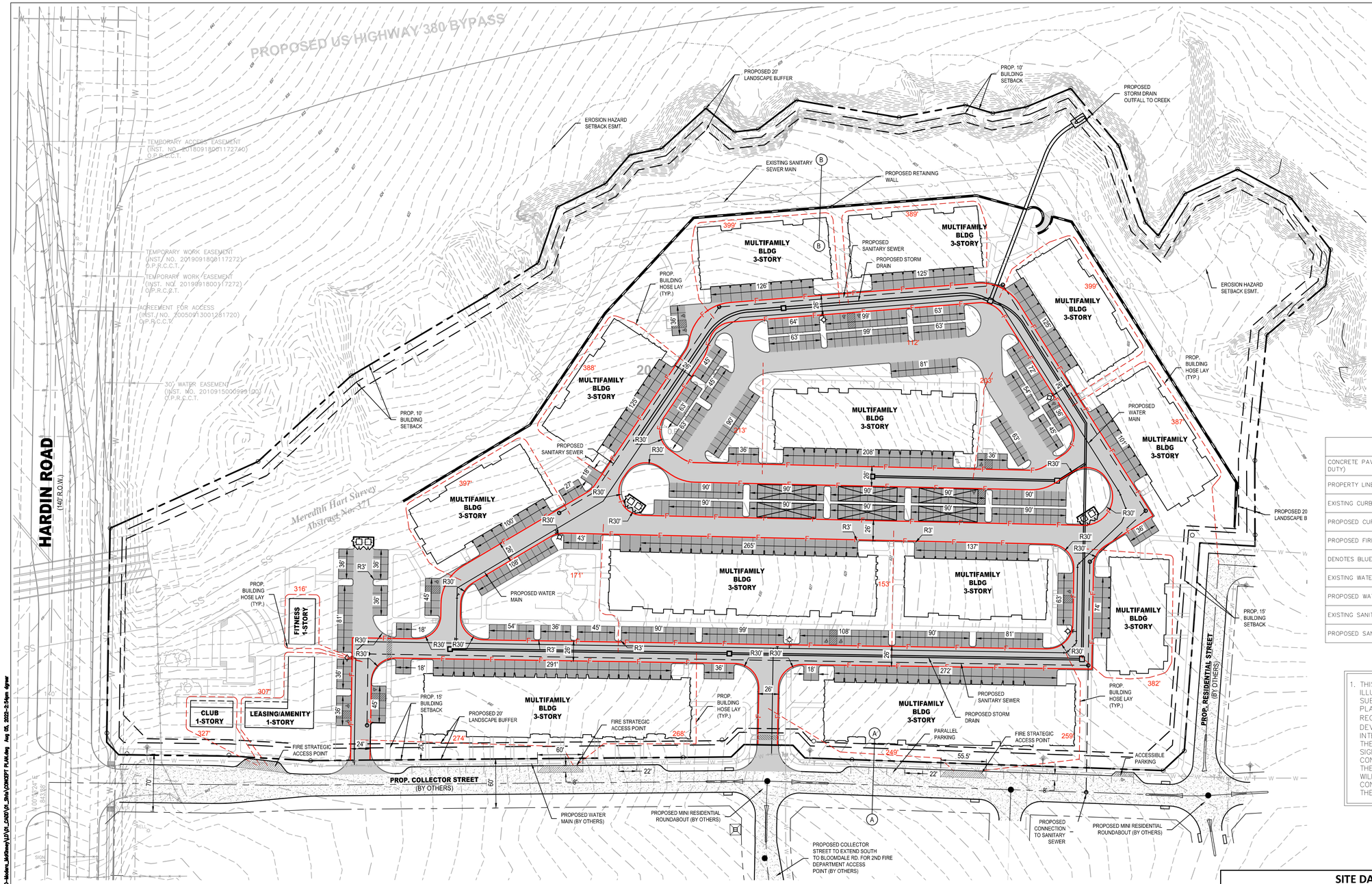
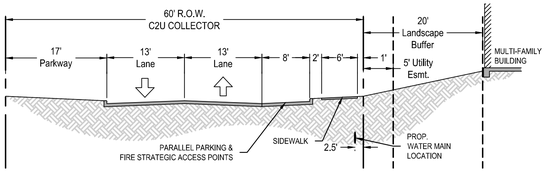
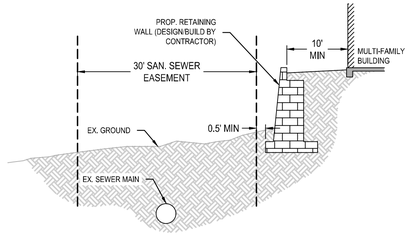


LEGEND	
CONCRETE PAVEMENT (MEDIUM/LIGHT DUTY)	
PROPERTY LINE	
EXISTING CURB	
PROPOSED CURB	
PROPOSED FIRE LANE	FL
DENOTES BLUE PLACARD ADA STALLS	
EXISTING WATER	Ex. WL
PROPOSED WATER	
EXISTING SANITARY SEWER	Ex. SS
PROPOSED SANITARY SEWER	



TYPICAL STREET SECTION A-A

N.T.S.



TYPICAL WALL SECTION B-B

N.T.S.

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

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.

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) 262-5786
CONTACT: Neil Eastwood

MODERA McKINNEY RIDGE

CONCEPT PLAN

MILL CREEK RESIDENTIAL

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

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-DIG-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

G:\TXM\Projects\MB_Creek_Residential_Tract_LLC\10348-00-Modera_McKinney\LD\PL_CAD\PL_Sheet\CONCEPT PLAN.dwg Aug 05, 2022 - 2:54pm dgner