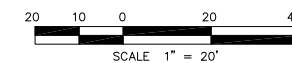


VICINITY MAP

NOT-TO-SCALE



LEGEND

- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EX. 8" S.S.
- EX. 8" W
- EX. 8" W
- EX. 24" RCP
- PROPOSED 6' ORNAMENTAL METAL FENCE

NOTES:

1. THERE ARE NO EXISTING TREES WITHIN THE AREA TO BE DISTURBED.
2. UNLESS INDICATED OTHERWISE, EXISTING EASEMENTS SHOWN ARE PER RECORD PLAT FOR PECAN PARK. SEE TITLE BLOCK BELOW FOR RECORDING INFORMATION.
3. A BLANKET PEDESTRIAN, BICYCLE, AND PARKING EASEMENT ON COMMON AREA C-1 WITH AMENDING PLAT.
4. THE MINIMUM TOLER ENCLOSURE SIZE PER CITY STANDARDS IS 10' X 6'. THE PROPOSED TOLER ENCLOSURE IS 10' X 12' IN ORDER TO ALSO ACCOMMODATE THE POOL EQUIPMENT. THE ENCLOSURE SHALL BE 6' MASONRY WITH A METAL GATE PRIMED AND PAINTED.

CITY NOTES:

1. SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED. SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MCKINNEY DESIGN SPECIFICATIONS.
2. MECHANICAL, 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.
3. THE LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

SITE DATA

SUBJECT PROPERTY AREA	1.80 AC / 78299 SF
PROPOSED USE	NEIGHBORHOOD POOL
ADJACENT LAND USE	RESIDENTIAL
POOL SURFACE AREA	950 SF
RESTROOM BUILDING AREA	680 SF
F.A.R.	.09
LOT COVERAGE	0.87%
SITE ELEVATION	703
BUILDING HEIGHT	25 FEET
MAX. BUILDING ELEVATION	728
NAD 83 COORDINATES	N 7108561, E 2523722
PARKING REQUIRED	5 SPACES (ONE/200 SF POOL AREA)
PARKING PROVIDED	5 SPACES INCLUDING 1 ADA ACCESSIBLE (ON-STREET)

CASE 11-086SP
SITE PLAN
PECAN PARK AMENITY CENTER

EXISTING ZONING: PD
COMMON AREA C-1, PECAN PARK ADDITION
C.C.F.#20080130010000340
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SUBMITTED: MAY 31, 2011
REVISED: JUNE 13, 2011
REVISED: JUNE 20, 2011

OWNER:
TOWNHOMES AT PECAN PARK, INC.
P.O. BOX 14000
SUN LAKES, AZ 85248
469-450-3286

APPLICANT:
J. VOLK CONSULTING, INC.
P.O. BOX 942028
PLANO, TEXAS 75074
972-429-4093
TX. REGISTRATION No. F-11962

This plan was received by the Planning Department on June 21, 2011.