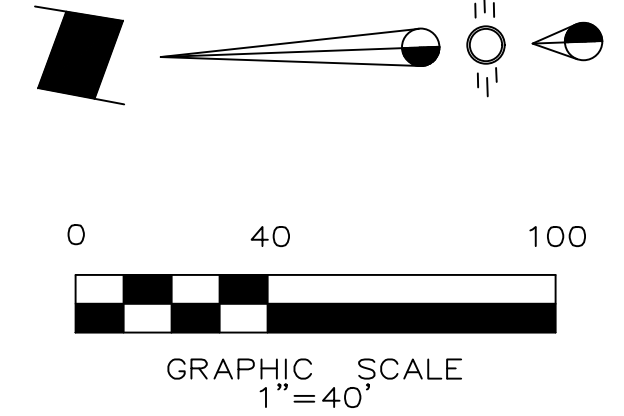


VICINITY MAP  
NTS

**LEGEND**

- Firelane
- Prop. Sidewalk/Concrete
- Concrete Sidewalk By City
- Proposed Wall
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp



**SITE DATA TABLE/SYNOPSIS**

**Address:** 402 E. Louisiana Street  
**Zoning:** MTC - McKinney Town Center, Transit Village Edge District  
**Proposed Use(s):** Brewery, Restaurant, and Outdoor Amusement  
**Lot Area:** 3,906 Acres = 170,133 SF  
**ROW Dedication:** 0.126 Acres = 5,469 SF

| Building Information:                | # of Floors | Height (Ft-in) | Total Building Area (SF) | Building Footprint Area (SF) |
|--------------------------------------|-------------|----------------|--------------------------|------------------------------|
| Office (Existing)                    | 1           | 18-6           | 772                      | 772                          |
| Loading Area (Existing)              | 1           | 18-9           | 272                      | 272                          |
| Metal Building (Existing)            | 1           | 11-2           | 330                      | 330                          |
| Taproom (Existing)                   | 1           | 108-3          | 7,236                    | 7,236                        |
| Taproom (Addition)                   | 1           | 25-0           | 6,651                    | 6,651                        |
| <b>Total Taproom</b>                 |             |                | <b>13,887</b>            | <b>13,887</b>                |
| Barrel Aging (Existing)              | 1           | 17-1           | 3,100                    | 3,100                        |
| Covered Seating (Existing)           | 1           | 17-1           | 4,385                    | 4,385                        |
| Stage (Existing)                     | 1           | 17-1           | 981                      | 981                          |
| Proposed Brewery                     | 2           | 58-11          | 22,439                   | 18,823                       |
| <b>Total Building Area:</b>          |             |                | <b>46,166</b>            | <b>42,550</b>                |
| <b>Proposed Outdoor Dining Area:</b> |             |                | <b>6,370</b>             |                              |

**Lot Coverage:** 25.01%  
**Floor to Area Ratio (FAR):** 0.27 :1  
**Paving/Sidewalk Area:** 82,500 SF  
**Impervious Percentage:** 48.49%

**Parking Required:**

| Structure                    | Requirement    | Spaces           |
|------------------------------|----------------|------------------|
| Structures Less Than 2000 SF |                | 0 Spaces         |
| Taproom                      | *1 per 500 SF  | 24 Spaces        |
| Barrel Aging                 | *1 per 500 SF  | 13 Spaces        |
| Brewery                      | *1 per 1000 SF | 20 Spaces        |
| Outdoor Dining               | *1 per 500 SF  | 9 Spaces         |
| <b>Total:</b>                |                | <b>66 Spaces</b> |

**Parking Provided (within 200' of Property):**

| Location                                   | Spaces            |
|--|-------------------|
| Proposed East Louisiana Street Parking Lot | 128 Spaces        |
| Existing Parking Lot NW of Property        | 35 Spaces         |
| Future Andrews Street                      | 8 Spaces          |
| <b>Total:</b>                              | <b>171 Spaces</b> |

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| <b>Total:</b>                |                | <b>66 Spaces</b> |

\*Per the MTC zoning, the first 2,000 sf of each use is exempt from the parking requirement

**Parking Provided (within 200' of Property):**

| Location                                   | Spaces            |
|--|-------------------|
| Proposed East Louisiana Street Parking Lot | 128 Spaces        |
| Existing Parking Lot NW of Property        | 35 Spaces         |
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| <b>Total:</b>                              | <b>171 Spaces</b> |

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.  
 THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

**CITY OF MCKINNEY STANDARD NOTES:**

Sanitation container screening walls will 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 will be constructed in accordance with the city's design specifications.

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.

Lighting for the subject property will be constructed in conformance with Chapter 58 of the City of McKinney Code of Ordinances.

**FIRE PROTECTION SYSTEMS**  
 Building are required to be protected by an approved automatic fire sprinkler system, Class I standpipe, yard standpipe/hydrant, fire pump (TBD), and fire alarm system with full occupant notification. Specialized fire protection may be required for the Brewery. TBD

**ACCESS GATES/BOLLARDS**  
 All FD access gates shall be automatic only. Use of specialized bollards or swing arms in lieu of the gates may be permitted. Can be decorated to Tupps architectural style.

**INTERNAL FIRE LANE**  
 Construction of the internal fire lane shall be approved by the Fire Department under separate instrument. Consideration shall be given to increased use of GrassPave and alternative paving materials.

**ENGINEER:**  
 Cross Engineering Consultants, Inc.  
 1720 W. Virginia St.  
 McKinney, Texas 75069  
 Phone (972) 562-4409  
 Fax (972) 562-4471  
 Contact: Jon David Cross, P.E.

**ARCHITECT:**  
 Conduit Architecture + Design  
 711 N. Tennessee St.  
 McKinney, Texas 75069  
 Phone (972) 302-9747  
 Contact: Eric Ciskowski

**SURVEYOR:**  
 Ringley & Associates  
 701 S. Tennessee St.  
 McKinney, TX 75069  
 Phone (972) 542-1266  
 Fax (972) 542-8682  
 Contact: Lawrence Ringley

**BENCHMARK:**  
 City of McKinney Benchmark:  
 COM-43 = Aluminum Disc in concrete at the end of the curb on the Northeast corner of Murray Street and Louisiana Street. Elev. = 586.464

Site Benchmark:  
 BM-1 = "X" in concrete in the southwest corner of a sanitary sewer manhole on the north side of Greenville Road and just east of the abandoned railroad tracks. Elev. = 601.16

BM-2 = "X" in the north edge of the concrete sidewalk on the southeast side of Greenville Road and Andrews Street. Elev. = 593.71

**Note:**  
 Adjacent roadway shown per 60% plans by BGE, Inc., dated 03/2021 and 04/2021 for Louisiana St. Improvements (C01817) and Andrews St. & Green St. Improvements (C02067) projects.

| Issue Dates: | Revisions: | Date: |
|--------------|------------|-------|
| 1 2/08/2021  | 1          |       |
| 2 3/24/2021  | 2          |       |
| 3 4/30/2021  | 3          |       |
| 4 6/03/2021  | 4          |       |
| 5 6/15/2021  | 5          |       |
| 6 7/22/2021  | 6          |       |

**CROSS ENGINEERING CONSULTANTS**  
 1720 W. Virginia Street McKinney, Texas 75069  
 972.562.4409 Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=40'

|  |   |  |
|--|---|--|
| THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 7/22/21 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. | <b>SITE PLAN</b><br><b>TUPP'S BREWERY</b><br>Blocks 1 & 2 Andrews Addition<br>William Davis Survey, Abstract No. 248<br>City of McKinney, Texas | Sheet No.<br><b>SP</b><br>Project No.<br>20040 |
|  |   |  |
|  |   |  |

TUPP'S BREWERY