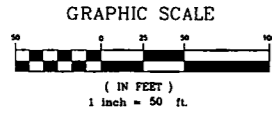


BUILDING PERMITS COPY



MATCHLINE - SEE SHEET "SITE PLAN - 1"

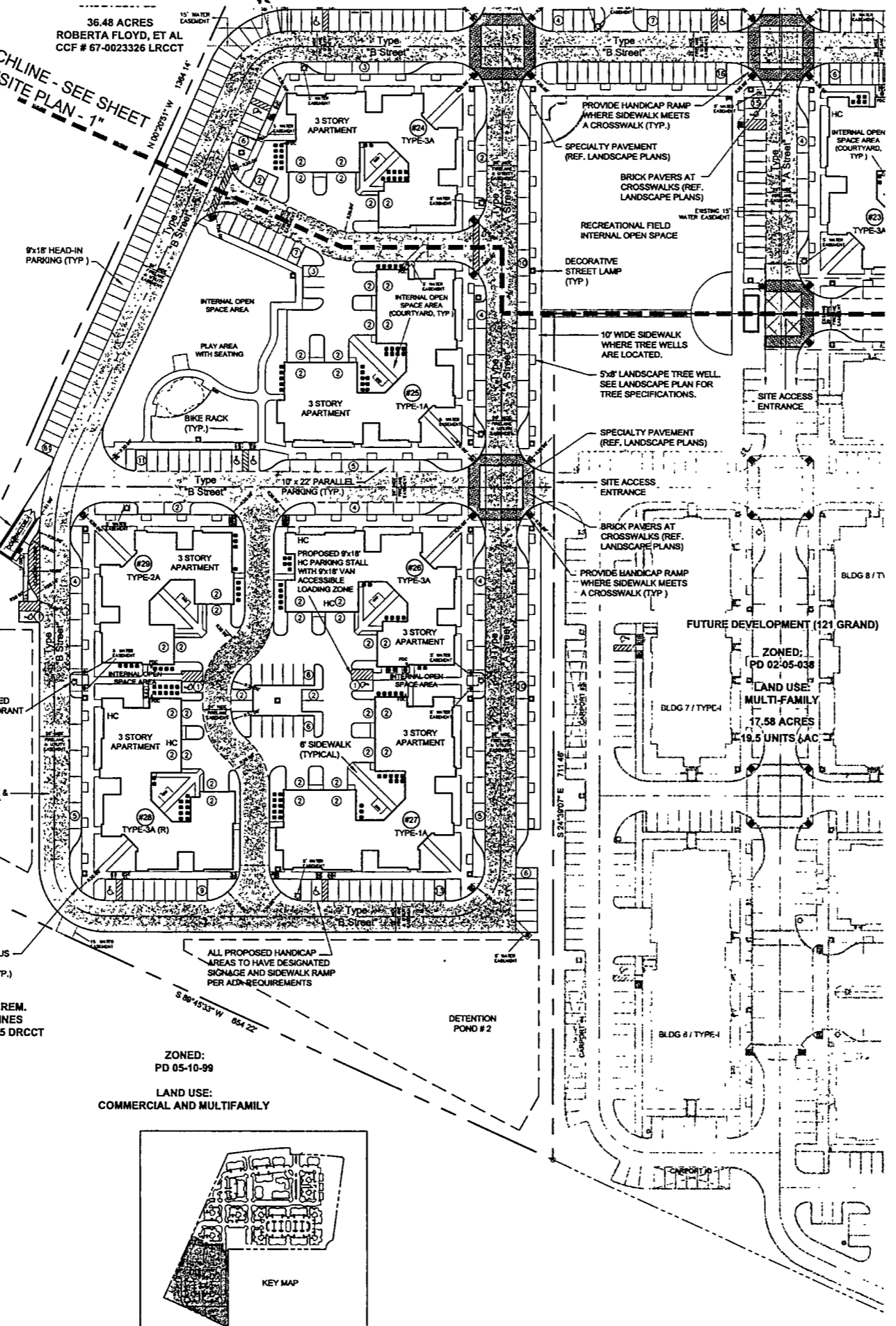
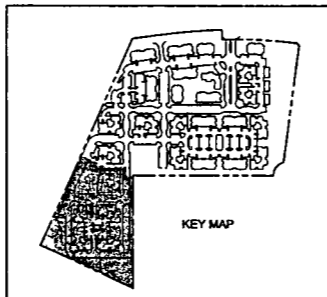
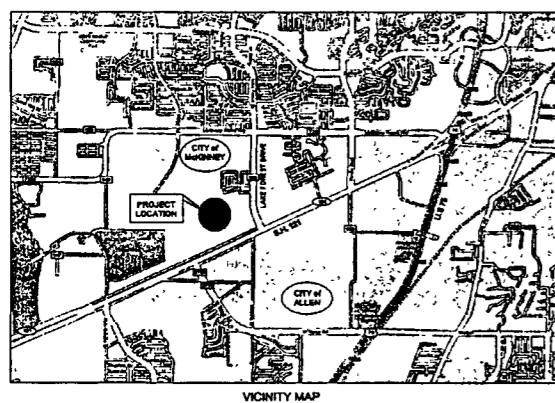
ZONED: AGRICULTURAL
LAND USE: UNDEVELOPED

36.48 ACRES
ROBERTA FLOYD, ET AL
CCF # 67-0023326 LRCCT

COMPACTOR WITH 7" MASONRY SCREENING WALL

31.47 ACRES REM.
KAREN R. WINES
VOL. 5776, PG 005 DRCCT

ZONED: PD 05-10-99
LAND USE: COMMERCIAL AND MULTIFAMILY



SYMBOL LEGEND

- TREE WELL IN SIDEWALK
- FIRE HYDRANT
- PARKING COUNT
- HANDICAP RAMP AT SIDEWALK / CURB
- DECORATIVE STREET LAMP
- BIKE RACK

- GENERAL NOTES:**
- THE SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITARY CONTAINER SCREENING WALLS, GATE, AND PAD WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MCKINNEY 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
 - THE PROPOSED LIGHTING FOR THE SUBJECT PROPERTY IS IN CONFORMANCE WITH THE LIGHTING AND GLARE REGULATIONS AS SPECIFIED IN CHAPTER 35 OF THE MCKINNEY CODE OF ORDINANCES

SITE DATA

TRACT AREA (gross) per plat	30.256 AC	1,317,930 SF
PROPOSED USE:	MULTI-FAMILY	
ZONING DISTRICT	PD 02-05-038	
INTERNAL OPEN SPACE	9.8%	129,157 SF
PERIPHERAL OPEN SPACE	9.4%	123,885 SF
NOTE: Hardscape for pool area not part of these calculations.		
PERVIOUS AREA (Landscape, grass, pond areas)	432,683 SF	
BUILDING AREA (1st floor only)	258,244 SF	
PAVEMENT AREA (Drives, Sidewalk, Curb)	627,003 SF	
IMPERVIOUS AREA (Pvm't area + Bldg area)	885,247 SF	
TOTAL BUILDING SQ. FT.	755,468 SF	
FLOOR AREA RATIO	(755,468 SF / 1,317,930 SF)	0.57:1
LOT COVERAGE	(258,244 SF / 1,317,930 SF)	19.6%
BUILDING HEIGHT	3 STORIES, 44 FT	
BUILDING & BEDROOM MIX:		
CARRIAGE	3 BLDGS	2 UNITS / BLDG = 6 UNITS
TYPE 1A	2 BLDGS	26 UNITS / BLDG = 52 UNITS
TYPE 2A	4 BLDGS	16 UNITS / BLDG = 64 UNITS
TYPE 3A	2 BLDGS	21 UNITS / BLDG = 42 UNITS
TYPE 3A-R	8 BLDGS	21 UNITS / BLDG = 168 UNITS
TYPE 4W	8 BLDGS	24 UNITS / BLDG = 192 UNITS
TYPE 5W	1 BLDG	27 UNITS / BLDG = 27 UNITS
TYPE 6W	2 BLDGS	10 UNITS / BLDG = 20 UNITS
TYPE 10W	1 BLDG	12 UNITS / BLDG = 12 UNITS
TOTAL UNITS	541 UNITS	
DENSITY	541 units / 30.256 acres = 17.88 UNITS / AC	
PARKING SPACES REQUIRED:		
1 space per unit = 1/2 space per each bedroom		
+ additional 1/2 space per garage unit (with tandem spaces)		
541 UNITS x 1 SPACE PER UNIT =	541 SPACES	
867 BEDROOMS x 1/2 SPACE PER BEDROOM =	444 SPACES	
12 GARAGES w/o tandem spaces x 1/2 SPACE PER GARAGE =	6 SPACES	
TOTAL REQUIRED PARKING:	991 SPACES	
PARKING SPACES PROVIDED:		
HEAD-IN SPACES (34 HC SPACES)	566 SPACES	
GARAGE SPACES	152 SPACES	
TANDEM SPACES	140 SPACES	
PARALLEL SPACES	134 SPACES	
TOTAL PROVIDED PARKING:	992 SPACES	

SUBJECT PROPERTY BEING A PART OF THE 96.5079 ACRE PROPERTY CONVEYED TO 121 @ LAKE FOREST PARTNERS, L.P., BY DEED RECORDED IN VOLUME 5170, PAGE 4549, D.R.C.C.T.

ENGINEER: Kimley-Horn and Associates, Inc. 12700 Park Central Drive, Dallas, Texas 75251
Contact: Nicholas E. Sulikowski
Tel. No.: (972) 770-1300
Fax No.: (972) 239-3820

DEVELOPER: Colonial Properties Trust 17300 Dallas Parkway, Suite 2070, Dallas, Texas 75248
Contact: Ed Levine
Tel. No.: (469) 828-0608
Fax No.: (469) 828-0650

OWNER: McDowell - CRLP McKinney JV, LLC 601 Montgomery Street, Suite 2000, San Francisco, CA 94111
Contact: Steven A. Radcliffe
Tel. No.: (415) 828-2608
Fax No.: (415) 828-0650

Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800, Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820



COLONIAL GRAND at MCKINNEY
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SITE PLAN - 2

Stamp: 1" = 50'

Designed by: MSM

Drawn by: MSM

Checked by: MSM

Project No: 0629001

DATE: OCTOBER 2008

SHEET

PLANNING

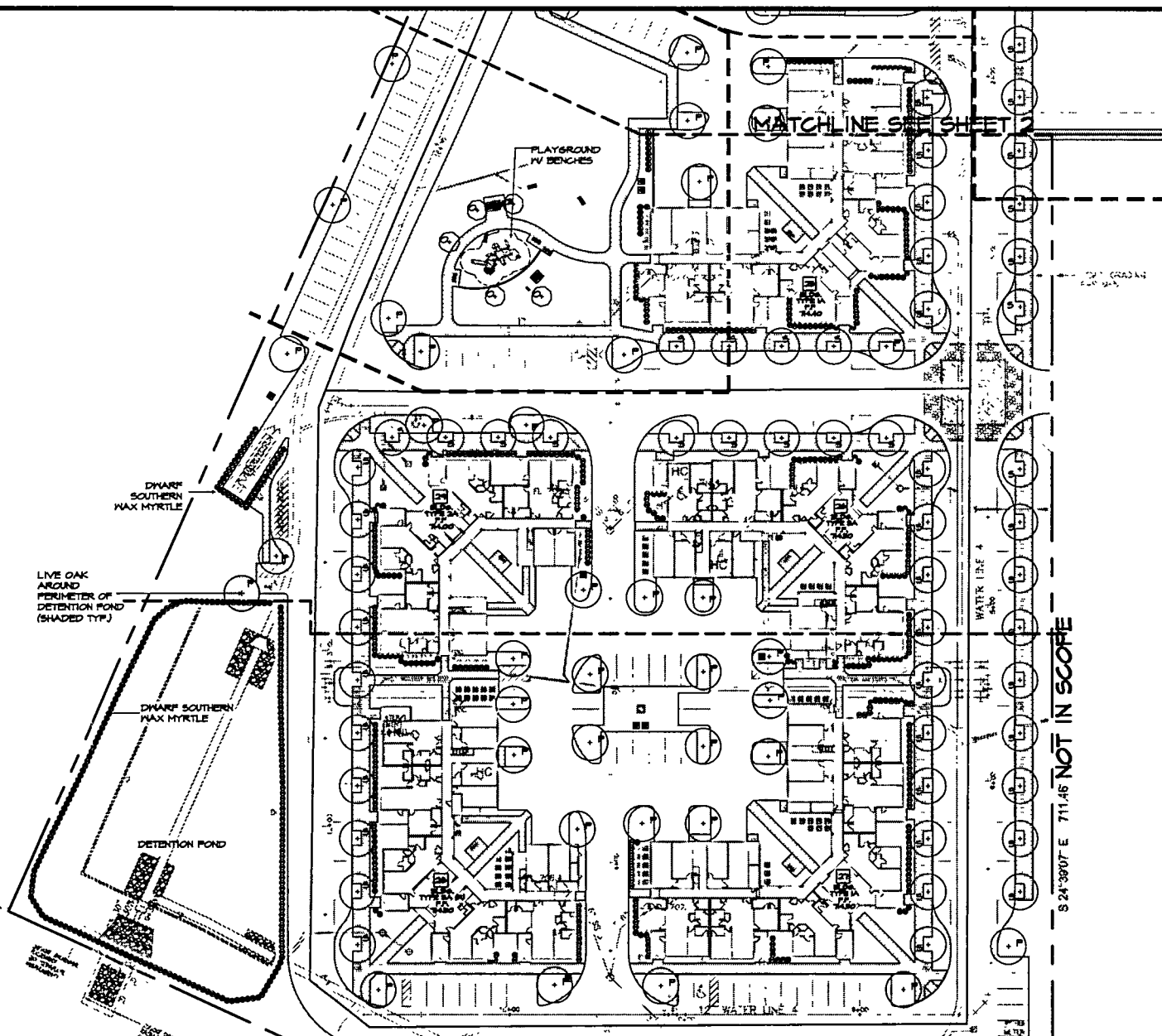
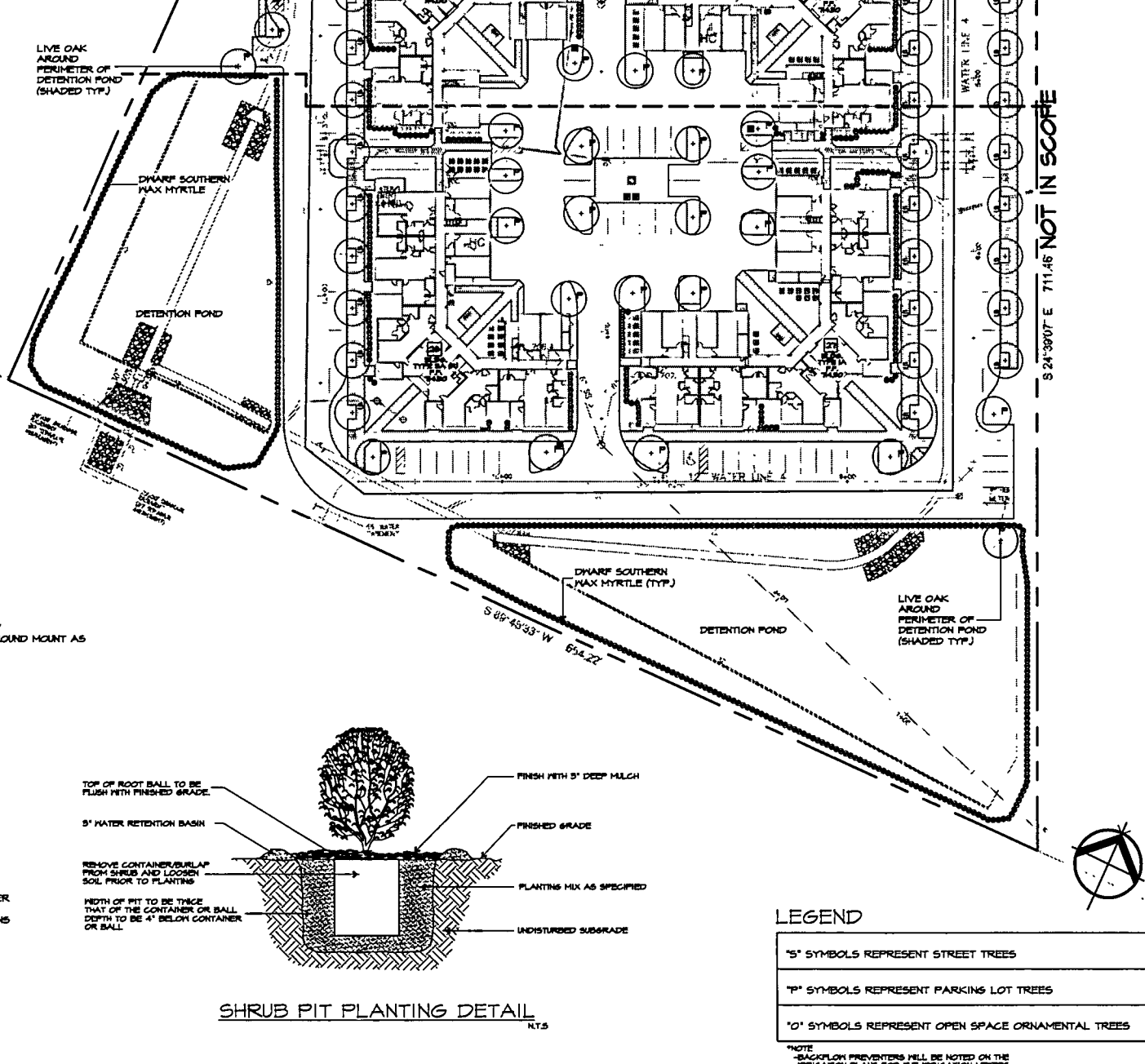
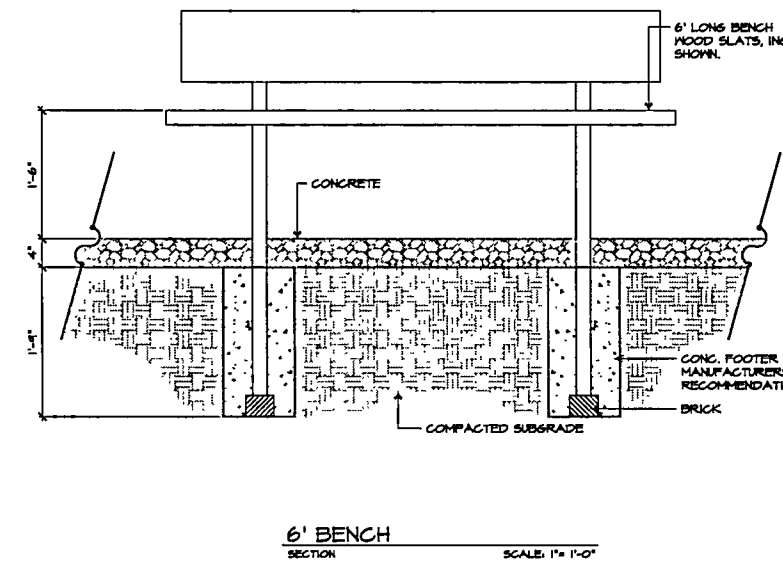
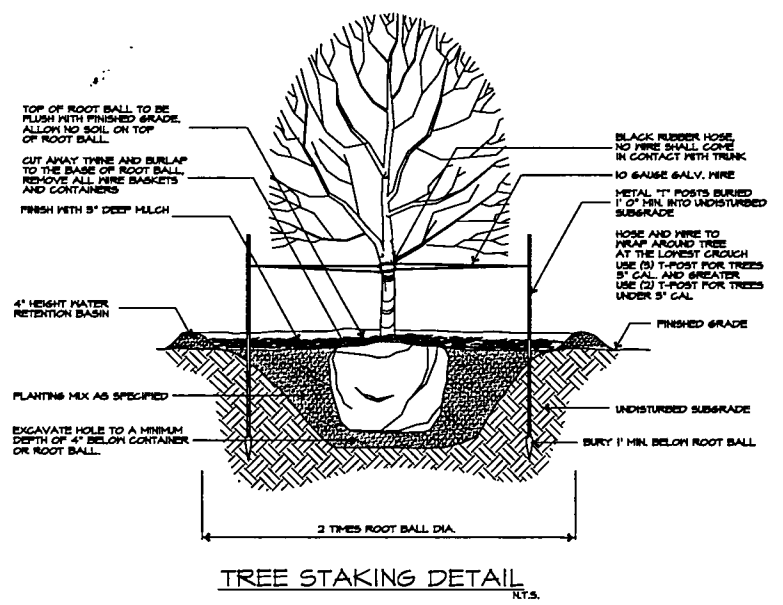
BUILDING PERMITS

COPY

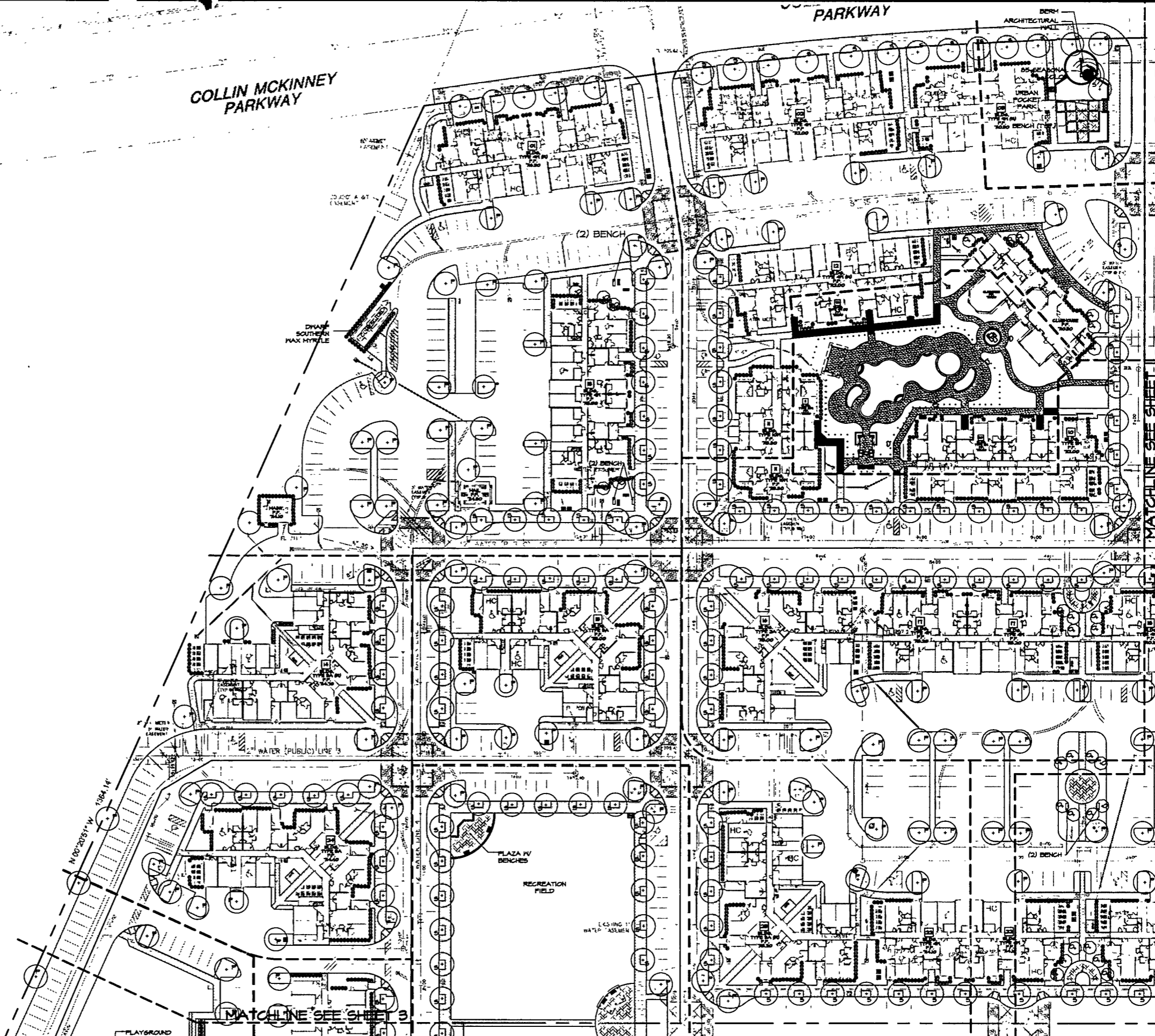
LANDSCAPE CALCULATIONS		
Total Site Area	Required N/A	Provided 122,910 s.f.
Total Landscape Area	Required 122,910 s.f. (100%)	Provided 403,465 s.f. (329%)
STREETLAND LANDSCAPE AREA		
Total Streetland Area	Required N/A	Provided 16,357 s.f.
Total Permanent Landscape Area in Streetland	Required 2,451 s.f. (15%)	Provided 14,711 s.f. (60%)
PARKING LOT TREES		
Total Number of Parking Spaces = 491 (Including Parking Spaces & Garages)		
Number of Trees Required = 491/2 = 245.5	Required 172	Provided 172
Total Parking Lot Trees	Required 172	Provided 172
STREET TREES		
One tree per 50 linear feet shall be planted along the major thoroughfare of Coltin McKinney Parkway	Required 27	Provided 36
1040 LF / 50 LF = 21 trees		
One tree per 50 linear feet along McKinney Place Drive	Required 4	Provided 20
750 LF / 50 LF = 15 trees		
NEC requires one tree every 50' on center along all streets public or private	Required 167	Provided 171
50' linear feet of interior streets / 50 LF, equals 211 trees		
Total Street Trees	Required 219	Provided 252

OPEN SPACE, BENCHES, AND TREES		
Open Space Requirement		256,714 s.f.
Total Building Floor Area		256,714 s.f.
30,000 s.f. / 50 s.f. (for first 20,000 s.f. of Total Building Floor Area) = 400 s.f.		
Total Building Floor Area - 20,000 (for remainder of Total Building Floor Area) (256,714 s.f. - 20,000 s.f.) = 236,714 s.f.		
Remainder of Total Building Floor Area / 100 s.f. (236,714 s.f. / 100 s.f.) = 2,367 s.f.		
Total Open Space Required = 400 s.f. + 2,367 s.f.	Required 2,767 s.f.	Provided 2,767 s.f.
Open Space Seating Requirement:		
Total Open Space / 75 = Total Linear Feet of Seating Required (2,767 s.f. / 75 = 37 LF of seating)	Required 6 benches	Provided 10 benches
Total Linear Feet of Seating 37 LF / 6 LF per bench = 6 benches		
Open Space Tree Requirement:		
Total Open Space Trees Required = Total Open Space / 75 (2,767 s.f. / 75 = 37)	Required 56 trees	Provided 52 trees

PLANT LIST				
SHADE TREES FOR STREET FRONTAGE				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
244	(S)	Live Oak	Quercus virginiana	8" caliper minimum, 10' H, minimum
		Color Elm	Ulmus crassifolia	8" caliper minimum, 10' H, minimum
		Chinquapin Oak	Quercus muhlenbergii	8" caliper minimum, 10' H, minimum
		Shumard Red Oak	Quercus shumardii	8" caliper minimum, 10' H, minimum
PARKING LOT TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
172	(P)	Live Oak	Quercus virginiana	8" caliper minimum, 10' H, minimum
		Color Elm	Ulmus crassifolia	8" caliper minimum, 10' H, minimum
		Chinquapin Oak	Quercus muhlenbergii	8" caliper minimum, 10' H, minimum
		Shumard Red Oak	Quercus shumardii	8" caliper minimum, 10' H, minimum
ORNAMENTAL SHADE TREES LOCATED AT PUBLIC OPEN SPACE				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
40	(O)	Red Bud	Cornus canadensis	8" H, minimum
SHRUBS AT DETENTION BASINS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
1008	(D)	Shrub Southern Star Myrtle	Myrica pauciflora	2' H, minimum
		Pink Indian Hawthorn	Raphanocarpus indica 'Pink Dawn'	30" H, minimum
		Hudson Oregano	Polygonum longiflorum	18" H, minimum
		Shrub Barford	Rosa carolina 'barfordii nana'	18" H, minimum
SHRUBS AT DUMPSTER SCREENS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
75	(D)	Shrub Southern Star Myrtle	Myrica pauciflora	2' H, minimum
		Pink Indian Hawthorn	Raphanocarpus indica 'Pink Dawn'	30" H, minimum
		Hudson Oregano	Polygonum longiflorum	18" H, minimum
		Shrub Barford	Rosa carolina 'barfordii nana'	18" H, minimum
SHRUBS AT END-IN PARKING SCREENS (ALONG MCKINNEY PLACE DRIVE)				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
16	(P)	Southern Star Myrtle (8 gal)	Myrica pauciflora	8" H, 18" spread, 18 gal. tree form, 18" bony specimen
SEASONAL COLOR PLANTINGS (IN POCKET PARKS)				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
170	(C)	Seasonal Color		4" Pots @ 8" O.C.
PERMIT TREES CLUB HOUSE/ENTRY				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
5	(S)	Live Oak	Quercus virginiana	8" caliper minimum, 10' H, minimum
PERMIT SHRUBS CLUB HOUSE				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
30	(D)	Shrub Southern Star Myrtle	Myrica pauciflora	2' H, minimum
		Pink Indian Hawthorn	Raphanocarpus indica 'Pink Dawn'	30" H, minimum
		Hudson Oregano	Polygonum longiflorum	18" H, minimum
		Shrub Barford	Rosa carolina 'barfordii nana'	18" H, minimum
PERMIT TREES MEDIAN AND MAINTENANCE BUILDINGS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
10	(S)	Live Oak	Quercus virginiana	8" caliper minimum, 10' H, minimum
PERMIT SHRUBS MEDIAN				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
160	(D)	Shrub Southern Star Myrtle	Myrica pauciflora	2' H, minimum
		Pink Indian Hawthorn	Raphanocarpus indica 'Pink Dawn'	30" H, minimum
		Hudson Oregano	Polygonum longiflorum	18" H, minimum
		Shrub Barford	Rosa carolina 'barfordii nana'	18" H, minimum
PERMIT SHRUBS APARTMENT / MAINTENANCE BUILDINGS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
3224	(D)	Shrub Southern Star Myrtle	Myrica pauciflora	2' H, minimum
		Pink Indian Hawthorn	Raphanocarpus indica 'Pink Dawn'	30" H, minimum
		Hudson Oregano	Polygonum longiflorum	18" H, minimum
		Shrub Barford	Rosa carolina 'barfordii nana'	18" H, minimum



BUILDING PERMITS COPY



LEGEND

"S" SYMBOLS REPRESENT STREET TREES
"P" SYMBOLS REPRESENT PARKING LOT TREES
"O" SYMBOLS REPRESENT OPEN SPACE ORNAMENTAL TREES

NOTE:
-BACKFLOW PREVENTERS WILL BE NOTED ON THE IRRIGATION PLANS FOR THE IRRIGATION METERS.

REVISIONS

DATE	REVISION	BY	CHK'D
08/20/08	REVISION #1	...	...
08/20/08	REVISION #2	...	...
08/20/08	REVISION #3	...	...
08/20/08	REVISION #4	...	...
08/20/08	REVISION #5	...	...
08/20/08	REVISION #6	...	...



COLONIAL GRAND AT MCKINNEY
CITY OF MCKINNEY, TEXAS
LANDSCAPE CITY SUBMITTAL PLAN

SCALE: 1" = 40'-0"
DATE: 07/28/08
DESIGN PARTNERS

LANDSCAPE ARCHITECTS
PLANNERS

220 West 20th Street, Suite 100
Austin, Texas 78701
Phone: 512.337.5888
Fax: 512.338.1252

2L
3L

JOB # 40286-10

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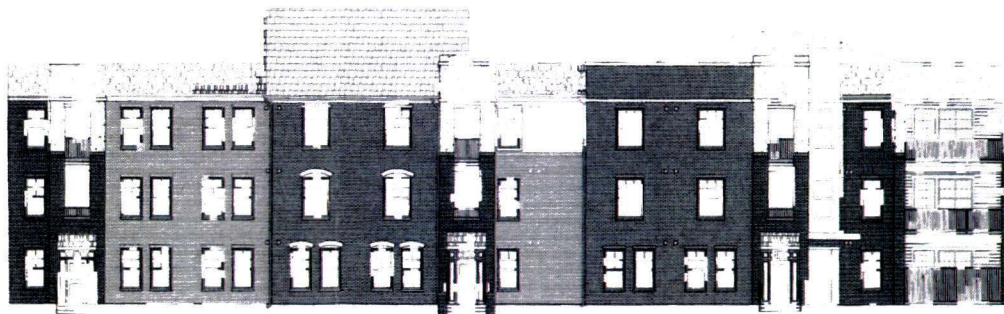
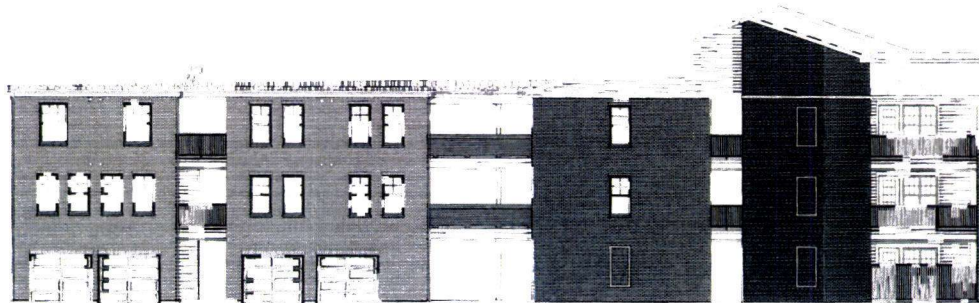
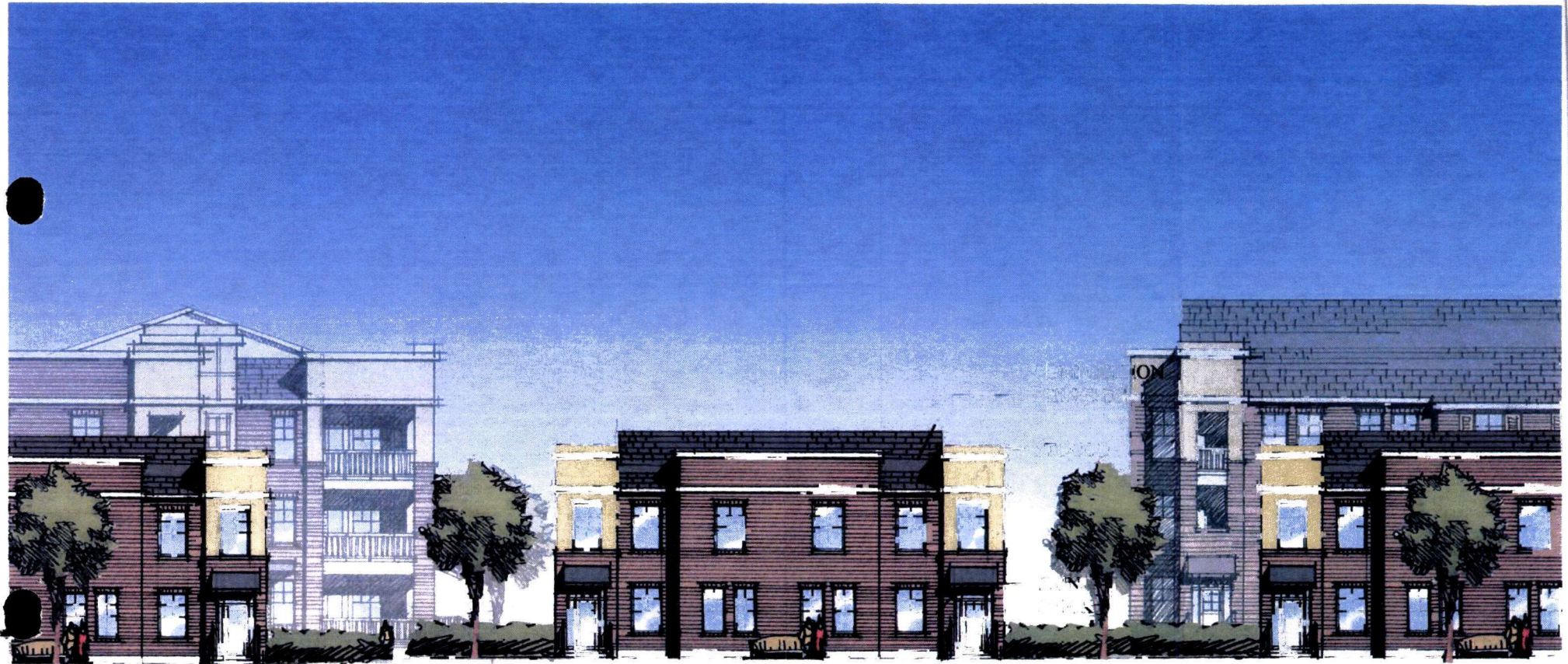
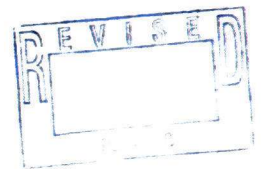


EXHIBIT E



**BUILDING
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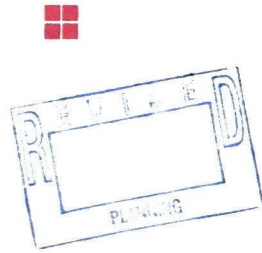
EXHIBIT D





**BUILDING
PERMITS
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EXHIBIT C



BUILDING PERMITS COPY

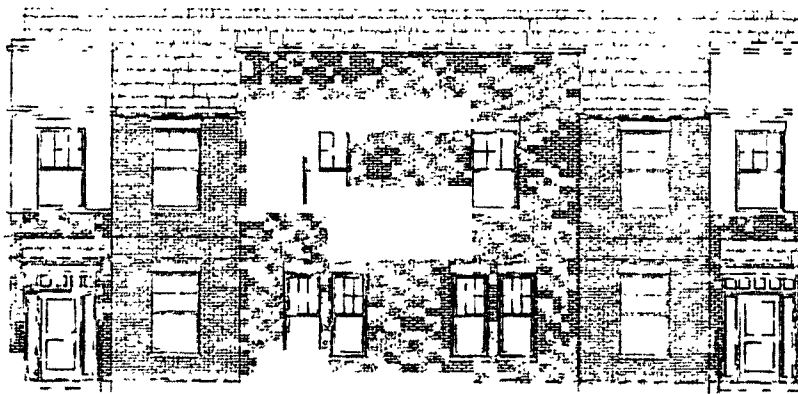
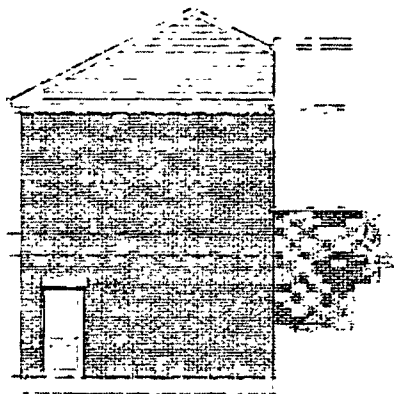
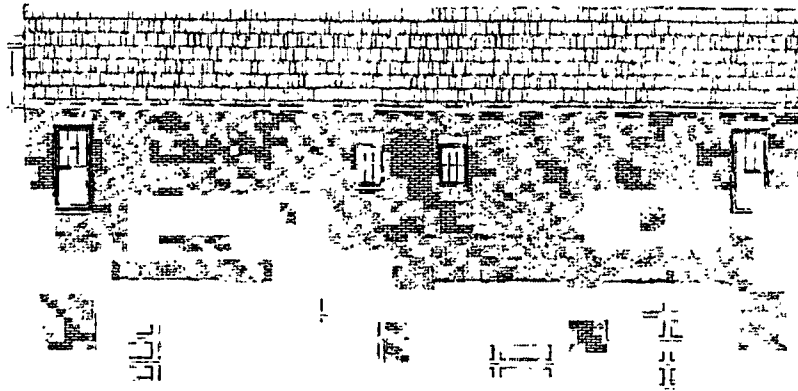
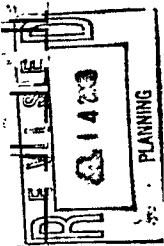
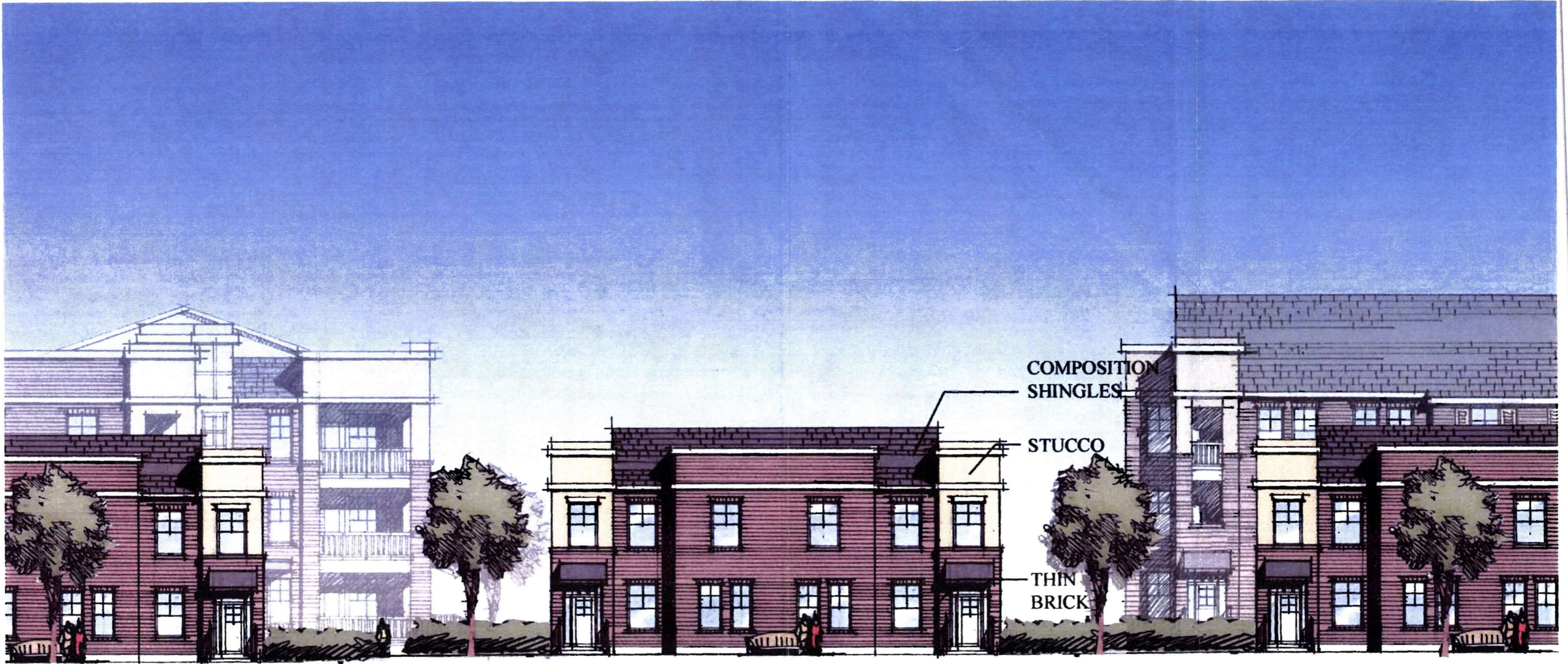


EXHIBIT F





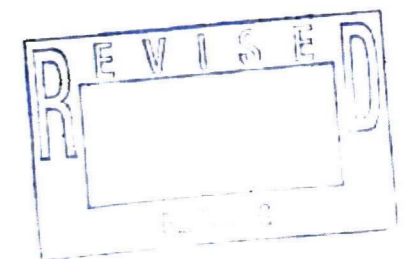
CARRIAGE HOUSE FRONT ELEVATION
87% BRICK

COLONIAL @ MCKINNEY
MCKINNEY, TEXAS

07-07-08 BG
O

BUILDING
PERMITS
COPY

EXHIBIT D



BUILDING PERMITS COPY

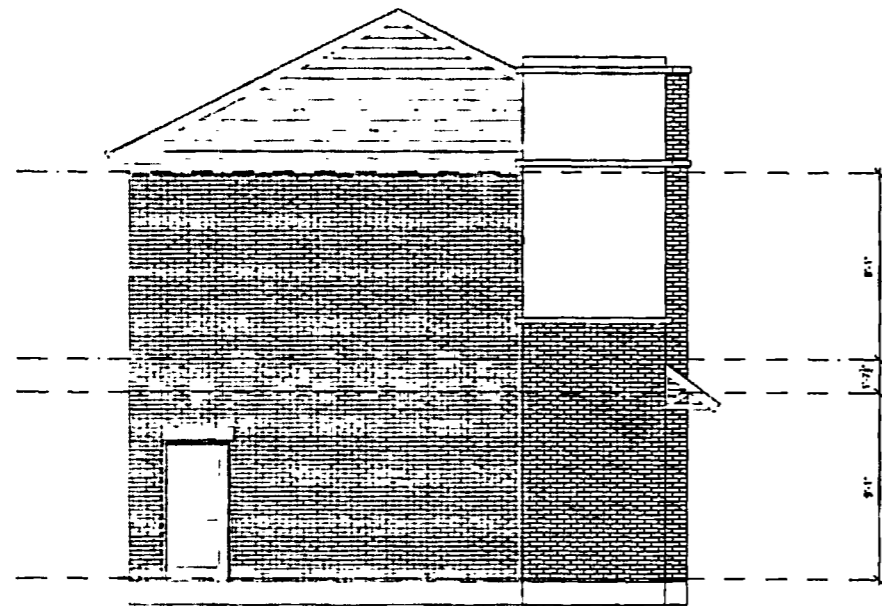
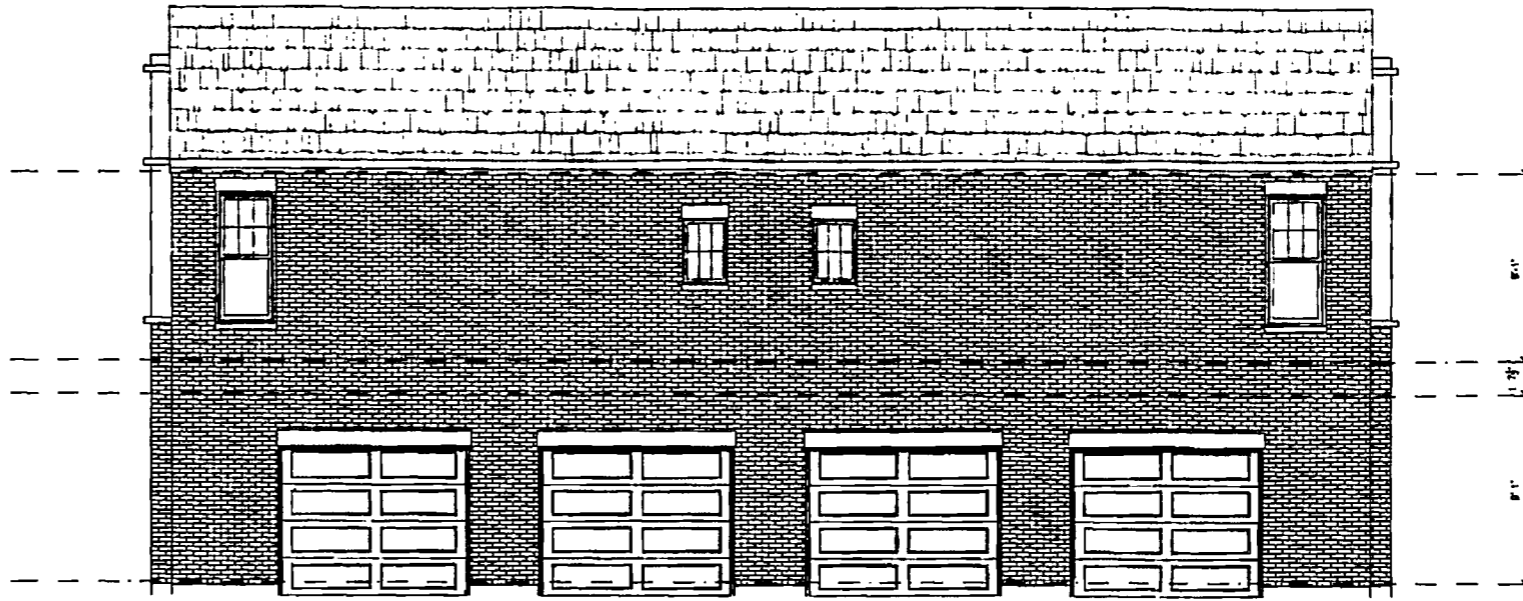


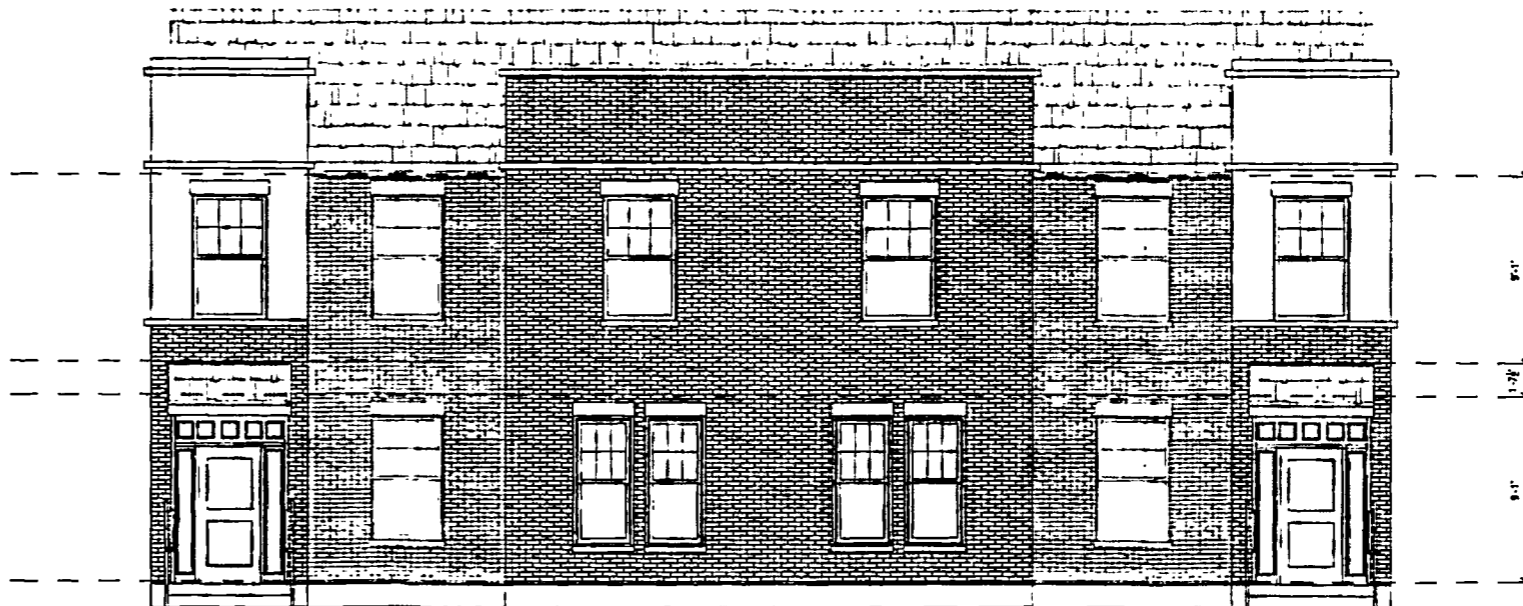
EXHIBIT F 03 CARRIAGE HOUSE SIDE ELEVATION

STUCCO - 10%
BRICK - 90%



02 CARRIAGE HOUSE REAR ELEVATION

BRCK - 100%



01 CARRIAGE HOUSE FRONT ELEVATION

FIRST FLOOR OPEN LENGTH - 30%
FIRST FLOOR OPEN AREA - 30%

NO.	DATE	ISSUE
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NO.	DATE	ISSUE
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NO.	DATE	ISSUE
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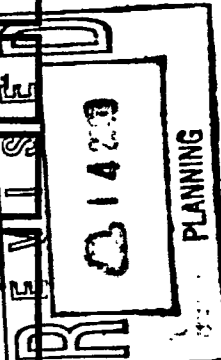
NO.	DATE	ISSUE
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COLONIAL GRAND
at LAKE FOREST
McKINNEY, TEXAS
COLONIAL PROPERTIES TRUST

BG BO
BEELER GUEST OWENS ARCHITECTS
4245 NORTH CENTRAL EXPRESSWAY SUITE 300
DALLAS, TEXAS 75205 (214) 530-8878

DATE	2008.07.11
PROJECT	07188
SHEET NUMBER	

CARRIAGE ELEVATIONS



BUILDING
PERMITS
COPY

EXHIBIT E



02 BUILDING TYPE I ELEVATION
1/8" = 1'-0"



01 BUILDING TYPE I ELEVATION
1/8" = 1'-0"

Total Lin: 151'-6" Oper: 87 32%
1st Floor Area: 1441 sqft Open Area: 889 35%
Total Area: 2452 sqft Total Brck: 4321 sqft 85% Brck.

--

NO. DATE ISSUE

--

COLONIAL GRAND
at LAKE FOREST
MCKINNEY, TEXAS
COLONIAL PROPERTIES TRUST

BEELEER QUEST OWENS ARCHITECTS
4245 NORTH CENTRAL EXPRESSWAY SUITE 300
DALLAS, TEXAS 75205 (214) 520-8878

DATE
2008.07.11

PROJECT
07188

SHEET NUMBER

BUILDING I
ELEVATIONS

