

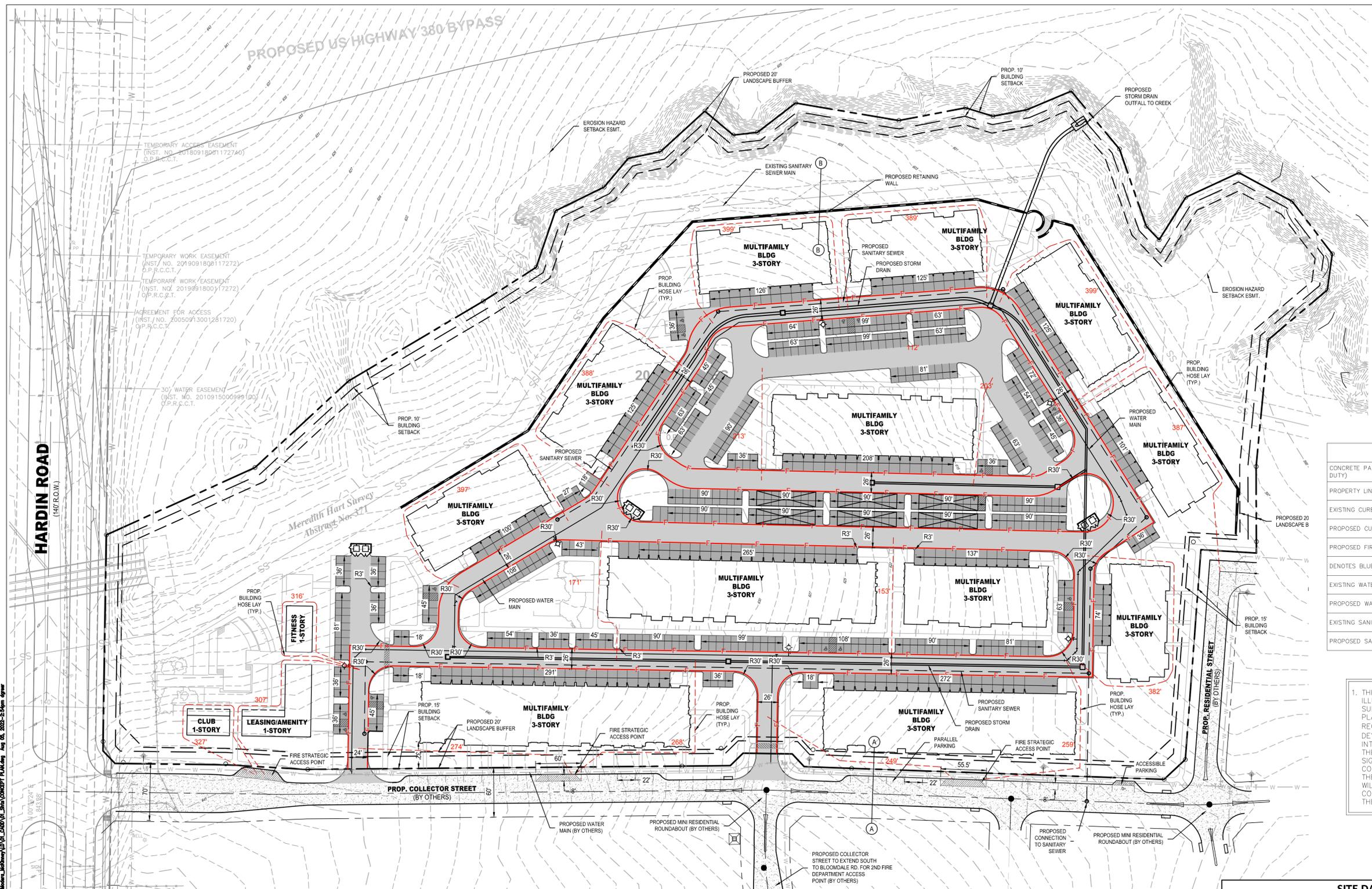
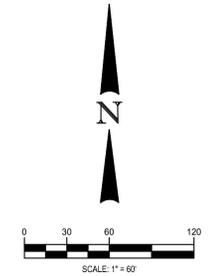


**BGE, Inc.**  
 2595 Dallas Parkway, Suite 101  
 Frisco, TX 75034  
 Tel: 972-464-4800 • www.bgeinc.com  
 TBPE Registration No. F-1046  
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**OWNER**  
**BLOOMDALE 140, LP**  
 2600 Eldorado Parkway Suite 210  
 MCKINNEY, TX 75070 TEL: (972) 562-2782 CONTACT: Kirby Jones

**DEVELOPER**  
**MILL CREEK RESIDENTIAL**  
 5910 N. Central Expwy., Ste. 1100  
 Dallas, Texas 75206  
 TEL: (469) 262-5766  
 CONTACT: Neil Eastwood

MODERA MCKINNEY RIDGE  
**CONCEPT PLAN**  
 MILL CREEK RESIDENTIAL  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



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

**CITY NOTES**

1. THIS CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS CONCEPT PLAN, ALONG WITH THE DEVELOPMENT REGULATIONS (FOR PLANNED DEVELOPMENT REQUESTS), ARE INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS CONCEPT PLAN, AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR, WILL REQUIRE AN AMENDMENT TO THE CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.

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  
 GARRETT M. SCOGGINS, P.E.  
 TEXAS REGISTRATION NO. 137057  
 AUGUST 05, 2022  
 NOT FOR CONSTRUCTION

**!!CAUTION!!**  
 Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

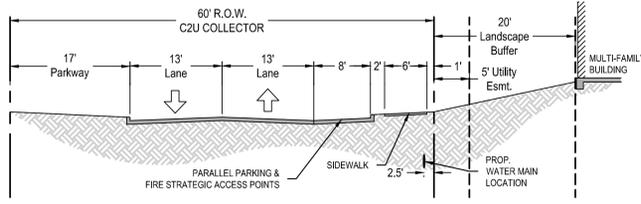
**CAUTION !!!**  
 CONTACT 1-800-916-TESS  
 48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV NO.	DATE	DESCRIPTION

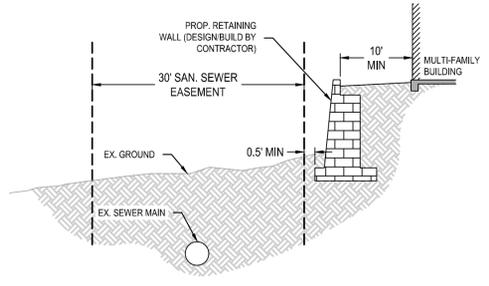
CHECKED BY: DG  
 DESIGNED BY: CA  
 DATE: 8-3-2022  
 PROJECT NUMBER: 8884-01

SHEET NO  
**C-1.0**

SITE DATA TABLE		
<b>SITE INFORMATION</b>		
LOT SIZE	20.26 AC	882,606 SQ. FEET.
MAX. UNITS	381 UNITS	18.8 UNITS/ACRE
BUILDING FOOTPRINT	154,978 SQ. FEET	18% LOT COVERAGE
BUILDING AREA	573,594 SQ. FEET	0.65 F.A.R.
<b>PARKING</b>		
<b>REQUIRED</b>		
1 BEDROOM UNITS		238
2 BEDROOM UNITS		137
3 BEDROOM UNITS		6
ADD. SPACE PER 2 BDRMS		265
TOTAL REQUIRED		646
<b>PROVIDED</b>		
SURFACE PARKING		307
CARPORT PARKING		47
TANDEM PARKING		154
GARAGE PARKING		154
TOTAL PROVIDED		662



**TYPICAL STREET SECTION A-A**  
 N.T.S.



**TYPICAL WALL SECTION B-B**  
 N.T.S.

BGE, INC. 01/20/2022 10:00 AM C:\Users\jgibson\OneDrive\Documents\BGE\Projects\Mill Creek Residential\Task\_L100\10046-00-Modera\_Mckinney\DWG\_CAD\10046-00-Modera\_Mckinney\CONCEPT PLAN.dwg Aug 05, 2022 10:00 AM jgibson