

LOT	ZONING	PROPOSED USE	LOT AREA		UNIT COUNT					DENISTY average units/acre	total units/ acre	RECD. PARKING RATIO spaces/bdrm	PARKING REQD.				PARKING PROVD.*				RECD. HANDICAP PARKING spaces	
			sf	ac	STU	1B	2B	3B	total				STU(1.0)	1B(1.0)	2B(2.0)	3B(3.0)	TOTAL	surface	parallel	garages		total
n/a	n/a	n/a																				
1R1	PD	MULTI-FAMILY	229,789	5.275	4	141	148	18	311	58.95	53.12	1	4	141	296	54	495	495	12			
1R2	PD	MULTI-FAMILY	262,154	6.018	4	151	139	24	314	52.84		1	4	151	278	72	505	0	8	497	505	
1R3	PD	MULTI-FAMILY	263,366	6.046	4	124	140	24	292	48.30		1	4	124	280	72	480	9	0	471	480	
			TOTAL		921																	

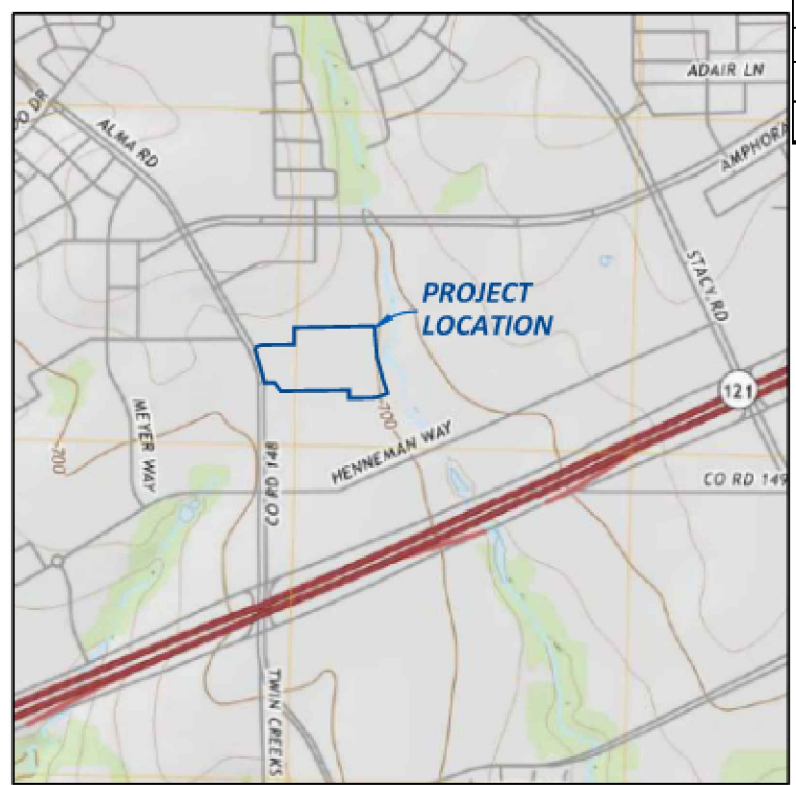
- PROPOSED AMENITIES (SUBJECT TO CHANGE AT TIME OF SITE PLAN)
*ONLY 8 AMENITIES REQUIRED
- PAD C:
- POOL (MIN. 1,000 SF SURFACE AREA) WITH COOLING DECK (MIN. 10' WIDE IN ALL AREAS)
 - LIBRARY AND/OR BUSINESS CENTER (MIN. 500 SF)
 - FITNESS CENTER AND/OR WEIGHT ROOM (MIN. 500 SF)
- PAD B:
- POOL (MIN. 1,000 SF SURFACE AREA) WITH COOLING DECK (MIN. 10' WIDE IN ALL AREAS)
 - LIBRARY AND/OR BUSINESS CENTER (MIN. 500 SF)
 - FITNESS CENTER AND/OR WEIGHT ROOM (MIN. 500 SF)
- PAD A:
- POOL (MIN. 1,000 SF SURFACE AREA) WITH COOLING DECK (MIN. 10' WIDE IN ALL AREAS)
 - LIBRARY AND/OR BUSINESS CENTER (MIN. 500 SF)
 - FITNESS CENTER AND/OR WEIGHT ROOM (MIN. 500 SF)

- CITY GENERAL 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 WALL, 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.
- PLAN GENERAL NOTES**
- DO NOT SCALE ANY DIMENSIONS.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB.
 - ALL SITE SIGNAGE, TRANSFORMERS, AC CONDENSER AND SITE LIGHTING (E.G. LAMP MODEL, LOCATION, SIZE, HEIGHT, FOOT CANDLE LEVEL, & ORIENTATION) SHALL CONFORM TO THE CITY OF MCKINNEY CODES.
 - ALL LANDSCAPING SHALL CONFORM TO THE CITY OF MCKINNEY CODES.
 - THE BUILDING FOOTPRINTS SHOWN HEREON ARE THE EXTENTS OF THE FOUNDATIONS' CONCRETE SLABS. SEE ARCHITECTURAL PLANS FOR ACTUAL BUILDING SIZES.
 - APARTMENT BUILDING IDENTIFICATION SIGNS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENTLY APPROVED VERSION OF THE INTERNATIONAL FIRE CODE.

Line #	Length	Direction
L1	165.72	N54° 01' 48.28"E
L2	136.39	N00° 58' 11.74"W
L3	71.06	N43° 26' 55.88"E
L4	1.00	N00° 58' 44.72"W
L5	141.70	N89° 01' 15.58"E
L6	111.63	S35° 58' 11.72"E
L7	66.19	S31° 23' 25.48"E
L8	77.72	S72° 32' 26.20"E
L9	515.66	N89° 01' 48.28"E

Curve #	Length	Radius	Delta
C1	41.28	43.00	055.00
C2	41.28	43.00	055.01

GENERAL DEVELOPMENT PLAN for "BALLFIELDS AT MCKINNEY" MCKINNEY, TEXAS



VICINITY MAP
NOT TO SCALE

This document is released for the purpose of preliminary review under the authority of
THOMAS A. LUNZMAN P.E.
122259
February 12, 2021
It is not to be used for construction/bidding purposes

ARCHITECT:
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649 11TH ST, ATLANTA, GA 30318

SURVEYOR:
SPOONER & ASSOCIATES
309 BYERS STREET, SUITE 100
EULESS, TEXAS 75039

OWNER:
DD BALLFIELDS LLC
403 CORPORATE CENTER DR. STE 201, STOCKBRIDGE, GA 30281

APPLICANT:
DD BALLFIELDS LLC
6509 WINDCREST SUITE 600
PLANO, TX 75024

ENGINEER:
BURGESS & NIPLE
3 SUGAR CREEK CENTER BLVD, STE 610, SUGAR LAND, TEXAS 77478
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