



BGE, Inc.
 777 Main St., Suite 1900
 Fort Worth, TX 76102
 Tel: 972-887-6130 • www.bgeinc.com
 TBPE Registration No. F-1046
 Contact: David Greer
 Tel: 817-872-8005
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DEVELOPER

MILL CREEK
 RESIDENTIAL TRUST LLC

Mill Creek Creek Residential
 5910 N Central Expy, Dallas, TX 75206
 Tel: 561-998-4465
 www.millcreekplaces.com

CONCEPT PLAN

MODERA MCKINNEY PHASE 2
 11.802 ACRES ± SITUATED IN THE MEREDITH HART SURVEY,
 PART OF BLOODDALE 140, L.P., ABSTRACT NO. 371 AND
 PART OF LOT 1, BLOCK A

13.565 ACRES
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
 BGE, INC.
 TEXAS REGISTERED ENGINEERING FIRM F-1046
 JAVIER D. JARAMILLO, P.E.
 TEXAS REGISTRATION NO. 91007
 AUGUST 23, 2024

!! CAUTION !!
 CONTRACTOR TO VERIFY EXACT LOCATION & DEPTH OF EXIST FACILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES

!! CAUTION !!
 CONTACT: 1-800-DIG-TESS
 48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV. NO.	DATE	DESCRIPTION

DRAWN BY: CA

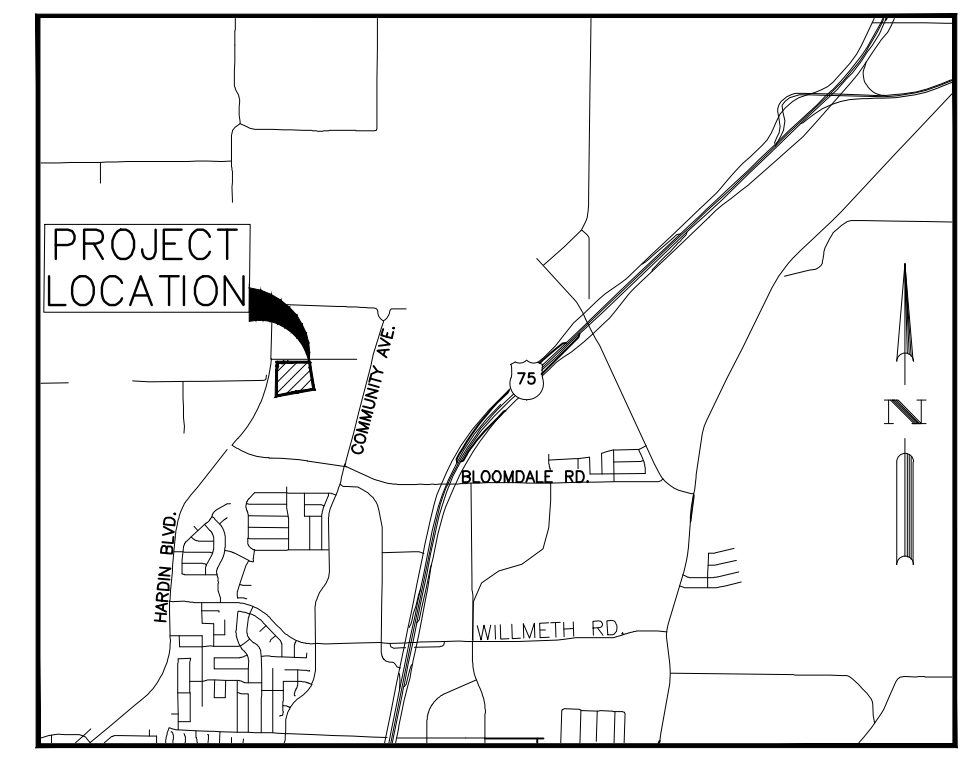
CHECKED BY: JJ

DATE: 8/22/24

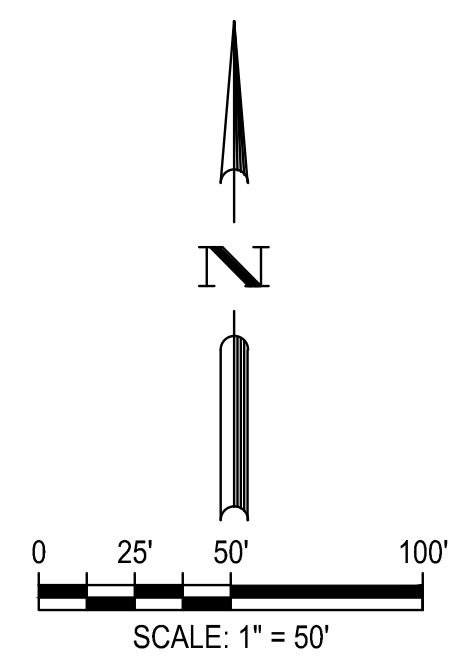
PROJECT NUMBER: 13293-00

SHEET NO.

CP



VICINITY MAP (NOT TO SCALE)



LEGEND	
CONCRETE PAVEMENT (MEDIUM/LIGHT DUTY)	
CONCRETE PAVEMENT (HEAVY DUTY)	
CONCRETE PAVEMENT (SIDEWALK)	
PROPERTY LINE	
EXISTING CURB	
PROPOSED CURB	
PROPOSED FIRE LANE	
DENOTES BLUE PLACARD ADA STALLS	
EXISTING WATER	
PROPOSED WATER	
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	

CITY NOTES

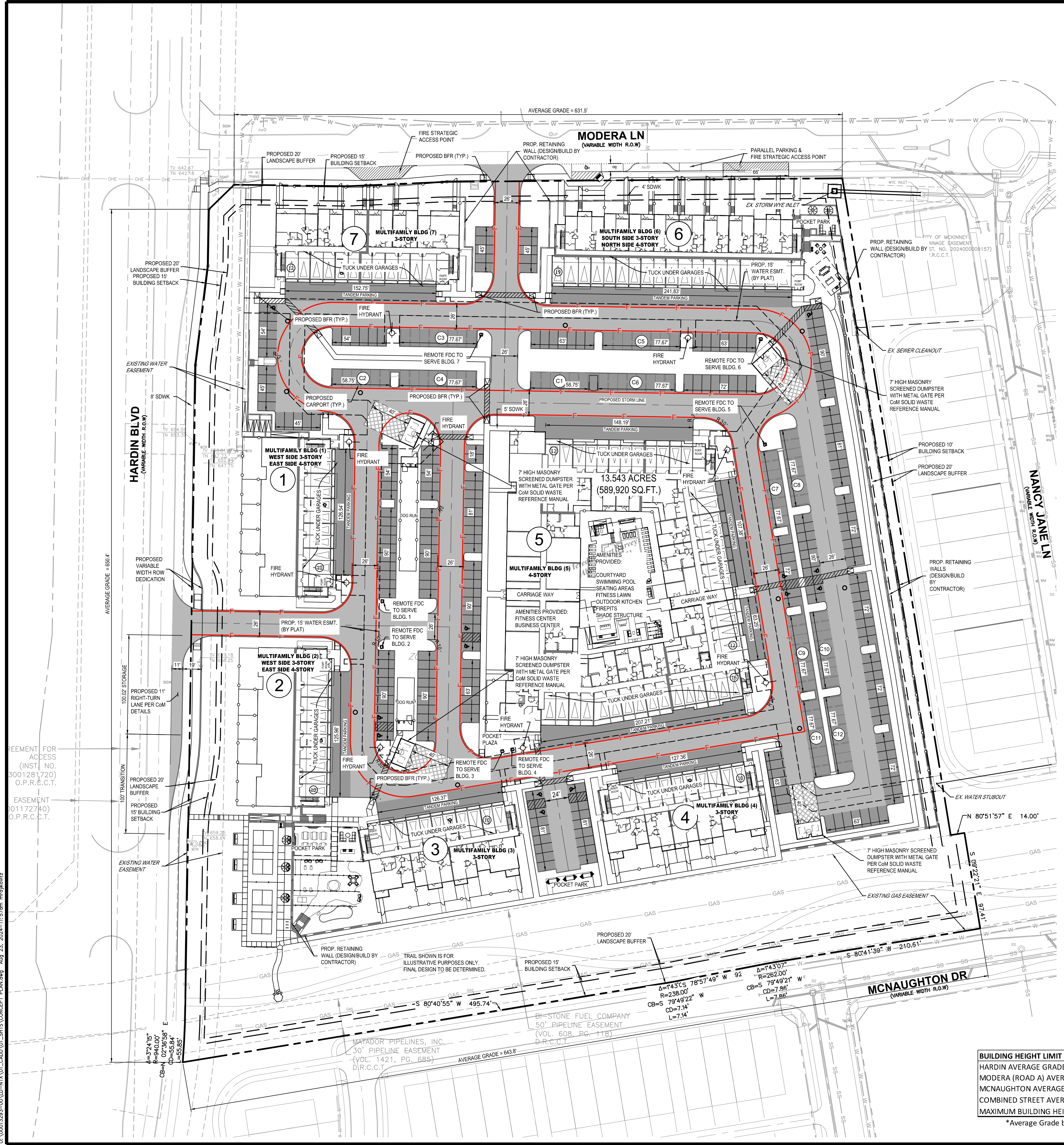
- SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE, MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
- 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. (ROOF MOUNTED)
- LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

SITE DATA TABLE

SITE INFORMATION				
TOTAL GROSS AREA	13.597 AC	592,274 SQ. FT.		
ROW DEDICATION	0.054 AC	2,354 SQ. FT.		
TOTAL NET AREA	13.543 AC	589,920 SQ. FT.		
TOTAL UNITS	325 UNITS			
MAXIMUM DENSITY		24 UNITS/TOTAL NET AREA		
PROPOSED DENSITY		23.998 UNITS/TOTAL NET AREA		
BUILDING FOOTPRINT	144,848 SQ. FEET	25% LOT COVERAGE		
BUILDING AREA	463,078 SQ. FEET	0.78 F.A.R.		
PARKING				
REQUIRED	FACTOR			
1 BEDROOM UNITS	226	1.5	339	
2 BEDROOM UNITS	89	2.0	178	
3 BEDROOM UNITS	10	2.5	25	
TOTAL	325		542	
PARKING PROVIDED				
SURFACE PARKING (ADA, VAN, ETC)			228	
CARPOR PARKING			92	
TANDEM PARKING			112	
TUCK UNDER GARAGE PARKING			112	
TOTAL PROVIDED			544	
BUILDING DATA				
BLDG. #	UNITS	FOOTPRINT (SF)	AREA (SF.)	HT. (FT.)
BLDG. #1	30	12,005	41,847	50 FT
BLDG. #2	30	12,005	41,847	50 FT
BLDG. #3	25	12,005	35,856	46 FT
BLDG. #4	25	12,005	35,856	44 FT
BLDG. #5	137	64,359	200,033	50 FT
BLDG. #6	48	18,564	66,083	45 FT
BLDG. #7	30	13,905	41,556	40 FT
TOTAL	325	144,848 SF	463,078 SF	

BUILDING HEIGHT LIMIT	(FT)
HARDIN AVERAGE GRADE	650.4
MODERA (ROAD A) AVERAGE GRADE	631.5
MCKINNEY AVERAGE GRADE	643.8
COMBINED STREET AVERAGE GRADE	641.9
MAXIMUM BUILDING HEIGHT (641.9+50.0)	691.9

*Average Grade based on elevation at ROW Line





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PROPOSED DRAINAGE AREA MAP

MODERA MCKINNEY PHASE 2
 11.802 ACRES + SITUATED IN THE MEREDITH HART SURVEY,
 PART OF BLOODDALE 140, L.P. ABSTRACT NO. 371 AND
 PART OF LOT 1, BLOCK A
 13.565 ACRES
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 COLLIN COUNTY, TEXAS

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 AUGUST 23, 2024

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 48 HOURS PRIOR TO CONSTRUCTION

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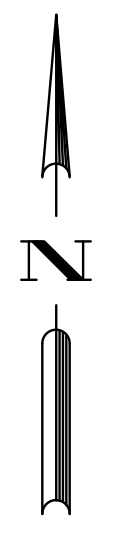
CHECKED BY: JJ

DATE: 8/22/24

PROJECT NUMBER: 13293-00

SHEET NO.

C-4.2



0 25' 50' 100'
 SCALE: 1" = 50'

LEGEND	
DRAINAGE AREA	---
DRAINAGE AREA NUMBER	XX
DRAINAGE AREA IN ACRES	XX.XX
DRAINAGE FLOW DIRECTION	←
DRAINAGE DESIGN POINTS	⊙

AREA ACRES	PROPOSED CONDITIONS									COMMENTS
	C	T _c MIN	I ₁₀ IN/HR	Q ₁₀ CFS	I ₅ IN/HR	Q ₅ CFS	I ₁₀₀ IN/HR	Q ₁₀₀ CFS		
A1	0.29	0.85	10.00	6.54	1.61	7.55	1.86	9.20	2.27	Flows through Roof Drain System to Type "Y" Inlet
A2	0.91	0.85	10.00	6.54	5.06	7.55	5.84	9.20	7.12	Flows to Grate Inlet
A3	0.44	0.85	10.00	6.54	2.45	7.55	2.82	9.20	3.44	Flows to Grate Inlet
A4	0.45	0.85	10.00	6.54	2.50	7.55	2.89	9.20	3.52	Flows through Roof Drain System to Type "Y" Inlet
A5	0.76	0.85	10.00	6.54	4.22	7.55	4.88	9.20	5.94	Flows to 15' Curb Inlet
A6	0.95	0.85	10.00	6.54	5.28	7.55	6.10	9.20	7.43	Flows to 10' Curb Inlet
A7	0.88	0.85	10.00	6.54	4.89	7.55	5.65	9.20	6.88	Flows to 10' Curb Inlet
A8	0.37	0.85	10.00	6.54	2.06	7.55	2.37	9.20	2.89	Flows to 10' Curb Inlet
A9	0.76	0.85	10.00	6.54	4.22	7.55	4.88	9.20	5.94	Flows to Courtyard Drains and Proposed Storm System
A10	0.42	0.85	10.00	6.54	2.33	7.55	2.70	9.20	3.28	Flows to 10' Curb Inlet
A11	0.44	0.85	10.00	6.54	2.45	7.55	2.82	9.20	3.44	Flows to Grate Inlet
A12	2.16	0.85	10.00	6.54	12.01	7.55	13.86	9.20	16.89	Flows to Grate Inlet
A13	0.61	0.85	10.00	6.54	3.39	7.55	3.91	9.20	4.77	Flows to 10' Curb Inlet
A14	1.04	0.85	10.00	6.54	5.78	7.55	6.67	9.20	8.13	Flows to Grate Inlet
A15	0.93	0.85	10.00	6.54	5.17	7.55	5.97	9.20	7.27	Flows to 10' Curb Inlet
DP#1 SUBTOTAL	11.41				63.43		73.22		89.23	Flows to Existing Stubout
OS-A1	0.38	0.85	10.00	6.54	2.11	7.55	2.44	9.20	2.97	Flows to Modera Ln. System
DP#2 SUBTOTAL	0.38				2.11		2.44		2.97	
TOTAL	11.79				65.54		75.66		92.20	

BENCHMARKS

SOURCE BENCHMARKS
 XSNBOX
 N: 714812.535
 E: 2535692.01
 ELEV. = 637.09

ONSITE BENCHMARKS
 BM #2
 XSNBOX
 N: 7142216.804
 E: 2535692.01
 ELEV. = 657.82

BM #3
 NF/BM2
 N: 7144380.147
 E: 2536365.33
 ELEV. = 646.07



**Know what's below.
 Call before you dig.**
 (@ least 48 hours prior to digging)

BGE, INC.
 C:\V0013293-00\LD-NTKA\01_CADD\01_SHTS\C-4.2 PROPOSED DRAINAGE AREA MAP.dwg Aug 23, 2024 - 4:53pm mraykowitz

30' WATER EASEMENT
(INST. NO. 202300005347)
O.P.R.C.C.T.

30' WATER EASEMENT
(INST. NO. 2014091500099100)
O.P.R.C.C.T.

MODERA LN
(VARIABLE WIDTH R.O.W.)

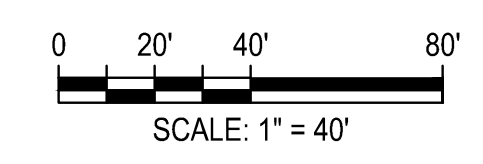
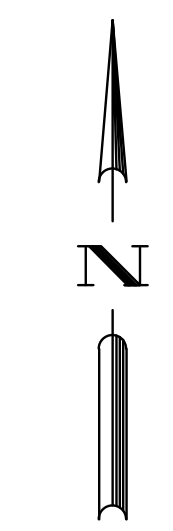
NANCY JANE LN
(VARIABLE WIDTH R.O.W.)

HARDIN BLVD
(VARIABLE WIDTH R.O.W.)

MCNAUGHTON DR
(VARIABLE WIDTH R.O.W.)

MATADOR PIPELINES, INC.
30' PIPELINE EASEMENT
(VOL. 7421, PG. 685)
D.R.C.C.T.

BI-STONE FUEL COMPANY
50' PIPELINE EASEMENT
(VOL. 608, PG. 118)
D.R.C.C.T.



LEGEND

- PROPERTY LINE
- EXISTING GRATE INLET
- EXISTING CURB INLET
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM LINE
- PROPOSED GRATE INLET
- PROPOSED STORM MANHOLE

STORM NOTES:

1. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS VARY FROM THOSE SHOWN.
2. REFER TO MEP AND ARCHITECTURAL PLANS FOR CONNECTION TO DOWNSPOUTS AT BUILDINGS AND FLOWLINES.
3. CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING FLOWLINE ELEVATIONS DO NOT MATCH THOSE SHOWN ON THE PLAN.
4. CONTRACTOR TO ADJUST MANHOLE RIM ELEVATIONS TO MATCH FINISH GRADE.
5. CONTRACTOR TO REMOVE SILT AND DEBRIS FROM END OF EXISTING STORM SEWER PRIOR TO MAKING CONNECTION.
6. REFER TO CITY OF MCKINNEY CONSTRUCTION DETAILS AND SPECIFICATIONS.
7. ALL UTILITY STUBS SHOWN SHALL BE PLUGGED 5' PAST PROPOSED PAVEMENT EDGE OR 5' OUTSIDE THE BUILDING.
8. REFER TO TCEQ DESIGN GUIDELINES FOR ALL UTILITY CROSSINGS.
9. PRIVATE STORM DRAIN LINES MAY BE OF THE FOLLOWING MATERIALS, CLASS III ROP OR HDPE.
10. ALL ON-SITE STORM DRAINS ARE PRIVATELY OWNED & MAINTAINED UNLESS OTHERWISE SPECIFIED.

STORM DRAIN PLAN

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11.802 ACRES ± SITUATED IN THE MEREDITH HART SURVEY,
PART OF BLOODDALE 140, L.P. ABSTRACT NO. 371 AND
PART OF LOT 1, BLOCK A
13.585 ACRES
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

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TEXAS REGISTERED ENGINEERING FIRM F-1046
JAVIER D. JARAMILLO, P.E.
TEXAS REGISTRATION NO. 91007
AUGUST 23, 2024

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48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV NO.	DATE	DESCRIPTION

DRAWN BY: CAA

CHECKED BY: JJ

DATE: 8/22/24

PROJECT NUMBER: 13293-00

SHEET NO.

C-4.3



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BENCHMARKS

SOURCE BENCHMARKS
XSNBOX
N: 714812.535
E: 2535692.01
ELEV. = 637.09

ONSITE BENCHMARKS
BM #2:
XSNBOX
N: 7142216.804
E: 2535692.01
ELEV. = 657.82

BM #3:
NF BM2
N: 7144380.147
E: 2536365.33
ELEV. = 646.07

BGE, INC. C:\V0013293-00\LD-NTKA\01_SHTS\C-4.3 STORM DRAIN PLAN.dwg Aug 23, 2024 - 4:59pm mmoakozit



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WATER PLAN

MODERA MCKINNEY PHASE 2
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 48 HOURS PRIOR TO CONSTRUCTION

REV NO.	DATE	DESCRIPTION

DRAWN BY: CAJ

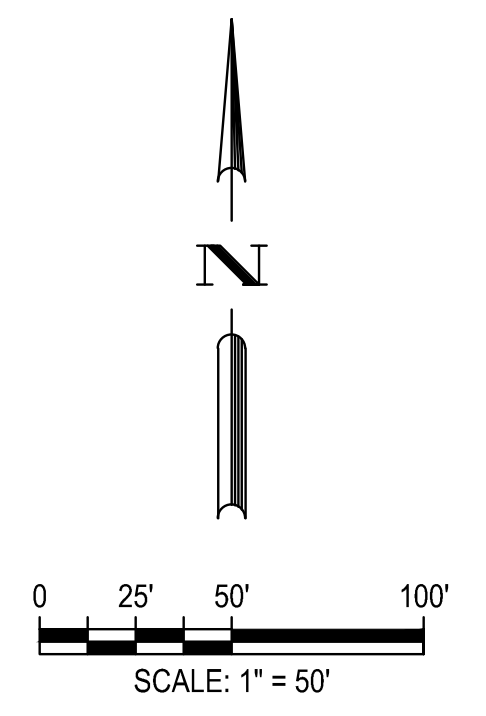
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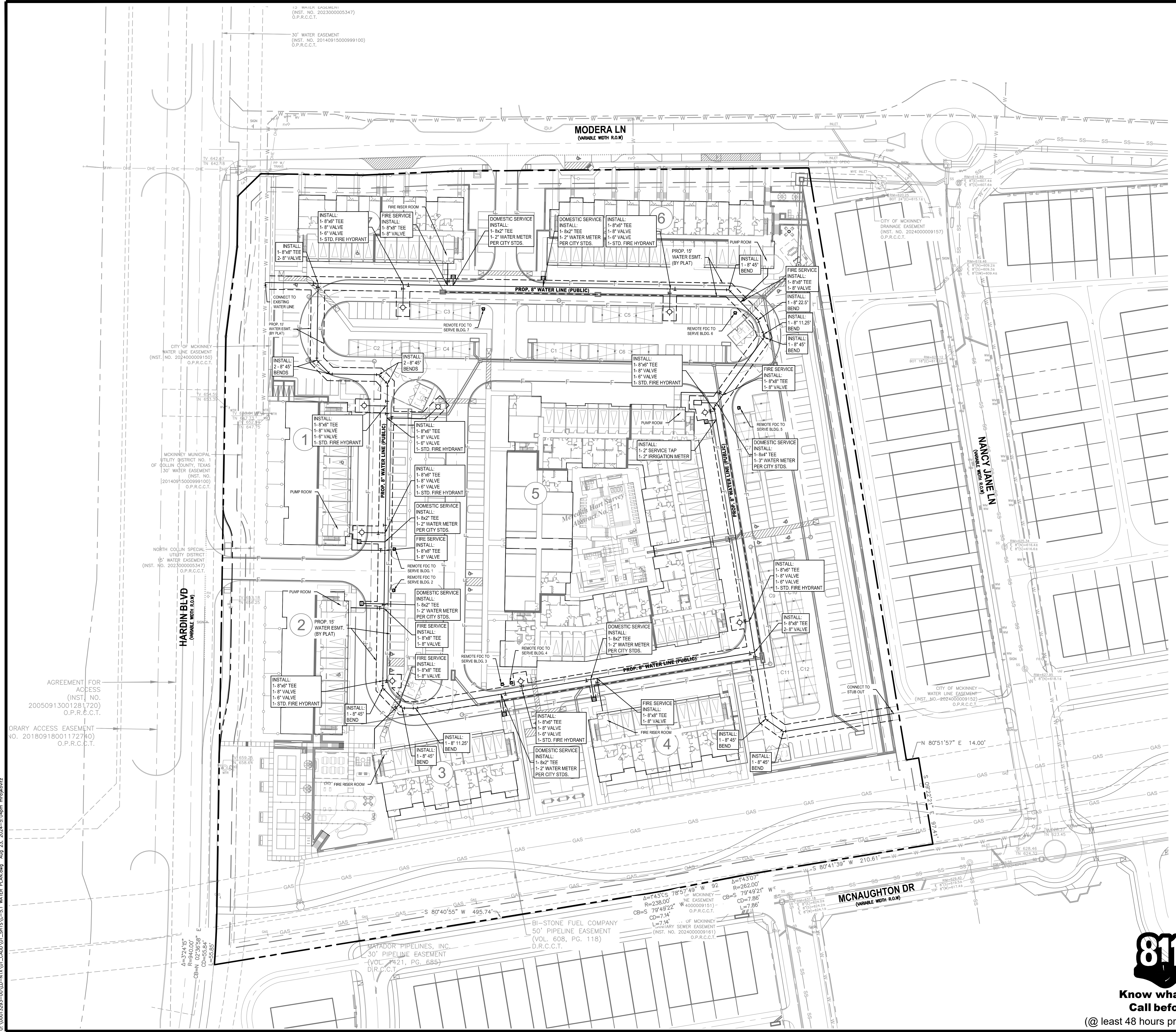
SHEET NO.

C-5.1



LEGEND

- EXISTING WATER LINE ——— Ex. 6" WL ———
- PROP. WATER LINE ———
- EXISTING SANITARY SEWER ——— Ex. 6" SS ———
- PROP. SANITARY SEWER ———
- PROPOSED FIRE HYDRANT ◉



BENCHMARKS

SOURCE BENCHMARKS
 XSNB0X
 N: 714812.535
 E: 2535692.01
 ELEV. = 637.09

ON-SITE BENCHMARKS
 BM #2:
 XSNB0X
 N: 7142216.804
 E: 2535692.01
 ELEV. = 657.82

BM #3:
 NF/BM2
 N: 7144380.147
 E: 2536365.33
 ELEV. = 646.07



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 C:\V0013293-00\LD-NTKA\01_SHTS\C-5.1_WATER_PLAN.dwg Aug 23, 2024 5:04pm mmoakozit

30' WATER EASEMENT
(INST. NO. 202300005347)
O.P.R.C.C.T.

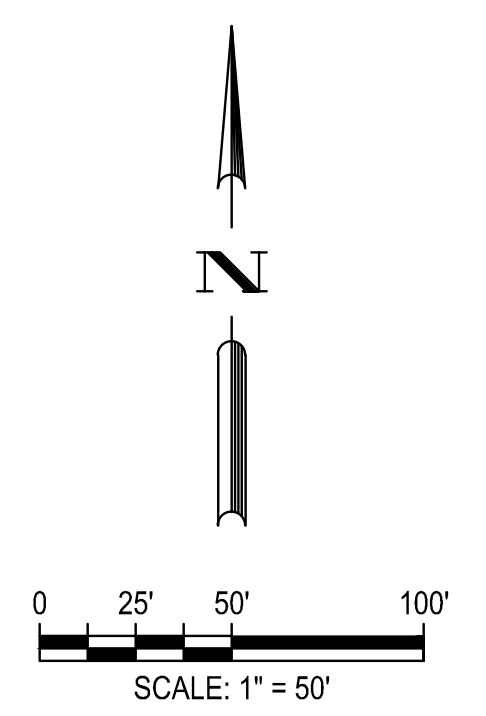
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(VARIABLE WIDTH R.O.W.)

MCNAUGHTON DR
(VARIABLE WIDTH R.O.W.)

HARDIN BLVD
(VARIABLE WIDTH R.O.W.)

NANCY JANE LN
(VARIABLE WIDTH R.O.W.)



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER MANHOLE

SEWER NOTES:

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8. REFER TO TCEQ DESIGN GUIDELINES FOR ALL UTILITY CROSSINGS.
9. SEWER TO HAVE A MINIMUM 4' OF COVER.
10. ALL ON-SITE SANITARY SEWER LINES ARE PRIVATELY OWNED & MAINTAINED UNLESS OTHERWISE SPECIFIED.

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WASTEWATER PLAN

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C-5.2



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7142216.804		2535692.01	657.82
7144380.147		2536365.33	646.07

BGE, INC. C:\V0013293-00\LD-NTKA\01_SHTS\C-5.2_WASTEWATER_PLAN.dwg Aug 23, 2024-5:08pm mrokovitz