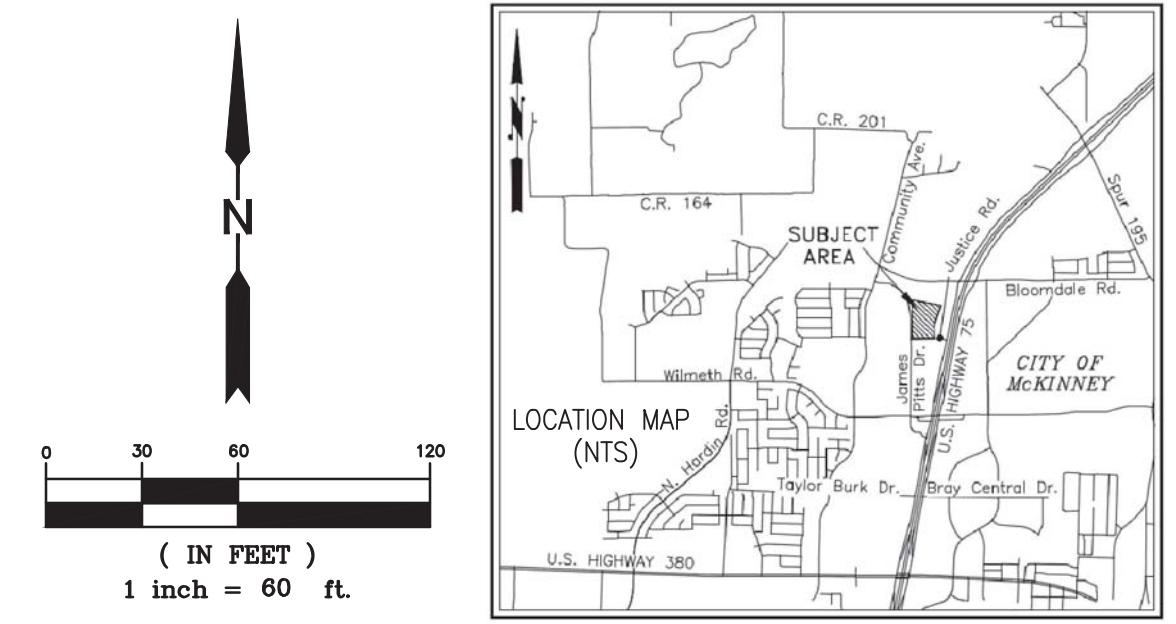


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C1.1

C1.2



Benchmarks

- CITY OF MCKINNEY SURVEY MONUMENT NO. 28; A 3.25 INCH ALUMINUM DISC IN CONCRETE STAMPED "CITY OF MCKINNEY - UNIQUE BY NATURE". ELEVATION= 645.92
- CITY OF MCKINNEY SURVEY MONUMENT NO. 29; A 3.25 INCH ALUMINUM DISC IN CONCRETE STAMPED "CITY OF MCKINNEY - UNIQUE BY NATURE". ELEVATION= 692.84
- SQUARE CUT WITH "X" IN CONCRETE SET ON NORTH SIDE OF CONCRETE CURB INLET LOCATED ON THE NORTH SIDE OF JUSTICE ROAD, ±368.5 FEET EAST OF THE CENTERLINE OF JAMES PITTS ROAD AND ±21.5 FEET NORTH OF THE CENTERLINE OF JUSTICE ROAD. N: 7138474.23, E: 2539391.55, ELEVATION = 659.54
- SQUARE CUT WITH "X" IN CONCRETE SET ON NORTH SIDE OF CONCRETE CURB INLET LOCATED ON THE NORTH SIDE OF JUSTICE ROAD, ±956 FEET EAST OF THE CENTERLINE OF JAMES PITTS ROAD AND ±22 FEET NORTH OF THE CENTERLINE OF JUSTICE ROAD. N: 7138463.99, E: 2539978.97, ELEVATION = 653.07

Site Data Table

EXISTING ZONING:	PD - PLANNED DEVELOPMENT DISTRICT; CC - CORRIDOR COMMERCIAL OVERLAY DISTRICT
PROPOSED USE:	MULTIFAMILY (335 UNITS)
BUILDING AREA:	TOTAL SITE - 773,859 SF (17.77 ACRES) LEVEL 01 BUILDING FOOTPRINT ONLY - 143,216 GSF BUILDING 01 - 21,943 GSF BUILDING 02 - 22,497 GSF BUILDING 03 - 22,355 GSF BUILDING 04 - 6,440 GSF BUILDING 05 - 20,767 GSF BUILDING 06 - 19,980 GSF BUILDING 07 - 22,234 GSF BUILDING 08 - 7,000 GSF
BUILDING HEIGHT:	35' - 6"
LOT COVERAGE:	18.51% (SEE LEVEL 01 BUILDING FOOTPRINT ABOVE)
FLOOR AREA RATIO:	APPROX. 2.0
IMPERVIOUS AREA:	416,990 SF (9.57 ACRES)
DENSITY:	18.85 UNITS/ACRE (54.16%)
PARKING REQUIRED:	470 SPACES (ORDINANCE NO. 2013-10-099; DEVELOPMENT REGULATIONS - EXHIBIT B; ITEM 1.B.iii) (1 PER BEDROOM)
PARKING PROVIDED:	527 SPACES (105 GARAGE, 395 SURFACE, 27 OFF-SITE)

General Plan 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 SHALL 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.
- LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

PRELIMINARY
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MARK W. TAYLOR 104820 PE NO.
NAME DATE 1/28/2021

C1.0

KEY MAP

EXISTING ZONING:	1 SPACE PER BEDROOM
STUDIO:	44 = 44 SPACES
1 BEDROOM:	167 = 167 SPACES
2 BEDROOMS:	113 = 226 SPACES
3 BEDROOMS:	11 = 33 SPACES
TOTAL:	335 = 470 SPACES (1.40 SPACES/MF UNIT)
470 SPACES REQUIRED	
PARKING PROVIDED:	527 SPACES PROVIDED
SURFACE:	395 SPACES
OFF SITE:	27 SPACES
GARAGES:	105 SPACES (1.57 SPACES/MF UNIT)
TUCK UNDER/PARKING COURT:	482 SPACES
PERCENTAGE OF TOTAL:	91.1%

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OVERALL SITE PLAN

COLLIN SQUARE

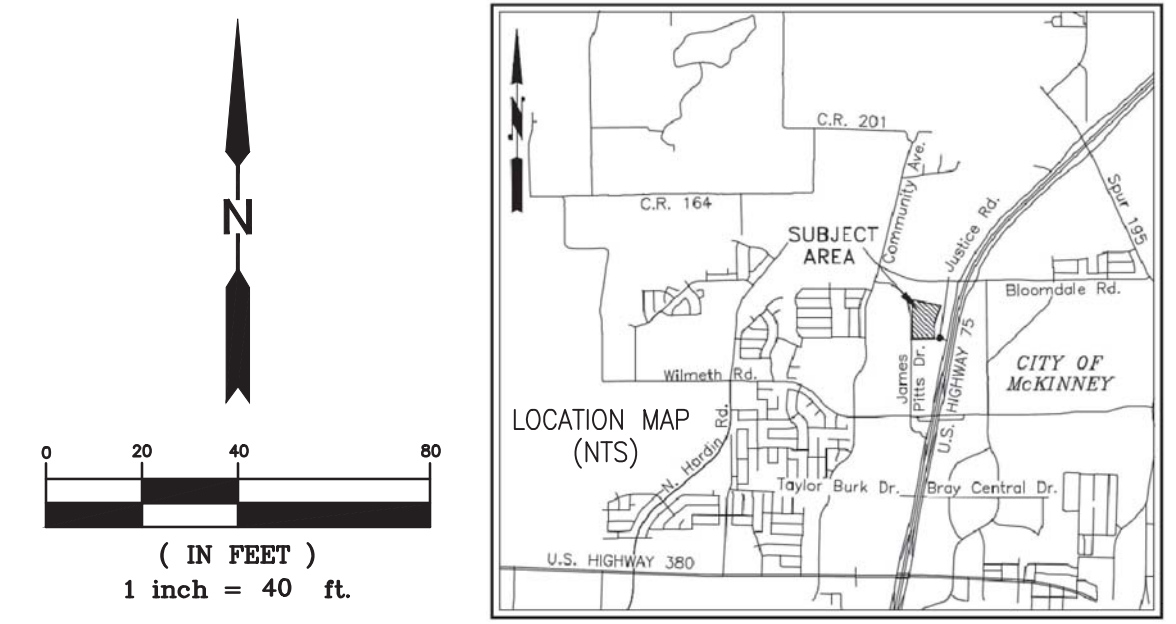
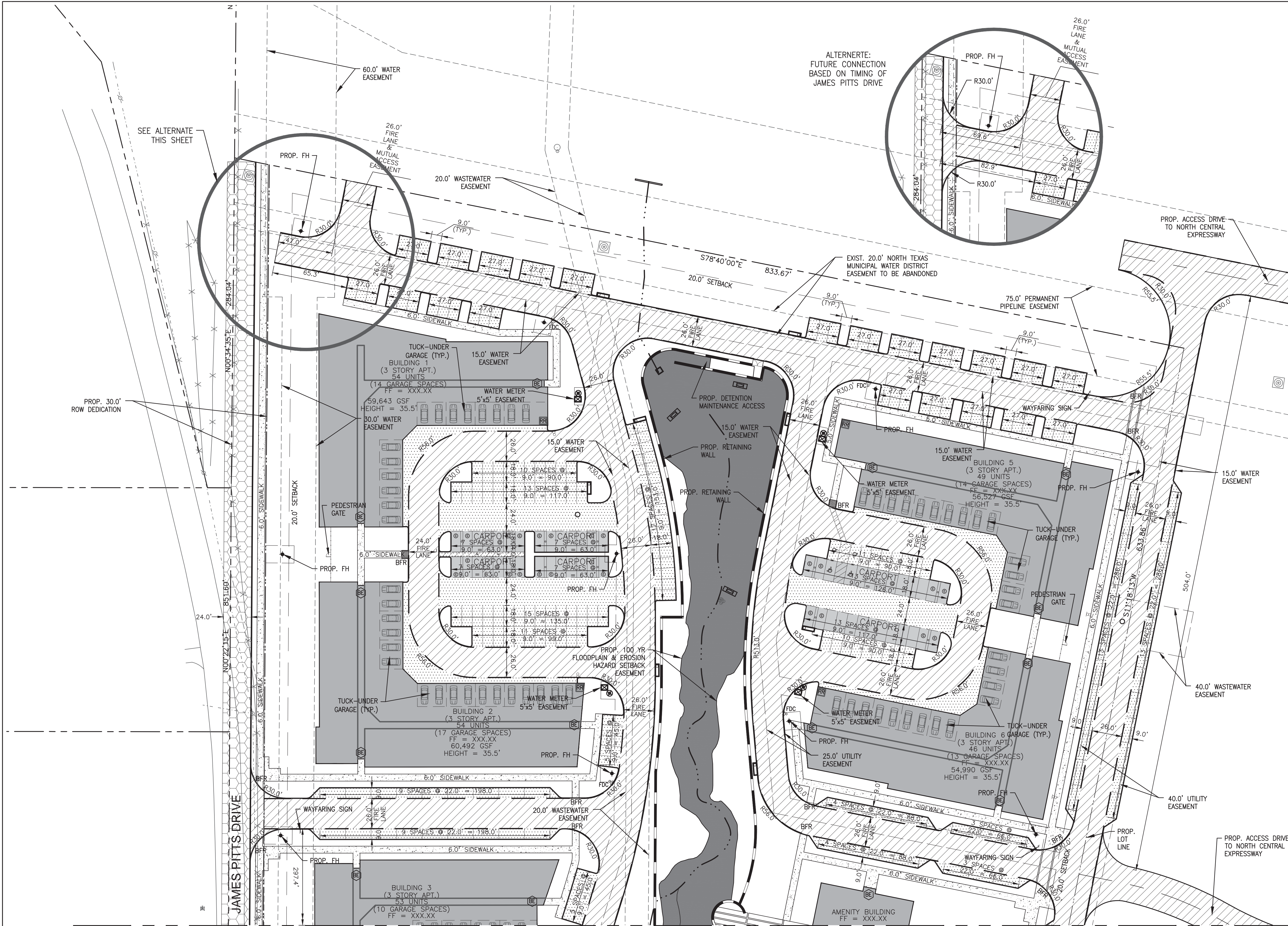
PROPERTY DEVELOPER: CAPSTAR REAL ESTATE ADVISORS 14881 QUORUM DR., SITE 920 DALLAS, TX 75254 P: 214-599-1100	PROPERTY OWNER: DOUGLAS MOUSEL LANDPLAN DEVELOPMENT CORP. 5850 GRANITE PARKWAY SUITE 100 PLANO, TX 75024 P: 214-618-3811	PROPERTY ADDRESS: JUSTICE ROAD & JAMES PITTS DRIVE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS TJ MCDONALD SURVEY A-576				
DESIGN UEGi	DRAWN UEGi	DATE Jan 2021	SCALE 1"=60'	SHEET NO. 1 OF 3	CASE NO. XX	EXHIBIT A

BM #3
N 7138474.23
E 2539391.55

BM #4
N 7138463.99
E 2539978.97

COLLIN SQUARE-MCKINNEY, TEXAS

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1-800-344-8377

UTILITY LOCATION NOTE:
THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND BASED ON EXISTING PLANS AND DATA FURNISHED BY UTILITY COMPANIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES THAT MAY CONFLICT WITH CONSTRUCTION. CALL 1-800-344-8377 TWO WORKING DAYS PRIOR TO CONSTRUCTION FOR ON-SITE LOCATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE, AT NO ADDITIONAL COST.

- ### Legend
- BFR BARRIER FREE RAMP (SEE STD. CONST. DETAILS)
 - BE BUILDING ENTRANCE
 - RR RISER ROOM LOCATION
 - 8.0' WIDE COMPACT CAR PARKING SPACE
 - GARAGE PARKING SPACE
 - FIRE LANE
 - 4" REINFORCED CONCRETE SIDEWALK (SEE DETAIL 01/C12.2)
 - LIGHT DUTY PAVEMENT 5" REINFORCED CONCRETE (SEE DETAIL 01/C12.1)
 - HEAVY DUTY PAVEMENT 6" REINFORCED CONCRETE (SEE DETAIL 01/C12.1)
 - HARDSCAPE PAVER (REF. LANDSCAPE DETAILS)
 - PAVER OVER CONCRETE (SEE DETAIL 02/C12.1)
 - CONCRETE PAVEMENT (JAMES PITTS DRIVE PAVING IMPROVEMENTS)
 - DUMPSTER TRAFFIC PAVEMENT 7" REINFORCED CONCRETE (SEE DETAIL 01/C12.1)
 - OHE EXISTING OVERHEAD ELECTRIC
 - E EXISTING UNDERGROUND ELECTRIC
 - BSL EXISTING BURIED SIGNAL CABLE
 - T EXISTING UNDERGROUND TELECOM
 - G EXISTING GAS MAIN
 - SS EXISTING SANITARY SEWER MAIN
 - W EXISTING WATER MAIN
 - EXISTING STORM MAIN
 - PROPOSED WATER
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM MAIN
 - PROPOSED 6.0' TUBULAR STEEL FENCE
 - PROPOSED RETAINING WALL

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MARK W. TAYLOR 104820 PE NO.
DALLAS, TX 75254
DATE 1/28/2021

C1.1

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FIRM REGISTRATION No. F5332 167 turtle creek blvd., ste a dallas, texas 75207 (214) 252-1600 p

SITE PLAN
COLLIN SQUARE

PROPERTY DEVELOPER: CAPSTAR REAL ESTATE ADVISORS 14881 QUORUM DR., STE 920 DALLAS, TX 75254 P: 214-599-1100		PROPERTY OWNER: DOUGLAS MOUSEL LANDPLAN DEVELOPMENT CORP. 5850 GRANITE PARKWAY SUITE 100 PLANO, TX 75024 P: 214-618-3811		PROPERTY ADDRESS: JUSTICE ROAD & JAMES PITTS DRIVE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS TJ MCDONALD SURVEY A-576	
DESIGN	DRAWN	DATE	SCALE	SHEET NO.	CASE NO.
UEGi	UEGi	Jan 2021	1"=40'	2 OF 3	XX
					EXHIBIT
					A

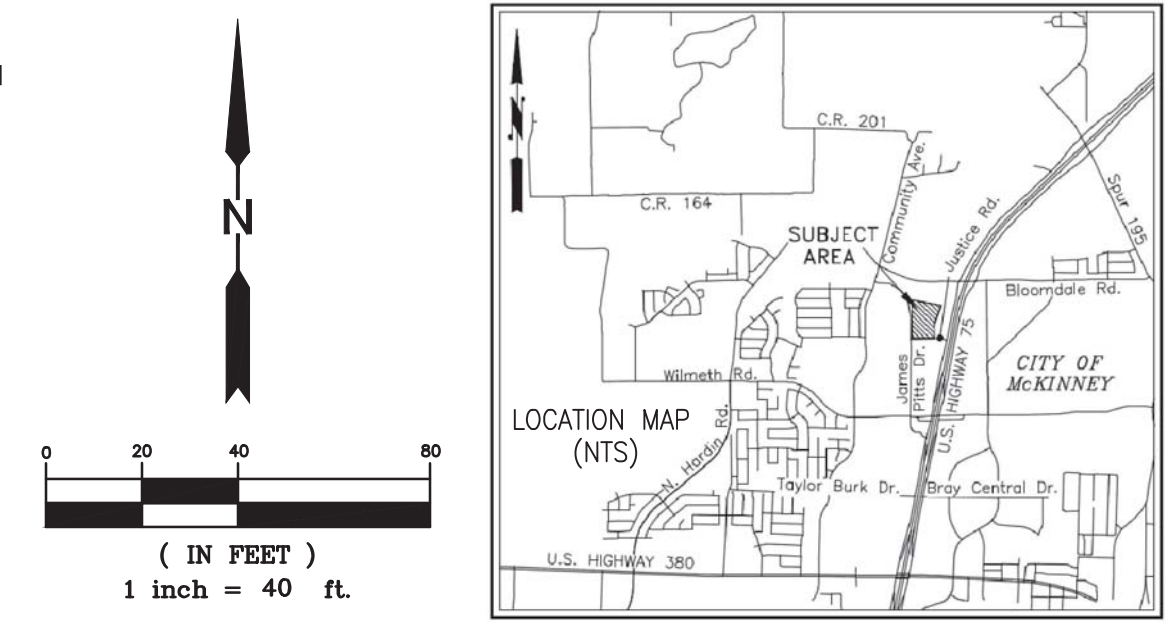
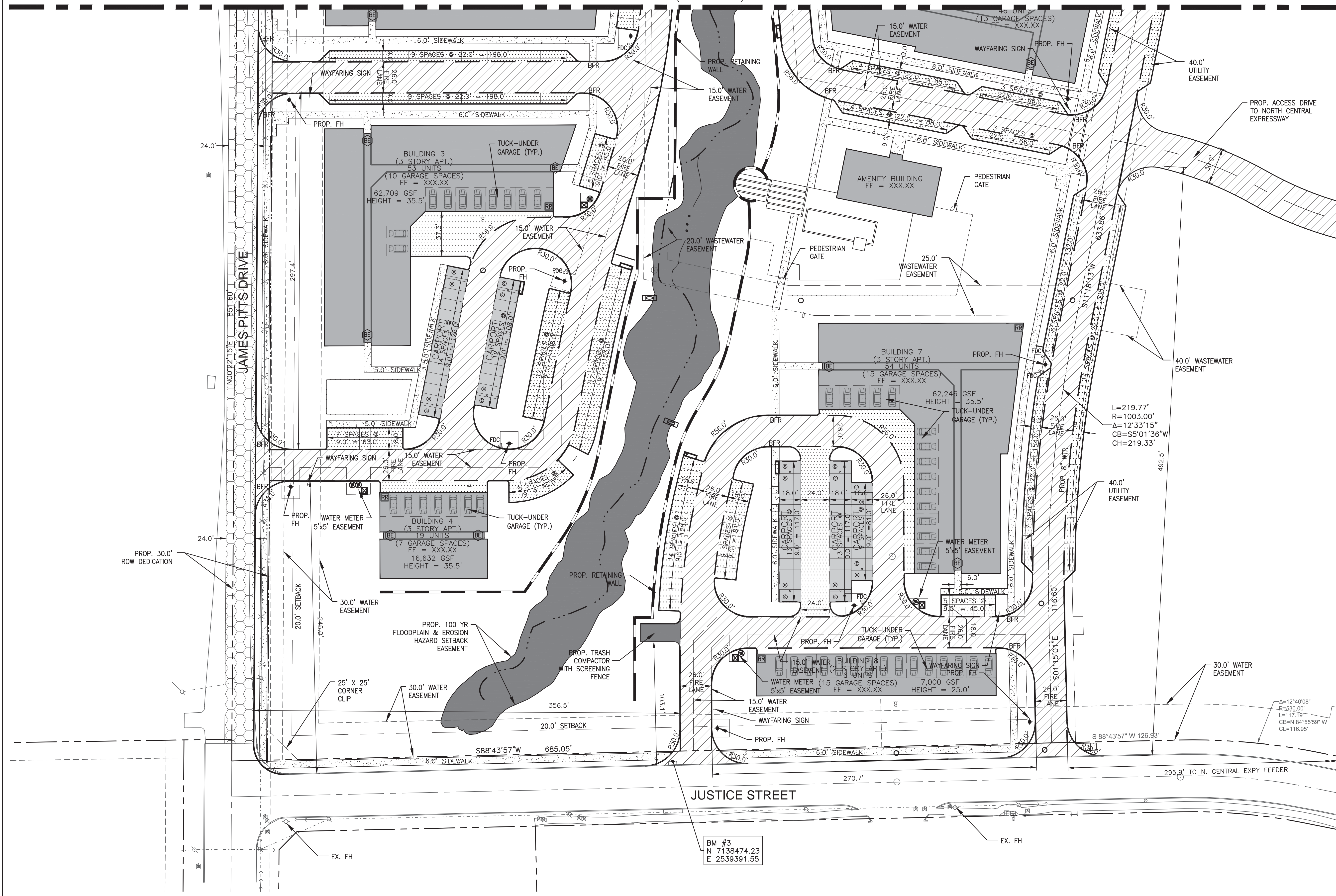
NOTE:
CONTRACTOR TO COORDINATE CIVIL AND ARCHITECTURAL DIMENSIONAL CONTROL TO LOCATE BUILDING. NOTIFY ARCHITECT OF ANY DISCREPANCY.

MATCHLINE (SHEET C1.2)

COLLIN SQUARE-MCKINNEY, TEXAS

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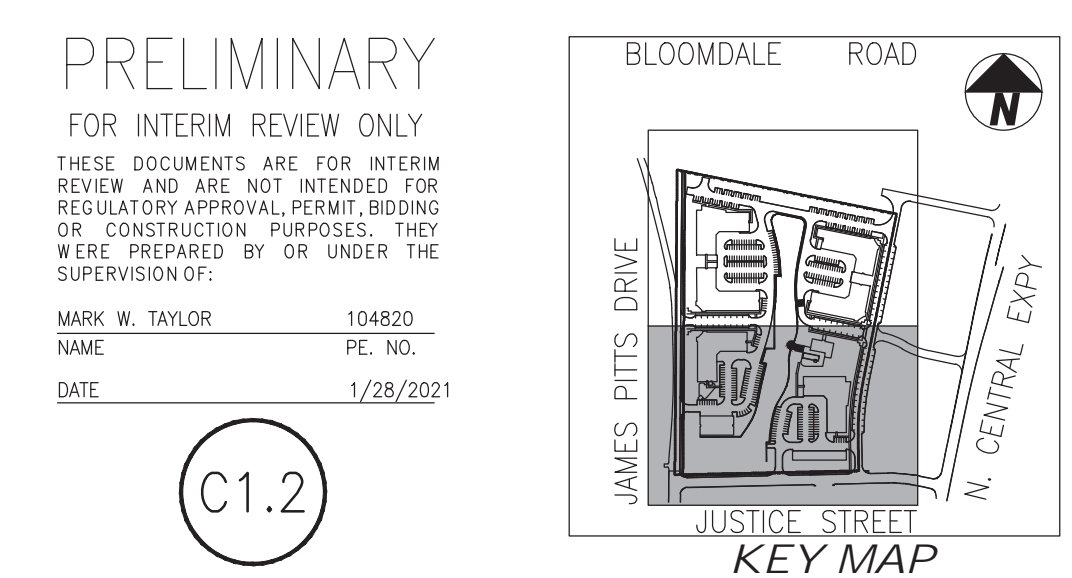
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SITE PLAN
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