

VICINITY MAP  
(Not to Scale)

Lot 9, Block A  
North Texas Athletic Center Addition  
Cabinet 2009, Page 384  
(PRCCT)

LOT 1, BLOCK A  
Alma Plaza ADDITION  
CABINET 2015 PAGE 258 (PRCCT)

Lot 1R2, Block A  
North Texas Athletic Center Addition  
Cabinet 2017, Page 719  
(PRCCT)

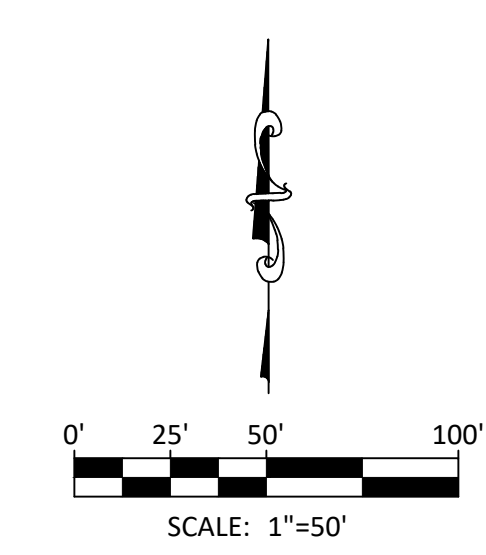
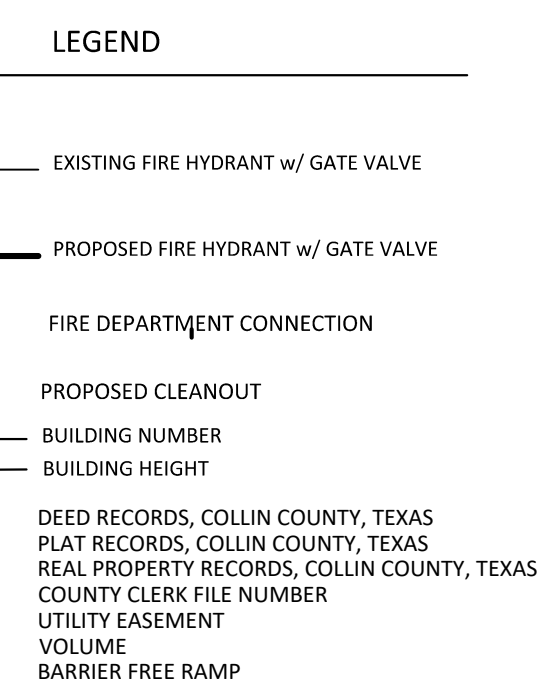
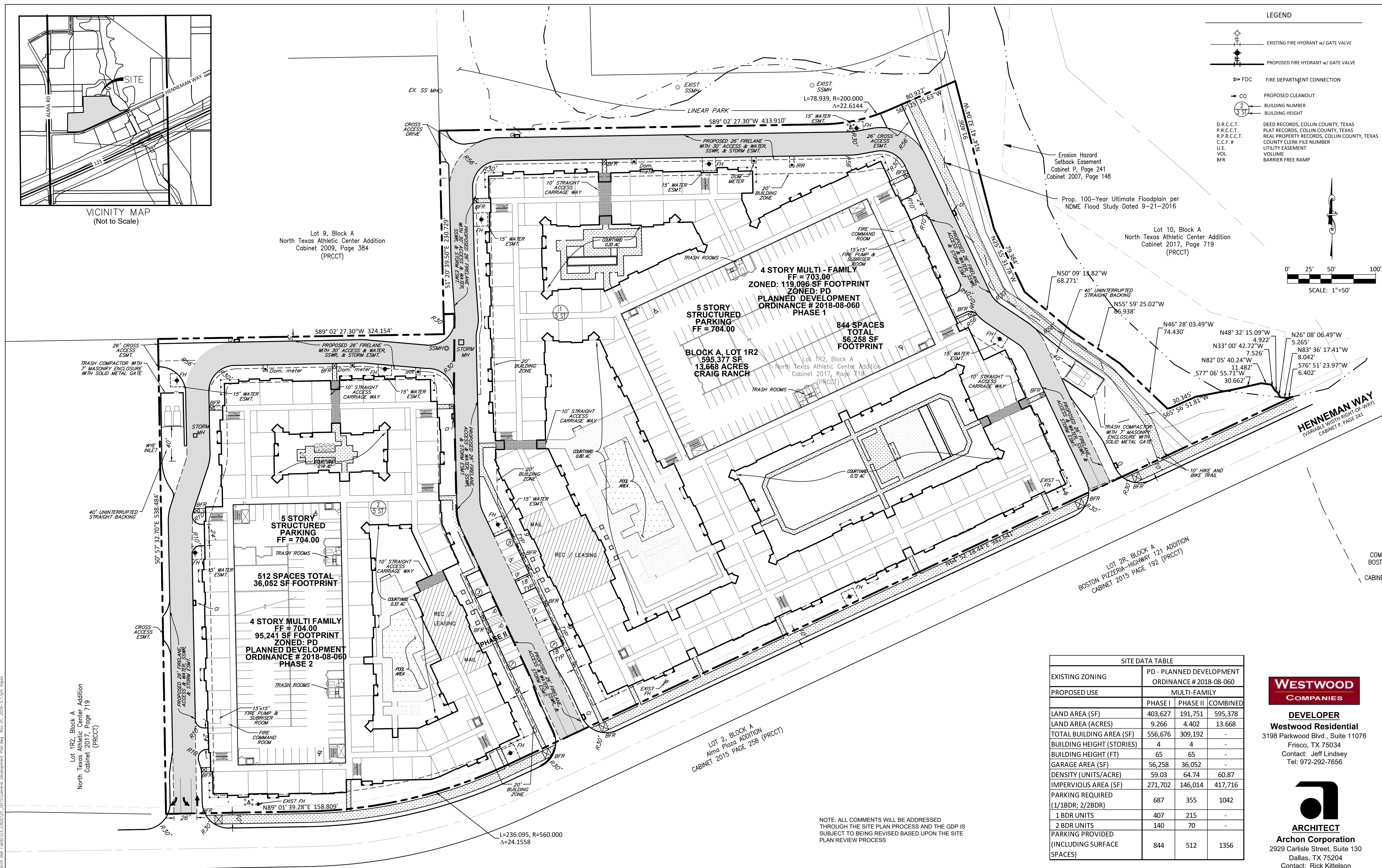
- CITY OF MCKINNEY SITE PLAN NOTES:**
- SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH 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 AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

- GENERAL SITE PLAN NOTES:**
- ALL DUMPSTER'S WILL HAVE A MINIMUM 7' REQUIRED MASONRY ENCLOSURE. ALL DUMPSTER LOCATIONS WILL BE CLEAR ACCESS.
  - ALL FIRE LANE RADI ARE 30- FEET MINIMUM.
  - ALL FIRE LANES ARE 24- FEET WIDE MINIMUM.
  - ALL GATES SHALL COMPLY WITH THE APPLICABLE FIRE CODE.
- FLOOD NOTE:**  
ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) MAP NO. 48121C0440G, DATED APRIL 18, 2011, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ADA NOTE:**  
HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.

- BENCHMARKS:**
- BM 1: CITY OF MCKINNEY GPS MONUMENT #53  
ALUMINUM DISC STAMPED CM #54 SET AT THE NORTH-WESTERLY CORNER OF A CONCRETE STORM DRAIN INLET, IN THE WESTERLY EDGE OF THE SOUTHWESTERLY LANES FOR S. RIDGE ROAD, AND BEING APPROXIMATELY 125' NORTH OF THE NORTHERLY CURB LINE FOR THE WEST BOUND LANES OF MCKINNEY RANCH PKWY.  
N=7109612.72570  
E=2520976.28220  
ELEV=733.18'
- BM 2: CITY OF MCKINNEY GPS MONUMENT #54  
ALUMINUM DISC STAMPED CM #53 SET IN THE NORTHEASTERLY CORNER OF A CONCRETE STORM DRAIN INLET IN THE NORTH-WESTERLY LINE OF STATE HIGHWAY NO. 121 SERVICE ROAD, AND ALSO BEING APPROXIMATELY 217' FROM THE NORTHEASTERLY CURB LINE FOR THE NORTH BOUND LANES OF CUSTER ROAD.  
N=7097183.29280  
E=2509625.72960  
ELEV=659.56'

NOTE: ALL COMMENTS WILL BE ADDRESSED THROUGH THE SITE PLAN PROCESS AND THE GDP IS SUBJECT TO BEING REVISED BASED UPON THE SITE PLAN REVIEW PROCESS

- AMENITIES:** (Refer to details on Landscape Plan)
- PHASE I**
- 1 - FITNESS CENTER
  - 2-3 - SWIMMING POOLS (2)
  - 4 - BBQ GRILLS (4 TOTAL WITH SHADED SEATING)
  - 5 - ARBOR/TRELLIS
- PHASE II**
- 6 - FITNESS CENTER
  - 7 - SWIMMING POOL
  - 8 - BBQ GRILLS (4 TOTAL WITH SHADED SEATING)
- NOTE:**
- NO MORE THAN 600 UNITS ARE PERMITTED WITHOUT THE PARK IMPROVEMENTS BEING COMPLETED.
  - ALL HVAC UNITS WILL BE LOCATED ON THE ROOF(S) OF EACH BUILDING.
  - AMENITIES WILL HAVE TO MEET ALL SPECIFICATIONS WITHIN THE ZONING ORDINANCE



**SITE DATA TABLE**

EXISTING ZONING	PD - PLANNED DEVELOPMENT ORDINANCE # 2018-08-060		
PROPOSED USE	MULTI-FAMILY		
	PHASE I	PHASE II	COMBINED
LAND AREA (SF)	403,627	191,751	595,378
LAND AREA (ACRES)	9.266	4.402	13.668
TOTAL BUILDING AREA (SF)	556,676	309,192	-
BUILDING HEIGHT (STORIES)	4	4	-
BUILDING HEIGHT (FT)	65	65	-
GARAGE AREA (SF)	56,258	36,052	-
DENSITY (UNITS/ACRE)	59.03	64.74	60.87
IMPERVIOUS AREA (SF)	271,702	146,014	417,716
PARKING REQUIRED (1/1BDR; 2/2BDR)	687	355	1042
1 BDR UNITS	407	215	-
2 BDR UNITS	140	70	-
PARKING PROVIDED (INCLUDING SURFACE SPACES)	844	512	1356

**WESTWOOD COMPANIES**

**DEVELOPER**  
**Westwood Residential**  
3198 Parkwood Blvd., Suite 11076  
Frisco, TX 75034  
Contact: Jeff Lindsey  
Tel: 972-292-7656

**ARCHITECT**  
**Archon Corporation**  
2929 Carlisle Street, Suite 130  
Dallas, TX 75204  
Contact: Rick Kittelson  
Tel: 214-526-0731

**LANDSCAPE ARCHITECT**  
**Enviro Design**  
7424 Greenville Ave.  
Dallas, TX 75231  
Contact: Scott Falco  
Tel: 214-987-3010

**ENGINEER/SURVEYOR**  
**BGE, Inc.**  
2595 Dallas Pkwy, Suite 204  
Frisco, TX 75034  
TBPE Registration No. F-1046  
Contact: Jaime Beard • (972)-464-4819

**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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**DEVELOPER**  
**Westwood Residential**  
3198 Parkwood Blvd, Suite 11076  
Frisco, TX 75034  
TEL: (972) 292-7656  
CONTACT: JEFF LINDSEY

**Archon Corporation 2929**  
Carlisle Street, Suite 130 Dallas,  
TX 75204  
TEL: (214) 526-5749  
CONTACT: RICK KITTELSON

**WESTWOOD RESIDENTIAL**

**GENERAL DEVELOPMENT PLAN**

**CRAIG RANCH**  
LOT 3, BLOCK A  
MULTI-FAMILY

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  
JAIME R. BEARD, P.E.  
TEXAS REGISTRATION NO. 90857  
November 1, 2018

**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: JRB  
DESIGNED BY: JFL  
DATE: OCTOBER, 2018  
PROJECT NUMBER: 00006188-00

SHEET NO.  
OF 21