



**SITE DATA SUMMARY TABLE**

EXISTING ZONING:	AGRICULTURAL DISTRICT (AG)	
OVERLAY DISTRICT:	REGIONAL EMPLOYMENT CENTER (REC)	
PROPOSED ZONING:	PLANNED DEVELOPMENT (PD) - NEIGHBORHOOD COMMERCIAL DISTRICT (C1)	
OVERLAY DISTRICT:	NONE	
PROPOSED LOT AREA:	LOT 1 ±49,882 SF (±1.145 AC)	LOT 2 ±53,683 SF (1.232 AC)
BUILDING INFORMATION PROPOSED USE:	1 BUILDING ASSISTED LIVING FACILITY	1 BUILDING ASSISTED LIVING FACILITY
DWELLING UNITS (BEDROOMS):	21 BEDROOMS EACH 27 BEDS	21 BEDROOMS EACH 27 BEDS EACH
BUILDING AREA:	±12,792 SF	±12,792 SF EACH
FLOOR AREA RATIO:	0.2564	0.2383
PARKING REQUIRED: (1 SPACE PER 4 BEDS)		
TOTAL SPACES:	7 SPACES	7 SPACES
ACCESSIBLE:	1 SPACE	1 SPACE
PARKING PROVIDED:		
TOTAL SPACES:	7 SPACES	7 SPACES
ACCESSIBLE:	1 SPACE	1 SPACE

ZONING EXHIBIT  
REMAINDER OF 50-ACRE TRACT, SHAFFER JONES - 2.3775 ACRES  
OF  
COLLIN COUNTY APPRAISAL DISTRICT TRACT NO. 2  
OUT OF THE OLIVER HEDGECOX, ABSTRACT NO. 392  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DATE: 02/25/2015

<b>OWNER</b> ESTATE OF ALNE JONES 21 COUNTY RIDGE ROAD MELISSA, TX 75444-8900 CO-SUBSIDIARIES: CAROLYN PITTS CORBIN CLIFFORD JONES	<b>DEVELOPER</b> AVALON HOMES 5339 ALPHA ROAD SUITE 300 DALLAS, TEXAS 75240 PHONE: 972.701.9636 DYLAN T. BRADSHAW, P.E. FRM # 1-12600	<b>ENGINEER</b> HPCivl engineering, LLC 5339 ALPHA ROAD SUITE 300 DALLAS, TEXAS 75240 PHONE: 972.701.9636 DYLAN T. BRADSHAW, P.E. FRM # 1-12600
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Engineer of Record: DTB  
Drawn by: DTB  
Date Plotted: 01/27/2015

Issue for Pricing / Bidding:	N/A	
Issue for Permit Application:	N/A	
Issue for Construction:	N/A	
Revisions:		
#	DATE	COMMENTS

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**MCKINNEY RANCH PARKWAY**  
**AVALON HOMES**  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**HPCivl engineering, LLC.**  
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TX REGISTERED ENGINEERING FIRM F-12600  
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SHEET CONTENTS:  
**PLANNED DEVELOPMENT (PD) EXHIBIT**  
SHEET NO.

**PDX-1**  
HPCE 15051

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USER: dbrackshaw DATE/TIME: Fri 25 2015 4:59pm