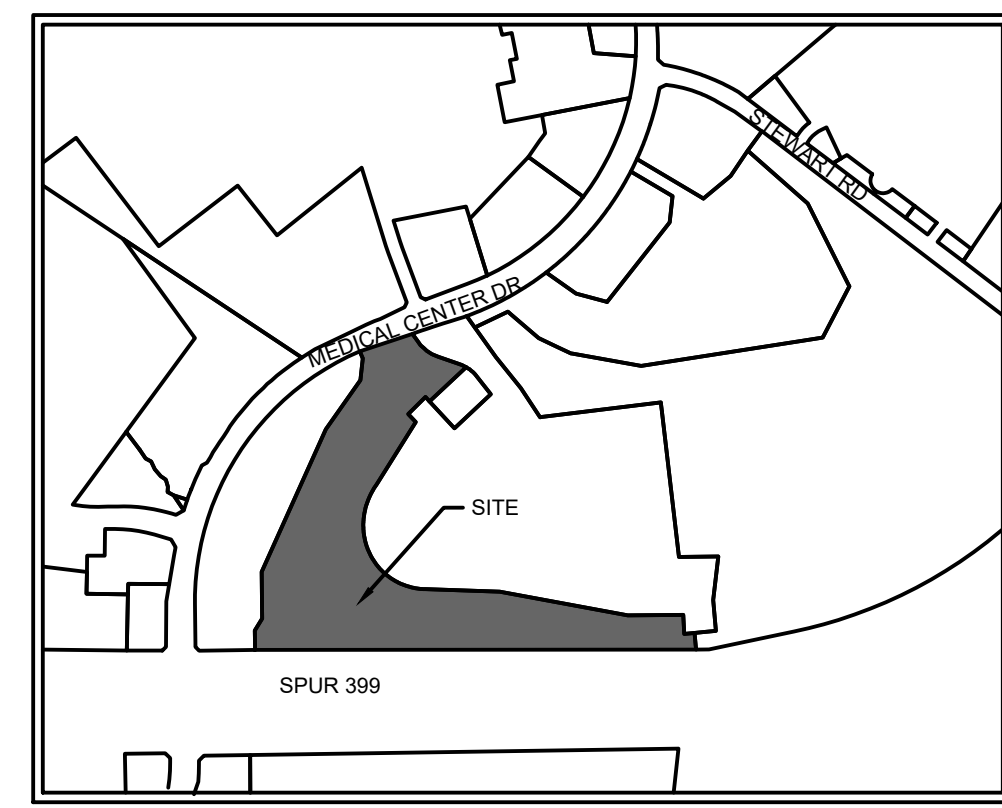


**LEGEND**

[Symbol]	PROPOSED FIRE LANE
[Symbol]	EXISTING PAVEMENT
[Symbol]	VEHICLE PATH FOR POND MAINTENANCE
[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]	LIGHT POLE
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	SWITCH GEAR
[Symbol]	TRANSFORMER PAD
[Symbol]	CURB 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

- NOTES**
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  - REFERENCE GENERAL NOTES FOR ADDITIONAL PAVING NOTES.
  - REFERENCE STANDARD CONSTRUCTION DETAILS FOR PAVING DETAILS.
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- BENCH MARK LIST**
- CITY OF MCKINNEY MON. NO. 36:  
 AT S. HARDIN BOULEVARD & MCKINNEY RANCH PARKWAY, ON MEDIAN AT SOUTHEAST END OF CURB. CAP ON CURB.
- N: 7109503.57  
 E: 2530773.70  
 ELEV. = 705.42'
- TEMPORARY BENCHMARK '1':  
 SOUTHWEST CORNER OF TRACT SET J" IRON ROD WITH RED CAP "NOT LEGIBLE" IN CLEARING AT INTERSECTION OF MEDICAL CENTER DRIVE AND SPUR 399.
- N: 7111209.72  
 E: 2538745.40  
 ELEV. = 632.10'
- TEMPORARY BENCHMARK '2':  
 SOUTHEAST CORNER OF TRACT SET PK NAIL IN CONCRETE PAD NET TO BACK OF CURB AND STORM DRAIN.
- N: 7112322.30  
 E: 2540401.72  
 ELEV. = 591.95'

**SITE DATA TABLE**

EXISTING ZONING	PD 2020-12-088 (MF-3)
PROPOSED USE	MULTI-FAMILY
LOT AREA	17,002 AC
LOT AREA	740,607 SF
<b>NUMBER OF UNITS</b>	
1 BEDROOMS	214 UNITS
2 BEDROOMS	96 UNITS
TOTAL NUMBER OF UNITS	310 UNITS
<b>BUILDING AREA</b>	
TYPE 1 & 1B - 3 UNITS @ 27,190 SF/EA	81,570 SF
TYPE 1A - 1 UNITS @ 27,455 SF/EA	27,455 SF
TYPE 2, 2A, 2B - 5 UNITS @ 31,469 SF/EA	157,345 SF
TYPE 3 - 1 UNITS @ 33,043 SF/EA	33,043 SF
TYPE 4 - 1 UNITS @ 36,910 SF/EA	36,910 SF
TYPE 4A - 1 UNITS @ 37,276 SF/EA	37,276 SF
CLUBHOUSE	8,642 SF
DETACHED GARAGES	5,676 SF
CARPORPTS	13,752 SF
TOTAL BUILDING AREA	401,669 SF
MAX. BUILDING HEIGHT	3 STORIES, 45 FT
PROPOSED BUILDING HEIGHT	3 STORIES, 42 FT
LOT COVERAGE	18.5 %
FLOOR AREA RATIO	0.542 :1
IMPERVIOUS AREA	644,052 SF
PERCENT IMPERVIOUS	87.0 %
<b>PARKING SUMMARY</b>	
1.5 SPACE PER 1 BEDROOM	321 SPACES
2 SPACE PER 2 BEDROOM	192 SPACES
LEASING OFFICE	19 SPACES
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	GRILLS W/ SHADED AREAS FOR MIN 16 PEOPLE
AMENITY AREAS PROVIDED	AMENITY OPTION XI - FITNESS CENTER MIN 500 SQ.FT
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**SITE PLAN**  
**SPUR 399 MF**  
 CITY PROJECT NO. SITE2022-0075  
 BEING 17.021 ACRES OUT OF THE:  
 WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449

City of McKinney,  
 Collin County, Texas  
 SUBMITTED: JULY 11, 2022

**Owner:** East Dallas Bw Ltd  
 192 Private Road  
 Clifton, Texas 76634  
 Phone: (214) 384 3000  
 Contact: Jack Harvard

**Applicant:** StoneHawk Capital  
 2722 Routh Street  
 Dallas, Texas 75201  
 Phone: (817) 205-1125  
 Contact: Jordon Cox

**Engineer:** Kimley-Horn & Associates, Inc.  
 260 East Davis Street  
 Suite 100  
 McKinney, Texas 75069  
 Phone: (469) 301-2582  
 Contact: Eric Jeske, P.E.

SHEET  
**SP-02**

SHEET  
**SP-03**

SHEET  
**SP-04**

SHEET  
**SP-05**

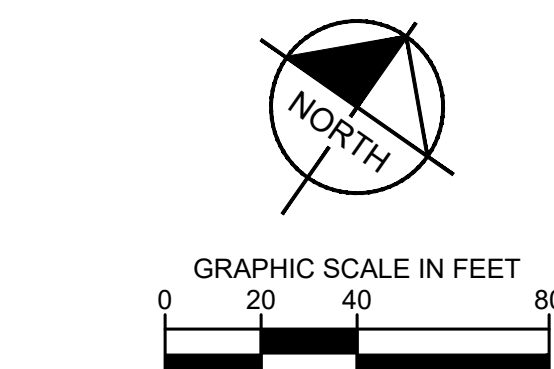
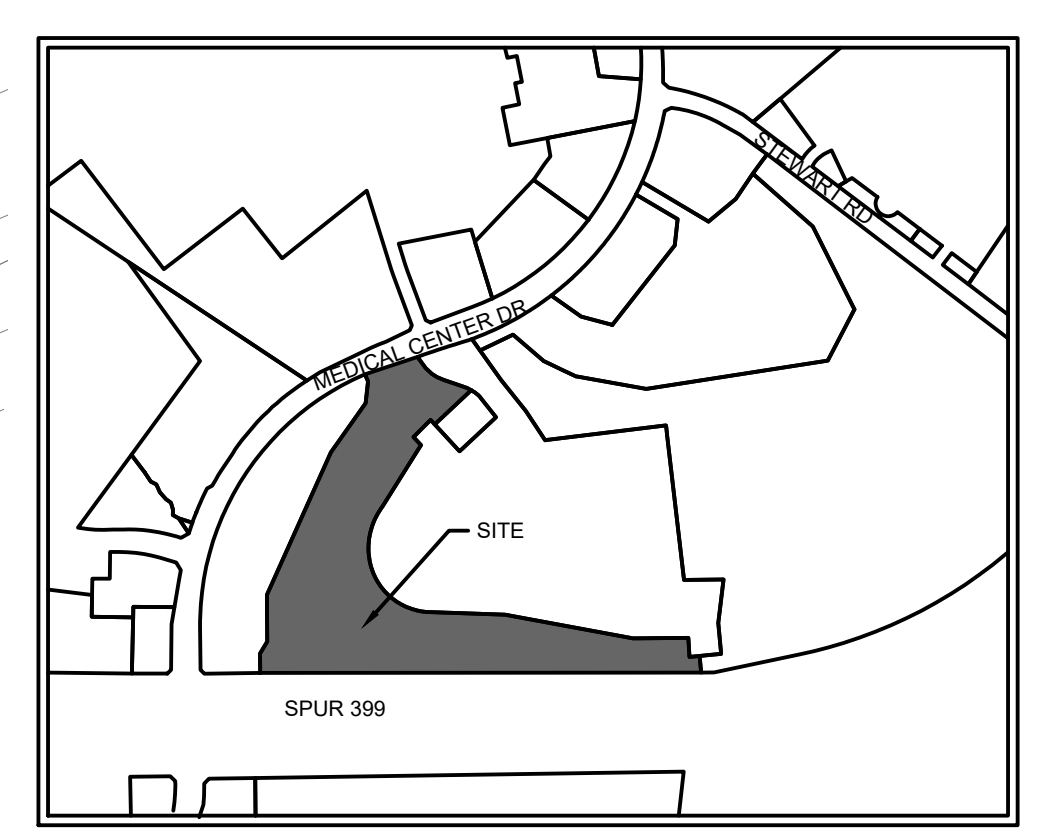
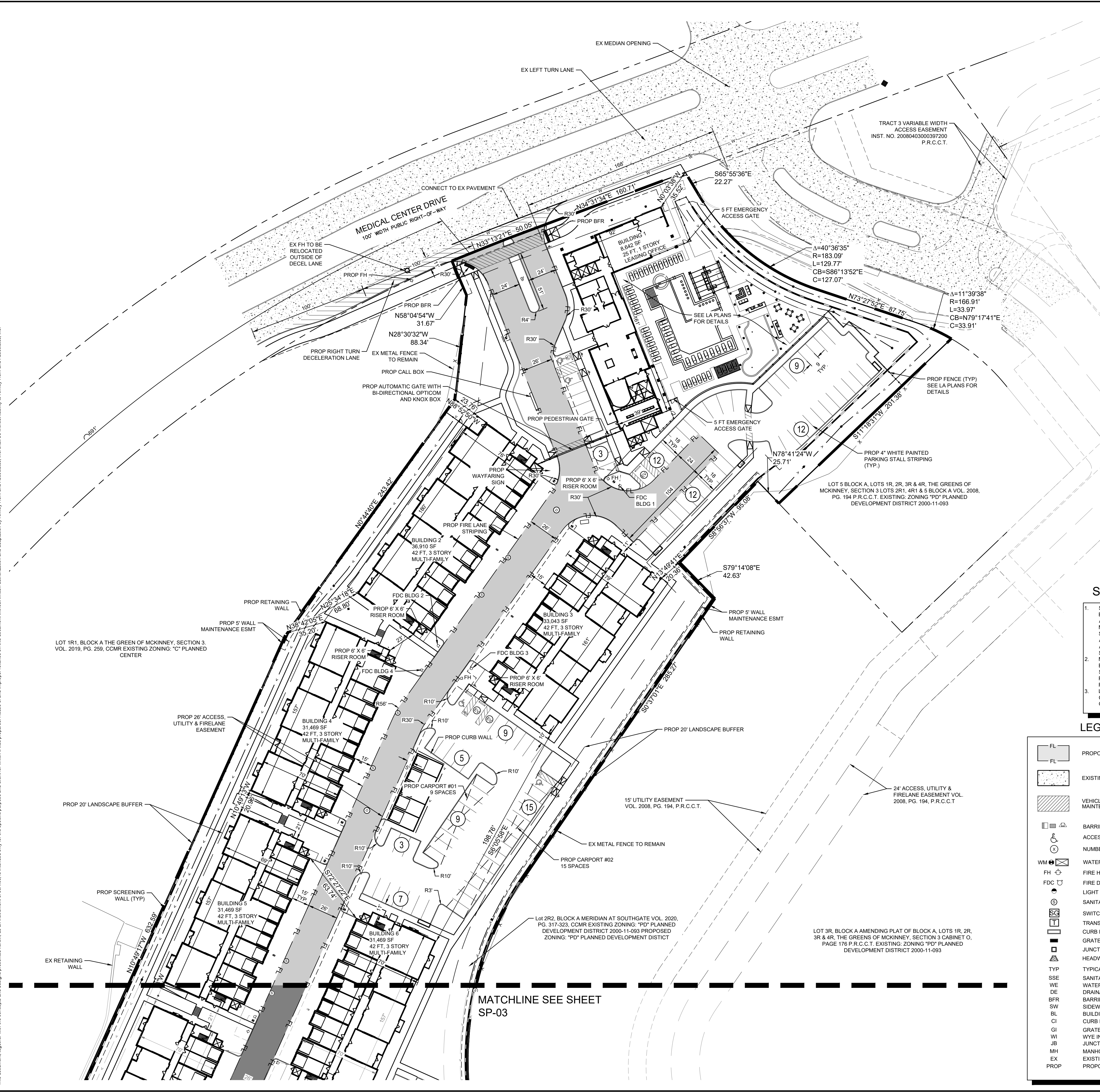
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KIMLEY-HORN AND ASSOCIATES, INC. (KHA) SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY ANY PARTY AS A RESULT OF THE USE OF THIS DOCUMENT. THE CITY OF MCKINNEY, TEXAS, IS NOT PROVIDING THIS DOCUMENT FOR ANY OTHER PURPOSES.



KIMLEY-HORN & ASSOCIATES, INC. 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TEXAS 75069  
 PHONE: (469) 301-2580 FAX: (469) 301-2582 WWW.KIMLEY-HORN.COM TX P-928  
 PROJECT NO. 2022-0075  
 SHEET NO. SP-02  
 DATE: JUNE 2024  
 DESIGNER: ERIC T. JESKE  
 P.E. No. 130295 Date June 2024  
 KHA PROJECT: 064514840  
 DATE: JUNE 2024  
 SCALE: AS SHOWN  
 DESIGNED BY: ERIC T. JESKE  
 DRAWN BY: JORDAN COX  
 CHECKED BY: ERIC T. JESKE



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**LEGEND**

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WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
CI	CURB INLET
GI	GRATE INLET
WI	WYE INLET
JB	JUNCTION BOX
MH	MANHOLE
EX	EXISTING
PROP	PROPOSED

**SITE DATA TABLE**

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AMENITY AREAS REQUIRED	5 AREAS
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**SITE PLAN**  
**SPUR 399 MF**  
 CITY PROJECT NO. SITE2022-0075  
 BEING 17.021 ACRES OUT OF THE:  
 WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449

City of McKinney,  
 Collin County, Texas  
 SUBMITTED: JULY 11, 2022

<b>Owner:</b>	<b>Applicant:</b>	<b>Engineer:</b>
East Dallas Bw Ltd 192 Private Road Clifton, Texas 76634 Phone: (214) 384 3000 Contact: Jack Harvard	StoneHawk Capital 260 East Davis Street Dallas, Texas 75201 Phone: (817) 205-1125 Contact: Jordan Cox	Kimley-Horn & Associates, Inc. 260 East Davis Street Suite 100 McKinney, Texas 75069 Phone: (469) 301-2582 Contact: Eric Jeske, P.E.

**Kimley-Horn**  
 ARCHITECTS  
 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TEXAS 75069  
 PHONE: (469) 301-2580 FAX: (469) 301-2582 WWW.KIMLEY-HORN.COM TX P-928

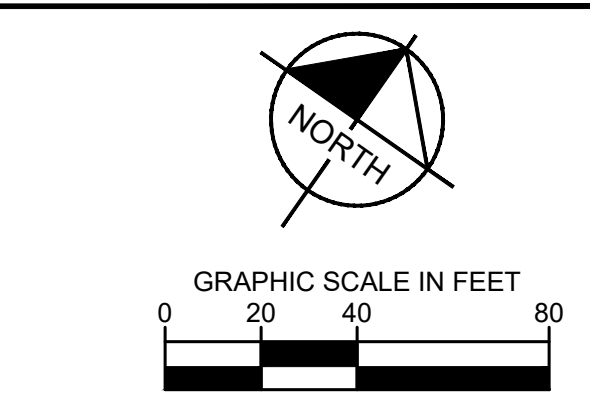
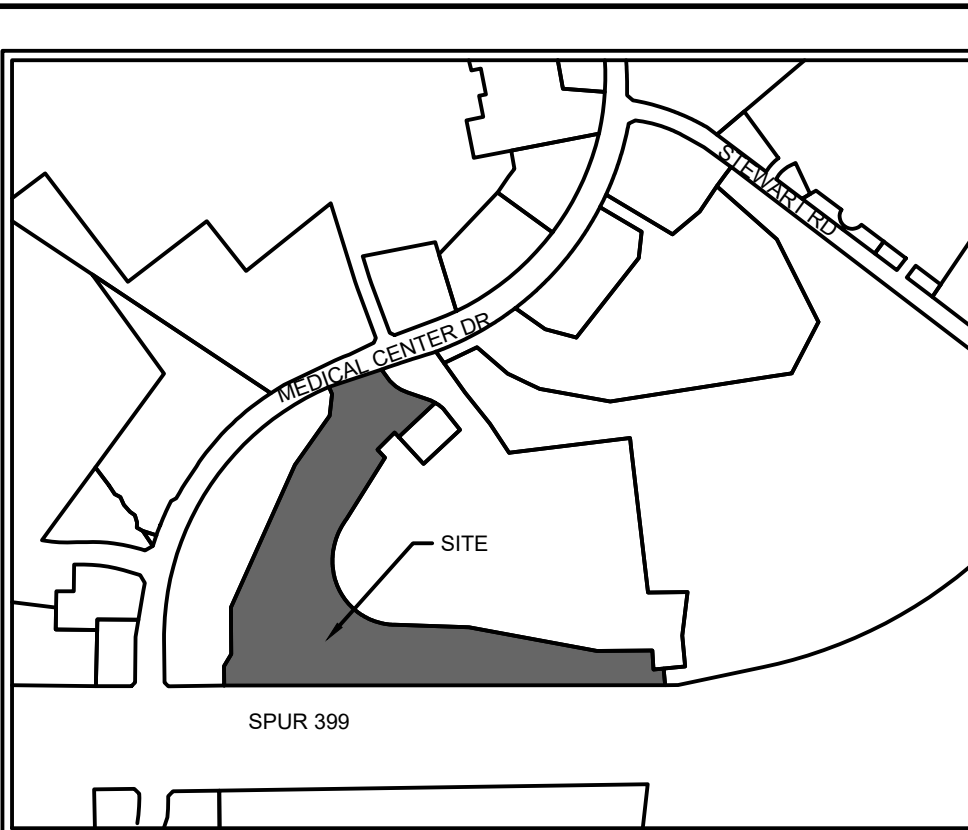
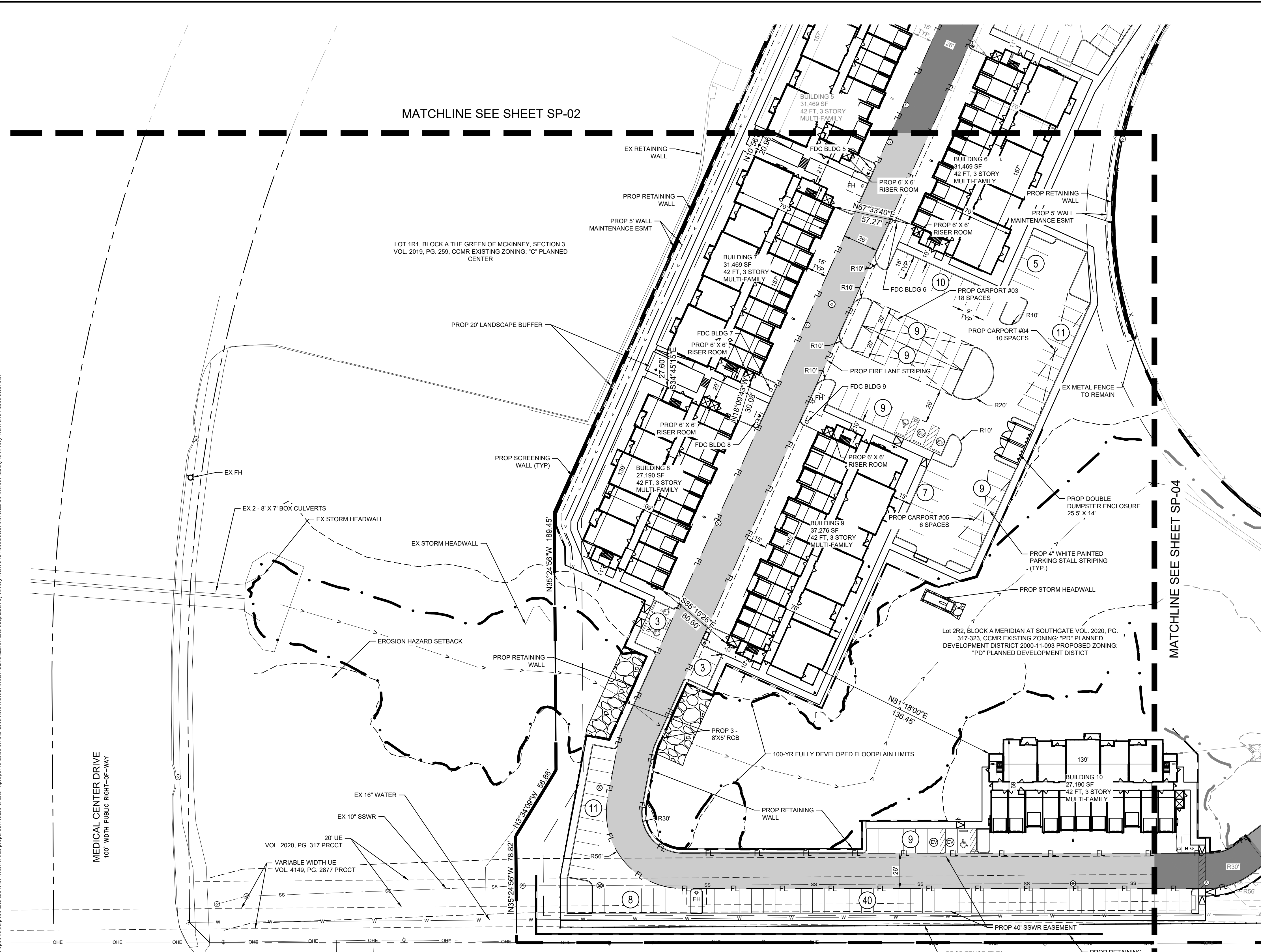
**SPUR 399**  
**MULTI-FAMILY**  
**MCKINNEY, TEXAS**  
 PREPARED FOR  
**STONEHAWK CAPITAL**

**SITE PLAN**  
 SHEET NUMBER  
**SP-02**

NO.	REVISIONS	DATE	BY



1. THE CITY OF MCKINNEY HAS REVIEWED THIS PLAN FOR CONFORMANCE WITH THE CITY'S ZONING ORDINANCES AND LOCAL ORDINANCES. THE CITY'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE AN ENDORSEMENT OR GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN OR FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN.



- ### NOTES
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**CITY PROJECT NO. SITE2022-0075**  
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 Contact: Eric Jeske, P.E.

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

NO. \_\_\_\_\_

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
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 PHONE: 469-301-2580 FAX: 972-239-3820  
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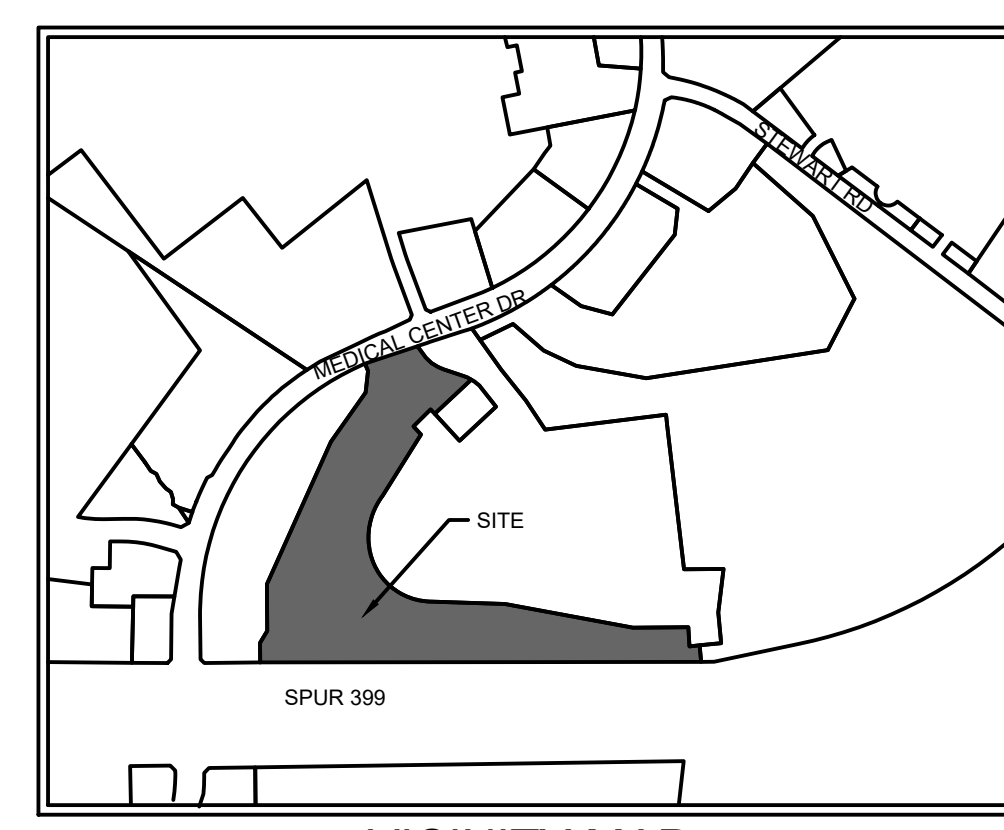
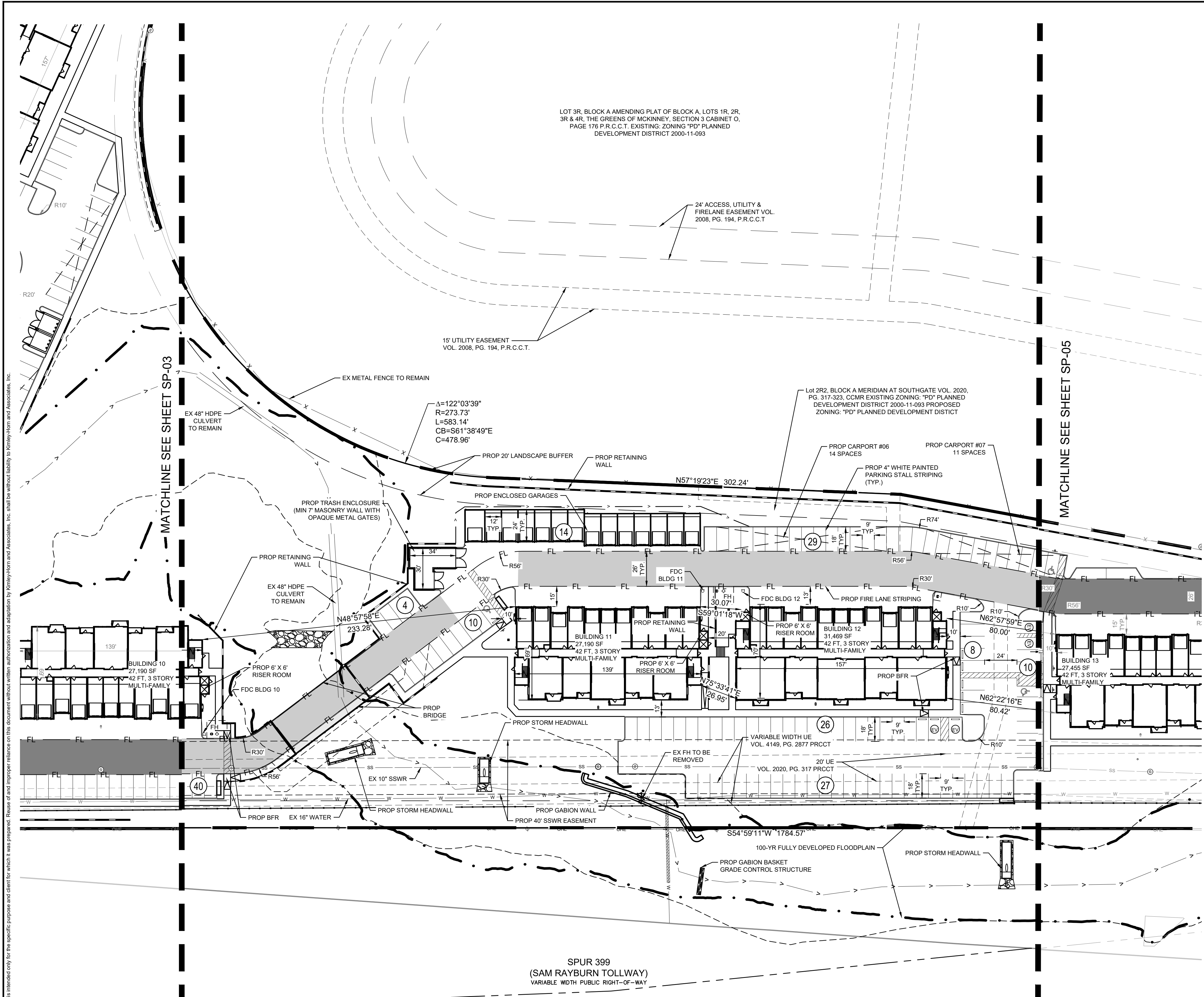
SPUR 399  
 MULTI-FAMILY  
 MCKINNEY, TEXAS

PREPARED FOR  
 STONEHAWK CAPITAL

**SITE PLAN**

SHEET NUMBER  
**SP-03**

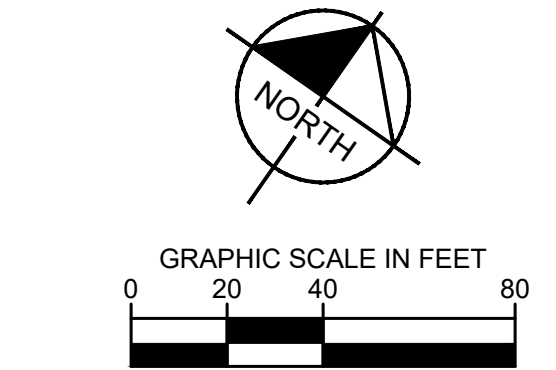




VICINITY MAP  
N.T.S.

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  - 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.
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  - CONTRACTOR TO ADJUST ALL VALVE AND MANHOLE RIM ELEVATIONS TO MATCH FINISH GRADE.

LEGEND

- FL PROPOSED FIRE LANE
- EXISTING PAVEMENT
- VEHICLE PATH FOR POND MAINTENANCE
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WM WATER METER (AND VAULT)
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- LIGHT POLE
- SM SANITARY SEWER MANHOLE
- SW SWITCH GEAR
- TR TRANSFORMER PAD
- CI CURB INLET
- GI GRATE INLET
- JUN JUNCTION BOX OR WYE INLET
- HD HEADWALL
- TYP TYPICAL
- SSE SANITARY SEWER EASEMENT
- WE WATER EASEMENT
- DE DRAINAGE EASEMENT
- BFR BARRIER FREE RAMP
- SW SIDEWALK
- BL BUILDING LINE/SETBACK
- CI CURB INLET
- GI GRATE INLET
- WI WYE INLET
- JB JUNCTION BOX
- MH MANHOLE
- EX EXISTING
- PROP PROPOSED

SITE DATA TABLE

EXISTING ZONING	PD 2020-12-088 (MF-3)
PROPOSED USE	MULTI-FAMILY
LOT AREA	17,002 AC
LOT AREA	740,607 SF
NUMBER OF UNITS	
1 BEDROOMS	214 UNITS
2 BEDROOMS	96 UNITS
TOTAL NUMBER OF UNITS	310 UNITS
BUILDING AREA	
TYPE 1 & 1B - 3 UNITS @ 27,190 SF/EA	81,570 SF
TYPE 1A - 1 UNITS @ 27,455 SF/EA	27,455 SF
TYPE 2, 2A, 2B - 5 UNITS @ 31,469 SF/EA	157,345 SF
TYPE 3 - 1 UNITS @ 33,043 SF/EA	33,043 SF
TYPE 4 - 1 UNITS @ 36,910 SF/EA	36,910 SF
TYPE 4A - 1 UNITS @ 37,276 SF/EA	37,276 SF
CLUBHOUSE	8,642 SF
DETACHED GARAGES	5,676 SF
CARPORTS	13,752 SF
TOTAL BUILDING AREA	401,669 SF
MAX. BUILDING HEIGHT	3 STORIES, 45 FT
PROPOSED BUILDING HEIGHT	3 STORIES, 42 FT
LOT COVERAGE	18.5 %
FLOOR AREA RATIO	0.542 :1
IMPERVIOUS AREA	644,052 SF
PERCENT IMPERVIOUS	87.0 %
PARKING SUMMARY	
1.5 SPACE PER 1 BEDROOM	321 SPACES
2 SPACE PER 2 BEDROOM	192 SPACES
LEASING OFFICE	19 SPACES
TOTAL ADA PARKING REQUIRED	9 (2 VAN) SPACES
TOTAL REQUIRED PARKING (INCL. ADA)	532 SPACES
PARKING PROVIDED	
GARAGE PARKING (1/2 PER UNIT)	155 SPACES SPACES
SURFACE PARKING	377 SPACES (83 CARPORT)
TOTAL ADA PARKING PROVIDED	12 SPACES (3 VAN, 2 CARPORT)
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FIRE SPRINKLER NOTE

FIRE SPRINKLER UNDERGROUND AND FIRE DEPARTMENT CONNECTIONS SHALL NOT BLOCK THE RISER ROOM DOOR. A 3-FOOT CLEAR AISLE SHALL BE MAINTAINED AT ALL TIMES FROM THE RISER ROOM TO ANY FIRE PROTECTION AND LIFE SAFETY EQUIPMENT.

AMENITY AREAS REQUIRED	5 AREAS
	AMENITY OPTION I - SWIMMING POOL
	GRILLS W/ SHADED AREAS FOR MIN 16 PEOPLE
AMENITY AREAS PROVIDED	AMENITY OPTION XI - FITNESS CENTER MIN 500 SQ.FT
	AMENITY OPTION XII - BUSINESS CENTER MIN 500 SQ.FT
	AMENITY OPTION XV - GOLF PUTTING GREEN MIN 1,000 SQ.FT

**SITE PLAN**  
SPUR 399 MF  
CITY PROJECT NO. SITE2022-0075  
BEING 17.021 ACRES OUT OF THE:  
WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449

City of McKinney,  
Collin County, Texas  
SUBMITTED: JULY 11, 2022

Owner: East Dallas Bw Ltd  
192 Private Road  
Clifton, Texas 76634  
Phone: (214) 384 3000  
Contact: Jack Harvard

Applicant: StoneHawk Capital  
2722 Routh Street  
Dallas, Texas 75201  
Phone: (817) 205-1125  
Contact: Jordon Cox

Engineer: Kimley-Horn & Associates, Inc.  
260 East Davis Street  
Suite 100  
McKinney, Texas 75069  
Phone: (469) 301-2582  
Contact: Eric Jeske, P.E.

**Kimley-Horn**  
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069  
PHONE: 469-301-2580 FAX: 972-239-8320  
WWW.KIMLEY-HORN.COM TX F-928

**SPUR 399**  
MULTI-FAMILY  
MCKINNEY, TEXAS  
PREPARED FOR  
STONEHAWK CAPITAL

**SITE PLAN**

SHEET NUMBER  
**SP-04**

NO.	REVISIONS	DATE	BY

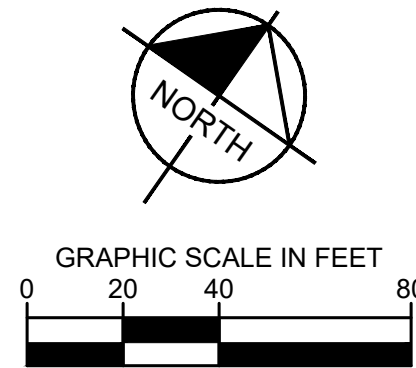
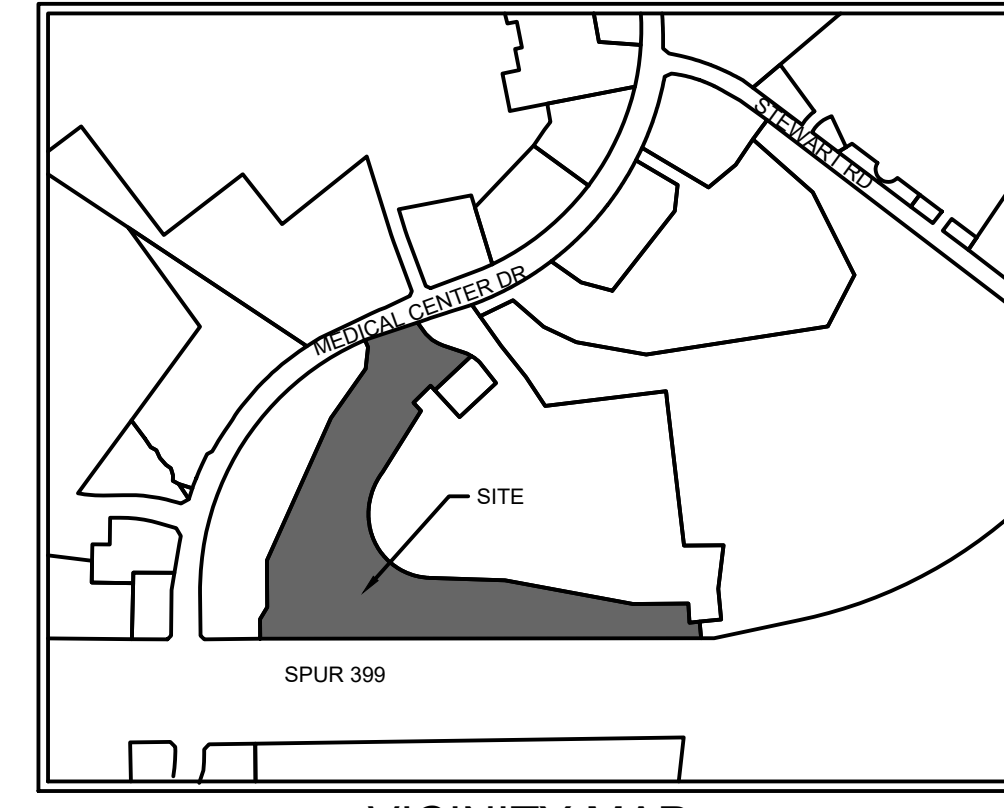
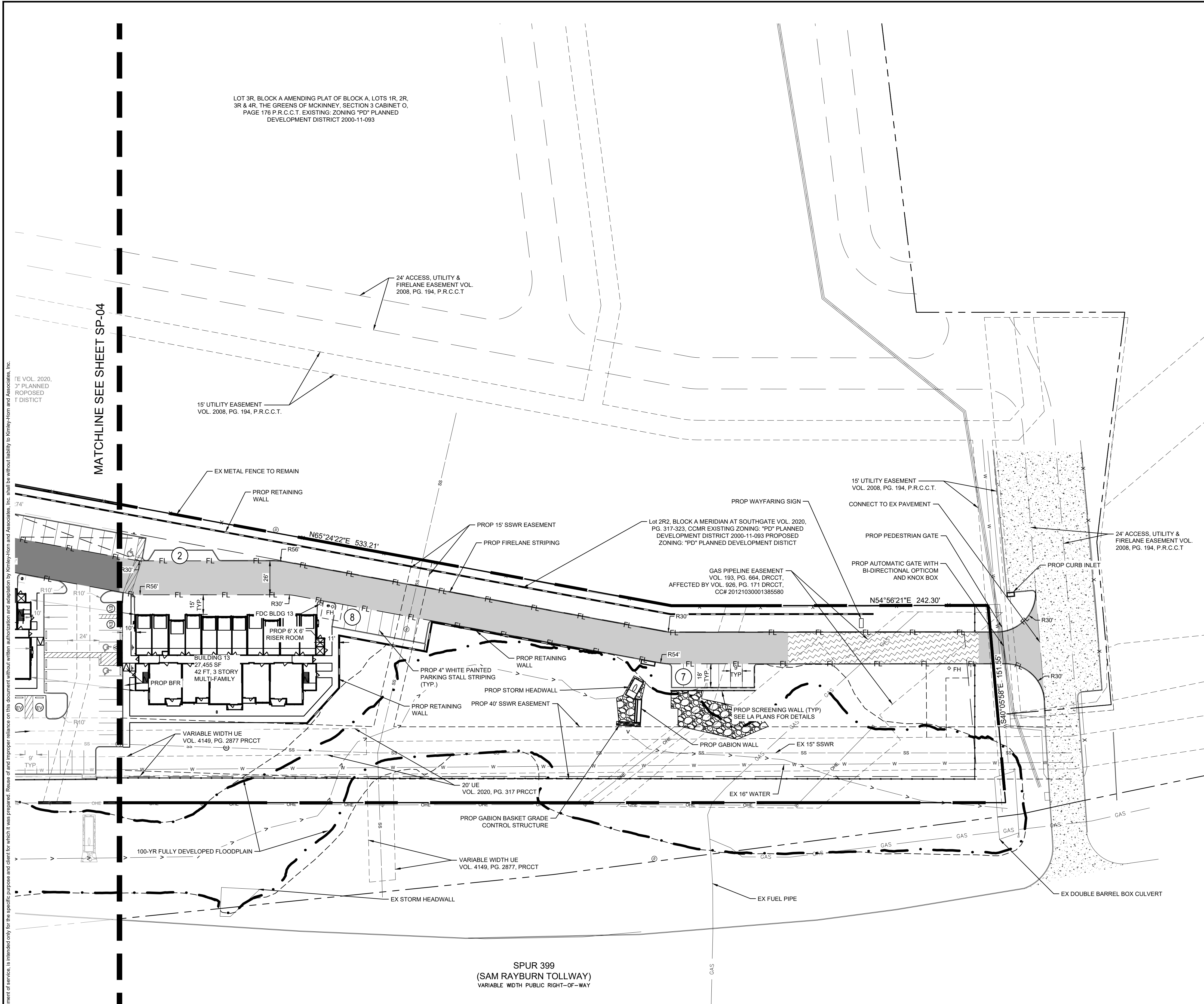
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LOT 3R, BLOCK A AMENDING PLAT OF BLOCK A, LOTS 1R, 2R, 3R & 4R, THE GREENS OF MCKINNEY, SECTION 3 CABINET O, PAGE 176 P.R.C.C.T. EXISTING ZONING "PD" PLANNED DEVELOPMENT DISTRICT 2000-11-093

MATCHLINE SEE SHEET SP-04

TE VOL. 2020, PD PLANNED DEVELOPMENT DISTRICT. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REVIEW OF AND RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND DELIBERATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



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CITY OF MCKINNEY STANDARD NOTATIONS

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

LEGEND

FL	PROPOSED FIRE LANE
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**SITE PLAN**  
**SPUR 399 MF**  
**CITY PROJECT NO. SITE2022-0075**  
**BEING 17.021 ACRES OUT OF THE:**  
**WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449**

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 SUBMITTED: JULY 11, 2022

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 Clifton, Texas 76634  
 Phone: (214) 384 3000  
 Contact: Jack Harvard

Applicant: StoneHawk Capital  
 2722 Routh Street  
 Dallas, Texas 75201  
 Phone: (817) 205-1125  
 Contact: Jordon Cox

Engineer: Kimley-Horn & Associates, Inc.  
 260 East Davis Street  
 Suite 100  
 McKinney, Texas 75069  
 Phone: (469) 301-2582  
 Contact: Eric Jeske, P.E.

**Kimley-Horn**  
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 PHONE: 469-301-2580 FAX: 972-239-8320  
 WWW.KIMLEY-HORN.COM TX F-928

**SPUR 399**  
**MULTI-FAMILY**  
**MCKINNEY, TEXAS**  
 PREPARED FOR  
**STONEHAWK CAPITAL**

**SITE PLAN**

KHA PROJECT: 064514840  
 DATE: JUNE 2024  
 SCALE: AS SHOWN  
 DESIGNED BY: [Name]  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

REVISIONS

No.	REVISIONS	DATE	BY

SHEET NUMBER  
**SP-05**