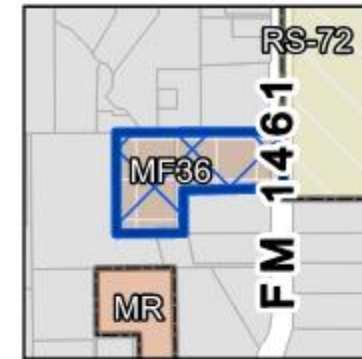
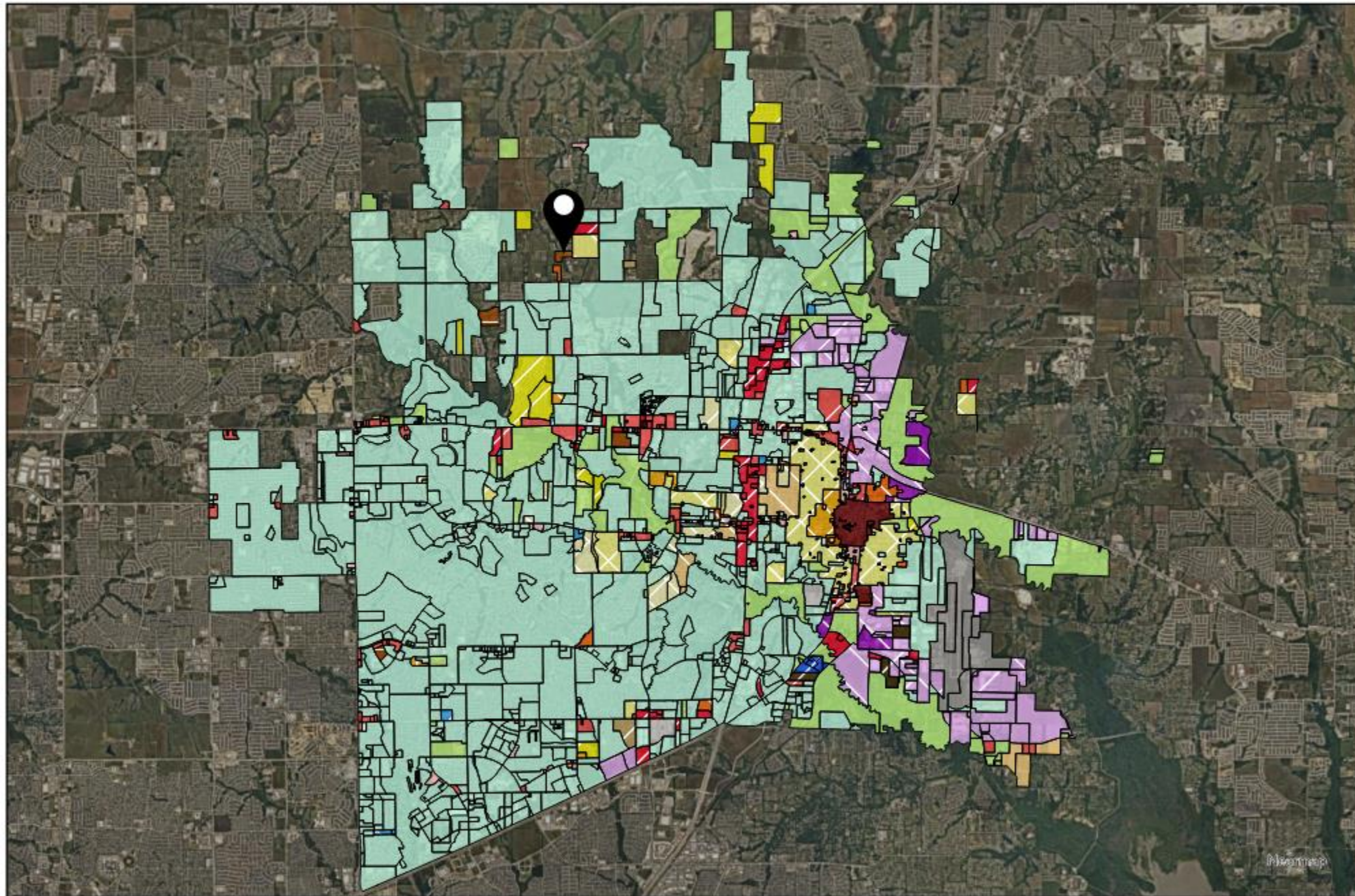
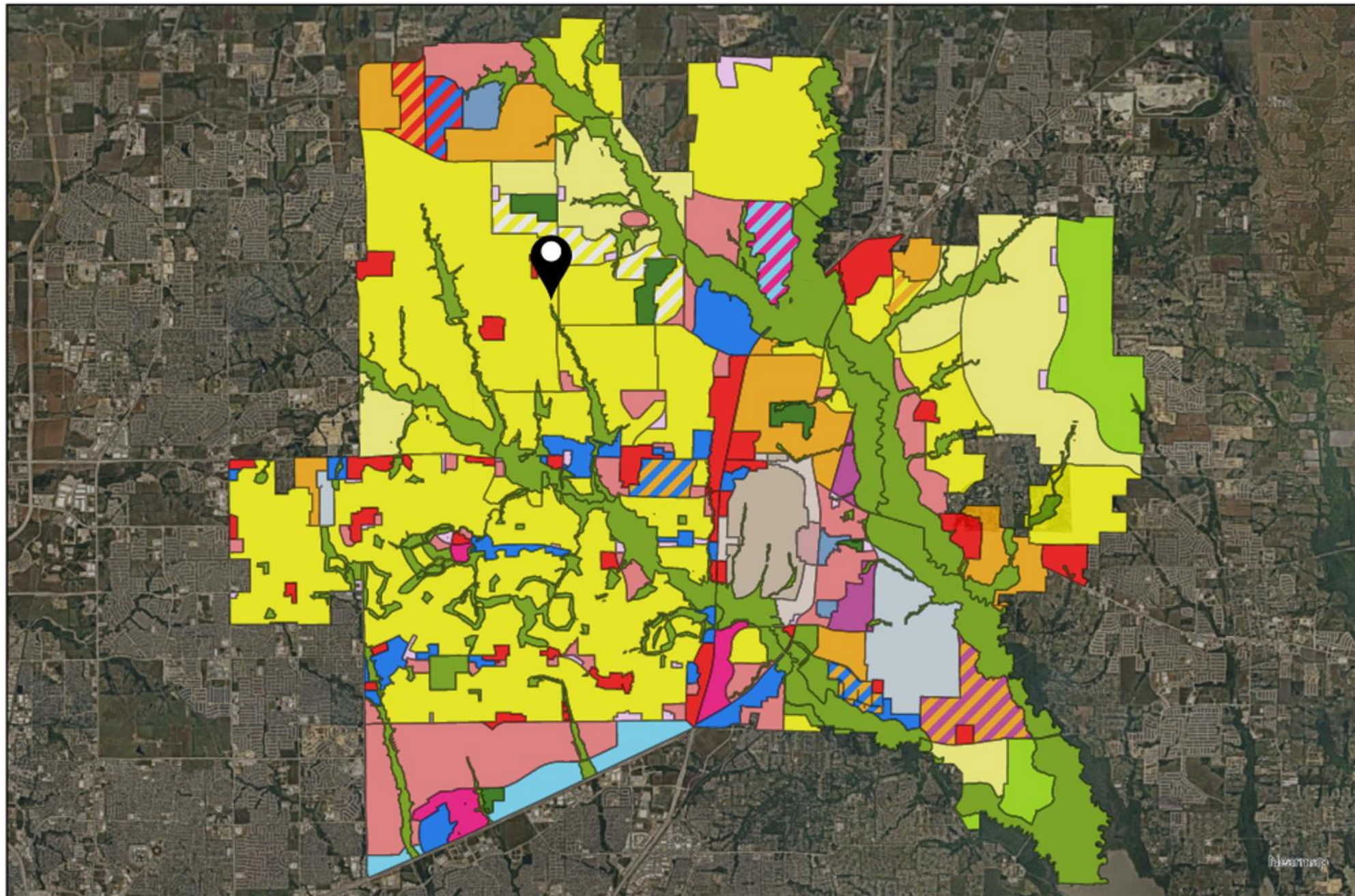


Franklin Branch Apartments Design Exception

26-0023SP



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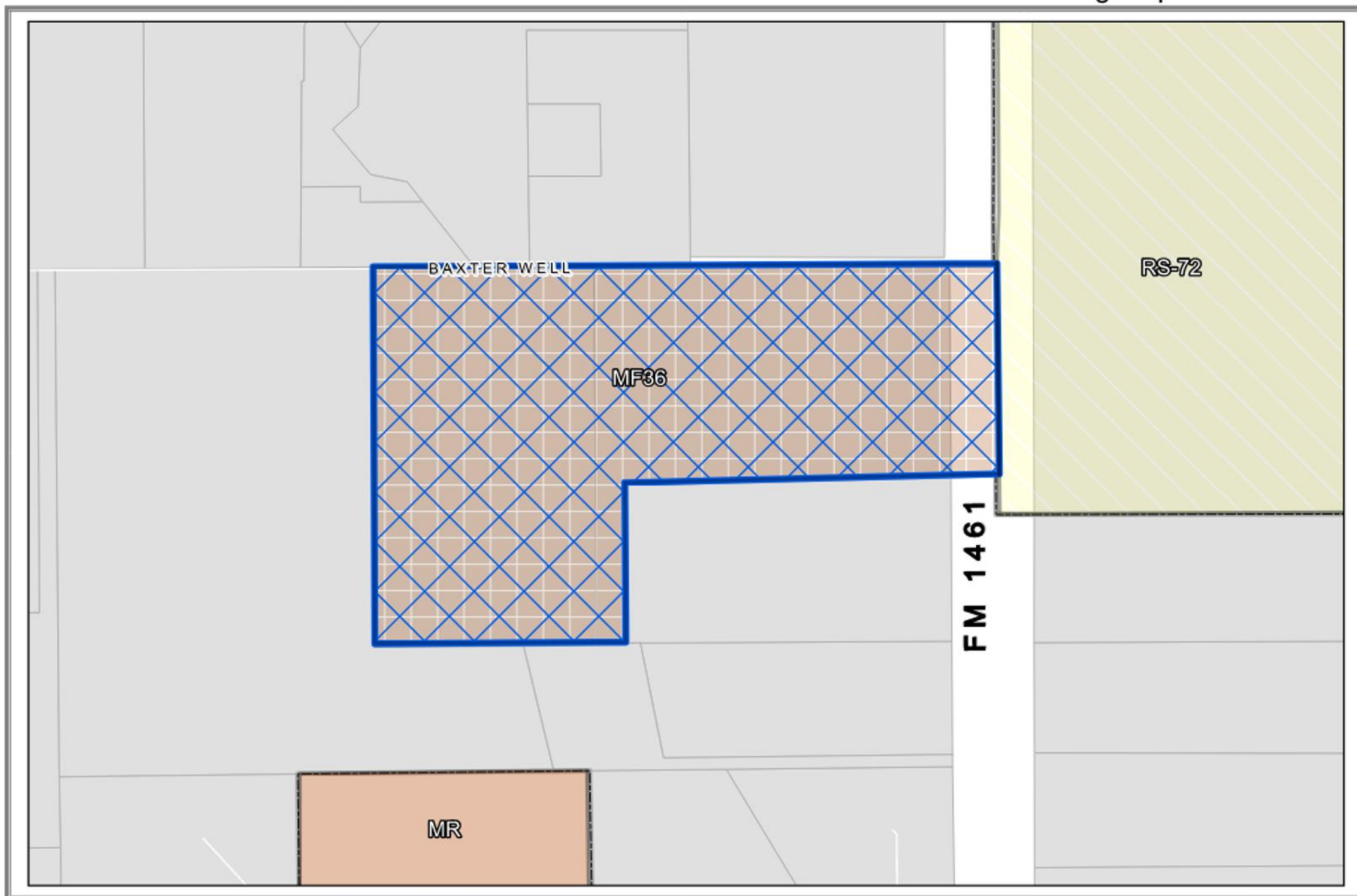


- Placetype
- Aviation
 - Commercial Center
 - Employment Mix
 - Entertainment Center
 - Estate Residential
 - Historic Town Center - Downtown
 - Historic Town Center - Mix
 - Historic Town Center - Residential
 - Manufacturing & Warehousing
 - Mixed Use Center
 - Neighborhood Commercial
 - Professional Center
 - Professional Center
 - Rural Residential
 - Suburban Living
 - Transit-Ready Development
 - Urban Living
 - Floodplain / Amenity Zone
 - Floodplain / Amenity Zone
 - Park
 - Employment Mix / Commercial Center
 - Entertainment Center / Mixed Use Center
 - Manufacturing & Warehousing / Employment Mix
 - Suburban Living / Employment Mix
 - Suburban Living / Estate Residential
 - Professional Center / Commercial Center
 - Professional Center / Employment Mix
 - Professional Center / Commercial Center
 - Professional Center / Employment Mix
 - Manufacturing & Warehousing



0 9,200 18,400 Feet

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Vicinity Map

 SITE2026-0023

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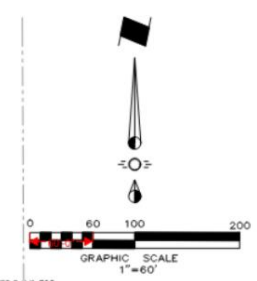
Vicinity Map

 SITE2026-0023

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VICINITY MAP
NTS



SITE DATA TABLE

Joe F. Stewart Survey, Abstract No. 838	Multi-Family Residential District
Proposed Use:	Multi-Family Traditional
Existing Gross Lot Area:	15.70 Acres (683,956 SF)
Net Lot Area after Baxter Well ROW Dedication:	14.861 Acres (647,337 SF)
Building Height Information:	3-Story 48'-0" to 51'-0"
Building Area Footprint:	115,050 SF (Total)
Building Area Gross:	322,427 SF (Total)
Floor to Area Ratio (FAR):	16.82%
Lot Coverage:	0.47 : 1
Multi-Family Units	42 604 (SF)
# of 1 Bedroom/Minimum Unit Size	120 851 (SF)
# of 2 Bedroom/Minimum Unit Size	90 1,074 (SF)
# of 3 Bedroom/Minimum Unit Size	36 1,349 (SF)
Total Unit Count	288 Units
Parking	1 per dwelling unit
Covered Parking Ratio	30% of Total Units
Required Parking	288
Covered Parking Required	86
Uncovered Parking Provided	425
Covered Parking Provided	90
Total Parking Provided	515
ADA Spaces Required	11
ADA Spaces Provided	29 (5 Van)
Impervious Area:	348,991 SF
Impervious Percentage:	51.03%

LEGEND

- Proposed Fences, Water & Sewer Easement
- Proposed Sidewalk
- Proposed Wheel Stop
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp
- Corpor
- FDC
- EV
- EV Charging Station
- Fully Developed 100-YR Floodplain
- Fully Developed Post Project 100-YR Floodplain
- LA
- Landscape Area

- BUILDING AMENITIES**
- FITNESS CENTER (1,085 SF)
 - SWIMMING POOL (2,031 SF) WITH 10' WIDE COOLING DECK
 - FOUR (4) GRILLS WITH SEATING FOR 16 PEOPLE & SHADING
 - PLAYGROUND (4,000 SF MIN)
 - EV CHARGING SPACES (6 SPACES)

- SITE ENHANCEMENTS**
- LANDSCAPE MEDIAN SEPARATING THE ENTERING & EXITING TRAFFIC AT ENTRANCES MEETING THE FOLLOWING STANDARDS:
 - 1. SHALL BE ENCLOSED BY MIN. 6" TALL VERTICAL CURB AND BE 8' WIDE AND 50' LONG.
 - 2. AT LEAST ONE CANOPY TREE SHALL BE PROVIDED FOR EVERY 50 LINEAR FEET OF MEDIAN.
 - 3. AT LEAST 2 ORNAMENTAL TREES SHALL BE PROVIDED FOR EVERY 50 LINEAR FEET OF MEDIAN.
 - 4. REQUIRED MEDIAN SHALL BE COMPLETELY COVERED WITH LIVING PLANT MATERIALS AND SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

STOP!
CALL BEFORE YOU DIG



(@ least 72 hours prior to digging)

DEVELOPER:
NRP Holdings LLC
6565 N. MacArthur Blvd.
Suite 450
Irving, TX 75039
Phone (469) 379-2575
Contact: Kyle Kattner

LANDSCAPE ARCHITECT:
Arts
1405 W. Koenig Lane
Austin, Texas 78756
Phone (830) 302-0969
Contact: Sarah Woodson, PLA

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia Street
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jonathan Hake, P.E.

SURVEYOR:
Ringley & Associates
701 S. Tennessee St.
McKinney, TX 75069
Phone (972) 542-1266
Fax (972) 542-8652
Contact: Lawrence Ringley

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

ST. PAULS ORTHODOX CHURCH, DALLAS
CALLED 6.11 ACRES
NO. 2023000015974
D.R.C.C.T.
EXISTING ZONING: N/A
(NOT IN CITY LIMITS)
CURRENT LAND USE: CHURCH

3PALS TECHNOLOGIES, LLC AND
BALAKRISHNA VORUGANTI
CALLED 3.603 ACRES
DOC. NO. 202400049340
D.R.C.C.T.
EXISTING ZONING: N/A
(NOT IN CITY LIMITS)
CURRENT LAND USE: RESIDENCE

JOHN MORRIS AND
JILL MORRIS
CALLED 10.011 ACRES
DOC. NO. 2020110001224500
D.R.C.C.T.
EXISTING ZONING: N/A
(NOT IN CITY LIMITS)
CURRENT LAND USE: RESIDENCE

NARASIMHA LAND DEVELOPMENTS LLC
CALLED 2.015 ACRES
DOC. NO. 20130905001253860
D.R.C.C.T.
EXISTING ZONING: N/A
(NOT IN CITY LIMITS)
CURRENT LAND USE: RESIDENCE

**Fully Developed 100-Year
Floodplain
Area of Requested Design
Exception**

CITY OF MCKINNEY STANDARD NOTES:

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. Mechanical equipment to be located on the roof.

The Lighting for the subject property shall be constructed and operated in conformance with Article 6 of the City of McKinney Unified Development Code.

The Sanitation Container Screening Walls Will Be Brick Masonry, Stone Masonry, Or Other Architectural Masonry Finish, Including A Metal Gate, Painted 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 7' In Height.

FIRE NOTES:

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- Grills and Fireplaces - BBO grills shall not be located within 10' of combustible construction. As noted, the structures above the BBO grills shall be 100% wholly noncombustible construction. Fire pits, if provided, shall not be located within 15' of combustible construction. Reference section 42-65 of the Open Burning Ordinance for additional requirements.

City Case No: SITE2026-0023

Issue Date	Description
1 03/09/2026	
2 04/14/2026	
3 05/06/2026	
4 05/13/2026	
5 05/28/2026	
6 07/17/2026	

CROSS
ENGINEERING CONSULTANTS

1720 W. Virginia Street
75232-4469
McKinney, Texas 75069
Tel: 972.562.4469

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
JONATHAN D. HAKE, P.E.
NO. 94735
ON 07/17/2026
IT IS NOT TO BE USED
FOR CONSTRUCTION
PURPOSES.

SITE PLAN
FRANKLIN BRANCH APARTMENTS

14.861 ACRE TRACT IN THE
JOEL F. STEWART SURVEY, ABSTRACT NO. 838
3565 FM 1461, MCKINNEY, TEXAS 75071
COLLIN COUNTY, TEXAS

Sheet No.
C0-03
Project No.
25044

SITE BENCHMARKS

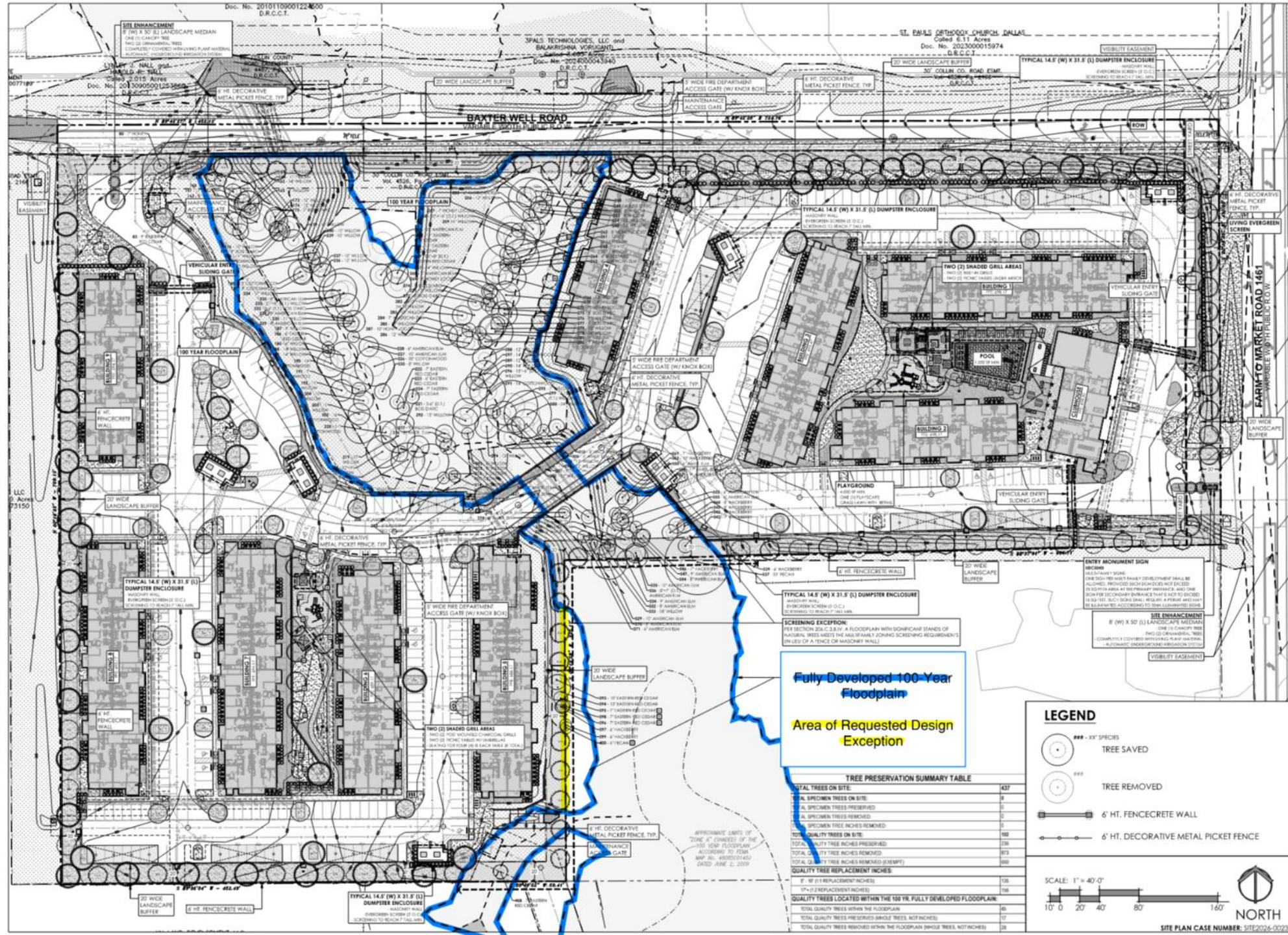
BM-1 = "MAG" nail found near the centerline of Baxter Well Road (Asphalt) and being the northwest corner of the 7.72 acre tract line corner on the north line of the subject property and 724± west of the northeast corner of the subject property.
Elev. = 690.86

BM-2 = "TxDOT" Brass Right-of-Way monument "F0430606" in concrete on the west side of Farm to Market Road 1461, 18± north of the north edge of asphalt of the southern driveway entrance and 126± north of the southeast corner of the subject property.
Elev. = 699.67

BM-3 = "TxDOT" Brass Right-of-Way monument "F0430440" in concrete on the west side of Farm to Market Road 1461 and 87± south of the southeast corner of the subject property.
Elev. = 696.43

CITY BENCHMARK USED FOR CONTROL

COM-25 = Aluminum disc in concrete at the intersection of F.M. Road 543 and County Road 168 on the south side of County Road 168, 2' from the stop sign at 20' north of the fence and 18' west of a sign.
Elev. = 598.277



Fully Developed 100-Year Floodplain

Area of Requested Design Exception

TREE PRESERVATION SUMMARY TABLE

TOTAL TREES ON SITE:	437
ALL SPECIMEN TREES ON SITE:	8
ALL SPECIMEN TREES PRESERVED:	12
ALL SPECIMEN TREES REMOVED:	0
TOTAL SPECIMEN TREES REMOVED:	0
TOTAL QUALITY TREES ON SITE:	160
TOTAL QUALITY TREES PRESERVED:	278
TOTAL QUALITY TREES REMOVED:	873
TOTAL QUALITY TREES REMOVED (EXEMPT):	160
QUALITY TREE REPLACEMENT INCHES:	
1" - 4" (1 REPLACEMENT INCHES):	108
5" - 14" (2 REPLACEMENT INCHES):	108
QUALITY TREES LOCATED WITHIN THE 100 YR. FULLY DEVELOPED FLOODPLAIN:	
TOTAL QUALITY TREES WITHIN THE FLOODPLAIN:	46
TOTAL QUALITY TREES PRESERVED (SINGLE TREES, NOT INCHES):	17
TOTAL QUALITY TREES REMOVED WITHIN THE FLOODPLAIN (SINGLE TREES, NOT INCHES):	28

LEGEND

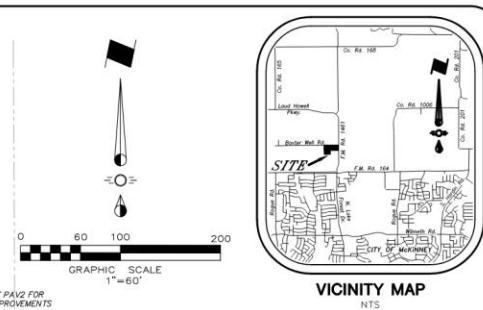
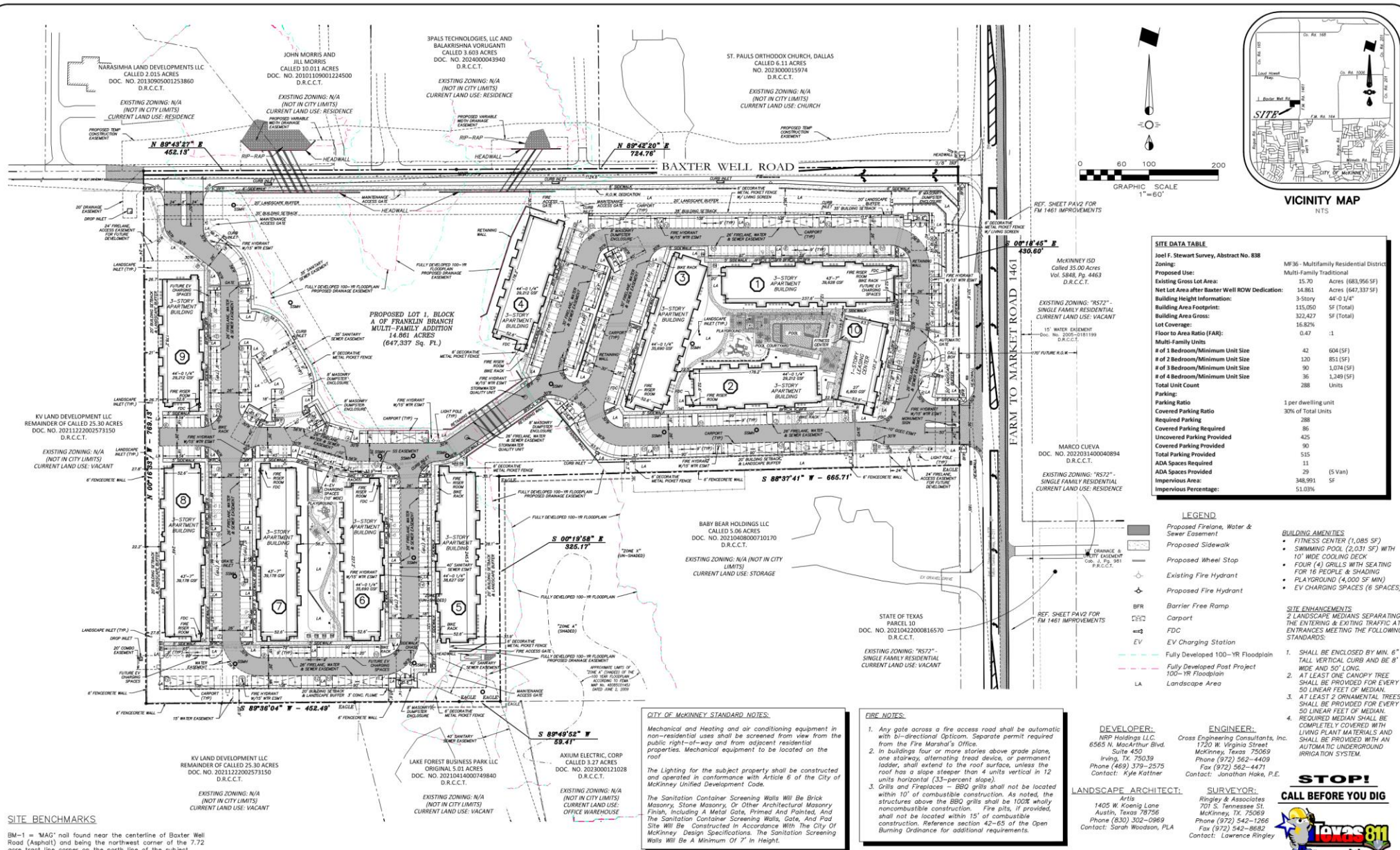
- XY SPEIRS
- TREE SAVED
- TREE REMOVED
- 6' HT. FENCECRETE WALL
- 6' HT. DECORATIVE METAL PICKET FENCE

SCALE: 1" = 40'-0"

10' 0 20' 40' 80' 160'

NORTH

SITE PLAN CASE NUMBER: SITE2026-0023



SITE DATA TABLE	
Joel F. Stewart Survey, Abstract No. 838	
Zoning:	MF16 - Multifamily Residential District
Proposed Use:	Multi-Family Traditional
Existing Gross Lot Area:	15.70 Acres (683,956 SF)
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Multi-Family Units:	42
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ADA Spaces Required:	11
ADA Spaces Provided:	29 (5 Van)
Impervious Area:	348,991 SF
Impervious Percentage:	51.03%

LEGEND

- Proposed Firelane, Water & Sewer Easement
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- Proposed Wheel Stop
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- Proposed Fire Hydrant
- Barrier Free Ramp
- Carport
- FDC
- EV Charging Station
- Fully Developed 100-YR Floodplain
- Fully Developed Post Project
- 100-YR Floodplain
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LANDSCAPE ARCHITECT:
Arts
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Austin, Texas 78756
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Contact: Sarah Woodson, PLA

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Phone (972) 542-1266
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972.562.4409

McKinney, Texas 75069
Treas P.O. Box No. F-998

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SITE PLAN

FRANKLIN BRANCH APARTMENTS

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COLLIN COUNTY, TEXAS

Sheet No.
C0-03
Project No.
230444

