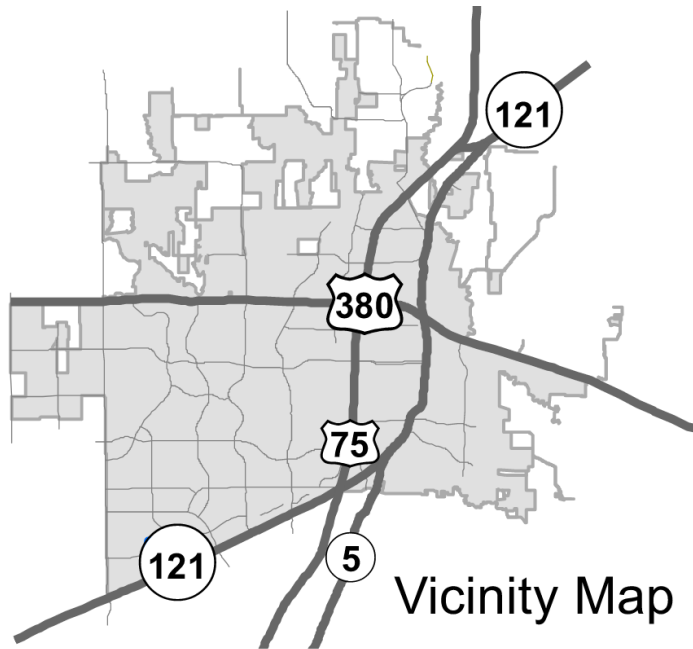
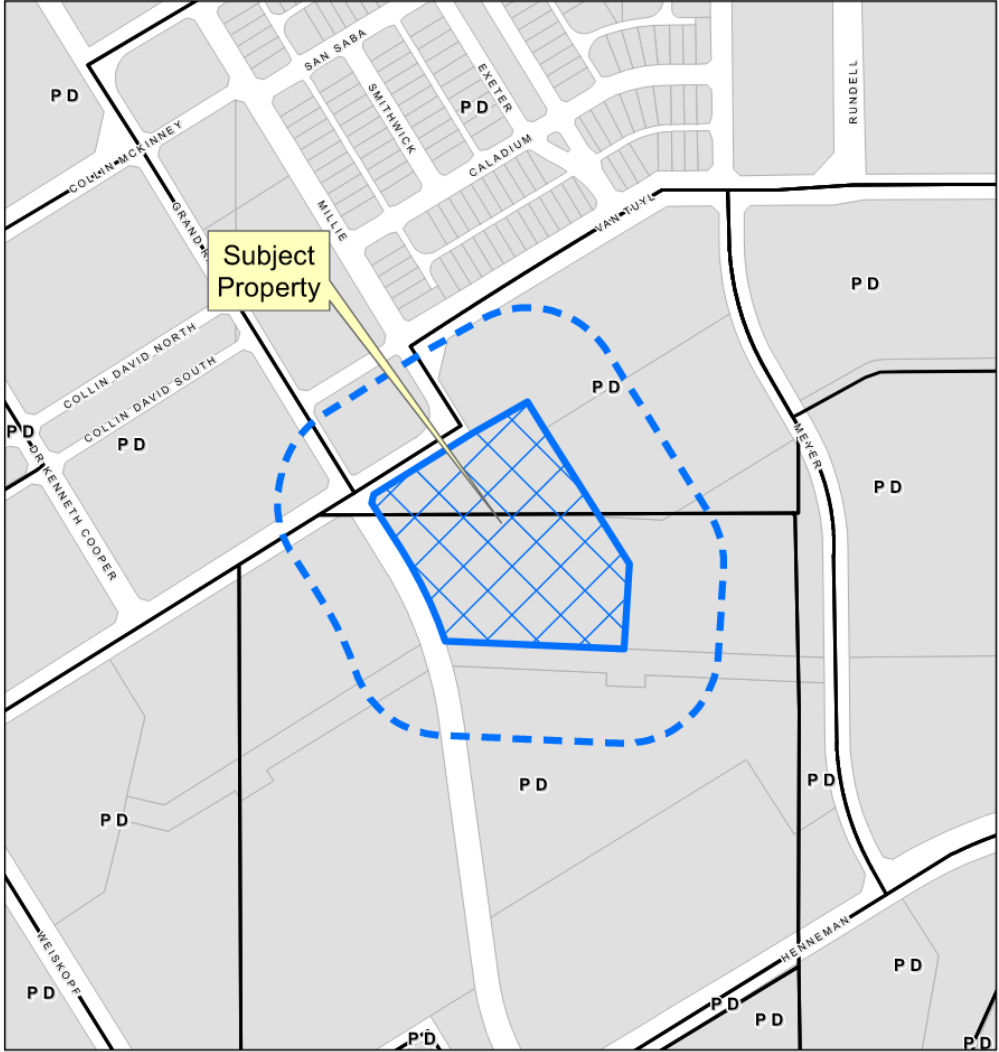


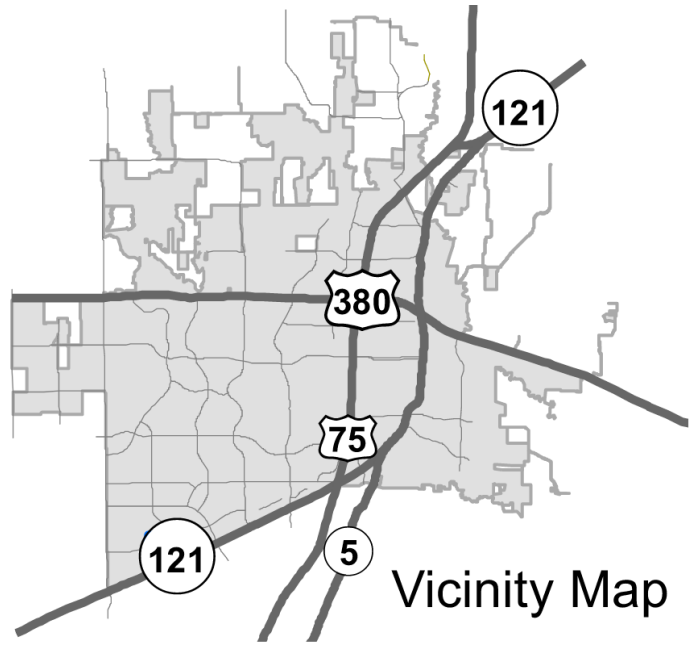
# Corporate Center Multi-Family Phase II Site Plan

22-0053SP

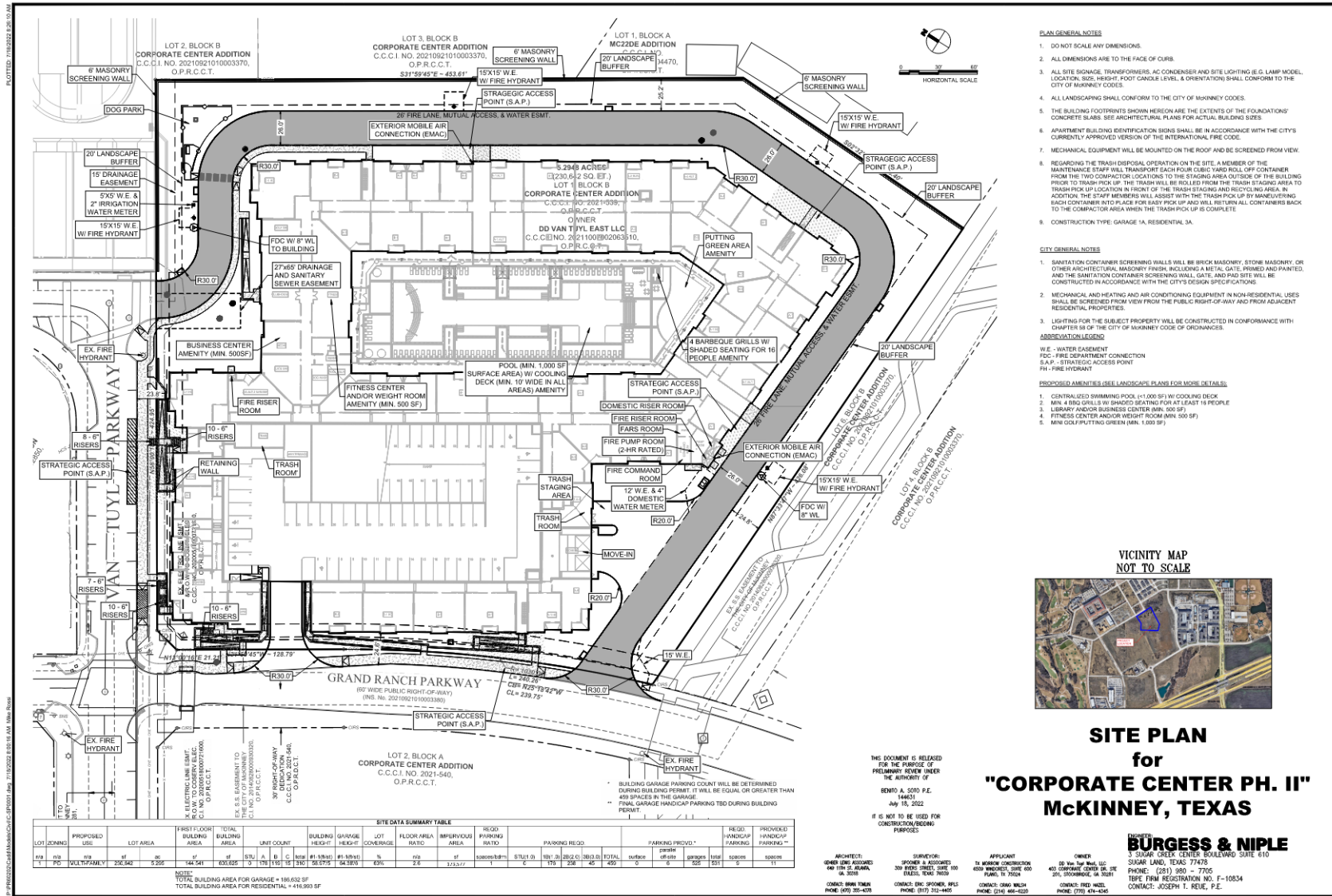
# Location Map



# Aerial Exhibit



# Proposed Site Plan



- PLAN GENERAL NOTES**
- DO NOT SCALE ANY DIMENSIONS.
  - ALL DIMENSIONS ARE TO THE FACE OF CURB.
  - ALL SITE SIGNAGE, TRANSFORMERS, AIR 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 EXTENSES 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 BACK COMPACTOR 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 CONTAINERS 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 18 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/ COOKING DECK
  - MINI BAR GRILLS W/ BANQUET SEATING FOR AT LEAST 14 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)

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## SITE PLAN for "CORPORATE CENTER PH. II" MCKINNEY, TEXAS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF BEMCO A 2010 P.E. 144623 July 18, 2022

IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

**BURGESS & NIPLE**  
 3 SQUAW CREEK CENTER BOULEVARD SUITE 610  
 SUGAR LAND, TEXAS 77478  
 PHONE: (281) 980 - 7705  
 1095 FIRM REGISTRATION NO. F-10834  
 CONTACT: JOSEPH T. REBE, P.E.

LOT ZONING		PROPOSED USE	LOT AREA	FIRST FLOOR BUILDING AREA	TOTAL BUILDING AREA	UNIT COUNT	BUILDING HEIGHT	GARAGE HEIGHT	FLOOR AREA RATIO	IMPERVIOUS AREA	REG'D PARKING RATIO	PARKING REG'D	PARKING PROVIDED *	REG'D HANDICAP PARKING	PROVIDED HANDICAP PARKING **
R18	R18	R18	258,462	9,200											
PH	PH	PH	144,541												

NOTES:  
 TOTAL BUILDING AREA FOR GARAGE = 180,632 SF  
 TOTAL BUILDING AREA FOR RESIDENTIAL = 416,993 SF

ARCHITECT: BURGESS & NIPLE, INC. 3000 W. HUNTERS TRAIL, SUITE 100, MCKINNEY, TX 75069  
 SURVEYOR: BURGESS & NIPLE, INC. 3000 W. HUNTERS TRAIL, SUITE 100, MCKINNEY, TX 75069  
 ENGINEER: BURGESS & NIPLE, INC. 3000 W. HUNTERS TRAIL, SUITE 100, MCKINNEY, TX 75069  
 CONTRACTOR: BURGESS & NIPLE, INC. 3000 W. HUNTERS TRAIL, SUITE 100, MCKINNEY, TX 75069  
 OWNER: BURGESS & NIPLE, INC. 3000 W. HUNTERS TRAIL, SUITE 100, MCKINNEY, TX 75069  
 DATE: 07/18/2022



