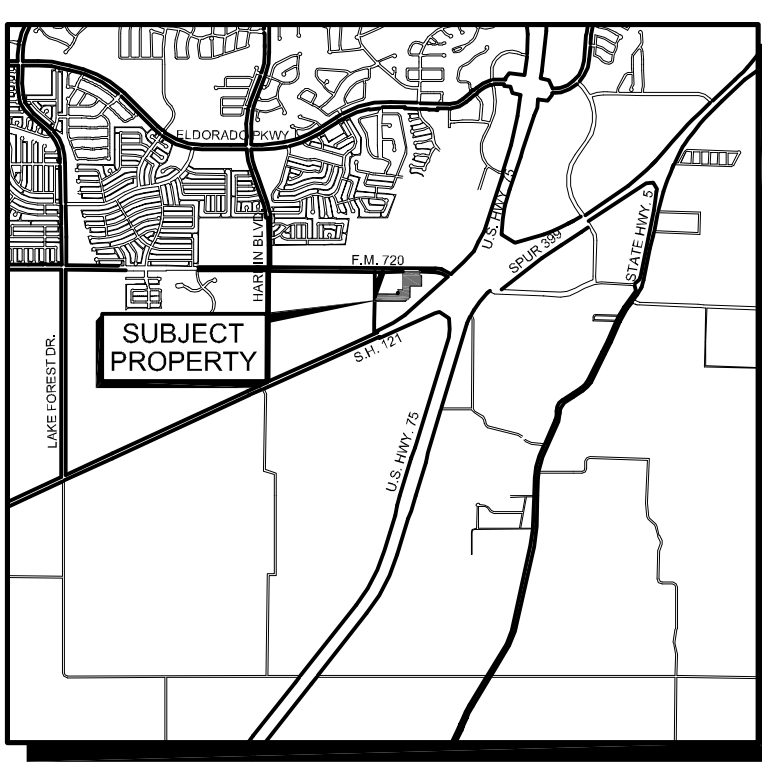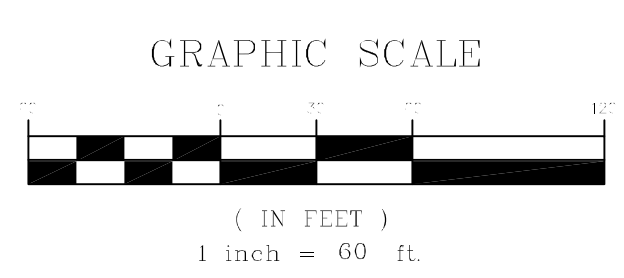## AMENITIES PROVIDED

1. SWIMMING POOL (MINIMUM 1,000 SQUARE FOOT SURFACE AREA) WITH COOLING DECK (MINIMUM 10 FEET WIDE IN ALL AREAS)

2. FITNESS CENTER (MINIMUM 500 SQUARE FEET)

3. AT LEAST 2 BARBEQUE GRILLS WITH SHADED SEATING AREAS FOR AT LEAST 8 PEOPLE

4. RAMADA(S), ARBOR(S), AND/OR TRELLIS(ES) COVERING AT LEAST 1,000 SQ. FT.

GRAPHIC SCALE

( IN FEET )
1 inch = 60 ft.

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

### LOCATION MAP
N.T.S.

SUBJECT PROPERTY

**MCKINNEY POINTE**

**SITE PLAN**

### SITE DATA SUMMARY TABLE

| | |
|---|---|
| ZONING: | PD 2013-03-025 |
| EXISTING USE: | UNDEVELOPED |
| PROPOSED USE: | MULTI-FAMILY DEVELOPMENT |
| LOT AREA GROSS: | 8.22 ACRES / 358,112 SQ. FT. |
| LOT AREA NET: | 8.03 ACRES / 349,821 SQ. FT. |
| M.F. BUILDING HEIGHTS: | 3 STORY UNITS (9 ea.) = 56'-0" |
| NUMBER OF M.F. BLDGS. | 9 |
| NUMBER OF M.F. DWELLING UNITS: | 198 |
| TOTAL M.F. BLDG. SQ. FOOTAGE: | 181,866 SQ. FT. |
| NUMBER OF CLUBHOUSES: | 1 |
| CLUBHOUSE BLDG. HEIGHTS: | 2 STORY CLUB (1 ea.) = 29'-9" |
| TOTAL CLUBHOUSE SQ. FOOTAGE: | 4,800 SQ. FT. |
| TOTAL (M.F. BLDG. + CLUBHOUSE) | 186,666 SQ. FT. |
| NUMBER OF DETACHED GARAGES: | 4 |

PARKING REQUIRED

| | |
|---|---|
| PARKING REQUIRED | 365 |
| 1.5*1 BED + 2*2 BED + 2.5*3 BED | |
| 1.5*98 (1 BDRM) + 2*96 (2 BDRM) + 2.5*4 (3 BDRM) | |
| 0.5 * 32 (GARAGE W/O TANDEM) | |
| GARAGE PARKING REQ. = 30% OF # OF UNITS | 60 |
| (HANDICAP REQUIRED = 2% OF TOTAL) | 8 |

PARKING PROVIDED

| | |
|---|---|
| HEAD IN UNCOVERED PARKING SPACES | 210 |
| PARALLEL PARKING | 57 |
| GARAGE PARKING | 68 |
| TANDEM PARKING | 36 |
| TOTAL PARKING PROVIDED | 371 |

| | |
|---|---|
| LOT COVERAGE | 26% (92,441 SQ. FT.) |
| FLOOR TO AREA RATIO | 0.52:1 |

LANDSCAPE DATA

| | |
|---|---|
| INTERIOR LANDSCAPING | 79,934 SQ. FT. |
| IMPERVIOUS AREA: | 269,887 SQ. FT. |

## PAVING LEGEND

- 8" REINFORCED 3000 PSI CONCRETE PAVENT (DUMPSTER PAD)
- 10" REINFORCED 4000 PSI CONCRETE PAVEMENT (TURN LANE)
- 8" 4,000 PSI PAVEMENT WITH 8" LIME TREATED SUB-BASE AND #3 BARS @ 24" O.C.E.W.
- 5" 3,000 PSI CONCRETE PAVEMENT WITH 6" LIME TREATED SUB-BASE AND #3 BARS @ 24" O.C.E.W.
- X' SW — 4" REINFORCED 4,000 PSI CONCRETE PAVEMENT WITH #3 REBAR SPACED 8" O.C. BOTH WAYS WITH A 2" LEVELING MATERIAL BELLOW & 1" X 4" REDWOOD EXPANSION JOINTS EVERY 40 LINEAR FEET, OR AS APPROVED BY THE CITY ENGINEER (SIDEWALK IN THE RIGHT-OF-WAY)
- X' SW — 4" REINFORCED 3,000 PSI CONCRETE PAVEMENT (INTERNAL SIDEWALKS)
- ○ NUMBER OF PARKING SPACES
- R — RADIUS
- TYP — TYPICAL
- BFR — BARRIER FREE RAMP
- SW — SIDEWALK
- FH — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- ● BUILDING ENTRANCE
- ✳ LIGHT POLE

## NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.

2. ALL RADII ARE 1.5' UNLESS NOTED OTHERWISE.

3. PARKING LOT LIGHT POLES MAY BE UP TO 16' TALL; HOWEVER, ALL OTHER LIGHTING SHALL BE NO MORE THAN 13' TALL.

4. SINGLE TRASH DUMPSTER 12' WIDE X14' DEEP INSIDE DIMENSIONS BRICK EXTERIOR WALLS 7'-8'4" TALL.

5. TRASH COMPACTOR 15'X34' INSIDE DIMENSIONS BRICK EXTERIOR WALLS 7'-8'4" TALL.

6. ALL A/C UNITS, HVAC SYSTEMS, EXHAUST PIPES AND STACKS, ELEVATOR HOUSING, SATELLITE DISHES AND OTHER SUCH DEVICES SHALL BE THOROUGHLY SCREENED BY WALLS, FENCING, ROOF TREATMENTS, PENTHOUSE-TYPE SCREENING DEVICES, OR LANDSCAPING. THIS SCREENING IS REQUIRED PER THE REGIONAL EMPLOYMENT CENTER DESIGN GUIDELINES.

## CITY OF McKINNEY SITE PLAN NOTES

1. 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 SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF McKINNEY DESIGN SPECIFICATIONS.

2. 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 SINGLE-FAMILY RESIDENTIAL PROPERTIES.

3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF McKINNEY CODE OF ORDINANCES.

## PUBLIC OPEN SPACE NOTE

THE OPEN SPACE SHOWN IN THE PEDESTRIAN & BICYCLE ACCESS EASEMENT IS 2,266 SQUARE FEET. THE REQUIRED 39 LINEAR FEET OF SEATING WILL BE ACHIEVED BY PROVIDING 16 MOVABLE CHAIRS.

### SITE PLAN FOR McKINNEY POINT

BEING 8.03 ACRES OUT OF
THE J. PHILLIPS SURVEY, ABSTRACT NO. 719,
WILLIAM HEMPHILL SURVEY ABSTRACT NO.L 449
CITY OF McKINNEY, COLLIN COUNTY, TEXAS
PREPARED DECEMBER, 2014

**EXHIBIT**

| | |
|---|---|
| Scale: | SEE GRAPHIC SCALE |
| Designed by: | LAW |
| Drawn by: | CDR |
| Checked by: | LAW |
| Date: | DECEMBER 2014 |
| Project No. | 0201-5-018 |

OWNER:
TCI McKINNEY RANCH INC.
1800 VALLEY VIEW LANE STE. 300
DALLAS, TX 75234
(469) 522-4200
ATTN. STEVEN SHELLEY

ENGINEER:
SANCHEZ AND ASSOCIATES, LLC.
402 N. TENNESSEE STREET
MCKINNEY, TEXAS 75069
(469) 424-5900
ATTN.. LEVI WILD, PE

APPLICANT:
SANCHEZ AND ASSOCIATES, LLC.
402 N. TENNESSEE STREET
MCKINNEY, TEXAS 75069
(469) 424-5900
ATTN.. LEVI WILD, PE

F.M. NO. 720 - McKINNEY RANCH PARKWAY

COLLIN McKINNEY PARKWAY

FUTURE COLLIN McKINNEY PARKWAY

AGRICULTURE UNDEVELOPED

APPROVED MILLENNIUM II SITE PLAN

PROPOSED 3 STORY, BLDG 1 (4 UNITS FACING MRP) 22,020 S.F.

PROPOSED CLUBHOUSE 4,800 S.F.

PROPOSED 3 STORY BLDG 6 17,964 S.F.

PROPOSED 3 STORY, BLDG 2 18,279 S.F.

PROPOSED 3 STORY BLDG 3 9,204 S.F.

PROPOSED 3 STORY, BLDG 4 17,964 S.F.

PROPOSED 3 STORY, BLDG 8 22,020 S.F.

PROPOSED 3 STORY, BLDG 5 29,294 S.F.

PROPOSED 3 STORY, BLDG 9 18,279 S.F.

PROPOSED 3 STORY, BLDG 7 26,842 S.F.

PROPOSED LIFT STATION (PRIVATE)