

LEGEND

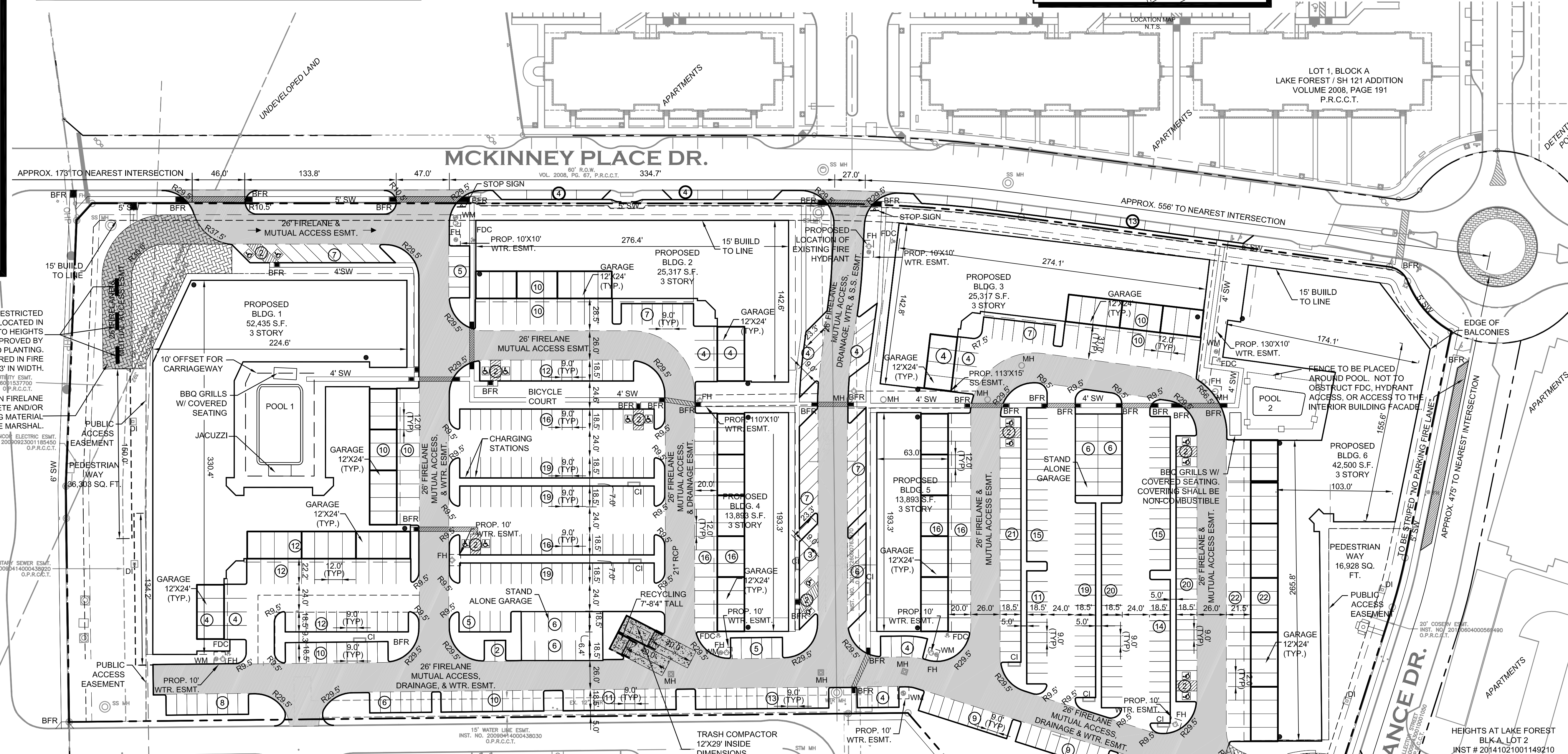
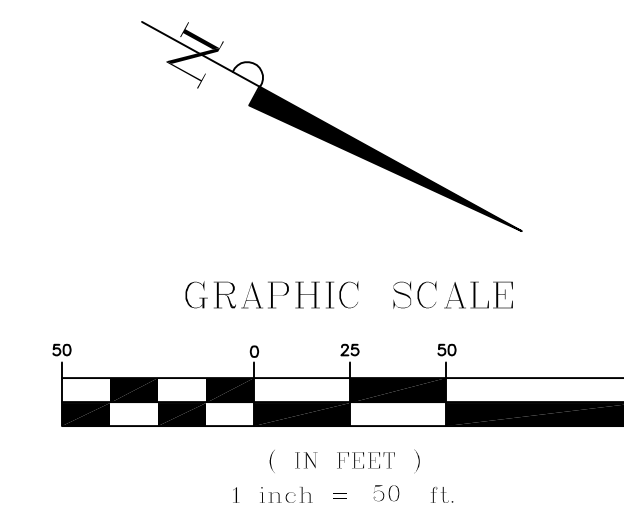
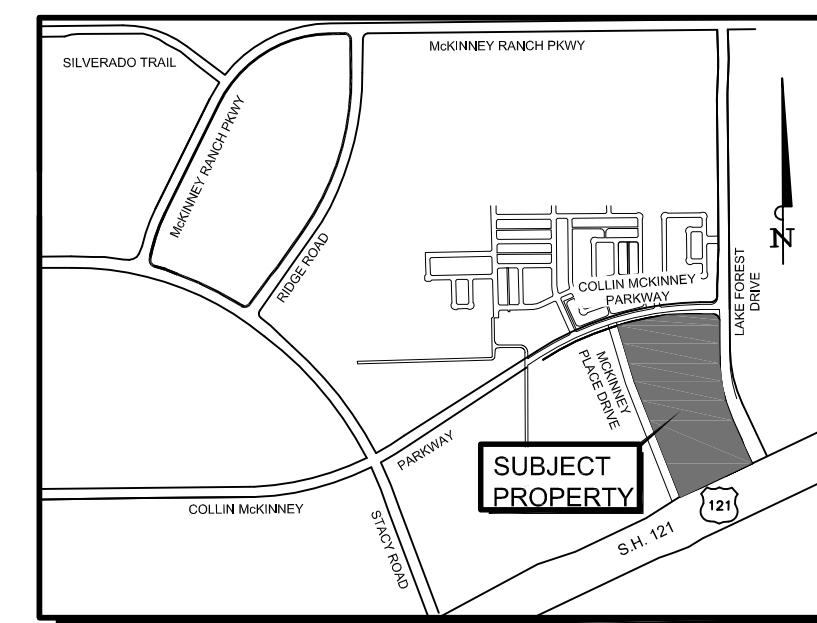
- 8" 4,000 PSI CONCRETE PAVEMENT WITH 8" LIME TREATED SUBGRADE AND #4 BARS @ 24" O.C.E.W.
 - 6" 4,000 PSI CONCRETE PAVEMENT WITH 6" LIME TREATED SUB-BASE AND #3 BARS @ 24" O.C.E.W.
 - 5" 3,000 PSI CONCRETE PAVEMENT WITH #3 BARS @ 24" O.C.E.W.
 - 4" REINFORCED 3,000 PSI CONCRETE PAVEMENT (INTERNAL SIDEWALKS)
 - NUMBER OF PARKING SPACES
 - R RADIUS
 - TYP TYPICAL
 - BFR BARRIER FREE RAMP
 - SW SIDEWALK
 - FH FIRE HYDRANT
 - FDC FIRE DEPARTMENT CONNECTION
 - BUILDING ENTRANCE
 - * LIGHT POLE
 - FIRE HOSE (150' LENGTH)
- NOTE: HVAC SYSTEM TO BE LOCATED ON ROOF

CITY OF MCKINNEY SITE PLAN NOTES

- THE 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 OF MCKINNEY 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 SINGLE-FAMILY RESIDENTIAL PROPERTIES.
- THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

AMENITIES PROVIDED

- SWIMMING POOL (MINIMUM 1,000 SQUARE FOOT SURFACE AREA) WITH COOLING DECK (MINIMUM 10 FEET WIDE IN ALL AREAS)
- FITNESS CENTER LOCATED IN THE CLUB HOUSE (MINIMUM 500 SQUARE FEET)
- A LIBRARY/BUSINESS CENTER (MINIMUM 500 SQUARE FEET)
- JACUZZI (MINIMUM 8 PERSON)
- BBQ GRILLS (MINIMUM 4 W/ COVERED SEATING FOR 16 PEOPLE)



LOCATION OF HEIGHT RESTRICTED PLANTING AREAS. PLANTS LOCATED IN THIS AREA RESTRICTED TO HEIGHTS LESS THAN 6' UNLESS APPROVED BY FIRE MARSHAL PRIOR TO PLANTING. PLANTING TO BE CENTERED IN FIRE LANE AND NOT EXCEED 3' IN WIDTH.

AREA LOCATED WITHIN FIRELANE TO BE STAMPED CONCRETE AND/OR OTHER APPROVED PAVING MATERIAL AS DETERMINED BY FIRE MARSHAL.

121 SERVICE RD.
VARIABLE WIDTH R.O.W.

NOTES

- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
- ALL RADII ARE 1.5' UNLESS NOTED OTHERWISE.
- PARKING LOT LIGHT POLES MAY BE UP TO 16' TALL; HOWEVER, ALL OTHER LIGHTING SHALL BE NO MORE THAN 13' TALL.
- HVAC UNITS AND MECHANICAL EQUIPMENT NOT LOCATED WITHIN BUILDINGS TO BE PLACED ON ROOFS AND SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES PER REQUIREMENTS OF CITY OF MCKINNEY ORDINANCE.
- FENCES LOCATED AROUND POOL AREAS SHALL NOT OBSTRUCT FDC AND FIRE HYDRANT ACCESS.
- REQUIRED PUBLIC OPEN SPACE PROVIDED TO MEET ALL REQUIREMENTS AS SPECIFIED IN COLLIN MCKINNEY PARKWAY ZONE OF THE REC.

ZONING FAR SUMMARY TABLE

PARENT TRACT	125.69 ACRES
FAR ALLOWED	4.5:1
PARENT TRACT FLOOR AREA ALLOWED	24,637,754 S.F.
MULTIFAMILY FAR ALLOWED, 25% OF PARENT TRACT FAR	1,125:1
MULTIFAMILY FLOOR AREA ALLOWED IN PARENT TRACT	6,159,438 S.F.
MULTIFAMILY FLOOR AREA PROPOSED (THE KINSTAED)	520,068 S.F.
EXISTING FLOOR AREA (AVANA MCKINNEY RANCH)	472,794 S.F.
EXISTING FLOOR AREA (HEIGHTS AT LAKE FORREST)	381,794 S.F.
TOTAL MULTIFAMILY FLOOR AREA PROPOSED	1,372,634 S.F.

SITE DATA SUMMARY TABLE

ZONING:	PD 2007-01-005	LANDSCAPE DATA	
EXISTING USE:	UNDEVELOPED	INTERIOR LANDSCAPING	139,260 SQ. FT.
PROPOSED USE:	MULTI-FAMILY DEVELOPMENT	IMPERVIOUS AREA:	410,903 SQ. FT.
LOT AREA:	12.6 ACRES / 550,163 SQ. FT.	PUBLIC OPEN SPACE REQ.:	5,401 SQ. FT.
BUILDING HEIGHTS:	3 STORY UNITS (6 ea.) = 38'-6"	PUBLIC OPEN SPACE:	53,231 SQ. FT.
NUMBER OF BLDGS.	6	PARKING REQUIRED	
NUMBER OF DWELLING UNITS	386	PARKING REQUIRED	663
TOTAL BLDG. SQ. FOOTAGE:	338,881 SQ. FT.	1.5'1' BED + 2'2' BED + 2.5'3' BED	
REQUIRED PUBLIC OPEN SPACE		1.5'253 (1 BDRM) + 2'122 (2 BDRM) + 2.5'111 (3 BDRM)	
PER REC REQUIREMENTS:	5,401 SQ. FT.	(24 GARAGE W/O TANDEM; 0.5 SPACE PER)	
PROVIDED PUBLIC OPEN SPACE:	53,231 SQ. FT.	GARAGE PARKING REQ. = 30% OF # OF UNITS	116
SEATING REQUIRED:	72 L.F.	(HANDICAP REQUIRED = 2% OF TOTAL)	14
SEATING PROVIDED:		PARKING PROVIDED	
BENCHES:	72 L.F.	HEAD IN UNCOVERED PARKING SPACES	410
SEVEN PLANTERS (WITH SHADE TREE)		HEAD IN HANDICAP PARKING	16
9.5 L.F. PER PLANTER:	66 L.F.	PARALLEL PARKING	0
BENCH WALL (50 L.F.):		ENCLOSED PARKING	132
COUNTS DOUBLE PER CITY OF MCKINNEY ORDINANCE:	100 L.F.	TANDEM PARKING	108
TOTAL:	238 L.F.	TOTAL PARKING PROVIDED	666
		LOT COVERAGE	31% (173,356 SQ. FT.)
		FLOOR TO AREA RATIO	0.62:1
		DWELLING UNITS PER ACRE	30.56

SITE PLAN THE KINSTAED
BEING 12.63 ACRES OUT OF OLIVER HEDGCOXE SURVEY, ABSTRACT NO. 0392 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS PREPARED 6/27/2016

OWNER: LAKE FOREST-MCKINNEY INVESTORS
101 N ROBINSON AVE. SUITE 900 OKLAHOMA CITY, OKLAHOMA 73102-5511 ATTN: ROY OLIVER

ENGINEER: SANCHEZ AND ASSOCIATES, LLC.
402 N. TENNESSEE STREET MCKINNEY, TEXAS 75069 (469) 424-5900 ATTN: LEVI WILD, PE

APPLICANT: SANCHEZ AND ASSOCIATES, LLC.
402 N. TENNESSEE STREET MCKINNEY, TEXAS 75069 (469) 424-5900 ATTN: LEVI WILD, PE

THE KINSTAED

EXHIBIT

Master Planning
Civil Engineering
Land Development

SANCHEZ
& ASSOCIATES

402 N. Tennessee Street
McKinney, TX 75069
Tel 469.424.5900
sanchezadvisory.com

Certificate of Registration No. F-58865

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

Scale: SEE GRAPHIC SCALE
Designed by: TCS
Drawn by: CDR
Checked by: LAW
Date: 6/27/2016
Project No.: 02123-001

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By Planning Department at 4:11 pm, Sep 26, 2016