

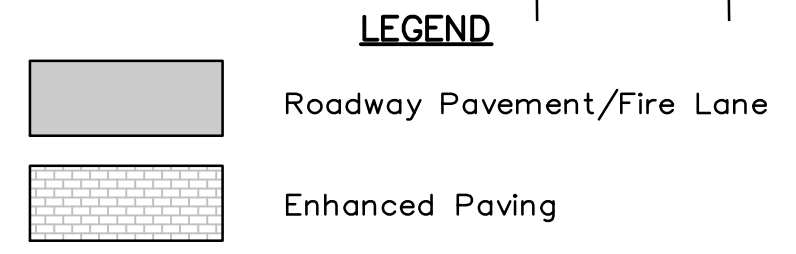
**Site Data Table**

Lot 1, Block A Downtown McKinney Mixed Use Addition	
Zoning:	McKinney Town Center (MTC) Downtown Core District
Use:	Commercial / Multi-Family
Lot Area:	3.752 Acres (163,430 S.F.)
Density:	70.90 Units/Acres
Building Height:	64' to Top of Parapet
Building Floors:	4 Stories
Area Breakdown	
Retail Area	20,000 S.F.
Misc. Area	6,000 S.F. (area includes Leasing, Wellness, Wet Lounge, Mail)
Residential Area	250,000 S.F.
Total Building Area:	276,000 S.F.
Unit Breakdown:	
Efficiency	56
One Bedroom	161
Two Bedroom	49
Total Units:	266
Building Footprint:	119,000 S.F.
Floor Area Ratio:	1.69 :1
Lot Coverage:	73%
Required Off-Street Parking:	1 space per bedroom
1 Bedroom/Eff =	217 Spaces
2 Bedroom =	98 Spaces
Total Required=	315 Spaces
Parking Summary	
Parking Garage - Public Spaces	201 Spaces
Parking Garage - Private Spaces	322 Spaces
On-Street Parking	75 Spaces
Total Provided Parking	598 Spaces

Lot 1, Block B Downtown McKinney Mixed Use Addition	
Zoning:	McKinney Town Center (MTC) Downtown Core District
Use:	Multi-Family
Lot Area:	1.955 Acres (85,177 S.F.)
Density:	32.74 Units/Acres
Building Height:	40' to Top of Parapet
Building Floors:	3 Stories
Area Breakdown	
Misc. Area	9,300 S.F. (area includes Garages, Mail)
Residential Area	61,300 S.F.
Total Building Area:	70,600 S.F.
Unit Breakdown:	
Efficiency	3
One Bedroom	42
Two Bedroom	19
Total Units:	64
Building Footprint:	24,100 S.F.
Floor Area Ratio:	0.83 :1
Lot Coverage:	28%
Required Off-Street Parking:	1 space per unit
64 Units =	64 Spaces
Total Required=	64 Spaces
Parking Summary	
Garage Parking	23 Spaces
Surface Parking	58 Spaces
Total Off-Street Parking =	81 Spaces
On-Street Parking =	44 Spaces
Total Provided Parking =	125 Spaces

**NOTE**  
Mechanical and Heating and air conditioning equipment will be located on the roof or inside the interior courtyards.

**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 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.



NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.  
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

**ENGINEER:**  
Cross Engineering Consultants, Inc.  
131 S. Tennessee St.  
McKinney, Texas 75069  
Phone (972) 562-4409  
Fax (972) 562-4471  
Contact: Jon David Cross, P.E.

**OWNER/DEVELOPER:**  
Columbus Realty Partners, LTD.  
8343 Douglas Avenue, Ste 360  
Dallas, Texas 75225  
Phone (214) 6354732  
Contact: Hunter Williams

**ARCHITECT:**  
JHP Architecture / Urban Design, PC  
8340 Meadow Road, Ste 150  
Dallas, Tx. 75231  
Phone (214) 363-5687  
Contact: Sheila Kleinpeter

**SURVEYOR:**  
Ringley & Associates  
701 S. Tennessee St.  
McKinney, TX. 75069  
Phone (972) 542-1266  
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Contact: Lawrence Ringley

Issue Dates:	Revisions:	Date:
1 08/03/2016	1	
2	2	
3	3	
4	4	
5	5	
6	6	

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

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

**RECEIVED**  
By Planning Department at 7:57 am, Aug 09, 2016

**SITE PLAN**  
DOWNTOWN MCKINNEY BLOCKS A&B  
COLUMBUS REALTY PARTNERS, LTD.  
CITY OF MCKINNEY, TEXAS

Sheet No.  
**SP**  
Project No.  
15053

DOWNTOWN MCKINNEY BLOCKS A&B