



BGE, Inc.
 777 Main St., Suite 1900
 Fort Worth, TX 76102
 Tel: 972-887-6130 • www.bgeinc.com
 TBPE Registration No. F-1046
 Contact: David Greer
 Tel: 817-872-6005
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DEVELOPER

MILL CREEK
 RESIDENTIAL TRUST LLC
Mill Creek Creek Residential
 5910 N Central Expy, Dallas, TX 75206
 Tel: 561-996-4465
 www.millcreekplaces.com

CONCEPT PLAN

MODERA MCKINNEY PHASE 2
 11.802 ACRES ± SITUATED IN THE MEREDITH HART SURVEY,
 ABSTRACT NO. 371 AND PART OF LOT 1, BLOCK A

11.802 ACRES
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
 BGE, INC.
 TEXAS REGISTERED ENGINEERING FIRM F-1046
 DAVID A. GREER, P.E.
 TEXAS REGISTRATION NO. 109928
 JULY 03, 2024

CAUTION
 CONTRACTOR TO VERIFY EXACT LOCATION & DEPTH OF EXIST FACILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES

CAUTION
 CONTACT: 1-800-DIG-TESS
 48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV. NO.	DATE	DESCRIPTION

DRAWN BY: CAA

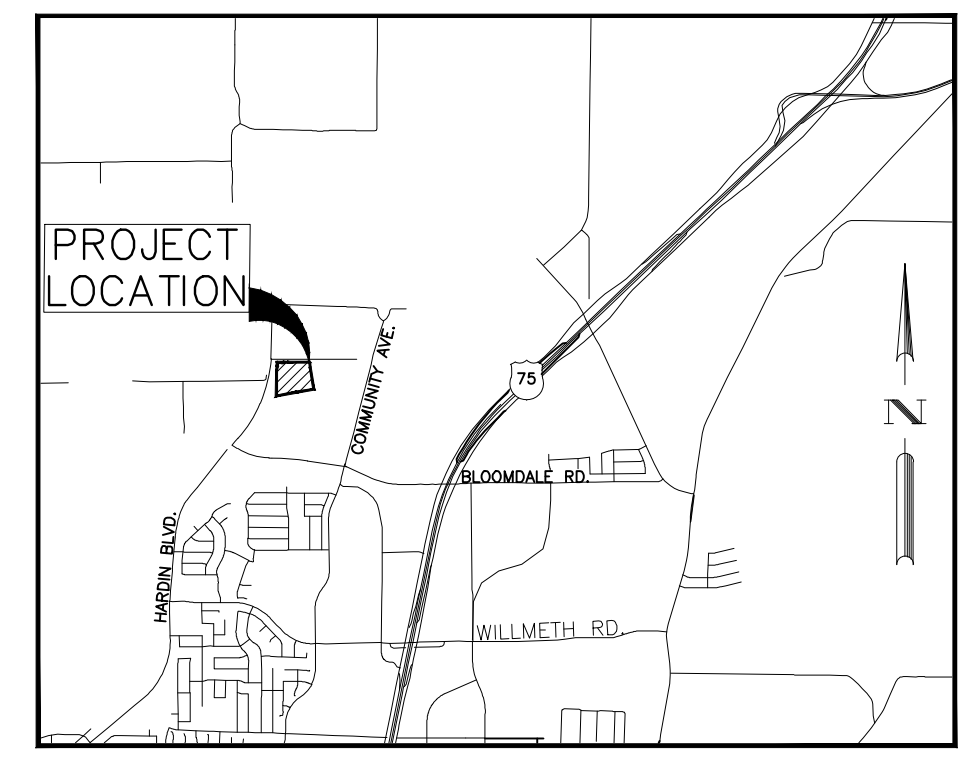
CHECKED BY: DAG

DATE: 7/3/23

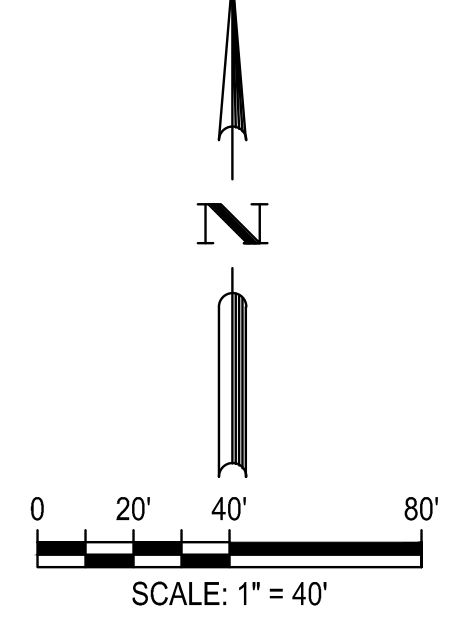
PROJECT NUMBER: 10346-00

SHEET NO.

C-1.0



VICINITY MAP (NOT TO SCALE)



LEGEND	
CONCRETE PAVEMENT (MEDIUM/LIGHT DUTY)	
CONCRETE PAVEMENT (HEAVY DUTY)	
CONCRETE PAVEMENT (SIDEWALK)	
PROPERTY LINE	
EXISTING CURB	
PROPOSED CURB	
PROPOSED FIRE LANE	
DENOTES BLUE PLACARD ADA STALLS	
EXISTING WATER	
PROPOSED WATER	
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	

CITY NOTES

- 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'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. (ROOF MOUNTED)
- LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

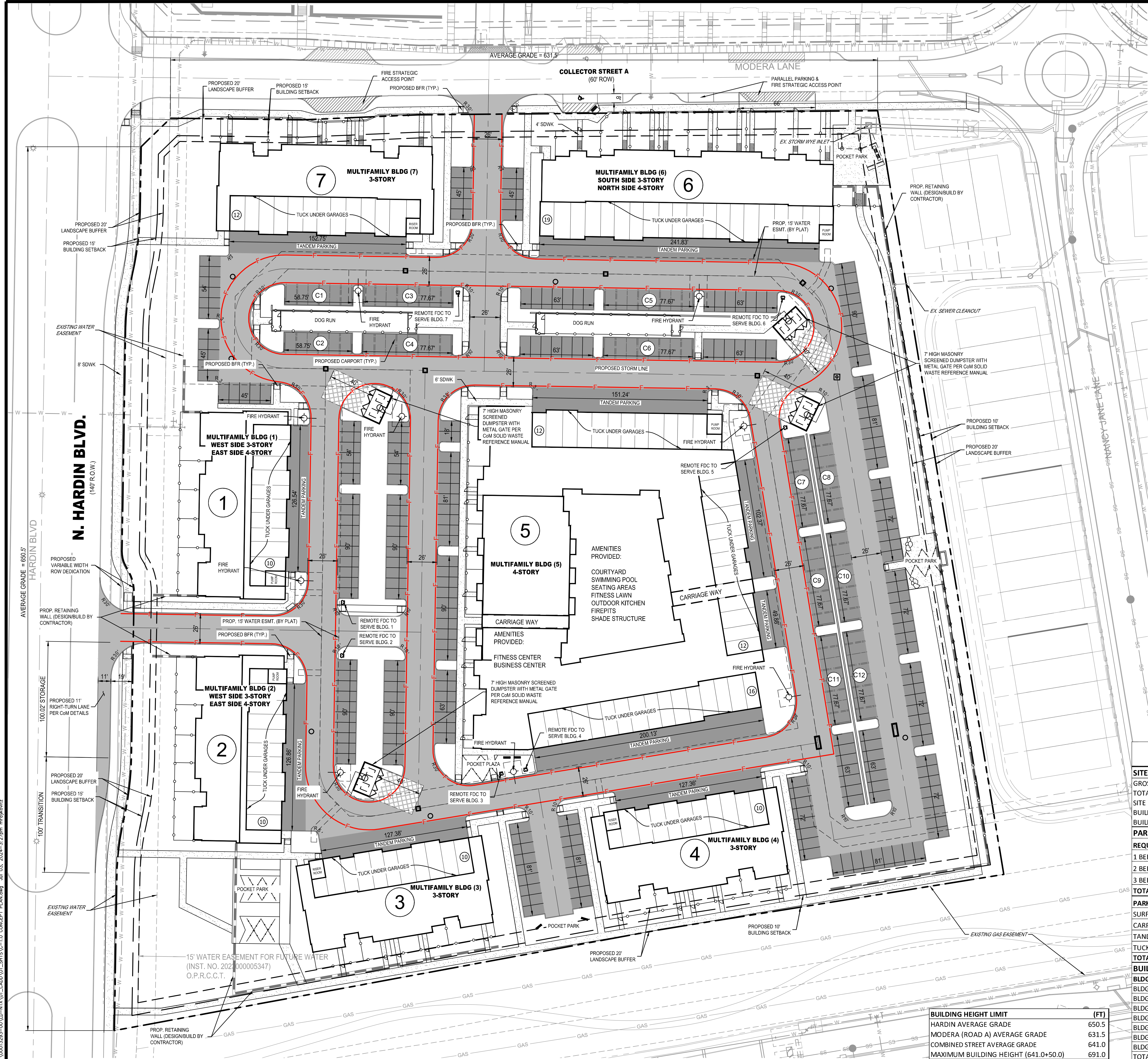
SITE DATA TABLE

SITE INFORMATION		
GROSS SITE AREA	11.802 AC	677,706 SQ. FEET.
TOTAL UNITS	325 UNITS	
SITE DENSITY		28.2 UNITS/GROSS ACRE
BUILDING FOOTPRINT	144,848 SQ. FEET	21% LOT COVERAGE
BUILDING AREA	463,078 SQ. FEET	0.68 F.A.R.

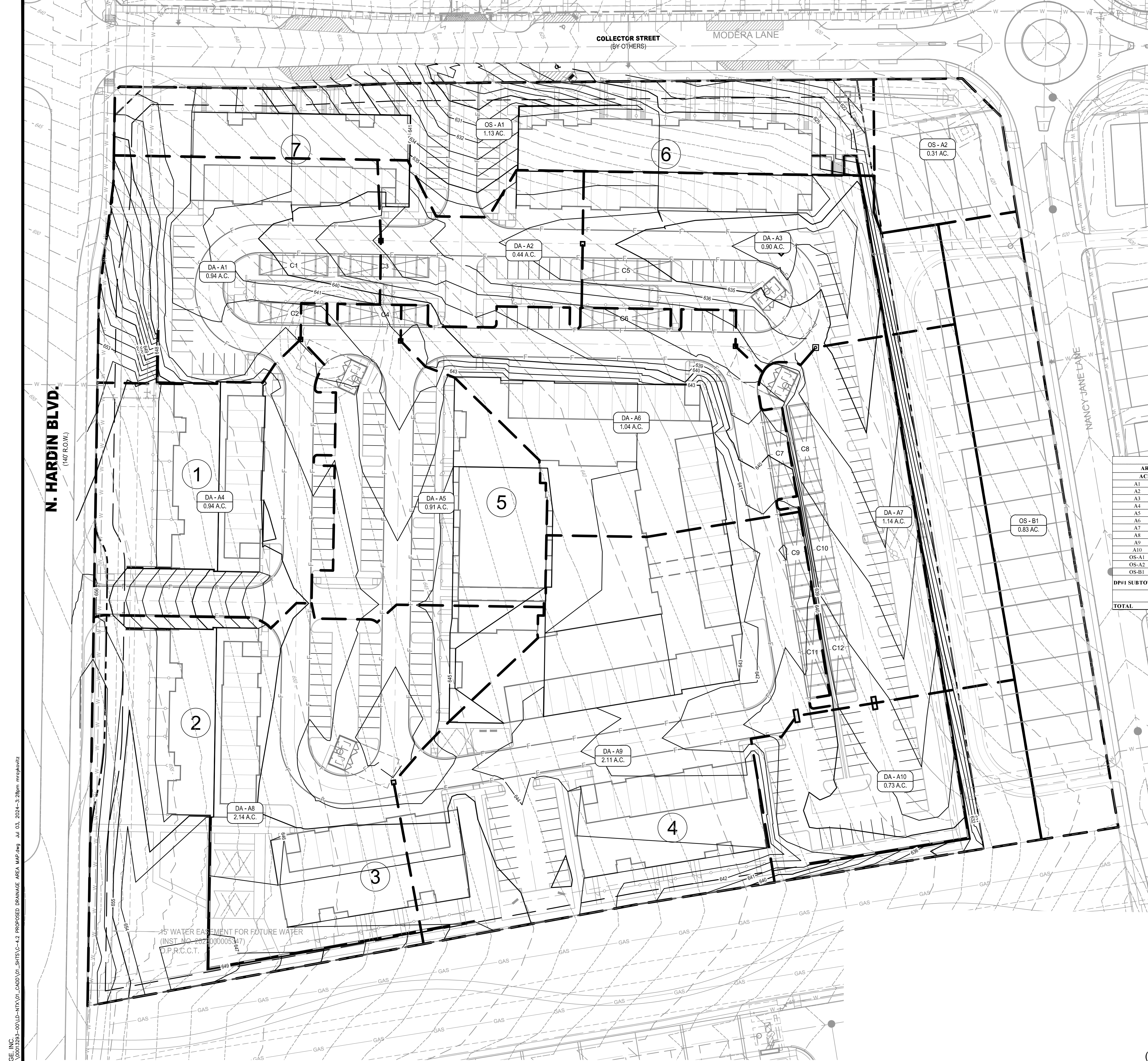
PARKING			
REQUIRED	FACTOR		
1 BEDROOM UNITS	226	1.5	339
2 BEDROOM UNITS	89	2.0	178
3 BEDROOM UNITS	10	2.5	25
TOTAL	325		542
PARKING PROVIDED			
SURFACE PARKING (ADA, VAN, ETC)	228		
CARPORIT PARKING	92		
TANDEM PARKING	111		
TUCK UNDER GARAGE PARKING	111		
TOTAL PROVIDED	542		

BUILDING DATA				
BLDG. #	UNITS	FOOTPRINT (SF.)	AREA (SF.)	HT. (FT.)
BLDG. #1	30	12,005	41,847	50 FT
BLDG. #2	30	12,005	41,847	50 FT
BLDG. #3	25	12,005	35,856	46 FT
BLDG. #4	25	12,005	35,856	44 FT
BLDG. #5	137	64,359	200,033	50 FT
BLDG. #6	48	18,564	66,083	45 FT
BLDG. #7	30	13,905	41,556	40 FT
TOTAL	325	144,848 SF	463,078 SF	

BUILDING HEIGHT LIMIT (FT)	
HARDIN AVERAGE GRADE	650.5
MODERA (ROAD A) AVERAGE GRADE	631.5
COMBINED STREET AVERAGE GRADE	641.0
MAXIMUM BUILDING HEIGHT (641.0+50.0)	691.0



BGE, INC. 0:\V0013293-00\LD-NIT\01_CADD\01_SHTS\C-1.0 CONCEPT PLAN.dwg Jul 03, 2024 - 3:27pm mra@bge.com



LEGEND

DRAINAGE AREA	---
DRAINAGE AREA NUMBER	XX
DRAINAGE AREA IN ACRES	XX.XX
DRAINAGE FLOW DIRECTION	←
DRAINAGE DESIGN POINTS	XX

AREA ACRES	C	T		I ₁₀		Q ₁₀		I ₁₀₀		Q ₁₀₀		COMMENTS
		MIN	IN/HR	MIN	IN/HR	CFS	IN/HR	MIN	IN/HR	CFS	IN/HR	
A1	0.94	0.85	10.00	6.54	5.23	7.55	6.03	9.20	7.35			Flows to Grate Inlet
A2	0.44	0.85	10.00	6.54	2.45	7.55	2.82	9.20	3.44			Flows to Grate Inlet
A3	0.90	0.85	10.00	6.54	5.00	7.55	5.78	9.20	7.04			Flows to Grate Inlet
A4	0.94	0.85	10.00	6.54	5.23	7.55	6.03	9.20	7.35			Flows to Grate Inlet
A5	0.91	0.85	10.00	6.54	5.06	7.55	5.84	9.20	7.12			Flows to Grate Inlet
A6	1.04	0.85	10.00	6.54	5.78	7.55	6.67	9.20	8.13			Flows to Grate Inlet
A7	1.14	0.85	10.00	6.54	6.34	7.55	7.32	9.20	8.91			Flows to Grate Inlet
A8	2.14	0.85	10.00	6.54	11.90	7.55	13.73	9.20	16.73			Flows to Grate Inlet
A9	2.11	0.85	10.00	6.54	11.73	7.55	13.54	9.20	16.50			Flows to Grate Inlet
A10	0.73	0.85	10.00	6.54	4.06	7.55	4.68	9.20	5.71			Flows to Grate Inlet
OS-A1	1.13	0.85	20.00	6.54	6.28	7.55	7.25	9.20	8.84			North Collector System
OS-A2	0.31	0.85	20.00	6.54	1.72	7.55	1.99	9.20	2.42			Flows to Existing Stub-out
OS-B1	0.83	0.85	20.00	6.54	4.61	7.55	5.33	9.20	6.49			East Residential System
DP#1 SUBTOTAL	13.56					75.38		87.02		106.04		Flows to Existing Stubout
TOTAL	13.56					75.38		87.02		106.04		

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PROPOSED DRAINAGE AREA MAP
MODERA MCKINNEY PHASE 2
 11.802 ACRES ± SITUATED IN THE MEREDITH HART SURVEY,
 ABSTRACT NO. 371 AND PART OF LOT 1, BLOCK A
 11.802 ACRES
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

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 JULY 03, 2024

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 48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV NO.	DATE	DESCRIPTION

DRAWN BY: CA
 CHECKED BY: DAG
 DATE: 7/3/23
 PROJECT NUMBER: 10346-00

SHEET NO.
C-4.2

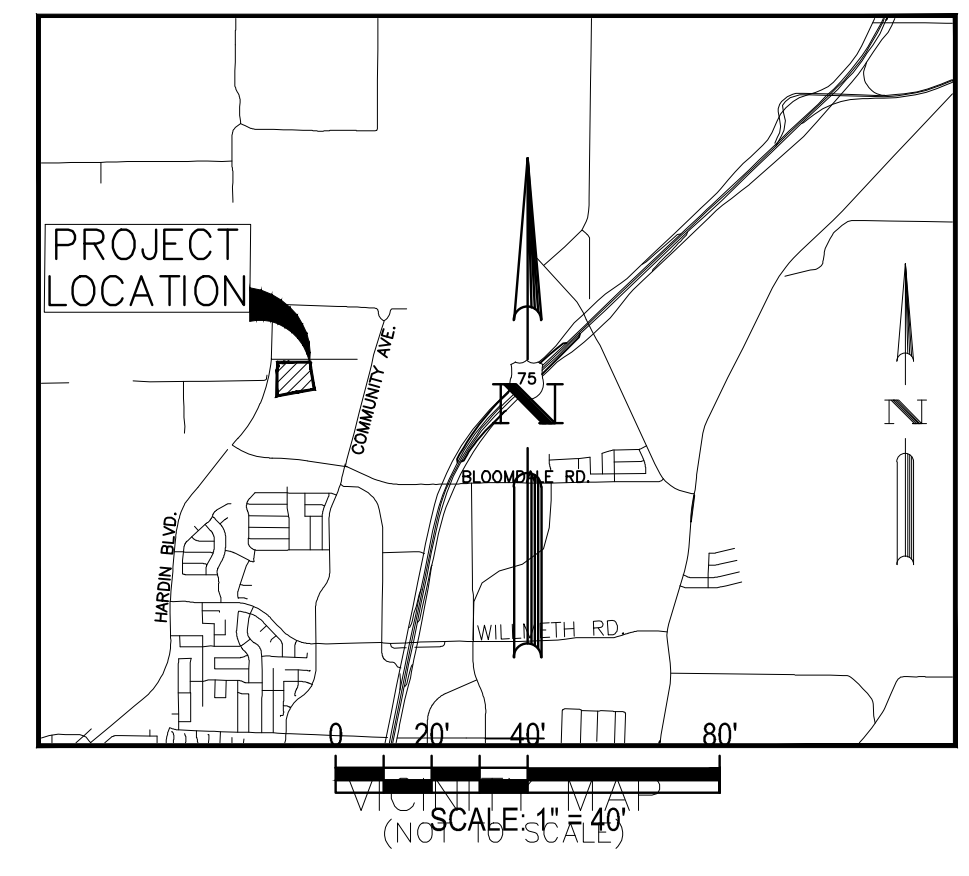
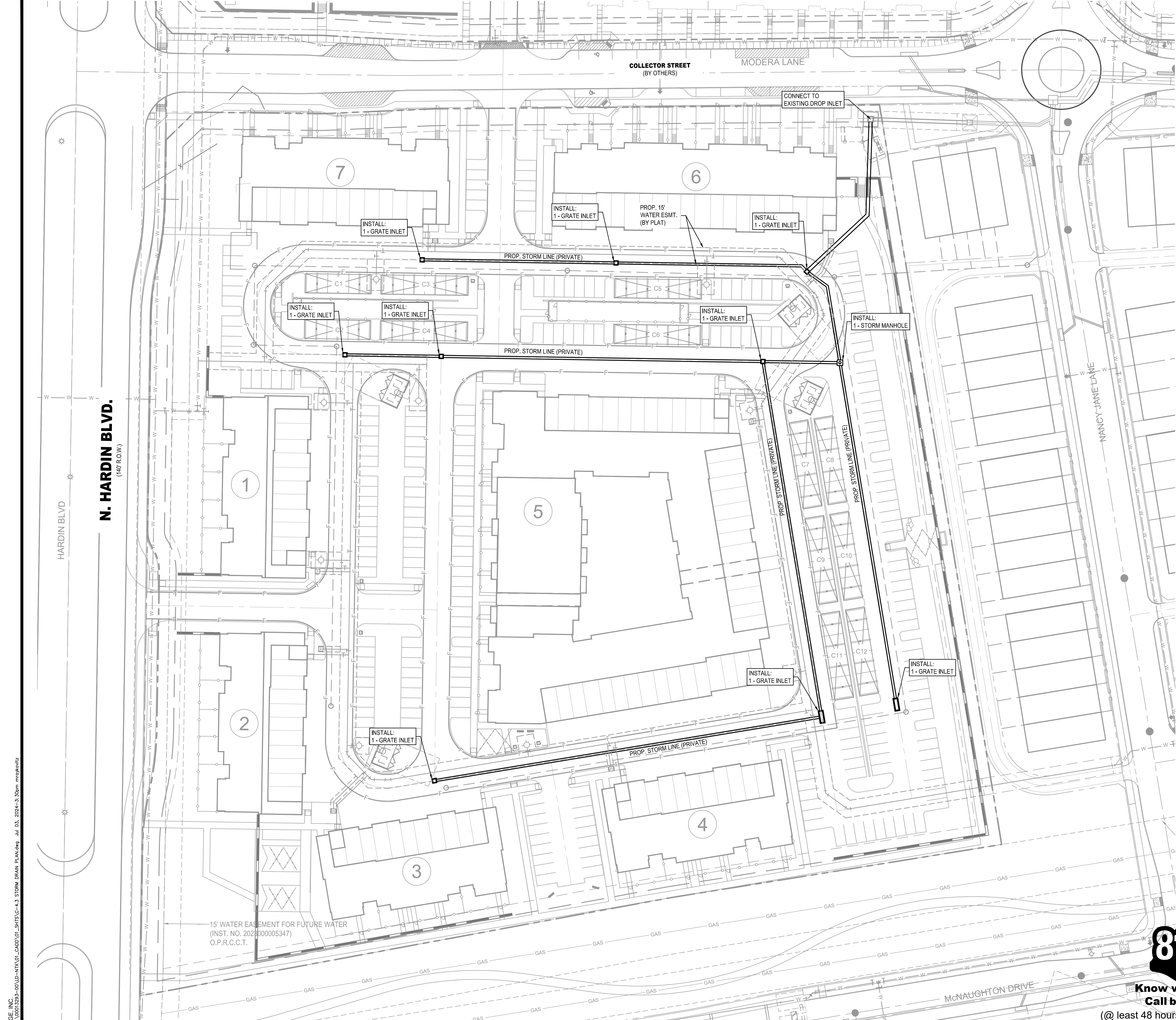
BGE, INC. 0:\V0013293-00\LD-NTKA\01_CADD\01_SHTS\C-4.2 PROPOSED DRAINAGE AREA MAP.dwg Jul 03, 2024 - 9:28am mrc/aw/viz



**Know what's below.
 Call before you dig.**
 (@ least 48 hours prior to digging)

BENCHMARKS

SOURCE	BENCHMARK	N	E	ELEV.
XSNBOX	N: 714812.535	E: 2535692.01	ELEV. = 637.09	
	ONSITE BENCHMARKS			
	BM #2:	N: 7142216.804	E: 2535692.01	ELEV. = 657.82
BM #3:	N: 7144380.147	E: 2536365.33	ELEV. = 646.07	



LEGEND

---	PROPERTY LINE
□	EXISTING GRATE INLET
□	EXISTING CURB INLET
□	EXISTING STORM DRAIN MANHOLE
---	PROPOSED STORM LINE
□	PROPOSED GRATE INLET
□	PROPOSED STORM MANHOLE

- STORM NOTES:**
1. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS VARY FROM THOSE SHOWN.
 2. REFER TO MEP AND ARCHITECTURAL PLANS FOR CONNECTION TO DOWNSPOTS AT BUILDINGS AND FLOWLINES.
 3. CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING FLOWLINE ELEVATIONS DO NOT MATCH THOSE SHOWN ON THE PLAN.
 4. CONTRACTOR TO ADJUST MANHOLE RIM ELEVATIONS TO MATCH FINISH GRADE.
 5. CONTRACTOR TO REMOVE SILT AND DEBRIS FROM END OF EXISTING STORM SEWER PRIOR TO MAKING CONNECTION.
 6. REFER TO CITY OF MCKINNEY CONSTRUCTION DETAILS AND SPECIFICATIONS.
 7. ALL UTILITY STUBS SHOWN SHALL BE PLUGGED 5' PAST PROPOSED PAVEMENT EDGE OR 5' OUTSIDE THE BUILDING.
 8. REFER TO TCEQ DESIGN GUIDELINES FOR ALL UTILITY CROSSINGS.
 9. PRIVATE STORM DRAIN LINES MAY BE OF THE FOLLOWING MATERIALS; CLASS III RCP OR HDPE
 10. ALL ON-SITE STORM DRAINS ARE PRIVATELY OWNED & MAINTAINED UNLESS OTHERWISE SPECIFIED.

BENCHMARKS

SOURCE BENCHMARKS	
XSNBOX	
N: 714812.535	
E: 2535692.01	
ELEV. = 637.09	
ONSITE BENCHMARKS	
BM #2:	
XSNBOX	
N: 7142216.804	
E: 2535692.01	
ELEV. = 657.82	
BM #3:	
NF/BM2	
N: 7144380.147	
E: 2536365.33	
ELEV. = 646.07	

811
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STORM DRAIN PLAN
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 11.802 ACRES ± SITUATED IN THE MEREDITH HART SURVEY,
 ABSTRACT NO. 371 AND PART OF LOT 1, BLOCK A
 11.802 ACRES
 CITY OF MCKINNEY
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 JULY 03, 2024

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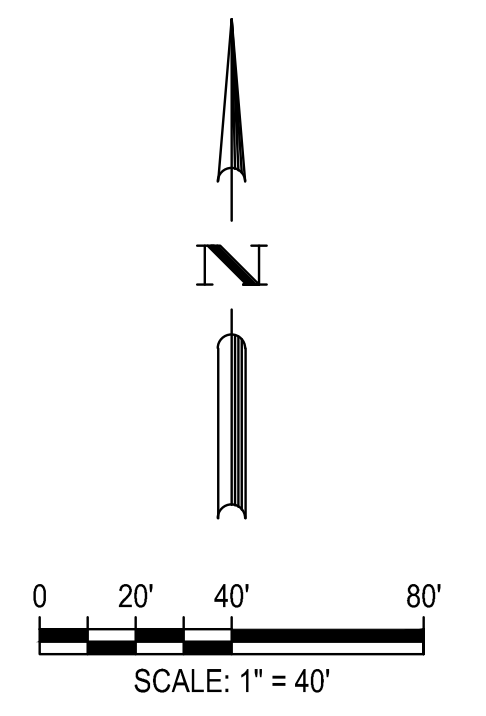
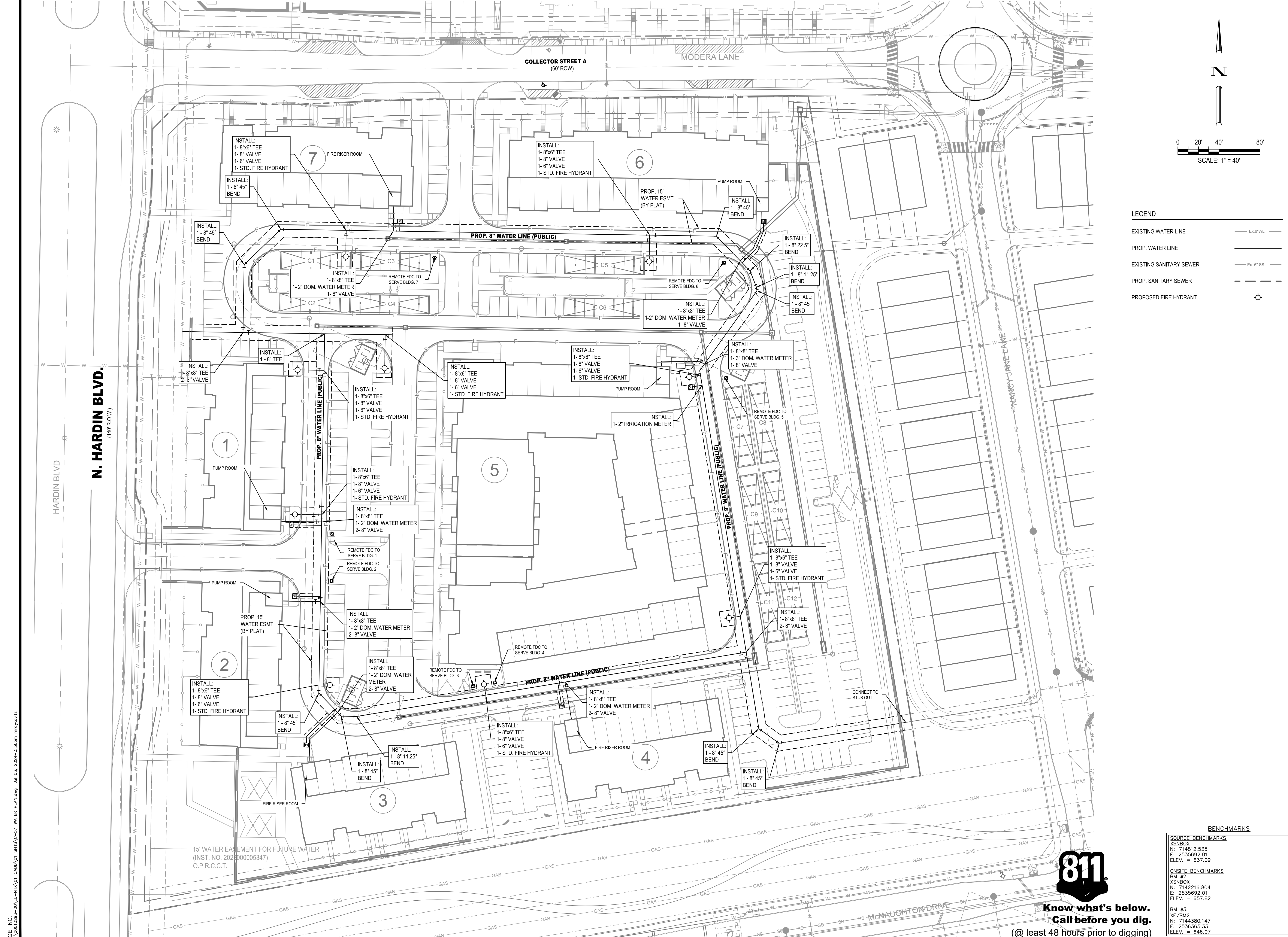
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 CONTACT: 1-800-DIG-TESS
 48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV NO.	DATE	DESCRIPTION

DRAWN BY: CAA
 CHECKED BY: DAG
 DATE: 7/3/23
 PROJECT NUMBER: 10346-00

SHEET NO.
C-4.3

BGE, INC.
 C:\V0013293-00\LD-NTKA\01_CADD\01_SHTS\C-4.3 STORM DRAIN PLAN.dwg Jul 03, 2024 - 3:30pm mroykowitz



LEGEND

EXISTING WATER LINE	— Ex. 6\"/>
PROP. WATER LINE	—
EXISTING SANITARY SEWER	— Ex. 6\"/>
PROP. SANITARY SEWER	—
PROPOSED FIRE HYDRANT	⊙

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WATER PLAN
MODERA MCKINNEY PHASE 2
 11.802 ACRES ± SITUATED IN THE MEREDITH HART SURVEY,
 ABSTRACT NO. 371 AND PART OF LOT 1, BLOCK A
 11.802 ACRES
 CITY OF MCKINNEY
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REV. NO.	DATE	DESCRIPTION

DRAWN BY: CAA
 CHECKED BY: DAG
 DATE: 7/3/23

PROJECT NUMBER: 10346-00

SHEET NO.

C-5.1

BENCHMARKS

SOURCE BENCHMARKS
 XSNBOX
 N: 714812.535
 E: 2535692.01
 ELEV. = 637.09

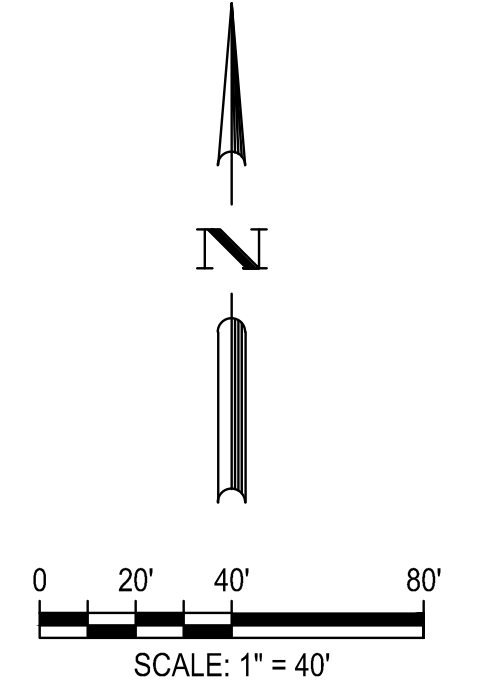
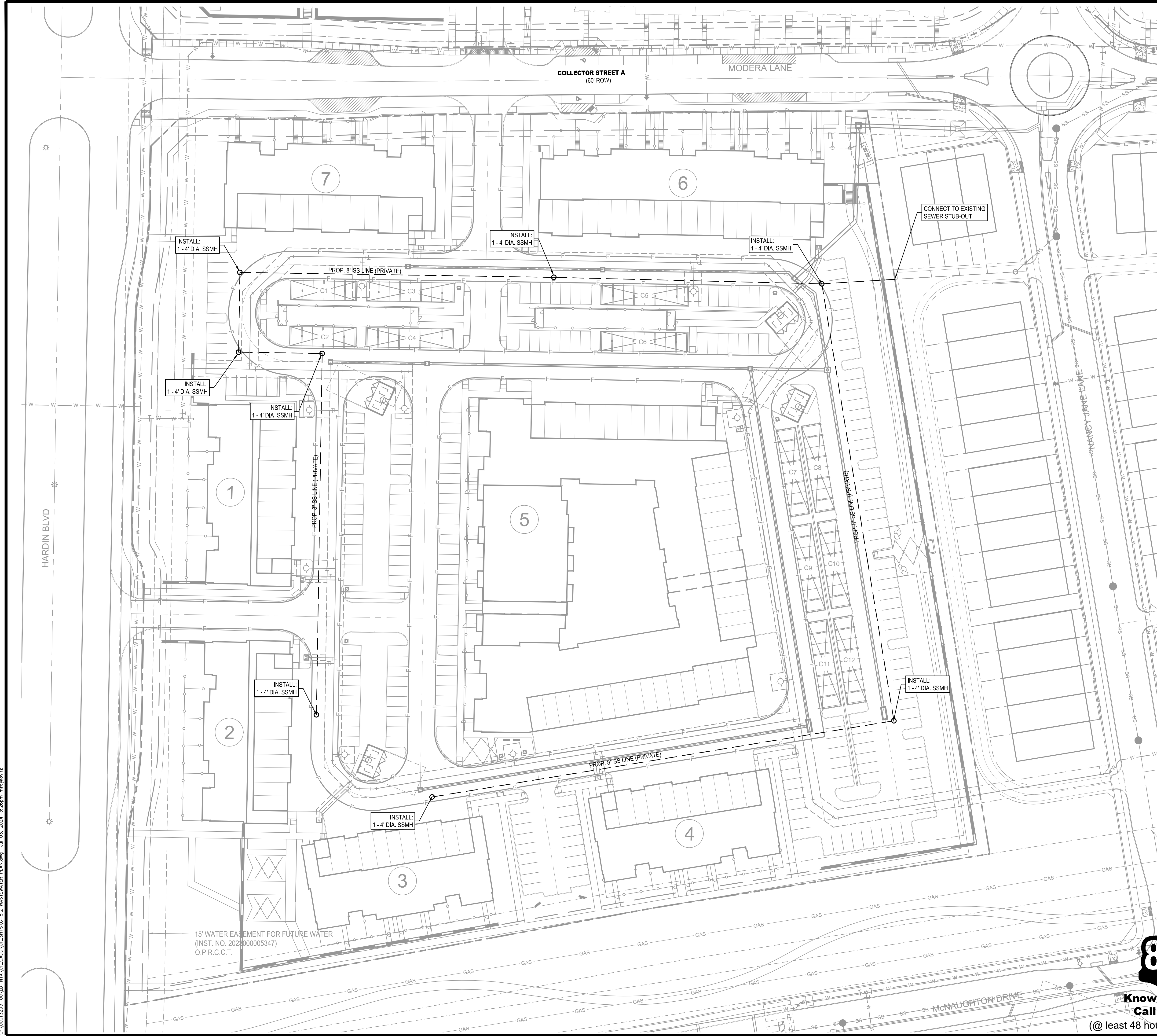
ONSITE BENCHMARKS
 BM #2:
 XSNBOX
 N: 7142216.804
 E: 2535692.01
 ELEV. = 657.82

BM #3:
 NF 5M2
 N: 7144380.147
 E: 2536365.33
 ELEV. = 646.07



Know what's below.
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BGE, INC.
 C:\V0013293-00\LD-NTKA\01_CADD\01_SHTS\C-5.1_WATER_PLAN.dwg Jul 03, 2024 - 3:30pm mroykovitz



LEGEND

PROPERTY LINE	---
EASEMENT LINE	---
EXISTING WATER LINE	---
EXISTING SANITARY SEWER LINE	---
PROPOSED SANITARY SEWER	---
PROPOSED WATER LINE	---
PROPOSED SANITARY SEWER MANHOLE	○

- SEWER NOTES:**
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 - REFER TO TCED DESIGN GUIDELINES FOR ALL UTILITY CROSSINGS.
 - SEWER TO HAVE A MINIMUM 4' OF COVER.
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DEVELOPER

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WASTEWATER PLAN

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SHEET NO.

C-5.2

BENCHMARKS

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BGE, INC. C:\V0013293-00\LD-NTKA\01_CADD\01_SHTS\C-5.2_WASTEWATER PLAN.dwg Jul 03, 2024 - 3:26pm mroyaloviz

15' WATER EASEMENT FOR FUTURE WATER
 (INST. NO. 202300005347)
 O.P.R.C.C.T.