



- LEGEND**
- Firelane
  - TxDOT Asphalt Driveway
  - Ex. Concrete
  - Ex. Asphalt Paving
  - Existing Fire Hydrant
  - Proposed Fire Hydrant
  - BFR Barrier Free Ramp

**Landscape Note:**  
Refer to Landscape Plan for Tree Placement

**SYNOPSIS**

Zoning:	PD														
Proposed Use:	Multifamily														
Lot Area:	9.788 Acres (426,370 sf)														
Building Areas:	<table border="0"> <tr> <td>Building A</td> <td>125,000 sf</td> </tr> <tr> <td>Building B</td> <td>175,000 sf</td> </tr> <tr> <td>Carriage House</td> <td>15,000 sf</td> </tr> <tr> <td>Leasing Office</td> <td>4,200 sf</td> </tr> <tr> <td><b>Total Bldg Area:</b></td> <td><b>319,200 sf Maximum</b></td> </tr> </table>	Building A	125,000 sf	Building B	175,000 sf	Carriage House	15,000 sf	Leasing Office	4,200 sf	<b>Total Bldg Area:</b>	<b>319,200 sf Maximum</b>				
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<b>Total Bldg Area:</b>	<b>319,200 sf Maximum</b>														
Lot Coverage:	22.92% (Total Bldg footprint Area 97,714 sf)														
Floor Area Ratio:	0.75 : 1														
Building Height:	<table border="0"> <tr> <td>Building A</td> <td>55' To Top of Ridge</td> </tr> <tr> <td>Building B</td> <td>55' To Top of Ridge</td> </tr> <tr> <td>Carriage House Units</td> <td>40' To Top of Ridge</td> </tr> </table>	Building A	55' To Top of Ridge	Building B	55' To Top of Ridge	Carriage House Units	40' To Top of Ridge								
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Required Parking:	<table border="0"> <tr> <td>168 1 Bedroom Units (168*1.5)</td> <td>= 252 Spcs.</td> </tr> <tr> <td>77 2 Bedroom Units (77*2.0)</td> <td>= 154 Spcs.</td> </tr> <tr> <td>1,600 sf Work Area (1 Space/200 S.F.)</td> <td>= 8 Spcs.</td> </tr> <tr> <td>(Work Area in 9 Live/Work Units)</td> <td></td> </tr> <tr> <td>4,200 sf Office (1 Space/300 S.F.)</td> <td>= 14 Spcs.</td> </tr> <tr> <td><b>Subtotal Parking Required:</b></td> <td><b>428 Spaces</b></td> </tr> <tr> <td><b>Parking Reduction Total: (Per trees saved, Reference Landscape Plans)</b></td> <td><b>-36</b></td> </tr> </table>	168 1 Bedroom Units (168*1.5)	= 252 Spcs.	77 2 Bedroom Units (77*2.0)	= 154 Spcs.	1,600 sf Work Area (1 Space/200 S.F.)	= 8 Spcs.	(Work Area in 9 Live/Work Units)		4,200 sf Office (1 Space/300 S.F.)	= 14 Spcs.	<b>Subtotal Parking Required:</b>	<b>428 Spaces</b>	<b>Parking Reduction Total: (Per trees saved, Reference Landscape Plans)</b>	<b>-36</b>
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<b>Parking Required Total:</b>	<b>392 Parking Spaces</b>
<b>Parking Provided Total:</b>	<b>(394 Parking Spaces) 10 Handicap Spc.</b>

- Architectural/Site Amenities Provided:**
- 2,200 SF Pool with 10'-0" width Cooling Desk
  - (4) BBQ Grills with Shaded Seating (Next to Pool)
  - Fitness Center - Min 500 SF (Next to Pool)
  - Library - Min 500 SF (Within Amenity Building)

Total Impervious Area: 60,650 SF (1.39 AC)

**CAUTION!**  
Pressurized Gas Lines. Contractor to verify location prior to construction.

**CITY OF MCKINNEY STANDARD NOTES:**  
Mechanical and Heating and air conditioning equipment in non-resident uses shall be screened from view from the public right-of-way and from adjacent residential properties.

The Lighting for the subject property will be constructed and operated in conformance with Chapter 58 of the City of McKinney Code of Ordinances.

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. The Sanitation Screening Walls Will Be A Minimum Of 7' In Height.

- RFI 130 & 133 IRR. METER/CLUBHOUSE GRADING
- CARPORT REVISION

Issue Dates:	Revisions:	Date:
1 04/14/2014	1 03/03/15	7 11/23/15
2 05/12/2014	2 05/11/15	8 12/28/15
3 07/15/2014	3 07/09/15	9 01/04/16
4 09/03/2014	4 07/23/15	10 04/22/16
5 01/23/2015	5 08/20/15	11 05/13/16
6	6 11/11/15	12

**CROSS ENGINEERING CONSULTANTS**  
131 S. Tennessee St. McKinney, Texas 75069  
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1" = 40'

**ENGINEER:**  
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Phone (972) 722-0225  
Contact: Jay Bedford

**SITE PLAN**

McKINNEY URBAN VILLAGE

CATALYST URBAN DEVELOPMENT  
CITY OF MCKINNEY, TEXAS

Sheet No.  
**SP**

Project No.  
13106

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