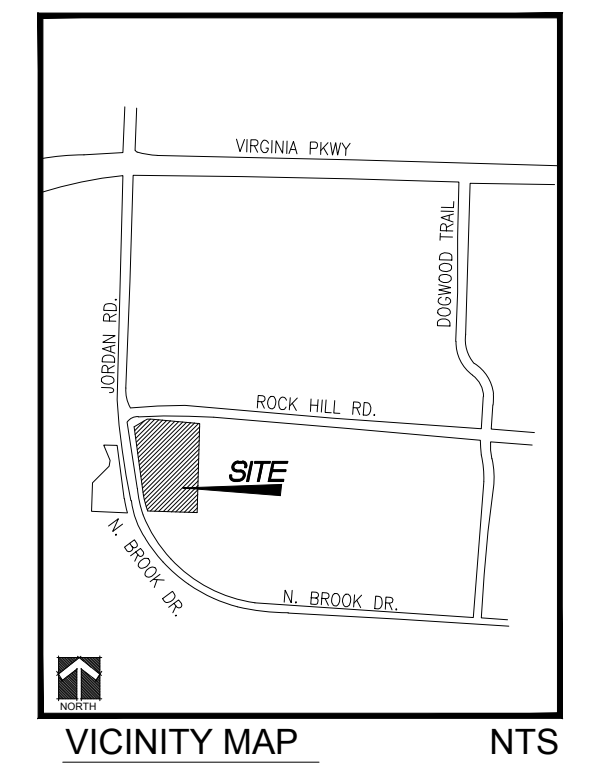


A1 SITE PLAN
SCALE 1/20"=1'-0"

RECEIVED
By Planning Dept. at 8:22 am, Sep 25, 2017



SITE DATA SUMMARY TABLE

SITE:	PROPERTY LONG: 6891-001-0270-1 SURVEY: W D THOMPSON ABSTRACT: A0891 TRACK 27, SHEET-1
PROPOSED USE:	2 STORY MULTI-FAMILY
ZONING:	PD Ord. No. 1423
TOTAL LOT AREA	3,579 ACRES = 155,888 S.F.
LOT COVERAGE	33,000 S.F.
LOT COVERAGE %	21.17 %
BUILDING FLOOR AREA	(37k+25k+2k=64k) = 64,000 S.F.
F.A.R.	.411 : 1
DENSITY	16.83 PER ACRE
IMPERVIOUS AREA	107,2150 SQ. FT. = 69 %
BLDG.#1 HEIGHT	23' plate ht+1/2 of 14'-0"pitch roof=7'-0"=30'-6"
BLDG.#2 HEIGHT	23' plate ht+1/2 of 14'-0"pitch roof=7'-0"=30'-6"
BLDG.#3 HEIGHT	12' plate ht+1/2 of 8'-0"pitch roof=4'-0"=16'-0"
TYPE OF UNIT COUNT	2 BED ROOM UNITS = 54 1 BED ROOM UNITS = 6 TOTAL UNITS = 60
APARTMENT BUILDING PARKING	2 PARKING/2 BED RM=54X2= 108 SPACES REQ'D 1.5 PARKING/1 BED RM=6X1.5= 9 SPACES REQ'D 0.5 PARKING/GARAGE W/O 20' DRIVEWAY = 13 SPACES REQ'D TOTAL PARKING REQUIRED = 130 SPACES PARKING REQUIRED = 124+6 Accessible = 130 SPACES PARKING PROVIDED = 125+6 Accessible = 131 SPACES SURFACE PARKING=101 SPACES & GARAGE PARKING=30 SPACES
AMENITIES PROVIDED	1. BUSINESS CENTER 500 SF 2. FITNESS CENTER 500 SF

STANDARD NOTES:

- SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND ALL THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
- MECHANICAL AND HEATING AN 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 ORDNANCE.

1
ARCHITECT + ASSOCIATES, INC.
ARCHITECTURE-PLANNING-ENGINEERING
13601 Preston Rd., Ste-820W, Dallas, TX 75240
Call (214)338-3619, Bus (214)338-0666
E-mail: mhdean@gmail.com
Website: d1architect.com

MAHUB DEWAN
Architect
13601 Preston Rd., Ste-820W, Dallas, TX 75240
Call (214)338-3619, Bus (214)338-0666
E-mail: mhdean@gmail.com
Website: d1architect.com

TROIANI FAMILY INVESTMENTS
1910 NORTH COLLEGE ST.
MCKINNEY, TX 75069
(214) 570 2187
E-mail: troiani@sbcbglobal.net

PROPOSED MULTI-FAMILY HOUSING
JORDAN & ROCKHILL RD.
CITY OF MCKINNEY TEXAS

REVISIONS: _____ DATE: _____

SEAL: _____

SITE PLAN SHOWING DEVELOPMENT 200' AROUND THE PROPERTY LINE

DATE: 03-27-17 SCALE: AS NOTED
DRAWN: MMD CHECKED: MHD
PROJECT # **03A-2017**
SHEET NO: **A-1.00**