



- NOTE:**
- All Retaining Walls Shall Be Design-Build By the Contractor.
 - Contractor Shall Provide All Details and Specifications as Required By The City of McKinney
 - All Portions of Proposed Retaining Walls including Foundations, Footings, etc., Shall Not Extend Into the Right-of-Way. Refer to TxDOT Details For Retaining Wall Details and Specifications.
 - The Maintenance of Retaining Walls Shall Be the Responsibility of the Property Owner on Which the Retaining Wall is Located.
 - Retaining Walls Greater Than 15" in Height Require a Separate Building Permit. Retaining Walls Greater Than 24" in Height Require Plans Signed and Sealed by Licensed State of Texas Structural or Geotechnical Engineer.
 - All Retaining Walls Shall Be Design-Build By the Contractor. Contractor Shall Provide All Details and Specifications as Required By The City of McKinney
 - Contractor Shall Provide Engineered Shop Drawings Signed and Sealed by a Structural Engineer.
 - Contractor Retaining Wall Design and Locations Must be Approved in Writing by the Civil Engineer and Architect Prior to Construction.
 - Retaining Wall Design and Construction Must be Approved by The City of McKinney.

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CITY OF MCKINNEY STANDARD NOTES:

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 Lighting for the subject property will be constructed and operated 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.

SITE DATA TABLE

Zoning: "BG" General Business and "CC" - Corridor Commercial Overlay District

Proposed Use: Multi-Family Apartments

Gross Lot Area: 20.344 Acres

Total Units: 300

Density: 14.75 Units/Acres

Type	Building #	Count	Gross Area (SF) per Building	Total Gross Area (SF)	Units per Building	Total Units	Height (Ft)	Stories
Type A	1	1	84,338	84,338	148	148	34'-0"	2
Type B	2, 5	2	16,398	32,796	26	52	34'-0"	2
Type C	3, 4	2	9,369	18,738	16	32	34'-0"	2
Type D	6	1	14,962	14,962	25	25	34'-0"	2
Type E	7	1	13,719	13,719	24	24	34'-0"	2
Type F	8	1	12,138	12,138	19	19	34'-0"	2
Clubhouse		1	4,750	4,750				
Total:		9		181,441		300		

Lot Coverage: 20.47% (Total Building Footprint 181,441 SF)

Floor to Area Ratio (FAR): 0.20 : 1

Landscape Area Required: 88,618 S.F. (10% of Total Site Area)

Landscape Area Provided: 177,500 S.F.

Total Impervious Area: 322,421 S.F. (36% of Total Site Area)

Parking Requirement: 1 Space per Unit plus 0.5 Space per bedroom:

- 1 Bedroom: (1.5*198) =297
- 2 Bedroom: (2*94) =188
- 3 Bedroom: (2.5*8) =20

Garages Required: (300/2) =150

Garages w/Out Driveway =120 (0.5*120 = 60 Additional Spaces Required)

Total Parking Required: (297+188+20+60) =565

Parking Provided:

- Uncovered Surface: 398 Spaces
- Tandem: 30 Spaces
- Attached Garage: 27 Spaces
- Detached Garage: 125 Spaces
- Total Parking: 580 Spaces (including 11 ADA Spaces) (4 ADA Garages)

- AMENITIES:**
- Centralized Swimming Pool (Min. 1,000 sf surface area) w/ Cooling Deck (Min. 10 ft wide in all areas)
 - Fitness Center and/ or Weight Room (Min. 500 sf)
 - Dog Park of Min. 5,000 sf.
 - At least 4 Barbecue grills w/ shaded seating areas for at least 16 people.
 - One regulation size volleyball court.
- MAJOR ENHANCEMENTS:**
- Each unit provided w/ min 50 sf Balcony
 - All entrances to development features Landscaped Medians of Min. 8 ft wide and 50 ft long.
- MINOR ENHANCEMENTS:**
- All windows are emphasized through the use of headers and sills.
 - At least one dormer is provided for each roof plane over 1,000 sf that faces public street.
 - All chimneys are finished on all sides w/ 100% masonry finishing materials.
 - A Min. of 15% of each elevation which is visible from the R.O.W. or Residential property features patterned brick work (Not including running bond or stacked pattern).

PELTON FAMILY LIMITED PARTNERSHIP, L.P.
 Doc. No. 20080430000521400

LEGEND

- Firelane
- Proposed Sidewalk
- Ex. Concrete
- Proposed Retaining Wall
- Proposed Screening Wall
- Proposed 6' Ornamental Fence W/ Masonry Columns
- Proposed Retaining Wall & Screening Wall
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp
- Proposed Tandem Parking Count
- Proposed Garage Parking Count

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

Issue Dates:	Revisions:	Date:	<p>131 S. Tennessee St. McKinney, Texas 75069 972.562.4409 Texas P.E. Firm No. F-9395</p>	<p>SITE PLAN</p> <p>CLIFFS OF MCKINNEY</p> <p>CROSS ARCHITECTS, PLLC MCKINNEY, TEXAS</p>	<p>Sheet No. SP</p> <p>Project No. 16134</p>
1 11/14/2017	1				
2 02/27/2018	7	12/26/2018			
3 04/05/2018					
4 05/10/2018					
5 05/22/2018					
6 09/28/2018			<p>Drawn By: C.E.C.I.</p> <p>Checked By: C.E.C.I.</p> <p>Scale: 1"=60'</p>		

SHEET PLAN
CLIFFS OF MCKINNEY