

LOT	ZONING	PROPOSED USE	LOT AREA		UNIT COUNT					DENISTY average units/acre	total units/acre	RECD. PARKING RATIO spaces/bdrm	PARKING REQD.				PARKING PROVD.*			RECD. HANDICAP PARKING spaces		
			sf	ac	STU	1B	2B	3B	total				STU(1.0)	1B(1.0)	2B(2.0)	3B(3.0)	TOTAL	surface	parallel		garages	total
n/a	n/a	n/a																				
1R1	PD	MULTI-FAMILY	229,789	5.275	4	141	148	18	311	58.95	51.96	1	4	141	296	54	495	495	12			
1R2	PD	MULTI-FAMILY	262,154	6.018	4	131	139	24	298	49.52	51.96	1	4	131	278	72	485	485	12			
1R3	PD	MULTI-FAMILY	263,366	6.046	4	124	140	24	292	48.30	51.96	1	4	124	280	72	480	471	480	12		
			TOTAL		901																	

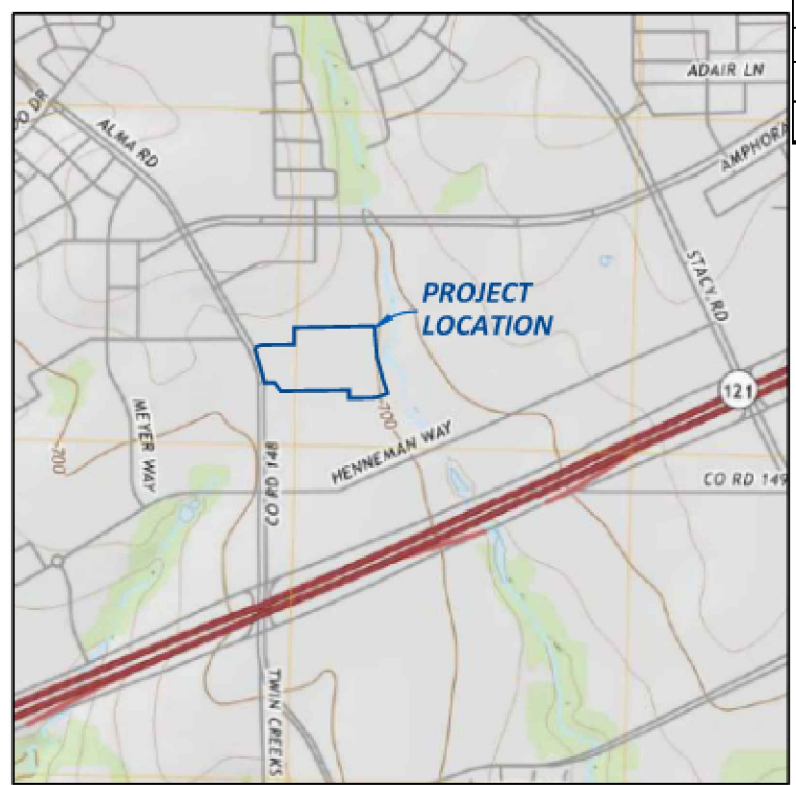
- PROPOSED AMENITIES (SUBJECT TO CHANGE AT TIME OF SITE PLAN)
*ONLY 8 AMENITIES REQUIRED
- PAD C:
- POOL (MIN. 1,000 SF SURFACE AREA) WITH COOLING DECK (MIN. 10' WIDE IN ALL AREAS)
 - LIBRARY AND/OR BUSINESS CENTER (MIN. 500 SF)
 - FITNESS CENTER AND/OR WEIGHT ROOM (MIN. 500 SF)
- PAD B:
- POOL (MIN. 1,000 SF SURFACE AREA) WITH COOLING DECK (MIN. 10' WIDE IN ALL AREAS)
 - LIBRARY AND/OR BUSINESS CENTER (MIN. 500 SF)
 - FITNESS CENTER AND/OR WEIGHT ROOM (MIN. 500 SF)
- PAD A:
- POOL (MIN. 1,000 SF SURFACE AREA) WITH COOLING DECK (MIN. 10' WIDE IN ALL AREAS)
 - LIBRARY AND/OR BUSINESS CENTER (MIN. 500 SF)
 - FITNESS CENTER AND/OR WEIGHT ROOM (MIN. 500 SF)

- CITY GENERAL 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 WALL, 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.
 - LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
- PLAN GENERAL NOTES**
- DO NOT SCALE ANY DIMENSIONS.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB.
 - ALL SITE SIGNAGE, TRANSFORMERS, AC CONDENSER AND SITE LIGHTING (E.G. LAMP MODEL, LOCATION, SIZE, HEIGHT, FOOT CANDLE LEVEL, & ORIENTATION) SHALL CONFORM TO THE CITY OF MCKINNEY CODES.
 - ALL LANDSCAPING SHALL CONFORM TO THE CITY OF MCKINNEY CODES.
 - THE BUILDING FOOTPRINTS SHOWN HEREON ARE THE EXTENTS OF THE FOUNDATIONS' CONCRETE SLABS. SEE ARCHITECTURAL PLANS FOR ACTUAL BUILDING SIZES.
 - APARTMENT BUILDING IDENTIFICATION SIGNS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENTLY APPROVED VERSION OF THE INTERNATIONAL FIRE CODE.

Line #	Length	Direction
L1	165.72	N54° 01' 48.28"E
L2	136.39	N00° 58' 11.74"W
L3	71.06	N43° 26' 55.88"E
L4	1.00	N00° 58' 44.72"W
L5	141.70	N89° 01' 15.58"E
L6	111.63	S35° 58' 11.72"E
L7	66.19	S31° 23' 25.48"E
L8	77.72	S72° 32' 26.20"E
L9	515.66	N89° 01' 48.28"E

Curve #	Length	Radius	Delta
C1	41.28	43.00	055.00
C2	41.28	43.00	055.01

*PARKING PROVIDED SUBJECT TO CHANGE BUT WILL BE ABOVE REQUIRED PARKING



VICINITY MAP NOT TO SCALE

GENERAL DEVELOPMENT PLAN for "BALLFIELDS AT MCKINNEY" MCKINNEY, TEXAS

This document is released for the purpose of preliminary review under the authority of

THOMAS A. LUNZMAN P.E.
122259
November 25, 2020

It is not to be used for construction/bidding purposes

ARCHITECT:
GEBER LEWIS ASSOCIATES
649 11TH ST, ATLANTA, GA 30318

SURVEYOR:
SPOONER & ASSOCIATES
309 BYERS STREET, SUITE 100
EULESS, TEXAS 75039

OWNER:
DD BALLFIELDS LLC
403 CORPORATE CENTER DR. STE 201, STOCKBRIDGE, GA 30281

APPLICANT:
DD BALLFIELDS LLC
6509 WINDCREST SUITE 600
PLANO, TX 75024

ENGINEER:
BURGESS & NIPLE
3 SUGAR CREEK CENTER BLVD, STE 610, SUGAR LAND, TEXAS 77478
PHONE: (281) 980 - 7705
TBPE FIRM REGISTRATION NO. F-10834
CONTACT: JOSEPH T. REUE, P.E.

CONTACT: ERIC SPOONER, RPLS
PHONE: (817) 312-4405

CONTACT: FRED HAZEL

CONTACT: CRAIG WALSH
PHONE: (214) 466-6220