

RECEIVED
By PLANNING at 2:12 pm, Sep 04, 2015

PAVING 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 4,000 PSI CONCRETE PAVEMENT WITH #3 REBAR SPACED 18" O.C. BOTH WAYS WITH A 2" LEVELING MATERIAL BELOW & 1" X 4" REDWOOD EXPANSION JOINTS EVERY 40 LINEAR FEET. OR AS APPROVED BY THE CITY ENGINEER (SIDEWALK IN THE RIGHT-OF-WAY)
- 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

AMENITY NOTE

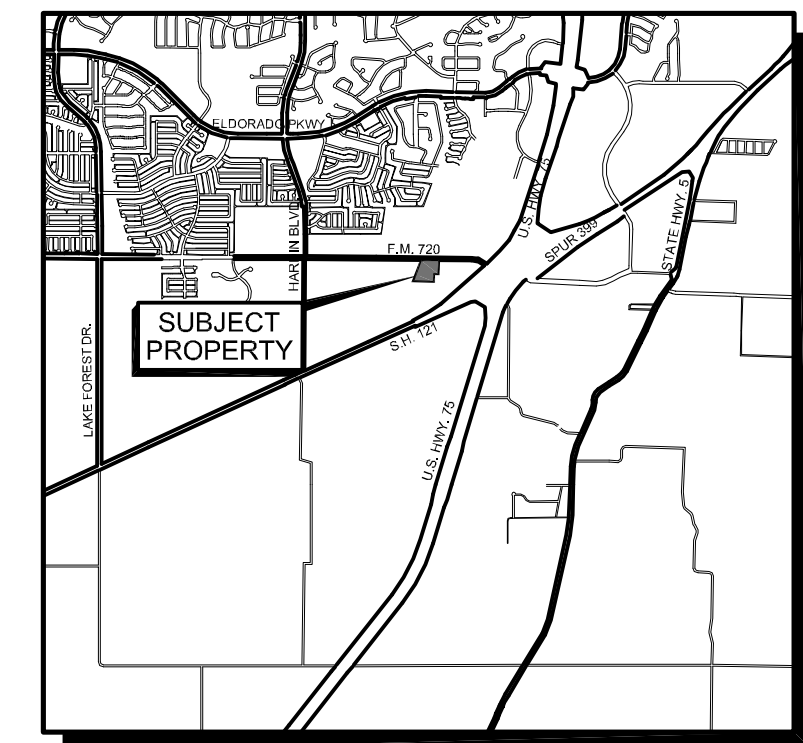
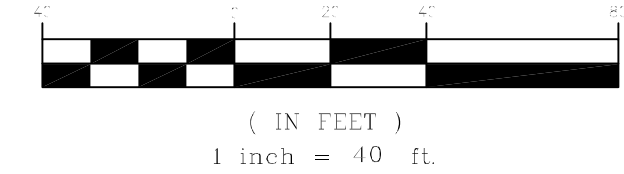
THE OPEN SPACE SHOWN IN THE PEDESTRIAN & BICYCLE ACCESS EASEMENT IS 2,942 SQUARE FEET. THE REQUIRED 39 LINEAR FEET OF SEATING WILL BE ACHIEVED BY PROVIDING 16 MOVABLE CHAIRS.

AMENITIES PROVIDED

1. SWIMMING POOL (MINIMUM 1,000 SQUARE FOOT SURFACE AREA) WITH COOLING DECK (MINIMUM 10 FEET WIDE IN ALL AREAS)
2. FITNESS CENTER LOCATED S.E. CORNER OF CLUB HOUSE (MINIMUM 500 SQUARE FEET)
3. A LEAST 2 BARBEQUE GRILLS WITH SHADED SEATING AREAS FOR AT LEAST 8 PEOPLE
4. RAMADA(S), ARBOR(S), AND/OR TRELIS(ES) COVERING AT LEAST 1,000 SQUARE FEET TOTAL.

F.M. NO. 720 - MCKINNEY RANCH PARKWAY
(80' ROW, ULTIMATE 100' ROW)

GRAPHIC SCALE



LOCATION MAP
N.T.S.

AGRICULTURE UNDEVELOPED

AGRICULTURE UNDEVELOPED

AGRICULTURE UNDEVELOPED

NOTE

ALL A/C UNITS, HVAC SYSTEMS, EXHAUST PIPES AND STACKS, ELEVATOR HOUSING, SATELLITE DISHES AND OTHER SUCH DEVICES SHALL BE THOROUGHLY SCREENED BY WALLS, FENCING, ROOF TREATMENTS, PENTHOUSE-TYPE SCREENING DEVICES, OR LANDSCAPING. THIS SCREENING IS REQUIRED PER THE REGIONAL EMPLOYMENT CENTER DESIGN GUIDELINES.

NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
2. ALL RADII ARE 1.5' UNLESS NOTED OTHERWISE.
3. PARKING LOT LIGHT POLES MAY BE UP TO 16' TALL; HOWEVER, ALL OTHER LIGHTING SHALL BE NO MORE THAN 13' TALL.

CITY OF MCKINNEY SITE PLAN NOTES

1. 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.
2. 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.
3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

**BUILDING PERMIT COPY
PER PLANNING DEPARTMENT
09/15/2015**

**SITE PLAN
POST OAK APARTMENTS**

BEING 6.71 ACRES OUT OF
THE J. PHILLIPS SURVEY, ABSTRACT NO. 719
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
PREPARED 9/3/2015

OWNER:
TCI McKinney 34 INC.
1800 VALLEY VIEW LANE STE. 300
DALLAS, TX 75234
(469) 522-4200
ATTN.. STEVEN SHELLEY

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

SITE DATA SUMMARY TABLE	
ZONING:	PD 2013-03-025
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	MULTI-FAMILY DEVELOPMENT
LOT AREA:	6.71 ACRES / 292,237 SQ. FT.
BUILDING HEIGHTS:	4 STORY UNITS (7ea.) = 56'-0" 2 STORY CLUB (1 ea.) = 29'-9"
NUMBER OF BLDGS.	6
NUMBER OF DWELLING UNITS	182
TOTAL BLDG. SQ. FOOTAGE:	247,893 SQ. FT.
PARKING REQUIRED	
PARKING REQUIRED	352
1.5" BED + 2" BED + 2.5" BED	
1.5"56 (1 BDRM) + 2"94 (2 BDRM) + 2.5"32 (3 BDRM)	
GARAGE PARKING REQ. = 30% OF # OF UNITS	55
(HANDICAP REQUIRED = 2% OF TOTAL)	8
PARKING PROVIDED	
HEAD IN UNCOVERED PARKING SPACES	194
HEAD IN HANDICAP PARKING	13
PARALLEL PARKING	21
GARAGE PARKING	62
TANDEM PARKING	62
TOTAL PARKING PROVIDED	352
LOT COVERAGE	25% (75,909 SQ. FT.)
FLOOR TO AREA RATIO	0.85:1
LANDSCAPE DATA	
INTERIOR LANDSCAPING	77,087 SQ. FT.
IMPERVIOUS AREA:	215,150 SQ. FT.

**POST OAK
APARTMENTS**

SITE PLAN

Scale: SEE GRAPHIC SCALE
Designed by: LAW
Drawn by: CDR
Checked by: LAW
Date: 9/3/2015
Project No. 02091-002

EXHIBIT

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

Master Planning
Civil Engineering
Land Development
402 N. Tennessee Street
McKinney, TX 75069
Tel 469.424.5900
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Certificate of Registration No. F-5866



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