



- LEGEND**
- Firelane
 - Proposed Sidewalk
 - Ex. Concrete
 - Proposed Retaining Wall
 - Proposed Wheel Stop Typical
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - BFR Barrier Free Ramp
 - Carport

SYNOPSIS

Address: Lot 7, Block A Tour South Addition
 McKinney, Texas 75070
 PD-2006-02-018
 Zoning: Apartments
 Proposed Use: 7.896 Acres (343,967 sf)
 Lot Area: 163 Units (20.64 Units per Acre)
 Building Areas: Building 227,695 sf
 Total Bldg Area: 227,695 sf
 Lot Coverage: 22.46% (Total Bldg Area 77,270 sf)
 Floor Area Ratio: 0.66 : 1
 Building Height: 3-Stories (39'-9" Mean Roof Height)

Parking Required Total: (1 per Unit + 0.5 per Garage) = (188 Parking Spaces)

Parking Provided:

Surface Parking Spaces	= 139 Spcs.
Unattached Garage Parking	= 49 Spcs.
(Clubhouse)	= 5 Spcs.
(ADA Parking Spaces)	= 6 Spcs.

Parking Provided Total: (188 Parking Spaces) 6 Handicap Spc.

0.051 Acre Remaining
 Portion of the
 Called 52.163 Acres
 VCM Partners, L.P.
 County Clerk's File No.
 20060620000843310
 (DRCTT)

Called 1.837 Acres
 Bank of the Ozarks
 Clerk File #20061122001661940

25' Water Line & Sanitary Sewer Easement
 CCR20090911001136850

26' Firelane, Access, Water & Sanitary Sewer Easement
 CCR20090911001136840

Lot 1, Block A
 Collin McKinney Commercial Addition
 Cabinet 2014, Page 473
 (PRCCT)

CITY OF MCKINNEY STANDARD NOTES:

Mechanical and Heating and air conditioning equipment in non-resident uses shall be screened from view from the public right-of-way and from adjacent residential properties.

The Lighting for the subject property will be constructed in conformance with Chapter 58 of the City of McKinney Code of Ordinances.

The 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 Of McKinney Design Specifications. The Sanitation Screening Walls Will Be A Minimum Of 8' In Height.

PROPOSED AMENITIES:

- Approved City Amenities:
- Fitness Center (min. 500 SF)
 - Library & Cyber Room (min. 500 SF)
 - Media Room (min. 50 seating)
 - Swimming Pool (min. 1,000 w/ 10' cooling deck)
 - BBQ Grills (min. 4) w/ Covered Seating (min. 16)
 - Putting Green (min. 1,000 SF)
 - Bocce Ball Court
 - Four Pool Cabanas (min. 2,000 SF)

Other Proposed Amenities:

- Family Room
- Salon
- Arts & Crafts Room
- Wellness Center
- Game Room
- Parlor
- Community Garden w/ Pavilion Seating
- Patio w/ Fire Pit
- Patio w/ Water Fountain Feature

*All proposed amenities will meet the minimum requirements of the Zoning Ordinance.

RECEIVED
 By Planning Department at 8:42 am, Sep 21, 2015

Issue Dates:	Revisions:	Date:
1 08/20/2015	1	
2 08/27/2015	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
 131 S. Tennessee St. McKinney, Texas 75069
 972.562.4409 Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=40'

SITE PLAN
 LUXURY SENIORS AT CRAIG RANCH
 GARDNER CAPITAL DEVELOPMENT TEXAS, LLC
 CITY OF MCKINNEY, TEXAS

Sheet No.
SP
 Project No.
 15069

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
 THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

SITE PLAN LUXURY SENIORS AT CRAIG RANCH