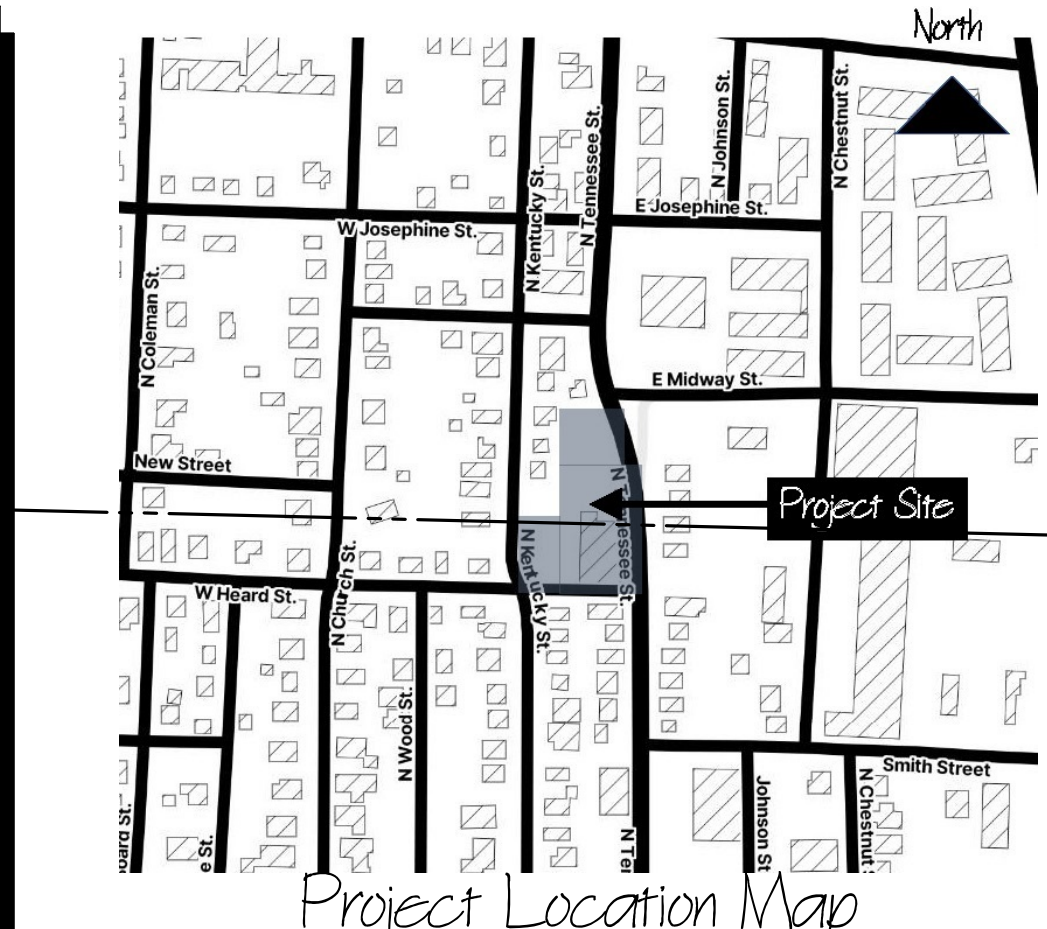




North Kentucky Street

SITE DATA SUMMARY TABLE			
EXISTING ZONING/USE:		LIGHT MANUFACTURING (MN)	
PROPOSED ZONING:		(PD) PLANNED DEVELOPMENT	
PROPOSED USE:		RETAIL, LIVE/WORK, MULTI-FAMILY	
NUMBER OF LOTS:		1 (EXISTING); 1 (PROPOSED)	
LOT AREA:		AC.	SQ. FT.
GROSS SITE		1.5190	66,168
BUILDING AREA*: (*EXCLUSIVE OF CORRIDORS)			
RETAIL/COMMERCIAL:		2,195	11,221
LIVE/WORK LOFTS (COMMERCIAL READY):		9,026	
MULTI-FAMILY:		43,520	
TOTAL:		54,741	
LOT COVERAGE:			
IMPERVIOUS SURFACE:			
NUMBER OF DWELLING UNITS:			
RETAIL/COMMERCIAL SALES:		4	
LIVE/WORK UNITS:		17	
MULTIFAMILY:		79	
BUILDINGS:		AREA:	BLDG. HEIGHT:
BUILDING 1:		33,589 SF	34'-11 7/8"
BUILDING 2:		10,643 SF	34'-11 7/8"
BUILDING 3:		10,509 SF	32'-6"
TOTAL:		54,741 SF	100 UNITS
TOTAL PARKING REQUIRED:		116	
1.177 SPACES PER DWELLING UNIT:		79*1.177=93	
1 SPACE PER 500 SQFT (NON-RES)		11,221/500=22	
ENCLOSED (93 X 20%)		19	
TOTAL PARKING PROVIDED:		115	
ON-SITE (*EXCLUDES H.C. PARKING)		100	
ENCLOSED PARKING SPACES		20	
PUBLIC STREET PARKING ALONG TENNESSEE		14	
HANDICAP STALLS		1	
TOTAL SPACES		115	
MAX. HEIGHT/STORIES:		35'/3 STORIES	
TOTAL ADA REQUIRED: *		1 SPACE	
TOTAL ADA PROVIDED:		1 SPACE	



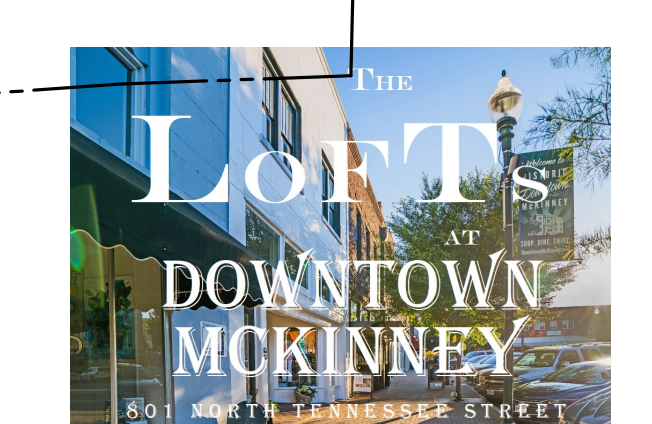
J Rose Architects & Planners
2120 Cosmos Way
Argyle, TX 76226
(940) 500-8984 T.
jason@jrosearchitect.com

08/07/2025

Consultants:

Structural Engineer:
Nortex Foundation Designs, Inc.
Igor I. Tepitskiy, P.E.
4424 Keller Hicks Road
Fort Worth, TX 76244
(817) 319-0866 Tel.
igortepitskiy@nortexfoundation.com

Surveyor:
Duenes Land Surveying, LLC
Dustin Davison, R.P.L.S.
2112 Blackfoot Trail
Mesquite, TX 75149
(214) 317-0685 Tel.
dustin@dueneslandsurveying.com



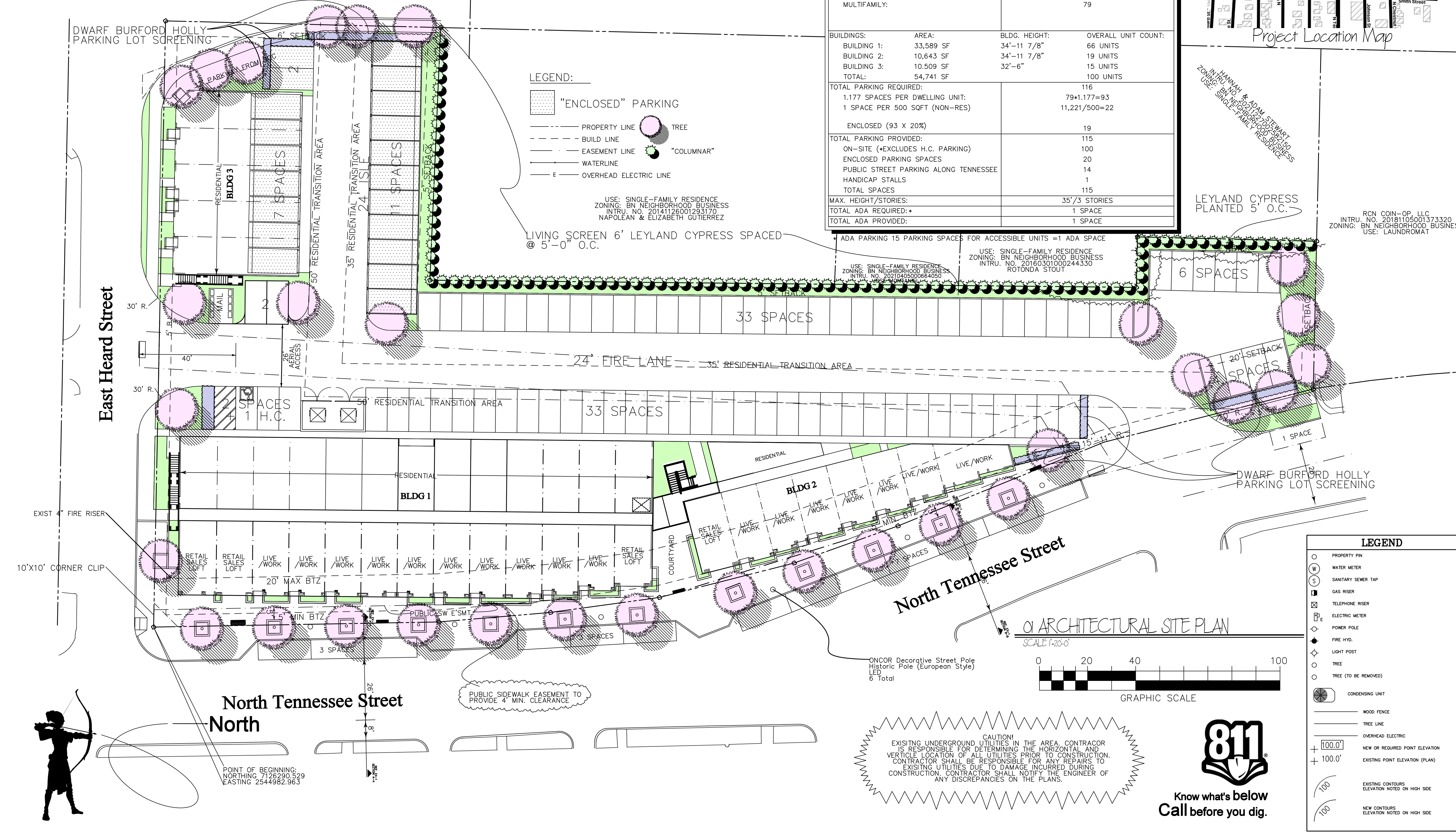
Project Title:
The Lofts at Downtown McKinney
801 North Tennessee Street
McKinney, Texas
75069

Sheet Title:
Conceptual Plan Exhibit

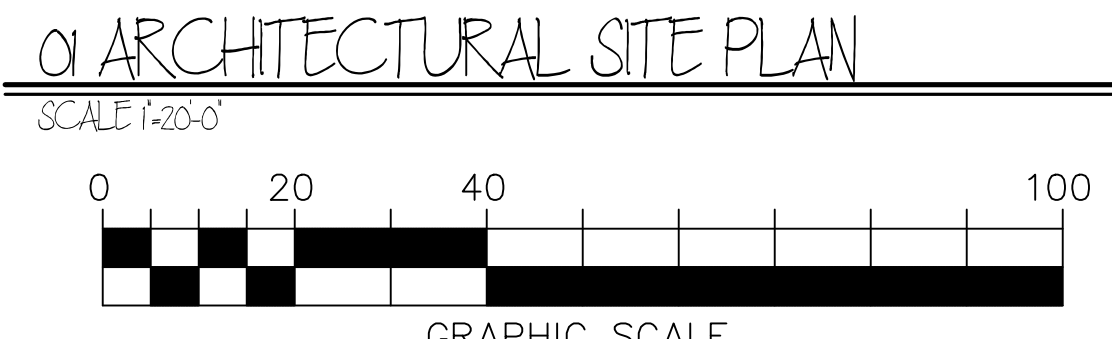
Drawn by: JRR
Date Created: 08-07-2025

SHEET
A0

Revised on: 08-07-2025



CAUTION!
EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.



LEGEND	
	PROPERTY PIN
	WATER METER
	SANITARY SEWER TAP
	GAS RISER
	TELEPHONE RISER
	ELECTRIC METER
	POWER POLE
	FIRE HYD.
	LIGHT POST
	TREE
	TREE (TO BE REMOVED)
	CONDENSING UNIT
	WOOD FENCE
	TREE LINE
	OVERHEAD ELECTRIC
	NEW OR REQUIRED POINT ELEVATION
	EXISTING POINT ELEVATION (PLAN)
	EXISTING CONTOURS ELEVATION NOTED ON HIGH SIDE
	NEW CONTOURS ELEVATION NOTED ON HIGH SIDE

Know what's below
Call before you dig.