQUIRED PARKING	1 SPACE
PROVIDED PARKING	3 SPACES

SITE 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

DEVELOPER: S&P 98 PROPERTIES, L.P. 208 ANTHONY STREET ATTN: ALYSSA CARMAN (214) 843-8714 ALLYSSACARMAN24@GMAIL.COM	OWNER: S&P 98 PROPERTIES, L.P. 208 ANTHONY STREET ATTN: ALYSSA CARMAN (214) 843-8714 ALLYSSACARMAN24@GMAIL.COM	ENGINEER: SANCHEZ AND ASSOCIATES, LLC. 2000 N MCDONALD STREET MCKINNEY, TEXAS 75071 (469) 424-5900 ATTN: ROY CASEY GREGORY, PE	APPLICANT: SANCHEZ AND ASSOCIATES, LLC. 2000 N MCDONALD STREET MCKINNEY, TEXAS 75071 (469) 424-5900 ATTN: ROY CASEY GREGORY, PE
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ANTHONY STREET
(40' RIGHT OF WAY)
MTC APPX 'G' DSGN: PEDESTRIAN PRIORITY 'B'

SECTION OF FENCE ALONG ANTHONY STREET AND ADJOINING SECTION WITH 5' GATE TERMINATING INTO NEW BUILDING TO BE WROUGHT IRON FENCE ALL OTHER SECTIONS OF NEW FENCE TO BE WOODEN

NO PARKING PERMITTED ALONG THE SOUTH SIDE OF ANTHONY STREET IN ORDER TO PROVIDE FIRE DEPARTMENT ACCESS TO THE BUILDING

BARRIER FREE RAMP AT ANTHONY STREET TO BE RECONSTRUCTED DUE TO CONDITION AND WILL ACHIEVE ADA COMPLIANCE

EXISTING ALLEY WAY TO BE ENCOMPASSED IN RIGHT OF WAY SECTION OF PROPERTY LINE OVERLAP SHALL BE DEDICATED

SIDEWALK ALONG JOHNSON STREET TO BE REPLACED AND NEW SECTION OF SIDEWALK TO EXTEND AND CONNECT TO EXISTING SIDEWALK AT ANTHONY STREET

WALKWAYS FROM BUILDING FRONTAGE EXTEND TO EXISTING SIDEWALK ALONG ANTHONY STREET

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

10'X10' W.E.

6'X4' SECTION DEDICATED FOR TOTERS

GAS METER

WATER METER

VAN ACCESS PARKING SPACE

TRACT THREE
BLOCK 10
0.339 ACRES
(14,751 SF)
MTC APPX 'G' DSGN: DOWNTOWN EDGE

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.
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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.

8' TALL WOOD FENCE TO TIE INTO SECTION OF EXISTING WOOD FENCE NEAR SOUTHEAST CORNER OF SITE AS SHOWN NEW SHRUBS TO PROVIDE LIVING SCREEN ALONG SECTION OF EXISTING FENCE SEE SHEET C-4 LANDSCAPE PLAN

VISIBILITY EASEMENT BEGINS 15' FROM EXISTING CURB ALONG BEVOE STREET AND EXTENDS TO EAST PROPERTY BOUNDARY AS SHOWN

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

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

EXISTING SECTION OF FENCE

8' TALL WOOD FENCE

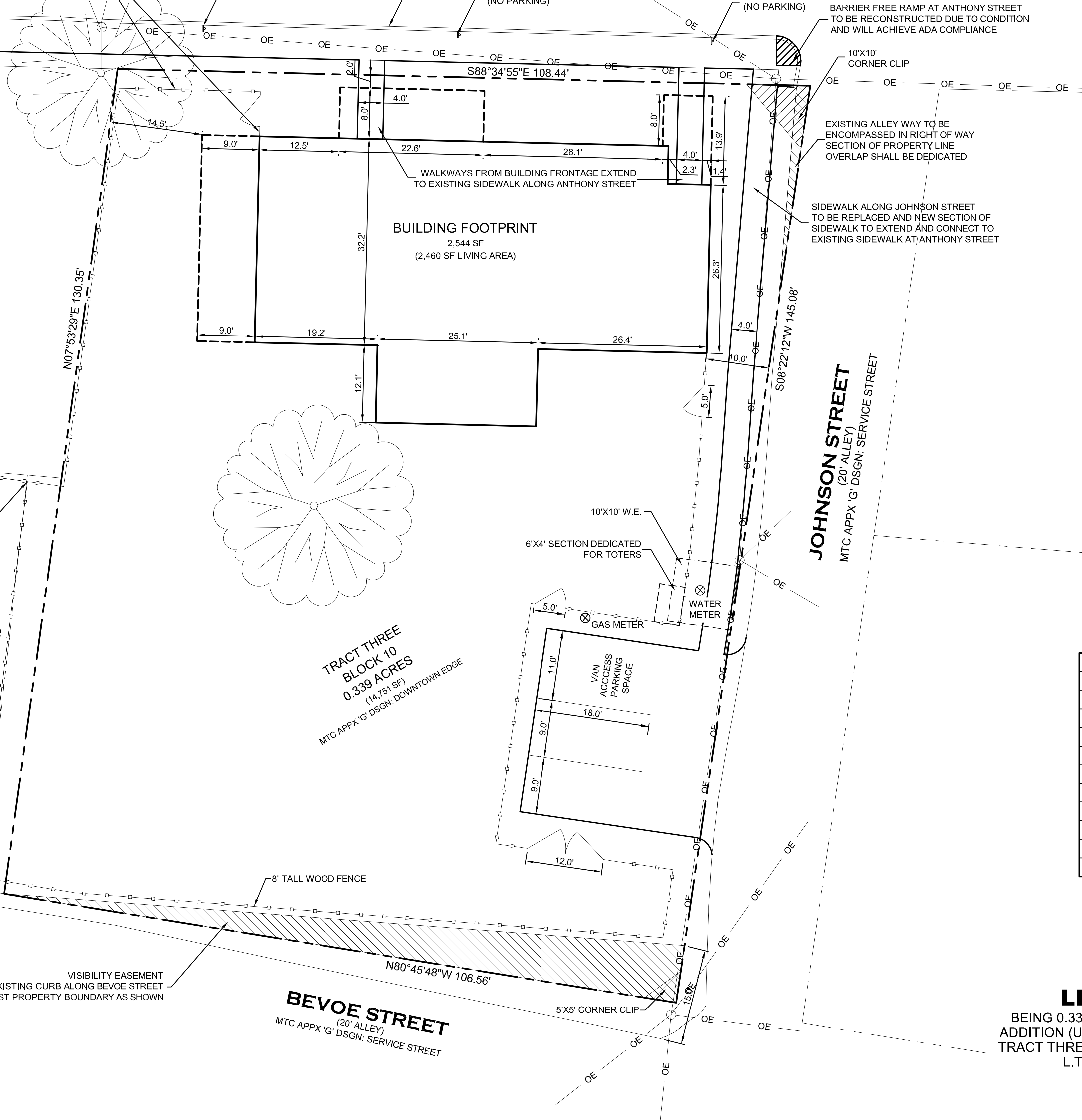
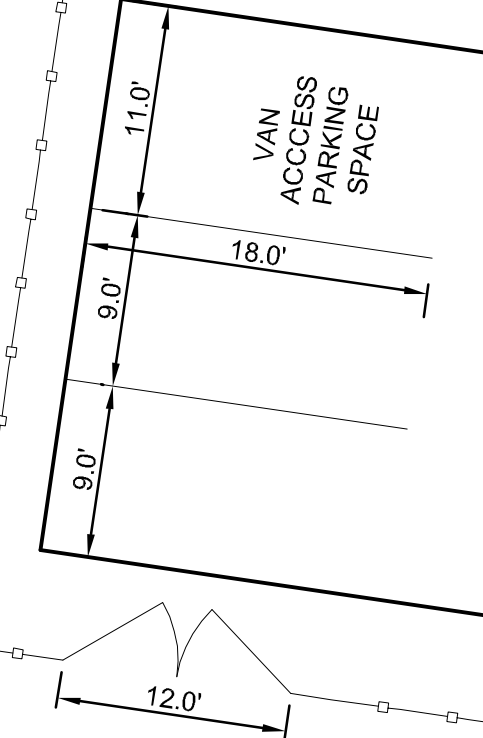
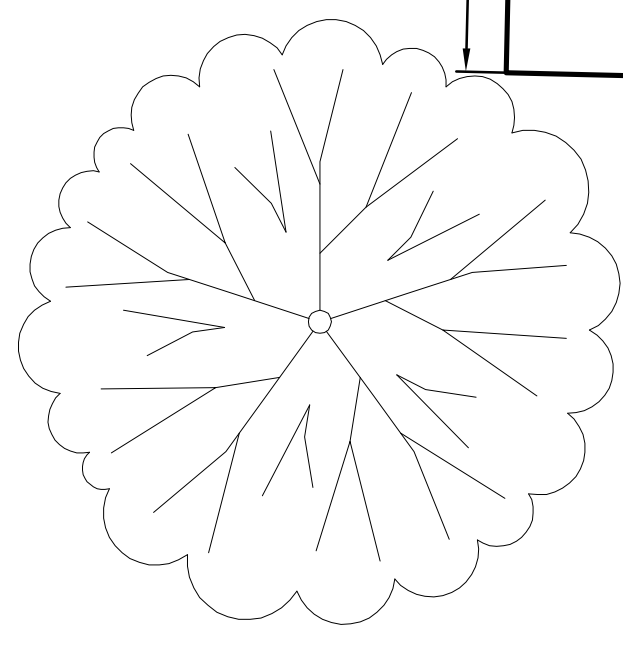
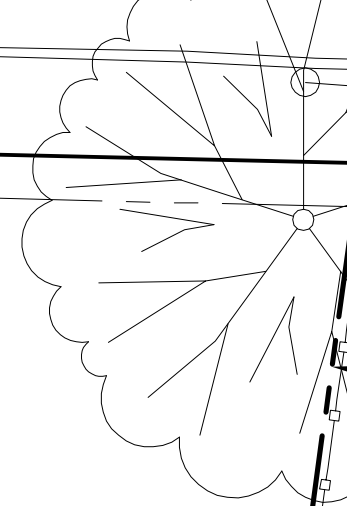
N80°45'48"W 106.56'

5'X5' CORNER CLIP

N07°43'28"E 130.35'

S88°34'55"E 108.44'

S08°22'12"W 145.08'



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LEMON DROP STUDIOS

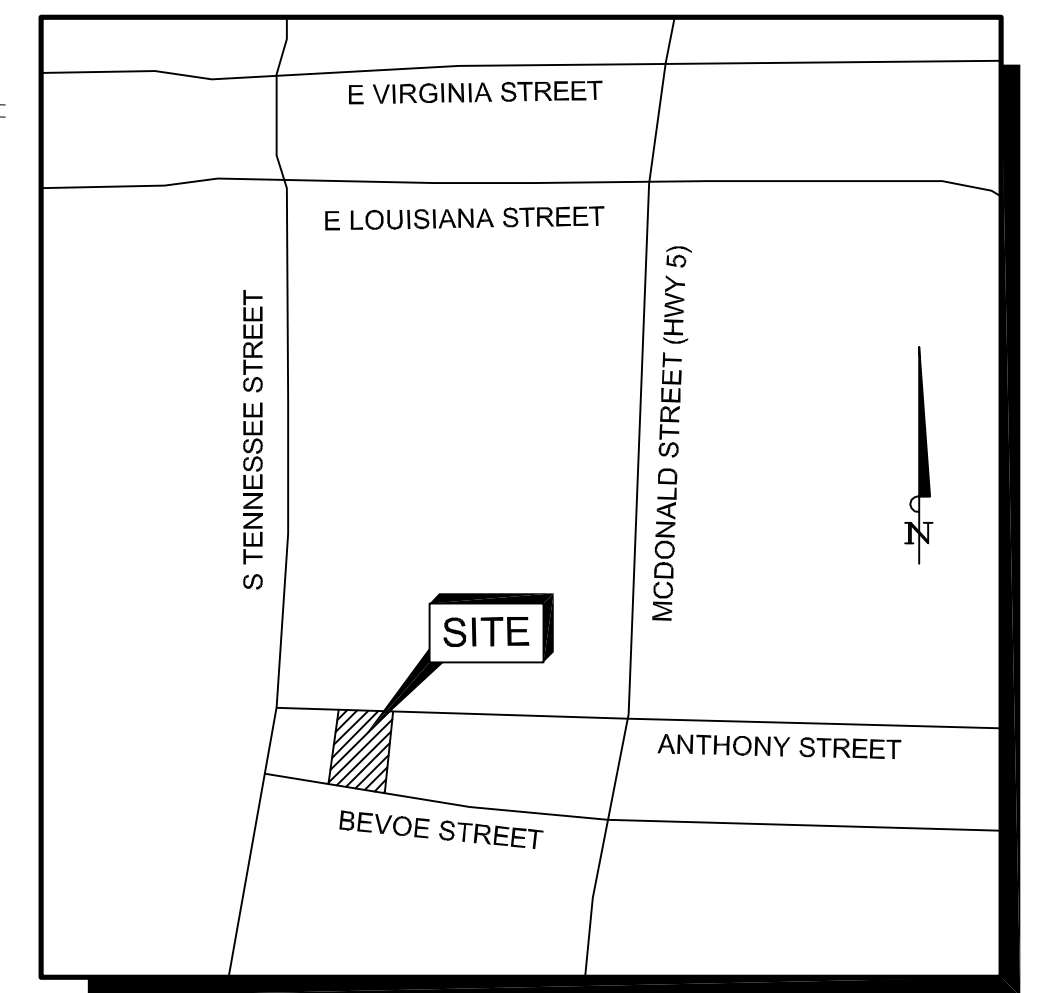
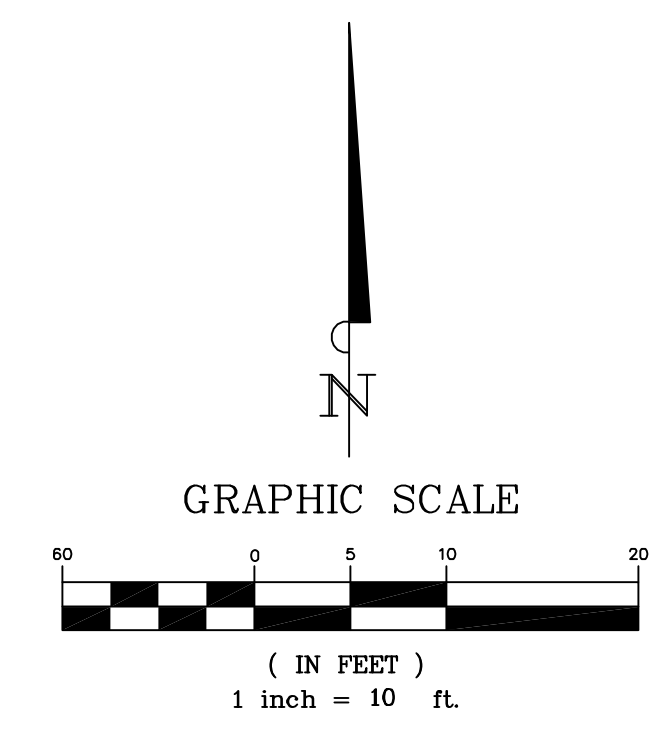
PRELIMINARY UTILITY PLAN

Scale: SEE GRAPHIC SCALE

Designed by:	DDR
Drawn by:	DDR
Checked by:	RCG
Date:	9/26/2019
Project No.:	02-1.65.001

Discipline: CIVIL - PRELIM
 Title: PRELIM UTILITY PLAN
 xref: SITE-Sketch

EXHIBIT

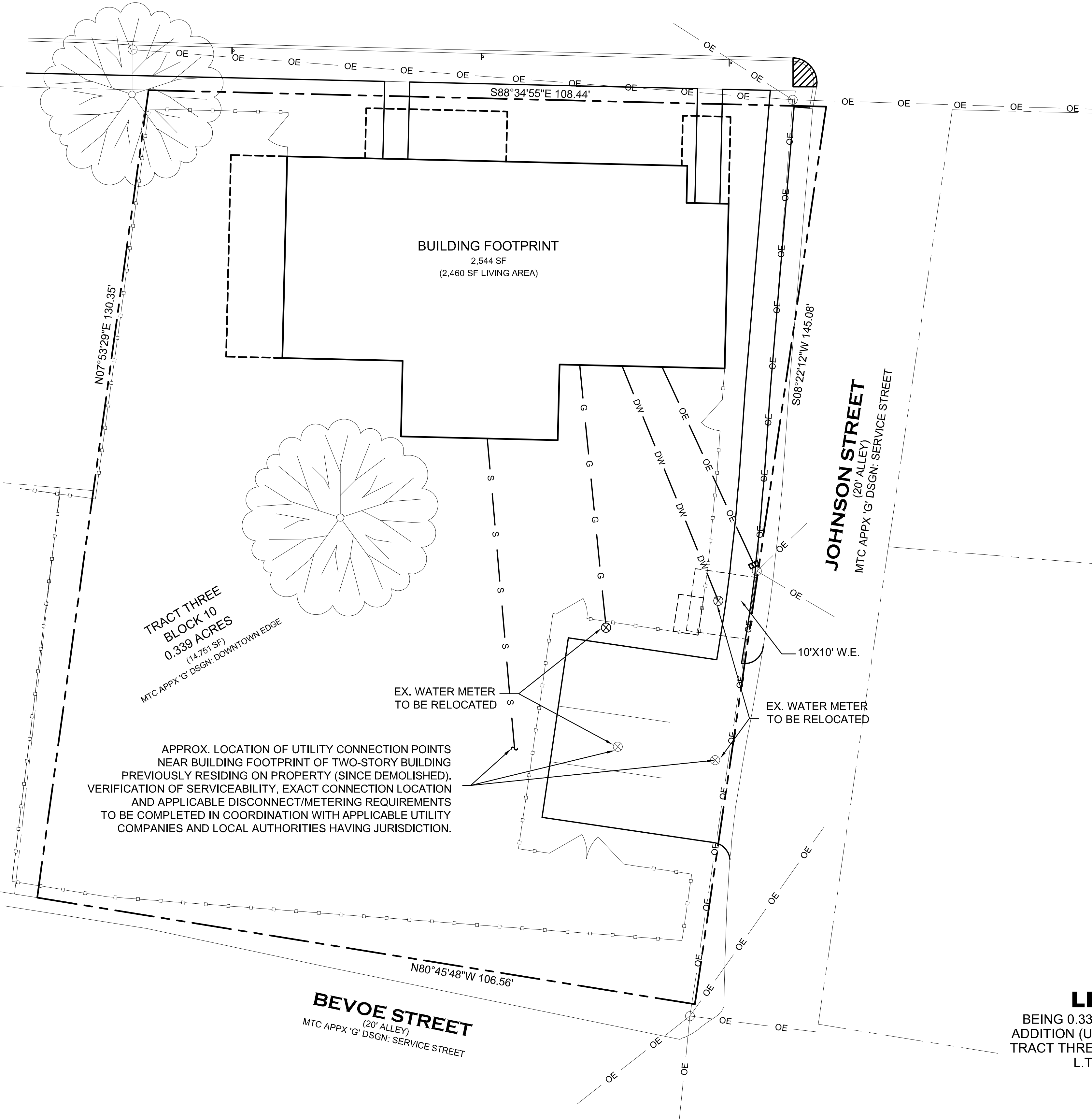


LEGEND

---	PROPERTY LINE
---	ADJACENT PROPERTY LINES
---	FENCE
---	COVERED AREA
OE	OVERHEAD ELECTRIC LINES
G	GAS LINES
S	SANITARY SEWER LINES
DW	DOMESTIC WATER LINES

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

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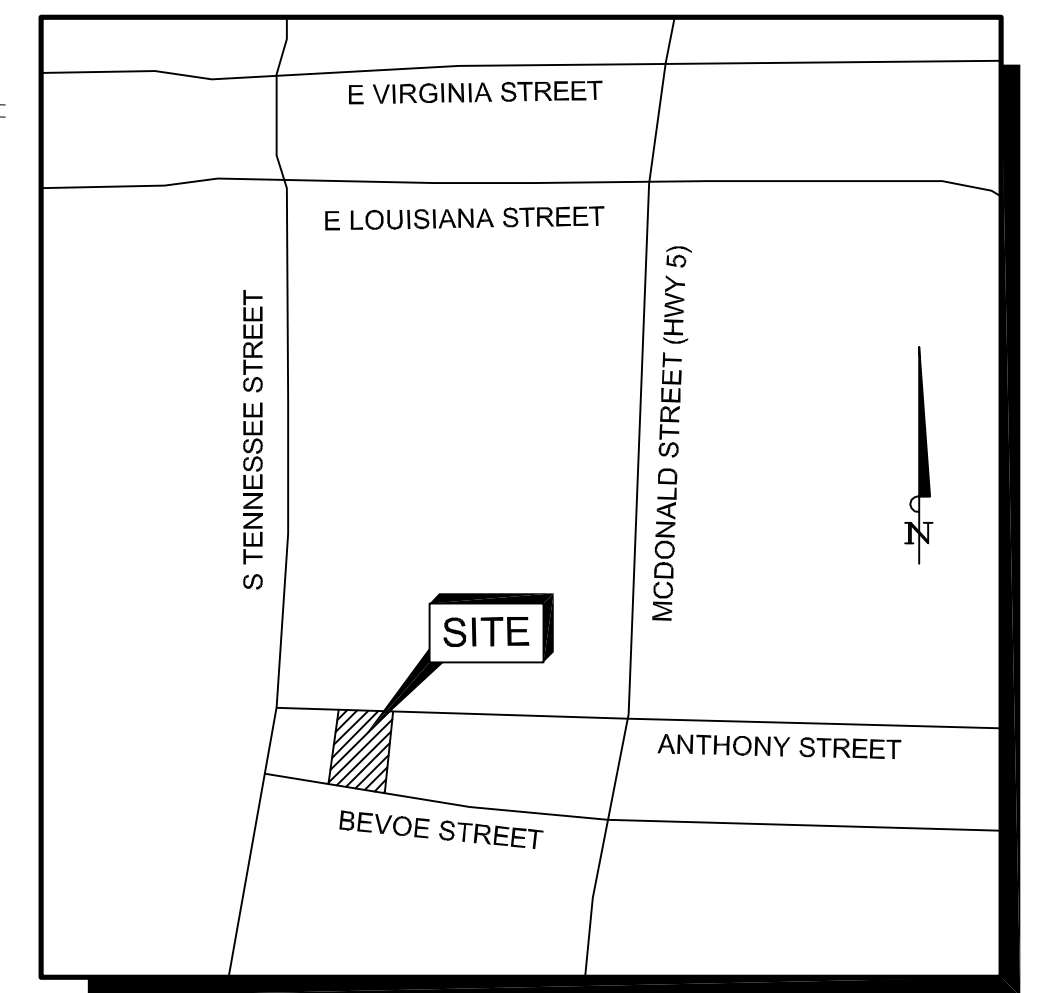
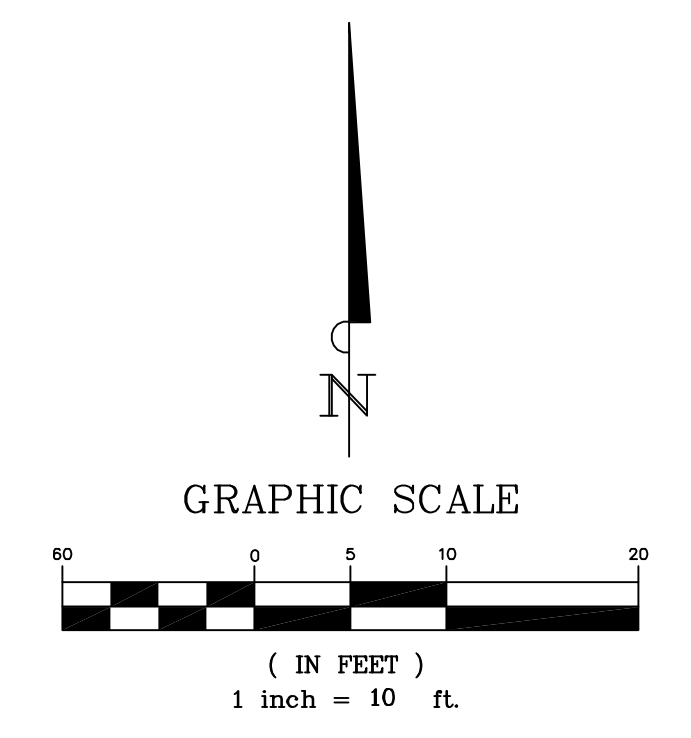
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PRELIMINARY DRAINAGE PLAN

Scale: SEE GRAPHIC SCALE

Designed by:	DDR
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Date:	9/26/2019
Project No.:	02-1.65.001

EXHIBIT



LOCATION MAP
SCALE: NTS

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINES
	FENCE
	COVERED AREA

ANTHONY STREET
(40' RIGHT OF WAY)
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(20' ALLEY)
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SLOPE DIRECTION AND DISCHARGE OF EXISTING SITE CONDITIONS TO REMAIN GENERALLY UNDISTURBED WITH ONLY MINOR MODIFICATIONS ANTICIPATED TO ENSURE GRADE SLOPES AWAY FROM BUILDING PERIMETER AND NO AREAS OF THE SITE PROMOTE PONDING

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