



VICINITY MAP
NTS

LEGEND

- Firelane
- Proposed Sidewalk
- Ex. Concrete
- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp
- Carport

SYNOPSIS

Address: Lot 7, Block A Tour South Addition
McKinney, Texas 75070
PD-2006-02-018

Zoning: PD-2006-02-018

Proposed Use: Apartments

Lot Area: 7,896 Acres (343,967 sf)

Units: 163 Units (20.64 Units per Acre)

Building Areas: Building 210,160 sf
Total Bldg Area: 210,160 sf

Lot Coverage: 23.80% (Total Bldg Area 81,847 sf)

Floor Area Ratio: 0.61 : 1

Building Height: 3-Stories (39'-9" Mean Roof Height)

Parking Required Total: (1 per Unit + 0.5 per Garage) = (188 Parking Spaces)

Parking Provided:

Surface Parking Spaces	= 139 Spcs.
Unattached Garage Parking (Clubhouse)	= 49 Spcs.
(ADA Parking Spaces)	= 5 Spcs.
	= 6 Spcs.)

Parking Provided Total: (188 Parking Spaces) 6 Handicap Spc.

0.051 Acre Remaining
Portion of the
Called 52.163 Acres
VCIM Partners, LP,
County Clerk's File No.
20060620000843310
(DRCTT)

Called 1.837 Acres
Bank of the Ozarks
Clerk File #20061122001661940

25' Water Line & Sanitary Sewer Easement
CC#20060911001136850

20' Firelane, Access, Water & Sanitary Sewer Easement
CC#20060911001136840

Lot 1, Block A
Collin McKinney Commercial Addition
Cabinet 2014, Page 473
(PRCCT)

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. The Sanitation Screening Walls Will Be A Minimum Of 8' In Height.

PROPOSED AMENITIES:

- Approved City Amenities:
- Fitness Center (min. 500 SF)
 - Library & Cyber Room (min. 500 SF)
 - Media Room (min. 50 seating)
 - Swimming Pool (min. 1,000 w/ 10' cooling deck)
 - BBQ Grills (min. 4) w/ Covered Seating (min. 16)
 - Putting Green (min. 1,000 SF)
 - Bocce Ball Court
 - Four Pool Cabanas (min. 2,000 SF)

- Other Proposed Amenities:
- Family Room
 - Salon
 - Arts & Crafts Room
 - Wellness Center
 - Game Room
 - Parlor
 - Community Garden w/ Pavilion Seating
 - Patio w/ Fire Pit
 - Patio w/ Water Fountain Feature

*All proposed amenities will meet the minimum requirements of the Zoning Ordinance.

Issue Dates:	Revisions:	Date:
1 10/13/2015	1 04/22/2016	
2 11/06/2015	2 05/12/2016	
3 01/04/2016	3	
4 03/10/2016	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'

SITE PLAN
ARTISTRY SENIOR RESIDENCES
AT CRAIG RANCH
GARDNER CAPITAL DEVELOPMENT TEXAS, LLC
CITY OF MCKINNEY, TEXAS

Sheet No.
SP
Project No.
15069

RECEIVED
By Planning Department at 7:37 am, May 13, 2016

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

ARTISTRY SENIOR RESIDENCES AT CRAIG RANCH SITE PLAN