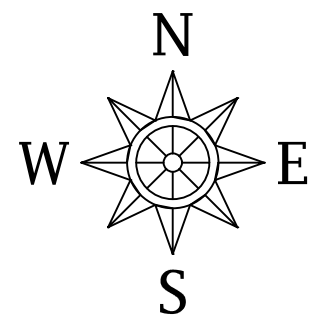


U.S. HIGHWAY 380
variable width public ROW
(W. University Drive)

2016020001390,
DRCCT



Item	Lot 1, Block A
General Site Data	
Zoning (from zoning map)	MF30
Land Use (from Zoning Ordinance)	Multi-Family, Traditional
Lot Area (Acres)	15.708
Lot Area (Square Feet)	684,244
Building Footprint Area (square feet)	126,591
Total Building Area (gross square feet)	457,249
Building Height (# stories)	55'-0" max (4 Stories)
Lot Coverage (percent-xxx%)	18.50%
Density (Dwelling Units/Acre)	25.02
Floor Area Ratio (FAR) (xxx : 1)	0.67
Multifamily Units	
Total Unit Count	393
Site Enhancements & Amenities	
Site Enhancement (1 Required)	50 SF Balconies
Amenities Required	5 Credits
Amenities Provided	6 Credits
Electric Vehicle Charging Stations (3 Sp. Min.)	1 Credit
Dog Park (4000 SF Min.)	1 Credit
Barbeque Grills (4 Min. w/ seating for 16)	1 Credit
Swimming Pool (1000 SF Min.)	1 Credit
Fitness Center (500 SF Min.)	1 Credit
Additional: Playing Court (Pickleball) to satisfy 206.E.4.d	1 Credit
Parking	
Parking Ratio	1.75 Sp./Unit
Total Required Parking (# spaces)	688
Total Provided Parking (# spaces)	699
Enclosed, Tuck-Under Garage Parking (# spaces)	19
Enclosed, Detached Garage (# spaces)	58
Enclosed, Detached Garage ADA (# spaces)	2
Covered, Carport Parking (# spaces)	77
Covered, Carport Parking (# spaces, EV & ADA Included)	3
Total Provided Covered Parking (# spaces)	159
Percent Enclosed (% of Total Units)	20.1%
Surface, Tandem (# spaces)	19
Surface, Standard (# spaces, EV & ADA Included)	516
Surface, Leasing (# spaces)	5
Total Provided Uncovered Surface Parking (# spaces)	540
Accessible Parking Required (# spaces)	15
Accessible Parking Provided Incl. Covered (# spaces)	15
Electric Vehicle (EV) Parking (incl. in Total, 10ft min width)	35
Impervious Area	
Building Area (square feet)	126,591
Other Impervious Area (square feet)	152,275
Total Impervious Area (square feet)	278,866
Impervious Area (percentage)	40.8%

LEGEND

Proposed Fire Lane, Access, Drainage & Water Esmt.

All Fire Lanes Shall Conform to City Detail 2510M Fire Lane Pavement

All Parking Bays Shall Be 5" 3000 psi Reinforced Concrete Pavement.

All Sidewalks within Right-of-Way Shall Conform to City Detail 2170M. All private Sidewalks Shall Be 4" 3000 psi Reinforced Concrete Pavement.

Electric Vehicle Charging Parking Space

Tandem Parking Stall

Existing Sign

Existing Water Valve

Existing Irrigation Valve

Existing Fire Hydrant

Existing Sanitary Sewer Manhole

Existing Sanitary Sewer Cleanout

Existing Fence

Proposed Fire Hydrant

Proposed Fire Department Connection (FDC)

Proposed Fence/Fall Protection Railing

Fully Developed 100-yr Flood Plain

Post-Project 100-yr Flood Plain

"Sunny Day" Dam Breach Limits

Existing FEMA 100-yr Flood Plain (Zone AE)

Creek/Stream Centerline

Erosion Hazard Setback

Proposed Retaining Wall

SITE PLAN - OVERALL

(SITE2024-0098)

JPI MIXON ADDITION

LOT 1, BLOCK A

IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

W. HUNT SURVEY ABSTRACT NO. 450

684,244 Sq. Ft./15.708 Acres

ENGINEER / SURVEYOR / APPLICANT

Sparks Engineering, Inc.

765 Custer Road, Suite 100

Plano, TX 75075

Telephone: (972) 422-0077

TBPE No. F-2121

Contact: Kevin Wier

OWNER/DEVELOPER

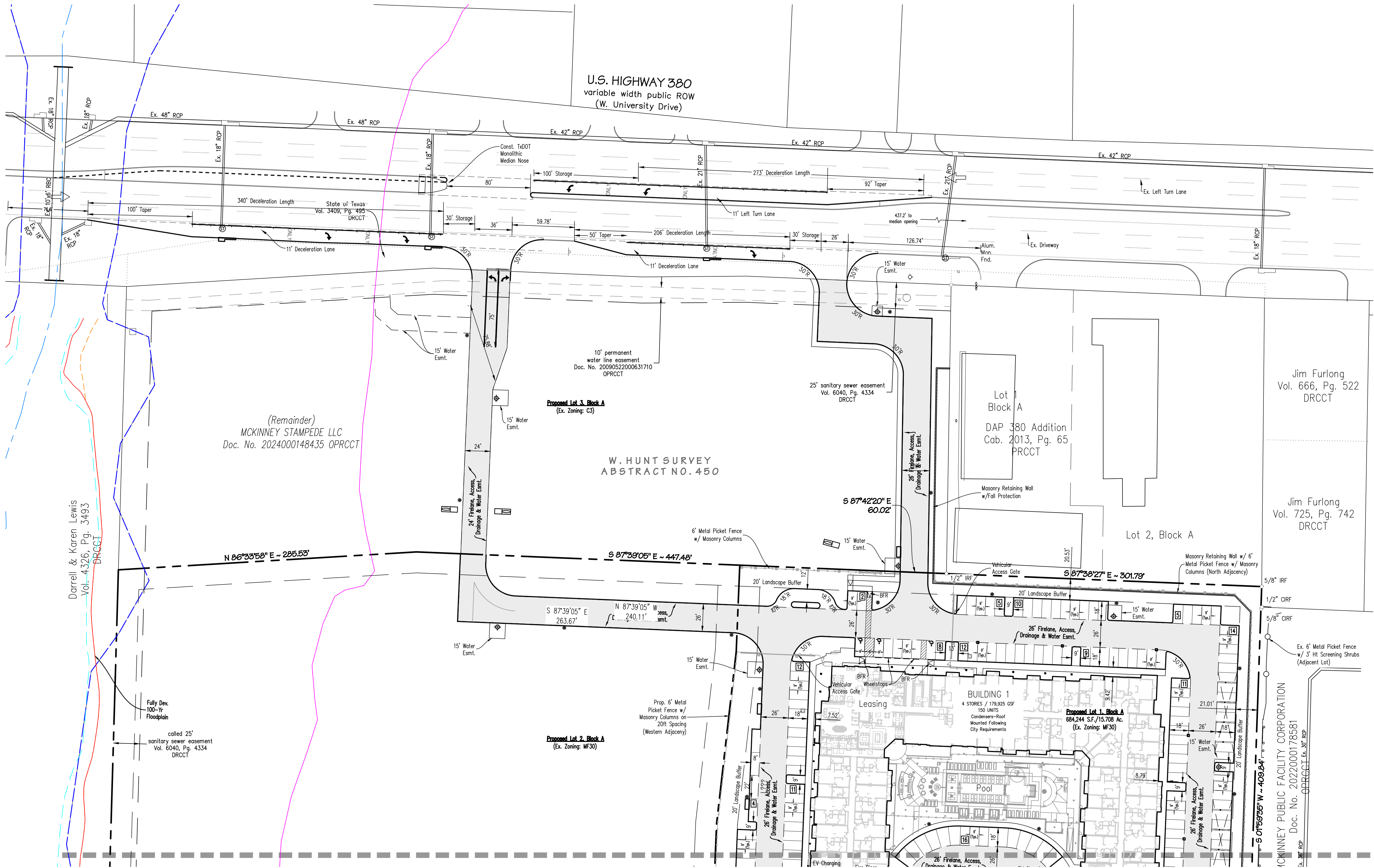
Jefferson Terry Phase 2, LLC

9001 Cypress Waters Blvd., Ste. 2A

Dallas, TX 75019

Telephone: (214) 451-6713

Contact: Matthew Crow



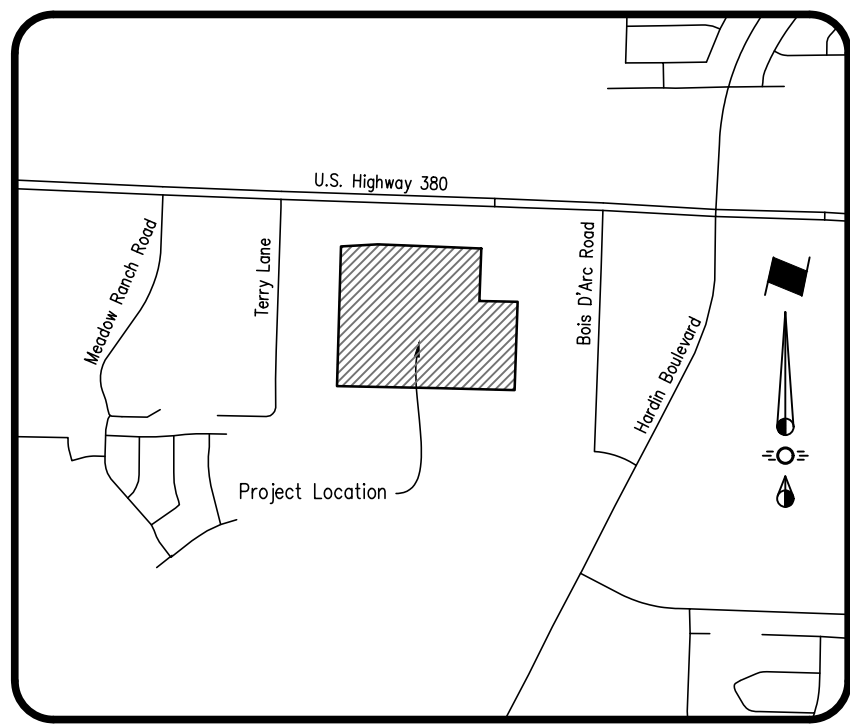
SEE SHEET 2

LEGEND

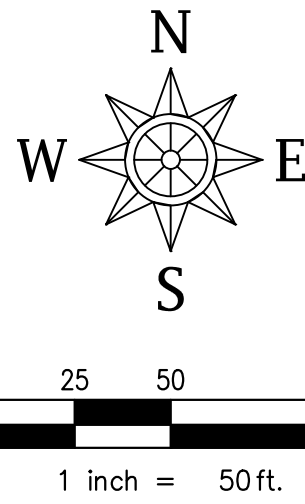
	Proposed Fire Lane, Access, Drainage & Water Esmt.		Existing Fence
	Existing Fence		Proposed Fire Hydrant
	Proposed Fire Department Connection (FDC)		Proposed Fence/Fall Protection Railing
	Fully Developed 100-yr Flood Plain		Post-Project 100-yr Flood Plain
	"Sunny Day" Dam Breach Limits		Existing FEMA 100-yr Flood Plain (Zone AE)
	Creek/Stream Centerline		Erosion Hazard Setback
	Proposed Retaining Wall		
	Electric Vehicle Charging Parking Space		
	Tandem Parking Stall		
	Existing Sign		
	Existing Water Valve		
	Existing Irrigation Valve		
	Existing Fire Hydrant		
	Existing Sanitary Sewer Manhole		
	Existing Sanitary Sewer Cleanout		

City of McKinney Site 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 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.



Vicinity Map
NTS

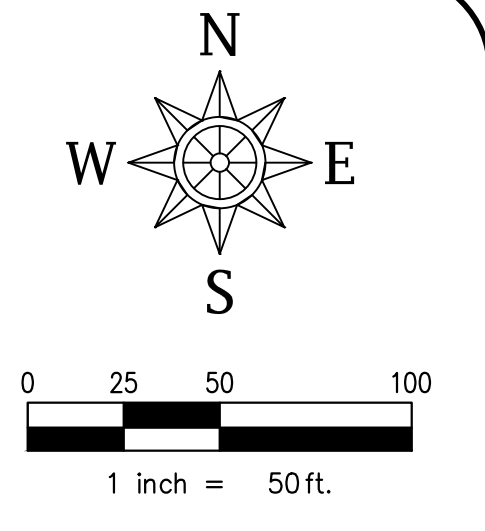


SITE PLAN
(SITE2024-0098)

JPI MIXON ADDITION
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IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
W. HUNT SURVEY ABSTRACT NO. 450
684,244 Sq. Ft./15,708 Acres

ENGINEER / SURVEYOR / APPLICANT
Spiors Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Kevin Wier

OWNER/DEVELOPER
Jefferson Terry Phase 2, LLC
9001 Cypress Waters Blvd., Ste. 2A
Dallas, TX 75019
Telephone: (214) 451-6713
Contact: Matthew Crow



SEE SHEET 1

JEFFERSON TERRY (PHASE 2), LLC
Doc. No. 2024000148840 OPRCCT

Proposed Lot 2, Block A
(Ex. Zoning: MF30)

Proposed Lot 1, Block A
684,244 S.F./15,708 Ac.
(Ex. Zoning: MF30)

MCKINNEY PUBLIC FACILITY CORPORATION
Doc. No. 2022000178581
OPRCCT

3NL HOLDINGS LLC
Doc. No.
2022000137511
DRCCT

HARDIN VILLAGE PHASE 1
Cab. 2016, Pg. 867 PRCCT

LEGEND

- | | |
|--|--|
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SITE PLAN
(SITE2024-0098)

JPI MIXON ADDITION
LOT 1, BLOCK A
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
W. HUNT SURVEY ABSTRACT NO. 450
684,244 Sq. Ft./15,708 Acres

ENGINEER / SURVEYOR / APPLICANT Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Kevin Wier	OWNER/DEVELOPER Jefferson Terry Phase 2, LLC 9001 Cypress Waters Blvd., Ste. 2A Dallas, TX 75019 Telephone: (214) 451-6713 Contact: Matthew Crow
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Drawn by: G.2024_0098S24-058_RL 380_ & TerraCAD Site Plan.dwg Saved By: Rheason Save Time: 6/2/2025 4:27:58 PM Plotted by: Rheason Plot Date: 6/2/2025 4:28 PM

