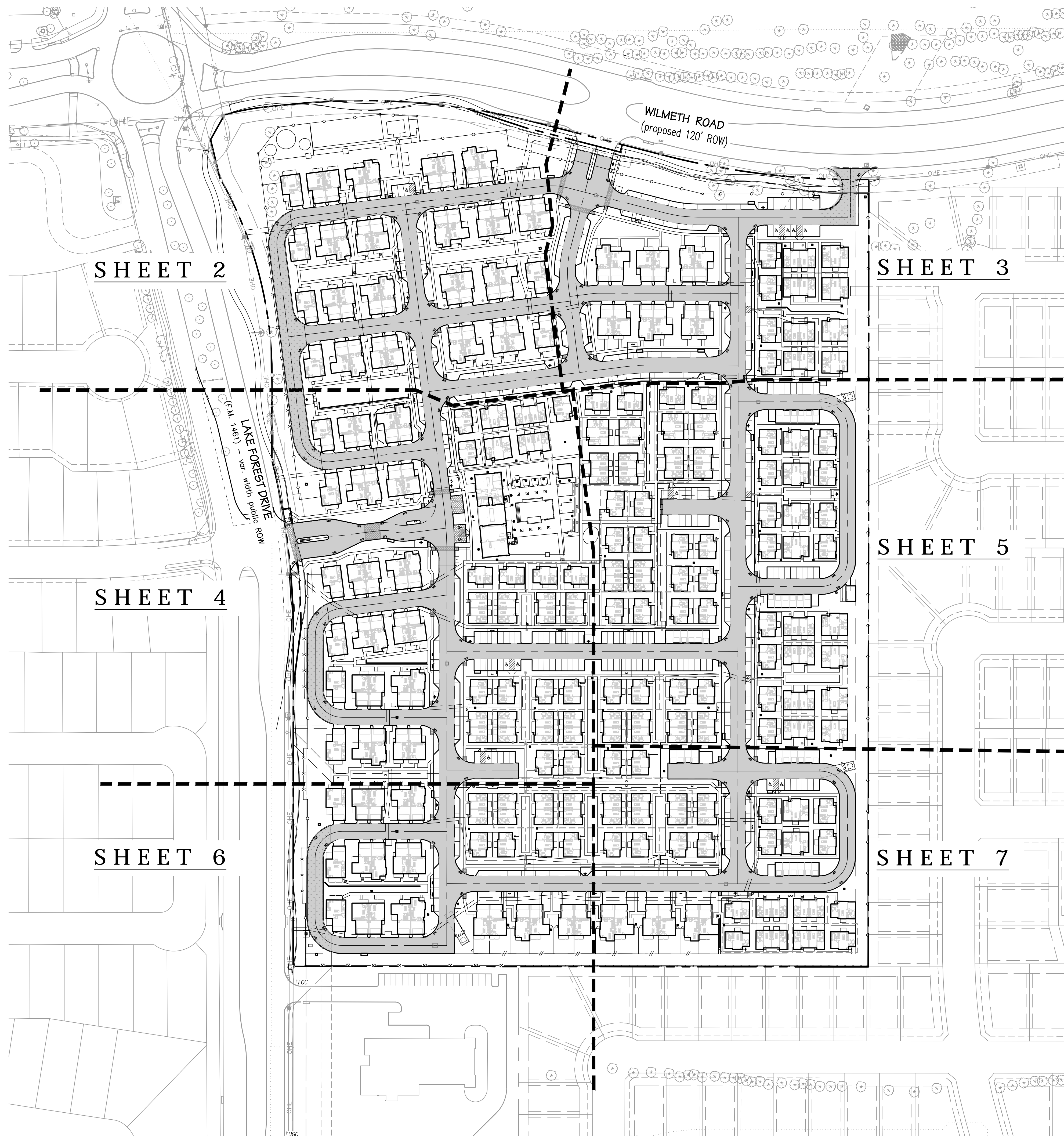


0 40 80 160
1 inch = 80 ft.



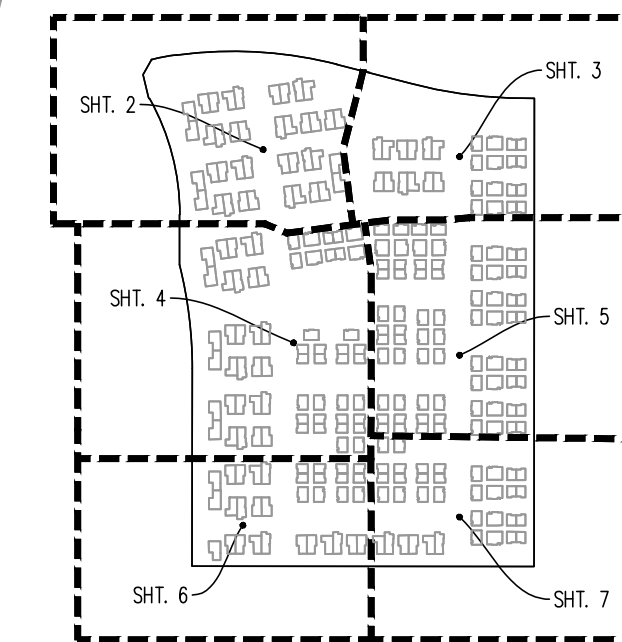
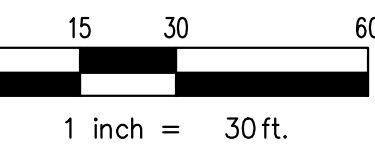
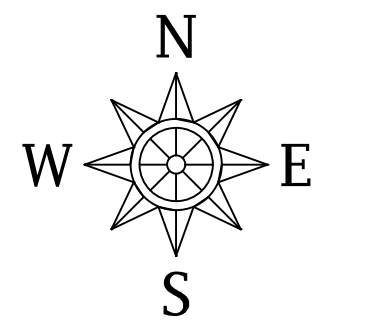
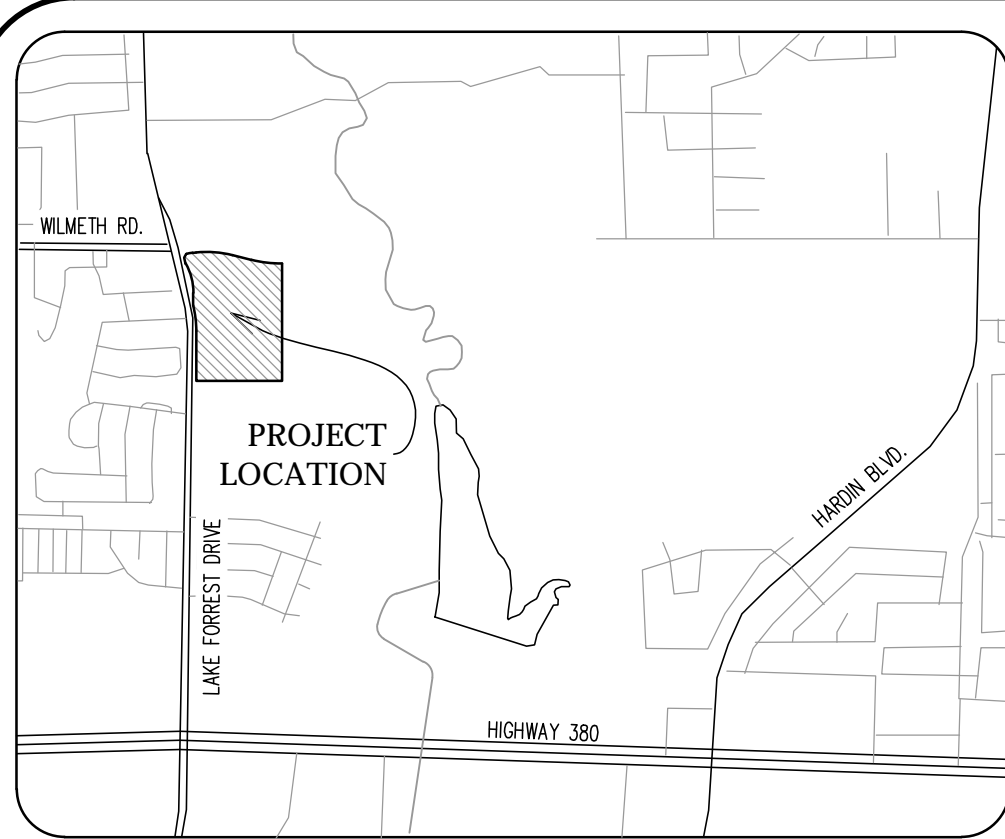
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Kevin Wier • kevin.wier@spiarsengineering.com

SITE PLAN
AVANTA PAINTED TREE
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
J. MCGARRAH SURVEY ABSTRACT NO. 572
1,187,161 Sq. Ft./27.253 Acres (Gross)
1,181,939 Sq. Ft./27.134 Acres (Net)

ENGINEER / SURVEYOR / APPLICANT
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Kevin Wier

OWNER/DEVELOPER
AVANTA-IP MCKINNEY OWNER, LLC
AVANTA DEVELOPMENT GROUP, LLC
4401 N Mesa St.
El Paso, TX 79902
Telephone: (713) 385-5735
Contact: Terence Johnson



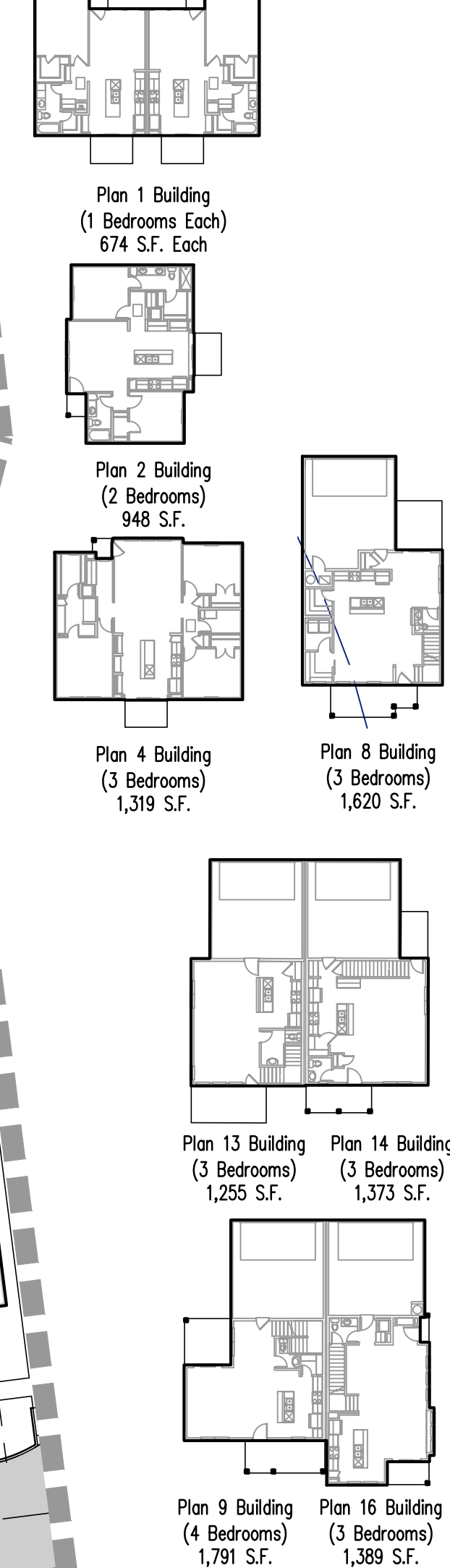
KEY MAP
NTS



MATCHLINE SHT. 3

MATCHLINE SHT. 4

SYNOPSIS	
Zoning	PD 2021-01-006
Use	Multifamily
Lot Area	27.134 Ac. (1,181,939 S.F.) Net 27.253 Ac. (1,187,141 S.F.) Gross
Plan 1	80 Units (1 Bedroom)
Plan 2	65 Units (2 Bedroom)
Plan 4	22 Units (3 Bedroom)
Plan 8	15 Units (3 Bedroom)
Plan 13	24 Units (3 Bedroom)
Plan 14	24 Units (3 Bedroom)
Plan 9	23 Units (4 Bedroom)
Plan 16	23 Units (3 Bedroom)
Total Units	276 Units
Density	10.17 Units/Ac.
Amenities Provided	
Building Height	Plan 1 = 35'-0" Max. (1 Story) Plan 2 = 35'-0" Max. (1 Story) Plan 4 = 35'-0" Max. (1 Story) Plan 8 = 35'-0" Max. (2 Story) Plan 13 = 35'-0" Max. (2 Story) Plan 14 = 35'-0" Max. (2 Story) Plan 9 = 35'-0" Max. (2 Story) Plan 16 = 35'-0" Max. (2 Story)
Lot Coverage	26%
Parking Required	1 Bedroom = 1 Sp./Unit 2 Bedroom = 2 Sp./Unit 3 Bedroom = 2 Sp./Unit 4 Bedroom = 2 Sp./Unit 472 Spaces
	Subtotal Townhomes w/out Tandem Required (0.5 Sp./Unit) 70.5 Spaces
	Total Spaces Required 543 Spaces
Parking Provided	Townhome Tandem Spaces 24 Spaces Garage Parking 34 Spaces Direct Access Garage Spaces 220 Spaces Surface Parking (excl. HC) 283 Spaces Handicap Parking Provided 13 Spaces Total Parking Provided 574 Spaces
Total Bldg. Sp. Ft.	305,070 S.F.
Impervious Area Provide	498,018 S.F.
Amenities Required	4 Swimming Pool (1,705F w/ 10' Cooling Deck) 1 Dog Park (11,500 SF + 5 Waste Station and 255F wash bay) BBQ Grills (4 ea) w shaded seating for 16 1 Fitness Center (min 575 SF)



- LEGEND**
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 - All Sidewalks within Right-of-Way Shall Conform to City Detail 2170M. All private Sidewalks Shall Be 4" 3000 psi Reinforced Concrete Pavement.
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - Proposed Water Meters
 - Existing Fence
 - Proposed Wood Fence -6' Tall
 - Proposed Ornamental Iron -6' Tall
 - Proposed Fencerecrete Fence -6' Tall
 - Proposed Stone Wall -6' Tall
 - Proposed Masonry Fence -6' Tall
 - Proposed Composite Fence -6' Tall

SITE PLAN

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IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
J. MCGARRAH SURVEY ABSTRACT NO. 572
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- 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 in conformance with Chapter 58 of the City of McKinney Code of Ordinances.
 - All homes will be protected with NFPA 13D fire sprinkler systems.

ADDRESSING LEGEND

- Address On-Unit
- Address Block
- Address Block Boundary

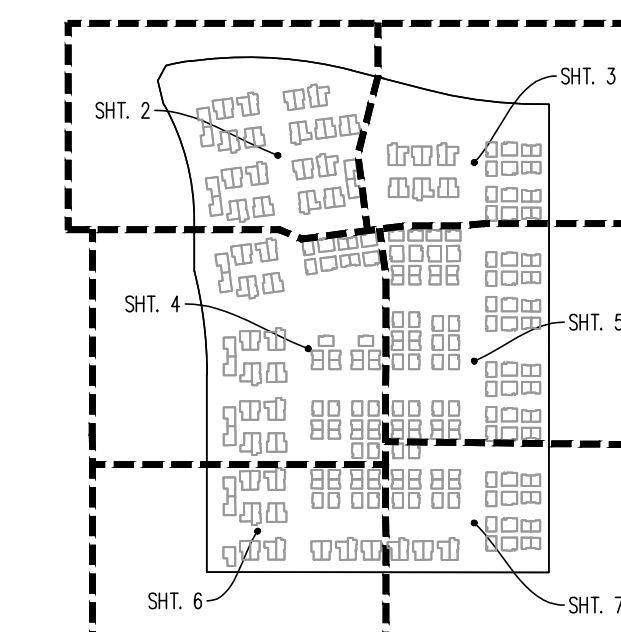
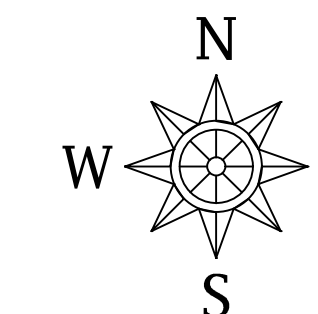
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Sheet 2 of 7 Scale: 1"=80' May, 2021 SEI Job No. 20-227

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KEY MAP
NTS

Jen Texas 22 LLC
Doc. No. 20200904001497270 DRCCCT

R=1210.00'
D=15°18'26"
L=323.27'
CB=6 03°13'49" E
CD=322.30'

WILMETH ROAD
(proposed 120' ROW)

Proposed 12' R.O.W. Dedication

6.75°34'37" E = 204.66'

GrpX Edgewood LLC
Doc. No. 20200904001497940 DRCCCT

LEGEND

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- Proposed Stone Wall -6' Tall
- Proposed Masonry Fence -6' Tall

- ADDRESSING LEGEND
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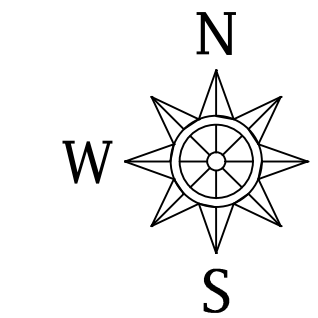
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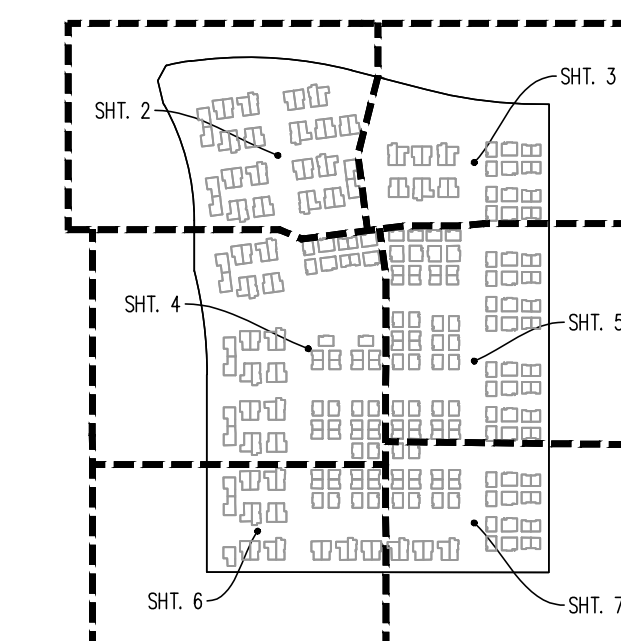
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MATCHLINE SHT. 2



0 15 30 60
1 inch = 30 ft.



KEY MAP
NTS

JEN TEXAS 22 LLC
Doc. No. 20200904001497270
27.134 Acres
(1,181,939 Sq. Ft.)

MATCHLINE SHT. 5

Unit Plan Names Updated.

LEGEND

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- Proposed Water Meters
- Existing Fence
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- Proposed Fencecrete Fence -6' Tall
- Proposed Stone Wall -6' Tall
- Proposed Masonry Fence -6' Tall

ADDRESSING LEGEND

- Address On-Unit
- Address Block
- Address Block Boundary

SITE PLAN
AVANTA PAINTED TREE
 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
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$R=110.00'$
 $D=14^{\circ}05'03''$
 $L=272.86'$
 $CB=N 07^{\circ}00'54'' W$
 $CD=272.17'$

Drainage easement created by
 Judgment in Absence of Objection
 to the City of McKinney
 Doc. No. 20100427000412530 DRCCT

SUMMIT VIEW LAKE
PHASE THREE
Cab. 2009, Pg. 156 PRCCT

LAKE FOREST DRIVE
(F.M. 1461) - var. width public ROW

7' Sidewalk Esmt.
 Drainage easement created by
 Judgment in Absence of Objection
 to the City of McKinney
 Doc. No. 20100427000412530 DRCCT

MATCHLINE SHT. 6

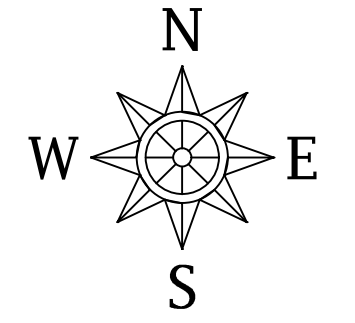
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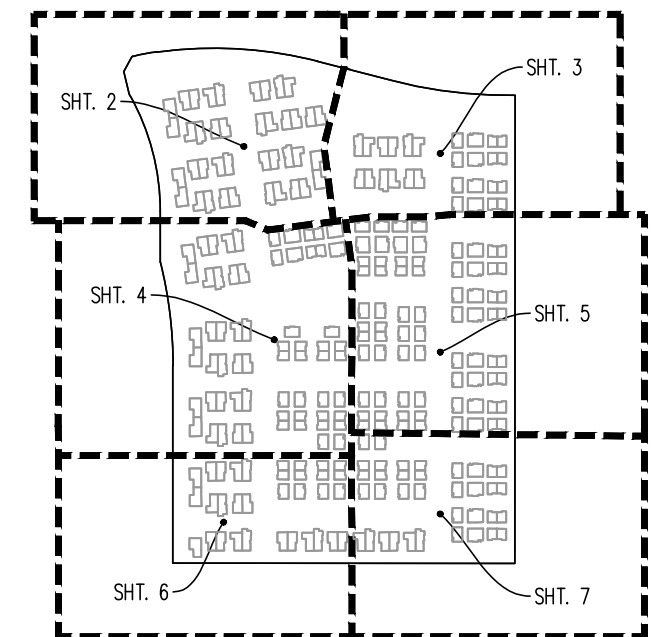
MATCHLINE SHT. 3

MATCHLINE SHT. 4

MATCHLINE SHT. 7



0 15 30 60
1 inch = 30 ft.



KEY MAP
NTS



Grbk Edgewood LLC

Doc. No. 20220904001497940 DRCCCT

LEGEND

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ADDRESSING LEGEND

- Address On-Unit
- Address Block
- Address Block Boundary

SITE PLAN
AVANTA PAINTED TREE
 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 J. MCGARRAH SURVEY ABSTRACT NO. 572
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ENGINEER / SURVEYOR / APPLICANT

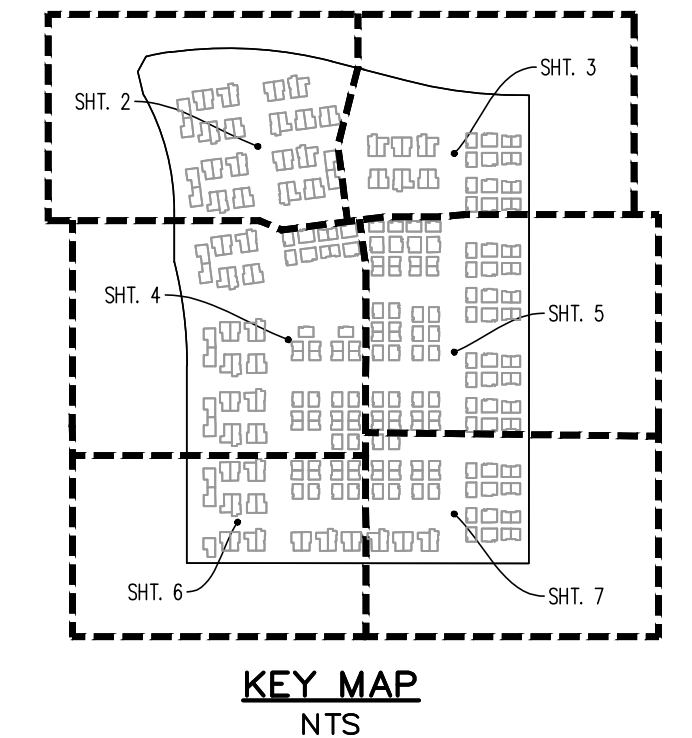
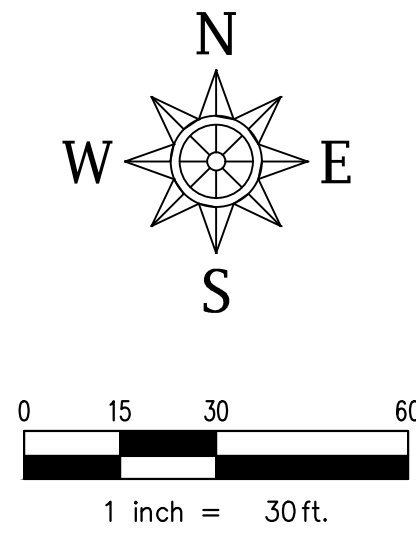
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MATCHLINE SHT. 4



SUMMIT VIEW LAKE
PHASE THREE
Cab. 2009, Pg. 156 PRCT

LAKE FOREST DRIVE
(F.M. 1461) - var. width public ROW

Drainage easement created by
Judgment in Absence of Objection
to the City of McKinney
Doc. No. 20100427000412530 DRCT

Lot 1, Blk A
MCKINNEY FIRE STATION
NUMBER 9 ADDITION
Cab. 2018, Pg. 432 PRCT

MATCHLINE SHT. 7

- LEGEND**
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- ADDRESSING LEGEND**
- Address On-Unit
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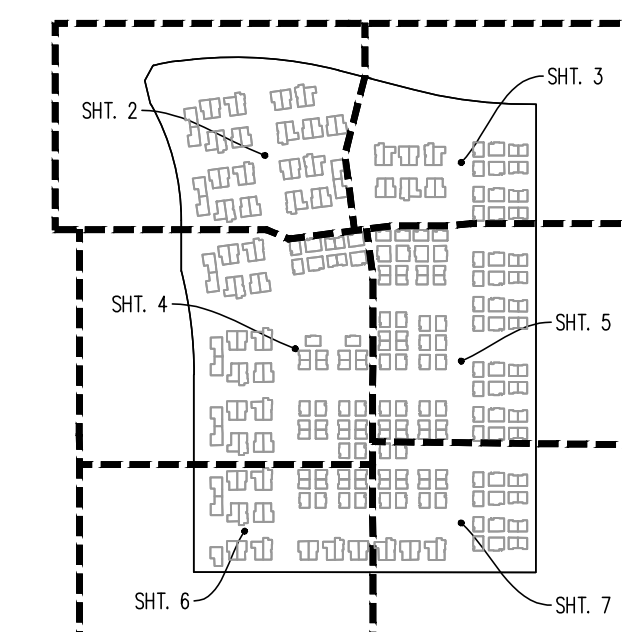
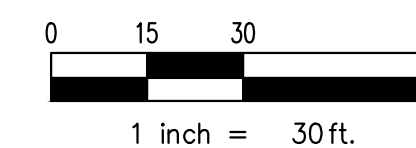
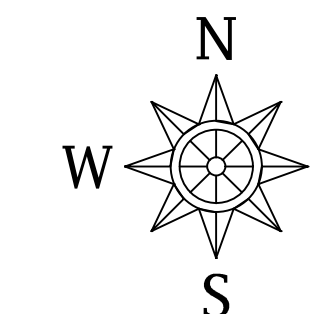
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Sheet 6 of 7 Scale: 1"=30' May, 2021 SEI Job No. 20-227

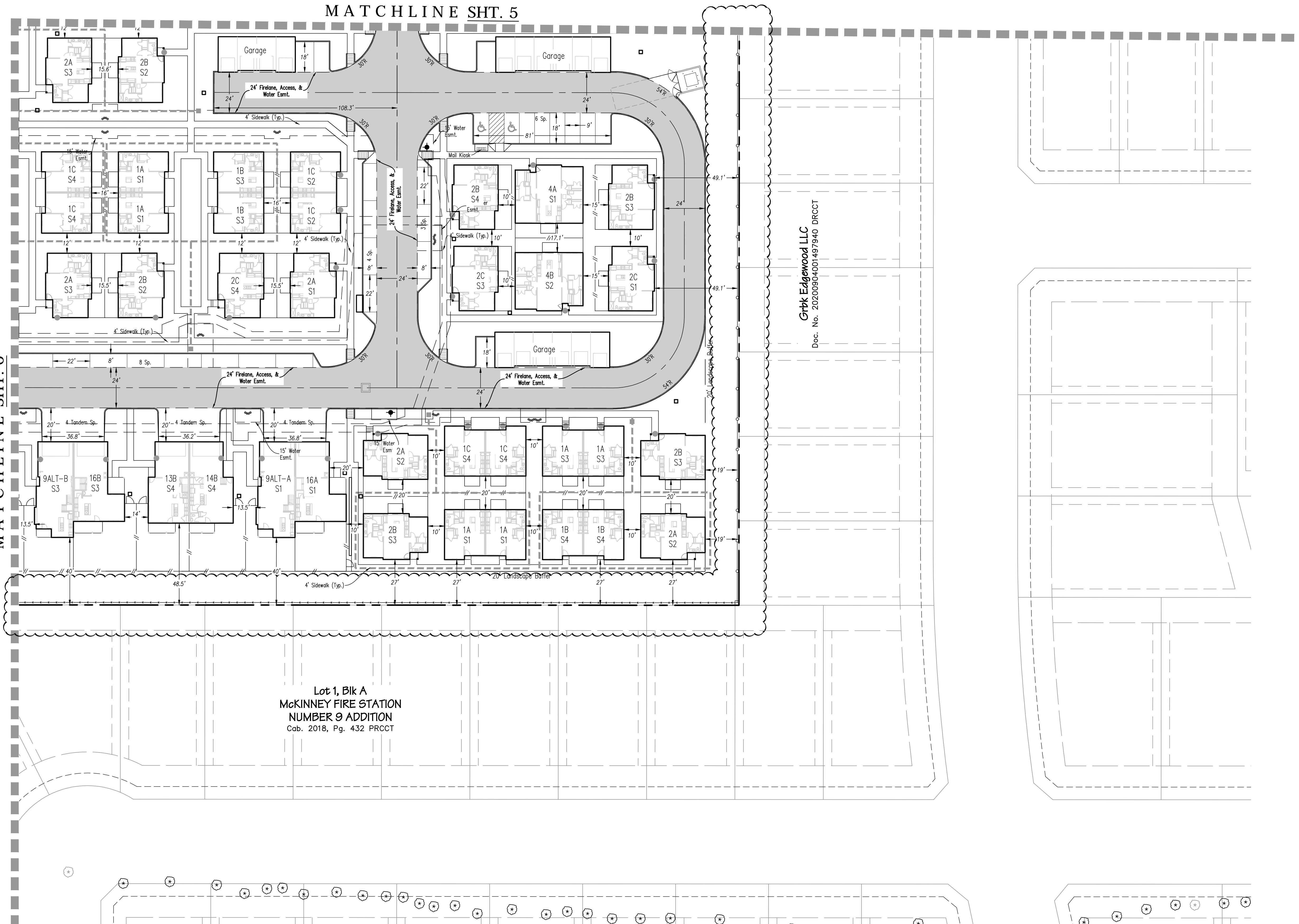
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MATCHLINE SHT. 5



KEY MAP
NTS

MATCHLINE SHT. 6



Grtk Edgewood LLC
Doc. No. 20200304001497940 DRCCT

Lot 1, Blk A
MCKINNEY FIRE STATION
NUMBER 9 ADDITION
Cab. 2018, Pg. 432 PRCC

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