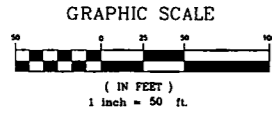


BUILDING PERMITS COPY



MATCHLINE - SEE SHEET "SITE PLAN - 1"

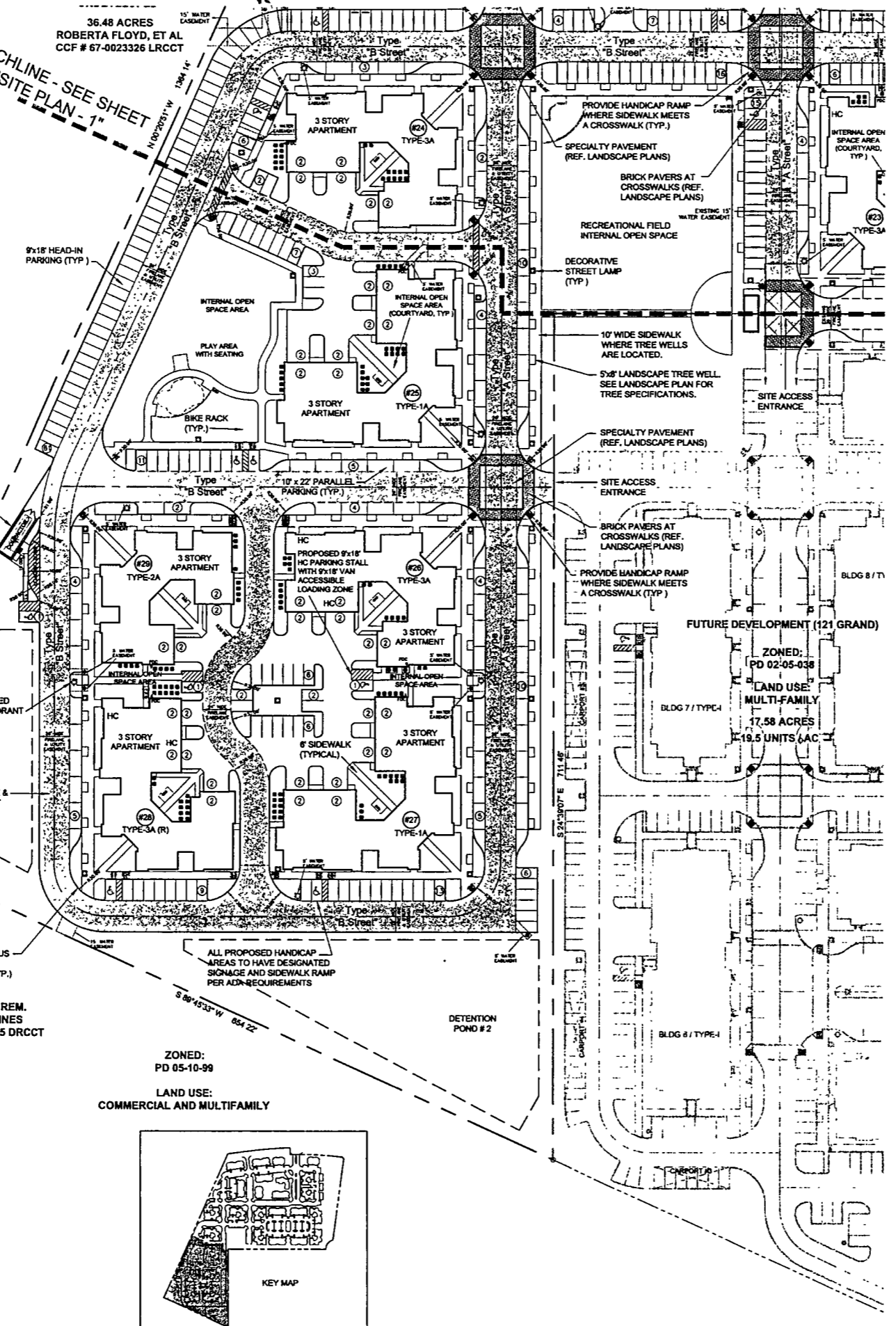
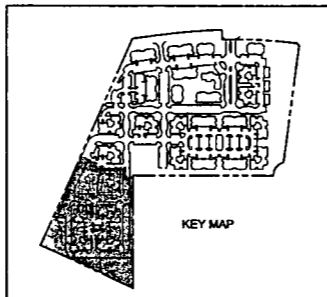
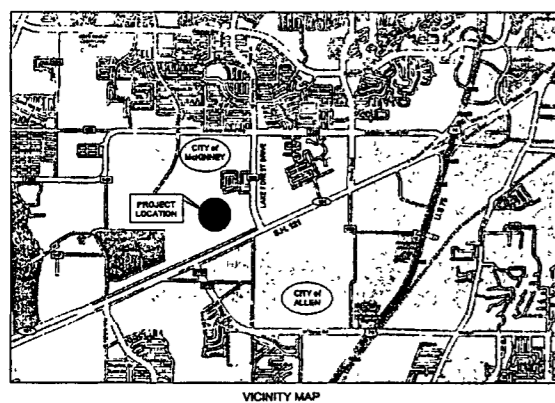
ZONED: AGRICULTURAL
LAND USE: UNDEVELOPED

36.48 ACRES
ROBERTA FLOYD, ET AL
CCF # 67-0023326 LRCCT

COMPACTOR WITH 7' MASONRY SCREENING WALL

31.47 ACRES REM.
KAREN R. WINES
VOL. 5776, PG 005 DRCCT

ZONED: PD 05-10-99
LAND USE: COMMERCIAL AND MULTIFAMILY



SYMBOL LEGEND

- TREE WELL IN SIDEWALK
- FIRE HYDRANT
- PARKING COUNT
- HANDICAP RAMP AT SIDEWALK / CURB
- DECORATIVE STREET LAMP
- BIKE RACK

- GENERAL NOTES:**
- 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 SANITARY CONTAINER SCREENING WALLS, GATE, AND PAD WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MCKINNEY 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
 - THE PROPOSED LIGHTING FOR THE SUBJECT PROPERTY IS IN CONFORMANCE WITH THE LIGHTING AND GLARE REGULATIONS AS SPECIFIED IN CHAPTER 35 OF THE MCKINNEY CODE OF ORDINANCES

SITE DATA

TRACT AREA (gross) per plat	30.256 AC	1,317,930 SF
PROPOSED USE:	MULTI-FAMILY	
ZONING DISTRICT	PD 02-05-038	
INTERNAL OPEN SPACE	9.8%	129,157 SF
PERIPHERAL OPEN SPACE	9.4%	123,885 SF
NOTE: Hardscape for pool area not part of these calculations.		
PERVIOUS AREA (Landscape, grass, pond areas)	432,683 SF	
BUILDING AREA (1st floor only)	258,244 SF	
PAVEMENT AREA (Drives, Sidewalk, Curb)	627,003 SF	
IMPERVIOUS AREA (Pvm't area + Bldg area)	885,247 SF	
TOTAL BUILDING SQ. FT.	755,468 SF	
FLOOR AREA RATIO	(755,468 SF / 1,317,930 SF)	0.57:1
LOT COVERAGE	(258,244 SF / 1,317,930 SF)	19.6%
BUILDING HEIGHT	3 STORIES, 44 FT	
BUILDING & BEDROOM MIX:		
CARRIAGE	3 BLDGS	2 UNITS / BLDG = 6 UNITS
TYPE 1A	2 BLDGS	26 UNITS / BLDG = 52 UNITS
TYPE 2A	4 BLDGS	16 UNITS / BLDG = 64 UNITS
TYPE 3A	2 BLDGS	21 UNITS / BLDG = 42 UNITS
TYPE 3A-R	8 BLDGS	21 UNITS / BLDG = 168 UNITS
TYPE 4W	8 BLDGS	24 UNITS / BLDG = 192 UNITS
TYPE 5W	1 BLDG	27 UNITS / BLDG = 27 UNITS
TYPE 6W	2 BLDGS	10 UNITS / BLDG = 20 UNITS
TYPE 10W	1 BLDG	12 UNITS / BLDG = 12 UNITS
TOTAL UNITS	541 UNITS	
DENSITY	541 units / 30.256 acres = 17.88 UNITS / AC	
PARKING SPACES REQUIRED:		
1 space per unit = 1/2 space per each bedroom		
+ additional 1/2 space per garage unit (with tandem spaces)		
541 UNITS x 1 SPACE PER UNIT =	541 SPACES	
867 BEDROOMS x 1/2 SPACE PER BEDROOM =	434 SPACES	
12 GARAGES w/o tandem spaces x 1/2 SPACE PER GARAGE =	6 SPACES	
TOTAL REQUIRED PARKING:	991 SPACES	
PARKING SPACES PROVIDED:		
HEAD-IN SPACES (34 HC SPACES)	566 SPACES	
GARAGE SPACES	152 SPACES	
TANDEM SPACES	140 SPACES	
PARALLEL SPACES	134 SPACES	
TOTAL PROVIDED PARKING:	992 SPACES	

SUBJECT PROPERTY BEING A PART OF THE 96.5079 ACRE PROPERTY CONVEYED TO 121 @ LAKE FOREST PARTNERS, L.P., BY DEED RECORDED IN VOLUME 5170, PAGE 4549, D.R.C.C.T.

ENGINEER: Kimley-Horn and Associates, Inc. 12700 Park Central Drive, Dallas, Texas 75251
DEVELOPER: Colonial Properties Trust 17300 Dallas Parkway, Suite 2070, Dallas, Texas 75248
OWNER: McDowell - CRLP McKinney JV, LLC 601 Montgomery Street, Suite 2000, San Francisco, CA 94111

Kimley-Horn and Associates, Inc.
 12700 Park Central Drive, Suite 1800, Dallas, Texas 75251
 Tel No: (972) 770-1300
 Fax No: (972) 239-3820



10/06/08
COLONIAL GRAND at MCKINNEY
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SITE PLAN - 2

Stamp: R... OCT... PLANN...
 Scale: 1" = 50'
 Designed by: MSM
 Drawn by: MSM
 Checked by: MSM
 Date: OCTOBER 2008
 Project No: 0829001
 SHEET

BUILDING PERMITS

COPY

SYMBOL LEGEND

- TREE WELL IN SIDEWALK
- FIRE HYDRANT
- PARKING COUNT
- HANDICAP RAMP AT SIDEWALK / CURB
- DECORATIVE STREET LAMP
- BIKE RACK

KEY MAP

ZONED:
AGRICULTURAL
LAND USE:
UNDEVELOPED

36.48 ACRES
ROBERTA FLOYD, ET AL
CCF # 67-0023326 LRCCT

1/2" = 50'
DATE: OCTOBER 2008
DRAWN BY: MSB
CHECKED BY: MSB
PROJECT NO: 04299001

SITE DATA

TRACT AREA (gross) per plat 30.256 AC 1,317,930 SF

PROPOSED USE: MULTI-FAMILY
ZONING DISTRICT: PD 02-05-038

INTERNAL OPEN SPACE 9.8% 129,157 SF
PERIPHERAL OPEN SPACE 9.4% 123,885 SF

NOTE: Hardscape for pool area not part of these calculations.

PERVIOUS AREA (Landscape, grass, pond areas) 432,683 SF
BUILDING AREA (1st floor only) 258,244 SF
PAVEMENT AREA (Drives, Sidewalk, Curb) 627,003 SF
IMPERVIOUS AREA (Pvm't area + Bldg area) 885,247 SF

TOTAL BUILDING SQ. FT. 755,468 SF
FLOOR AREA RATIO (755,468 SF / 1,317,930 SF) 0.57:1
LOT COVERAGE (258,244 SF / 1,317,930 SF) 19.6%
BUILDING HEIGHT 3 STORIES, 44 FT

BUILDING & BEDROOM MIX

CARRIAGE	3 BLDGS	2 UNITS / BLDG	6 UNITS	227 - 1 BEDROOMS	227 BR
TYPE 1A	2 BLDGS	28 UNITS / BLDG	62 UNITS	282 - 2 BEDROOMS	564 BR
TYPE 2A	4 BLDGS	18 UNITS / BLDG	64 UNITS	32 - 3 BEDROOMS	96 BR
TYPE 3A	2 BLDGS	21 UNITS / BLDG	42 UNITS		
TYPE 3A-R	8 BLDGS	21 UNITS / BLDG	168 UNITS		
TYPE 4W	8 BLDGS	24 UNITS / BLDG	192 UNITS		
TYPE 5W	1 BLDG	27 UNITS / BLDG	27 UNITS		
TYPE 9W	2 BLDGS	10 UNITS / BLDG	20 UNITS		
TYPE 10W	1 BLDG	12 UNITS / BLDG	12 UNITS		
TOTAL UNITS			541 UNITS		

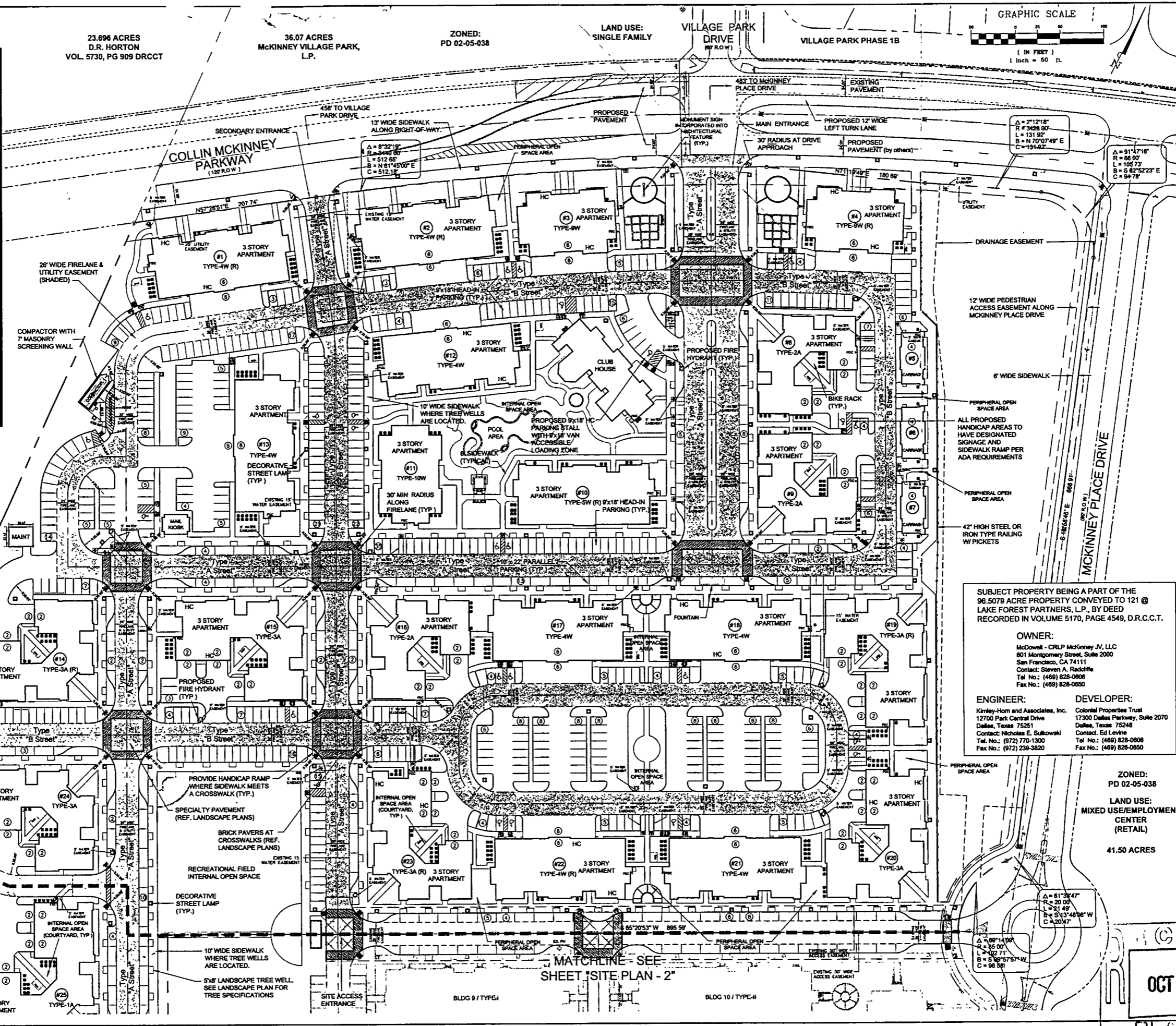
DENSITY 541 units / 30.256 acres = 17.88 UNITS / AC

PARKING SPACES REQUIRED:

1 space per unit + 1/2 space per each bedroom + additional 1/2 space per garage unit (with tandem spaces)
541 UNITS x 1 SPACE PER UNIT = 541 SPACES
887 BEDROOMS x 1/2 SPACE PER BEDROOM = 444 SPACES
12 GARAGES w/ tandem spaces x 1/2 SPACE PER GARAGE = 6 SPACES
TOTAL REQUIRED PARKING: 991 SPACES

PARKING SPACES PROVIDED:

HEAD-IN SPACES (34 HC SPACES) 566 SPACES
GARAGE SPACES 152 SPACES
TANDEM SPACES 140 SPACES
PARALLEL SPACES 134 SPACES
TOTAL PROVIDED PARKING: 992 SPACES



SUBJECT PROPERTY BEING A PART OF THE 96.5079 ACRE PROPERTY CONVEYED TO 121 @ LAKE FOREST PARTNERS, L.P. BY DEED RECORDED IN VOLUME 5170, PAGE 4549, D.R.C.C.T.

OWNER:
McDowell - CRLP McKinney JV, LLC
801 Montgomery Street, Suite 2000
San Francisco, CA 94111
Contact: Steven A. Radcliffe
Tel No.: (469) 828-0606
Fax No.: (469) 828-0650

ENGINEER:
Kimley-Horn and Associates, Inc.
17300 Park Central Drive
Dallas, Texas 75251
Contact: Nicholas E. Salukowski
Tel No.: (972) 770-1300
Fax No.: (972) 238-3820

DEVELOPER:
Colonial Properties Trust
17300 Dallas Parkway, Suite 2070
Dallas, Texas 75248
Contact: Ed Levine
Tel No.: (469) 828-0608
Fax No.: (469) 828-0650

ZONED:
PD 02-05-038
LAND USE:
MIXED USE/EMPLOYMENT CENTER (RETAIL)
41.50 ACRES

OCT - 7 2008

PLANNING

Kimley-Horn and Associates, Inc.
17300 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 238-3820

COLONIAL GRAND at MCKINNEY
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

SITE PLAN - 1

1/2" = 50'
DATE: OCTOBER 2008
DRAWN BY: MSB
CHECKED BY: MSB
PROJECT NO: 04299001

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft

STATE OF TEXAS
NICHOLAS E. SALUKOWSKI
88651
LICENSED PROFESSIONAL ENGINEER

10/6/08

COPY

LANDSCAPE CALCULATIONS

Total Site Area	Required N/A	Provided 122,910 s.f.
Total Landscape Area	Required 22,932 s.f. (18%)	Provided 403,468 s.f. (328%)
STREET AND LANDSCAPE AREA		
Total Street Area	Required N/A	Provided 16,387 s.f.
Total Permanent Landscape Area in Streetway	Required 2,451 s.f. (15%)	Provided 14,711 s.f. (60%)
PARKING LOT TREES		
Total Number of Parking Spaces = 491 (Including Parking Spaces & Carports)		
Number of Trees Required = 491/2 = 245.5	Required 172	Provided 172
Total Parking Lot Trees	172	172
STREET TREES		
One tree per 50 linear feet shall be planted along the major thoroughfare of Coltin McKinney Parkway	Required 21	Provided 36
1040 LF / 50 LF = 21 trees		
One tree per 50 linear feet along McKinney Place Drive	Required 4	Provided 20
750 LF / 50 LF = 4 trees		
REC requires one tree every 50' on center along all streets public or private	Required 167	Provided 171
500 linear feet of interior streets / 50 LF, equals 21 trees		
Total Street Trees	219	252

OPEN SPACE, BENCHES, AND TREES

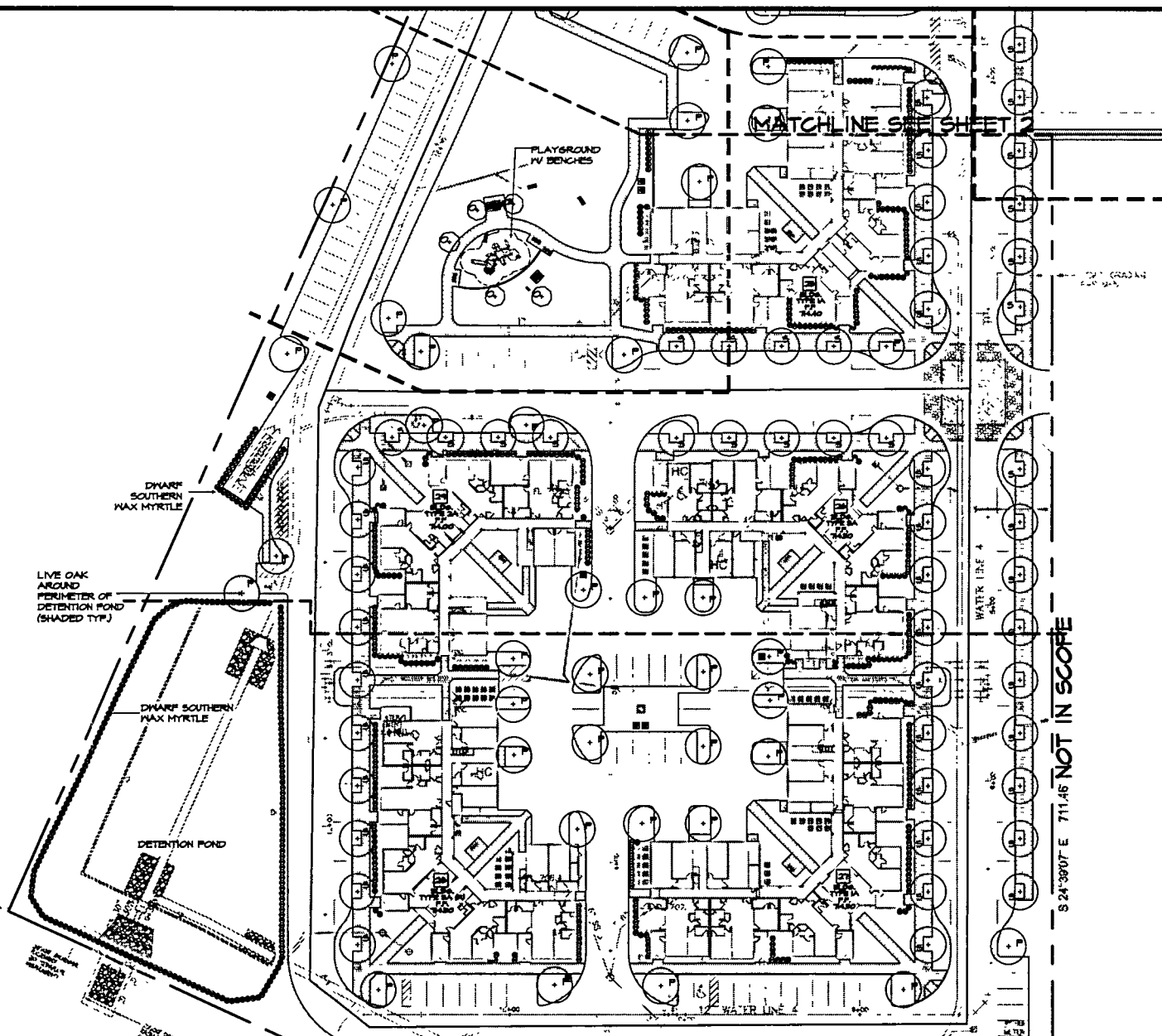
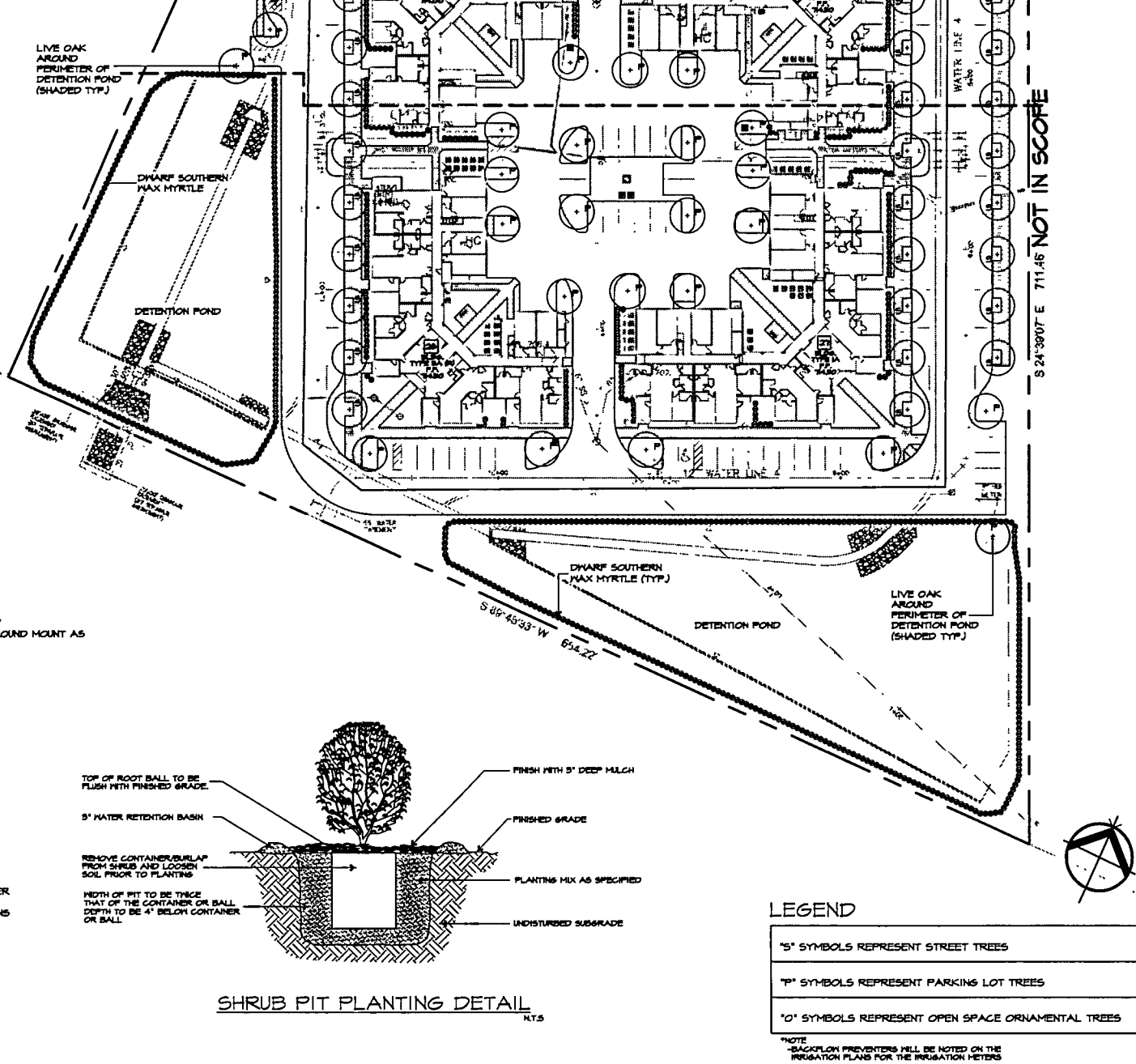
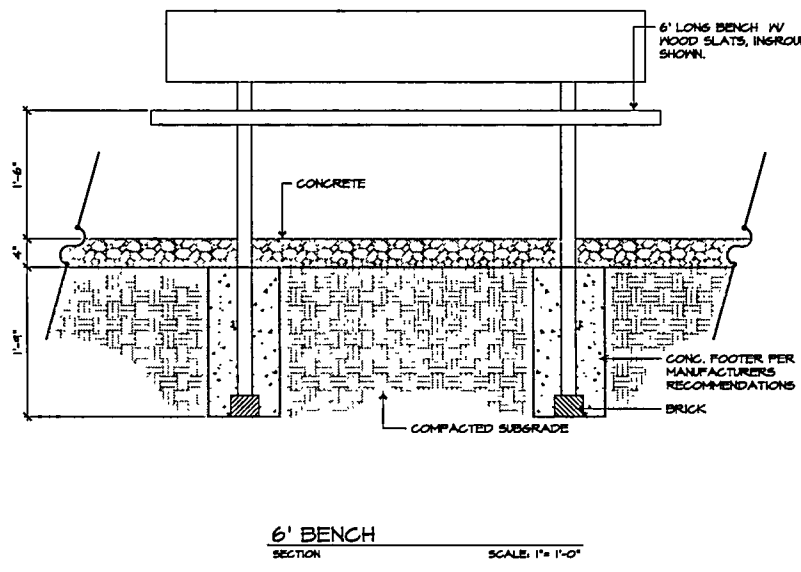
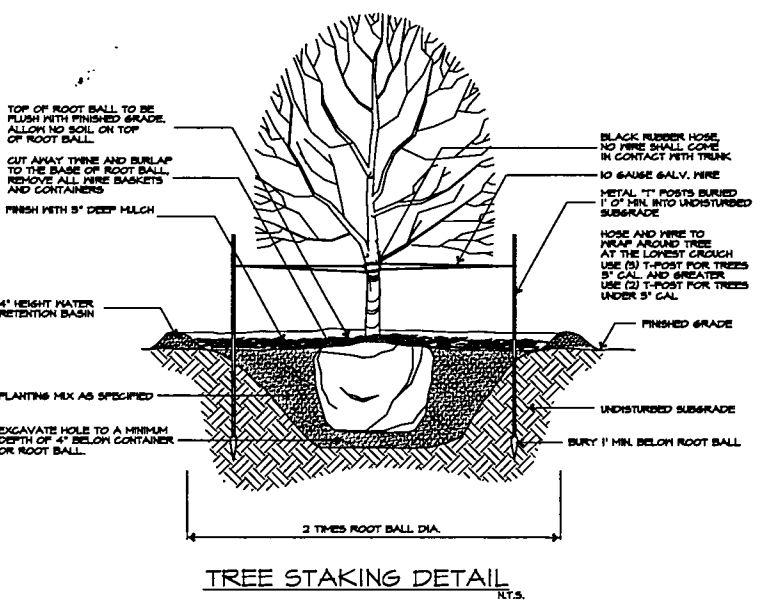
Open Space Requirement
Total Building Floor Area = 236,741 s.f.
30,000 s.f. / 50 s.f. (for first 20,000 s.f. of Total Building Floor Area) = 400 s.f.
Total Building Floor Area = 236,741 s.f.
Remainder of Total Building Floor Area / 100 s.f. (236,741 s.f. / 100 s.f.) = 2,367 s.f.
Total Open Space Required = 400 s.f. + 2,367 s.f. = 2,767 s.f.

Open Space Seating Requirement
Total Open Space / 75 = Total Linear Feet of Seating Required (2,762 s.f. / 75 = 37 LF of seating)
Total Linear Feet of Seating 37 LF @ 6 LF per bench = 6 benches
Required 6 benches
Provided 10 benches

Open Space Tree Requirement
Total Open Space Trees Required = Total Open Space / 75 (2,762 s.f. / 75 = 36)

PLANT LIST

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
SHADE TREES FOR STREET FRONTAGE				
244	(S)	Live Oak	<i>Quercus virginiana</i>	8" caliper minimum, 10' H, minimum
		Cedar Elm	<i>Ulmus crinitifolius</i>	8" caliper minimum, 10' H, minimum
		Chinquapin Oak	<i>Quercus muhlenbergii</i>	8" caliper minimum, 10' H, minimum
		Blumard Red Oak	<i>Quercus shumardii</i>	8" caliper minimum, 10' H, minimum
PARKING LOT TREES				
172	(P)	Live Oak	<i>Quercus virginiana</i>	8" caliper minimum, 10' H, minimum
		Cedar Elm	<i>Ulmus crinitifolius</i>	8" caliper minimum, 10' H, minimum
		Chinquapin Oak	<i>Quercus muhlenbergii</i>	8" caliper minimum, 10' H, minimum
		Blumard Red Oak	<i>Quercus shumardii</i>	8" caliper minimum, 10' H, minimum
ORNAMENTAL SHADE TREES LOCATED AT PUBLIC OPEN SPACE				
40	(O)	Red Bud	<i>Cornus canadensis</i>	8" H, minimum
SHRUBS AT DETENTION BASINS				
1088	(D)	Shrub Southern Star Myrtle	<i>Myrica pauciflora</i>	2' H, minimum
		Pink Indian Hawthorn	<i>Raphanocarpus indicus 'Jack Dore'</i>	30" H, minimum
		Heavenly Orange	<i>Palmetto longiflora</i>	18" H, minimum
		Shrub Barford	<i>Sanicula torreyana</i>	18" H, minimum
SHRUBS AT DUMPSTER SCREENS				
78	(D)	Shrub Southern Star Myrtle	<i>Myrica pauciflora</i>	2' H, minimum
		Pink Indian Hawthorn	<i>Raphanocarpus indicus 'Jack Dore'</i>	30" H, minimum
		Heavenly Orange	<i>Palmetto longiflora</i>	18" H, minimum
		Shrub Barford	<i>Sanicula torreyana</i>	18" H, minimum
SHRUBS AT END-IN PARKING SCREENS (ALONG MCKINNEY PLACE DRIVE)				
16	(P)	Southern Star Myrtle (8 gal)	<i>Myrica pauciflora</i>	8" H, 18" spread, 18 gal. tree form, 18" body specimen
SEASONAL COLOR PLANTINGS (IN POCKET PARKS)				
170	(C)	Seasonal Color		4" Pots @ 8" O.C.
PERMET TREES CLUB HOUSE/ENTRY				
5	(S)	Live Oak	<i>Quercus virginiana</i>	8" caliper minimum, 10' H, minimum
PERMET SHRUBS CLUB HOUSE				
30	(D)	Shrub Southern Star Myrtle	<i>Myrica pauciflora</i>	2' H, minimum
		Pink Indian Hawthorn	<i>Raphanocarpus indicus 'Jack Dore'</i>	30" H, minimum
		Heavenly Orange	<i>Palmetto longiflora</i>	18" H, minimum
		Shrub Barford	<i>Sanicula torreyana</i>	18" H, minimum
PERMET TREES MEDIAN AND MAINTENANCE BUILDINGS				
10	(S)	Live Oak	<i>Quercus virginiana</i>	8" caliper minimum, 10' H, minimum
PERMET SHRUBS MEDIAN				
160	(D)	Shrub Southern Star Myrtle	<i>Myrica pauciflora</i>	2' H, minimum
		Pink Indian Hawthorn	<i>Raphanocarpus indicus 'Jack Dore'</i>	30" H, minimum
		Heavenly Orange	<i>Palmetto longiflora</i>	18" H, minimum
		Shrub Barford	<i>Sanicula torreyana</i>	18" H, minimum
PERMET SHRUBS APARTMENT / MAINTENANCE BUILDINGS				
3224	(D)	Shrub Southern Star Myrtle	<i>Myrica pauciflora</i>	2' H, minimum
		Pink Indian Hawthorn	<i>Raphanocarpus indicus 'Jack Dore'</i>	30" H, minimum
		Heavenly Orange	<i>Palmetto longiflora</i>	18" H, minimum
		Shrub Barford	<i>Sanicula torreyana</i>	18" H, minimum



LEGEND

- S' SYMBOLS REPRESENT STREET TREES
- P' SYMBOLS REPRESENT PARKING LOT TREES
- O' SYMBOLS REPRESENT OPEN SPACE ORNAMENTAL TREES

NOTE: SAGGOLON PREVENTERS WILL BE NOTED ON THE IRRIGATION PLANS FOR THE IRRIGATION METERS

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	08/28/07	KL	INITIAL DESIGN
2	08/29/07	KL	REVISIONS TO PERMITS
3	09/03/07	KL	REVISIONS TO PERMITS
4	09/03/07	KL	REVISIONS TO PERMITS
5	09/03/07	KL	REVISIONS TO PERMITS

DATE: 08/28/07
 DRAWN BY: KL
 CHECKED BY: KL
 PROJECT NO.: 0802000
 SHEET NO.: 0802000-01

SCALE: 1" = 40'

DATE: 07/31/07

DESIGN PARTNERS

LANDSCAPE ARCHITECTS PLANNERS

323 West 5th Street, Suite 201
 Austin, Texas 78701
 Phone: 512.327.5500
 Fax: 512.327.2353
 Email: info@designpartners.com

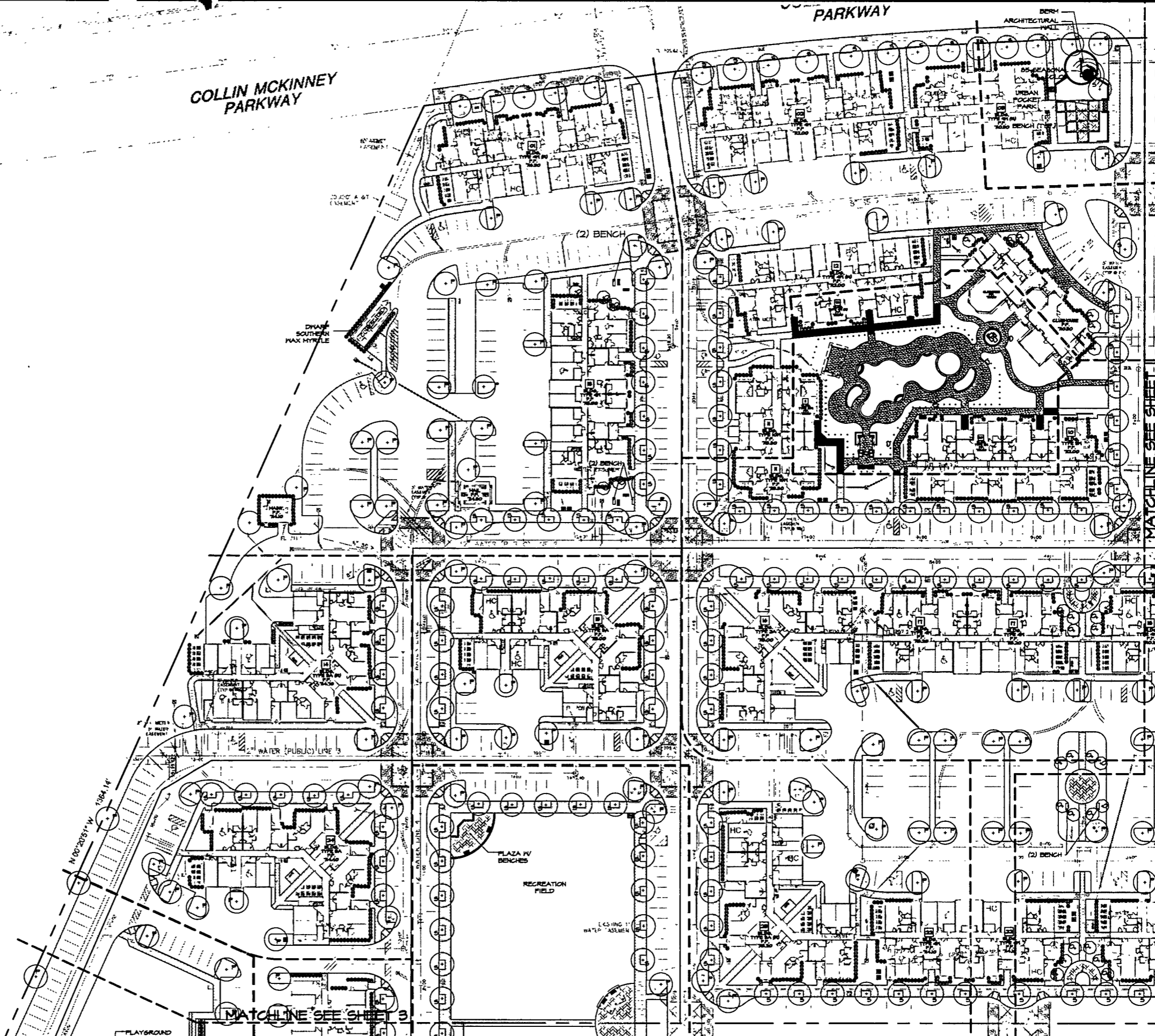
3L

3L

JOB # 40288-10

PLANNING

BUILDING PERMITS COPY



LEGEND

"S" SYMBOLS REPRESENT STREET TREES
"P" SYMBOLS REPRESENT PARKING LOT TREES
"O" SYMBOLS REPRESENT OPEN SPACE ORNAMENTAL TREES

NOTE:
-BACKFLOW PREVENTERS WILL BE NOTED ON THE IRRIGATION PLANS FOR THE IRRIGATION METERS.

REVISIONS

DATE	REVISION	BY	CHK'D
08/20/08	REVISION #1	...	...
08/20/08	REVISION #2	...	...
08/20/08	REVISION #3	...	...
08/20/08	REVISION #4	...	...
08/20/08	REVISION #5	...	...
08/20/08	REVISION #6	...	...



COLONIAL GRAND AT MCKINNEY
CITY OF MCKINNEY, TEXAS
LANDSCAPE CITY SUBMITTAL PLAN

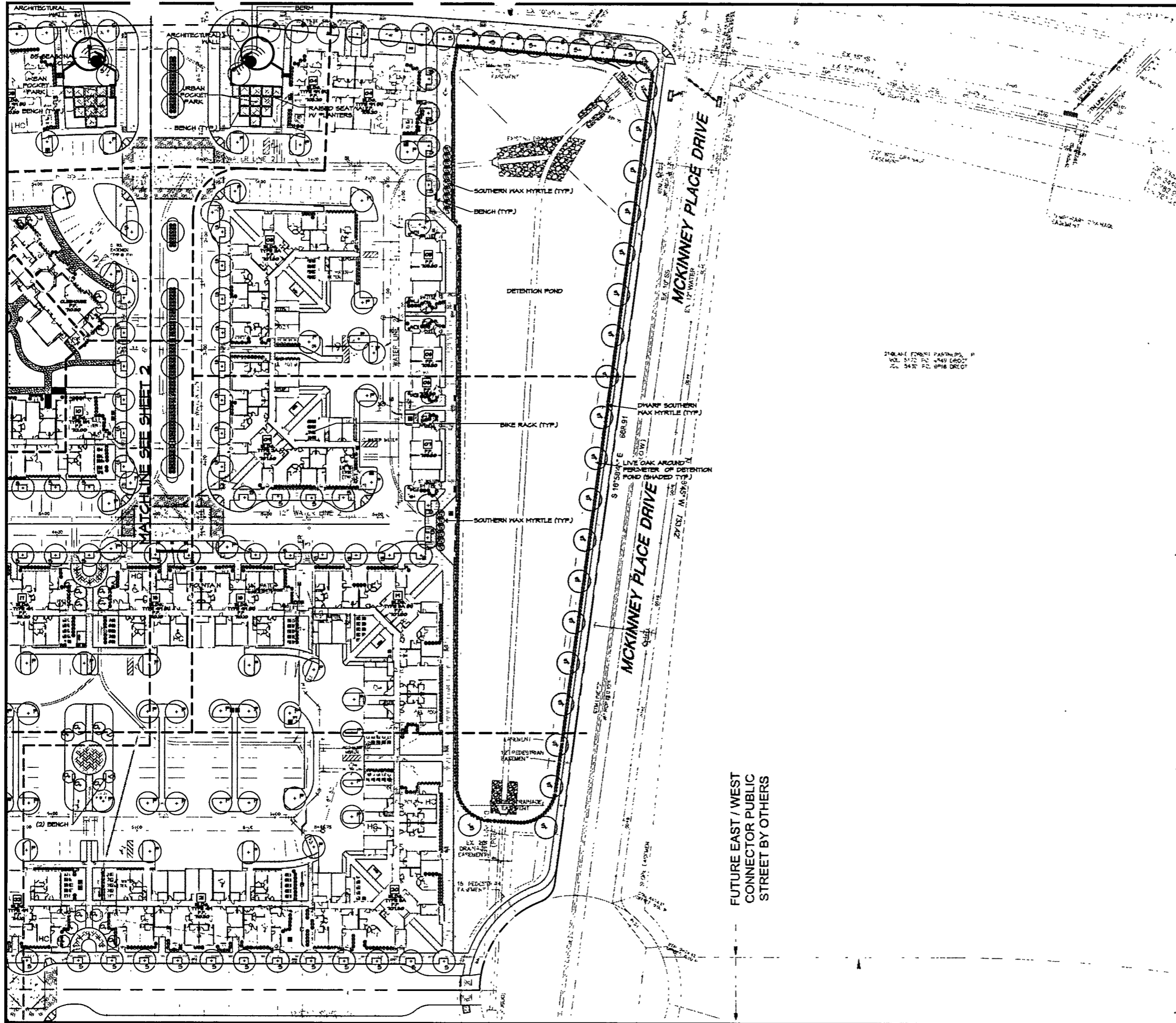
SCALE: 1" = 40'-0"
DATE: 07/28/08
DESIGN PARTNERS

LANDSCAPE ARCHITECTS
PLANNERS

220 West Sixth Street, Suite 100
Austin, Texas 78701
Phone: 512.337.5888
Fax: 512.338.1252

2L
3L

JOB # 40286-10



RECEIVED	
OCT - 7 2008	
PLANNING	
LEGEND	
"S" SYMBOLS REPRESENT STREET TREES	
"P" SYMBOLS REPRESENT PARKING LOT TREES	
"O" SYMBOLS REPRESENT OPEN SPACE ORNAMENTAL TREES	
<small>*NOTE - SACKFLOW PREVENTERS WILL BE NOTED ON THE IRRIGATION PLANS FOR THE IRRIGATION METERS</small>	

BUILDING PERMITS COPY

REVISIONS	
NO.	DATE
1	08/05/07
2	08/21/07
3	10/28/07
4	02/23/08
5	02/23/08



COLONIAL GRAND AT MCKINNEY
CITY OF MCKINNEY, TEXAS
LANDSCAPE CITY SUBMITTAL PLAN

SCALE
1" = 40'-0"
DATE
07/31/07

LAND DESIGN PARTNERS
LANDSCAPE ARCHITECTS
PLANNERS

200 West Bell Street, Suite 200
Austin, Texas 78701
Phone 512.227.5100
Fax 512.224.1225

1L	3L
JOB # 40228-10	

BUILDING
PERMITS
COPY

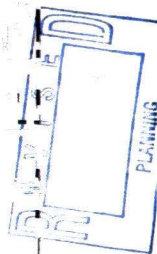
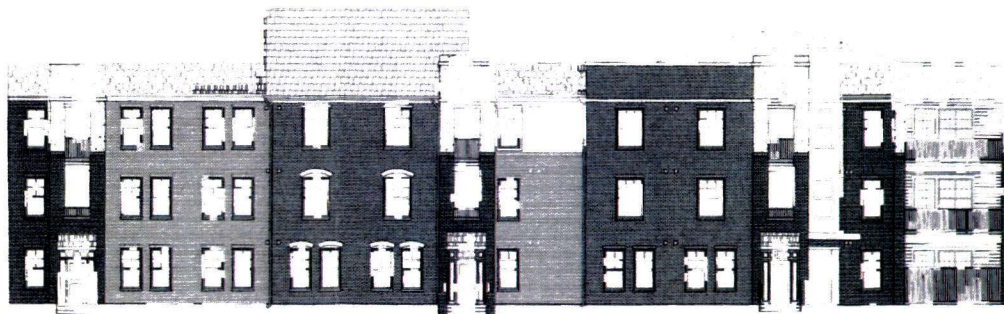
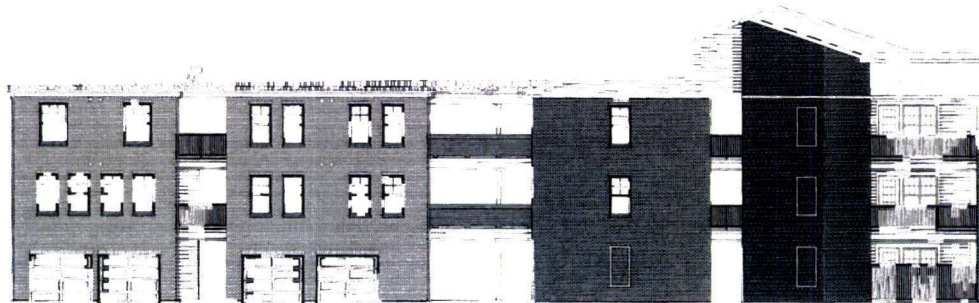
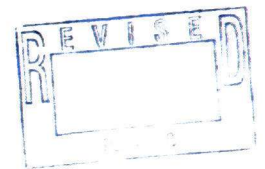


EXHIBIT E



**BUILDING
PERMITS
COPY**

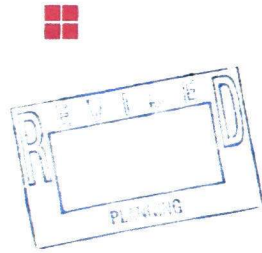
EXHIBIT D





**BUILDING
PERMITS
COPY**

EXHIBIT C



BUILDING PERMITS COPY

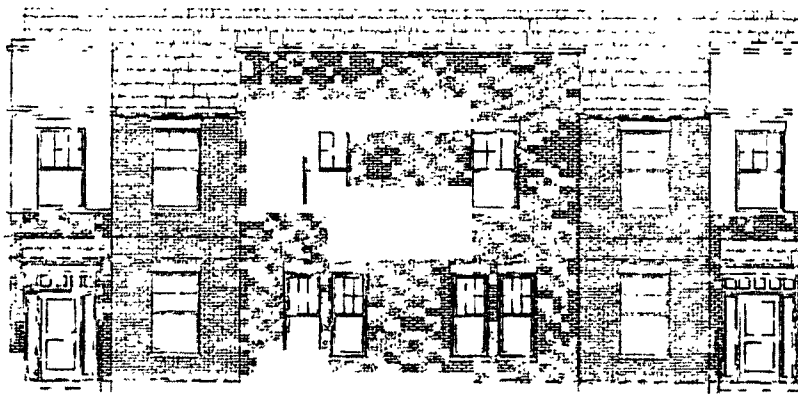
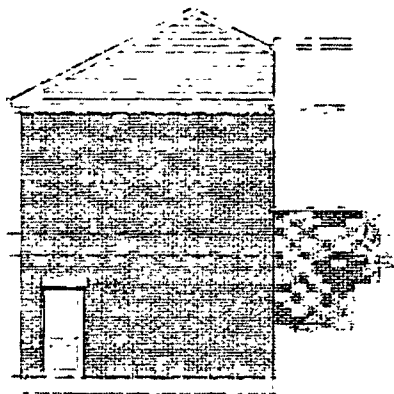
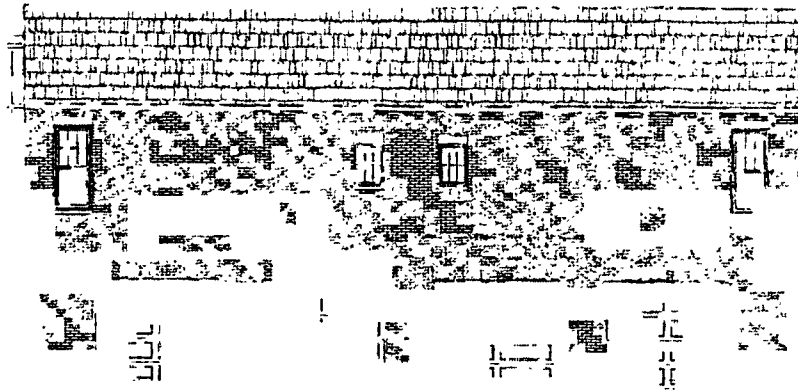
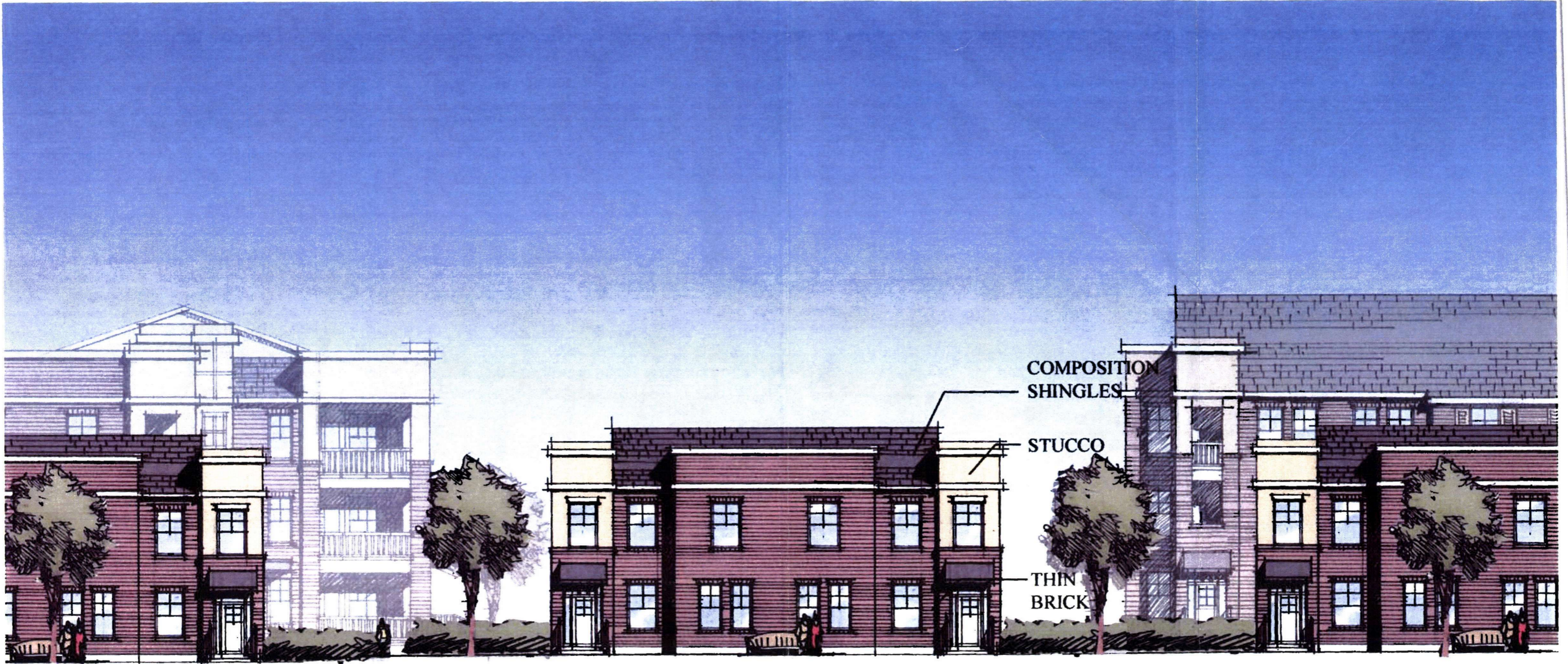


EXHIBIT F

REVISI
1423
PLANNING



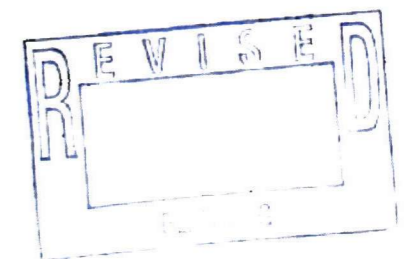
CARRIAGE HOUSE FRONT ELEVATION
87% BRICK

COLONIAL @ MCKINNEY
MCKINNEY, TEXAS

07-07-08 BG
O

**BUILDING
PERMITS
COPY**

EXHIBIT D



BUILDING PERMITS COPY

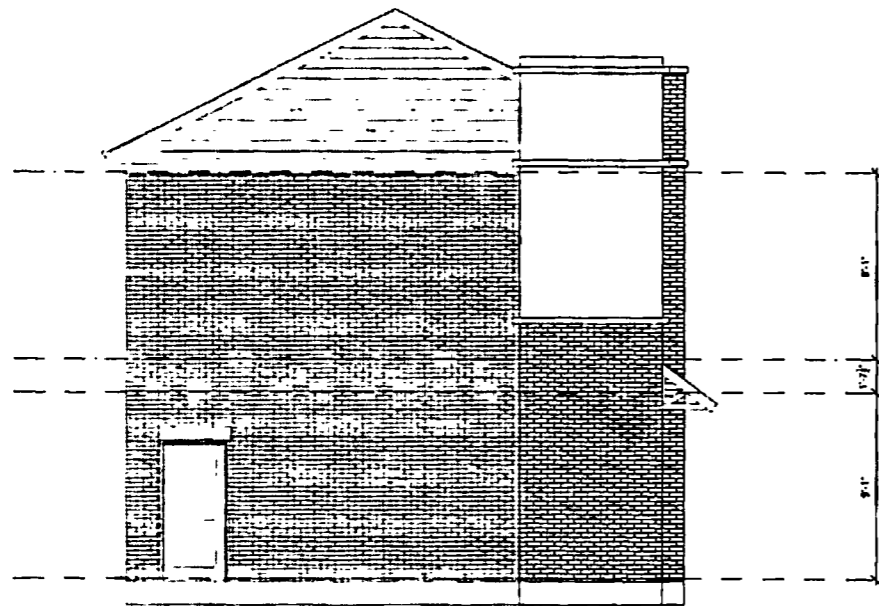


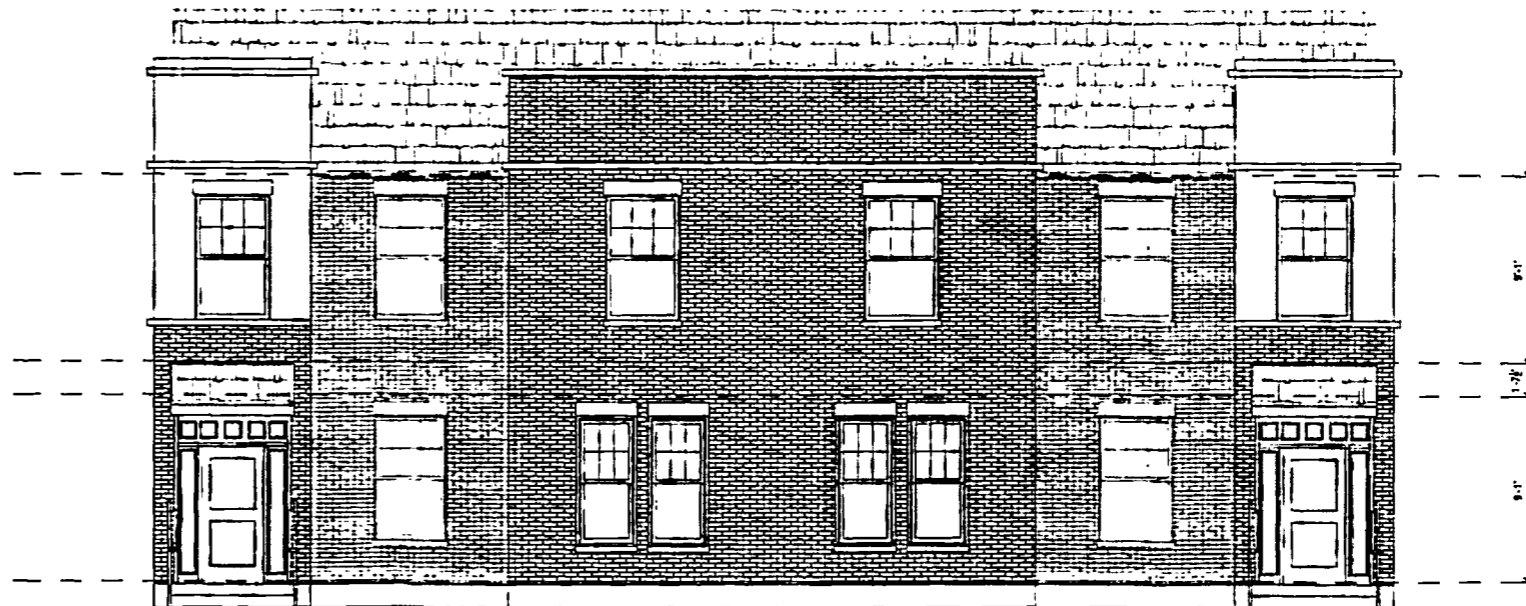
EXHIBIT F 03 CARRIAGE HOUSE SIDE ELEVATION

STUCCO - 10%
BRICK - 90%



02 CARRIAGE HOUSE REAR ELEVATION

BRCK - 100%



01 CARRIAGE HOUSE FRONT ELEVATION

FIRST FLOOR OPEN LENGTH - 30%
FIRST FLOOR OPEN AREA - 30%

NO.	DATE	ISSUE
-----	------	-------

NO.	DATE	ISSUE
-----	------	-------

NO.	DATE	ISSUE
-----	------	-------

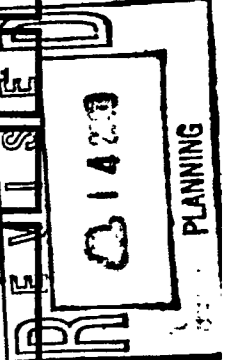
NO.	DATE	ISSUE
-----	------	-------

COLONIAL GRAND
at LAKE FOREST
McKINNEY, TEXAS
COLONIAL PROPERTIES TRUST

BG BO
BEELER GUEST OWENS ARCHITECTS
4245 NORTH CENTRAL EXPRESSWAY SUITE 300
DALLAS, TEXAS 75205 (214) 530-8878

DATE	2008.07.11
PROJECT	07188
SHEET NUMBER	

CARRIAGE ELEVATIONS



BUILDING
PERMITS
COPY

EXHIBIT E



02 BUILDING TYPE I ELEVATION
1/8" = 1'-0"



01 BUILDING TYPE I ELEVATION
1/8" = 1'-0"

Total Lin: 151'-6" Oper: 87 32%
1st Floor Area: 1441 sqft Open Area: 889 35%
Total Area: 2452 sqft Total Brck: 4321 sqft 85% Brck

--

NO. DATE ISSUE

--

COLONIAL GRAND
at LAKE FOREST
MCKINNEY, TEXAS
COLONIAL PROPERTIES TRUST

BG BO
BEELER QUEST OWENS ARCHITECTS
4245 NORTH CENTRAL EXPRESSWAY SUITE 300
DALLAS, TEXAS 75205 (214) 520-8878

DATE	2008.07.11
------	------------

PROJECT	07188
---------	-------

SHEET NUMBER	
--------------	--

**BUILDING I
ELEVATIONS**

