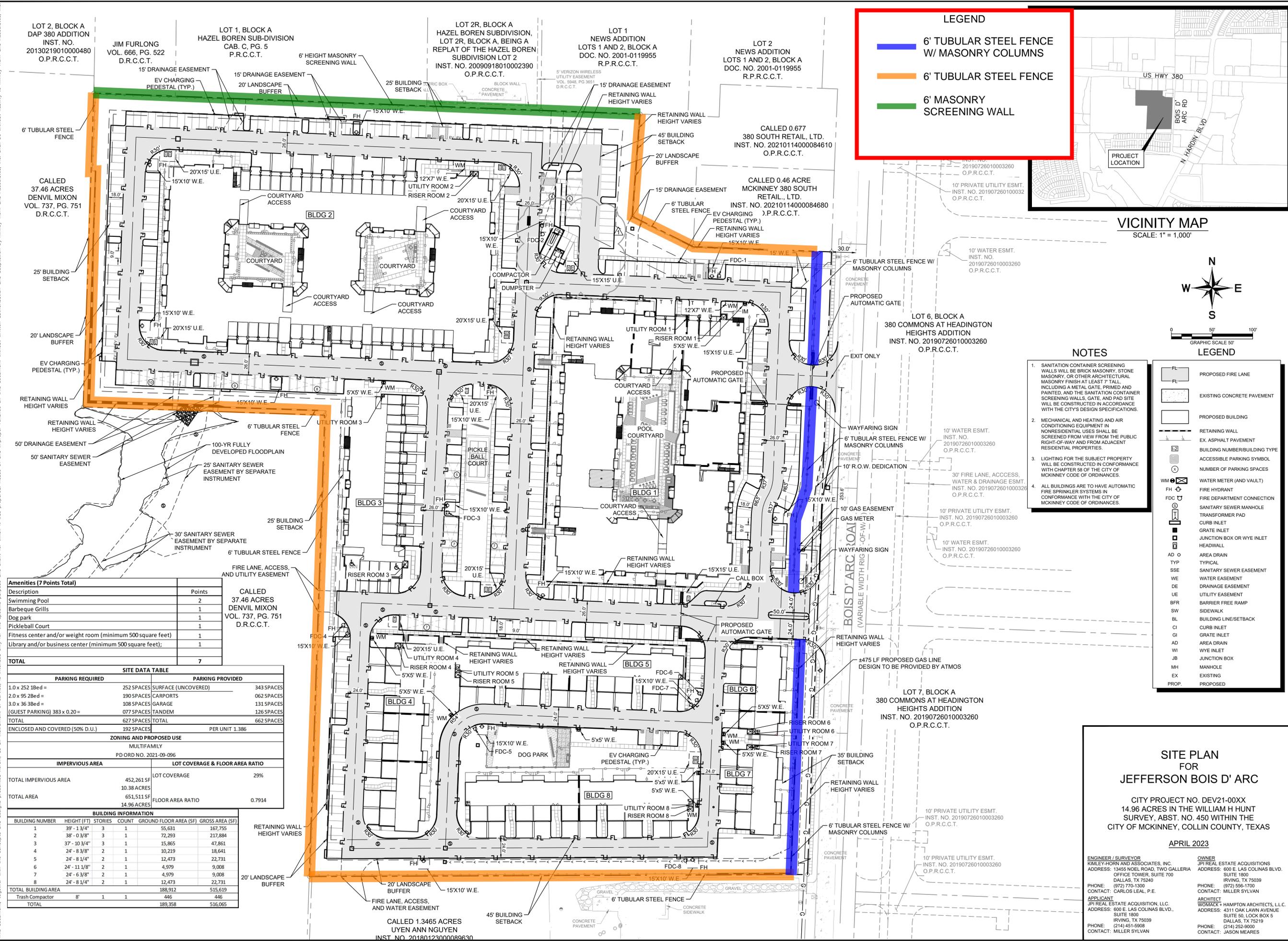
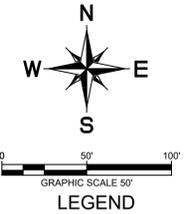
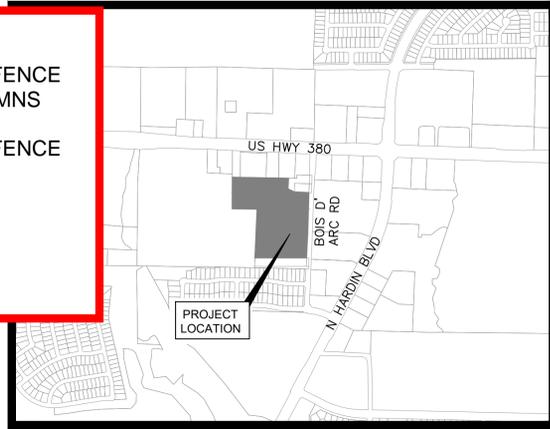


Plotted By: Hodges, Jake Date: April 18, 2023 09:17:20am File Path: \\K:\DAL\Civil\064446509-JP_Bois D'Arc\Site\PlanSheets\C-Site_Plan.dwg
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LEGEND

- 6' TUBULAR STEEL FENCE W/ MASONRY COLUMNS
- 6' TUBULAR STEEL FENCE
- 6' MASONRY SCREENING WALL



- NOTES**
- SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH AT LEAST 7' TALL, 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.
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LEGEND

- FL PROPOSED FIRE LANE
- EXISTING CONCRETE PAVEMENT
- PROPOSED BUILDING
- RETAINING WALL
- EX ASPHALT PAVEMENT
- BUILDING NUMBER/BUILDING TYPE
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WM WATER METER (AND VAULT)
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- TRANSFORMER PAD
- CURB INLET
- GRATE INLET
- JUNCTION BOX OR WYE INLET
- HEADWALL
- AD AREA DRAIN
- TYP TYPICAL
- SSE SANITARY SEWER EASEMENT
- WE WATER EASEMENT
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- BFR BARRIER FREE RAMP
- SW SIDEWALK
- BL BUILDING LINE/SETBACK
- CI CURB INLET
- GI GRATE INLET
- AD AREA DRAIN
- WI WYE INLET
- JB JUNCTION BOX
- MH MANHOLE
- EX EXISTING
- PROP PROPOSED

Amenities (7 Points Total)

Description	Points
Swimming Pool	2
Barbecue Grills	1
Dog park	1
Pickleball Court	1
Fitness center and/or weight room (minimum 500 square feet)	1
Library and/or business center (minimum 500 square feet);	1
TOTAL	7

SITE DATA TABLE

PARKING REQUIRED		PARKING PROVIDED	
1.0 x 252 1Bed =	252 SPACES SURFACE (UNCOVERED)		343 SPACES
2.0 x 95 2Bed =	190 SPACES CARPORTS		062 SPACES
3.0 x 36 3Bed =	108 SPACES GARAGE		131 SPACES
(GUEST PARKING) 383 x 0.20 =	077 SPACES TANDEM		126 SPACES
TOTAL	627 SPACES TOTAL		662 SPACES
ENCLOSED AND COVERED (50% D.U.)	192 SPACES	PER UNIT 1.386	

ZONING AND PROPOSED USE

MULTIFAMILY	PD ORD NO. 2021-09-096
IMPERVIOUS AREA	LOT COVERAGE & FLOOR AREA RATIO
TOTAL IMPERVIOUS AREA 452,261 SF	LOT COVERAGE 29%
TOTAL AREA 651,511 SF	FLOOR AREA RATIO 0.7914
	14.96 ACRES

BUILDING INFORMATION

BUILDING NUMBER	HEIGHT (FT)	STORIES	COUNT	GROUND FLOOR AREA (SF)	GROSS AREA (SF)
1	39' - 13/4"	3	1	55,631	167,755
2	38' - 03/8"	3	1	72,293	217,884
3	37' - 103/4"	3	1	15,865	47,861
4	24' - 83/8"	2	1	10,219	18,641
5	24' - 81/4"	2	1	12,473	22,731
6	24' - 111/8"	2	1	4,979	9,008
7	24' - 63/8"	2	1	4,979	9,008
8	24' - 81/4"	2	1	12,473	22,731
TOTAL BUILDING AREA				188,912	515,619
Trash Compactor	8'	1	1	446	446
TOTAL				189,358	516,065

SITE PLAN FOR JEFFERSON BOIS D'ARC

CITY PROJECT NO. DEV21-00XX
14.96 ACRES IN THE WILLIAM H HUNT SURVEY, ABST. NO. 450 WITHIN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

APRIL 2023

ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TX 75240 PHONE: (972) 770-1300 CONTACT: CARLOS LEAL, P.E.	OWNER JPI REAL ESTATE ACQUISITIONS ADDRESS: 600 E LAS COLINAS BLVD. SUITE 1800 IRVING, TX 75039 PHONE: (972) 596-1700 CONTACT: MILLER SYLVAN
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Kimley-Horn

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PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

AS I No. 03/29/2023 C/JH BY DATE

REVISIONS

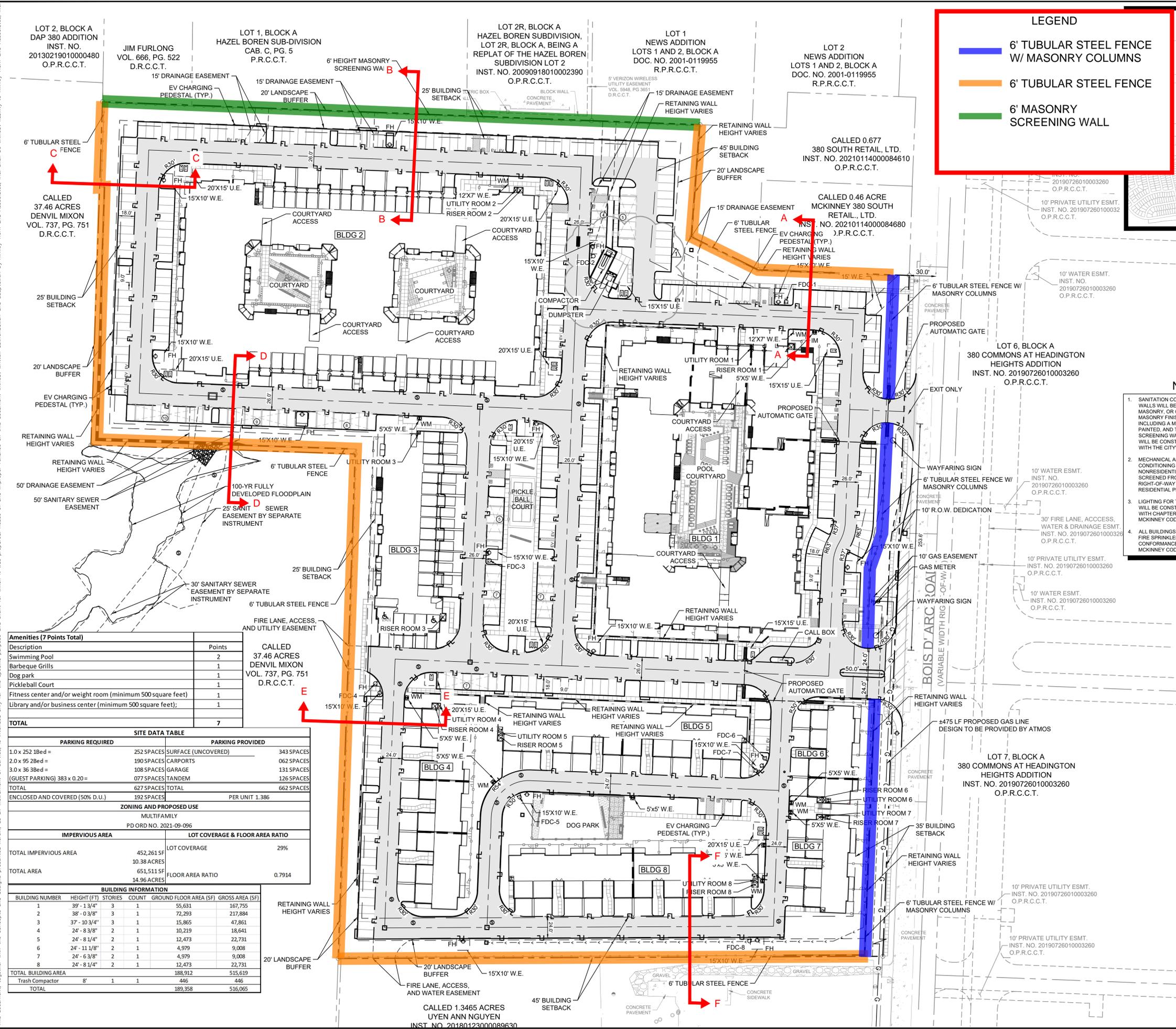
PROJECT
KHA PROJECT 064446509
DATE APRIL 2023
SCALE: AS SHOWN
DESIGNED BY: CEL
DRAWN BY: C/JH
CHECKED BY: CEL

SITE PLAN

JEFFERSON BOIS D'ARC
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

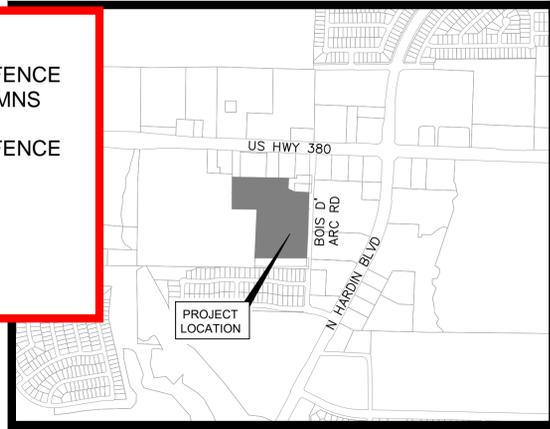
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Plotted by: Hodges, Jake Date: April 18, 2023 09:17:20am File Path: K:\DAL_Civil\064446509-JP_Bois D'Arc\Drawings\Sheets\C-Site_Plan.dwg
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LEGEND

	PROPOSED FIRE LANE
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	PROPOSED BUILDING
	RETAINING WALL
	EX ASPHALT PAVEMENT
	BUILDING NUMBER/BUILDING TYPE
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
	WATER METER (AND VAULT)
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE
	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALK
	AREA DRAIN
	TYPICAL
	SANITARY SEWER EASEMENT
	WATER EASEMENT
	DRAINAGE EASEMENT
	UTILITY EASEMENT
	BARRIER FREE RAMP
	SIDEWALK
	BUILDING LINE/SETBACK
	CURB INLET
	GRATE INLET
	AREA DRAIN
	WYE INLET
	JUNCTION BOX
	MANHOLE
	EXISTING
	PROPOSED

Amenities (7 Points Total)

Description	Points
Swimming Pool	2
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SITE PLAN FOR JEFFERSON BOIS D'ARC

CITY PROJECT NO. DEV21-00XX
 14.96 ACRES IN THE WILLIAM H HUNT SURVEY, ABST. NO. 450 WITHIN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

APRIL 2023

ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TX 75240 PHONE: (972) 770-1300 CONTACT: CARLOS LEAL, P.E.	OWNER JPI REAL ESTATE ACQUISITIONS ADDRESS: 600 E LAS COLINAS BLVD. SUITE 1800 IRVING, TX 75039 PHONE: (972) 956-1700 CONTACT: MILLER SYLVAN
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AS/
NO.
REVISIONS
DATE

03/29/2023
CJH
BY

ASI
NO.
REVISIONS
DATE

03/29/2023
CJH
BY

Kimley-Horn

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 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

JEFFERSON BOIS D'ARC

CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

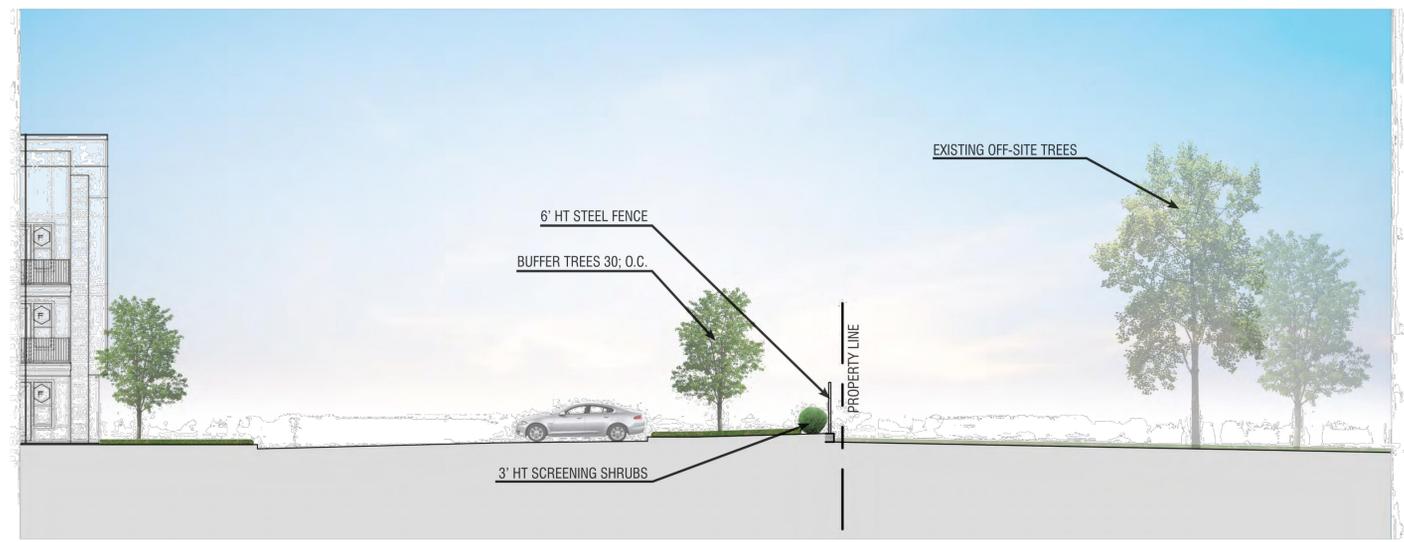
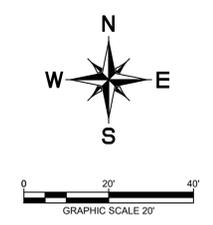
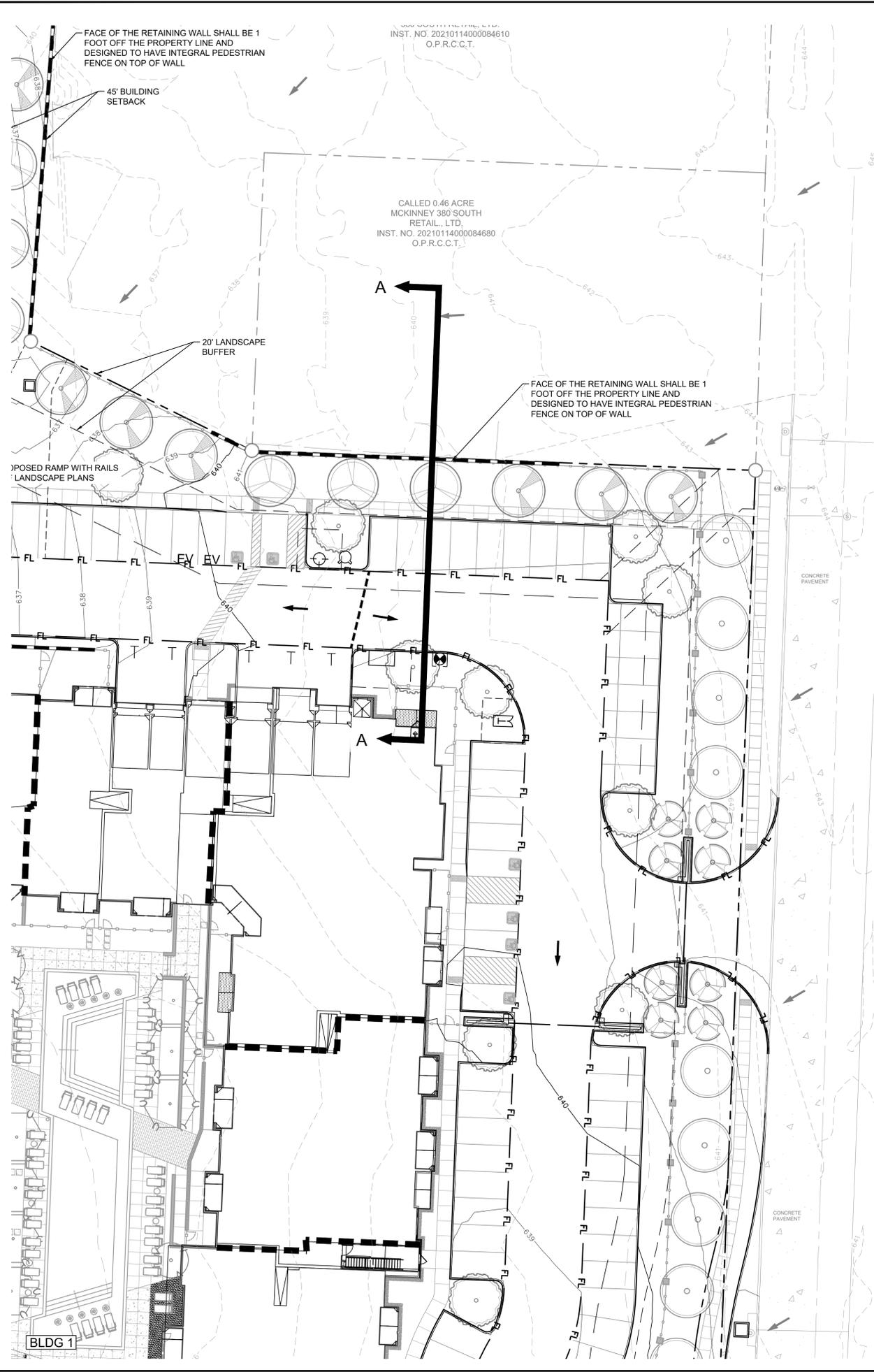
KHA PROJECT 064446509
 DATE APRIL 2023
 SCALE: AS SHOWN
 DESIGNED BY: CEL
 DRAWN BY: CJH
 CHECKED BY: CEL

SITE PLAN

JEFFERSON BOIS D'ARC

SHEET NUMBER **C-07**

Plotted By: Hodges, Jake Date: April 06, 2023 02:54:47pm File Path: K:\DAL_CWA\064446509-jhl Bois D' Arc\Exhibits\PlanSheets\20230405-Wall Variance Exhibits\Wall Exhibit.dwg
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CROSS SECTION
 A-A
 NTS

BENCHMARKS

CITY BM 39 ALUMINUM CAP FOUND ON INLET IN DRIVE, SOUTHEAST OF THE INTERSECTION OF VIRGINIA PKWY AND JORDAN RD., 260' SOUTH OF VIRGINIA PKWY. PUBLISHED ELEV. = 577.764
CITY BM 40 ALUMINUM CAP FOUND ON CONC CURB IN THE PARKING LOT OF SHOPPING CENTER, 300' NORTH OF US HWY 380, 68' WEST OF REDBUD BLVD. PUBLISHED ELEV. = 656.576
CP 100 MAG NAIL W/WASHER SET ON EAST SIDE OF BOIS D' ARC RD., 350' NORTH OF ANGELINA DRIVE. ELEV. = 637.37
CP 101 MAG NAIL W/WASHER SET ON INLET ON THE WEST SIDE OF BOIS D' ARC RD., 200' NORTH OF FIRE HYDRANT, 980' SOUTH OF US HWY 380. ELEV. = 641.40
CP 102 MAG NAIL W/WASHER SET ON EAST SIDE OF BOIS D' ARC, 48' EAST OF INLET, 33' NORTHEAST OF SSMH, 450' SOUTH OF US HWY 380. ELEV. = 644.49

No.	REVISIONS	DATE	BY

Kimley»Horn
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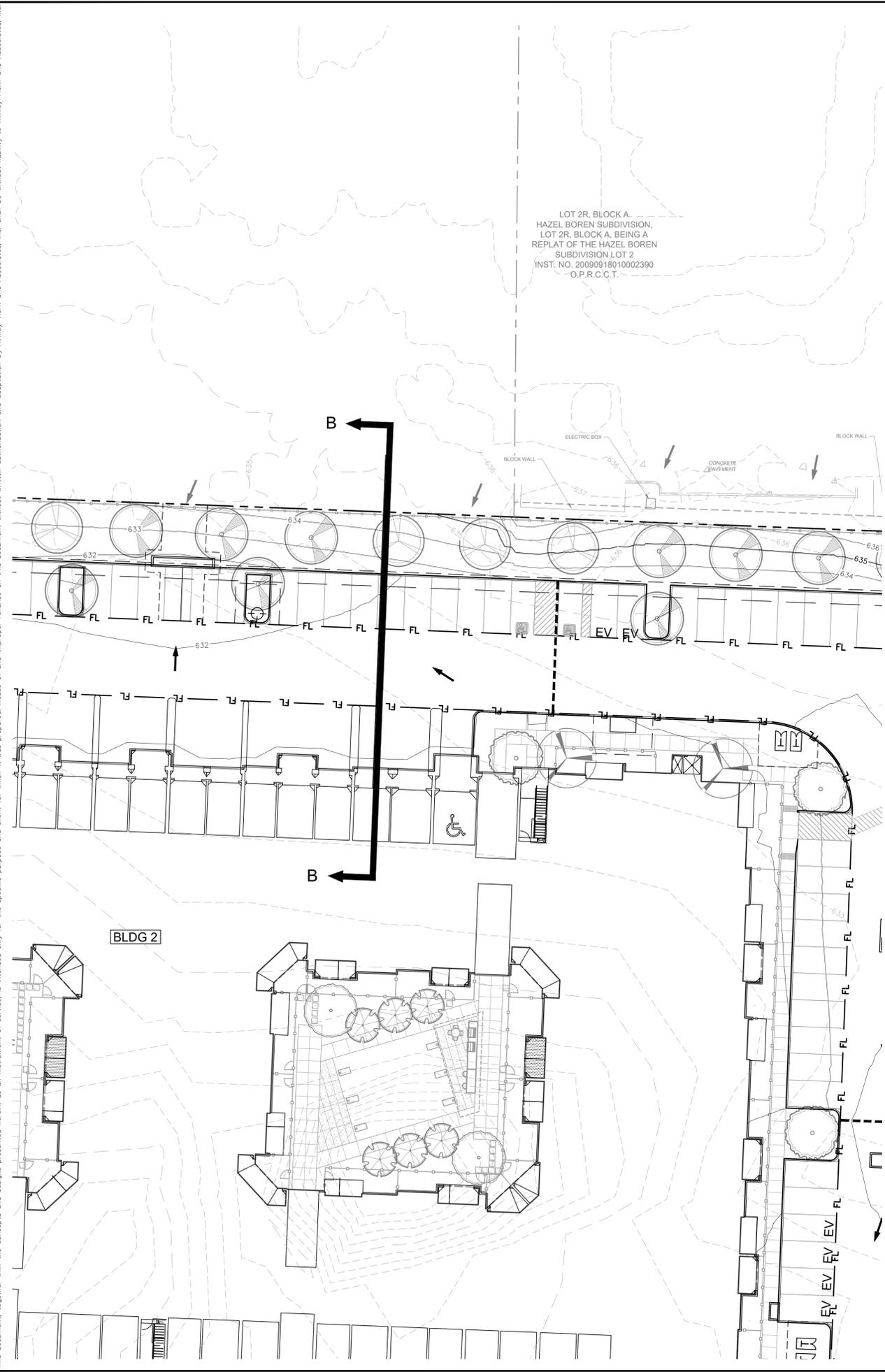
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Kimley»Horn
 Engineer: CARLOS E. LEAL
 P.E. No. 141458 Date: 04/04/2023

KHA PROJECT	064446509
DATE	APRIL 2023
SCALE	AS SHOWN
DESIGNED BY:	CEL
DRAWN BY:	LLC
CHECKED BY:	CEL

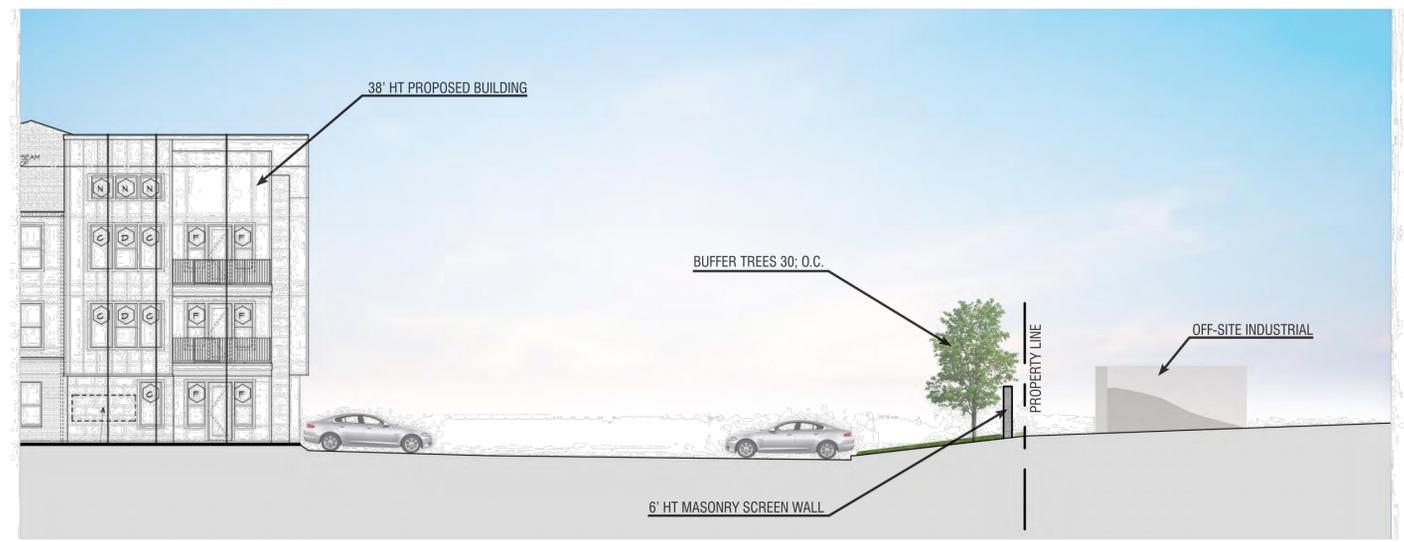
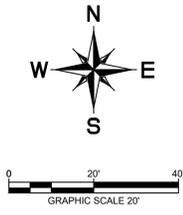
WALL EXHIBIT

JEFFERSON BOIS D' ARC
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS
 SHEET NUMBER

Plotted By: Hodges, Jake Date: April 06, 2023 02:54:26pm File Path: K:\DAL_CWA\064446509-jhl Bois D' Arc\Exhibits\PlanSheets\20230405-Wall Variance Exhibits Wall Exhibit.dwg
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LOT 2R, BLOCK A
 HAZEL BOREN SUBDIVISION,
 LOT 2R, BLOCK A, BEING A
 REPLAT OF THE HAZEL BOREN
 SUBDIVISION LOT 2
 INST. NO. 20090818010002390
 O.P.R.C.C.T.



CROSS SECTION
 B-B
 NTS

BENCHMARKS

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CP 101 MAG NAIL W/WASHER SET ON INLET ON THE WEST SIDE OF BOIS D' ARC RD., 200' NORTH OF FIRE HYDRANT, 980' SOUTH OF US HWY 380. ELEV.=641.40
CP 102 MAG NAIL W/WASHER SET ON EAST SIDE OF BOIS D' ARC, 48' EAST OF INLET, 33' NORTHEAST OF SSMH, 450' SOUTH OF US HWY 380. ELEV.=644.49

No.	REVISIONS	DATE	BY

Kimley»Horn
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 13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
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 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

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Kimley»Horn
 Engineer: CARLOS E. LEAL
 P.E. No. 141458 Date: 04/04/2023

KHA PROJECT	064446509
DATE	APRIL 2023
SCALE	AS SHOWN
DESIGNED BY:	CEL
DRAWN BY:	LLC
CHECKED BY:	CEL

WALL EXHIBIT

**JEFFERSON
 BOIS D' ARC**
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

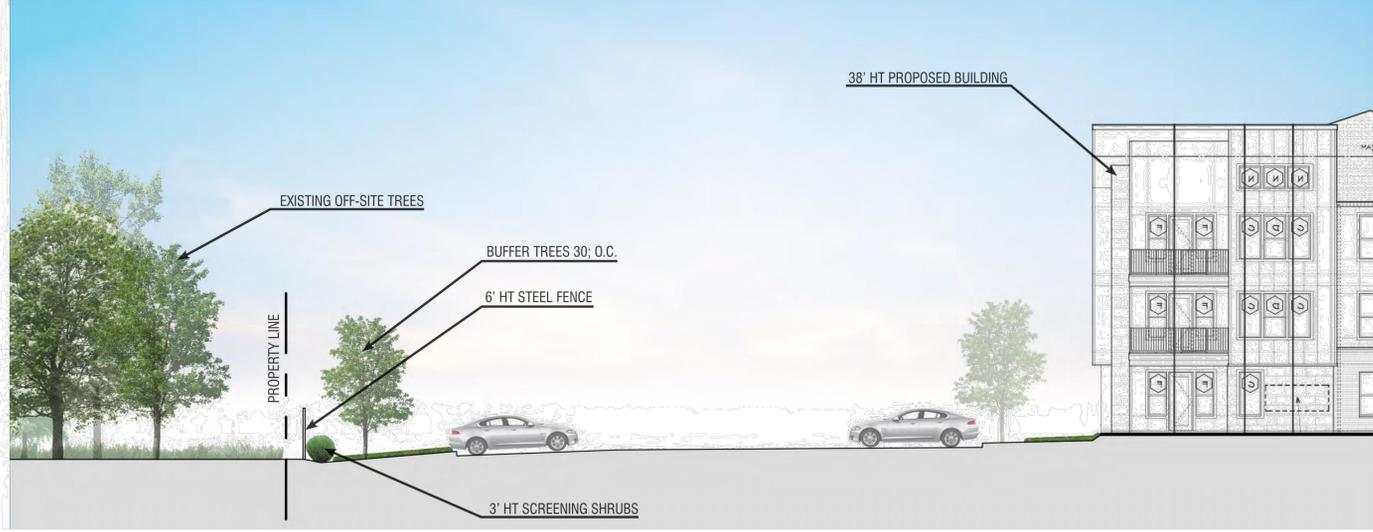
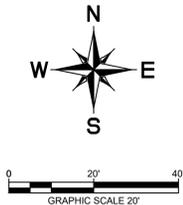
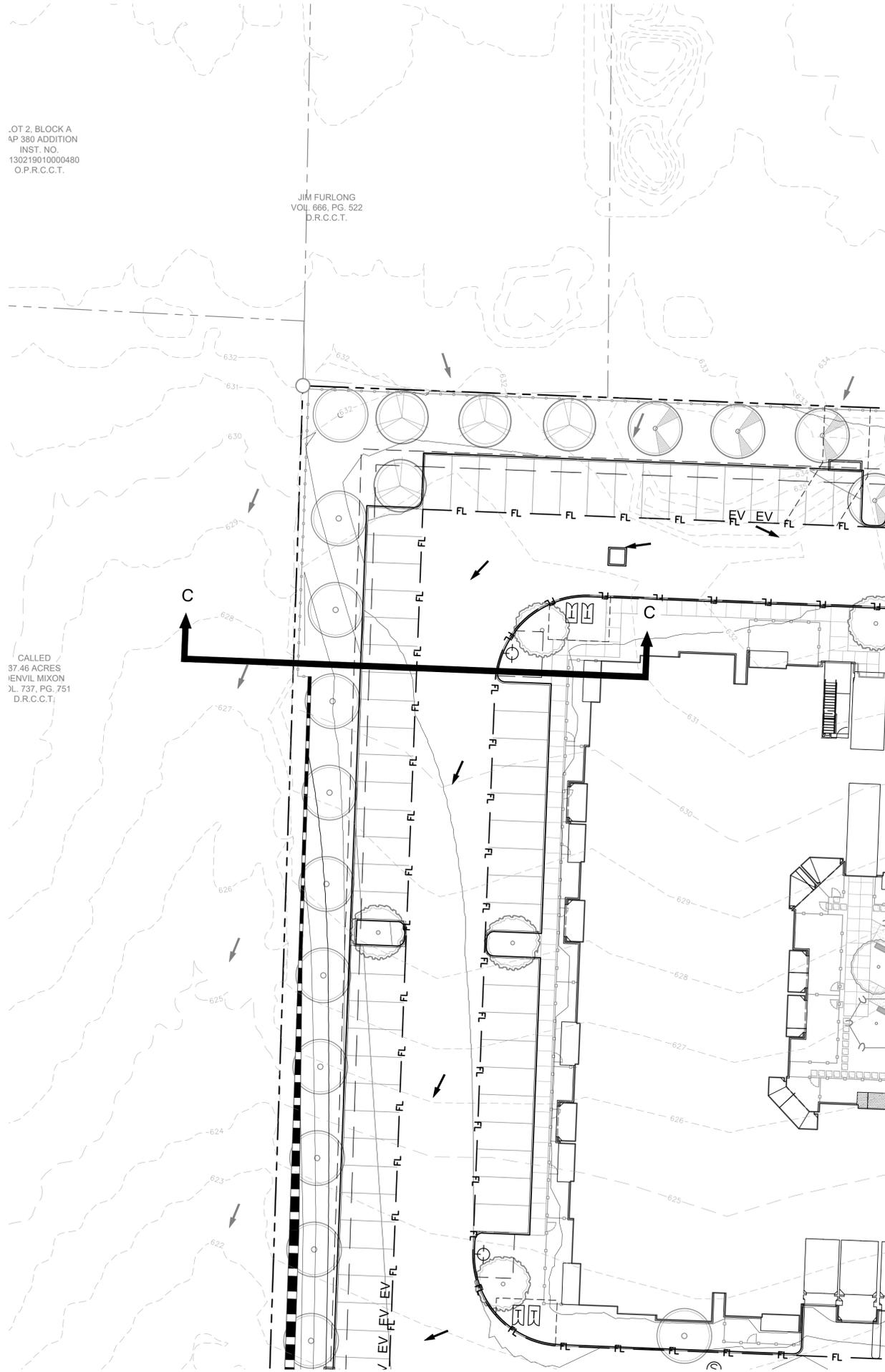
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LOT 2, BLOCK A
 4P 380 ADDITION
 INST. NO.
 130219010000480
 O.P.R.C.C.T.

JIM FURLONG
 VOL. 666, PG. 522
 D.R.C.C.T.

CALLED
 37.46 ACRES
 IENVIL MIXON
 XL 737, PG. 751
 D.R.C.C.T.



CROSS SECTION
 C-C
 NTS

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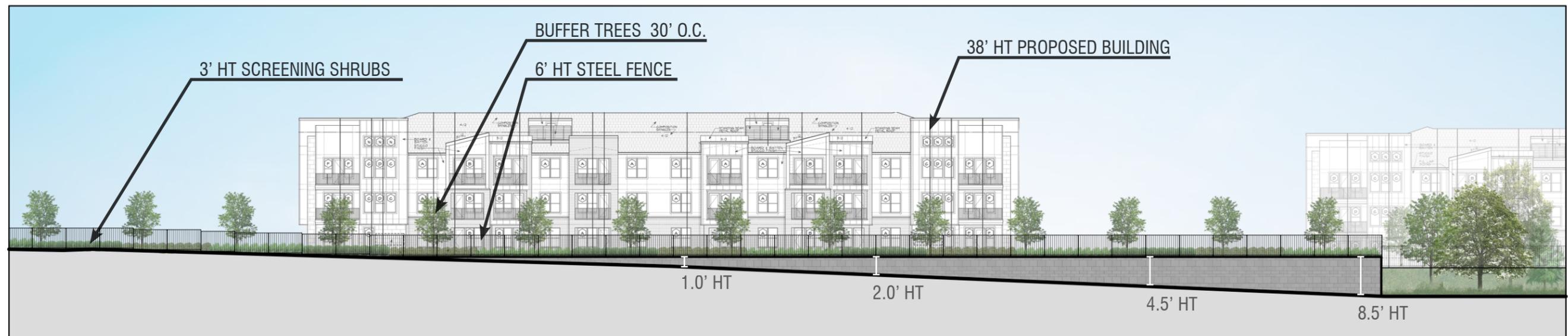
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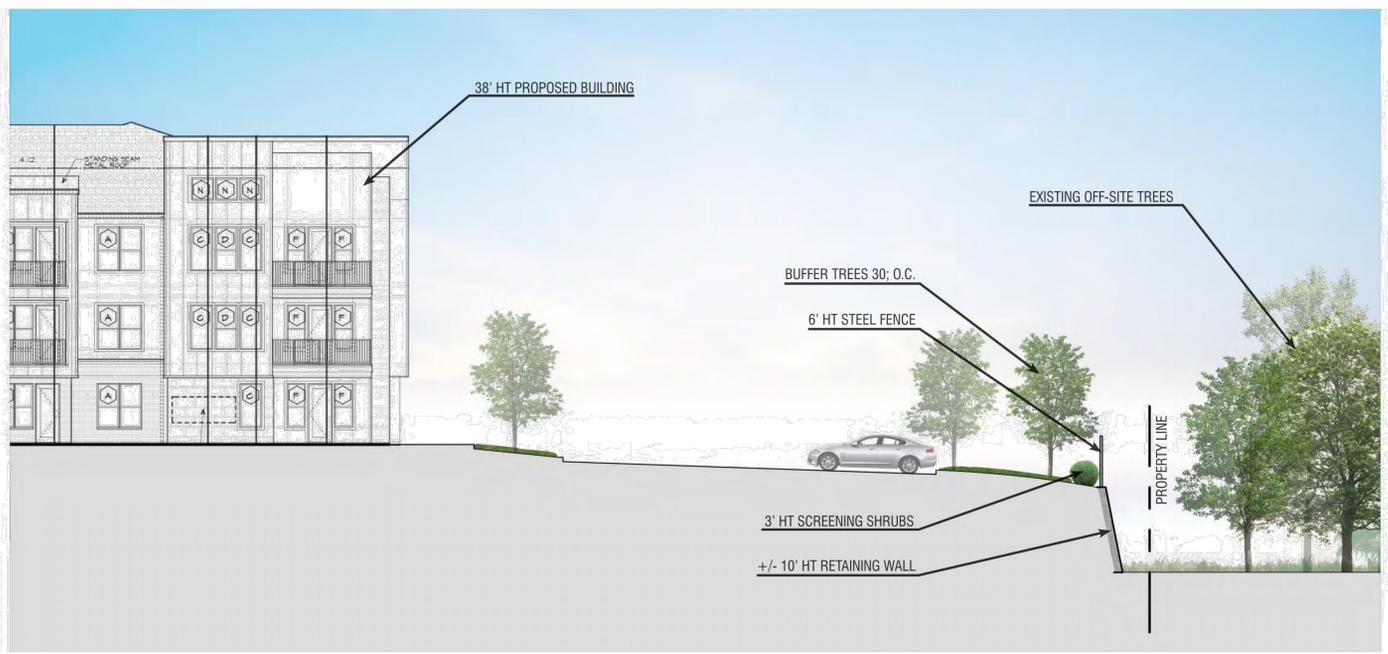
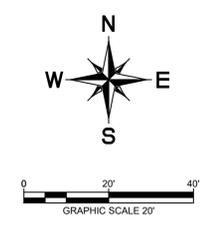
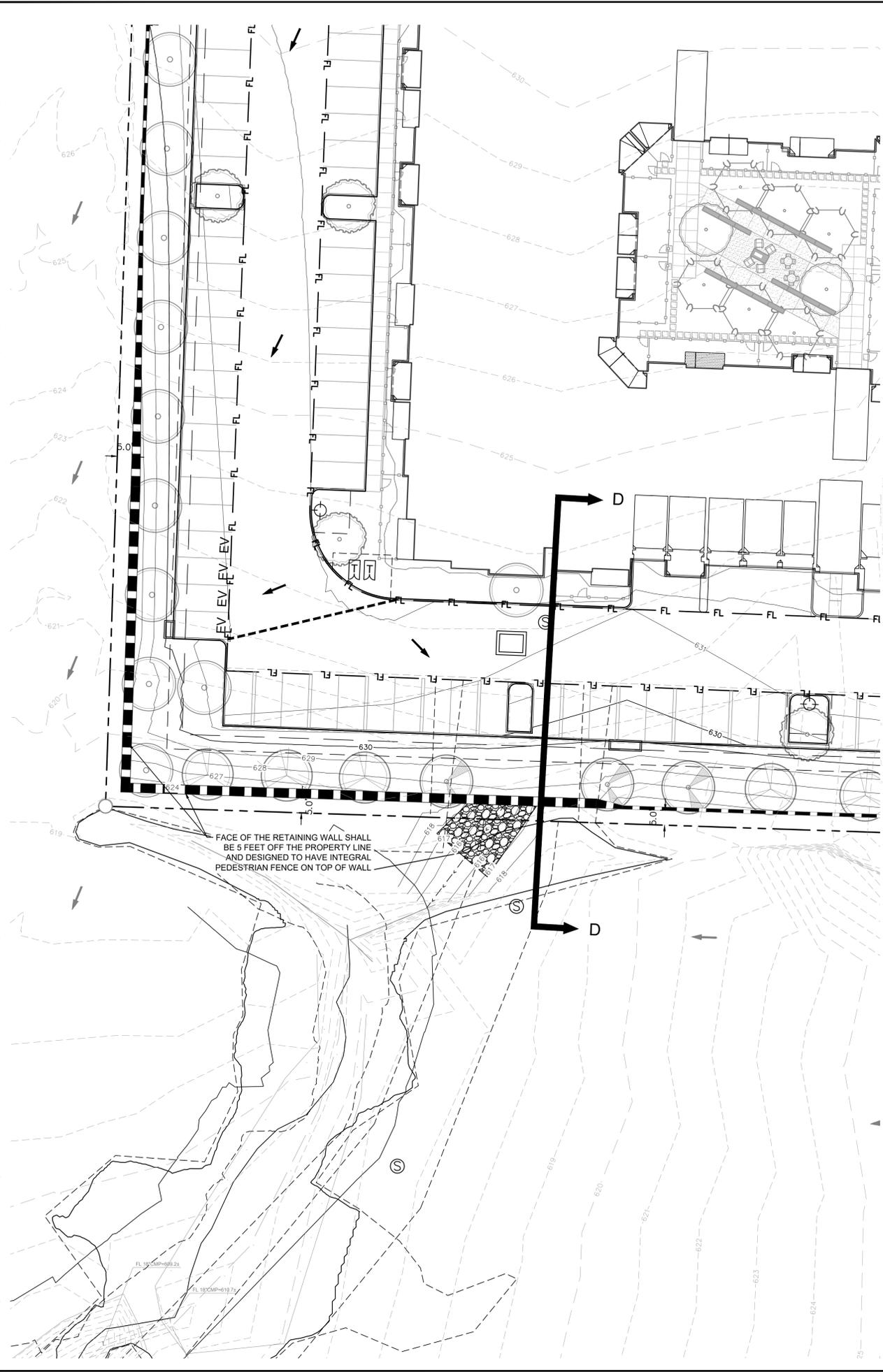
**JEFFERSON
 BOIS D' ARC**
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

SHEET NUMBER



RETAINING WALL ELEVATION

Plotted By: Hodges, Jake Date: April 06, 2023 02:58:18pm File Path: K:\DAL\Civil\064446509-jpl Boile D Arc\Card Exhibits\PlanSheets\20230405-Wall Variance Exhibits\Wall Exhibit-2.dwg
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CROSS SECTION
D-D
 NTS

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CITY BM 39 ALUMINUM CAP FOUND ON INLET IN DRIVE, SOUTHEAST OF THE INTERSECTION OF VIRGINIA PKWY AND JORDAN RD., 260'S SOUTH OF VIRGINIA PKWY. PUBLISHED ELEV.=577.764
CITY BM 40 ALUMINUM CAP FOUND ON CONC CURB IN THE PARKING LOT OF SHOPPING CENTER, 300'S NORTH OF US HWY 380, 68'S WEST OF REDBUD BLVD. PUBLISHED ELEV.=656.576

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 PHONE: 972-770-1300 FAX: 972-239-3820
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Kimley»Horn
 Engineer: CARLOS E. LEAL
 P.E. No. 141458 Date: 04/04/2023

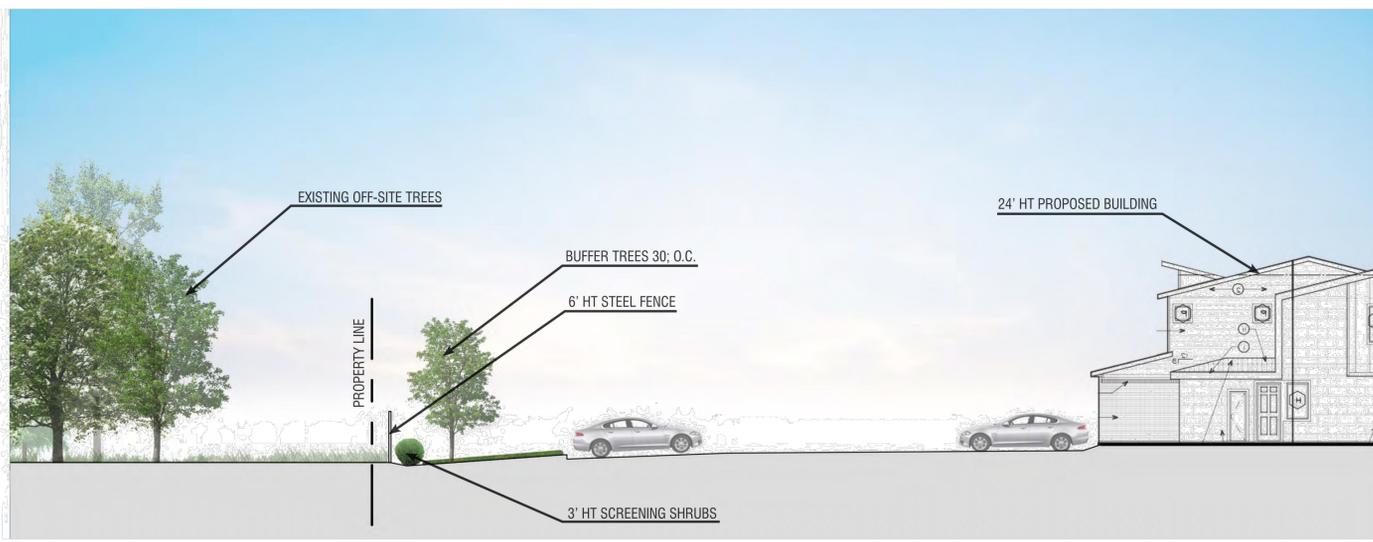
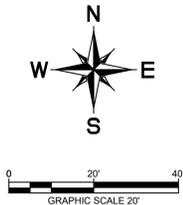
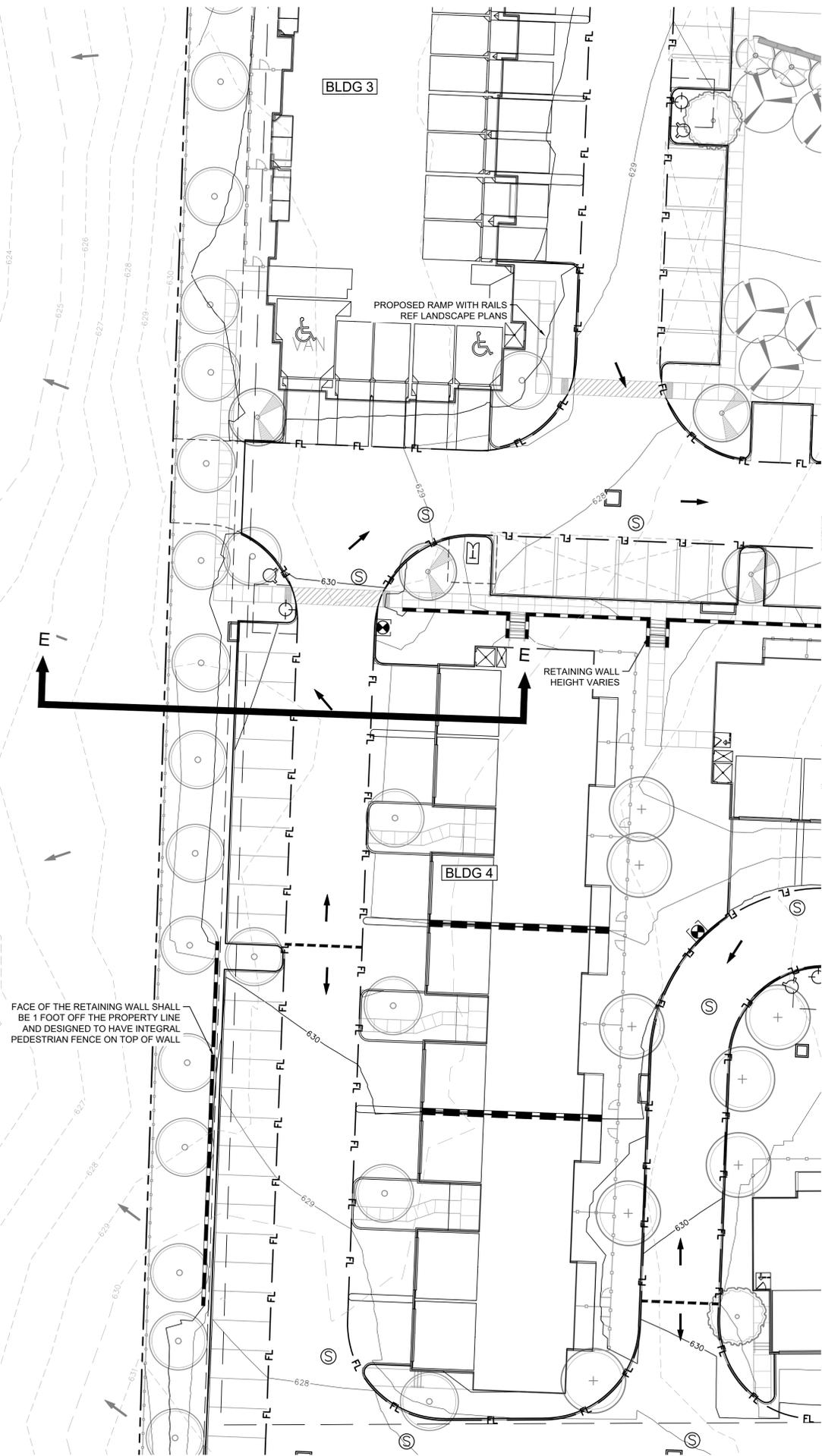
KHA PROJECT 064446509	DATE APRIL 2023
SCALE: AS SHOWN	DESIGNED BY: CEL
DRAWN BY: LLC	CHECKED BY: CEL

WALL EXHIBIT

**JEFFERSON
 BOIS D' ARC**
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

SHEET NUMBER

Plotted By: hodgins, jake Date: April 06, 2023 02:57:54pm File Path: K:\DAL_CWA\064446509-jrl Boise D Arc\Cost\Exhibits\PlanSheets\20230405-Wall Variance Exhibits\Wall Exhibit-2.dwg
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BENCHMARKS

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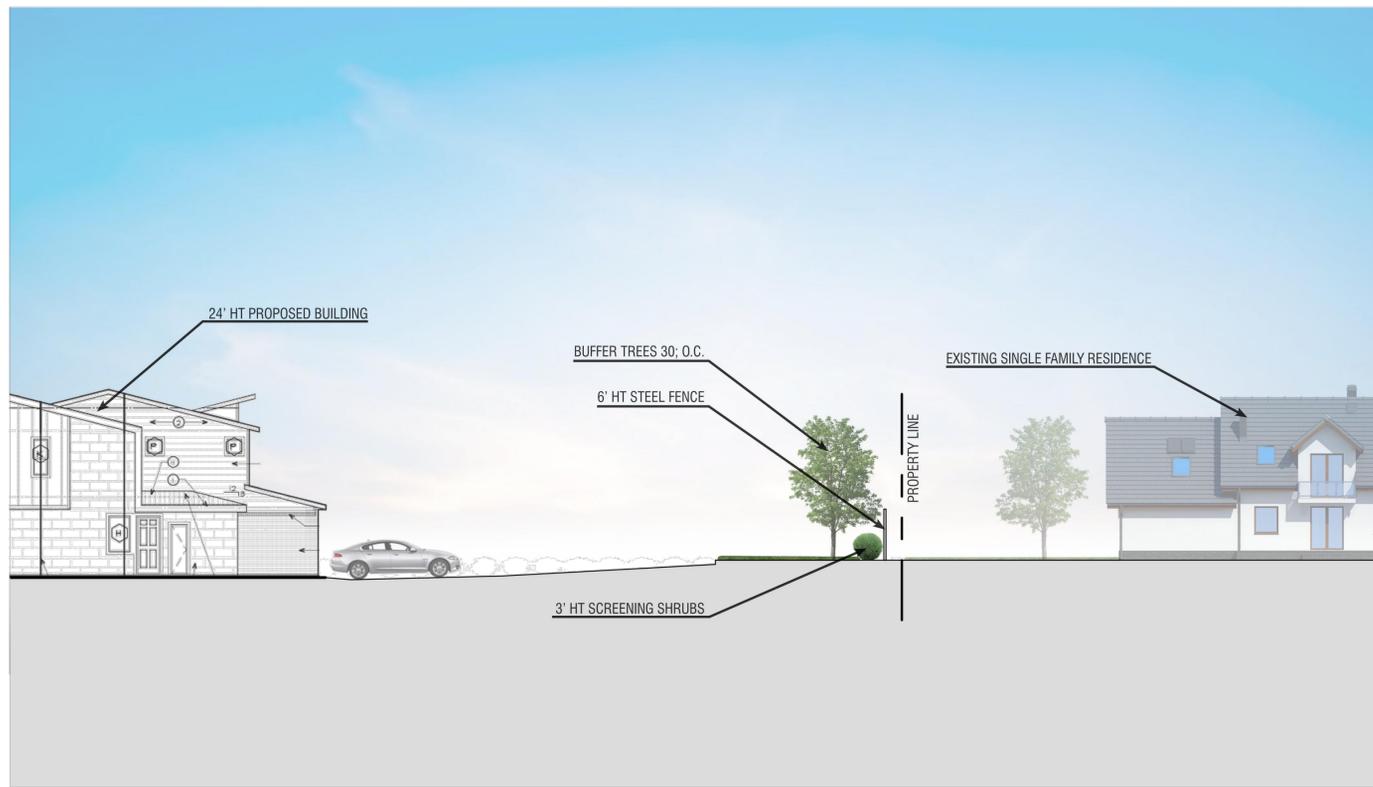
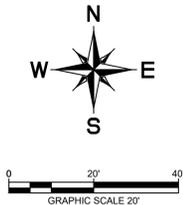
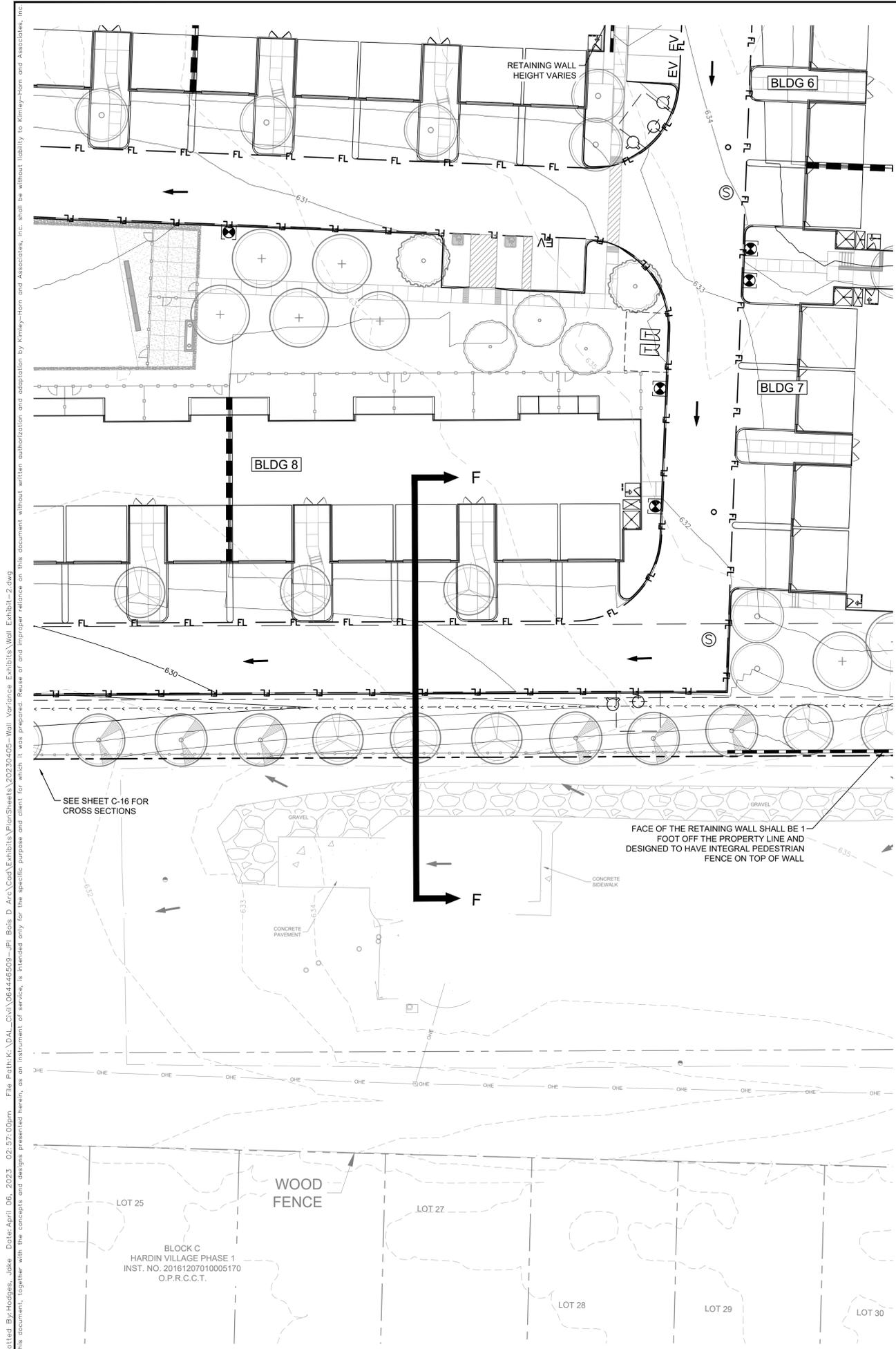
Engineer: CARLOS E. LEAL
 P.E. No. 141458 Date: 04/04/2023

KHA PROJECT	064446509
DATE	APRIL 2023
SCALE	AS SHOWN
DESIGNED BY:	CEL
DRAWN BY:	LLC
CHECKED BY:	CEL

WALL EXHIBIT

**JEFFERSON
BOIS D' ARC**
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

SHEET NUMBER



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Plotted By: Hodges, Jake Date: April 06, 2023 02:57:00pm File Path: K:\DAL_CVA\064446509-jhl Bois D' Arc\Coa\Exhibits\PlanSheets\20230406-Wall Variance Exhibits Wall Exhibit-2.dwg
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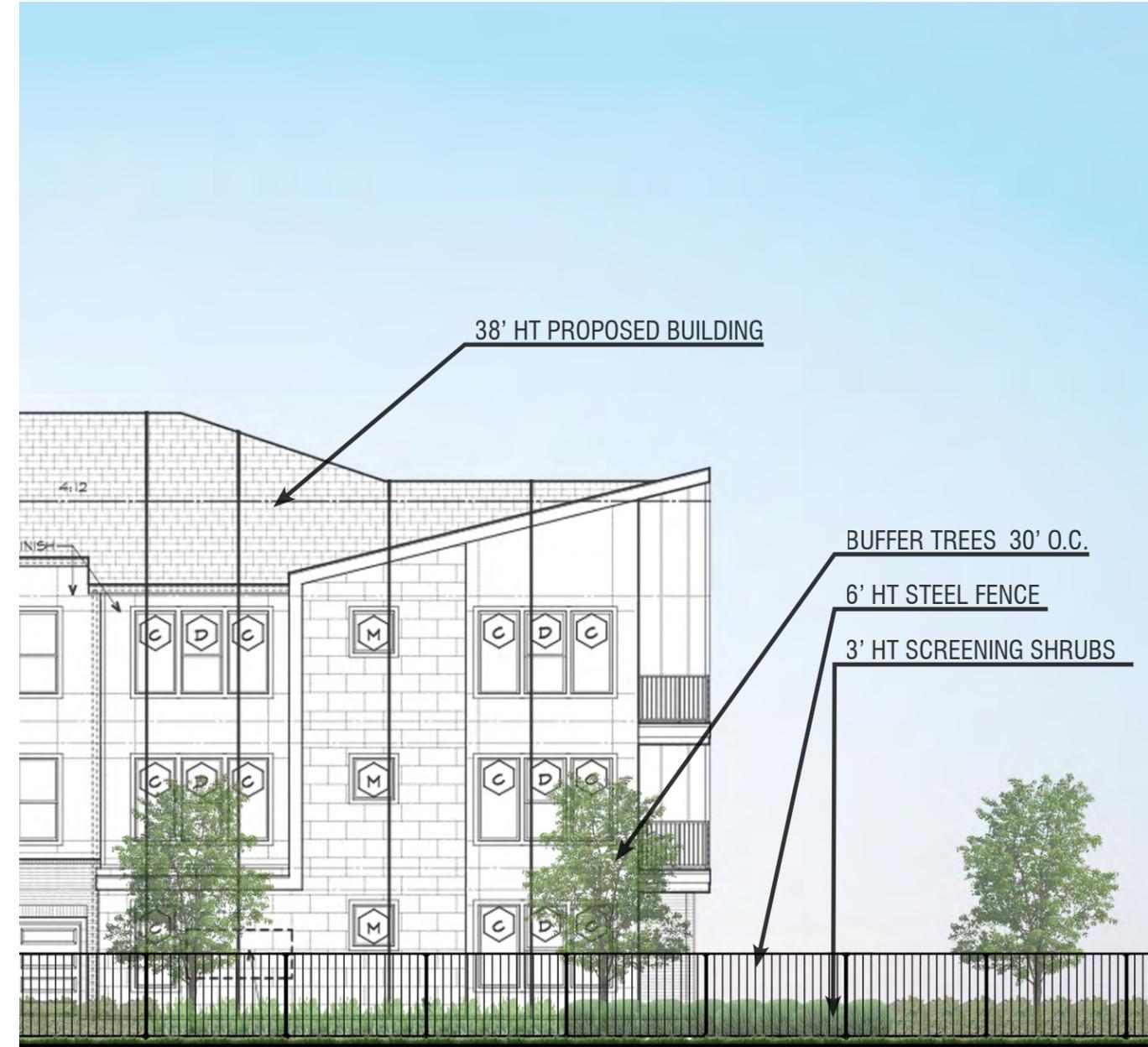
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PRECEDENT IMAGES



PERIMETER FENCE WITH SCREENING SHRUBS ELEVATION