



- LEGEND**
- Firelane
  - Proposed Sidewalk
  - Ex. Concrete
  - Proposed Retaining Wall
  - Proposed Wheel Stop Typical
  - Existing Fire Hydrant
  - Proposed Fire Hydrant
  - Barrier Free Ramp
  - Carport

**SYNOPSIS**

Address: Lot 7, Block A Tour South Addition  
McKinney, Texas 75070  
PD-2006-02-018

Zoning: PD-2006-02-018

Proposed Use: Apartments

Lot Area: 7.896 Acres (343,967 sf)

Units: 163 Units (20.64 Units per Acre)

Building Areas: Building 227,695 sf  
Total Bldg Area: 227,695 sf

Lot Coverage: 22.46% (Total Bldg Area 77,270 sf)

Floor Area Ratio: 0.66 : 1

Building Height: 3-Stories (39'-9" Mean Roof Height)

Parking Required Total: (1 per Unit + 0.5 per Garage) = (188 Parking Spaces)

Parking Provided:

Surface Parking Spaces	= 139 Spcs.
Unattached Garage Parking (Clubhouse)	= 49 Spcs.
(ADA Parking Spaces)	= 5 Spcs.
	= 6 Spcs.)

Parking Provided Total: (188 Parking Spaces) 6 Handicap Spc.

0.051 Acre Remaining  
Portion of the  
Called 52.163 Acres  
VCIM Partners, L.P.  
County Clerk's File No.  
20060620000843310  
(DRCT)

Called 1.837 Acres  
Bank of the Ozarks  
Clerk File #20061122001661940

25' Water Line & Sanitary Sewer Easement  
CC#2006091100138850

20' Firelane, Access, Water & Sanitary Sewer Easement  
CC#2006091100138840

Lot 1, Block A  
Collin McKinney Commercial Addition  
Cabinet 2014, Page 473  
(PRCCT)

**CITY OF MCKINNEY STANDARD NOTES:**

Mechanical and Heating and air conditioning equipment in non-resident 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 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. The Sanitation Screening Walls Will Be A Minimum Of 8' In Height.

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

Issue Dates:	Revisions:	Date:
1	08/20/2015	1
2	08/27/2015	2
3		3
4		4
5		5
6		6

**CROSS ENGINEERING CONSULTANTS**  
131 S. Tennessee St. McKinney, Texas 75069  
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=40'

**SITE PLAN**  
LUXURY SENIORS AT CRAIG RANCH  
GARDNER CAPITAL DEVELOPMENT TEXAS, LLC  
CITY OF MCKINNEY, TEXAS

Sheet No.  
**SP**  
Project No.  
15069

**RECEIVED**  
By Planning Department at 9:14 am, Sep 16, 2015

SITE PLAN  
LUXURY SENIORS AT CRAIG RANCH