

FILE: X:\Projects\15-208-REZ\15-208-REZ\Drawings\15-208-REZ\15-208-REZ.dwg XREFS: SITE: 15-208-REZ.dwg SURVEY: 15-208-LEL.dwg UTILITY: 15-208-LEL.dwg STAKE: 15-208-2.dwg
 USER: jacob DATE: 12/10/2015 10:52:53am

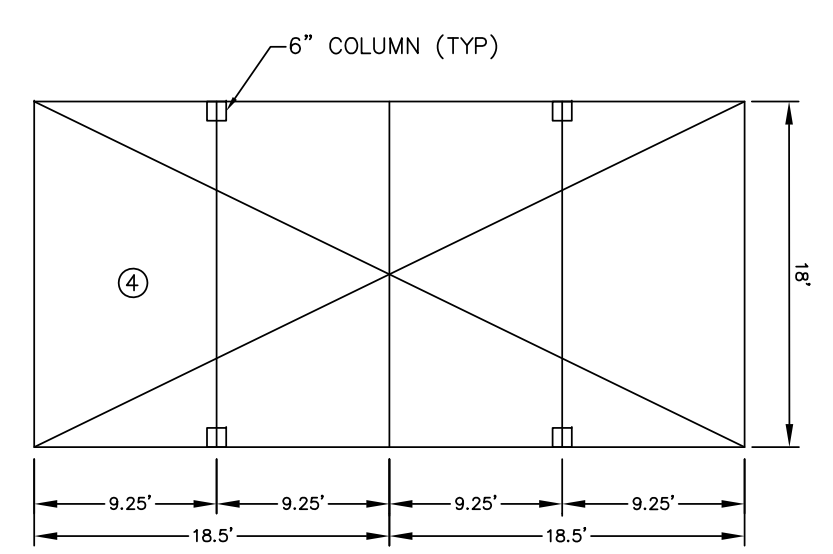
(SHEET 1 of 2)
MATCH LINE

$R=760.00$
 $L=260.96$
 $T=131.78$
 $CB=N12^{\circ}02'42"E$
 $CD=259.68$

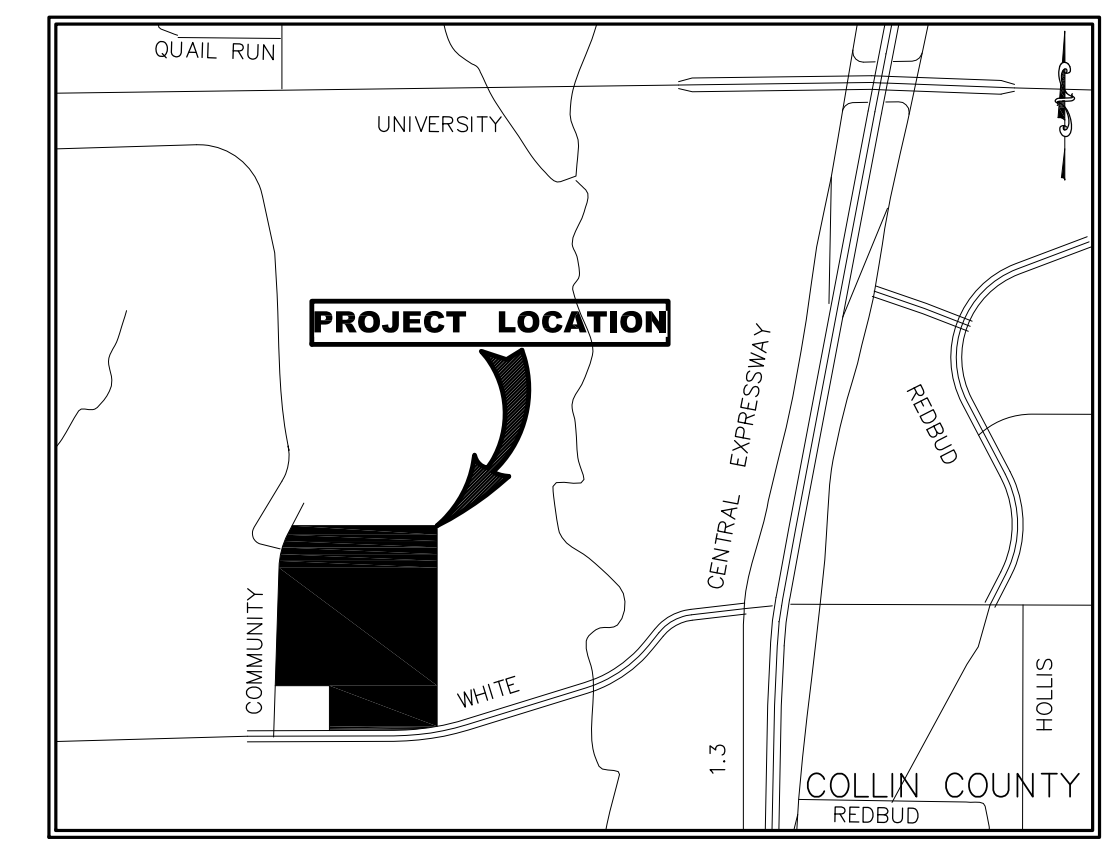
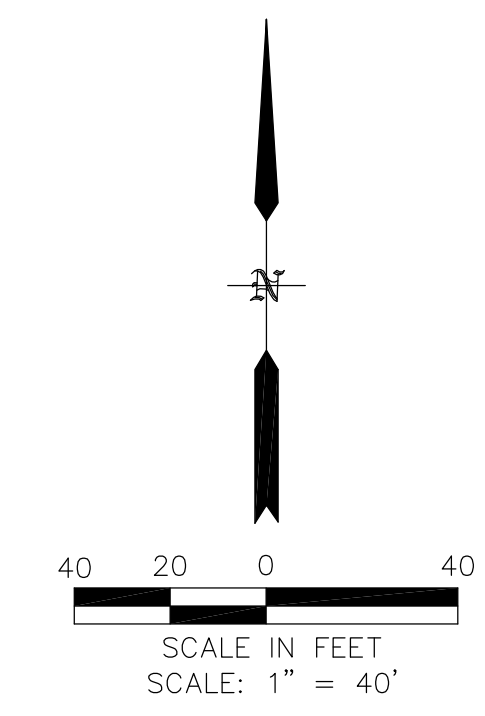
PROPOSED DOUBLE
 5' ACCESS GATES
 $S87^{\circ}43'51"E$
 42.68'

$S87^{\circ}27'28"E$ 546.93'

WELLS FARGO BANK, NATIONAL ASSOCIATION
 CCF #20101209001349230
 D.R.C.C.T.
 EX. LANDUSE: AG
 ZONING: O



CARPORT DETAIL
(NOT TO SCALE)



VICINITY MAP
(1" = 1000')

Engineer of Record:
 Drawn by: 12/10/2015
 Date Plotted: 12/10/2015
 Issue for Pricing / Bidding: -
 Issue for Permit Application: -
 Issue for Construction: -

#	DATE	COMMENTS

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LEGEND

ROW	RIGHT-OF-WAY
D.L.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.S.E.	WATER LINE EASEMENT
ESMT.	EASEMENT
B.F.E.	BARRIER FREE RAMP
O.P.E.C.C.T.	OFFICIAL PLAT RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY, TEXAS

	OPEN PARKING WITH NUMBER OF SPACES
	COVERED PARKING (CARPORT) WITH NUMBER OF SPACES
	ENCLOSED PARKING (GARAGE) WITH NUMBER OF SPACES
	COVERED PORCH
	UNCOVERED PATIO
	PRIVATE WOOD FENCE WITH GATE
	WROUGHT IRON FENCE
	MASONRY SCREENING WALL
	FIRELANE (ALL PVMT. TO BE REINFORCED CONCRETE IN ACCORDANCE WITH CITY STANDARDS)
	PROP. BUILDING SETBACK
	PROP. LANDSCAPE BUFFER
	PROP. WATER LINE EASEMENT

- AMENITIES (3 REQUIRED BASED ON THE TOTAL NUMBER OF DWELLING UNITS):
- 1,000 SF SWIMMING POOL (MIN) WITH 10' DECK.
 - JACUZZI/HOT TUB (TO ACCOMMODATE 8 PEOPLE).
 - PUTTING GREEN (1,000SF MINIMUM).

- SITE PLAN GENERAL NOTES:
- SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A SOLID METAL GATE PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S 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 RESIDENTIAL PROPERTIES.
 - LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
 - ALL AREAS OUTSIDE PRIVATE FENCING & PAVEMENT SHALL BE UTILIZED FOR OPEN SPACE & LANDSCAPING. REFER TO LANDSCAPING PLANS FOR DETAILED LANDSCAPE LOCATION.

PARKING TYPE	NUMBER OF SPACES	%
OPEN & COVERED	218	78.4%
GARAGE	59	21.6%
TOTALS	278	

UNIT TYPE (# BDRMS)	TOTAL UNITS	PERCENTAGE OF TOTAL
1	24	20%
2	51	43%
3	43	36%
TOTALS	118	100%
PROPERTY AREA:	12.0 AC	
DENSITY:	9.84 UNITS/AC	

SITE DATA SUMMARY TABLE	
ITEM	
GENERAL SITE DATA	
ZONING	PD 98-04-24
LAND USE	MULTIFAMILY RESIDENCE
LOT AREA (SQUARE FEET & ACRES)	522,587 SF // 11.997 AC
BUILDING FOOTPRINT AREA (SQUARE FEET)	118,300 SF
BUILDING HEIGHT (FEET - DIST TO TALLEST BUILDING ELEMENT)	
RENTAL UNITS (FEET)	20 FT // 1 STORY
LEASING CENTER (FEET)	30 FT // 1 STORY
LOT COVERAGE (PERCENT - X.XX%)	22.6%
FLOOR AREA RATIO (RATIO: X.XX:1)	0.226:1
PARKING	
1 SPACE PER UNIT + 1/2 SPACE PER BEDROOM	246
GARAGES REQUIRED (MIN. 50% OF UNITS MUST HAVE AN ENCLOSED SPACE)	59
ADDITIONAL GARAGE PARKING REQUIRED (ADDITIONAL 0.5/EACH REQUIRED GARAGE)	30
TOTAL PARKING REQUIRED (OPEN, COVERED AND GARAGE)	276
TOTAL PARKING PROVIDED	278
REQUIRED HANDICAPPED PARKING (2% OF TOTAL)	6
TOTAL HANDICAPPED PARKING PROVIDED	8
LANDSCAPING	
MINIMUM LANDSCAPE REQUIREMENTS (10% OF THE TOTAL SITE AREA)	52,259 SF
PROVIDED SITE LANDSCAPE AREA (PER PRELIMINARY LANDSCAPE PLANS)	+90,000 SF

DEVELOPER:
NEXMETRO COMMUNITIES
 668 NORTH CENTRAL EXPRESSWAY, SUITE 275
 DALLAS, TEXAS 75208
 CONTACT: MR. JON VANDEVOORDE
 (214) 784-0879

ENGINEER:
HP CIVIL ENGINEERING, LLC.
 5539 ALPHA ROAD, SUITE 300
 DALLAS, TEXAS 75240
 CONTACT: MS. LOREI LUSK, PE
 (214) 269-5138

PROPERTY OWNER:
COMMUNITY 12 INVESTORS, LLC
 3202 WEST MARCH LANE, SUITE A
 STOCKTON, CA 95219
 CONTACT: MR. PAT MATTHEWS
 (219) 951-6190

SURVEYOR:
REALSEARCH OF TEXAS, LLC
 PO BOX 1006
 GODLEY, TEXAS 76044
 CONTACT: MR. JEREMY DEAL
 (817) 937-2655

SITE PLAN (SHEET 2 OF 2)
AVILLA - MCKINNEY
 MCKINNEY, COLLIN COUNTY, TEXAS

HPCivil engineering, LLC.
 5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
 972.701.9636 (OFFICE) 972.701.9639 (FAX)
 TX REGISTERED ENGINEERING FIRM F-12600
 WWW.HPCIVIL.COM

SHEET DESCRIPTION:
SITE PLAN
(SHEET 2 OF 2)

SHEET NO.

HPCE #15-328