

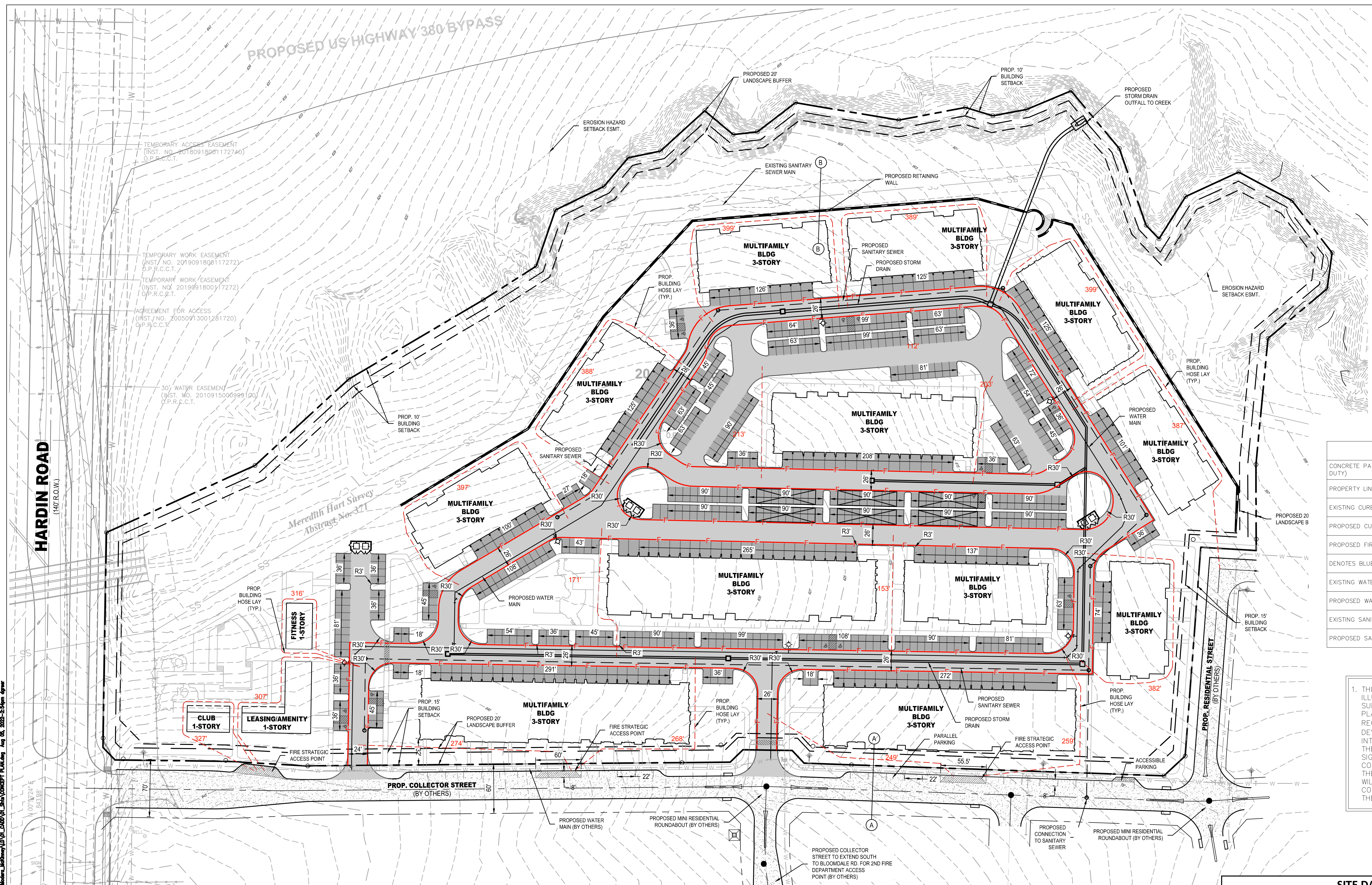
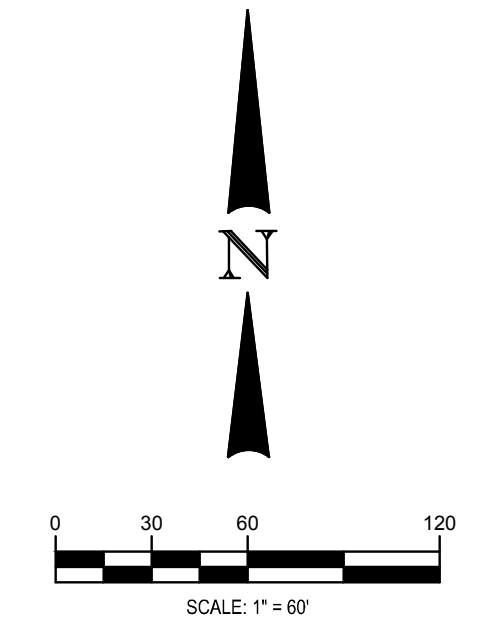


BGE, Inc.
 2595 Dallas Parkway, Suite 101
 Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPE Registration No. F-1046
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OWNER
BLOOMDALE 140, LP
 2600 Eldorado Parkway Suite 210
 MCKINNEY, TX 75070 TEL: (972) 562-2782 CONTACT: Kirby Jones

DEVELOPER
MILL CREEK RESIDENTIAL
 5910 N. Central Expwy., Ste. 1100
 Dallas, Texas 75206
 TEL: (469) 262-5766
 CONTACT: Neil Eastwood

MODERA MCKINNEY RIDGE
CONCEPT PLAN
 MILL CREEK RESIDENTIAL
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



LEGEND	
CONCRETE PAVEMENT (MEDIUM/LIGHT DUTY)	
PROPERTY LINE	
EXISTING CURB	
PROPOSED CURB	
PROPOSED FIRE LANE	
DENOTES BLUE PLACARD ADA STALLS	
EXISTING WATER	
PROPOSED WATER	
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	

CITY NOTES

1. THIS CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS CONCEPT PLAN, ALONG WITH THE DEVELOPMENT REGULATIONS (FOR PLANNED DEVELOPMENT REQUESTS), ARE INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS CONCEPT PLAN, AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR, WILL REQUIRE AN AMENDMENT TO THE CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
 BGE, INC.
 TEXAS REGISTERED ENGINEERING FIRM F-1046
 GARRETT M. SCOGGINS, P.E.
 TEXAS REGISTRATION NO. 137057
 AUGUST 05, 2022
 NOT FOR CONSTRUCTION

!!CAUTION!!
 Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

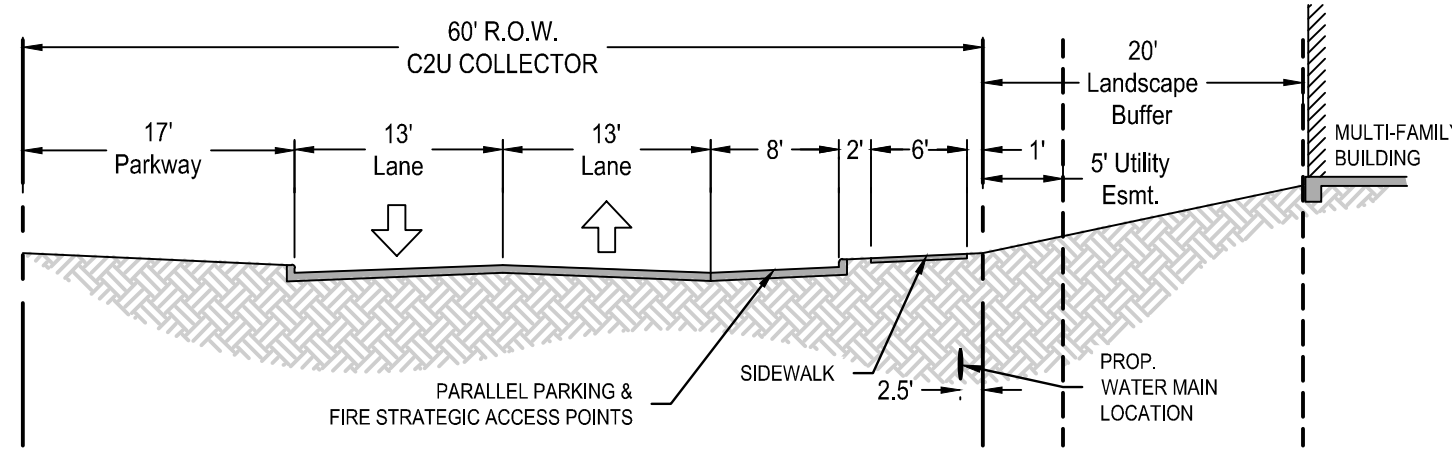
CAUTION !!!
 CONTACT 1-800-916-TESS
 48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV NO.	DATE	DESCRIPTION

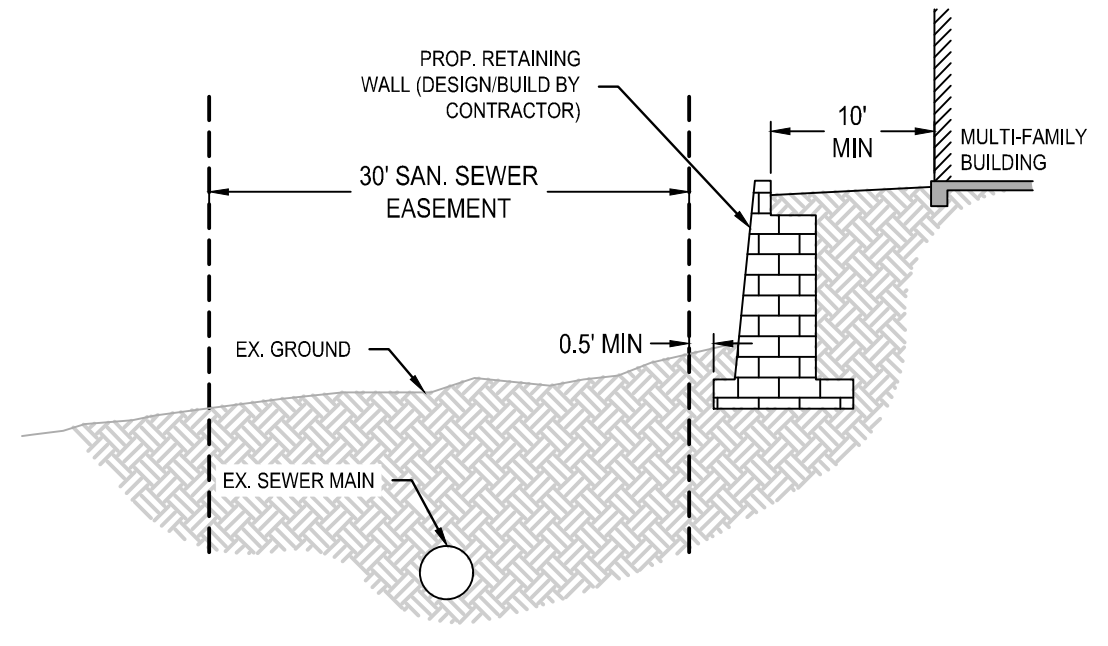
CHECKED BY: DG
 DESIGNED BY: CA
 DATE: 8-3-2022
 PROJECT NUMBER: 8884-01

SHEET NO
C-1.0

SITE DATA TABLE		
SITE INFORMATION		
LOT SIZE	20.26 AC	882,606 SQ. FEET.
MAX. UNITS	381 UNITS	18.8 UNITS/ACRE
BUILDING FOOTPRINT	154,978 SQ. FEET	18% LOT COVERAGE
BUILDING AREA	573,594 SQ. FEET	0.65 F.A.R.
PARKING		
REQUIRED		
1 BEDROOM UNITS		238
2 BEDROOM UNITS		137
3 BEDROOM UNITS		6
ADD. SPACE PER 2 BDRMS		265
TOTAL REQUIRED		646
PROVIDED		
SURFACE PARKING		307
CARPORT PARKING		47
TANDEM PARKING		154
GARAGE PARKING		154
TOTAL PROVIDED		662



TYPICAL STREET SECTION A-A
 N.T.S.



TYPICAL WALL SECTION B-B
 N.T.S.

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