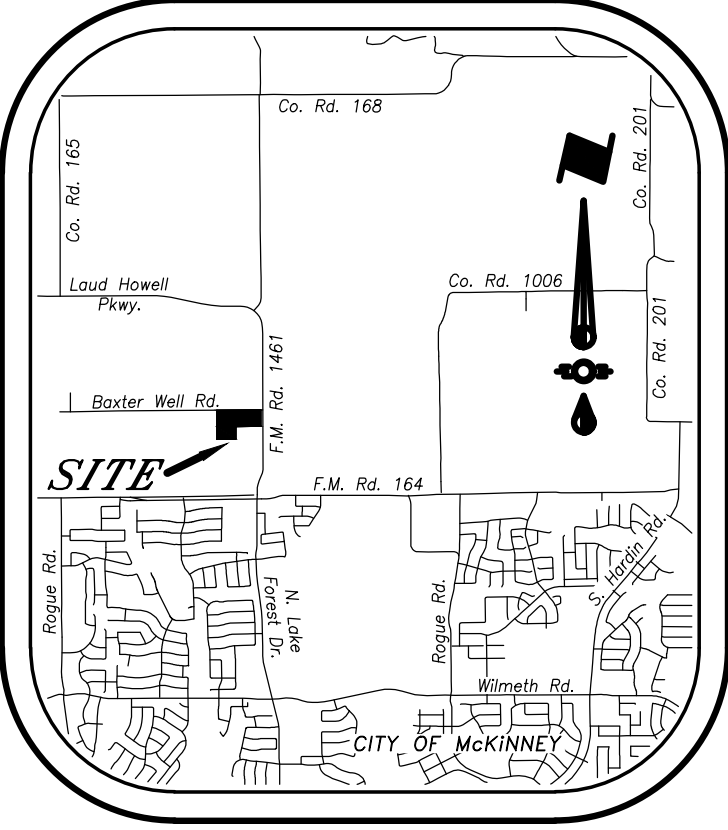
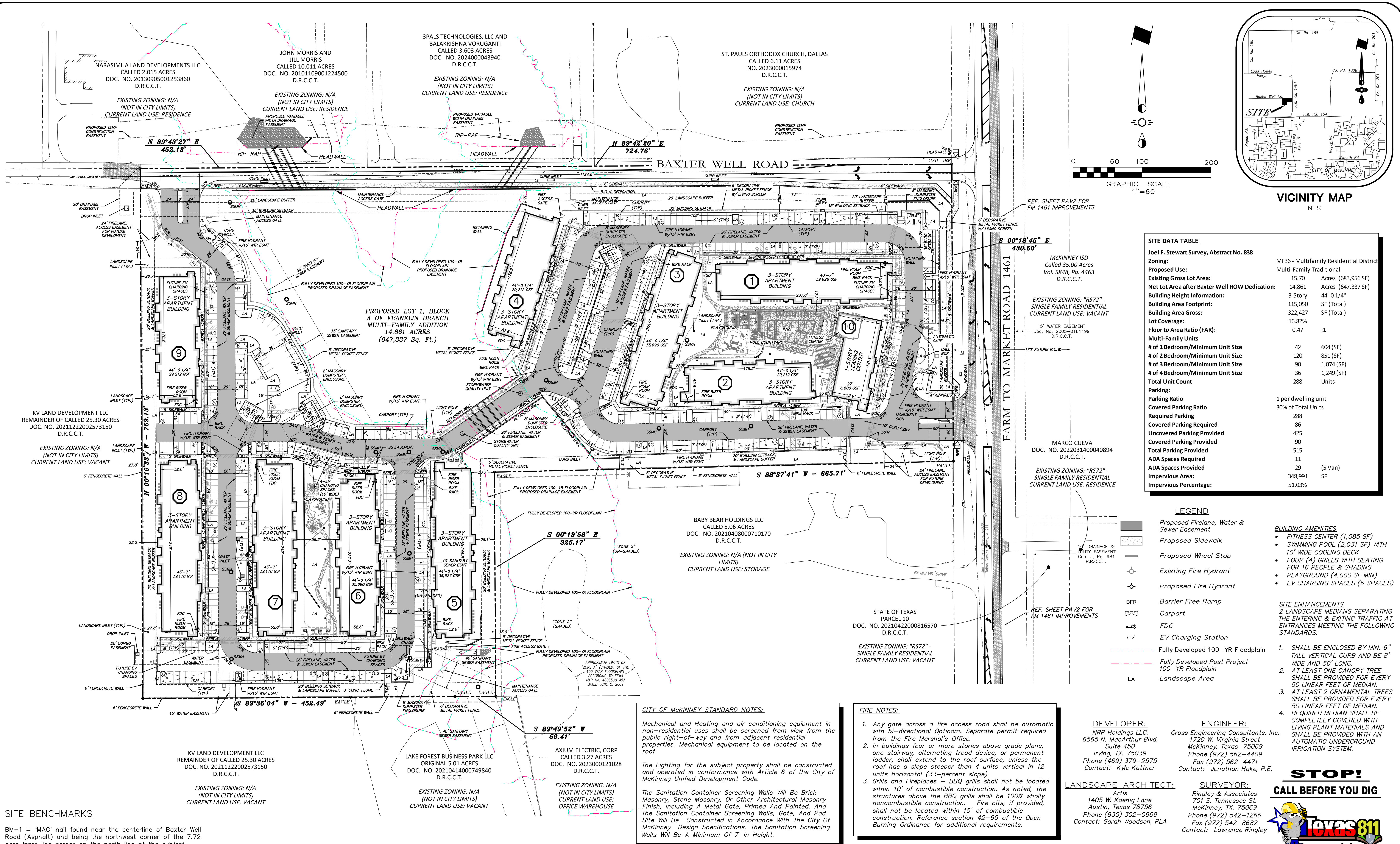




SITE DATA TABLE		
Joel F. Stewart Survey, Abstract No. 838		
Zoning:	MF36 - Multifamily Residential District	
Proposed Use:	Multi-Family Traditional	
Existing Gross Lot Area:	15.70 Acres (683,956 SF)	
Net Lot Area after Baxter Well ROW Dedication:	14.861 Acres (647,337 SF)	
Building Height Information:	3-Story	44'-0 1/4"
Building Area Footprint:	115,050 SF (Total)	
Building Area Gross:	322,427 SF (Total)	
Lot Coverage:	16.82%	
Floor to Area Ratio (FAR):	0.47	:1
Multi-Family Units		
# of 1 Bedroom/Minimum Unit Size	42	604 (SF)
# of 2 Bedroom/Minimum Unit Size	120	851 (SF)
# of 3 Bedroom/Minimum Unit Size	90	1,074 (SF)
# of 4 Bedroom/Minimum Unit Size	36	1,249 (SF)
Total Unit Count	288	Units
Parking:		
Parking Ratio	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 Firelane, Water & Sewer Easement
 - Proposed Sidewalk
 - Proposed Wheel Stop
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - Barrier Free Ramp
 - Carport
 - 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
2 LANDSCAPE MEDIANS SEPARATING THE ENTERING & EXITING TRAFFIC AT ENTRANCES MEETING THE FOLLOWING STANDARDS:

- SHALL BE ENCLOSED BY MIN. 6" TALL VERTICAL CURB AND BE 8' WIDE AND 50' LONG.
- AT LEAST ONE CANOPY TREE SHALL BE PROVIDED FOR EVERY 50 LINEAR FEET OF MEDIAN.
- AT LEAST 2 ORNAMENTAL TREES SHALL BE PROVIDED FOR EVERY 50 LINEAR FEET OF MEDIAN.
- 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

Texas 811
Know what's below.

(@ least 72 hours prior to digging)

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 at 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 and 20' north of the fence and 18' west of a sign. Elev. = 598.277

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, Primed And Painted, And The Sanitation Container Screening Walls, Gate, And Pod 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:

- Any gate across a fire access road shall be automatic with bi-directional Opticom. Separate permit required from the Fire Marshal's Office.
- In buildings four or more stories above grade plane, one stairway, alternating tread device, or permanent ladder, shall extend to the roof surface, unless the roof has a slope steeper than 4 units vertical in 12 units horizontal (33-percent slope).
- Grills and Fireplaces - BBQ grills shall not be located within 10' of combustible construction. As noted, the structures above the BBQ 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.

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

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

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

SURVEYOR:
Ringley & Associates
701 S. Tennessee St.
McKinney, TX 75069
Phone (972) 542-1266
Fax (972) 542-8682
Contact: Lawrence Ringley

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

City Case No: SITE2026-0023

Issue Date	Description
1 03/09/2026	
2 04/14/2026	
3 05/06/2026	
4 05/15/2026	
5 05/28/2026	
6 07/17/2026	

CROSS
ENGINEERING CONSULTANTS

1720 W. Virginia Street
972.562.4409

McKinney, Texas 75069
Texas P.E. Firm No. F-935

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 07/17/2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SITE PLAN		Sheet No.
FRANKLIN BRANCH APARTMENTS		C0-03
14.861 ACRE TRACT IN THE JOEL F. STEWART SURVEY, ABSTRACT NO. 838 3565 FM 1461 MCKINNEY, TEXAS 75071 COLLIN COUNTY, TEXAS		Project No. 25044