



- 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 OUR 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 PICKUP THE TRASH WILL BE ROLLED FROM THE TRASH STAGING AREA TO TRASH PICKUP LOCATION AND FRONT OF THE TRASH STAGING AND RECYCLING AREA. IN ADDITION, THE STAFF MEMBERS WILL ASSIST WITH THE TRASH PICKUP BY MANEUVERING EACH CONTAINER INTO PLACE FOR EASY PICKUP AND WILL RETURN ALL CONTAINERS BACK TO THE COMPACTOR AREA WHEN THE TRASH PICKUP IS COMPLETE. THIS IS A MOST IDENTICAL FORMAT THAT WE HAVE USED ON MULTIPLE PROJECTS INSIDE THE CITY OF MCKINNEY.
  - CONSTRUCTION TYPE: GARAGE 1A, RESIDENTIAL 3A.

SITE DATA SUMMARY TABLE																											
LOT	ZONING	PROPOSED USE	LOT AREA		FIRST FLOOR BUILDING AREA		TOTAL BUILDING AREA		UNIT COUNT				BUILDING HEIGHT	GARAGE HEIGHT	LOT COVERAGE	FLOOR AREA RATIO	IMPERVIOUS AREA	REQD. PARKING RATIO	PARKING REQD.				PARKING PROVID.*			REQD. HANDICAP PARKING SPACES	
			sf	ac	sf	sf	STU	1B	2B	3B	total	#1-1/(ft/st)							#1-1/(ft/st)	%	sf	spaces/bdrm	STU(1.0)	1B(1.0)	2B(2.0)		3B(3.0)
2	PD	MULTI-FAMILY	259,237,000	5,951	99,186	675,513	0	193	148	14	355	58/5	62,85/6	50%	2.6	±208,643	1	0	193	296	42	531	0	19	512	531	11

**NOTE\***  
 TOTAL BUILDING AREA FOR GARAGE= 179,584 SF  
 TOTAL BUILDING AREA FOR RESIDENTIAL= 495,929 SF

- 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.

- PROPOSED AMENITIES:**
- CENTRALIZED SWIMMING POLL (3,000 SQFT) W/ COOLING DECK (COUNTS FOR 2)
  - DOG PARK W/ DOG WASH IN BUILDING
  - LIBRARY AND/OR BUSINESS CENTER (MIN. 500 SF)
  - FITNESS CENTER AND/OR WEIGHT ROOM (MIN. 500 SF)

**ABBREVIATION LEGEND**

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF

THOMAS A. LUNZMAN, P.E.  
 April 22, 2022

IT IS NOT TO BE USED FOR CONSTRUCTION/BIDDING PURPOSES

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# SITE PLAN for "CORPORATE CENTER" MCKINNEY, TEXAS

