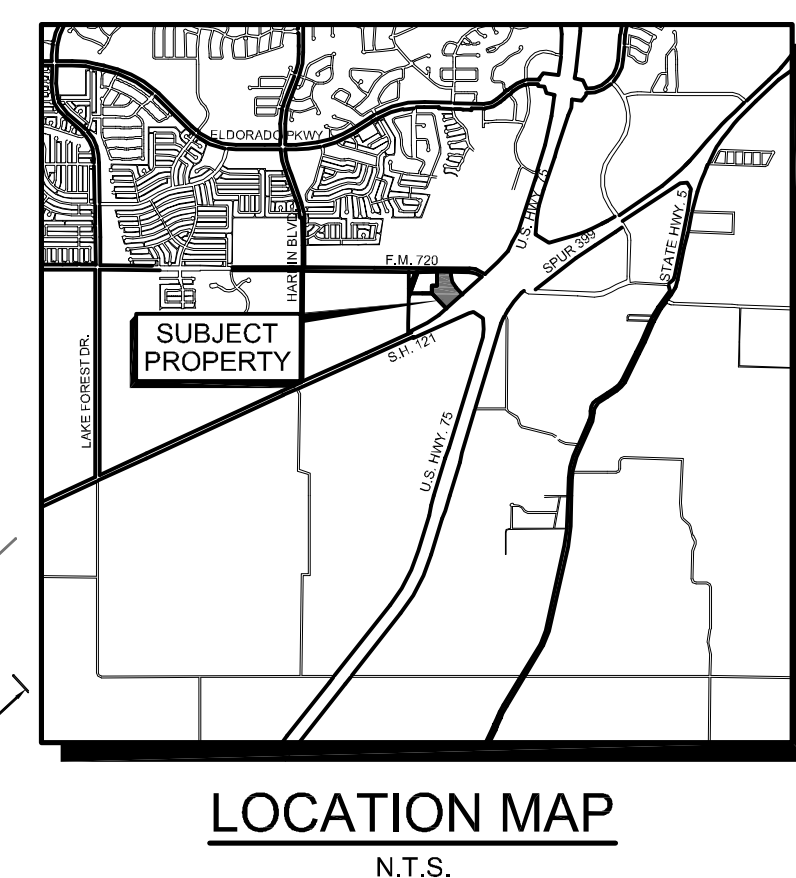
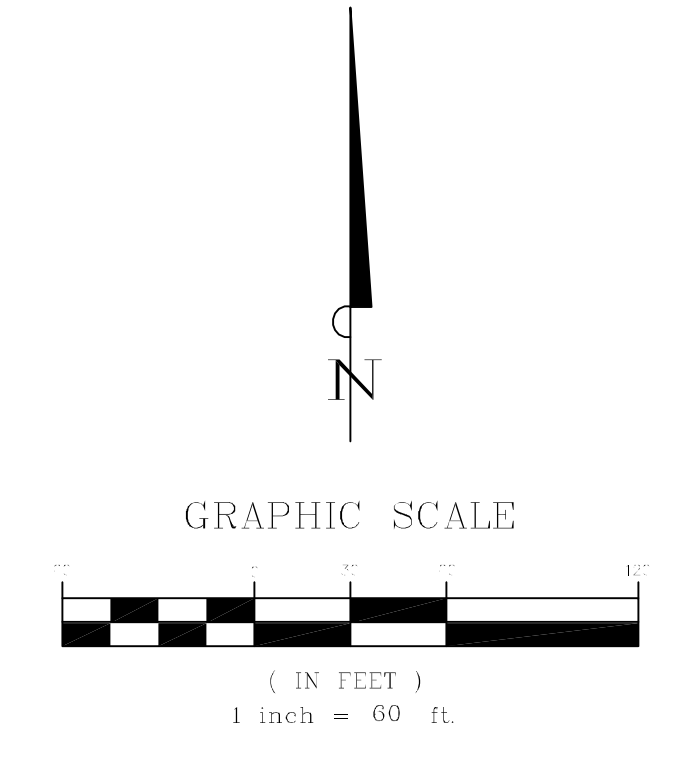


- ### AMENITIES PROVIDED
1. SWIMMING POOL (MINIMUM 1,000 SQUARE FOOT SURFACE AREA) WITH COOLING DECK (MINIMUM 10 FEET WIDE IN ALL AREAS)
  2. FITNESS CENTER (MINIMUM 500 SQUARE FEET)
  3. AT LEAST 2 BARBEQUE GRILLS WITH SHADED SEATING AREAS FOR AT LEAST 8 PEOPLE
  4. RAMADA(S), ARBOR(S), AND/OR TRELLIS(ES) COVERING AT LEAST 1,000 SQ. FT.



### SITE DATA SUMMARY TABLE

ZONING:	PD 2013-03-025
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	MULTI-FAMILY DEVELOPMENT
LOT AREA GROSS:	9.11 ACRES / 396,831 SQ. FT.
LOT AREA NET:	8.95 ACRES / 390,117 SQ. FT.
BUILDING HEIGHTS:	3 STORY UNITS (9 ea.) = 56'-0" 2 STORY CLUB (1 ea.) = 29'-9"
NUMBER OF BLDGS.	9
NUMBER OF DWELLING UNITS	198
TOTAL BLDG. SQ. FOOTAGE:	186,666 SQ. FT.
<b>PARKING REQUIRED</b>	
PARKING REQUIRED	349
1.5'x1' BED + 2'x2' BED + 2.5'x3' BED	
1.5'x96 (1 BDRM) + 2'x96 (2 BDRM) + 2.5'x4 (3 BDRM)	
GARAGE PARKING REQ. = 30% OF # OF UNITS	60
(HANDICAP REQUIRED = 2% OF TOTAL)	7
<b>PARKING PROVIDED</b>	
HEAD IN UNCOVERED PARKING SPACES	163
PARALLEL PARKING	59
GARAGE PARKING	68
TANDEM PARKING	68
TOTAL PARKING PROVIDED	358
(INCLUDING HEAD IN HANDICAP PARKING)	20
LOT COVERAGE	24% (93,089 SQ. FT.)
FLOOR TO AREA RATIO	0.48:1
<b>LANDSCAPE DATA</b>	
INTERIOR LANDSCAPING	117,703 SQ. FT.
IMPERVIOUS AREA:	272,414 SQ. FT.

- ### PAVING LEGEND
- 8" REINFORCED 3000 PSI CONCRETE PAVEMENT (DUMPSTER PAD)
  - 10" REINFORCED 4000 PSI CONCRETE PAVEMENT (TURN LANE)
  - 6" 4,000 PSI CONCRETE PAVEMENT WITH 6" LIME TREATED SUB-BASE AND #3 BARS @ 24" O.C.E.W.
  - 5" 3,000 PSI CONCRETE PAVEMENT WITH 6" LIME TREATED SUB-BASE AND #3 BARS @ 24" O.C.E.W.
  - 4" REINFORCED 4,000 PSI CONCRETE PAVEMENT WITH #3 REBAR SPACED 8" O.C. BOTH WAYS WITH A 2" LEVELING MATERIAL BELOW & 1" X 4" REDWOOD EXPANSION JOINTS EVERY 40 LINEAR FEET, OR AS APPROVED BY THE CITY ENGINEER (SIDEWALK IN THE RIGHT-OF-WAY)
  - 4" REINFORCED 3,000 PSI CONCRETE PAVEMENT (INTERNAL SIDEWALKS)
  - NUMBER OF PARKING SPACES
  - RADIUS
  - TYP TYPICAL
  - BFR BARRIER FREE RAMP
  - SW SIDEWALK
  - FH FIRE HYDRANT
  - FDC FIRE DEPARTMENT CONNECTION
  - BUILDING ENTRANCE
  - LIGHT POLE

### AMENITY NOTE

THE OPEN SPACE SHOWN IN THE PEDESTRIAN & BICYCLE ACCESS EASEMENT IS 2,266 SQUARE FEET. THE REQUIRED 39 LINEAR FEET OF SEATING WILL BE ACHIEVED BY PROVIDING 16 MOVABLE CHAIRS.

### NOTE

ALL A/C UNITS, HVAC SYSTEMS, EXHAUST PIPES AND STACKS, ELEVATOR HOUSING, SATELLITE DISHES AND OTHER SUCH DEVICES SHALL BE THOROUGHLY SCREENED BY WALLS, FENCING, ROOF TREATMENTS, PENTHOUSE-TYPE SCREENING DEVICES, OR LANDSCAPING. THIS SCREENING IS REQUIRED PER THE REGIONAL EMPLOYMENT CENTER DESIGN GUIDELINES.

- ### NOTES
1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
  2. ALL RADII ARE 1.5' UNLESS NOTED OTHERWISE.
  3. PARKING LOT LIGHT POLES MAY BE UP TO 16' TALL; HOWEVER, ALL OTHER LIGHTING SHALL BE NO MORE THAN 13' TALL.

- ### CITY OF MCKINNEY SITE PLAN NOTES
1. 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.
  2. 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.
  3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

AGRICULTURE UNDEVELOPED

- ### NOTES
1. SINGLE TRASH DUMPSTER 12' X 14' DEEP INSIDE DIMENSIONS BRICK EXTERIOR WALLS 7'-8" TALL.
  2. TRASH COMPACTOR 11' X 29' INSIDE DIMENSIONS BRICK EXTERIOR WALLS 7'-8" TALL.

**RECEIVED**  
By Planning Department at 8:01 am, Oct 22, 2014

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SANCHEZ  
& ASSOCIATES

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

MCKINNEY POINT

SITE PLAN

Scale: SEE GRAPHIC SCALE  
Designed by: LAW  
Drawn by: CDR  
Checked by: LAW  
Date: SEPTEMBER, 2014  
Project No.: 02015-018  
Drawn by: SANCHEZ ASSOCIATES, L.L.C.  
Checked by: SANCHEZ ASSOCIATES, L.L.C.  
Date: SEPTEMBER, 2014

EXHIBIT