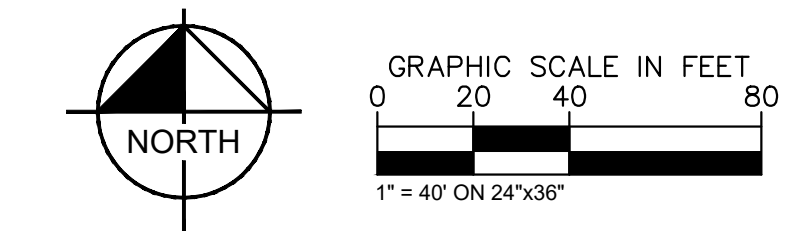
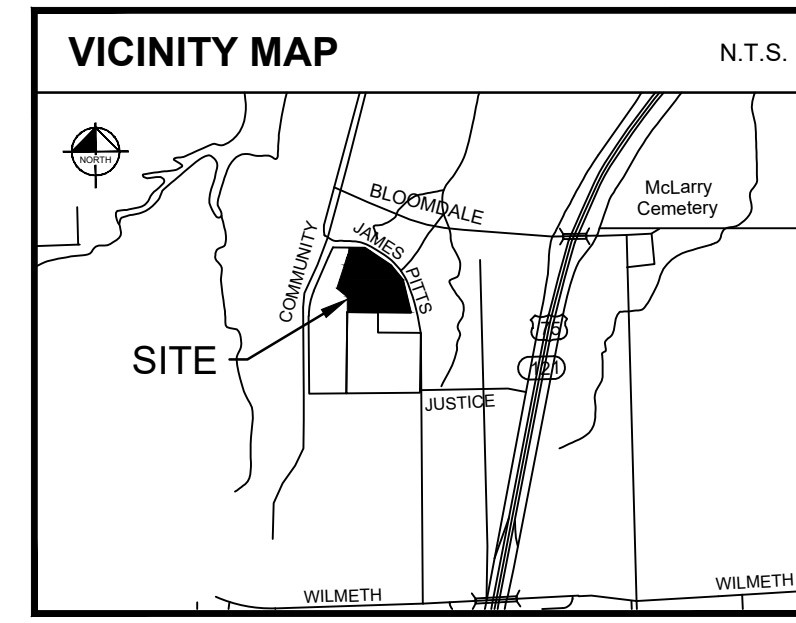


- ### STANDARD NOTATIONS
- SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH. INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN 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 AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
 - IF CONSTRUCTION OF UNIT IS PHASED, THE PROPOSED DUMPSTER AND ENCLOSURE MUST BE INCLUDED IN THE FIRST PHASE OF CONSTRUCTION.

- ### ABBREVIATIONS
- CI CURB INLET
 - EX EXISTING
 - FH FIRE HYDRANT
 - GI GRATE INLET
 - LS LANDSCAPE
 - MH MANHOLE
 - PROP PROPOSED
 - ROW RIGHT OF WAY
 - SSMH SANITARY SEWER MANHOLE TYPICAL
 - WE WATER EASEMENT

- ### LEGEND
- PROPERTY LINE
 - FIRE LANE STRIPING
 - FULL DEPTH SAWCUT
 - BUILDING SETBACK LINE
 - BACKYARD FENCING (SEE LANDSCAPE FOR DETAILS)
 - BARRIER FREE RAMP
 - WATER METER
 - FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - PROP HVAC UNITS W/ SCREENING (SEE LANDSCAPE FOR SCREENING DETAILS)
 - ONSITE PROP FIRE LANE
 - PROPOSED PUBLIC STREET WITHIN R.O.W.
 - EXISTING PUBLIC STREET WITHIN R.O.W.
 - 24' FIRE LANE ALLEY



BENCHMARKS

BEARING IS SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(2011 ADJUSTMENT), NORTH CENTRAL ZONE (4202) WITH AN APPLIED COMBINED SCALE FACTOR OF 1.00015271.

Bm#103
MAG NAIL W/ "YP CONTROL" SHINER SET ON THE NORTH SIDE OF JAMES PITT DRIVE, BEING 4280' EAST OF COMMUNITY AVENUE AND ±21' EAST OF A "STOP SIGN AHEAD" SIGN.
NORTHING: 7140103.88'
EASTING: 2538265.99'
ELEV: 644.24'

Bm#109
MAG NAIL W/ "YP CONTROL" SHINER SET ON THE BACK OF CURB OF THE PARKING LOT NORTH OF "SCOTT JOHNSON MIDDLE SCHOOL", BEING ±19' EAST OF AN INLET, ±37' SOUTHEAST OF A POWER POLE AND ±58' WEST OF A LIGHT POLE.
NORTHING: 7138379.27'
EASTING: 2538265.29'
ELEV: 666.41'

SITE DATA TABLE

EXISTING ZONING	PD (ORD. NO. 2020-08-056)
PROPOSED USE	"TRACT B" MULTI-FAMILY
LOT AREA	11,366 AC
LOT AREA	495,097 SF
NUMBER OF UNITS	
TYPE 1 - 3 BEDROOMS	15 UNITS
TYPE 2 - 3 BEDROOMS	25 UNITS
TYPE 3 - 3 BEDROOMS	20 UNITS
TYPE 4 - 4 BEDROOMS	18 UNITS
TOTAL NUMBER OF UNITS	78 UNITS
BUILDING AREA	
TYPE 1 - 15 UNITS @ 1,340 SF/EA	20,100 SF
TYPE 2 - 25 UNITS @ 1,440 SF/EA	36,000 SF
TYPE 3 - 20 UNITS @ 1,500 SF/EA	30,000 SF
TYPE 4 - 18 UNITS @ 1,990 SF/EA	35,820 SF
TOTAL BUILDING AREA	121,920 SF
MAX. BUILDING HEIGHT	2 STORIES, 35 FT
LOT COVERAGE	24.6 %
FLOOR AREA RATIO	0.246 :1
IMPERVIOUS AREA	216,988 SF
PERCENT IMPERVIOUS	43.8 %
PARKING SUMMARY	
1 SPACE PER BEDROOM	252 SPACES
+ 0.2 SPACES PER UNIT	16 SPACES
TOTAL REQUIRED PARKING	268 SPACES
PARKING PROVIDED	
GARAGE PARKING (2 PER UNIT)	156 SPACES
DRIVEWAY PARKING	144 SPACES
TOTAL PARKING PROVIDED	300 SPACES
AMENITY AREAS REQUIRED	2 AREAS
AMENITY AREAS PROVIDED	(1) AMENITY OPTION VII - TOT PLAY LOT W/ MIN 4000 (2) AMENITY OPTION V - AT LEAST 4 BBQ GRILLS W/ SHADED SEATING AREAS FOR MIN 16 PEOPLE

1. BUILDING TYPES CORRESPOND TO THE NUMBER IN THE KEYNOTE ON EACH BUILDING LAYOUT. REFER TO SITE DATA TABLE FOR BUILDING TYPE AREA & NUMBER OF UNITS

CITY PROJECT # SITE2021-0012

SITE PLAN

OF

PITTS-COMMUNITY MULTI-FAMILY

11.366 ACRES
SITUATED IN THE THOMAS J. McDONALD SURVEY
ABSTRACT NO. 576
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
DATE: MAY 18, 2021

OWNER:
TRAMMELL CROW RESIDENTIAL
3889 Maple Avenue, Suite 200
Dallas, Texas 75219
Tel. No. (214) 922-8471
Contact: Megan Smith

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Tel. No. 972-770-1500
Contact: Kevin Graham, P.E.

NO.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1500 FAX: 972-239-9820
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KHA PROJECT	064145054
DATE	MAY 2021
SCALE	AS SHOWN
DESIGNED BY	KPG
DRAWN BY	MVZ
CHECKED BY	KPG

PITTS-COMMUNITY
RESIDENTIAL

SITE PLAN

SHEET NUMBER
C-01