



- LEGEND:**
- R.O.W. RIGHT OF WAY
 - PP ⊙ EXISTING POWER POLE
 - LP ⊙ EXISTING LIGHT POLE
 - WMWH ⊙ EXISTING WASTEWATER MANHOLE
 - ⊙ PROPOSED WASTEWATER MANHOLE
 - ⊠ PROPOSED STORM DRAIN MANHOLE
 - FDC FIRE DEPARTMENT CONNECTION
 - VOL. VOLUME
 - PG. PAGE
 - M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
 - D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
 - RETAINING WALL
 - SCREEN WALL

SITE DATA:

ZONING: PD - ORDINANCE NO. 2007-01-004
 BASE ZONING: MF-1
 PROPOSED USE: MULTI-FAMILY HOUSING
 DENSITY: MAXIMUM 20 UNITS PER ACRE

SETBACKS BY ZONING:

- (a.) FRONT SETBACK: 30 FEET MINIMUM (PER PD)
- (b.) REAR SETBACK: 25 FEET MINIMUM
- (c.) SIDE YARD SETBACK: 20 FEET MINIMUM

LANDSCAPE BUFFER: 20 FEET MINIMUM

BUILDING/PARKING SUMMARY:

- LOT AREA: 8,939 ACRES (389,365 SQ. FT.)
- LOT COVERAGE: 50% MAXIMUM ALLOWED
109,890 SQ. FT. / 389,365 SQ. FT. = 28.2%
- FLOOR-TO-AREA RATIO (FAR) = 195,373 SQ. FT. / 389,365 SQ. FT. = 0.50 = 50%
- BUILDING FOOTPRINT:

TYPE A x 11	=	85,613 SQ. FT.
CLUB x 1	=	3,553 SQ. FT.
GARAGE A x 10	=	13,780 SQ. FT.
GARAGE B x 4	=	6,944 SQ. FT.
TOTAL	=	109,890 SQ. FT.
- MAXIMUM BUILDING HEIGHT = 30 FT. (2-STORY)
- IMPERVIOUS AREA: = 254,828 SQ. FT. / 389,365 SQ. FT. = 65.4%
- PARKING SPACES REQUIRED (PER ZONING):

MULTI-FAMILY - 1 SPACE PER UNIT + 0.5 PER BEDROOM	=	132 SPACES (264 BEDROOMS)
1.5 * # 1 BEDROOM UNITS	=	1.5 * 88 = 132 SPACES
2 * # 2 BEDROOM UNITS	=	2 * 88 = 176 SPACES
2.5 * # 3 BEDROOM UNITS	=	N/A
- GARAGES = 50% OF UNITS
176 UNITS / 2 = 88 SPACES (0.5 PER GARAGE)
- TANDEM = 0 SPACES
- ADDITIONAL SPACES IN LIEU OF TANDEM = 0.5 * 88 = 44 SPACES
- TOTAL SPACES REQUIRED = 352 SPACES
- PARKING SPACES PROVIDED:

REGULAR PARKING SPACES:	=	264 SPACES (7 HC)
GARAGES:	=	88 SPACES (50% OF 176 UNITS)
TOTAL SPACES PROVIDED:	=	352 SPACES

- SITE AMENITIES:**
- COMMUNITY POOL.
 - DOG PARK.
 - FITNESS CENTER IN CLUBHOUSE.

- 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.

- BENCHMARK:**
- CITY OF MCKINNEY BENCHMARK #40
CAP ON CONCRETE NEAR HWY 380 & REDBUD
ELEV= 656.576'
 - CITY OF MCKINNEY BENCHMARK #42
CAP ON CONCRETE AT HWY 380 & E. WOODLAWN
ELEV= 586.464'

OWNER:
 STONE STREET DEVELOPMENT
 8235 DOUGLAS AVENUE, #960
 DALLAS, TEXAS 75225
 PHONE: (214)794-3575
 CONTACT: ROBERT EDELMAN
 EMAIL: REDELMAN@STONESTREETDEV.COM

ENGINEER:
 VIEWTECH INC.
 4205 BELTWAY DRIVE
 ADDISON, TEXAS 75001
 PHONE: (972) 661-8187
 FAX: (972) 661-8172
 CONTACT: AARON WOLF, P.E.
 EMAIL: aw@vtinc.net

PRELIMINARY FOR REVIEW ONLY

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P.E. NO.: 106288
 DATE: 06/23/2018

SITE PLAN					
HERITAGE MULTI-FAMILY					
LOT 2, BLOCK E					
HERITAGE ADDITION					
MCKINNEY, TEXAS					
VIEWTECH INC.			TEXAS FIRM REGISTRATION NO. F2658		
4205 BELTWAY DR. ADDISON, TX. 75001 (972) 661-8187 FAX (972) 661-8172					
DESIGN	DRAWN	DATE	SCALE	JOB #	SHEET
AW	JG	06/13/18	1"=50'	2018.135	C20