



REVISIONS		DATE	BY
No.			

**Kimley»Horn**  
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.  
 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069  
 PHONE: 469-301-2560 FAX: 972-239-3820  
 WWW.KIMLEY-HORN.COM TX F-928

**PRELIMINARY**  
 FOR REVIEW ONLY  
 Not for construction or permit purposes.  
**Kimley»Horn**  
 Engineer: JOSEPH C. RICCARDI  
 P.E. No. 158472 Date: NOV. 2021

KHA PROJECT 064316039  
 DATE NOV. 2021  
 SCALE AS SHOWN  
 DESIGNED BY JUT  
 DRAWN BY JUT  
 CHECKED BY JCR  
 MCKINNEY MULTIFAMILY  
 MCKINNEY, TX

**811**  
 Know what's below.  
 Call before you dig.

**SITE PLAN**  
 Owner: Dunlap Group  
 5822 Club Oaks Court  
 Dallas, TX 75248  
 Contact: Gary Dunlap  
 Phone: (214)-635-4732  
 Developer: Columbus Realty Partners  
 8343 Douglas Ave. Suite 360  
 Dallas, TX 75255  
 Contact: Griffen Shaw  
 Phone: (214)-635-4732  
 Engineer/Surveyor: Kimley-Horn and Associates, Inc.  
 260 East Davis Street, Suite 100  
 McKinney, Texas 75069  
 Contact: Joe Riccardi, P.E.  
 Phone: (469)301-2580

SHEET NO. 064316039-1  
 LAST DATE REVISED 11/02/2021 0:00 PM  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 260 EAST DAVIS STREET, SUITE 100  
 MCKINNEY, TEXAS 75069

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

ZONING/PROPOSED USE	MTC - TRANSIT VILLAGE CORE/MULTIFAMILY
LOT AREA/ SQ. FT. AND AC	LOT 1: 226,033 SQ. FT. / 5.19 ACRES
TOTAL BUILDING AREA (gross square footage)	BUILDING: 331,862 GSF RETAIL/COMMERCIAL: 4,300 GSF LEASING/CLUBHOUSE: 6,400 GSF MULTIFAMILY: 259,346 GSF GARAGE: 158,595 GSF
BUILDING HEIGHT (number of stories)	BUILDING: 4 LEVELS, 48' MAX HEIGHT GARAGE: 5 LEVELS, 47' MAX HEIGHT
LOT COVERAGE	52%
IMPERVIOUS SURFACE	147,000 SQ. FT. (65%)
NUMBER OF DWELLING UNITS	TOTAL UNITS 326 1 BEDROOM 267 2 BEDROOM 58
TOTAL PARKING REQUIRED 1 SPACE PER DWELLING UNIT (MF) 1 SPACE PER 500 SQFT (NON-RES)	333 SPACES 10 SPACES
TOTAL PARKING PROVIDED	456 SPACES (443 GARAGE; 13 SURFACE)
TOTAL ADA REQUIRED*	13 SPACES
TOTAL ADA PROVIDED**	13 SPACES

\* ADA PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS  
 \*\* ADA PARKING PROVIDED IN PARKING GARAGE

ZONING/PROPOSED USE	MTC - TRANSIT VILLAGE CORE/MULTIFAMILY
LOT AREA/ SQ. FT. AND AC	LOT 2: 23,772 SQ. FT. / 0.52 ACRES
TOTAL BUILDING AREA (gross square footage)	BUILDING: 8,542 GSF
BUILDING HEIGHT (number of stories)	BUILDING: 2 LEVELS, 24' MAX HEIGHT
LOT COVERAGE	36%
IMPERVIOUS SURFACE	11,000 SQ. FT. (46%)
NUMBER OF DWELLING UNITS	TOTAL UNITS (2 SPACE/BD) 8
TOTAL PARKING REQUIRED	9 SPACES
TOTAL PARKING PROVIDED	9 SURFACE
TOTAL ADA REQUIRED*	1 SPACE
TOTAL ADA PROVIDED**	1 SPACE

\* ADA PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS  
 \*\* ADA PARKING PROVIDED IN PARKING GARAGE

- NOTES**
- REFERENCE LANDSCAPE ARCHITECTS PLANS FOR SIDEWALK AND SPECIALTY PAVEMENTS. SIDEWALKS SHOWN ON THIS PLAN ARE NOT FINAL AND ARE FOR REFERENCE ONLY.
  - ALL PAVEMENT TO BE CONSTRUCTED PER CITY OF MCKINNEY STANDARD CONSTRUCTION DETAILS.
  - REFERENCE LANDSCAPE, IRRIGATION, AND ELECTRICAL PLANS FOR ALL REQUIRED SLEEVING PRIOR TO PAVING.
  - THE CONTRACTOR FOR THE PROJECT SHALL NOT PLACE ANY PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR ELECTRIC, GAS, TELEPHONE, CABLE TV, SITE IRRIGATION, OR ANY OTHER UNDERGROUND UTILITY HAS BEEN INSTALLED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONFIRM THAT ALL SLEEVING IS IN PLACE PRIOR TO PLACEMENT OF PERMANENT PAVEMENT.
  - BARRIER FREE RAMPS SHOWN AS SYMBOL ONLY. REFERENCE CITY OF MCKINNEY DETAILS.
  - REFERENCE GENERAL NOTES FOR ADDITIONAL PAVING NOTES.
  - REFERENCE STANDARD CONSTRUCTION DETAILS FOR PAVING DETAILS.
  - THE CITY OF MCKINNEY CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
  - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
  - ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
  - CONTRACTOR TO ADJUST ALL VALVE AND MANHOLE RIM ELEVATIONS TO MATCH FINISH GRADE
  - SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE, MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIME 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 IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
  - OFFSITE IMPROVEMENTS (WATER, DRAINAGE, AND PAVING) TO BE COORDINATED WITH CITY OF MCKINNEY STAFF AND TXDOT.
  - UTILITY LAYOUT IS CONCEPTUAL AND WILL CONTINUE TO BE COORDINATED WITH CITY STAFF, AND TXDOT.
  - DUMPSTER LOCATION TO BE PROVIDED WITH THE PROPOSED GARAGE AREA.

- FIRE PROTECTION NOTES**
- REMOTE FDCs SHALL BE PROTECTED BY BOLLARDS PER CITY OF MCKINNEY REMOTE FDC BOLLARD DETAIL.
  - BUILDINGS REQUIRED TO BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AND FIRE ALARM SYSTEM WITH FULL OCCUPANT NOTIFICATION. LOW FREQUENCY NOTIFICATION SHALL BE PROVIDED IN ALL ROOMS FOR SLEEPING, INCLUDING LIVING ROOMS.

**CAUTION!**  
 EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

**SITE PLAN**  
 MCKINNEY MULTIFAMILY  
 BLOCK A, LOTS 1 & 2  
 Being 5.71 Acres Out Of The  
 WILLIAM DAVIS SURVEY  
 Abstract No. 248  
 City of McKinney, Collin County, Texas  
 City Project No. SITE2021-0049  
 Submitted: June 18, 2021  
 Re-Submitted: Nov. 5, 2021