

LEGEND

CONCRETE PAVEMENT (MEDIUM/LIGHT DUTY)	[Symbol]
CONCRETE PAVEMENT (HEAVY DUTY)	[Symbol]
PROPERTY LINE	[Symbol]
EXISTING CURB	[Symbol]
PROPOSED CURB	[Symbol]
PROPOSED FIRE LANE	[Symbol]
DENOTES BLUE PLACARD ADA STALLS	[Symbol]
EXISTING WATER	[Symbol]
PROPOSED WATER	[Symbol]
EXISTING SANITARY SEWER	[Symbol]
PROPOSED SANITARY SEWER	[Symbol]

- CITY 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. (ROOF MOUNTED)
 - LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

BGE, Inc.
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 Fort Worth, TX 76102
 Tel: 972-887-6130 • www.bgeinc.com
 TBPE Registration No. F-1046
 Contact: David Greer
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DEVELOPER
MILL CREEK
 RESIDENTIAL TRUST LLC
Mill Creek Creek Residential
 5910 N Central Expy, Dallas, TX 75206
 Tel: 561-996-4465
 www.millcreekplaces.com

SITE PLAN
 MODERA MCKINNEY
 20,282 ACRES + SITUATED IN THE MEREDITH HART SURVEY, ABSTRACT NO. 371 AND PART OF LOT X, XXX
 20.350 ACRES
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
 BGE, INC.
 TEXAS REGISTERED ENGINEERING FIRM F-1046
 DAVID A. GREER, P.E.
 TEXAS REGISTRATION NO. 109928
 FEBRUARY 10, 2023

CAUTION !!
 CONTRACTOR TO VERIFY EXACT LOCATION & DEPTH OF EXIST FACILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES

CAUTION !!
 CONTACT: 1-800-DIG-TESS
 48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

REV. NO.	DATE	DESCRIPTION

DRAWN BY: CAA
 CHECKED BY: DAG
 DATE: 2/9/23
 PROJECT NUMBER: 10346-00

SHEET NO.

MODERA MCKINNEY PROGRAM - GROSS SQUARE FOOTAGE

BLDG TYPE	1ST FLOOR	2ND FLOOR	3RD FLOOR	ALL FLOORS	BLDG QUANTITY	TOTAL
TYPE I	23,595	24,637	24,637	72,869	1	72,869
TYPE II	23,719	24,717	24,717	73,153	1	73,153
TYPE III	22,539	23,492	23,492	69,523	1	69,523
TYPE IV	12,168	12,741	12,741	37,650	1	37,650
TYPE V	11,614	11,989	11,989	35,592	2	71,184
TYPE VI	17,741	18,514	18,514	54,769	1	54,769
TYPE VII	11,331	11,770	11,770	34,831	4	139,324
TYPE VIII	9,513	9,988	9,988	24,489	1	24,489
CLUB HOUSE	8,771	0	0	8,771	0	0
SUB-TOTAL	140,991	137,848	137,848	411,647	12	542,961

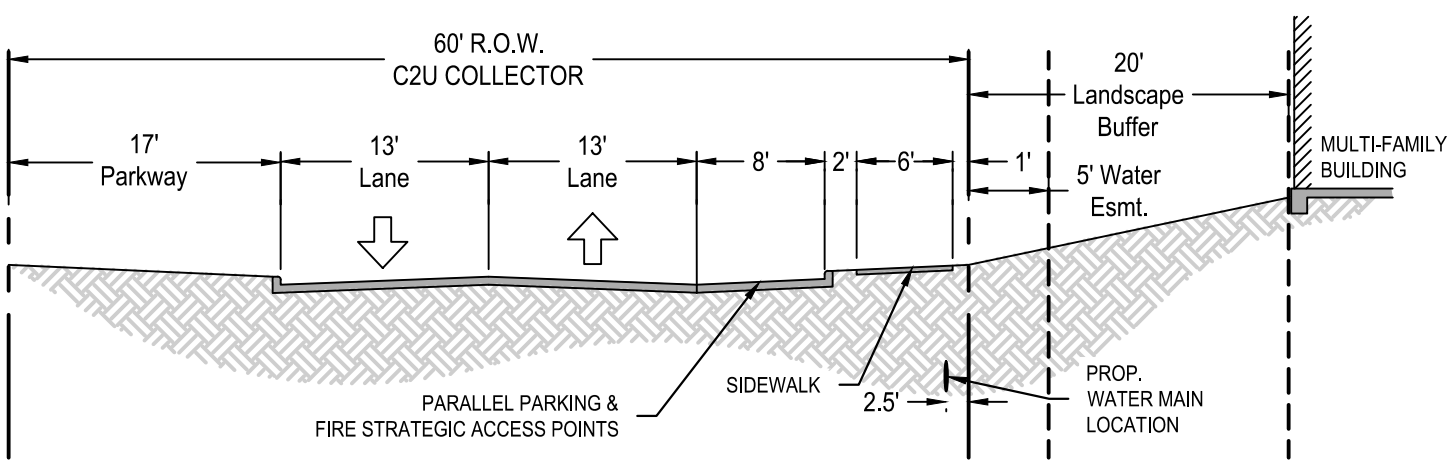
AMENITY SQUARE FOOTAGES

AMENITY TYPE	(SF)
Pool	4,000
Four Grills	450
Dog Park	6,597
Fitness Room	1,480
Business Center	938
TOTAL	13,465

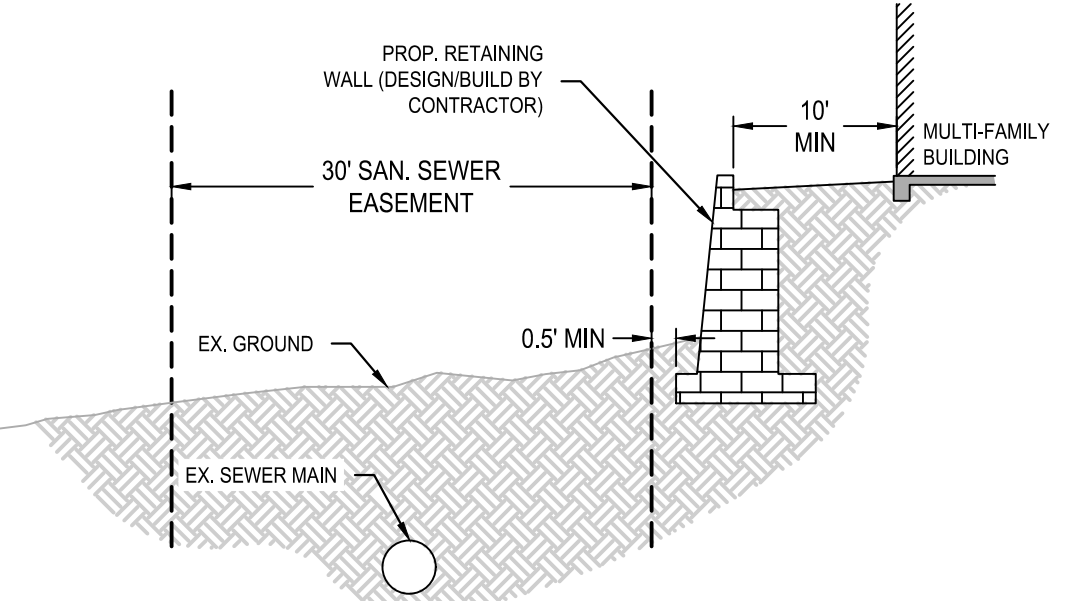
SITE DATA TABLE

SITE INFORMATION		
LOT SIZE	20.35 AC	886,452 SQ. FEET.
TOTAL UNITS	381 UNITS	18.8 UNITS/ACRE
BUILDING FOOTPRINT	154,978 SQ. FEET	17% LOT COVERAGE
BUILDING AREA	573,594 SQ. FEET	0.65 F.A.R.
MINIMUM PARKING REQUIRED		
REQUIRED		
1.0 PER UNIT		381
0.5 PER BEDROOM		267
0.5 PER GARAGE W/O TANDEM		0
TOTAL REQUIRED		648
PARKING PROVIDED		
SURFACE PARKING (ADA, VAN, ETC)		298
CARPORIT PARKING		46
TANDEM PARKING		156
GARAGE PARKING		155
TOTAL PROVIDED		655

SPRINKLER NOTE
 THE CLUBHOUSE COMPLEX IS DESIGNED TO FUNCTION AS A SINGLE BUILDING. IT WILL BE PROVIDED WITH A SINGLE ADDRESS, SINGLE FIRE RISER ROOM, SINGLE FIRE DEPARTMENT CONNECTION, AND SINGLE FIRE ALARM CONTROL PANEL. THE SPRINKLER PIPING WILL BE ROUTED UNDERGROUND BETWEEN STRUCTURES AND SHALL COMPLY WITH NFPA 24.



TYPICAL STREET SECTION A-A
 N.T.S.



TYPICAL WALL SECTION B-B
 N.T.S.

BGE, INC. \\browspine\p\projects\Regional\TX\Projects\Mill_Creek_Residential\LD_V01_CADD\01_Site\LD_V01_Site_Plan.dwg Feb 10, 2023 - 2:49pm cadwaz