

**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  
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 TBPE Registration No. F-1046  
 Contact: David Greer  
 Tel: 817-872-8005  
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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
<b>SUB-TOTAL</b>	<b>140,991</b>	<b>137,848</b>	<b>137,848</b>	<b>411,647</b>	<b>12</b>	<b>542,961</b>

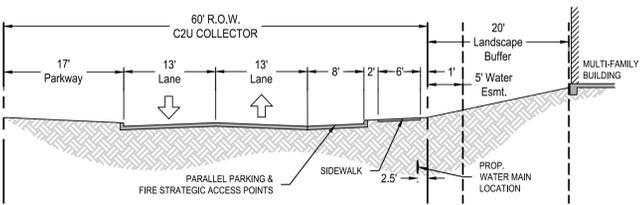
**AMENITY SQUARE FOOTAGES**

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

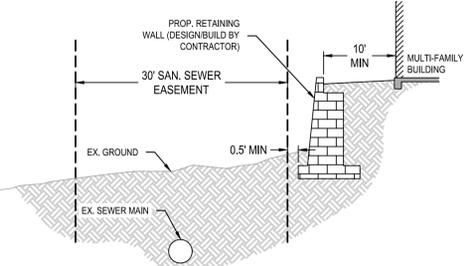
**SITE DATA TABLE**

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
<b>TOTAL REQUIRED</b>		<b>648</b>
PARKING PROVIDED		
SURFACE PARKING (ADA, VAN, ETC)		298
CARPORIT PARKING		46
TANDEM PARKING		156
GARAGE PARKING		155
<b>TOTAL PROVIDED</b>		<b>655</b>

**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. \\bge\p\m\Projects\Regional\TX\Projects\Mill\_Creek\_Residential\LD\_V01\_CADD\01\_Site\LD\_V01\_Site\_Plan.dwg Feb 10, 2023 - 2:49pm cadwaz