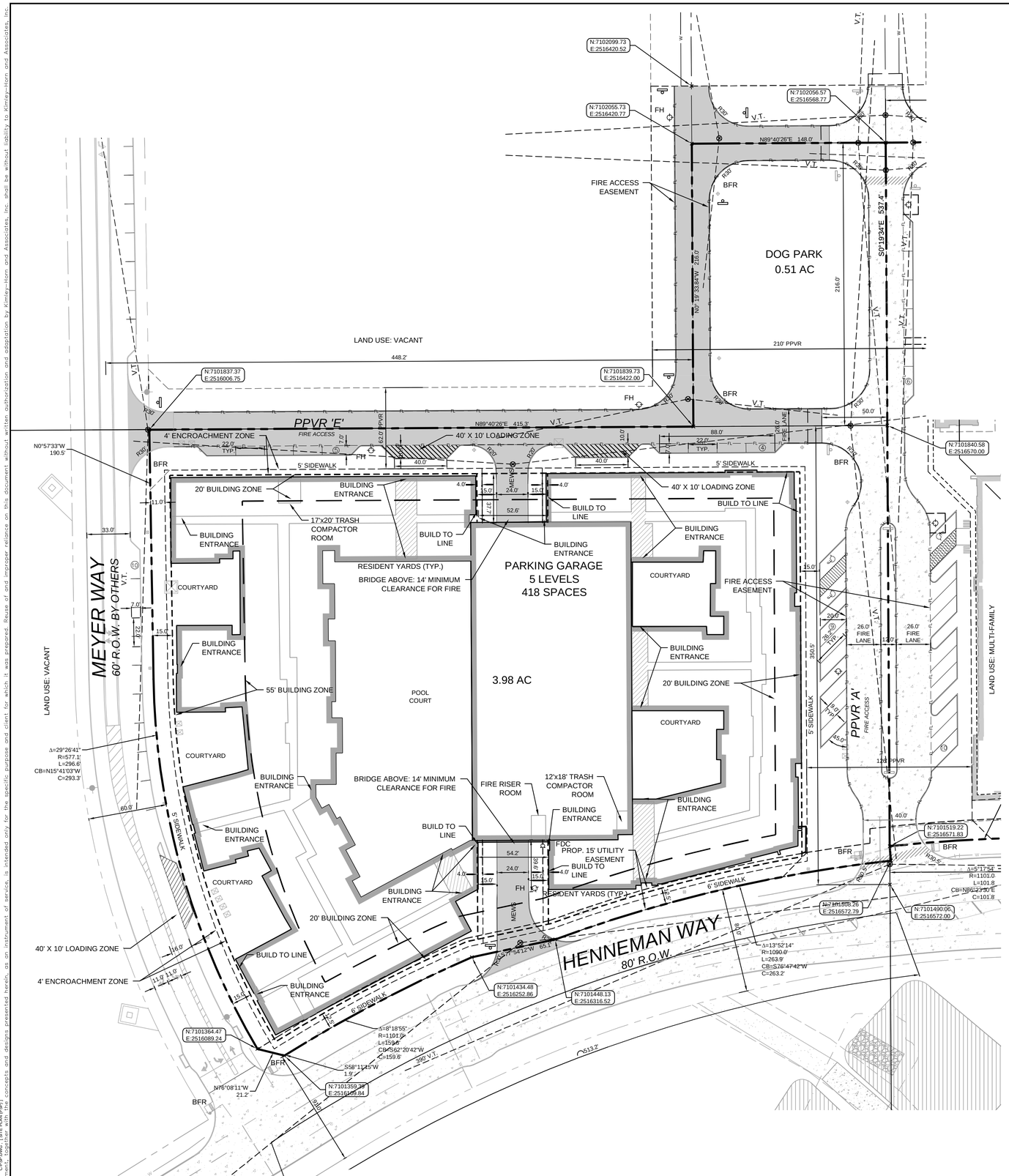

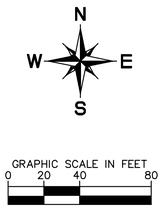

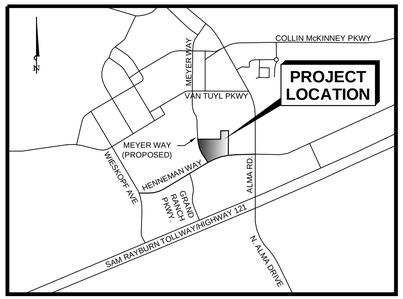

VICINITY MAP
N.T.S.

LEGEND

	HEAVY DUTY CONCRETE PAVEMENT	TYP.	TYPICAL
	FIRE LANE	R	RADIUS
	PROPOSED STAMPED CONCRETE NOT TO BE USED WITHIN ROW (REF. LSCP PLANS)	FH	FIRE HYDRANT
	EXISTING PAVEMENT	SS	SANITARY SEWER PIPE
	ADA CROSSWALK	S.S.E.	SANITARY SEWER EASEMENT
	PROPERTY LINE	W.E.	WATER EASEMENT
	ACCESSIBLE HANDICAP PARKING SYMBOL	D.E.	DRAINAGE EASEMENT
	NUMBER OF PARKING SPACES	B-B	BACK OF CURB TO BACK OF CURB
	4' ENCROACHMENT ZONE LINE	CI	CURB INLET
	BUILD-TO LINE	GI	GRATE INLET
	BUILDING ZONE LINE	LS	LANDSCAPE SETBACK
	EASEMENTS	MH	MANHOLE
		JB	JUNCTION BOX
		RCP	REINFORCED CONCRETE PIPE
		HDWL	HEADWALL
		PPVR	PEDESTRIAN PASSAGEWAY AND VEHICULAR ROUTE, FIRE LANE, AND MUTUAL ACCESS AND UTILITY EASMENT
		BFR	BARRIER FREE RAMP
		V.T.	VISIBILITY TRIANGLE
			TRANSFORMERS
			3-PHASE TRANSFORMER
			TRAFFIC SIGN

NOTES

1. TRASH COMPACTORS/CARTS WILL BE LOCATED IN PARKING GARAGE AND WILL BE PLACED IN MEWS AREA ON TRASH PICKUP DAY.
2. 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.
3. 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.
4. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
5. ALL DIMENSIONS MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.

SITE DATA

TRACT AREA (gross)	5.76 ACRES	250,923 SF
TRACT AREA (net of PPVR area)	4.49 ACRES	195,655 SF

PROPOSED USE:	MULTI-FAMILY
ZONING DISTRICT	PLANNED DEVELOPMENT ORDINANCE 2012-07-036
INTERNAL OPEN SPACE	43,819 SF
PERIPHERAL OPEN SPACE	13,448 SF
PERVIOUS AREA (Landscape, grass, pond areas)	26,548 SF
GARAGE AREA	29,512 SF
BUILDING AREA (1st floor only)	86,766 NSF
PAVEMENT AREA (Drives, Sidewalk, Curb, Concrete, Landscape pavement)	76,169 SF
IMPERVIOUS AREA (Pvm't area + Bldg area + Garage Area)	192,447 SF
TOTAL BUILDING SQ. FT. (Apartments only)	276,090 NSF
FLOOR AREA RATIO (276,090 SF / 173,545 SF)	1.59:1
LOT COVERAGE (119,278 SF / 173,545 SF)	68.7%
BUILDING HEIGHT	3, 4 STORIES
GARAGE HEIGHT	50, 60 FT

BUILDING & BEDROOM MIX:

FLOOR 1	75 UNITS	123 BEDROOMS	59,500 SF	62 - STUDIO 62 BR
FLOOR 2	84 UNITS	133 BEDROOMS	66,600 SF	194 - 1 BEDROOMS 194 BR
FLOOR 3	87 UNITS	133 BEDROOMS	69,530 SF	77 - 2 BEDROOMS 154 BR
FLOOR 4	87 UNITS	133 BEDROOMS	69,656 SF	TOTAL BEDROOMS = 410 BR
TOTAL	333 UNITS	410 BEDROOMS	265,286 SF	

DENSITY 333 units / 5.03 acres = 66.20 UNITS / AC

PARKING SPACES REQUIRED :

1 space per bedroom

410 BEDROOMS x 1 SPACE PER BEDROOM =	410 SPACES
TOTAL REQUIRED PARKING:	410 SPACES (9 HANDICAP SPACES: 9 GARAGE)

PARKING SPACES PROVIDED:

SURFACE SPACES	31 SPACES
GARAGE SPACES	418 SPACES
TOTAL PROVIDED PARKING:	449 SPACES

SITE PLAN
PARKSIDE AT CRAIG RANCH – PHASE II
BLOCK A, LOT 1
Being 5.03 Acres Out Of The
THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717
CITY OF McKINNEY, COLLIN COUNTY, TEXAS
CITY OF McKINNEY PROJECT NO. SPFPXX–XXXX
PREPARED MAY 12, 2014

ENGINEER:

Kimley-Horn and Associates, Inc.
12750 Merit Drive
Suite 1000
Dallas, Texas 75251
Contact: David Meyers
Tel. No.: (972) 770-1300
Fax No.: (972) 239-3820

APPLICANT / DEVELOPER:

Columbus Realty Partners, Ltd.
8343 Douglas Avenue
Suite 360
Dallas, TX 75225
Contact: Robert Shaw
Tel. No.: (214) 635-4720

No.	REVISIONS	DATE	BY

Kimley»Horn
12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

P.E. SEAL DESIGN AREA

FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer DAVID E. MEYERS
P.E. No. 81512 Date JUNE 9, 2014

KHA PROJECT	064316012
DATE	JUNE 9, 2014
SCALE	AS SHOWN
DESIGNED BY	DEM
DRAWN BY	CMD
CHECKED BY	DEM

PARKSIDE AT CRAIG RANCH - PHASE II

PREPARED FOR
COLUMBUS REALTY PARTNERS
MCKINNEY TEXAS

SITE PLAN

SHEET NUMBER
C-01

RECEIVED
By Planning Department at 8:19 am, Jun 13, 2014