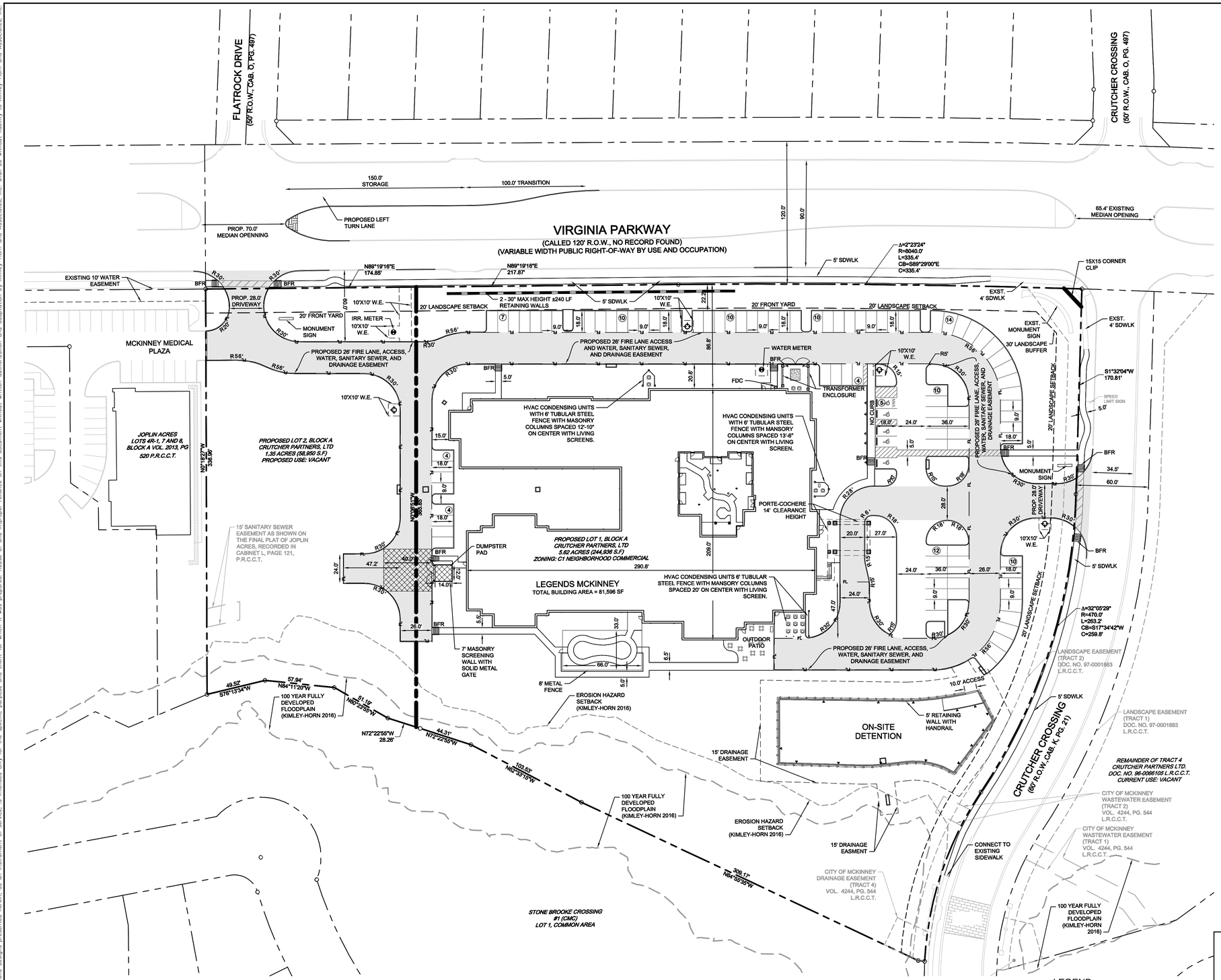
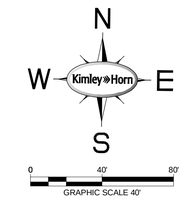




CITY OF MCKINNEY NOTES

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'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.

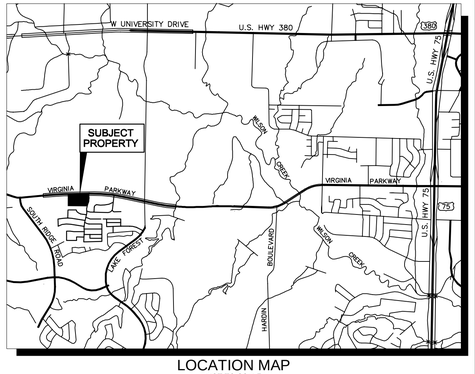
LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

DETENTION POND NOTE

THE OWNERS OF BLOCK A, LOT 1 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 DAMAGE TO PERSONS, TO THE OWNER'S LOT OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED SYSTEM, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES.

LOT 1 DATA SUMMARY TABLE

ZONING	C1
PROPOSED USE	ASSISTED LIVING
LOT AREA	244,936 SF (5.62 AC)
BUILDING AREA	81,596 SF
BUILDING FOOTPRINT AREA	45,718 SF
BUILDING HEIGHT	2 - STORY, 35'
LOT COVERAGE	18.67%
FLOOR TO AREA RATIO	0.33:1
PARKING REQUIRED	24 (1 STALL/4 BEDS, 95 BEDS)
TOTAL PARKING PROVIDED	100
TOTAL HANDICAP REQUIRED	1 SPACE
TOTAL HANDICAP PROVIDED	5 SPACES
SQ. FT. IMPERVIOUS SURFACE	130,100 SF



LOCATION MAP
NOT TO SCALE

LEGEND

PROPERTY LINE	EX.WATER METER
FIRE LANE	EX. FIRE HYDRANT (FH)
EX. WATER LINE	EX. STORM MANHOLE
EX. SANITARY SEWER LINE	EX. STORM INLET
EX. OVERHEAD ELECTRIC	EX. SAN. SWR. MANHOLE
EX. LIGHT POLE	EX. SIGN
EROSION HAZARD SETBACK	BARRIER FREE RAMP (BFR)
100 YR FLOODPLAIN	PROP. FIRE DEPARTMENT CONNECTION
PROP. CURB INLET	PROP. FIRE HYDRANT (FH)
PROP. AREA INLET	PROP. WATER METER

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL RADII ARE 3' UNLESS NOTED OTHERWISE.

SITE PLAN
LEGENDS MCKINNEY
BLOCK A, LOT 1 & 2

6.98 AC
SITUATED IN THE
JAMES MCREYNOLDS SURVEY, ABSTRACT NO. 578
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER/APPLICANT:
Crutcher Partners, LTD
406 S. Tennessee St.
McKinney, TX 75069
Ph: (972) 529-0952

CIVIL ENGINEER:
Kimley»Horn
5750 Genesis Ct. Suite 200
Frisco, TX 75034
Contact: David Kochalka P.E.
Phone: (972) 335-3580
Fax: (972) 335-3779

DATE OF PREPARATION: 05/16/2016

No.	REVISIONS	DATE	BY

Kimley»Horn
5750 GENESIS COURT, SUITE 200, FRISCO, TX 75034
PHONE: 972-335-3580 FAX: 972-335-3779
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer DAVID K. KOCHALKA
P.E. No. 87781 Date 05/16/2016

KHA PROJECT 069178001
DATE 05/16/2016
SCALE AS SHOWN
DESIGNED BY: NMH
DRAWN BY: NMH
CHECKED BY: DKK

LEGENDS MCKINNEY
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

SITE PLAN

SHEET NUMBER
1 OF 1

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Kochalka LS:
IMAGES XREF: XREF-z208 - XREF-IBlnfo - XREF-xSite - XREF-xPave - XREF-xFloodplain_AlignedtoCivilLocation - XREF-xUtil - XREF-xEnvironHaz - XREF-xSheExt - XREF-xSim - XREF-xUtilExt
PLOTTED BY Kochalka, David
DWG NAME K:\FRI_CIVIL\069317800\-LEGEND MCKINNEY\DWG\PLAN SET\LOT 1 SITE PLAN.DWG
LAST SAVED 5/12/2016 10:57 AM