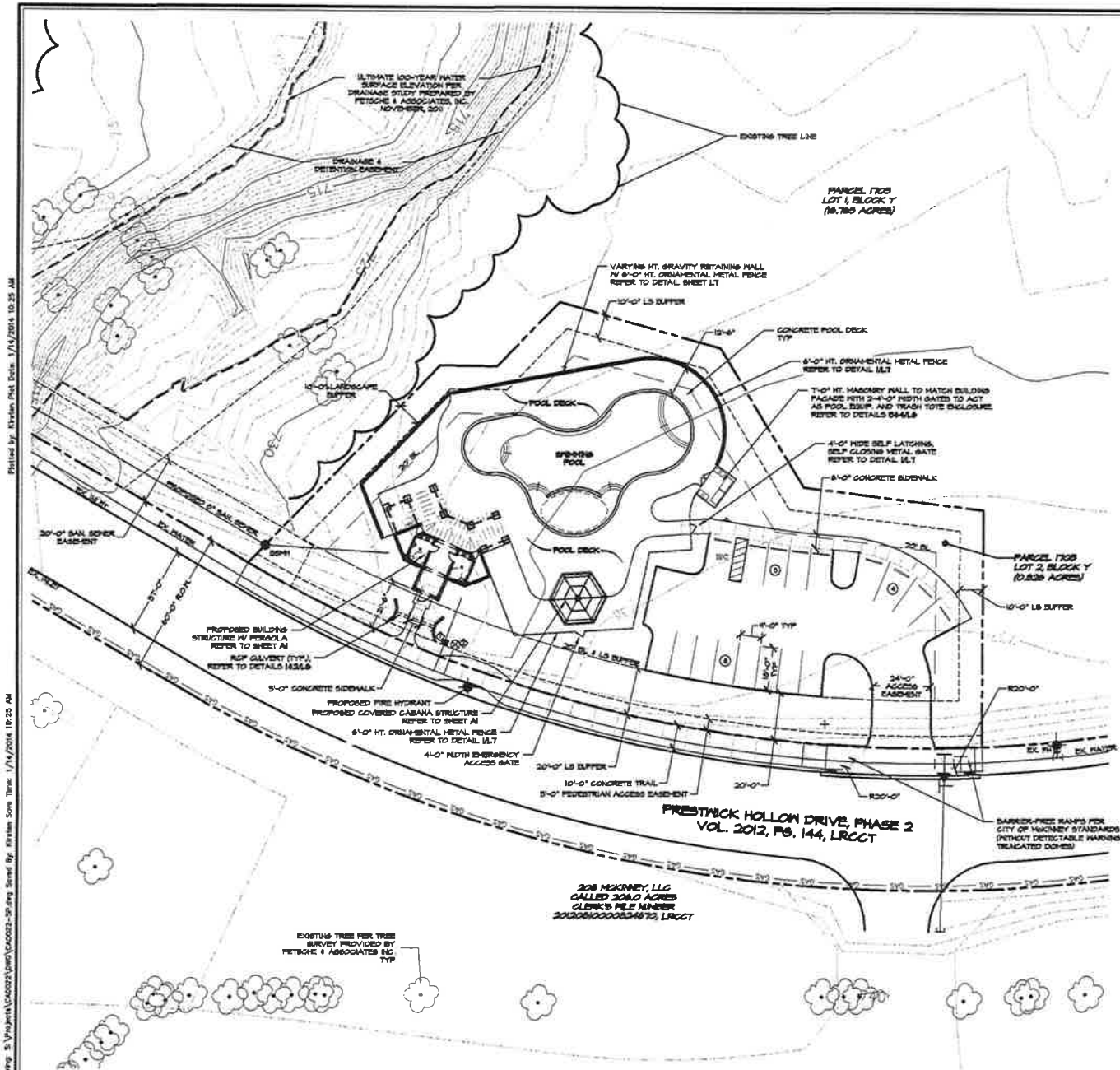


**LEGEND**

- PROPOSED PARKING COUNT
- BFR — BARRIER FREE RAMP
- H/C — HANDICAP PARKING SPACE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER MAIN W/ VALVE
- EXISTING SANITARY SEWER
- EXISTING STORM
- PROPOSED CURB INLET
- RIGHT-OF-WAY
- IRRIGATION SLEEVE (SIZE AS LABELED)
- PROPOSED BARRIER FREE RAMP
- PROPOSED CONTOUR INTERVAL
- EXISTING CONTOUR INTERVAL
- FFE 650 — FINISHED FLOOR ELEVATION
- PROPOSED DOMESTIC WATER METER
- PROPOSED IRRIGATION WATER METER
- VARYING HT. STONE RETAINING WALL
- 7'-0" HT. STONE SCREENING WALL
- ORNAMENTAL METAL FENCE (5'-0" HT. AROUND SWIMMING POOL AREA)
- 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
- 2-4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATES

## BLOCK Y, LOT 2 SITE INFORMATION

| | |
|---|---|
| ZONING: | PD 11-10-066 |
| PROPOSED USE: | PRIVATE RECREATION CENTER |
| LAND AREA: | 35,981 S.F. OR 0.826 ACRES |
| BUILDING AREA: | 1,456 SF |
| | RESTROOM: 254 SF |
| | STORAGE: 89 SF |
| | ELECTRIC: 89 SF |
| | COVERED ENTRY: 122 SF |
| | VESTIBULE: 140 SF |
| | COVERED SHOWER: 162 SF |
| | ATTACHED PERGOLA: 600 SF |
| BUILDING HEIGHTS: | 18' (1 STORY) |
| FLOOR TO AREA: | 0.0390:1 [1404/35,981] |
| LOT COVERAGE: | 3.93% |

PARKING REQUIRED: 1 / 200 SF POOL SURFACE = 3,000/200
PARKING REQUIRED: 15 SPACES

PARKING REQUIRED: 1 / 400 SF BUILDING = (1404-972)/400
(972 S.F. OF BUILDING DOES NOT REQUIRE PARKING)
PARKING REQUIRED: TOTAL = 1.08 = *2 SPACES

PARKING PROVIDED: 17 TOTAL, (w/ 1 HANDICAP)

TOTAL IMPERVIOUS SURFACE: 17,350 SF, 48%
INTERIOR LANDSCAPE REQUIRED: (LOT AREA X 10%) 3,598 SF
INTERIOR LANDSCAPE PROVIDED: 18,631 SF

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

WATER METER SCHEDULE

| METER ID NUMBER | WATER SERVICE SIZE | WATER METER SIZE | DOM. | IRR. | SAN. SERVICE SIZE |
|---|---|---|---|---|---|
| | 1.5" | 1.5" | X | | 6" |
| | 1" | 1" | | X | |

LOCATION MAP
*NOT TO SCALE*

20 10 0 20 40
1" = 20' - 0"

SITE PLAN NOTES:

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- NO PROTECTED TREES EXIST ON DEVELOPMENT SITE.
- THE PROPOSED BUILDING IS A NON-AIR CONDITIONED SPACE, NO HVAC EQUIPMENT WILL BE LOCATED ON SITE.
- 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.
- LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
- FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF MCKINNEY STANDARD CONSTRUCTION DETAILS

# SITE PLAN
# PRESTWYCK-PARCEL 1703
## Lot 2, Block Y
## ~AMENITY CENTER~

BEING 0.826 ACRES OUT OF THE WILLIAM MCCARTY SURVEY, A-575
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS


**OWNER / DEVELOPER:** 206 McKINNEY, LLC
c/o CENTURION AMERICAN DEVELOPMENT COMPANY
1221 N. IH 35E
SUITE 200
CARROLLTON, TEXAS 75006
PH. (469) 892-7210

**CIVIL ENGINEER:** PETICHE & ASSOCIATES
2600 ELDORADO
SUITE 240
MCKINNEY, TEXAS 75070
PH. (972) 562-9606
CONTACT: JASON FREY

**LANDSCAPE ARCHITECT / APPLICANT:** STUDIO 13 DESIGN GROUP, PLLC.
519 BENNETT LANE
SUITE 203
LEWISVILLE, TEXAS 75057
PH. (469) 635-1900
CONTACT: CODY JOHNSON


August 29, 2013

**SUBMITTAL DATE: August 29, 2013**

SP1

Plotted by: Kirsten Plot Date: 1/14/2014 10:25 AM
Drawing: S:\Projects\CA0022\plan\CA0022-SP.dwg Saved By: Kirsten Save Time: 1/14/2014 10:25 AM