

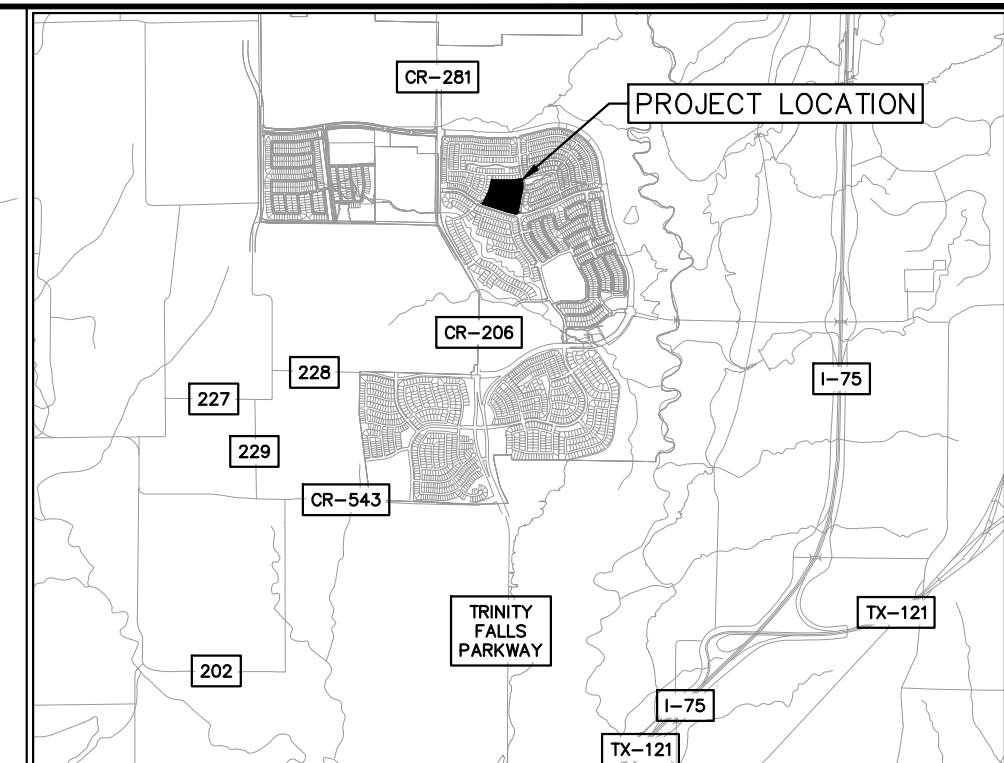
PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 09/15/2018
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 09/15/2018
 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 09/15/2018
 LAST NAME: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 09/15/2018

LEGEND

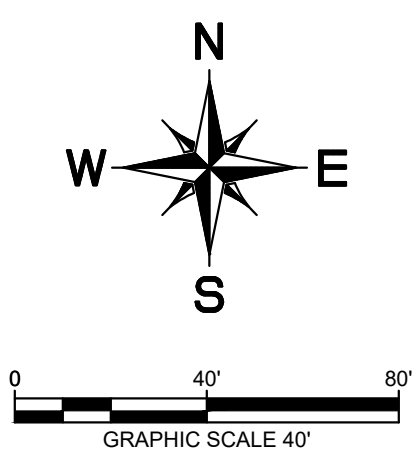
	PROPERTY LINE
	PROPOSED CONCRETE PAVEMENT
	PROPOSED 4" REINFORCED CONCRETE WALK PAVEMENT
	FIRELANE
	REFER TO LANDSCAPE PLANS FOR AMENITY CENTER DESIGN
	BARRIER FREE RAMP
	FIRE DEPARTMENT CONNECTION
	PARKING SPACE COUNT

SITE PLAN NOTES

- 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.
- ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
- ALL CURB RADII ARE 3' UNLESS NOTED OTHERWISE.



VICINITY MAP
NOT TO SCALE



SITE DATA TABLE	
ZONING DISTRICT	MCKINNEY ETJ
PROPOSED USE	AMENITY CENTER
GROSS LOT AREA	12.11 AC
NET LOT AREA	4.50 AC
LOT COVERAGE	1.96%
FLOOR AREA RATIO	0.0196:1
BUILDING AREA	9,231 SF
BUILDING HEIGHT (MAX 30 FEET)	1 STORY (30 FEET)
IMPERVIOUS AREA	115,706 SF (21.9%)
POOL AREA	4,045 SF
POOL STORAGE BUILDING	1,130 SF
TOTAL AMENITY CENTER OCCUPANT LOAD	420
AMENITY CENTER BUILDING USE	ASSEMBLY-2
PARKING SPACES	
REQUIRED FOR POOL (1 SPACE FOR EVERY 200 SF OF POOL SURFACE AREA)	20.23
REQUIRED FOR COURTS (6 SPACES PER COURT)	48
REQUIRED FOR BUILDING (1 SPACE FOR EVERY 400 SQUARE FEET OF FLOOR AREA)	23.08
HANDICAP REQUIRED	4
HANDICAP PROVIDED	4
TOTAL PARKING REQUIRED	92
TOTAL PARKING PROVIDED	104

SITE PLAN
FOR
DEL WEBB AT TRINITY FALLS AMENITY CENTER
BEING 12.11 ACRES
OUT OF THE
THOMAS BRUCE SURVEY, ABSTRACT NO. 103
AND THE
THOMAS LINDSEY SURVEY, ABSTRACT NO. 521
IN THE
CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
HAC	HAC	MRD	AS SHOWN	SEPTEMBER 2018	067705301

DEVELOPER: Pulte Group, 9111 Cypress Waters Boulevard, Suite 100, Coppell, TX 75063, Tel: (972) 304-2880, Contact: Marc Zell
ENGINEER/SURVEYOR: Kimley-Horn, 13455 Noel Road, Suite 700, Dallas, Texas 75240, Tel: (972) 335-3580, Contact: Matthew R. Duenwald, P.E.

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	150.00'	237.25'	N63°06'28"E	213.28'	90°37'16"	151.64'
C2	250.00'	339.94'	N69°27'53"E	314.35'	77°54'28"	202.11'
C3	150.00'	159.97'	N61°03'49"E	152.50'	61°06'20"	88.54'

LINE	LENGTH	BEARING
L1	96.41	N17°47'50.30"E
L2	89.95	S88°23'01.51"E

- REMOTE FDC NOTES**
- REMOTE FDC SHALL BE PROTECTED BY BOLLARDS.
 - REMOTE FDC SHALL BE LOCATED A MINIMUM OF 3 FEET FROM THE FACE OF ANY LANDSCAPING. A CLEAR PATHWAY TO THE FIRE LANE AND ADJACENT FIRE HYDRANT MUST ALSO BE PROVIDED. PARKING, SCREENING, AND LANDSCAPING ARE CONSIDERED OBSTRUCTIONS.
 - REMOTE FDC SHALL BE LOCATED 7 FEET FROM THE CENTER OF THE FIRE HYDRANT, AND ADJACENT TO.
 - REMOTE FDC SHALL BE LOCATED AS PRACTICAL, NEAR THE CORNER OF THE BUILDING ON THE OUTSIDE EDGE OF THE FIRE LANE.
 - THE BUILDING IS REQUIRED TO BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AND FIRE ALARM SYSTEM.

