

STACY ROAD (FM 720)

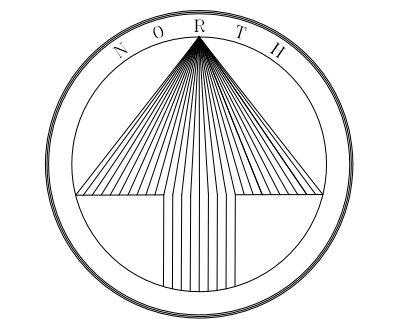
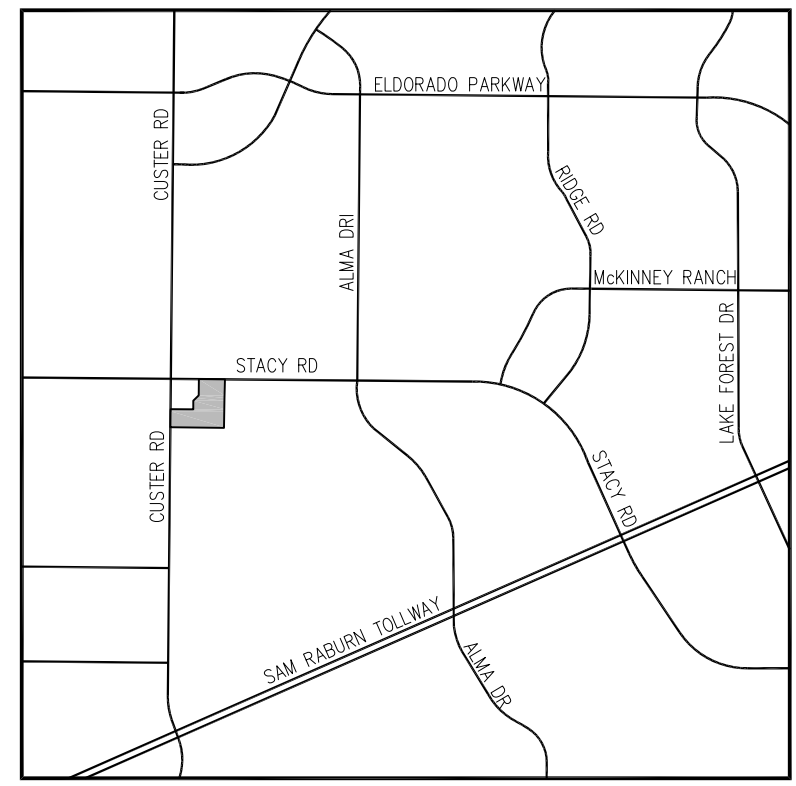
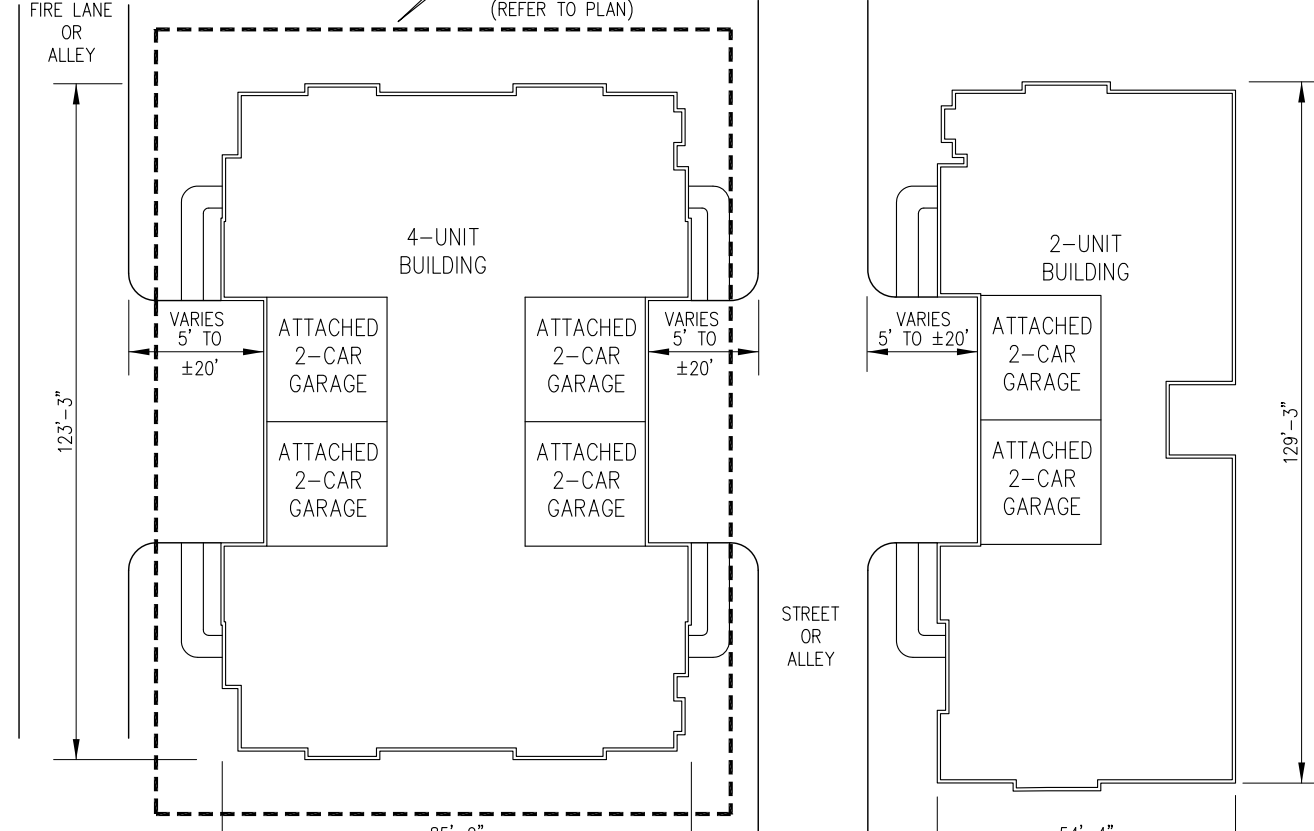
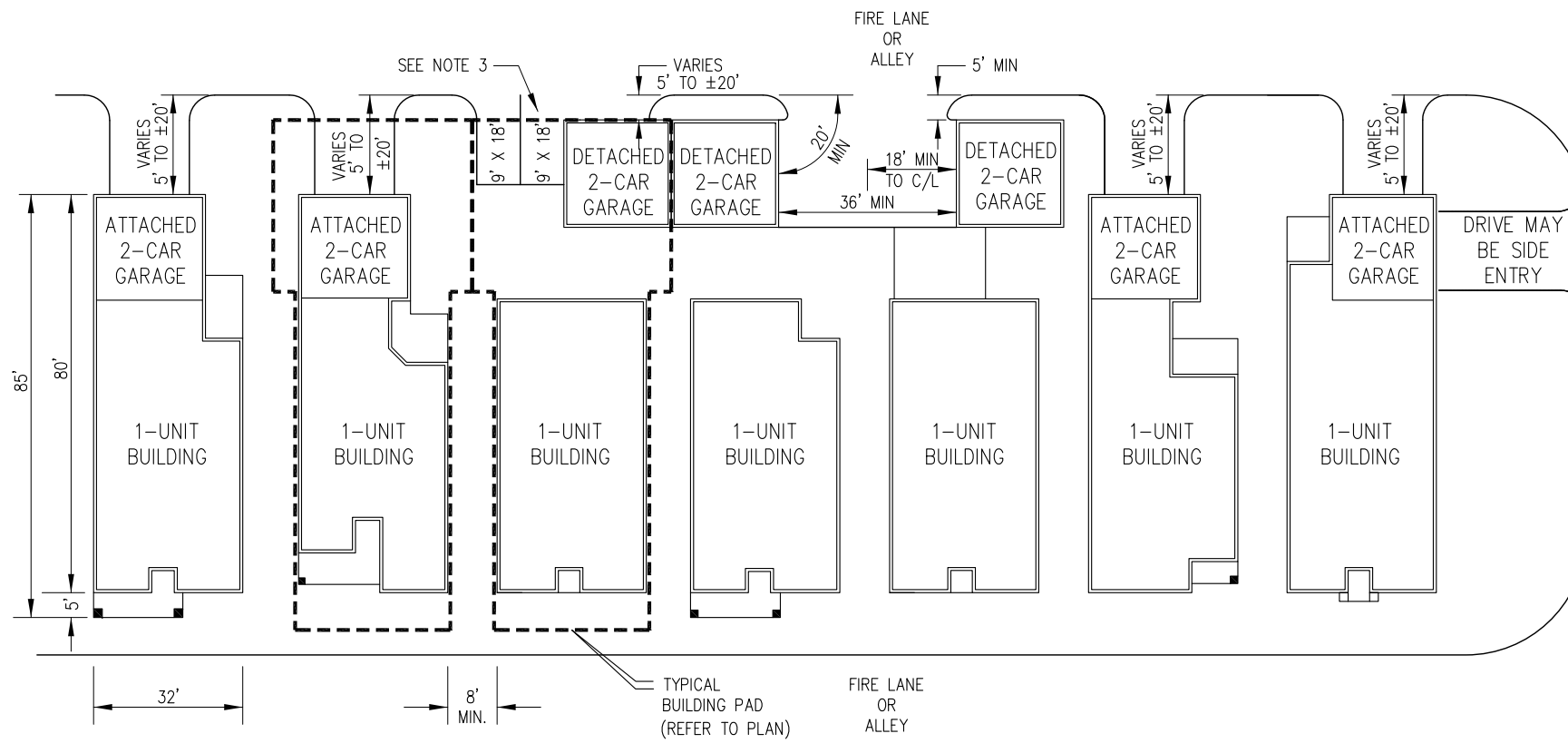
- NOTES:
- ALL DIMENSIONS SHOWN ARE TYPICAL FOR EACH PRODUCT, BUT MAY VARY DEPENDING ON FINAL BUILDING CONFIGURATIONS.
 - ALL DRIVEWAY DEPTHS SHALL BE A MINIMUM 5'-FEET MEASURED FROM EDGE OF ALLEY OR FIRE LANE TO GARAGE DOOR.
 - IF DRIVEWAY DEPTH FROM EDGE OF ALLEY/FIRELANE TO GARAGE DOOR IS LESS THAN 18 FEET, TWO ADDITIONAL 9' X 18' PARKING SPACES SHALL BE PROVIDED.

SITE DATA:

PROPOSED USE	MULTI-FAMILY
GROSS LOT AREA	33.89 ACRES
NET LOT AREA	33.89 ACRES
ZONING	PD
MAX BUILDING HEIGHT	35 FEET
SITE ELEVATION (MAX)	719 +/-
BUILDING ELEVATION (MAX)	754 +/-

BUILDING COUNT	ONE-UNIT	TWO-UNIT	FOUR-UNIT	RESIDENTIAL TOTAL	HOA	OVERALL TOTAL
UNIT COUNT	128	12	10	150	1	151
AVERAGE AREA PER BUILDING (SF)	1,800	6,383	9,894	7,300		
TOTAL BUILDING AREA (SF)	230,400	76,596	98,940	405,936	7,300	413,236
TOTAL LOT COVERAGE	15.6%	5.2%	6.7%	27.5%	0.5%	27.1%

- NOTES:
- PARKING REQUIREMENT IS TWO (2) ENCLOSED SPACES PER RESIDENTIAL UNIT
 - IF DRIVEWAY DEPTH IS LESS THAN 18', TWO ADDITIONAL SPACES SHALL BE PROVIDED ON THE BUI
 - UNCOVERED PARKING SHOWN IS OPTIONAL SUPPLEMENTARY PARKING AND SHALL BE CONSTRUCTED AT THE DEVELOPER'S DESCRETION (NOT INCLUDED IN TOTAL PARKING PROVIDED SHOWN ABOVE)



60 0 60 120
SCALE 1" = 60'

LEGEND

- ◆ EXISTING FIRE HYDRANT
- * EXISTING 12-FT LIGHT POLE
- EXISTING WROUGHT IRON FENCE W/COLUMNS
- EXISTING STONE WALL & COLUMN
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING WATER MAIN
- EXISTING WATER METER BOX & SERVICE
- EXISTING STORM DRAIN LINE & INLET
- EXISTING BRICK PAVERS
- PROPOSED ALLEY EXTENSION

SITE PLAN NOTES:

- THERE IS AN EXISTING 5-FOOT UTILITY EASEMENT ADJACENT TO ALL FIRE LANES.
- EXCEPT WHERE INDICATED AS PROPOSED, ALL EASEMENTS SHOWN ARE EXISTING PER THE FILED AMENDING PLAT FOR LOT 1, BLOCK A, WELLSTONE AT CRAIG RANCH.
- EACH UNIT WILL HAVE AN INDIVIDUAL RESIDENTIAL TRASH TOTE RECEPTACLE.

CITY NOTES:

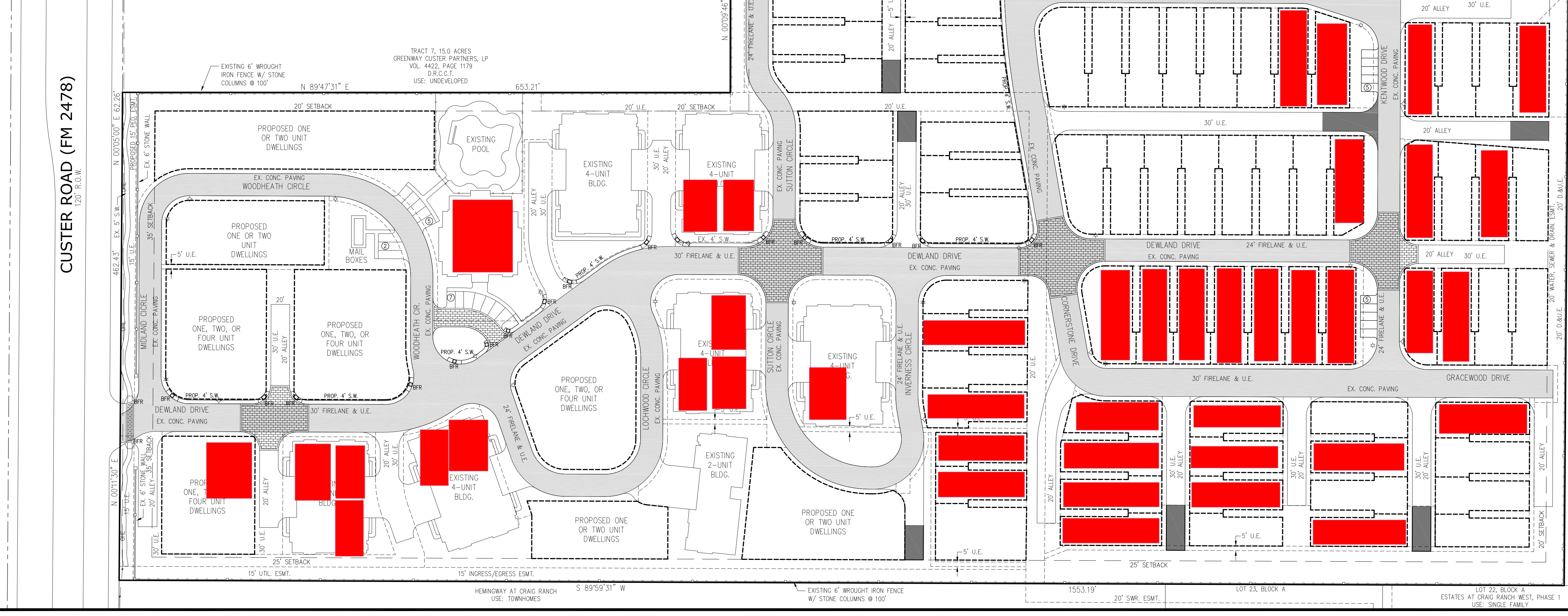
- SCREENING WALLS FOR SANITATION CONTAINERS (EXCLUDING RESIDENTIAL TOTE RECEPTICLES) WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED. SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MCKINNEY DESIGN SPECIFICATIONS.
- MECHANICAL, 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.
- THE LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES AND THE LIGHTING REQUIREMENTS OF THE REC.

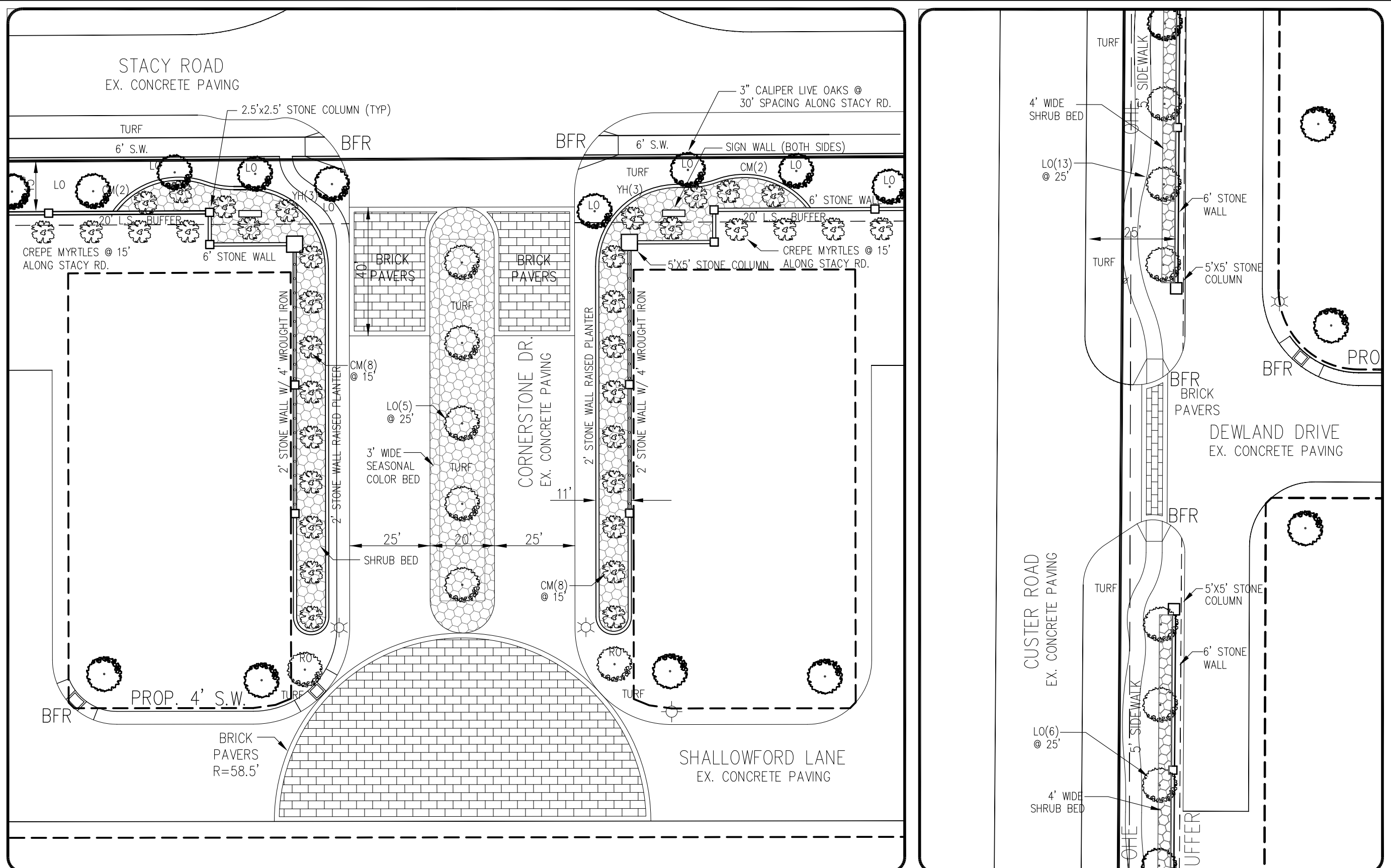
SITE PLAN
THE RETREAT
AT CRAIG RANCH
(FORMERLY "WELLSTONE AT CRAIG RANCH")

WELLSTONE AT CRAIG RANCH
LOT 1, BLOCK A
CITY OF MCKINNEY, TEXAS
33.89 ACRES

OWNER/APPLICANT:
COLLIN CR WELLNESS COMMUNITIES, LLC
P.O. BOX 3128, MCKINNEY, TEXAS 75070
972-540-2076
AUGUST 16, 2010
REVISED: AUGUST 30, 2010
REVISED: OCTOBER 20, 2010
REVISED: NOVEMBER 4, 2010

J. VOLK CONSULTING, INC.
P.O. Box 942028
Plano, Texas 75074
972-429-6093
Texas Registration No. F-11962

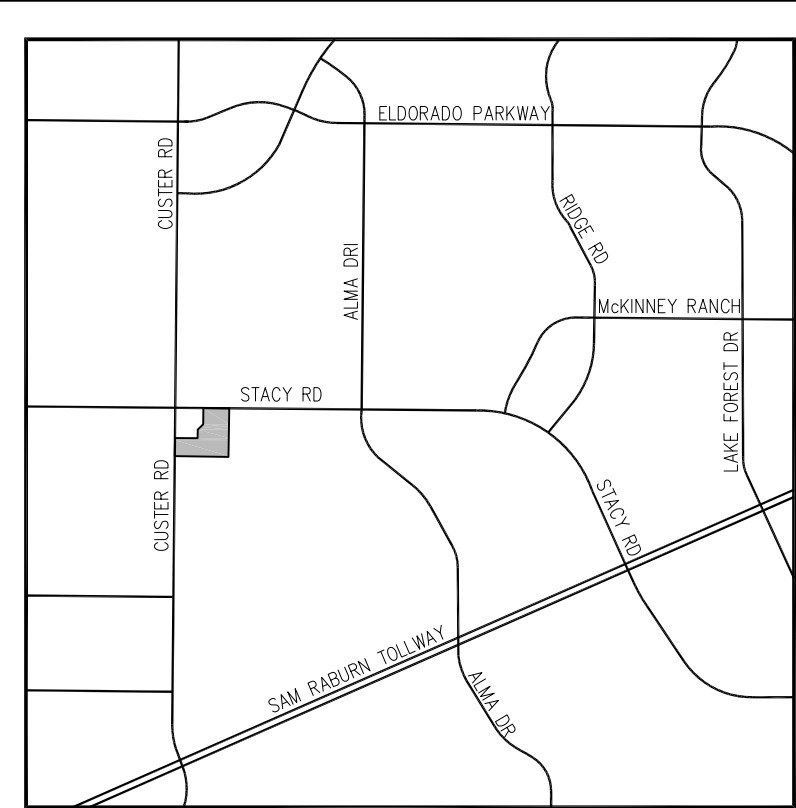




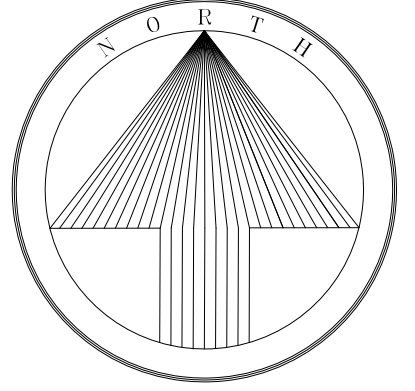
DETAIL 'A'
MAIN ENTRY LANDSCAPE
1" = 30'

DETAIL 'B'
CUSTER RD. ENTRY LANDSCAPE
1" = 30'

- NOTES:**
- LANDSCAPING ADJACENT TO FUTURE TH AND SF DWELLING UNITS TO BE INSTALLED AT TIME OF HOME CONSTRUCTION.
 - ALL EXISTING CANOPY TREES APPROXIMATELY 3" CALIPER.
 - THERE ARE EASTERN RED CEDARS @ 8' SPACING AROUND SITE PERIMETER, EXCEPT FOR CUSTER AND STACY FRONTAGES.
 - ALL EXISTING STONE SCREENING WALLS ARE GRANBURY STONE WITH CAST STONE CAP.
 - ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS.
 - ALL ON-SITE OPEN SPACE AREAS TO BE LANDSCAPED.
 - APPROXIMATELY 53% OF THE SITE TO BE LANDSCAPED (BASED ON ESTIMATED TOTAL BUILDING AREA AND OTHER IMPERVIOUS AREAS).
 - ALL REQUIRED CANOPY OR ORNAMENTAL TREES SHALL HAVE THEIR CALIPER INCHES MEASURED 24 INCHES ABOVE GROUND LEVEL AT THE TIME OF PLANTING, UNLESS OTHERWISE SPECIFIED IN THE ZONING ORDINANCE.
 - STREET TREES SHALL BE MINIMUM 3" CALIPER AND 10' IN HEIGHT AT TIME OF PLANTING.



VICINITY MAP
N.T.S.



LEGEND

- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING TREE (EASTERN RED CEDAR)
- EXISTING SHADE TREE (APPROX. 3" CALIPER)
- PROPOSED SHADE TREE (3" CALIPER AND 10' HT.)
- EXISTING ORNAMENTAL TREE
- EXISTING WROUGHT IRON FENCE W/ STONE COLUMNS
- EXISTING STONE WALL & COLUMN
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING WATER MAIN
- EXISTING WATER METER BOX & SERVICE
- EXISTING STORM DRAIN LINE & INLET
- EXISTING BRICK PAVERS
- RO** RED OAK
- LO** LIVE OAK
- BC** BALD CYPRESS
- ERC** EASTERN RED CEDAR
- BP** BRADFORD PEAR
- CM** CRAPE MYRTLE
- YH** YAUPON HOLLY

STREET TREES

LOCATION	REQUIRED	PROVIDED
STACY ROAD	26	26
CUSTER ROAD	18	18
TOTAL	43	43

LANDSCAPE PLAN
THE RETREAT
AT CRAIG RANCH

LOT 1, BLOCK A
WELLSTONE AT CRAIG RANCH
CITY OF MCKINNEY, TEXAS
33.89 ACRES

OWNER/APPLICANT:
COLLIN CR WELLNESS COMMUNITIES, LLC
P.O. BOX 3128, MCKINNEY, TEXAS 75070
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CUSTER ROAD (FM 2478)
120' R.O.W.

SEE DETAIL 'B'

EXISTING 6" WROUGHT IRON FENCE W/ STONE COLUMNS @ 100'

EXISTING 6" WROUGHT IRON FENCE W/ STONE COLUMNS @ 100'

TRACT 7, 15.0 ACRES
GREENWAY CUSTER PARTNERS, LP
VOL. 4422, PAGE 1179
D.R.C.C.T.
USE: UNDEVELOPED

HEMWAY AT CRAIG RANCH
USE: TOWNHOMES

LOT 22, BLOCK A
ESTATES AT CRAIG RANCH WEST, PHASE 1
USE: SINGLE FAMILY