

**LEGEND**

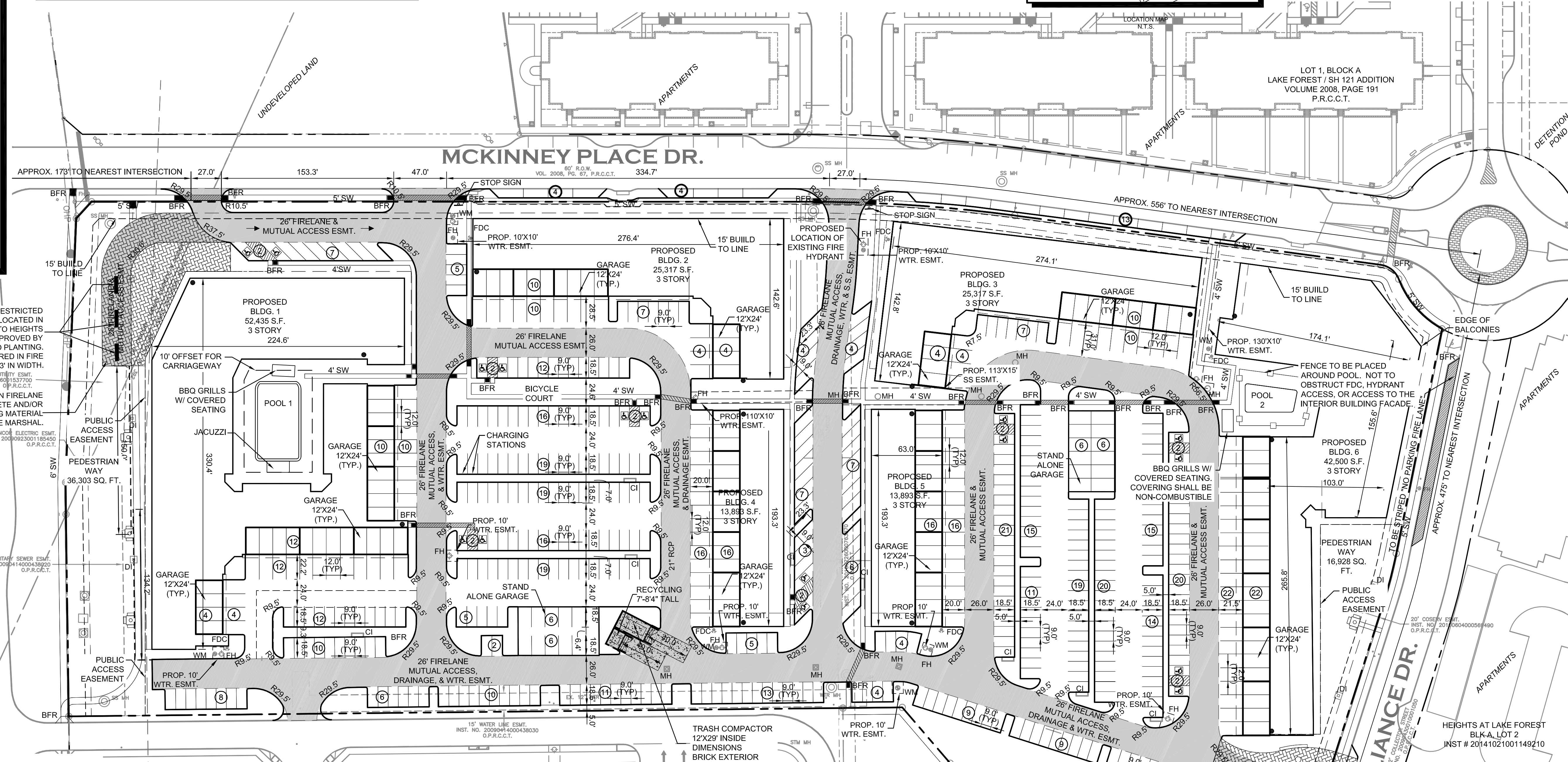
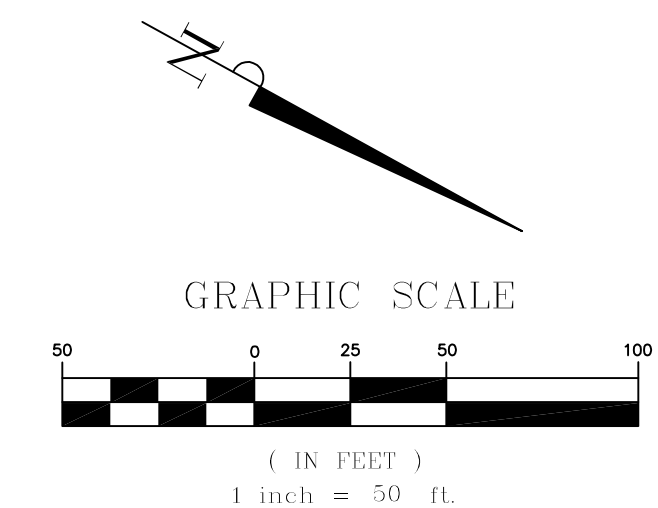
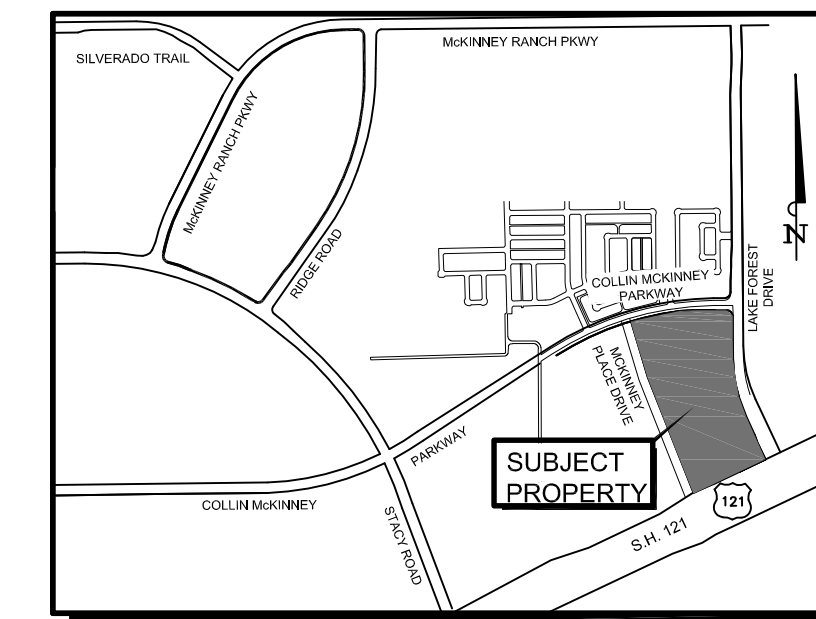
- 8" 4,000 PSI CONCRETE PAVEMENT WITH 8" LIME TREATED SUBGRADE AND #4 BARS @ 24" O.C.E.W.
  - 6" 4,000 PSI CONCRETE PAVEMENT WITH 6" LIME TREATED SUB-BASE AND #3 BARS @ 24" O.C.E.W.
  - 5" 3,000 PSI CONCRETE PAVEMENT WITH #3 BARS @ 24" O.C.E.W.
  - 4" REINFORCED 3,000 PSI CONCRETE PAVEMENT (INTERNAL SIDEWALKS)
  - NUMBER OF PARKING SPACES
  - RADIUS
  - TYPICAL
  - BARRIER FREE RAMP
  - SIDEWALK
  - FIRE HYDRANT
  - FIRE DEPARTMENT CONNECTION
  - BUILDING ENTRANCE
  - LIGHT POLE
  - FIRE HOSE (150' LENGTH)
- NOTE: HVAC SYSTEM TO BE LOCATED ON ROOF

**CITY OF MCKINNEY SITE PLAN 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 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 IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

**AMENITIES PROVIDED**

- SWIMMING POOL (MINIMUM 1,000 SQUARE FOOT SURFACE AREA) WITH COOLING DECK (MINIMUM 10 FEET WIDE IN ALL AREAS)
- FITNESS CENTER LOCATED IN THE CLUB HOUSE (MINIMUM 500 SQUARE FEET)
- A LIBRARY/BUSINESS CENTER (MINIMUM 500 SQUARE FEET)
- JACUZZI (MINIMUM 8 PERSON)
- BBQ GRILLS (MINIMUM 4 W/ COVERED SEATING FOR 16 PEOPLE)



LOCATION OF HEIGHT RESTRICTED PLANTING AREAS. PLANTS LOCATED IN THIS AREA RESTRICTED TO HEIGHTS LESS THAN 6' UNLESS APPROVED BY FIRE MARSHALL PRIOR TO PLANTING. PLANTING TO BE CENTERED IN FIRE LANE AND NOT EXCEED 3' IN WIDTH.

AREA LOCATED WITHIN FIRELANE TO BE STAMPED CONCRETE AND/OR OTHER APPROVED PAVING MATERIAL AS DETERMINED BY FIRE MARSHALL.

**121 SERVICE RD.**  
VARIABLE WIDTH R.O.W.

**NOTES**

- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
- ALL RADII ARE 1.5' UNLESS NOTED OTHERWISE.
- PARKING LOT LIGHT POLES MAY BE UP TO 16' TALL; HOWEVER, ALL OTHER LIGHTING SHALL BE NO MORE THAN 13' TALL.
- HVAC UNITS AND MECHANICAL EQUIPMENT NOT LOCATED WITHIN BUILDINGS TO BE PLACED ON ROOFS AND SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES PER REQUIREMENTS OF CITY OF MCKINNEY ORDINANCE.
- FENCES LOCATED AROUND POOL AREAS SHALL NOT OBSTRUCT FDC AND FIRE HYDRANT ACCESS.

**ZONING FAR SUMMARY TABLE**

PARENT TRACT	125.69 ACRES
FAR ALLOWED	4.5:1
PARENT TRACT FLOOR AREA ALLOWED	24,637,754 S.F.
MULTIFAMILY FAR ALLOWED, 25% OF PARENT TRACT FAR	1,125:1
MULTIFAMILY FLOOR AREA ALLOWED IN PARENT TRACT	6,159,438 S.F.
MULTIFAMILY FLOOR AREA PROPOSED (THE KINSTEAD)	520,068 S.F.
EXISTING FLOOR AREA (AVANA MCKINNEY RANCH)	472,794 S.F.
EXISTING FLOOR AREA (HEIGHTS AT LAKE FORREST)	381,794 S.F.
<b>TOTAL MULTIFAMILY FLOOR AREA PROPOSED</b>	<b>1,372,634 S.F.</b>

**SITE DATA SUMMARY TABLE**

ZONING:	PD 2007-01-005	LANDSCAPE DATA	
EXISTING USE:	UNDEVELOPED	INTERIOR LANDSCAPING	139,260 SQ. FT.
PROPOSED USE:	MULTI-FAMILY DEVELOPMENT	IMPERVIOUS AREA:	410,903 SQ. FT.
LOT AREA:	12.6 ACRES / 550,163 SQ. FT.	PUBLIC OPEN SPACE REQ.:	3,589 SQ. FT.
BUILDING HEIGHTS:	3 STORY UNITS (6 ea.) = 38'-6"	PUBLIC OPEN SPACE:	4,200 SQ. FT.
NUMBER OF BLDGS.	6	PARKING REQUIRED	
NUMBER OF DWELLING UNITS	386	PARKING REQUIRED	663
TOTAL BLDG. SQ. FOOTAGE:	338,881 SQ. FT.	1.5'1' BED + 2'2' BED + 2.5'3' BED	
REQUIRED PUBLIC OPEN SPACE		1.5'253 (1 BDRM) + 2'122 (2 BDRM) + 2.5'111 (3 BDRM)	
PER REC REQUIREMENTS:	5,401 SQ. FT.	(24 GARAGE W/O TANDEM; 0.5 SPACE PER)	
PROVIDED PUBLIC OPEN SPACE:	53,231 SQ. FT.	GARAGE PARKING REQ. = 30% OF # OF UNITS	116
SEATING REQUIRED:	72 L.F.	(HANDICAP REQUIRED = 2% OF TOTAL)	14
SEATING PROVIDED:		PARKING PROVIDED	
BENCHES:	72 L.F.	HEAD IN UNCOVERED PARKING SPACES	410
SEVEN PLANTERS (WITH SHADE TREE)		HEAD IN HANDICAP PARKING	16
9.5 L.F. PER PLANTER:	66 L.F.	PARALLEL PARKING	0
BENCH WALL (50 L.F.):		ENCLOSED PARKING	132
COUNTS DOUBLE PER CITY OF MCKINNEY ORDINANCE:	100 L.F.	TANDEM PARKING	108
TOTAL:	238 L.F.	TOTAL PARKING PROVIDED	666
		LOT COVERAGE	31% (173,356 SQ. FT.)
		FLOOR TO AREA RATIO	0.62:1
		DWELLING UNITS PER ACRE	30.56

**RECEIVED**  
By Planning Department at 9:42 am, Jun 27, 2016

**OWNER:**  
LAKE FOREST-MCKINNEY INVESTORS  
101 N ROBINSON AVE. SUITE 900  
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**ENGINEER:**  
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Master Planning  
Civil Engineering  
Land Development

**SANCHEZ**  
& ASSOCIATES

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Tel 469.424.5900  
sanchezadvisory.com  
Certificate of Registration No. F-8865

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

**THE KINSTEAD**

**SITE PLAN**

Scale: SEE GRAPHIC SCALE  
Designed by: TCS  
Drawn by: CDR  
Checked by: LAW  
Date: 6/27/2016  
Project No. 021 2-3-001

**EXHIBIT**