



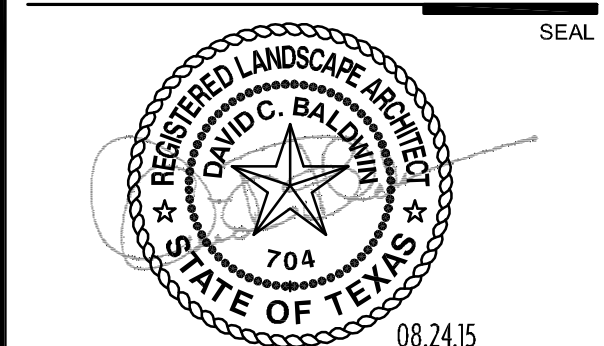
DATE NO. REVISIONS

NOT FOR
REGULATORY
APPROVAL,
PERMITTING
OR
CONSTRUCTION.

PROJECT

WILMETH
RIDGE
AMENITY CENTER

MCKINNEY, TEXAS



SHEET TITLE

SITE PLAN

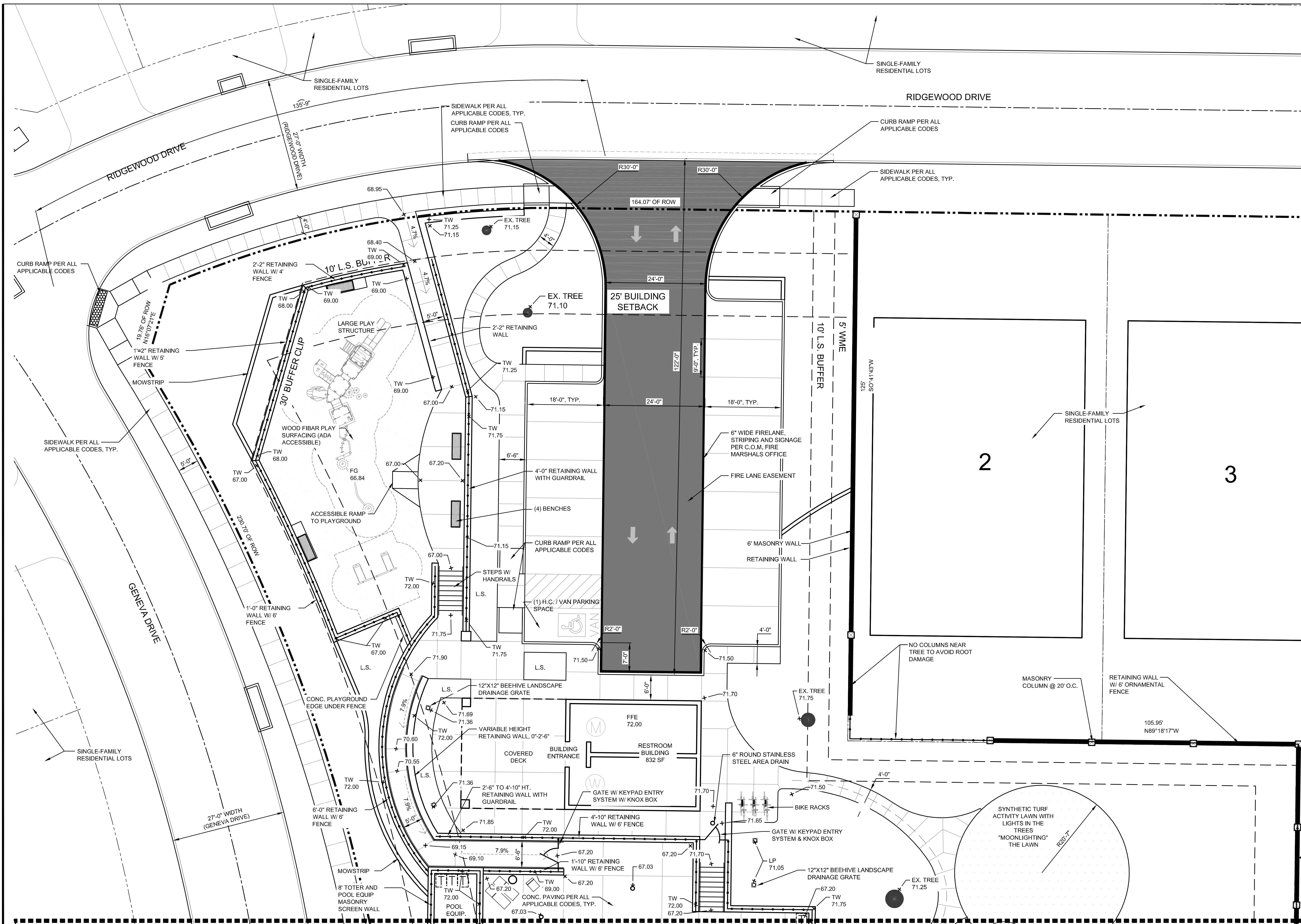
PROJECT MANAGER: BJV PROJECT DESIGNER: DCB

DRAWN BY: JCM CHECKED BY: BJV

ISSUE DATE: 08/24/15 SCALE: AS NOTED

SHEET NO.

SP1



MATCHLINE - RE: SP2

MATCHLINE - RE: SP2

A SITE PLAN
SCALE: 1" = 10'-0"

PLAN



0 5 10 20
(FEET)
1 inch = 10 ft.

RECEIVED
By PLANNING at 10:24 am, Aug 24, 2015



DATE NO. REVISIONS

NOT FOR
REGULATORY
APPROVAL,
PERMITTING
OR
CONSTRUCTION.

PROJECT

WILMETH
RIDGE
AMENITY CENTER

MCKINNEY, TEXAS



SHEET TITLE

SITE PLAN

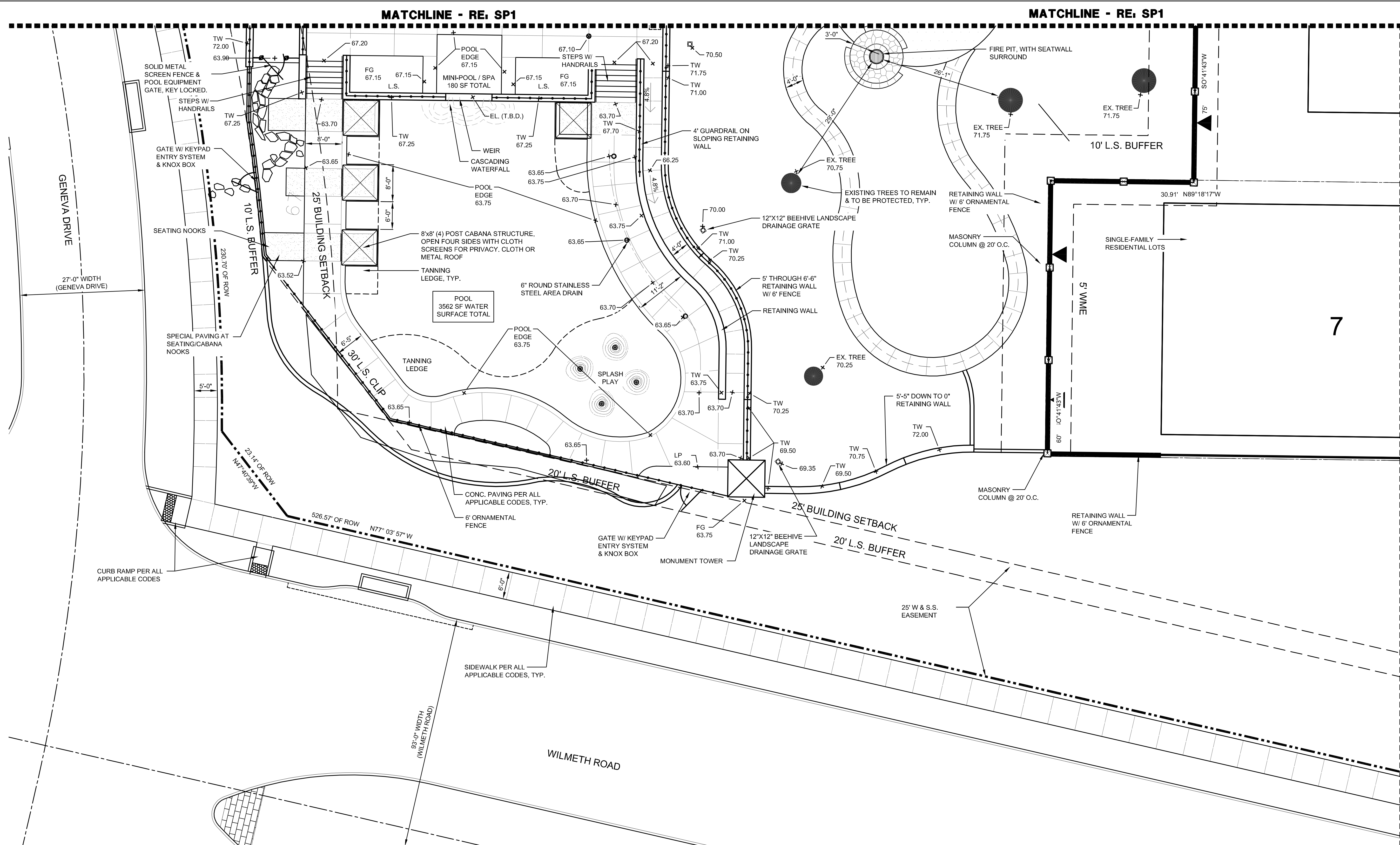
PROJECT MANAGER: BJV PROJECT DESIGNER: DCB

DRAWN BY: JCM CHECKED BY: BJV

ISSUE DATE: 08/24/15 SCALE: AS NOTED

SHEET NO.

SP2



PREPARED BY DAVID C. BALDWIN INC.
ADDRESS AS SHOWN IN UPPER RIGHT OF PAGE

ALL ADJACENT LAND USES WITHIN 200' OF THE
SITE ARE SINGLE FAMILY RESIDENTIAL

SITE DATA SUMMARY TABLE - LOT 1, BLOCK A
OF THE WILMETH RIDGE NORTH SUBDIVISION

GENERAL SITE DATA	
ADDRESS:	CE (SH 121 Overlay District)
ZONING:	AMENITY CENTER
PROPOSED USE:	69,335 S.F. OF 1.59 ACRE
LOT AREA:	832 SF = 415 SF WOMEN'S RR
TOTAL BUILDING AREA, FAR:	416 SF MENS RR, 1:1 RATIO
BUILDING HEIGHT:	± 28'
LOT COVERAGE, FAR:	1.1% [832/69,335.26], .011:1 RATIO
PLANTING COVERAGE:	37,866 SF
IMPERVIOUS:	25,201 SF

SUMMARY OF LANDSCAPING REQUIREMENTS FOR THE CITY OF MCKINNEY

REQUIRED:	PROVIDED:
<ul style="list-style-type: none"> 5 TREES ALONG RIDGEWOOD (164') 6 TREES ALONG GENEVA (231') 14 TREES ALONG WILMETH (527') SHRUB SCREEN ALONG ORNAMENTAL METAL FENCE 10 TREES WITHIN INTERIOR BUFFER AT FENCE (397') 10' LANDSCAPE BUFFER ALONG RIDGEWOOD 10' LANDSCAPE BUFFER ALONG GENEVA 20' LANDSCAPE BUFFER ALONG WILMETH 37,866 SF OF LANDSCAPE = 54.6% OF SITE 	<ul style="list-style-type: none"> 5 TREES & LARGE EXISTING TREES IN PLACE 7 TREES 15 TREES PROVIDED USING TAM JUNIPER 4 TREES & LARGE EXISTING TREES IN PLACE PROVIDED PROVIDED PROVIDED

- SANITATION CONTAINER SCREEN WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURE 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 STANDARDS.
- MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM 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.

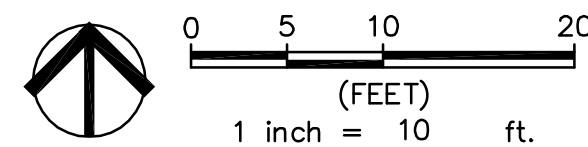
SUMMARY OF PARKING REQUIREMENTS FOR THE CITY OF MCKINNEY

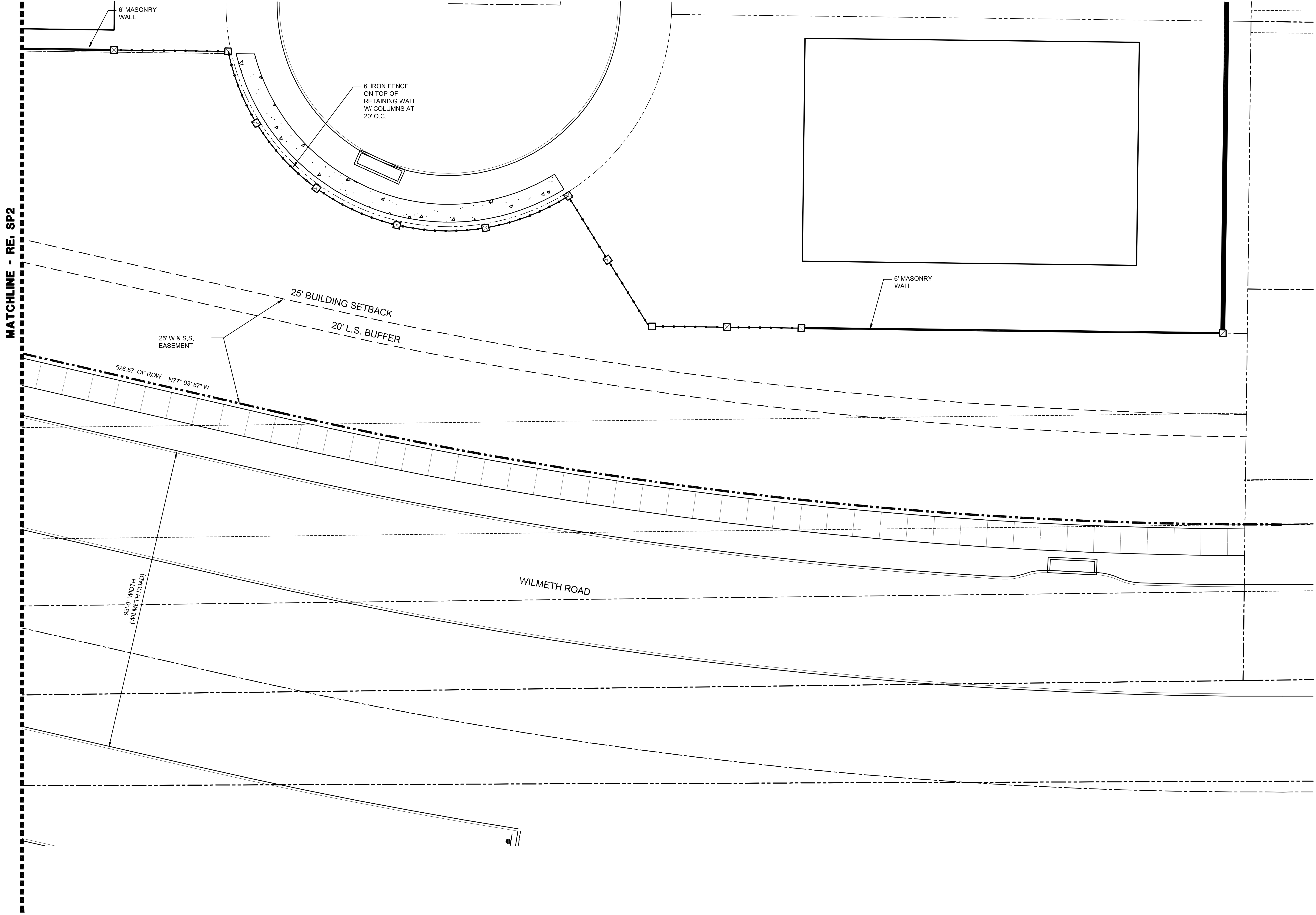
REQUIRED:	PROVIDED:
<ul style="list-style-type: none"> 1 PARKING SPACE / 200 SF OF POOL (NOT INCLUDING WADING POOL OR WHIRLPOOL BATH) 2380 SF OF POOL / 200 = 12 SPACES 1 PARKING SPACE / 400 SF OF BUILDING 832 SF OF BUILDING / 400 = 2.1 SPACES 	<ul style="list-style-type: none"> 14 REGULAR SPACES 1 HANDICAP VAN SPACE 15 SPACES TOTAL
SUMMARY: 12 + 2.1 = 14.1 SPACES REQUIRED	

RECEIVED
By PLANNING at 10:24 am, Aug 24, 2015

A SITE PLAN
SCALE: 1" = 10'-0"

PLAN





MATCHLINE - RE: SP2

A **SITE PLAN**
SCALE: 1" = 10'-0"

PLAN

0 5 10 20
 (FEET)
 1 inch = 10 ft.

PRIME CONSULTANT
 LANDSCAPE ARCHITECT

DAVID C. BALDWIN
 INCORPORATED

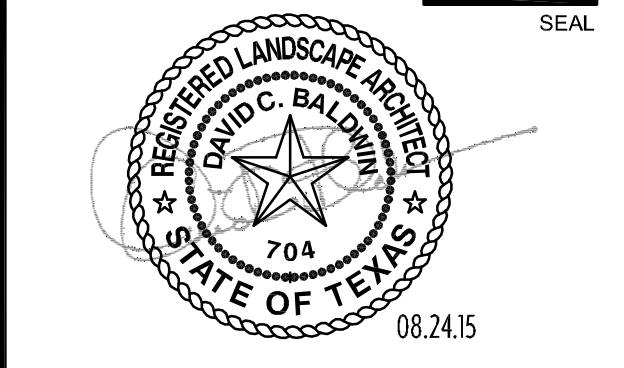
LANDSCAPE
 ARCHITECTURE
 PLANNING

730 EAST PARK BOULEVARD, SUITE 100
 PLANO, TX 75074
 PHONE: (972) 509-1266 / FAX: (972) 509-1269

DATE	NO.	REVISIONS
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.		

**WILMETH
 RIDGE**
 AMENITY CENTER

MCKINNEY, TEXAS



SHEET TITLE

SITE PLAN

PROJECT MANAGER: BJV	PROJECT DESIGNER: DCB
DRAWN BY: JCM	CHECKED BY: BJV
ISSUE DATE: 08/24/15	SCALE: AS NOTED

SHEET No.

RECEIVED
 By **PLANNING** at 10:23 am, Aug 24, 2015

SP3