



VICINITY MAP
N.T.S.

LEGEND

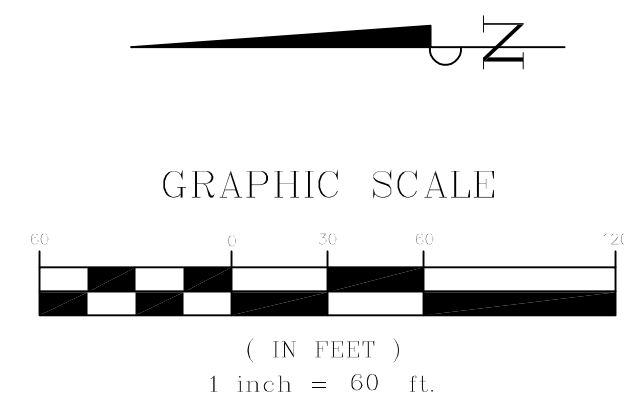
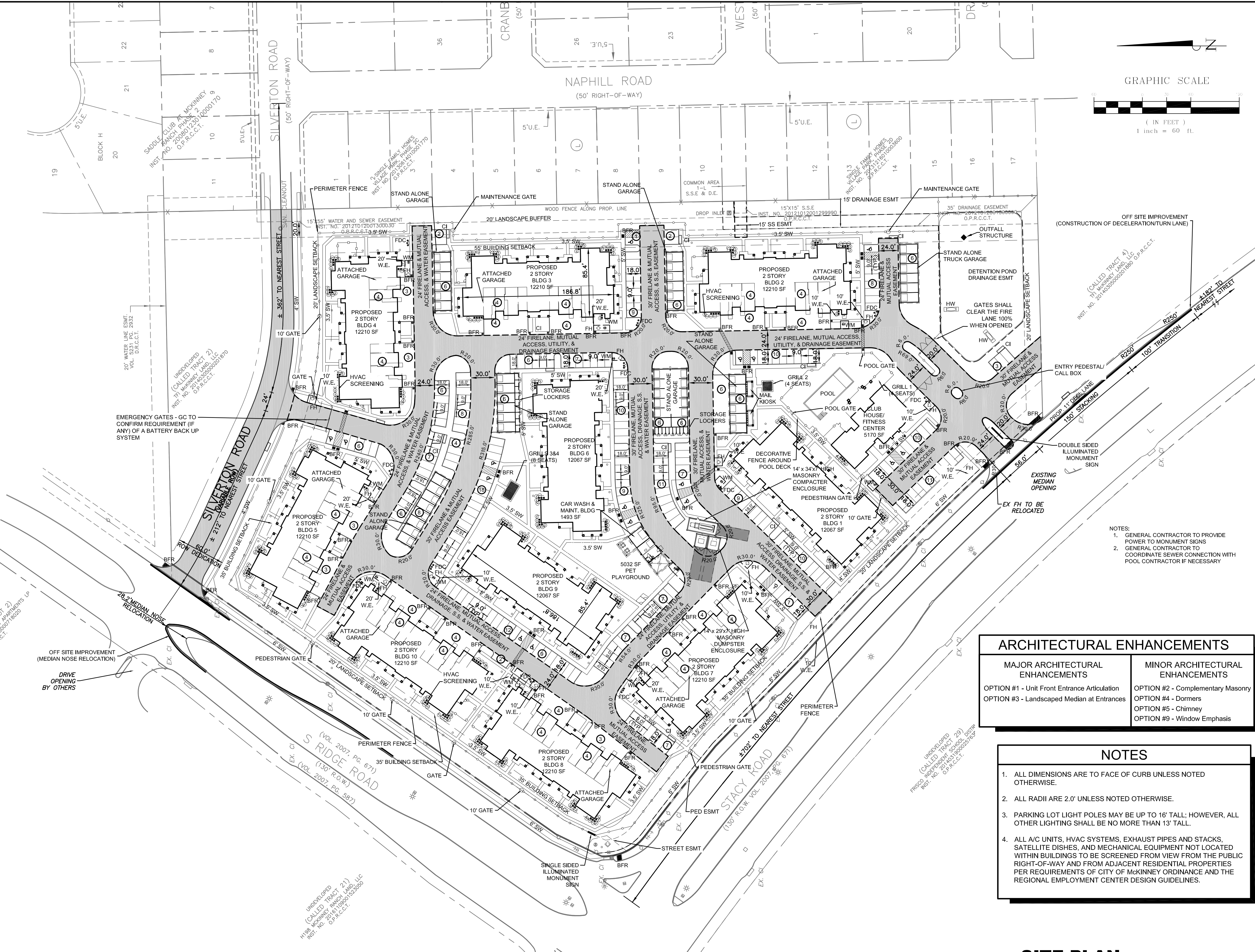
- 8" 4,000 PSI CONCRETE PAVEMENT WITH 8" LIME TREATED SUBGRADE AND #4 BARS @ 24" O.C.E.W.
- 6" 4,000 PSI CONCRETE PAVEMENT WITH 6" LIME TREATED SUB-BASE AND #4 BARS @ 24" O.C.E.W.
- 5" 3,000 PSI CONCRETE PAVEMENT WITH 6" LIME TREATED SUBGRADE AND #3 BARS @ 24" O.C.E.W. (PARKING)
- 4" REINFORCED 3,000 PSI CONCRETE PAVEMENT (INTERNAL SIDEWALKS)
- NUMBER OF PARKING SPACES
- R RADIUS
- TYP TYPICAL
- CI CURB INLET
- BFR BARRIER FREE RAMP
- SW SIDEWALK
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- * LIGHT POLE
- PERIMETER FENCING - 5' DECORATIVE BLACK ALUMINUM
- POOL/GAZEBO/BBQ AREA/ENCLOSED YARD FENCING - 4' DECORATIVE BLACK ALUMINUM
- HVAC PROPOSED LIVING SCREEN
- PET PLAYGROUND FENCING - 5' BLACK VINYL COATED CHAIN LINK
- PROPERTY BOUNDARY LINE

SITE DATA SUMMARY TABLE

ZONING:	PD 2002-05-038
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	MULTI-FAMILY DEVELOPMENT
LOT AREA:	14,525 ACRES / 632,729 SQ.. FT.
BUILDING HEIGHTS:	2 STORY UNITS (26')
NUMBER OF BLDGS.	19
NUMBER OF DWELLING UNITS	212
TOTAL BLDG. SQ.. FOOTAGE:	274,131 SQ. FT.
LANDSCAPE DATA	
INTERIOR LANDSCAPING	249,777 SQ. FT. (39%)
IMPERVIOUS AREA:	382,932 SQ. FT. (61%)
PARKING REQUIRED	
PARKING REQUIRED	393
1*1 STUDIO 1.5*1 BED + 2*2 BED + 2.5*3 BED	
1*26 (STUDIO) + 1.5*80 (1 BDRM) + 2*86 (2 BDRM) + 2.5*20 (3 BDRM)	
(48 GARAGE W/O TANDEM, 0.5 SPACE PER)	
GARAGE PARKING REQ. = 60% OF # OF UNITS	106
(HANDICAP REQUIRED = 2% OF TOTAL)	8
PARKING PROVIDED	
HEAD IN UNCOVERED PARKING SPACES	212
HEAD IN HANDICAP PARKING	17
TANDEM PARKING	57
GARAGE PARKING	106
PARALLEL PARKING	2
TOTAL PARKING PROVIDED	394
AMENITIES PROVIDED	
SWIMMING POOL WITH COOLING DECK - 25'x63.5' (1587 SF)	
BBQ GRILLS - 4 WITH SHADED SEATING AREA FOR 16 PEOPLE	
DOG PARK - 5000 SF	
FITNESS CENTER/WEIGHT ROOM - 920 SF	
LOT COVERAGE	
FLOOR TO AREA RATIO	0.43:1
DWELLING UNITS PER ACRE	14.60

CITY OF MCKINNEY SITE PLAN NOTES

- THE SANITATION CONTAINERS (DUMPSTERS AND COMPACTERS) SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH AT LEAST 7 FEET IN HEIGHT, INCLUDING A METAL GATE, PRIMED AND PAINTED. THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE 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 SINGLE-FAMILY/RESIDENTIAL PROPERTIES.
- THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.



ARCHITECTURAL ENHANCEMENTS	
MAJOR ARCHITECTURAL ENHANCEMENTS	MINOR ARCHITECTURAL ENHANCEMENTS
OPTION #1 - Unit Front Entrance Articulation	OPTION #2 - Complementary Masonry
OPTION #3 - Landscaped Median at Entrances	OPTION #4 - Dormers
	OPTION #5 - Chimney
	OPTION #9 - Window Emphasis

- NOTES
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - ALL RADII ARE 2.0' UNLESS NOTED OTHERWISE.
 - PARKING LOT LIGHT POLES MAY BE UP TO 16' TALL; HOWEVER, ALL OTHER LIGHTING SHALL BE NO MORE THAN 13' TALL.
 - ALL A/C UNITS, HVAC SYSTEMS, EXHAUST PIPES AND STACKS, SATELLITE DISHES, AND MECHANICAL EQUIPMENT NOT LOCATED WITHIN BUILDINGS TO BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES PER REQUIREMENTS OF CITY OF MCKINNEY ORDINANCE AND THE REGIONAL EMPLOYMENT CENTER DESIGN GUIDELINES.

SITE PLAN FOR CONTINENTAL 398 FUND LLC
BEING 14,525 ACRES OUT OF THE OLIVER HEDGE COXE SURVEY, ABSTRACT NO. A0392 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
PREPARED 4/5/2017

RECEIVED
By the Planning Department at 10:16 am, Aug 25, 2017

DEVELOPER: CONTINENTAL 398 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051-3310

OWNER: STEPHEN WILLIAMSON & FLCT, LTD.
P.O. BOX 190746
DALLAS, TX 75219

ENGINEER: SANCHEZ AND ASSOCIATES, LLC.
2000 N MCDONALD STREET
MCKINNEY, TEXAS 75071
(469) 424-5900
ATTN: CHRISTOPHER H. BLEVINS, PE

APPLICANT: SANCHEZ AND ASSOCIATES, LLC.
2000 N MCDONALD STREET
MCKINNEY, TEXAS 75071
(469) 424-5900
ATTN: CHRISTOPHER H. BLEVINS, PE

Master Planning
Civil Engineering
Land Development

2000 North McDonald Street Suite 100
McKinney, TX 75071
Tel 469.424.5900
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SANCHEZ & ASSOCIATES
Certificate of Registration No. F-8865

CONTINENTAL 398 FUND LLC

SITE PLAN

Scale: SEE GRAPHIC SCALE
Designed by: RCG
Drawn by: RCG
Checked by: CHB
Date: 8/23/2017
Project No.: 021 26-001