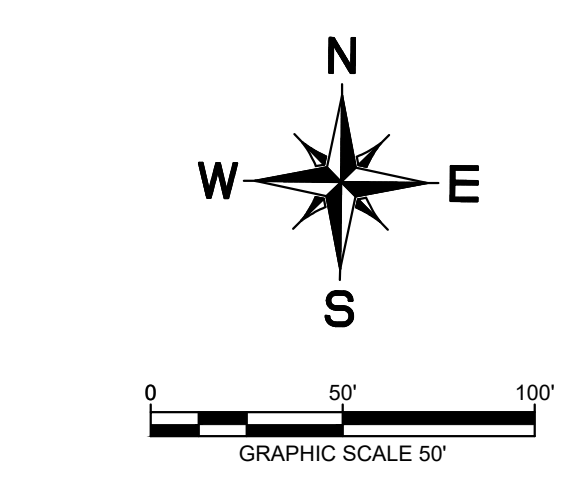
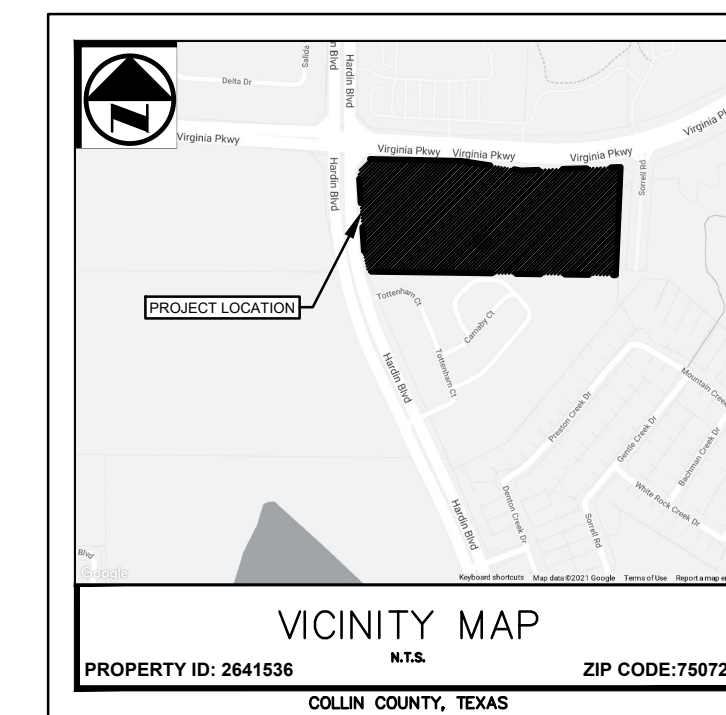


CITY OF MCKINNEY SITE PLAN NOTES:

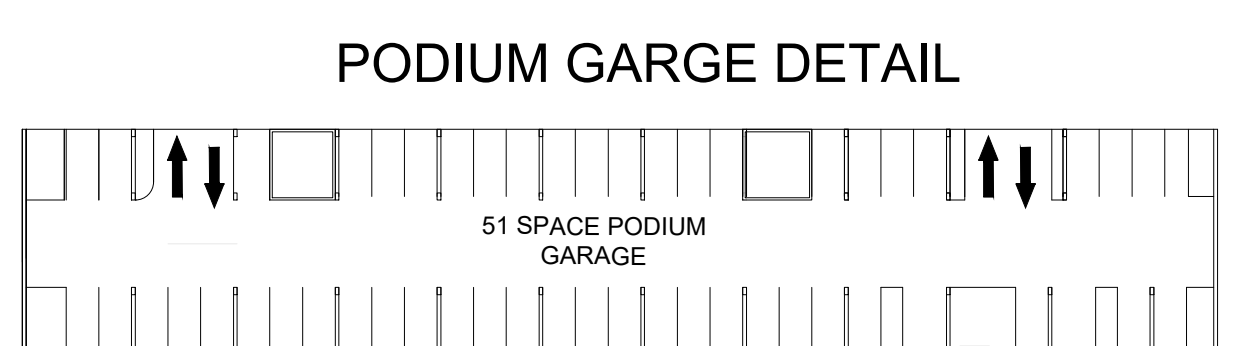
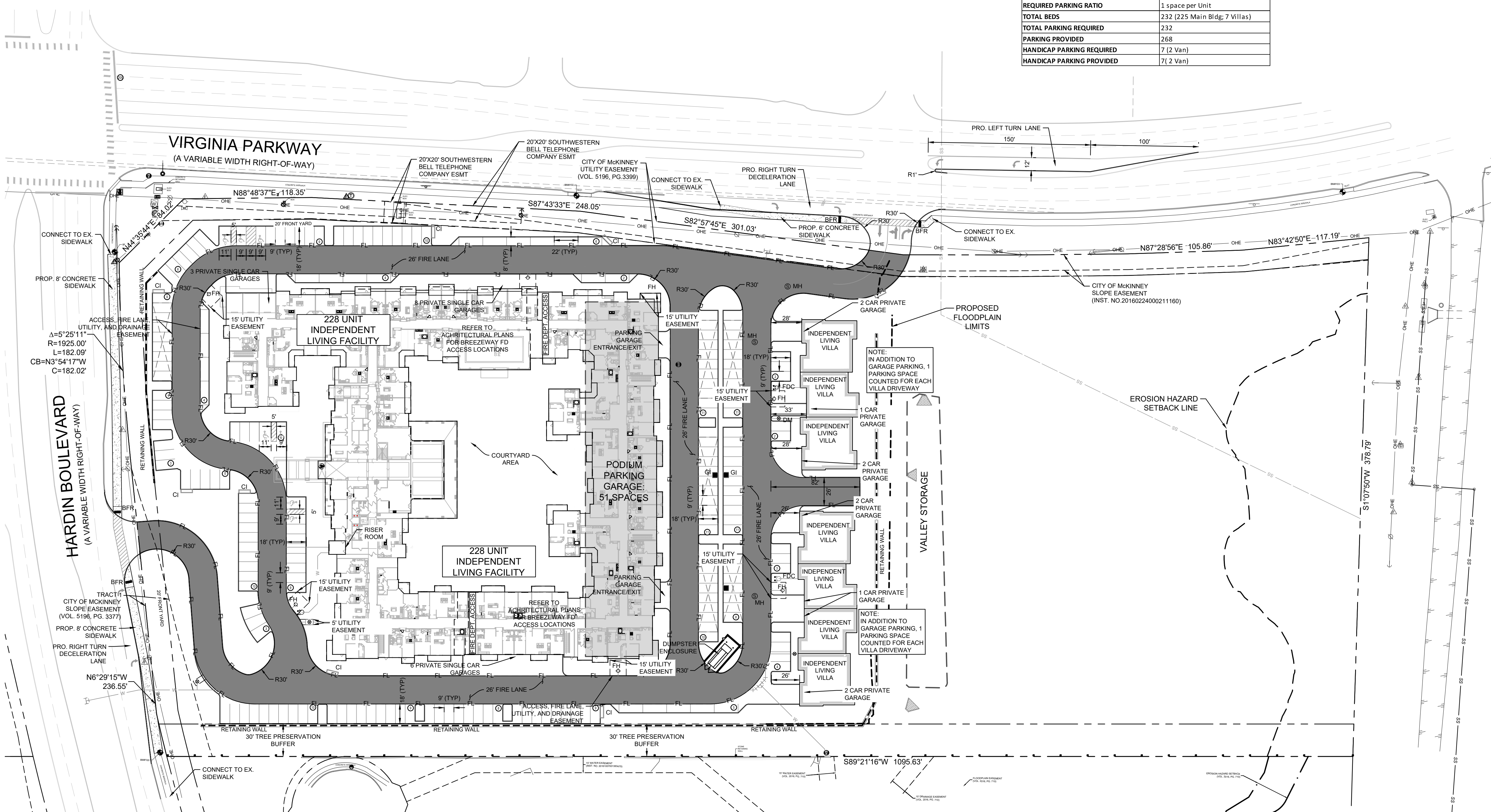
1. THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
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 RESIDENTIAL PROPERTIES.
3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
4. ALL FIRE HYDRANTS AND WATER METERS ARE CENTERED IN 10' WIDE WATER EASEMENTS. EASEMENTS EXTEND 5' BEYOND THE CENTER OF THE HYDRANT/METER.
5. CLEANOUTS SHALL BE PROVIDED FOR ALL SANITARY SEWER SERVICE LINES, AND SHALL BE LOCATED AS NEAR TO THE PROPERTY LINE AS POSSIBLE.
6. REMOTE FDC'S SHALL BE PROTECTED BY BOLLARDS. CIVIL ENGINEERING PLANS SHALL PROVIDE DETAILS. REMOTE FDC SIGNS SHALL BE PROVIDED AS REQUIRED BY IFC SECTION 511. WAYFARING SIGNS IN ACCORDANCE WITH IFC SECTION 505.3, AS AMENDED, WILL BE REQUIRED.
7. SITE LAYOUT MAY BE SUBJECT TO CHANGE UPON REVIEW OF PRELIMINARY ENGINEERING PLANS.

SITE DATA TABLE	
GENERAL SITE DATA	ABS A0391 JAS HERNDON SURVEY, TRACT 30, 12.641 ACRES
ZONING PD ORD. NO.	C2
LAND USE	INDEPENDENT LIVING FACILITY
LOT AREA (SQ. FT)	550642
LOT AREA (ACRES)	12.641
1 STY BUILDING AREA (SQ. FT)	107,963 SF (including Courtyard Area)
	73,184 SF (not including Courtyard Area)
TOTAL BUILDING SQ. FT.	291,007 SF (including Courtyard Area)
VILLA BUILDING SQ. FT.	12,124 SF
MAIN BUILDING HEIGHT	Max Height 48'-2 5/8" to top of Parapet (4 & 5 Stories)
VILLA BUILDING HEIGHT	Max Height 25'-0" (1 Story)
LOT COVERAGE	20.31%
REQUIRED PARKING	
REQUIRED PARKING RATIO	1 space per Unit
TOTAL BEDS	232 (225 Main Bldg; 7 Villas)
TOTAL PARKING REQUIRED	232
PARKING PROVIDED	268
HANDICAP PARKING REQUIRED	7 (2 Van)
HANDICAP PARKING PROVIDED	7 (2 Van)



LEGEND

	PROPOSED FIRE LANE
	PROPOSED SIDEWALK
	PROPOSED BUILDING
	PROPOSED CONTOUR - MAJOR
	COVERED PARKING
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
	WATER METER (AND VAULT)
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE
	TRANSFORMER PAD
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALL
	TYPICAL
	SANITARY SEWER EASEMENT
	WATER EASEMENT
	DRAINAGE EASEMENT
	BARRIER FREE RAMP
	SIDEWALK
	BUILDING LINE/SETBACK
	CURB INLET
	GRATE INLET
	WYE INLET
	JUNCTION BOX
	MANHOLE
	EXISTING
	PROPOSED



WATERMERE AT MCKINNEYSITE PLAN
 ±12.641 ACRES
 James Herndon Survey, Abstract No. 391
 Southeast Corner of Virginia Parkway and Hardin Boulevard.
 City of McKinney, Collin County, Texas
 Submitted: 10/11/2021

ENGINEER:
 Kimley-Horn and Associates, Inc.
 260 East Davis Street, Suite 100
 McKinney, Texas 75069
 Tel. No. (469) 301-2580
 Contact: Michael T. Doggett, P.E.

DEVELOPER:
 Integrated Real Estate Group
 3110W. Southlake Blvd, Suite 120
 Southlake, TX 76092
 Phone: (817) 837-0561
 Contact: Trevor Armstrong

OWNER:
 McKinney Hardin 2, LLC
 7120 E. Kierland Blvd., Suite 807
 Scottsdale, AZ 85254
 Phone: (602)-292-2398
 Contact: Jim Riggs

KIMLEY-HORN AND ASSOCIATES, INC.
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 PHONE: (469) 301-2580 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT	066645004
DATE	OCTOBER 2021
SCALE	AS SHOWN
DESIGNED BY	MTD
DRAWN BY	ADB
CHECKED BY	MTD

SEC VIRGINIA PKWY. & HARDIN BLVD.

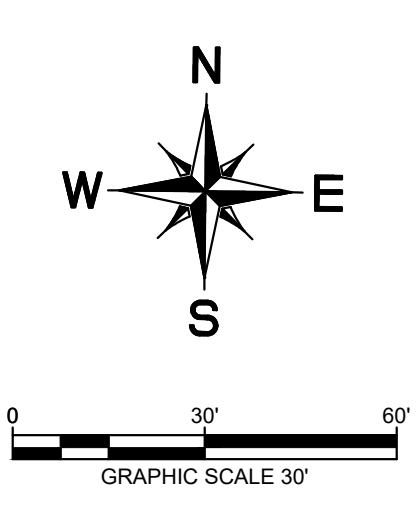
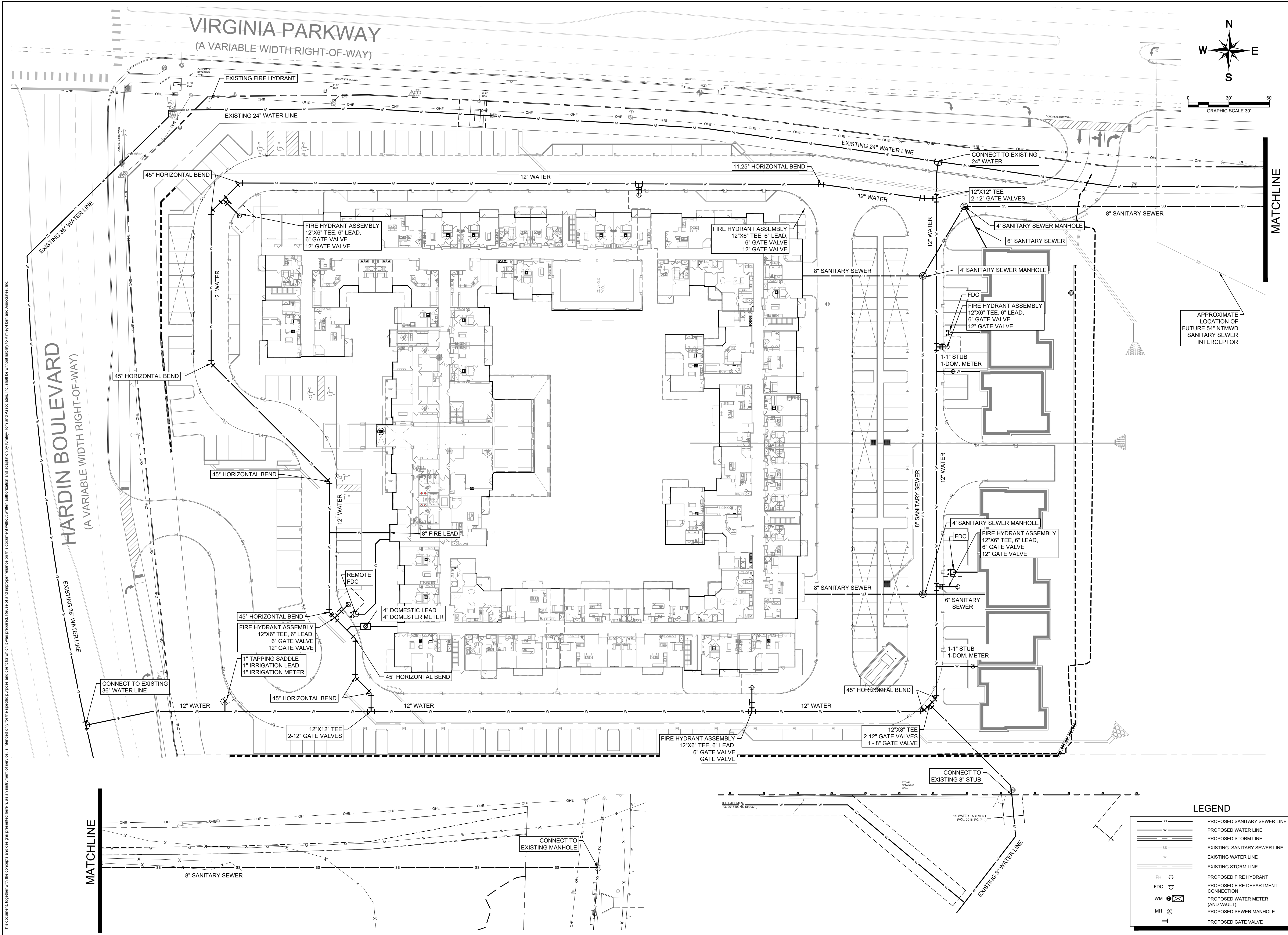
MCKINNEY, TEXAS

SITE PLAN

SHEET NUMBER	SP-1
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PROJECT: 066645004
 SHEET: SP-3
 DATE: OCTOBER 2021
 SCALE: AS SHOWN
 DESIGNED BY: MTD
 DRAWN BY: ADE
 CHECKED BY: MTD

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LEGEND

SS	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
W	PROPOSED STORM LINE
SS	EXISTING SANITARY SEWER LINE
W	EXISTING WATER LINE
W	EXISTING STORM LINE
FH	PROPOSED FIRE HYDRANT
FDC	PROPOSED FIRE DEPARTMENT CONNECTION
WM	PROPOSED WATER METER (AND VAULT)
MH	PROPOSED SEWER MANHOLE
+	PROPOSED GATE VALVE

NO.	REVISIONS	DATE	BY

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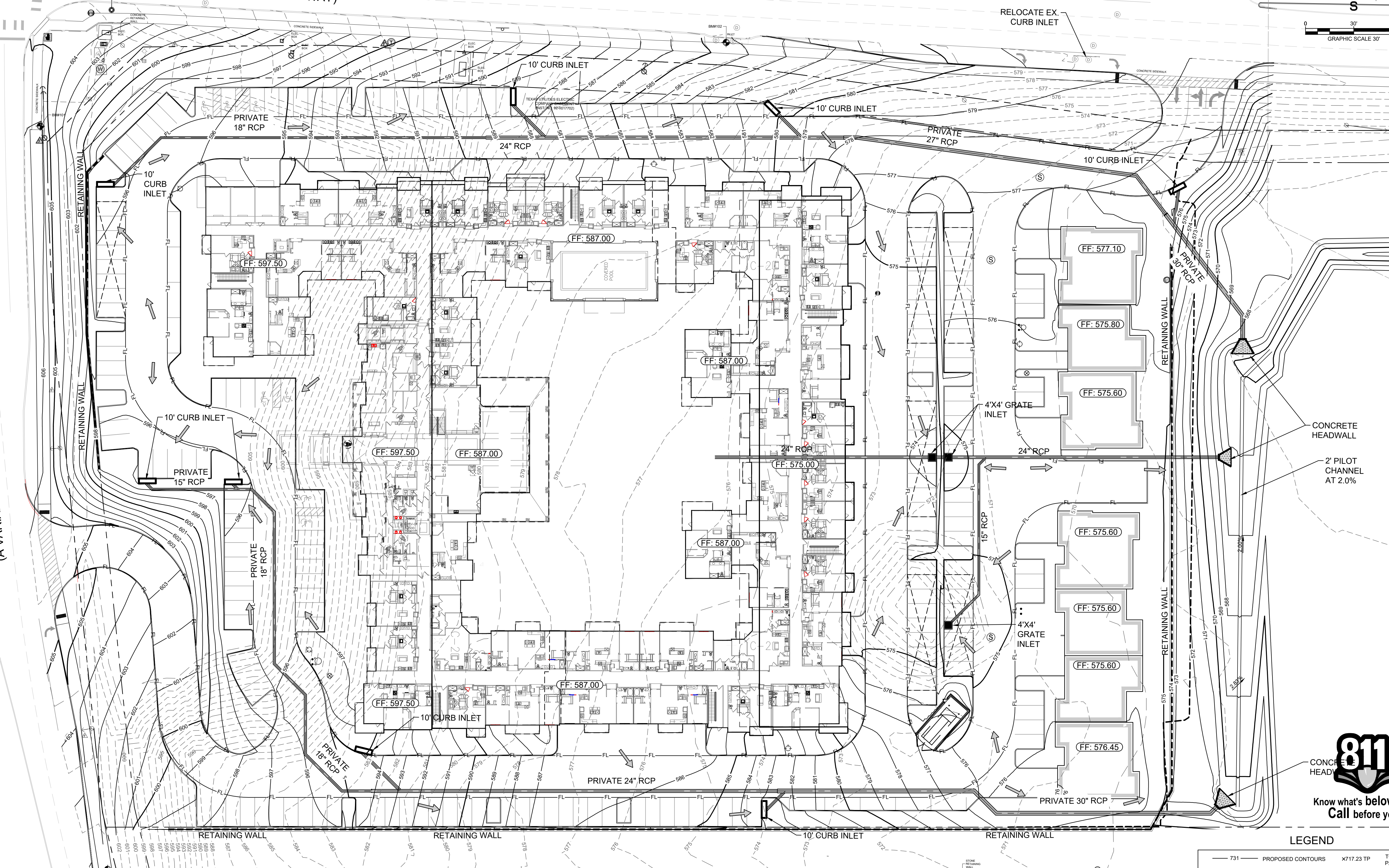
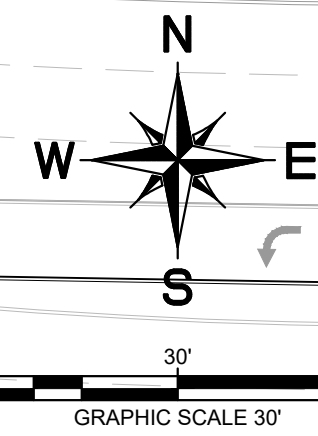
KHA PROJECT	066645004
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DESIGNED BY	MTD
DRAWN BY	ADE
CHECKED BY	MTD

SEC VIRGINIA PKWY. & HARDIN BLVD.
MCKINNEY, TEXAS
 Unique by nature.™

WATER AND SANITARY SEWER PLAN
 SHEET NUMBER **SP-3**

VIRGINIA PARKWAY
(A VARIABLE WIDTH RIGHT-OF-WAY)

HARDIN BOULEVARD
(A VARIABLE WIDTH RIGHT-OF-WAY)



LEGEND

— 731 —	PROPOSED CONTOURS	x717.23 TP	TOP OF PAVEMENT
- - - 731 - - -	EXISTING CONTOURS	x717.23 TC	TOP OF CURB
- - - - -	HIGH POINT	x717.23 TG	TOP OF GRATE
- - - - -	CHANNEL FLOWLINE	x717.23 ME	MATCH EXISTING
←	FLOW PATH	x717.23 TS	TOP OF STEPS
T	TRANSFORMER PAD	x717.23 BS	BOTTOM OF STEPS
FF: 700.00	FINISHED FLOOR	x717.23 BS	BOTTOM OF STEPS
x717.2 EX	TOP OF EXISTING GROUND	x717.23 EW	END OF WALL
x717.23	TOP OF GROUND	x717.23 TW	TOP OF WALL
		x717.23 BW	BOTTOM OF WALL



No.	REVISIONS	DATE	BY

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KHA PROJECT	066645004
DATE	OCTOBER 2021
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DESIGNED BY	MTD
DRAWN BY	ADB
CHECKED BY	MTD

SEC VIRGINIA PKWY. &
HARDIN BLVD.
MCKINNEY, TEXAS



GRADING PLAN

PROJECT: 066645004 - LINDSEY LANE, LINDSEY LANE, LINDSEY LANE, LINDSEY LANE, LINDSEY LANE
DATE: 10/20/21 11:25 AM
DRAWN BY: ADB
CHECKED BY: MTD

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