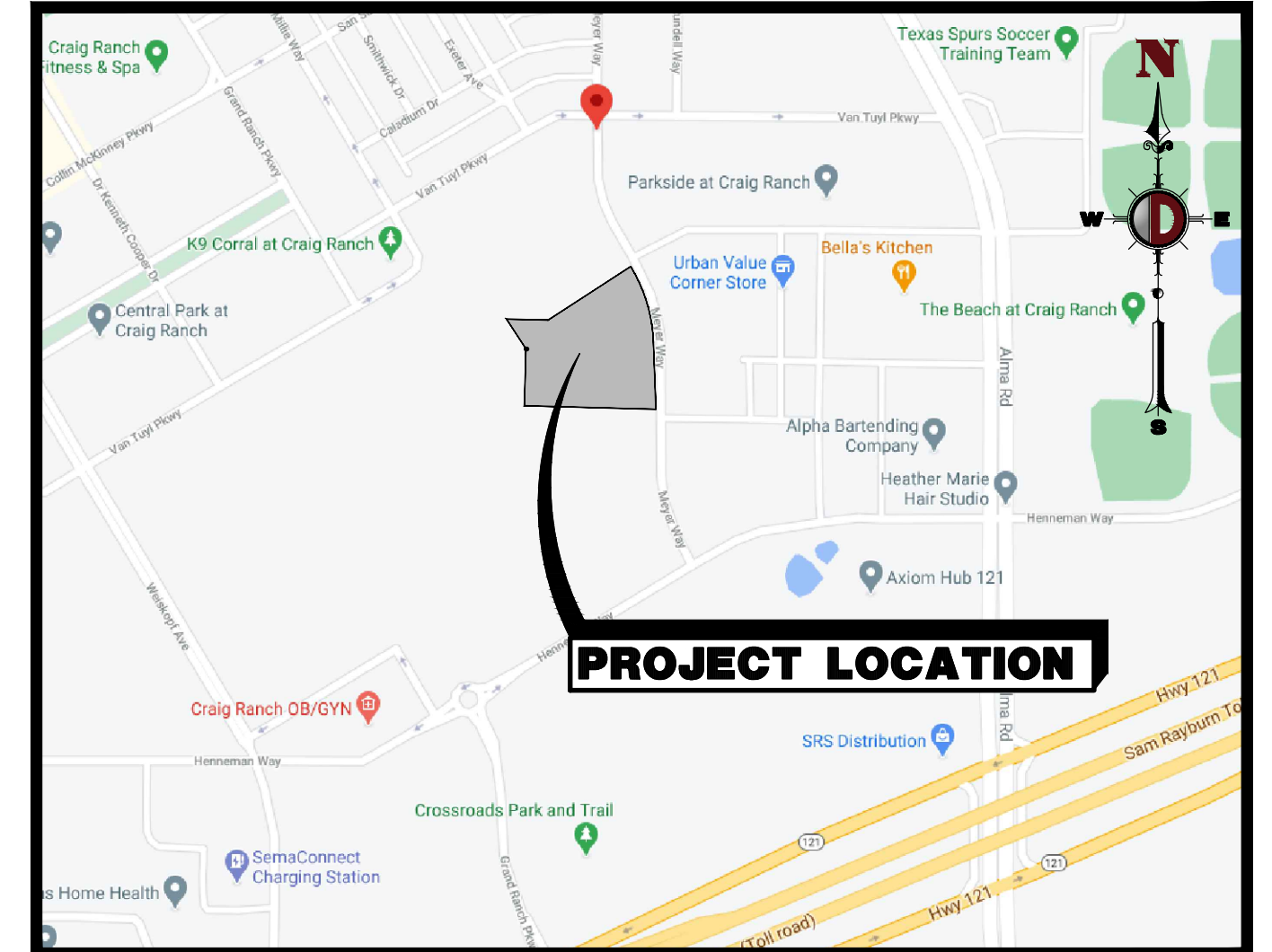


LOT 2, BLOCK A
MC22DE ADDITION
CALLED: 13.160 ACRES
INS. NO. 20190627000750900,
O.P.R.C.C.T.
LAND USE: VACANT

LOT 6R, BLOCK A
PARKSIDE AT CRAIG RANCH ADDITION
C.C.C.I. NO. 2016-714,
O.P.R.C.C.T.
LAND USE: APARTMENT COMPLEX



VICINITY MAP
N.T.S.

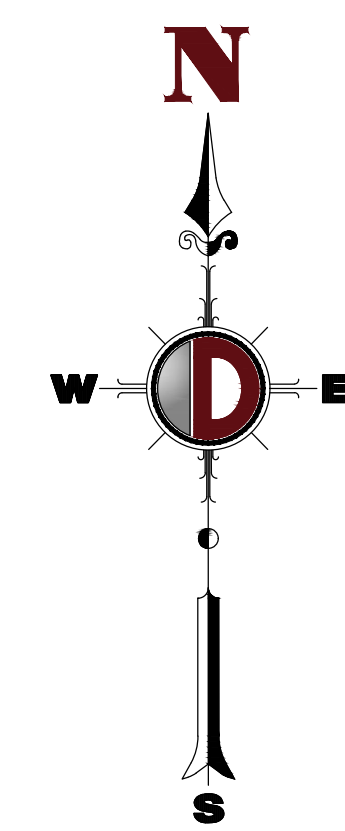
OWNER:
RPMX CONSTRUCTION, LLC
PETE DAWSON
5208 TENNYSON PKWY, SUITE 130
PLANO, TX 75024
T: 214-239-4903
E: PDAWSON@RPMXCONSTRUCTION.COM

ARCHITECT/ DEVELOPER:
PROSS DESIGN GROUP, INC
MATTHEW HODEAUX
5310 HARVEST HILL RD, SUITE 180
DALLAS, TX 75230
T: 972-759-1400
E: MHODEAUX@PDHARCH.NET

CIVIL ENGINEER:
DYNAMIC ENGINEERING CONSULTANTS, PC
JOSH EDGE, PE
714 SOUTH GREENVILLE AVE, SUITE 100
ALLEN, TX 75002
T: 972-534-2100
E: JEDGE@DYNAMICCC.COM

LANDSCAPE ARCHITECT:
BELLE FIRMA, INC
KORI HAUG, ASLA, CLARB
4245 N. CENTRAL EXPRESSWAY,
SUITE 501
DALLAS, TX 75205
T: 214-865-7192
E: KHAU@BELLEFIRMA.COM

SURVEYOR:
SPOONER & ASSOCIATES, INC
ERIC SPOONER, RPLS
309 BYERS ST, SUITE 100
EULESS, TX 76039
T: 817-312-4405
E: ESPOONER@SPOONERSURVEYORS.COM



SITE LEGEND

- PROPERTY LINE (PARCEL IN QUESTION)
- OFF-SITE PROPERTY LINE
- PROPOSED FENCE LINE
- FIRE HYDRANT
- EXIST. UTILITY POLE
- EXIST. MONITORING WELL
- EXIST. CATCH BASIN
- EXIST. STORM DRAIN MANHOLE
- EXIST. SEWER MANHOLE
- PROP. CLEAN OUT
- PROP. CURB INLET
- PROP. AREA INLET
- PROP. DRAINAGE MANHOLE
- PROP. SANITARY SEWER MANHOLE
- PROP. OUTLET STRUCTURE
- PROP. FLARED END SECTION
- PROP. HEADWALL
- PROP. FLAG POLE
- PROP. LIGHT POLE
- PROPOSED FIRE LANE
- PROPOSED VISIBILITY TRIANGLES

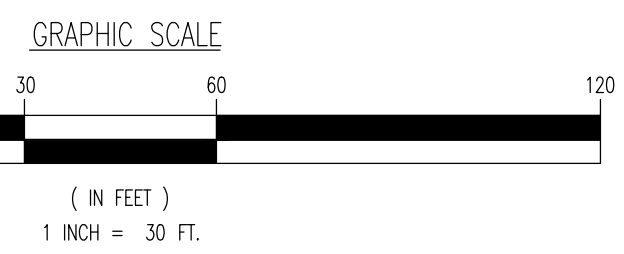
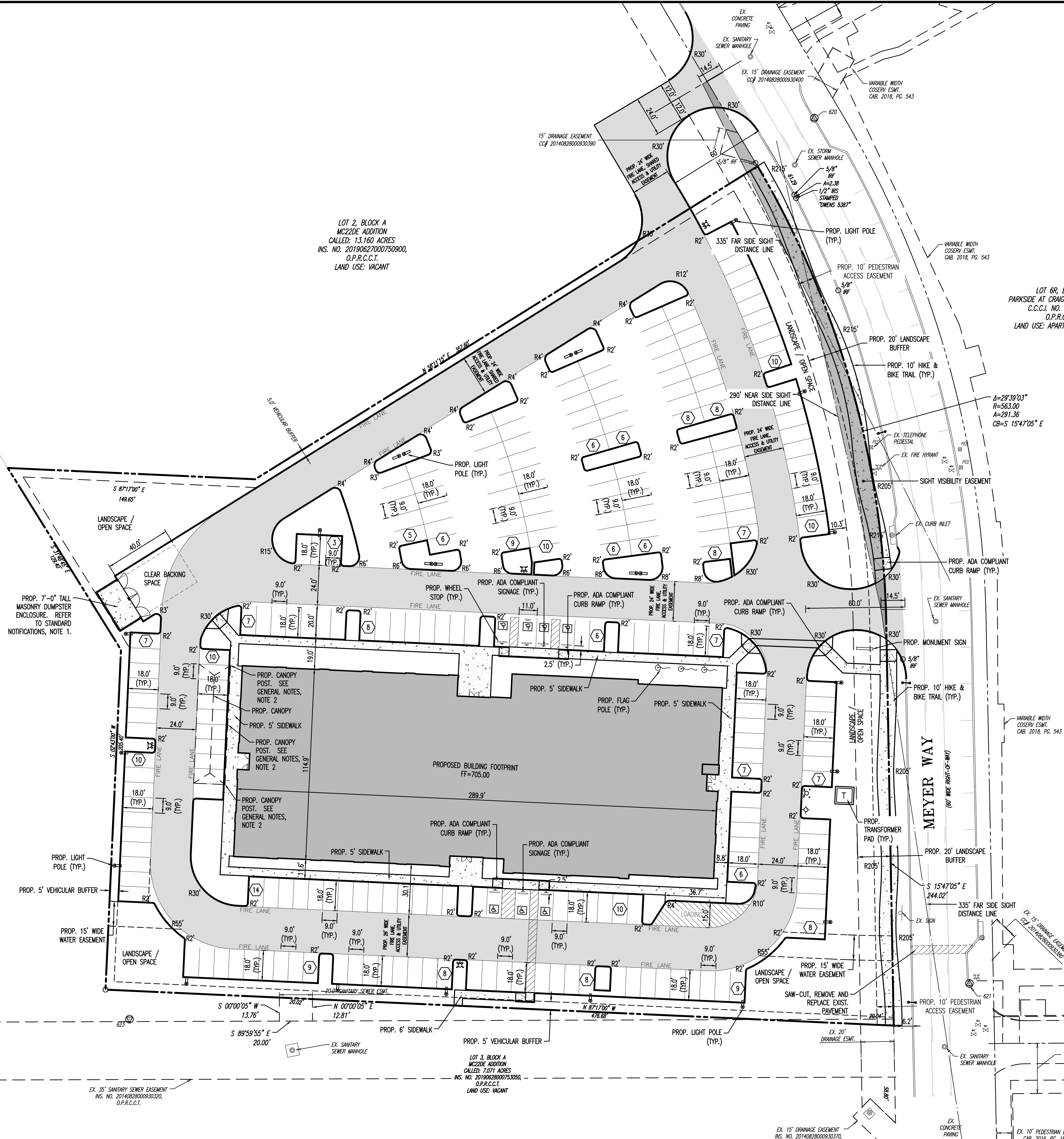
| SITE DATA SUMMARY TABLE | | |
|--|-------------------|-------------------|
| ZONING: PD (BASE ZONE: RO) | REQUIREMENTS | PROPOSED |
| USE | OFFICE | OFFICE |
| BUILDING AREA (FOOTPRINT) | MINIMUM 60,000 SF | 99,222 SF |
| NUMBER OF STORIES | MAXIMUM 4 STORIES | 3 STORIES |
| TOTAL BUILDING AREA | - | 97,450 SF |
| - FIRST FLOOR | - | 33,151 SF |
| - SECOND FLOOR | - | 31,850 SF |
| - THIRD FLOOR | - | 32,449 SF |
| BUILDING HEIGHT | - | 57 FEET, 6 INCHES |
| LOT AREA | MINIMUM 10,000 SF | 189,086 SF |
| LOT COVERAGE | MAXIMUM 90% | 18% |
| FAR | - | 52% |
| PARKING REQUIRED (1 STALL PER 400 SF OF GFA) | 244 STALLS | 249 STALLS |
| ADA SPACES REQUIRED | 7 STALLS (1 VAN) | 7 STALLS (1 VAN) |

STANDARD NOTIFICATIONS

- SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMES 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.

GENERAL NOTES

- HVAC WILL BE ROOF MOUNTED WITH SCREENING DEVICE 1" TALLER THAN THE EQUIPMENT.
- CANOPY POSTS TO BE MOUNTED ON TOP OF CURB. POSTS SHALL NOT ENCRUGH THE MINIMUM 9'X18' PARKING SPACE DIMENSIONS.



DYNAMIC ENGINEERING
(dba) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

14521 Oak Katy Road, Suite 250, Houston, TX 77079 T: 281.799.4400 | 1901 Maple Expressway South, Barton Oaks Plaza One, Suite 300, Austin, TX 78746 T: 512.646.2446
1164 Main Street, Suite 200, New York, NY 10019 T: 212.974.0198 | 732.974.3331 | 245 Main Street, Suite 110, Chester, NJ 07930 T: 908.879.9229 | 108.879.9222
790 Newtown Turnpike Road, Suite 425, PA 18940 T: 267.685.0274 | 267.685.0361 | 8 Robbins Street, Suite 102, Torrington, NJ 08753 T: 732.974.0198 | 732.974.3331

SITE PLAN

TITLE: _____

PROJECT: **PROPOSED CORPORATE HEADQUARTERS
RPMX CONSTRUCTION OFFICE**
MEYER WAY, 4.341 ACRES BLOCK A, LOT 1
MC22DE ADDITION
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

JOB No: 2352-99-002 DATE: 11/16/20
DRAWN BY: SM SCALE: (H) 1"=30'
(V) _____
DESIGNED BY: RHJ SHEET No: _____
CHECKED BY: JTE OF 5

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARKUP UNDER THE AUTHORITY OF JOSHUA T. EDGE, STATE LICENSE NUMBER 108564 ON 11/16/20. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

JOSHUA T. EDGE
PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 108564
LOUISIANA LICENSE NO. 38196
OKLAHOMA LICENSE NO. 27902
MISSOURI LICENSE NO. PE-2020027891

DEC Client Code: 2352 Rev. # X

Plotted: 12/17/20 - 5:39 PM, By: rsmolina, Product: Var: 23.1s (LMS Tech)
 File: P:\VBCPC PROJECTS\2352 RPMX Construction\19-002 McKinney TX\DWG\Preliminary Site Plan Package\0235299002020.dwg, -----> 1 SITE PLAN