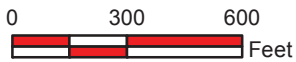
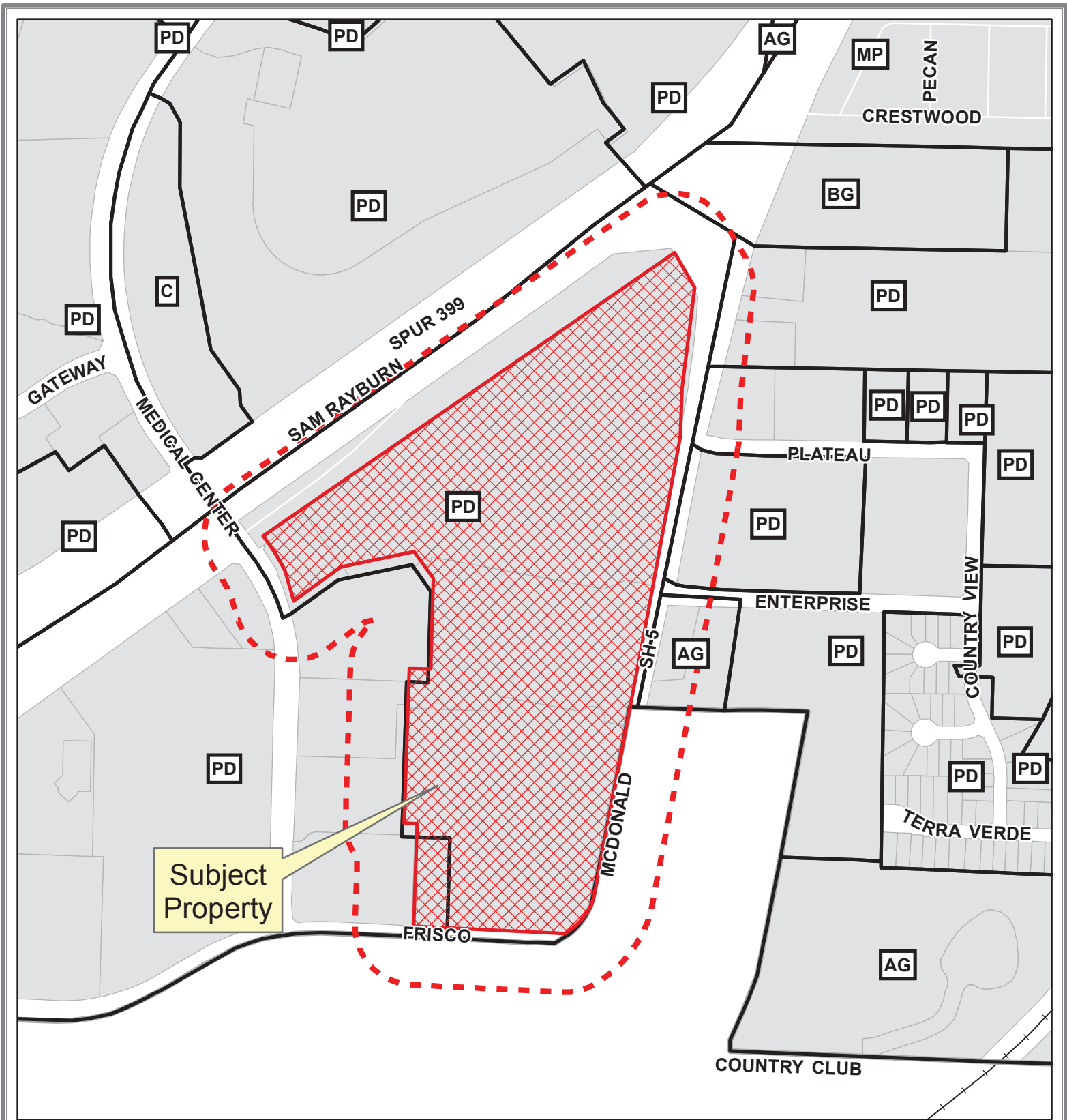
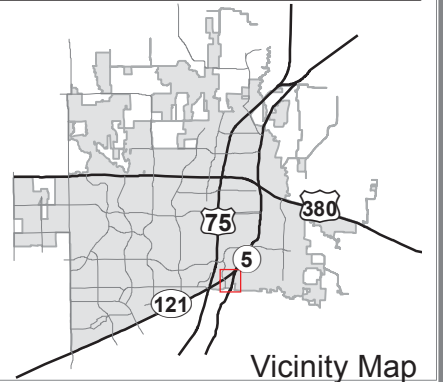


Exhibit A



Notification Map

Case: 17-262Z



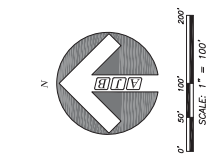
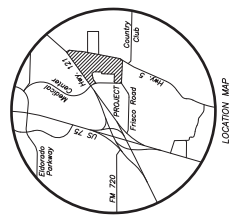
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

Path: S:\MCKGIS\Notification\Projects\2017\17-262Z.mxd

Exhibit B

LINE	BEARING	DISTANCE	AREA	PERIMETER	CURVED LENGTH	CURVED BEARING
1	N 0°00'00" W	275.44	0.00	275.44	0.00	0.00
2	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
3	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
4	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
5	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
6	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
7	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
8	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
9	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
10	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
11	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
12	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
13	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
14	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
15	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
16	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
17	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
18	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
19	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
20	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
21	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
22	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
23	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
24	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
25	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
26	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
27	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
28	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
29	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
30	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
31	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
32	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
33	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
34	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
35	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
36	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
37	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
38	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
39	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
40	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
41	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
42	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
43	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
44	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
45	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
46	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
47	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
48	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
49	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
50	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
51	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
52	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
53	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
54	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
55	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
56	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
57	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
58	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
59	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
60	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
61	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
62	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
63	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
64	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
65	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
66	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
67	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
68	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
69	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
70	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
71	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
72	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
73	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
74	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
75	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
76	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
77	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
78	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
79	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
80	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
81	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
82	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
83	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
84	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
85	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
86	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
87	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
88	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
89	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
90	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
91	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
92	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
93	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
94	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
95	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
96	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
97	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00
98	N 0°00'00" W	100.00	100.00	100.00	0.00	0.00
99	S 84°00'00" W	100.00	100.00	100.00	0.00	0.00
100	N 10°00'00" W	100.00	100.00	100.00	0.00	0.00

The owners of Block A, Lot 4 of this plat shall be solely responsible for the maintenance of the storm water detention system. The owner shall further hold the city of McKinney harmless from any damages to public utility lines that may be caused by the storm water detention system. The owner shall be responsible for the maintenance of the referenced system, although it retains the right to enter upon the easement for public purposes.



LEGEND
 Hatched Area: Iron Road Section
 Dashed Line: Deed Records of Dallas County, Texas

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

THE PURPOSE FOR THIS PRELIMINARY-FINAL PLAT IS TO CREATE 3 LOTS.

PRELIMINARY/FINAL PLAT
MCKINNEY MEDICAL CENTER
LOTS 2, 3 AND 4, BLOCK A

49,189 ACRES OUT OF THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449, COUNTY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owner: MCKINNEY MED CENTER, L.P., a Texas limited partnership
 5400 NORTH DALLAS PARKWAY
 FRISCO, TEXAS 75034 (214) 618-3800

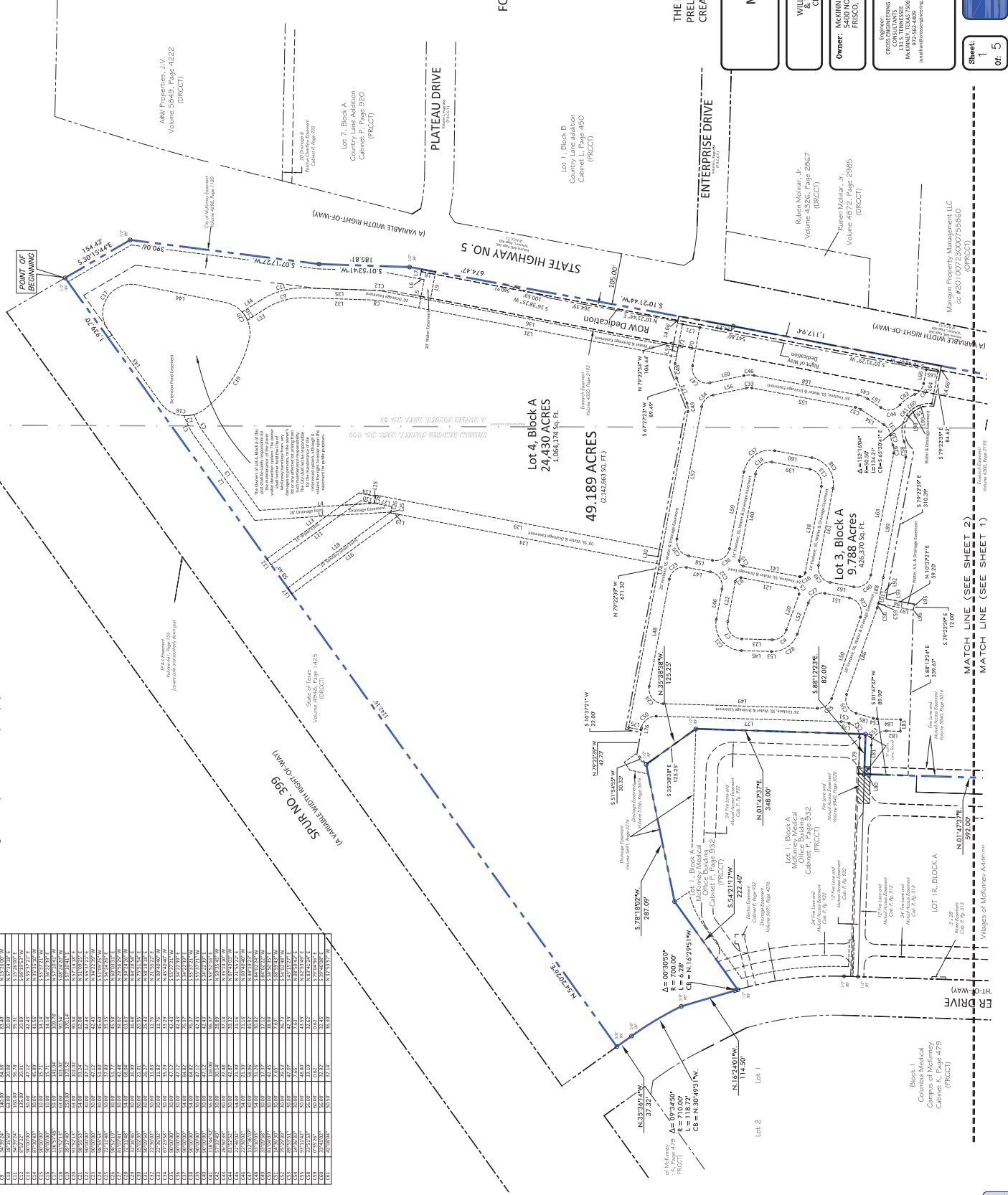
Engineering CONSULTANTS: MCKINNEY, TEXAS 75069
 (972) 562-4400
 pmc@mcinneygroup.com

Checked By: A.J. Bedford
P.C.: D. Coyer
Technician: Bedford
Drawn By: L. Spaulding
Job No.: 144-033

Scale: 1" = 100'
Date: March 7, 2014
File: MEDICAL PLAT 19.07.14
Drawn: L. Spaulding
 301 North Alma Road - Rockwall, Texas 75087
 (972) 722-0255, fax (972) 722-0261, www.alfbedfordgroup.com

Sheet: 1 of 5

Bedford Group, Inc.
 Registered Professional Land Surveyors
 TPRS REG. 010318300



RECEIVED
 By Planning Department at 746 am, Sep. 08, 2017

Exhibit C

McKinney Urban Village Proposed Development Standards

It is within this context that we request the City consider our zoning request to be approved with the following specific amendments to PD 96-11-51:

- Multifamily developments shall not be required to be gated.
- Parking for Multi-family uses shall be one (1) space for each bedroom in all dwelling units, plus three (3) spaces per one thousand square feet (1000 sf) for any common facility and management office.
- Multifamily development shall be limited to a minimum of 25 units per gross acre, and a minimum of three stories
- Parking may be provided through a combination of head-in parking on private streets built within an urban streetscape condition, "tuck under" spaces in ground level garages and interior parking courtyards. No screening from public thoroughfares shall be required of any openings in interior parking courtyards or head-in parking along private streets.
- Elevated parking structures are also allowable, so long as any garage elevation wider than 40 feet within immediate public view is finished with conforming architectural colors or materials as the main multi-family structures.
- In mixed-use areas, shared parking will be allowable upon review and approval of proposed sharing by Director of Planning.
- Screening walls shall not be required for any perimeter condition of any block.
- Each primary street facing elevation of each building longer than 5 feet shall be finished with at least 50 percent masonry. Non street facing primary elevations of each building longer than 5' shall be finished with at least 30% masonry. Facades shorter than 5 feet shall not have such requirement.
- All units to have access to the outdoors through a porch, balcony , or balconette. If a porch is provided, it is to be at least 25 square feet in area. If a balcony is provided, it is to be at least 20 square feet in area. A balconette shall be a railing mounted to the front of a double door interior swing assembly to the unit.
- Fiber cement panels are allowable as primary cladding on roof chimneys;
- All covered surface parking may be constructed of steel frame with gabled standing seam steel roofs, and steel columns clad in painted wood.

Exhibit C

- Sidewalk stoops to ground level covered unit patios are not required to have a covering/roof structure.
- Minimum of 4" caliper street tree sizing