

USE: MCD INNOVATIONS
ZONED: PD-1451 LIGHT
MANUFACTURING
CROOKED CREEK, INC.
CLERKS FILE NO. 97-0015960
(D.R.C.C.T.)

Note:
An engineering analysis of
the right turn lane will be
provided at the time of
civil review.

USE: VACANT
ZONED: PD-1451 LIGHT
MANUFACTURING
CROOKED CREEK, INC.
CLERKS FILE NO. 97-0015960
(D.R.C.C.T.)

USE: RESIDENTIAL
ZONED: PD-1995-04-21
TRINITY HEIGHTS PHASE ONE
CLERKS FILE NO. 2003-0236173
(D.R.C.C.T.)

USE: VACANT
ZONED: PD-1995-04-21
CITY OF MCKINNEY
VOL. 5149, PG. 642
(D.R.C.C.T.)

USE: VACANT
ZONED: PD-1619
SLOAN CREEK, LTD.
DOC. NO. 20070621000853510
(D.R.C.C.T.)

USE: APARTMENTS
ZONED: PD-1995-04-21
CREEK POINT, LP
CLERKS FILE NO. 2000-0053311
(D.R.C.C.T.)

SITE DATA TABLE

Address: 3352 N. McDonald Street
McKinney, Texas 75071

Zoning: PD - 1995-04-21
Proposed Use: Multi-Family
Lot Area: 12.569 Acres (547,502 SF) Pre-ROW Dedication
12.484 Acres (543,803 SF) Post-ROW Dedication

Building Unit Breakdown:
128 One-Bedroom Units
61 Two-Bedroom Units
189 Total Units

Density: 15.14 Units per Acre
Building Data: Area Stories Height (Top of Ridge)

Building A: 209,954 SF 2-Story 35'-4"
Building B: 13,588 SF 2-Story 25'-9"
Building C: 13,588 SF 2-Story 25'-9"
Building D: 13,588 SF 2-Story 25'-9"
Building E: 1,624 SF 2-Story 25'-9"
Building F: 2,262 SF 2-Story 25'-9"
Total: 254,604 SF

Lot Coverage: 23.59% (Footprint 128,293 SF)
Floor Area Ratio: 0.47 :1
Impervious Area: 276,155 SF

Required Parking:
1.5 Spaces per One Bedroom Unit 192
2.0 Spaces per Two Bedroom Unit 122
0.5 Spaces for Garages w/o 20' Driveway 48
Total Parking Required: 362

Garage Parking Required:
50% of Units 95

Parking Provided:
Surface Spaces 207 (including 6 ADA)
Garage Spaces 95
Covered Spaces 60
Total Parking Provided: 362

SITE AMENITIES:

- Swimming pool w/ cooling deck (1,000 sf surface area)
- Fitness center and/or weight room (500 sf)
- BBQ grills w/ shaded seating area (4 grills; seating for 16 people)
- Library and/or business center (500 sf)

CITY BENCHMARK:

COM-41 = Aluminum Disc on concrete headwall on the West side of Hwy 5 & South of CR 274. Elev. = 592.415

BENCHMARK:

BM-1 = "X" on top of concrete sidewalk at the north edge of the sidewalk end, just east of the most westerly southwest corner of the subject property. Elevation = 586.34

BM-2 = "X" in concrete of the sanitary sewer manhole rim on the south edge of the manhole, 143'± northeast of Creek Point Addition's northeast corner. Elevation = 557.05

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°19'30" E	130.13'
L2	N 01°27'18" W	34.84'
L3	N 77°05'04" E	403.80'
L4	N 59°49'10" E	235.55'
L5	S 60°53'05" E	150.73'
L6	S 45°58'59" W	87.70'
L7	S 67°02'25" W	62.71'
L8	S 61°33'48" W	48.65'
L9	N 71°14'22" W	50.44'
L10	S 78°10'57" W	48.58'
L11	S 48°54'32" W	48.41'
L12	S 85°42'39" W	59.24'
L13	S 49°09'14" W	62.47'
L14	S 11°45'29" W	55.56'
L15	S 05°56'11" W	107.39'
L16	S 67°23'51" W	124.24'
L17	S 35°45'59" W	66.12'
L18	S 37°03'55" E	75.35'
L19	S 00°20'07" W	38.30'
L20	S 19°54'03" W	26.46'
L21	S 54°23'49" W	100.20'
L22	S 14°34'15" W	83.16'
L23	S 40°03'15" W	36.34'
L24	N 78°14'22" W	73.66'
L25	S 19°56'33" W	88.76'
L26	S 54°20'06" W	51.50'
L27	S 34°56'23" W	41.02'
L28	N 88°46'23" W	208.97'
L29	N 42°59'10" E	73.58'
L30	N 65°53'28" E	25.68'
L31	N 47°14'13" E	59.63'
L32	N 38°07'55" E	51.10'
L33	N 46°52'12" E	71.33'
L34	N 42°58'13" E	52.80'
L35	N 37°53'17" E	69.04'
L36	N 30°45'02" E	59.06'
L37	N 20°59'26" E	78.30'

LEGEND

- Firelane
- Proposed Sidewalk
- Ex. Concrete
- Floodplain
- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp
- Carport

REMOTE FDC GENERAL COMMENTS:

Shall be protected by bollards.

Shall be located a minimum 3 ft. clear from the face to any landscaping and provided a clear pathway to the fire lane and adjacent fire hydrant. Parking, screening and landscaping are considered obstructions.

Shall be located 7 ft. from center of fire hydrant, and adjacent to.

Shall be located, as practical, near the corner of a building on the outside edge of the fire lane.

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.

The Lighting for the subject property will be constructed and operated in conformance with Chapter 58 of the City of McKinney Code of Ordinances.

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.

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

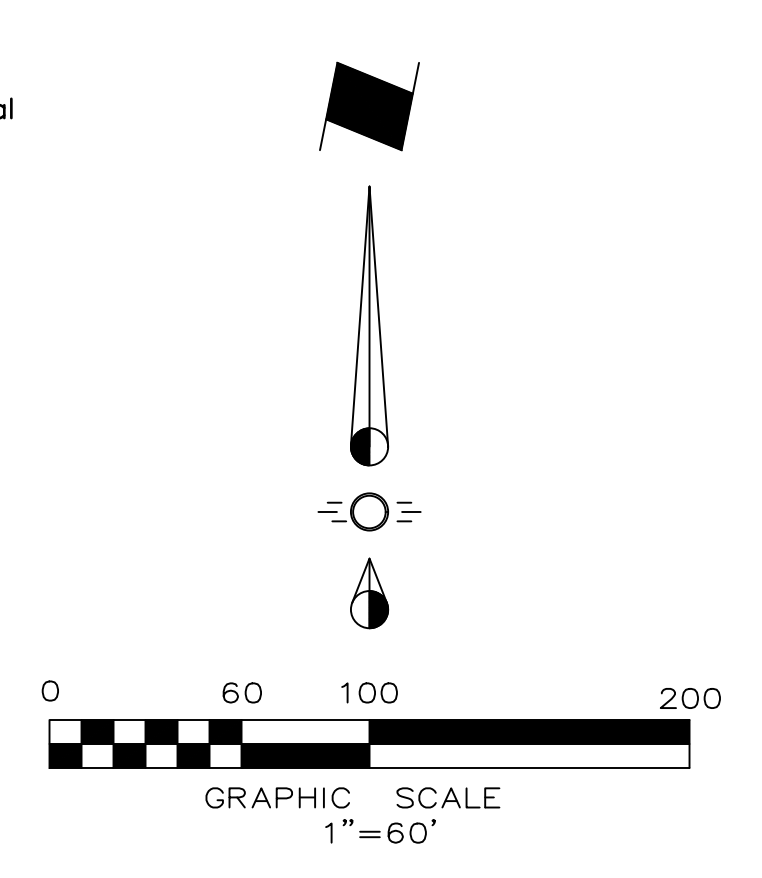
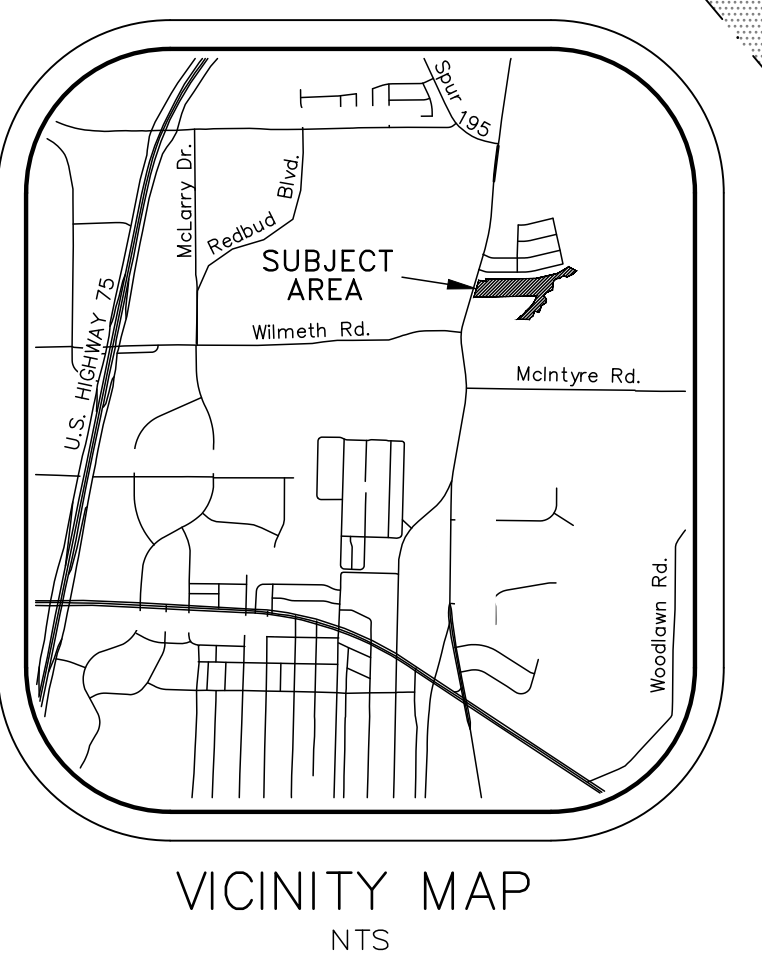
Issue Dates:	Revision & Date:
1	1
2	2
3	3
4	4
5	5
6	6

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Drawn By:	Checked By:
C.E.C.I.	C.E.C.I.
Scale: 1"=60'	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 11/16/22. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SITE PLAN	
MCDONALD ST. MULTIFAMILY	
CYPRESS EQUITY INVESTMENTS, LLC	
CITY OF MCKINNEY, TEXAS	

Sheet No.
SP
Project No.
22002



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MCDONALD ST. MULTIFAMILY