



PLAN GENERAL NOTES

- DO NOT SCALE ANY DIMENSIONS.
- ALL DIMENSIONS ARE TO THE FACE OF CURB.
- ALL SITE SIGNAGE, TRANSFORMERS, AC CONDENSER AND SITE LIGHTING (E.G. LAMP MODEL, LOCATION, SIZE, HEIGHT, FOOT CANDLE LEVEL, & ORIENTATION) SHALL CONFORM TO THE CITY OF MCKINNEY CODES.
- ALL LANDSCAPING SHALL CONFORM TO THE CITY OF MCKINNEY CODES.
- THE BUILDING FOOTPRINTS SHOWN HEREON ARE THE EXTENTS OF THE FOUNDATIONS' CONCRETE SLABS. SEE ARCHITECTURAL PLANS FOR ACTUAL BUILDING SIZES.
- APARTMENT BUILDING IDENTIFICATION SIGNS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENTLY APPROVED VERSION OF THE INTERNATIONAL FIRE CODE.
- MECHANICAL EQUIPMENT WILL BE MOUNTED ON THE ROOF AND BE SCREENED FROM VIEW.
- REGARDING THE TRASH DISPOSAL OPERATION ON THE SITE, A MEMBER OF THE MAINTENANCE STAFF WILL TRANSPORT EACH FOUR CUBIC YARD ROLL OFF CONTAINER FROM THE TWO COMPACTOR LOCATIONS TO THE STAGING AREA OUTSIDE OF THE BUILDING PRIOR TO TRASH PICK UP. THE TRASH WILL BE ROLLED FROM THE TRASH STAGING AREA TO TRASH PICK UP LOCATION IN FRONT OF THE TRASH STAGING AND RECYCLING AREA. IN ADDITION, THE STAFF MEMBERS WILL ASSIST WITH THE TRASH PICK UP BY MANEUVERING EACH CONTAINER INTO PLACE FOR EASY PICK UP AND WILL RETURN ALL CONTAINERS BACK TO THE COMPACTOR AREA WHEN THE TRASH PICK UP IS COMPLETE.
- CONSTRUCTION TYPE: GARAGE 1A, RESIDENTIAL 3A.

CITY GENERAL NOTES

- 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 WALL, 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.

ABBREVIATION LEGEND

- W.E. - WATER EASEMENT
- FDC - FIRE DEPARTMENT CONNECTION
- S.A.P. - STRATEGIC ACCESS POINT
- FH - FIRE HYDRANT

PROPOSED AMENITIES (SEE LANDSCAPE PLANS FOR MORE DETAILS):

- CENTRALIZED SWIMMING POOL (<1,000 SF) W/ COOLING DECK
- MIN. 4 BBQ GRILLS W/ SHADED SEATING FOR AT LEAST 16 PEOPLE
- LIBRARY AND/OR BUSINESS CENTER (MIN. 500 SF)
- FITNESS CENTER AND/OR WEIGHT ROOM (MIN. 500 SF)
- MINI GOLF/PUTTING GREEN (MIN. 1,000 SF)

VICINITY MAP NOT TO SCALE



SITE PLAN

for

"CORPORATE CENTER PH. II"

MCKINNEY, TEXAS

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BENITO A. SOTO P.E.
144631
July 18, 2022

IT IS NOT TO BE USED FOR CONSTRUCTION/BIDDING PURPOSES

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CONTACT: JOSEPH T. REUE, P.E.

SITE DATA SUMMARY TABLE

LOT	ZONING	PROPOSED USE	LOT AREA		BUILDING AREA		UNIT COUNT				BUILDING HEIGHT		GARAGE HEIGHT		LOT COVERAGE	FLOOR AREA RATIO	IMPERVIOUS AREA	REQD. PARKING RATIO	PARKING REQD.					PARKING PROVD.*			REQD. HANDICAP PARKING	PROVIDED HANDICAP PARKING **
			sf	ac	sf	sf	STU	A	B	C	total	#1-1(ft/st)	#1-1(ft/st)	%					n/a	sf	spaces/bdrm	STU(1,0)	1B(1,0)	2B(2,0)	3B(3,0)	TOTAL		
1	PD	MULTI-FAMILY	230,642	5.295	144,541	603,625	0	176	119	15	310	58.97/5	64.38/6	63%	2.6	173,577	1	0	176	238	45	459	0	6	525	531	9	11

NOTE:
TOTAL BUILDING AREA FOR GARAGE = 186,632 SF
TOTAL BUILDING AREA FOR RESIDENTIAL = 416,993 SF