

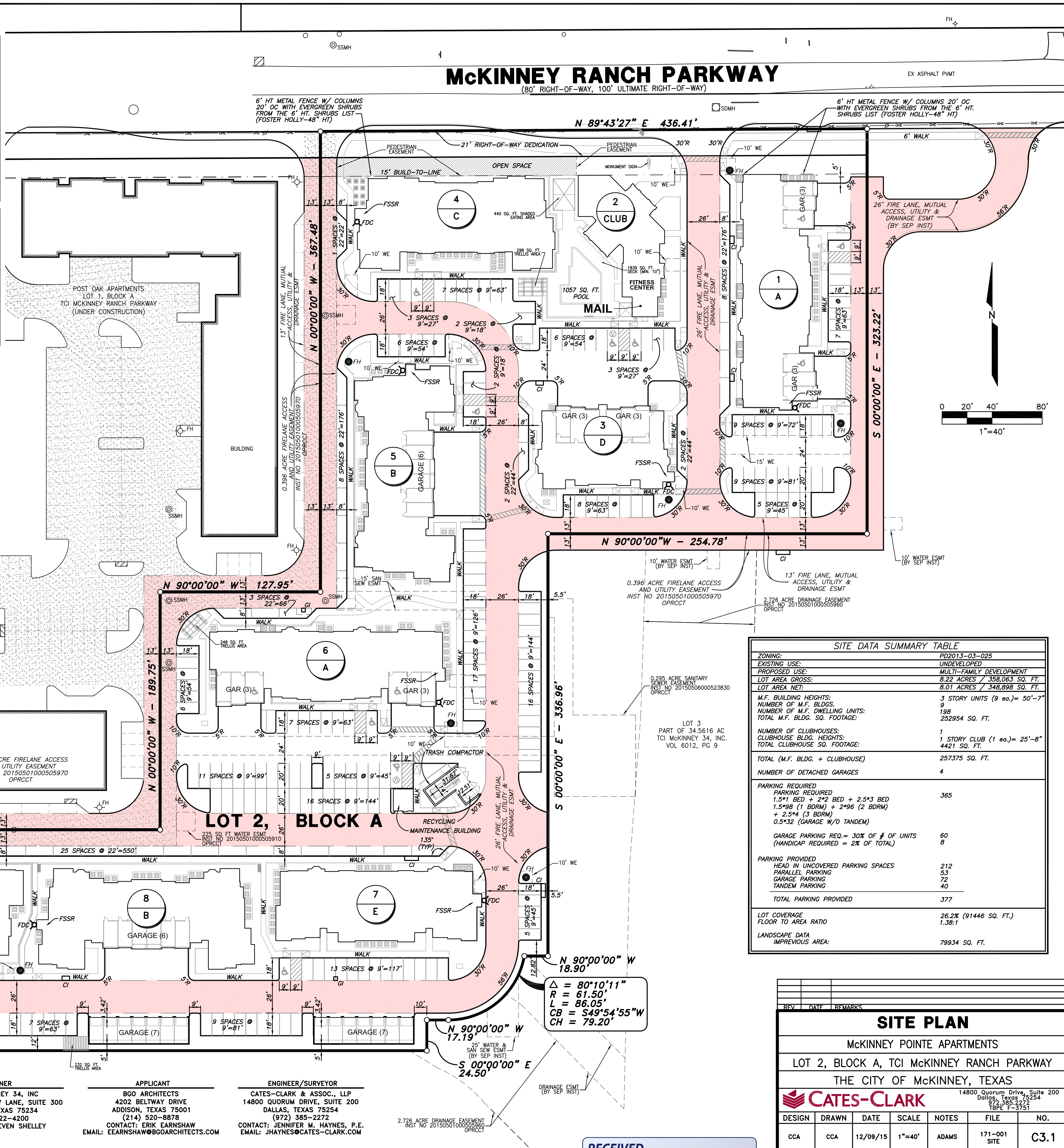
VICINITY MAP

**LIST OF AMENITIES**

SWIMMING POOL AND DECK (1000 SQ. FT. MINIMUM POOL, 10' WIDTH DECK)	1067 SQ. FT. POOL PROVIDED 1838 SQ. FT. DECK, MIN. 10' WIDTH
TRELLIS DINING AREA (1000 SQ. FT. MINIMUM)	1000 SQ. FT. PROVIDED 298 SQ. FT. W/ 7 SEATS, 1 GRILL 248 SQ. FT. W/ 8 SEATS, 1 GRILL 232 SQ. FT. W/ 8 SEATS, 1 GRILL
SHADED DINING AREA	1038 SQ. FT. W/ 22 SEATS, 4 GRILLS PROVIDED 440 SQ. FT. W/ 12 SEATS, 2 GRILLS 598 SQ. FT. W/ 10 SEATS, 2 GRILLS
OPEN SPACE (2000 SQ. FT., 16 SEATS MINIMUM)	2693 SQ. FT. W/ 20 MOVABLE SEATS PROVIDED
MISCELLANEOUS	DOG PARK 1469 SQ. FT. TRELLIS COVERED SWING (2)

- NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
  - ALL RADII ARE 2' UNLESS NOTED OTHERWISE.
  - PARKING LOT LIGHT POLES MAY BE UP TO 16' TALL; HOWEVER, ALL OTHER LIGHTING SHALL BE NO MORE THAN 13' TALL.
  - SINGLE TRASH DUMPSTER 12' WIDE X 14' DEEP INSIDE DIMENSIONS BRICK EXTERIOR WALLS 7'-8" TALL.
  - ALL A/C UNITS, HVAC SYSTEMS, EXHAUST PIPES AND STACKS, ELEVATOR HOUSING, SATELLITE DISHES AND OTHER SUCH DEVICES SHALL BE THOROUGHLY SCREENED BY WALLS, FENCING, ROOF TREATMENTS, PENTHOUSE TYPE SCREENING DEVICES, OR LANDSCAPING. THIS SCREENING IS REQUIRED PER THE REGIONAL EMPLOYMENT CENTER DESIGN GUIDELINES.

- CITY OF MCKINNEY SITE PLAN NOTES**
- 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.
  - MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND ADJACENT SINGLE-FAMILY RESIDENTIAL PROPERTIES.
  - THE LIGHTING FROM THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE ORDINANCES.



**MCKINNEY RANCH PARKWAY**  
(80' RIGHT-OF-WAY, 100' ULTIMATE RIGHT-OF-WAY)

**SITE DATA SUMMARY TABLE**

ZONING:	PD2013-03-025
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	MULTI-FAMILY DEVELOPMENT
LOT AREA GROSS:	8.22 ACRES / 358,063 SQ. FT.
LOT AREA NET:	8.01 ACRES / 348,898 SQ. FT.
M.F. BUILDING HEIGHTS:	3 STORY UNITS (9 ea.) = 50'-7"
NUMBER OF M.F. BLDGS.:	9
NUMBER OF M.F. DWELLING UNITS:	198
TOTAL M.F. BLDG. SQ. FOOTAGE:	252954 SQ. FT.
NUMBER OF CLUBHOUSES:	1
CLUBHOUSE BLDG. HEIGHTS:	1 STORY CLUB (1 ea.) = 25'-8"
TOTAL CLUBHOUSE SQ. FOOTAGE:	4421 SQ. FT.
TOTAL (M.F. BLDG. + CLUBHOUSE):	257375 SQ. FT.
NUMBER OF DETACHED GARAGES:	4
PARKING REQUIRED	
1.5*1 BED + 2*2 BED + 2.5*3 BED	365
1.5*98 (1 BDRM) + 2*96 (2 BDRM)	
+ 2.5*4 (3 BDRM)	
0.5*32 (GARAGE W/O TANDEM)	
GARAGE PARKING REQ. = 30% OF # OF UNITS	60
(HANDICAP REQUIRED = 2% OF TOTAL)	8
PARKING PROVIDED	
HEAD IN UNCOVERED PARKING SPACES	212
PARALLEL PARKING	53
GARAGE PARKING	72
TANDEM PARKING	40
TOTAL PARKING PROVIDED	377
LOT COVERAGE	26.2% (91446 SQ. FT.)
FLOOR TO AREA RATIO	1.38:1
LANDSCAPE DATA	
IMPREVIOUS AREA:	79934 SQ. FT.

**SITE PLAN**

MCKINNEY POINT APARTMENTS  
LOT 2, BLOCK A, TCI MCKINNEY RANCH PARKWAY  
THE CITY OF MCKINNEY, TEXAS

**CATES-CLARK**  
14800 Quorum Drive, Suite 200  
Dallas, Texas 75254  
972-385-2272  
TBPE F-3751

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CCA	CCA	12/09/15	1"=40'	ADAMS	171-001	C3.1

**RECEIVED**  
By Planning Department at 12:29 pm, Dec 09, 2015

ROWGSI171-001.DWG(171-001) CITY SITE PLAN.dwg, C3.1 DIMENSION CONTROL PLAN, 12/09/2015 09:50:06 AM, rbsy