

SITE DATA SUMMARY TABLE	
ZONING:	PD 2017-07-078
EXISTING USE:	McKINNEY HOUSING AUTHORITY
PROPOSED USE:	MULTI-FAMILY DEVELOPMENT
LOT AREA:	10.05 ACRES / 437,778 SQ. FT.
BUILDING HEIGHTS:	(2) 3 STORY UNITS (40'-11")
BUILDING HEIGHTS:	(6) 2 STORY UNITS (29'-2")
BUILDING HEIGHTS:	(1) 1 STORY CLUBHOUSE (27'-2")
NUMBER OF BLDGS.	9
No. OF 1 BR DWELLING UNITS	44
No. OF 2 BR DWELLING UNITS	52
No. OF 3 BR DWELLING UNITS	40
TOTAL No. OF DWELLING UNITS	136
TOTAL DWELLING SQ. FOOTAGE:	169,227 SQ. FT.
LANDSCAPE DATA	
INTERIOR LANDSCAPING	133,124 SQ. FT. (30.4%)
IMPERVIOUS AREA:	281,088 SQ. FT. (69.6%)
PARKING REQUIRED	
PARKING REQUIRED	270
1.5*1 BED + 2*2 BED + 2.5*3 BED	
1.5*44 (1 BDRM) + 2*52 (2 BDRM) + 2.5*40 (3 BDRM)	
66 (1 BDRM) + 104 (2 BDRM) + 100 (3 BDRM)	
(HANDICAP REQUIRED = 2% OF TOTAL)	6
PARKING PROVIDED	
HEAD IN UNCOVERED PARKING SPACES	263
HEAD IN HANDICAP PARKING	7
TOTAL PARKING PROVIDED	270
LOT COVERAGE	
FLOOR TO AREA RATIO	20.9% (91,442 SQ. FT.)
DWELLING UNITS PER ACRE	0.43:1
	13.5 units per acre

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05/22/2018 3:31:36 PM

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AMENITIES	
The following amenities meeting the standards of Section 146-139 shall be provided, except as modified below:	
1. Centralized internal open space. (Sides of this space may be less than 50 feet in length where adjoining fire lanes and/or where pedestrian connection is provided. Rectangular shape of open space shall not apply)	
Minimum Size Required:	1 acre (43,560 sf)
Size Provided:	1.176 acre (51,237 sf)
Minimum Seating Required: 4 areas with minimum 6 feet in length	
Seating provided:	4 areas with 6 feet in length each
2. BBQ Grills with shaded seating for 16 people - Provided	
3. Playground - Provided	
4. Business Center - 522 sf Provided (500 sf minimum)	
5. Fitness Center - 506 sf Provided (500 sf minimum)	

CITY OF MCKINNEY SITE PLAN NOTES

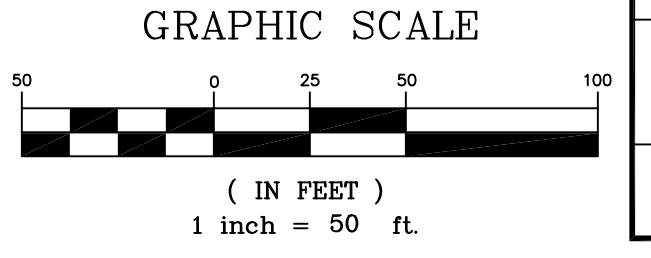
- THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
- 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.
- THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

ARCHITECTURAL ENHANCEMENTS

MAJOR ARCHITECTURAL ENHANCEMENTS	MINOR ARCHITECTURAL ENHANCEMENTS
OPTION #2 - 50 sf Private Balcony for each unit	OPTION #2 - Complementary Masonry
OPTION #3 - Landscaped Median at Entrances	OPTION #3 - Patterned Brick Work
	OPTION #4 - Dormers
	OPTION #9 - Window Emphasis

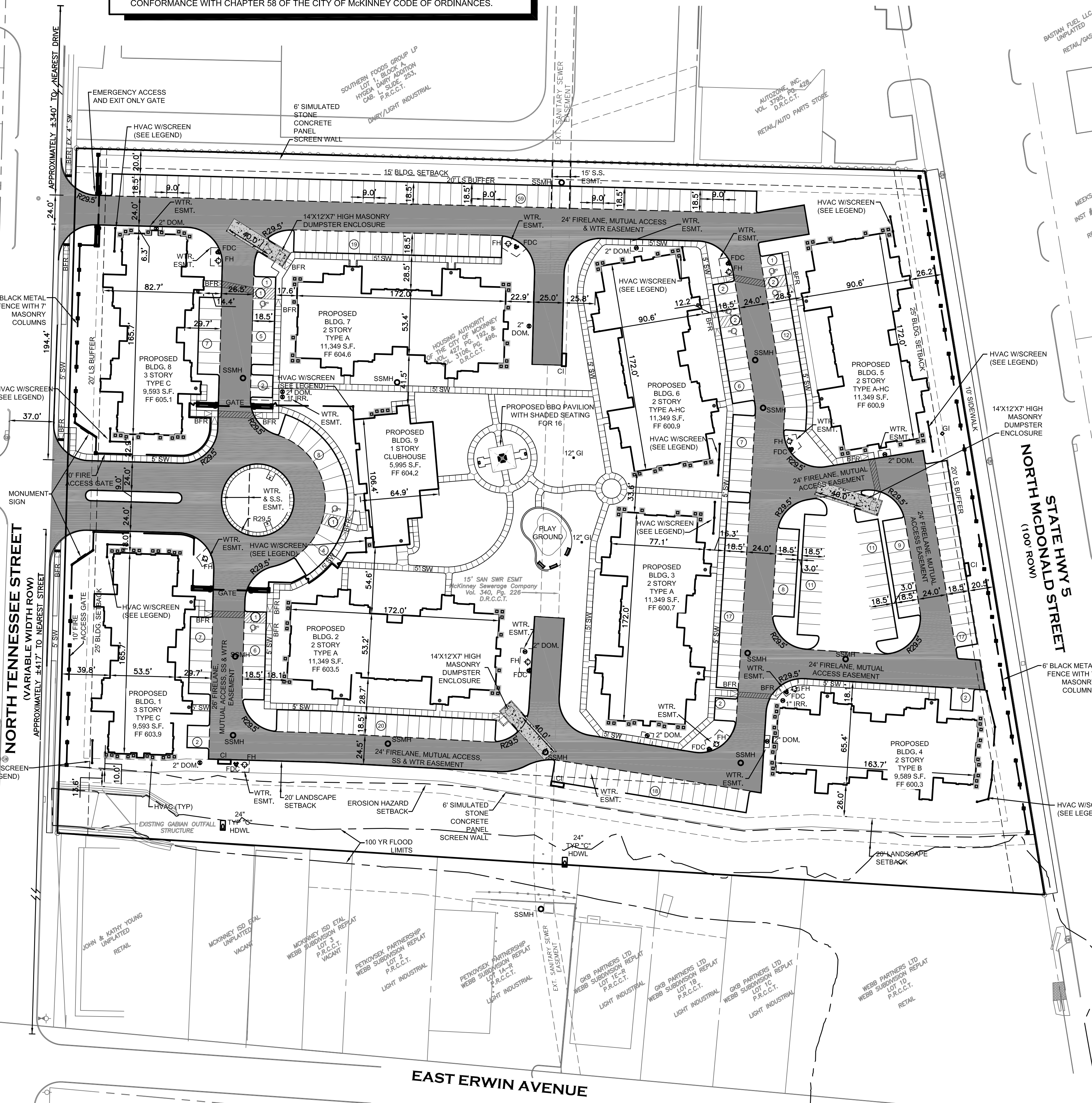
NOTES

- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
- ALL RADII ARE 1.5' UNLESS NOTED OTHERWISE.



LEGEND

- 8" 4,000 PSI CONCRETE PAVEMENT WITH 8" LIME TREATED SUBGRADE AND #4 BARS @ 24" O.C.E.W.
- 6" 4,000 PSI CONCRETE PAVEMENT WITH 6" LIME TREATED SUB-BASE AND #4 BARS @ 24" O.C.E.W.
- 5" 3,000 PSI CONCRETE PAVEMENT WITH 6" LIME TREATED SUBGRADE AND #3 BARS @ 24" O.C.E.W. (PARKING)
- 5" 3,000 PSI CONCRETE PAVEMENT WITH 2" COMPACTED WASHED SAND BEDDING AND #3 BARS @ 18" O.C.E.W. (HIKE & BIKE TRAIL)
- 4" 3,000 PSI REINFORCED CONCRETE PAVEMENT (INTERNAL SIDEWALKS)
- ⊗ NUMBER OF PARKING SPACES
- R RADIUS
- TYP TYPICAL
- CI CURB INLET
- BFR BARRIER FREE RAMP
- SW SIDEWALK
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- BUILDING ENTRANCE
- PERIMETER FENCING - 6" DECORATIVE BLACK METAL WITH 7" MASONRY COLUMNS (EAST AND WEST PL)
- SCREEN WALL - SIMULATED STONE CONCRETE PANEL (NORTH AND SOUTH PL)
- PROPERTY BOUNDARY LINE
- HVAC UNITS WITH 6" BLACK METAL FENCE W/MASONRY COLUMNS AND LIVING SCREEN



Master Planning
Civil Engineering
Land Development
2000 N. McDONALD STREET, SUITE 100
MCKINNEY, TX 75071
Tel 469.424.5900
sanchezadvisory.com
Certificate of Registration No. F-8865

SANCHEZ & ASSOCIATES

MERRITT HOMES

SITE PLAN

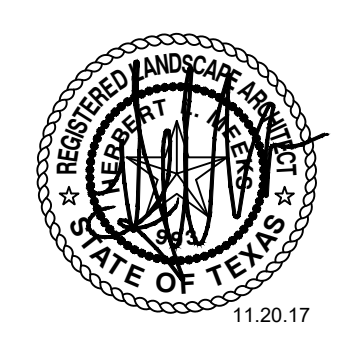
SITE PLAN FOR MERRITT HOMES
BEING 9.509 ACRES OUT OF THE WILLIAM DAVIS SURVEY, ABSTRACT NO. A0248 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
PREPARED 2/15/2018

DEVELOPER: CARLETON RESIDENTIAL PROPERTIES 5485 BELT LINE ROAD, SUITE 300 DALLAS, TEXAS 75254 (972) 980-9810, x120 ATTN: WILL HENDERSON	OWNER: HOUSING AUTHORITY OF MCKINNEY 1200 N. TENNESSEE ST. MCKINNEY, TX 75069-2116 (972) 542-5641 ATTN: ROSLYN MILLER	ENGINEER: SANCHEZ AND ASSOCIATES, LLC. 2000 N. McDONALD STREET MCKINNEY, TEXAS 75071 (469) 424-5900 ATTN: CHRISTOPHER H. BLEVINS, PE	APPLICANT: SANCHEZ AND ASSOCIATES, LLC. 2000 N. McDONALD STREET MCKINNEY, TEXAS 75071 (469) 424-5900 ATTN: CHRISTOPHER H. BLEVINS, PE
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Scale:	SEE GRAPHIC SCALE
Designed by:	CDR
Drawn by:	CDR
Checked by:	CHB
Date:	11/2/2017
Project No.:	D2105.002

EXHIBIT

File: 106-Site Plan.dwg, Director: G:\02105-Careton\002-Merritt\Home\10-Prim\Images, Thu, 17 May 2018 9:21am, Plotted by: cblwms, Scale: 3/8" = 1'-0", Plot No: 106-Site Plan.dwg, Plot Date: 5/17/2018 9:21am, Plot Scale: 3/8" = 1'-0"



NO.	DATE	DESCRIPTION

MERRITT HOMES
136 APARTMENTS IN MCKINNEY, TX FOR
JCD PARTNERS, LLC

PERMIT SET



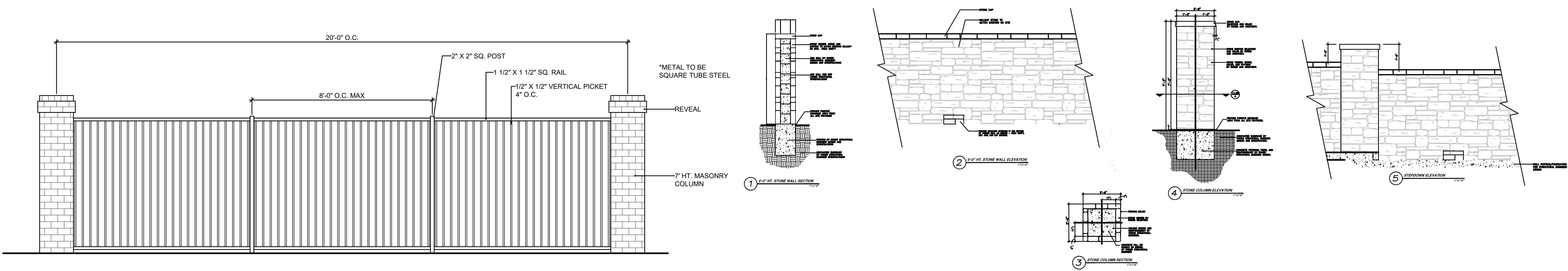
DATE
11.20.17

PROJECT
BGO-1705

SHEET NUMBER
LANDSCAPE PLAN

LP.01

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2 6'-0" HT. METAL FENCE W/ MASONRY COLUMNS

SYMBOL	PLANT NAME	SIZE/QTTY
	LIVE OAK QUERCUS VIRGINIANA	4" CAL. / 19 12' HT.
	LACEBARK ELM ULMUS PARVIFOLIA	4" CAL. / 11 12' HT.
	RED OAK QUERCUS SHUMARDII	4" CAL. / 12 12' HT.
	CEDAR ELM ULMUS CRASSIFOLIA	4" CAL. / 18 12' HT.
	BALD CYPRESS TAXODIUM DISTICUM	6" CAL. / 39 18' HT.
	LITTLE GEM MAGNOLIA MAGNOLIA GRANDIFLORA 'LITTLE GEM'	3" CAL. / 14 10' HT.
	FOSTER HOLLY ILEX X ATTENUATA 'FOSTER'	15 GAL. / 121 MIN. 4' HT. 5' O.C.
	WAX MYRTLE MYRTICA CERIFERA	7 GAL. / 87 MIN. 4' HT. 4' O.C.

LANDSCAPE REQUIREMENTS	
TOTAL SITE AREA	437,845.72 SQ. FT. (10.05 ACRES)
TOTAL SITE LANDSCAPE	REQUIRED: 10% OF TOTAL SITE (43,784.57 SQ. FT.) PROVIDED: 30.4% (133,123.71 SQ. FT.)
STREET YARD - TENNESSEE ST.	16,200 SF TOTAL STREET YARD 13,991 SF DEDICATED TO LANDSCAPE (86.4%)
STREET YARD - MCDONALD ST.	15,786 SF TOTAL STREET YARD 14,771 SF DEDICATED TO LANDSCAPE (93.6%)
PARKING LOT TREES	REQUIRED: 1 TREE PER 10 PARKING SPACES 1 TREE WITHIN 65' OF EVERY PARKING SPACE (271 PARKING SPACES / 10 = 27.1 (28) TREES) PROVIDED: 51 (4" CAL MIN.) TREES
STREET FRONTAGE - TENNESSEE ST - 468'	REQUIRED: 1 CANOPY TREE PER 30 L.F. OF FRONTAGE REQUIRED: (468 L.F. / 30 = 15.6 TREES) PROVIDED: 16 TREES
STREET FRONTAGE - MCDONALD ST - 604'	REQUIRED: 1 CANOPY TREE PER 30 L.F. OF FRONTAGE REQUIRED: (604 L.F. / 30 = 20.1 TREES) PROVIDED: 20 TREES

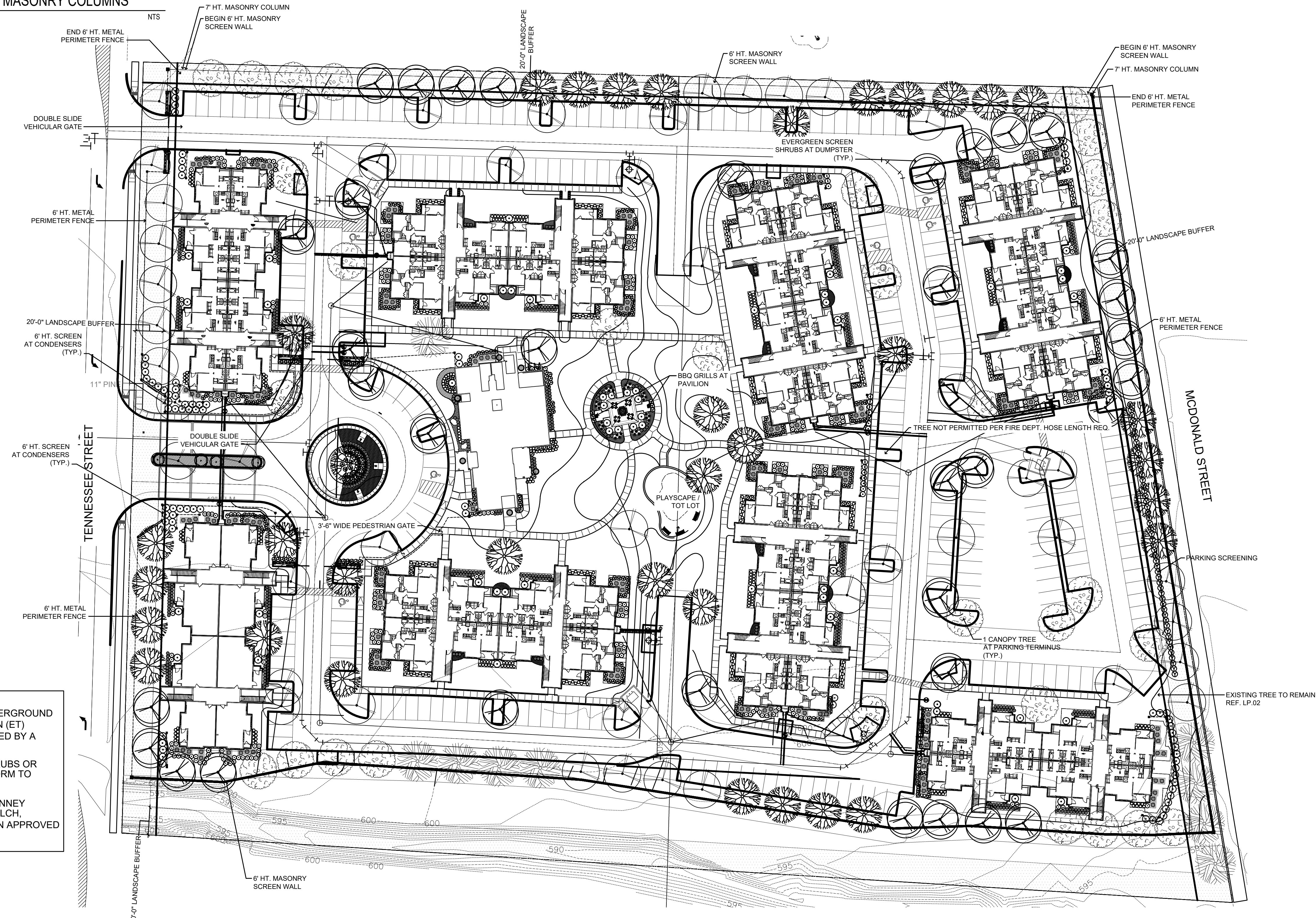
- LANDSCAPE PLAN NOTES:**
- ALL TURF AREAS ARE TO BE HYDROMULCHED WITH COMMON BERMUDA GRASS OR SOLID SOD.
 - ANNUAL COLOR PLANTINGS ARE TO BE DETERMINED AT THE TIME OF PLANTING.
 - ALL LAWN AND LANDSCAPE AREAS ARE TO BE SEPARATED BY STEEL EDGING.
 - ALL TREES AND PLANTING BEDS ARE TO BE LAID OUT IN THE FIELD BY THE LANDSCAPE CONTRACTOR FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION OR PREPARATION OF PLANTING AREAS. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR FAILURE TO OBTAIN OWNER'S REVIEW OF THE LAYOUT INCLUDING MODIFICATIONS REQUIRED.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATION ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES. REF. CIVIL PLANS FOR PROPOSED UTILITY LINE LOCATIONS.
 - PLANTING AREA PREPARATION TO INCLUDE MINIMUM 1.5" TO 3" APPROVED ORGANIC MATTER (BACK TO EARTH OR LIVING EARTH) TILLED INTO THE TOP 8" OF PLANTING AREA SOIL UNLESS OTHERWISE SPECIFIED. REMOVE ALL ROCKS, CLOUDS AND DEBRIS. LEAVE PLANTING AREAS SMOOTH AND ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AS SHOWN.

NOTE:
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
UNLESS OTHERWISE SPECIFIED, LANDSCAPE AREAS SHALL BE PLANTED WITH SHRUBS OR SOD AS APPROVED BY THE CITY OF MCKINNEY, TEXAS. ALL SPECIES SHALL CONFORM TO APPENDIX A, SECTION A-1, APPROVED PLANT LIST.
THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT THE 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.

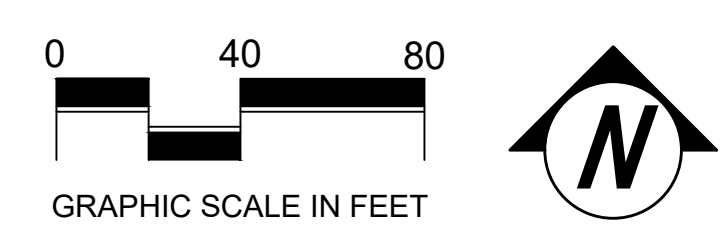
NOTE:
NO TREE SHALL BE PLACED CLOSER THAN 8 FT. FROM A CITY OF MCKINNEY PUBLIC UTILITY OR STORM LINE.

NOTE:
CALIPER INCH MEASURED 6" ABOVE THE GROUND LEVEL AT TIME OF PLANTING.

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05/22/2018 3:30:43 PM



1 LANDSCAPE PLAN
SCALE: 1"=40'-0"



OWNER TCI MCKINNEY RAHCN INC. 1800 VALLEY VIEW LANE STE. 300 DALLAS, TEXAS, 75234 469-522-4200 ATTN: STEVEN SHELLEY	LANDSCAPE ARCHITECT MEEKS DESIGN GROUP, INC. 1755 N. COLLINS BLVD., SUITE 300 RICHARDSON, TEXAS 75080 (972) 690-7474 ATTN: HERB MEEKS	ENGINEER CATES-CLARK 14800 QUORUM DRIVE SUITE 200 DALLAS, TEXAS 75254 (972) 385-2272 ATTN: MIKE CLARK
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