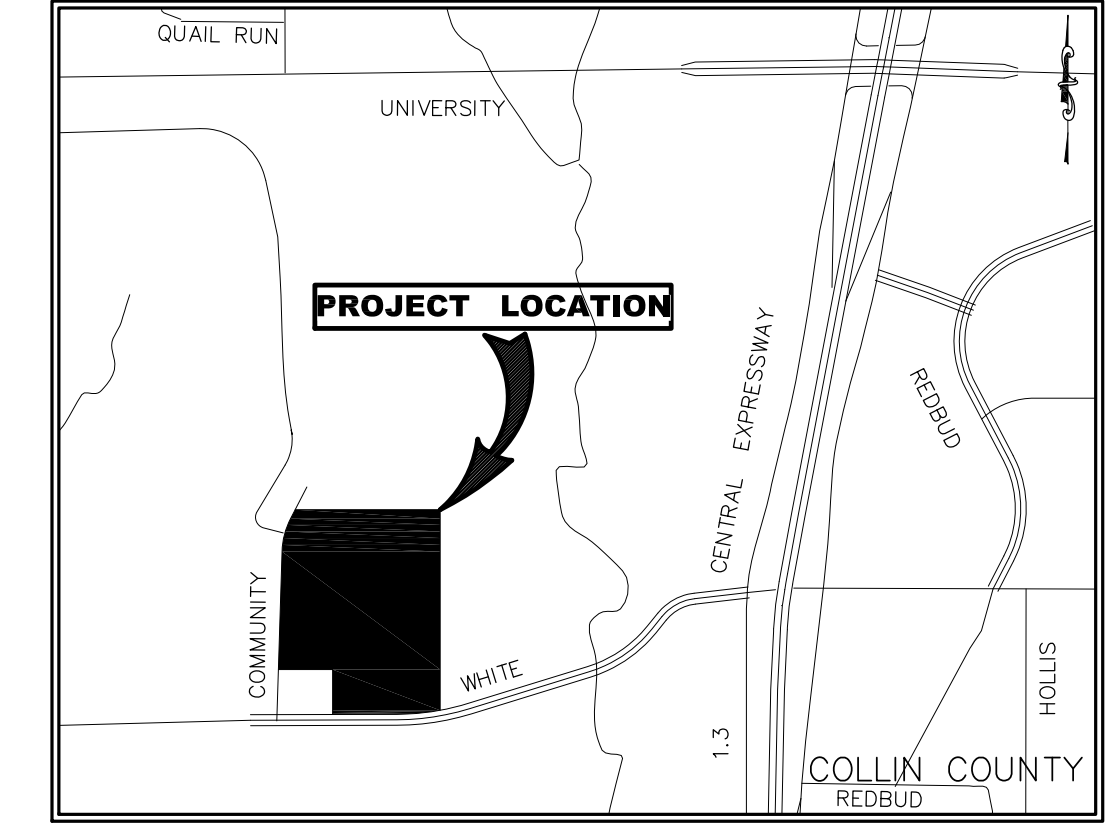


MATCH LINE
(SHEET 2 of 2)

MATCH LINE
(SHEET 2 of 2)



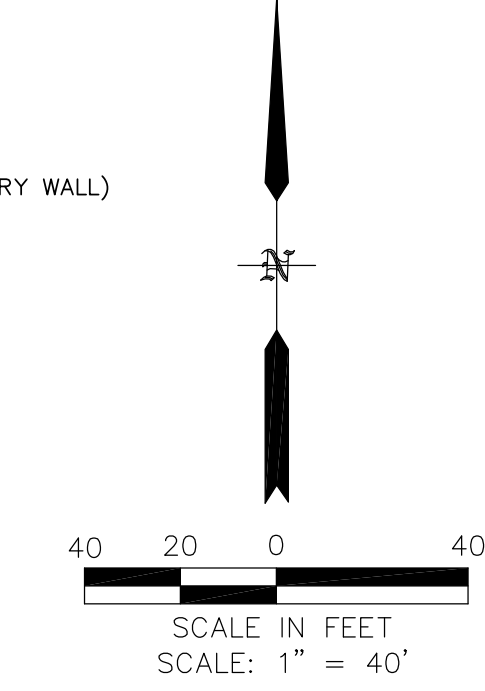
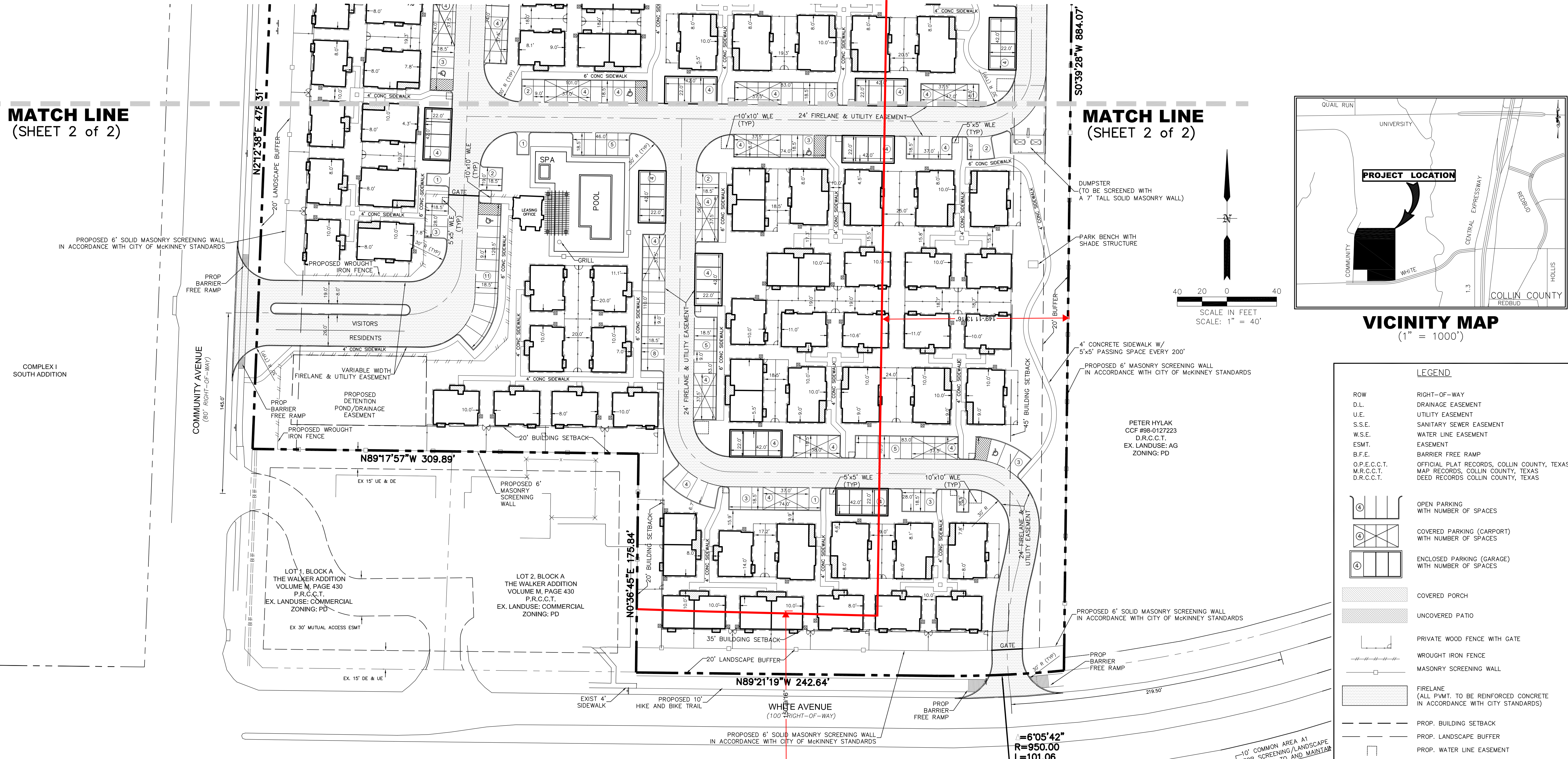
Engineer of Record:
Drawn by: 12/10/2015
Date Plotted: 12/10/2015
Issue for Pricing / Bidding: -
Issue for Permit Application: -
Issue for Construction: -

REVISIONS:

#	DATE	COMMENTS

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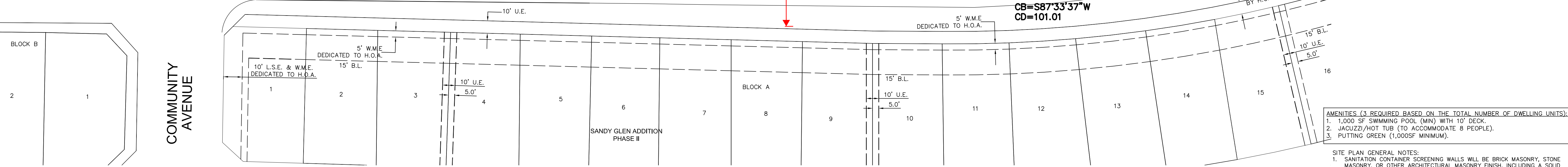
FILE: X:\Projects\2016\15-208-2\Drawings\Site Plan\CD FILES\SITE PLAN.dwg XREF(s): SITE: 15-208-REV2.dwg SURVEY: 15-208-LELE.dwg UTIL: LELE.dwg STIM: LELE.dwg VAD: 15-208-2.dwg
 USER: jacob DATE/TIME: Jan 20, 2016 - 2:17pm



LEGEND

ROW	RIGHT-OF-WAY
D.L.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.S.E.	WATER LINE EASEMENT
ESMT.	EASEMENT
B.F.E.	BARRIER FREE RAMP
O.P.E.C.C.T.	OFFICIAL PLAT RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY, TEXAS
(Symbol: Open parking with number of spaces)	OPEN PARKING WITH NUMBER OF SPACES
(Symbol: Covered parking with number of spaces)	COVERED PARKING (CARPORT) WITH NUMBER OF SPACES
(Symbol: Enclosed parking with number of spaces)	ENCLOSED PARKING (GARAGE) WITH NUMBER OF SPACES
(Symbol: Covered porch)	COVERED PORCH
(Symbol: Uncovered patio)	UNCOVERED PATIO
(Symbol: Private wood fence with gate)	PRIVATE WOOD FENCE WITH GATE
(Symbol: Wrought iron fence)	WROUGHT IRON FENCE
(Symbol: Masonry screening wall)	MASONRY SCREENING WALL
(Symbol: Firelane)	FIRELANE (ALL P.V.M.T. TO BE REINFORCED CONCRETE IN ACCORDANCE WITH CITY STANDARDS)
(Symbol: Prop. building setback)	PROP. BUILDING SETBACK
(Symbol: Prop. landscape buffer)	PROP. LANDSCAPE BUFFER
(Symbol: Prop. water line easement)	PROP. WATER LINE EASEMENT

SITE PLAN (SHEET 1 OF 2)
AVILLA - MCKINNEY
MCKINNEY, COLLIN COUNTY, TEXAS



PARKING TYPE	NUMBER OF SPACES	%
OPEN & COVERED	218	78.4%
GARAGE	60	21.6%
TOTALS	278	

UNIT TYPE (# BDRMS)	TOTAL UNITS	PERCENTAGE OF TOTAL
1	24	20%
2	51	43%
3	43	36%
TOTALS	118	100%
PROPERTY AREA:	12.0 AC	
DENSITY:	9.84 UNITS/AC	

SITE DATA SUMMARY TABLE	
ITEM	
GENERAL SITE DATA	
ZONING	PD 98-04-24
LAND USE	MULTIFAMILY RESIDENCE
LOT AREA (SQUARE FEET & ACRES)	522,587 SF // 11.997 AC
BUILDING FOOTPRINT AREA (SQUARE FEET)	118,300 SF
BUILDING HEIGHT (FEET - DIST TO TALLEST BUILDING ELEMENT)	20 FT // 1 STORY
RENTAL UNITS (FEET)	30 FT // 1 STORY
LEASING CENTER (FEET)	22.6%
LOT COVERAGE (PERCENT - X.XX%)	0.226:1
FLOOR AREA RATIO (RATIO: X.XX:1)	
PARKING	
1 SPACE PER UNIT + 1/2 SPACE PER BEDROOM	246
GARAGES REQUIRED (MIN. 50% OF UNITS MUST HAVE AN ENCLOSED SPACE)	59
ADDITIONAL GARAGE PARKING REQUIRED (ADDITIONAL 0.5/EACH REQUIRED GARAGE)	30
TOTAL PARKING REQUIRED (OPEN, COVERED AND GARAGE)	276
TOTAL PARKING PROVIDED	278
REQUIRED HANDICAPPED PARKING (2% OF TOTAL)	6
TOTAL HANDICAPPED PARKING PROVIDED	8
LANDSCAPING	
MINIMUM LANDSCAPE REQUIREMENTS (10% OF THE TOTAL SITE AREA)	52,259 SF
PROVIDED SITE LANDSCAPE AREA (PER PRELIMINARY LANDSCAPE PLANS)	+ 90,000 SF

- AMENITIES (3 REQUIRED BASED ON THE TOTAL NUMBER OF DWELLING UNITS):**
- 1,000 SF SWIMMING POOL (MIN) WITH 10' DECK.
 - JACUZZI/HOT TUB (TO ACCOMMODATE 8 PEOPLE).
 - PUTTING GREEN (1,000SF MINIMUM).
- SITE PLAN GENERAL NOTES:**
- SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A SOLID 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 AREAS OUTSIDE PRIVATE FENCING & PAVEMENT SHALL BE UTILIZED FOR OPEN SPACE & LANDSCAPING. REFER TO LANDSCAPING PLANS FOR DETAILED LANDSCAPE LOCATION.

DEVELOPER:
NEXMETRO COMMUNITIES
668 NORTH CENTRAL EXPRESSWAY, SUITE 275
DALLAS, TEXAS 75208
CONTACT: MR. JON VANDEVOORDE
(214) 784-0879

ENGINEER:
HP CIVIL ENGINEERING, LLC.
5539 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
CONTACT: MS. LOUI LUSK, PE
(214) 269-5138

PROPERTY OWNER:
COMMUNITY 12 INVESTORS, LLC
3202 WEST MARCH LANE, SUITE A
STOCKTON, CA 95219
CONTACT: MR. PAT MATTHEWS
(219) 951-6190

SURVEYOR:
REALSEARCH OF TEXAS, LLC
PO BOX 1006
GODLEY, TEXAS 76044
CONTACT: MR. JEREMY DEAL
(817) 937-2655

HPCivil engineering, LLC.
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
DALLAS, TEXAS 75208
972.707.9636 (972.707.9639 FAX)
TX REGISTERED ENGINEERING FIRM F-12600
WWW.HPCIVIL.COM

SHEET DESCRIPTION:
SITE PLAN
(SHEET 1 OF 2)

SHEET NO.

HPCE #15-328