

USE: MCD INNOVATIONS
 ZONED: PD-1451 LIGHT
 MANUFACTURING
 CROOKED CREEK, INC.
 CLERKS FILE NO. 97-0015860
 (D.R.C.C.T.)

Note:
 An engineering analysis of
 the right turn lane will be
 provided at the time of
 civil review.

USE: VACANT
 ZONED: PD-1451 LIGHT
 MANUFACTURING
 CROOKED CREEK, INC.
 CLERKS FILE NO. 97-0015860
 (D.R.C.C.T.)

USE: RESIDENTIAL
 ZONED: PD-1995-04-21
 TRINITY HEIGHTS PHASE ONE
 CLERKS FILE NO. 2003-0236173
 (D.R.C.C.T.)

USE: VACANT
 ZONED: PD-1995-04-21
 CITY OF MCKINNEY
 VOL. 5149, PG. 642
 (D.R.C.C.T.)

USE: APARTMENTS
 ZONED: PD-1995-04-21
 CREEK POINT, LP
 CLERKS FILE NO. 2000-0053311
 (D.R.C.C.T.)

SITE DATA TABLE
 Address: 3352 N. McDonald Street
 McKinney, Texas 75071

Zoning:	PD - 1995-04-21																								
Proposed Use:	Multi-Family																								
Lot Area:	12.569 Acres (547,502 SF) Pre-ROW Dedication 12.484 Acres (543,803 SF) Post-ROW Dedication																								
Building Unit Breakdown:	128 One-Bedroom Units 61 Two-Bedroom Units 189 Total Units																								
Density:	15.14 Units per Acre																								
Building Data:	<table border="1"> <tr> <th>Area</th> <th>Stories</th> <th>Height (Top of Ridge)</th> </tr> <tr> <td>Building A: 209,954 SF</td> <td>2-Story</td> <td>35'-4"</td> </tr> <tr> <td>Building B: 13,588 SF</td> <td>2-Story</td> <td>25'-9"</td> </tr> <tr> <td>Building C: 13,588 SF</td> <td>2-Story</td> <td>25'-9"</td> </tr> <tr> <td>Building D: 13,588 SF</td> <td>2-Story</td> <td>25'-9"</td> </tr> <tr> <td>Building E: 1,624 SF</td> <td>2-Story</td> <td>25'-9"</td> </tr> <tr> <td>Building F: 2,262 SF</td> <td>2-Story</td> <td>25'-9"</td> </tr> <tr> <td>Total:</td> <td>254,604 SF</td> <td></td> </tr> </table>	Area	Stories	Height (Top of Ridge)	Building A: 209,954 SF	2-Story	35'-4"	Building B: 13,588 SF	2-Story	25'-9"	Building C: 13,588 SF	2-Story	25'-9"	Building D: 13,588 SF	2-Story	25'-9"	Building E: 1,624 SF	2-Story	25'-9"	Building F: 2,262 SF	2-Story	25'-9"	Total:	254,604 SF	
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Lot Coverage:	23.59% (Footprint 128,293 SF)																								
Floor Area Ratio:	0.47 : 1																								
Impervious Area:	276,155 SF																								
Required Parking:	<table border="1"> <tr> <td>1.5 Spaces per One Bedroom Unit</td> <td>192</td> </tr> <tr> <td>2.0 Spaces per Two Bedroom Unit</td> <td>122</td> </tr> <tr> <td>0.5 Spaces for Garages w/o 20' Driveway</td> <td>48</td> </tr> <tr> <td>Total Parking Required:</td> <td>362</td> </tr> </table>	1.5 Spaces per One Bedroom Unit	192	2.0 Spaces per Two Bedroom Unit	122	0.5 Spaces for Garages w/o 20' Driveway	48	Total Parking Required:	362																
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Garage Parking Required:	50% of Units = 95																								
Parking Provided:	<table border="1"> <tr> <td>Surface Spaces</td> <td>207 (including 6 ADA)</td> </tr> <tr> <td>Garage Spaces</td> <td>95</td> </tr> <tr> <td>Covered Spaces</td> <td>60</td> </tr> <tr> <td>Total Parking Provided:</td> <td>362</td> </tr> </table>	Surface Spaces	207 (including 6 ADA)	Garage Spaces	95	Covered Spaces	60	Total Parking Provided:	362																
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SITE AMENITIES:

- Swimming pool w/ cooling deck (1,000 sf surface area)
- Fitness center and/or weight room (500 sf)
- BBQ grills w/shaded seating area (4 grills; seating for 16 people)
- Library and/or business center (500 sf)

CITY BENCHMARK:

COM-41 = Aluminum Disc on concrete headwall on the West side of Hwy 5 & South of CR 274. Elev. = 592.415

BENCHMARK:

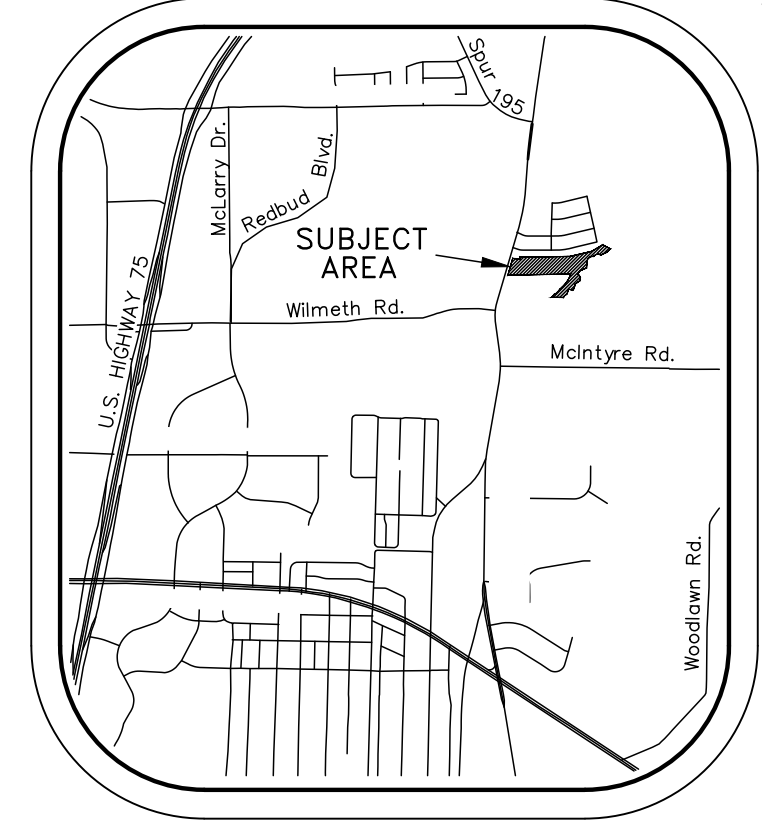
BM-1 = "X" on top of concrete sidewalk at the north edge of the sidewalk end, just east of the most westerly southwest corner of the subject property. Elevation = 586.34
 BM-2 = "X" in concrete of the sanitary sewer manhole rim on the south edge of the manhole, 143'± northeast of Creek Point Addition's northeast corner. Elevation = 557.05

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 8°19'30" E	130.13
L2	N 0°12'18" W	34.84
L3	N 77°05'04" E	403.80
L4	N 59°49'10" E	235.55
L5	S 60°53'05" E	150.73
L6	S 49°58'39" W	87.10
L7	S 67°02'25" W	62.71
L8	S 61°33'48" W	48.65
L9	N 71°14'22" W	50.44
L10	S 79°10'37" W	48.58
L11	S 48°54'32" W	48.41
L12	S 85°42'39" W	59.24
L13	S 49°09'14" W	62.47
L14	S 11°45'29" W	55.56
L15	S 05°55'11" W	107.39
L16	S 67°23'51" W	124.24
L17	S 35°45'59" W	66.12
L18	S 37°03'55" E	75.35
L19	S 00°20'07" W	38.30
L20	S 19°54'03" W	26.46
L21	S 54°23'49" W	100.20
L22	S 14°34'15" W	83.16
L23	S 40°03'15" W	36.34
L24	N 78°14'02" W	73.65
L25	S 19°56'33" W	88.76
L26	S 54°20'06" W	51.50
L27	S 34°56'23" W	41.02
L28	N 88°46'23" W	206.57
L29	N 42°59'10" E	73.58
L30	N 65°53'28" E	25.68
L31	N 47°14'13" E	59.63
L32	N 38°07'55" E	51.10
L33	N 46°52'12" E	71.33
L35	N 42°58'13" E	52.80
L35	N 37°25'37" E	69.04
L36	N 30°45'02" E	59.06
L37	N 20°59'26" E	78.30

LEGEND

- Firelane
- Proposed Sidewalk
- Ex. Concrete
- Floodplain
- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp
- Carport



GRAPHIC SCALE
 1"=60'

0 60 100 200

REMOTE FDC GENERAL COMMENTS:

Shall be protected by bollards.

Shall be located a minimum 3 ft. clear from the face to any landscaping and provided a clear pathway to the fire lane and adjacent fire hydrant. Parking, screening and landscaping are considered obstructions.

Shall be located 7 ft. from center of fire hydrant, and adjacent to.

Shall be located, as practical, near the corner of a building on the outside edge of the fire lane.

CITY OF MCKINNEY STANDARD NOTES:

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.

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. The Sanitation Screening Walls Will Be A Minimum Of 7' In Height.

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

Issue Dates:	Revision & Date:
1	1
2	2
3	3
4	4
5	5
6	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"=60'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 11/16/22. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SITE PLAN

MCDONALD ST. MULTIFAMILY

CYPRESS EQUITY INVESTMENTS, LLC

CITY OF MCKINNEY, TEXAS

Sheet No.
SP
 Project No.
 22002

MCDONALD ST. MULTIFAMILY