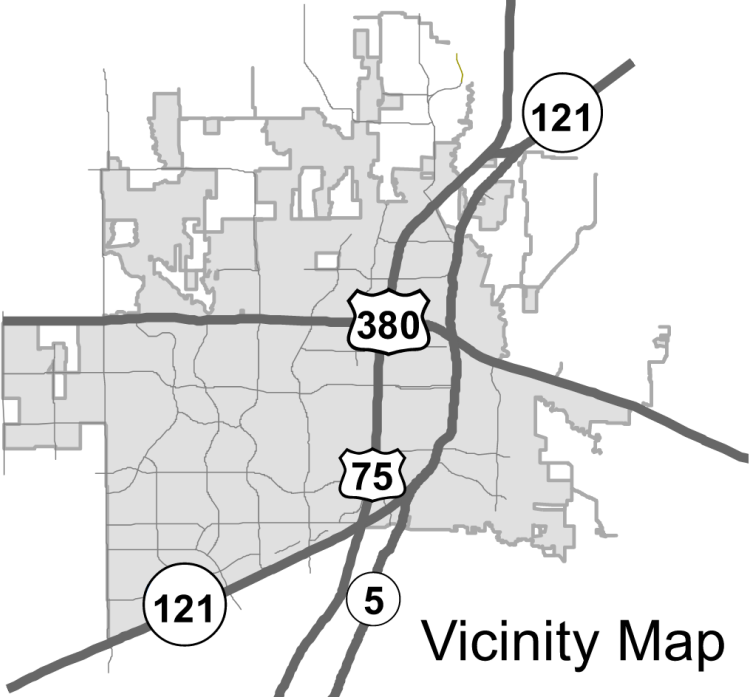
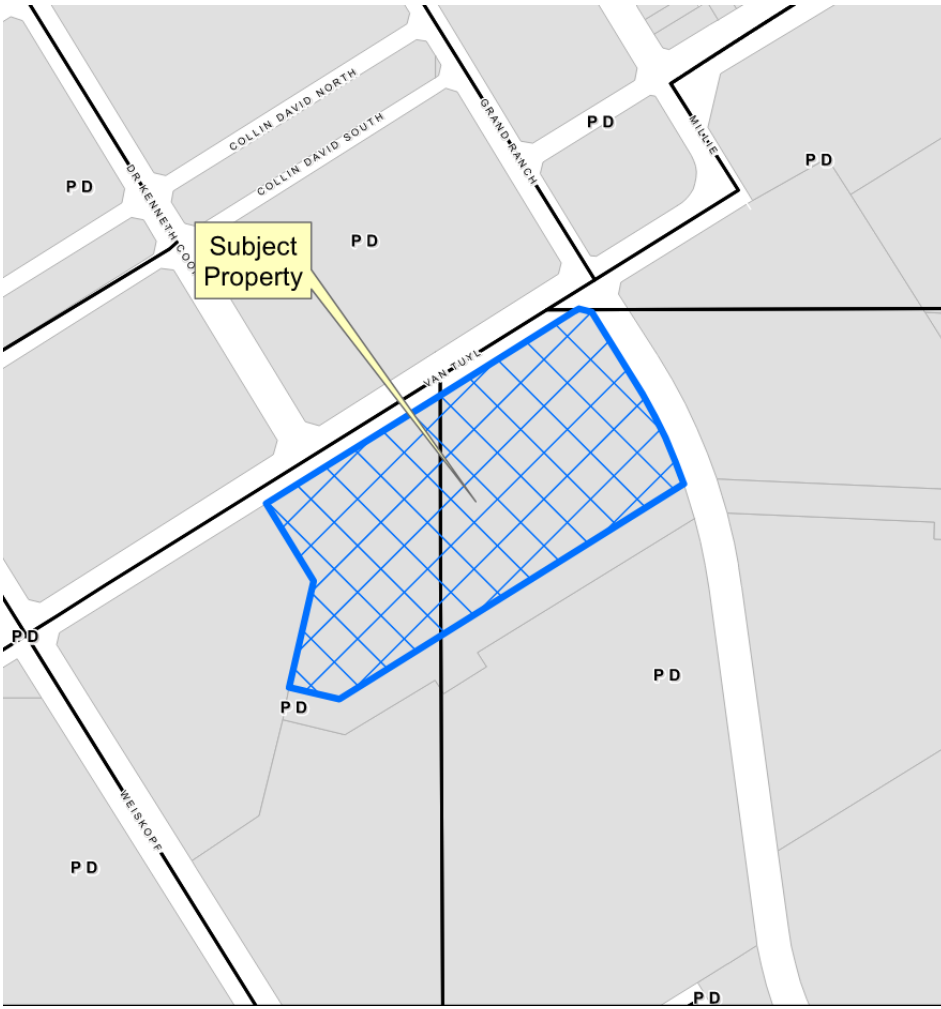


Corporate Center Multi-Family Site Plan

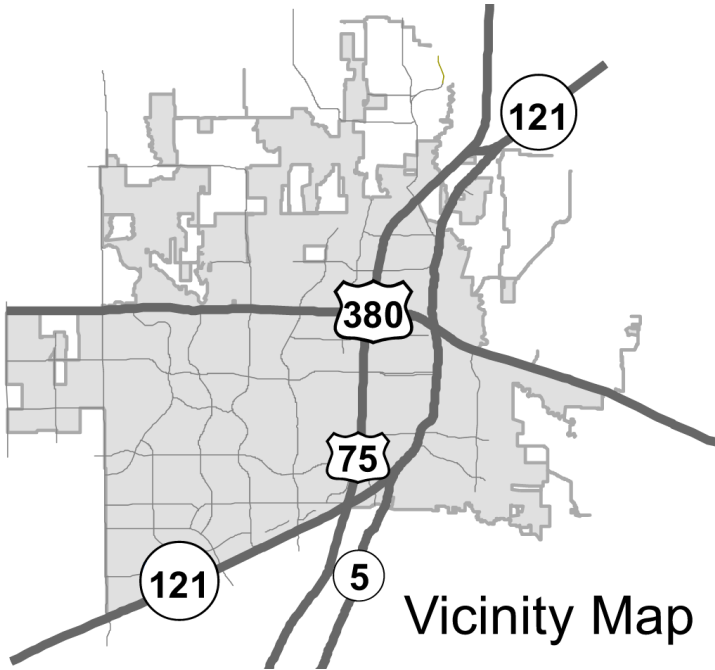
22-0015SP

Location Map

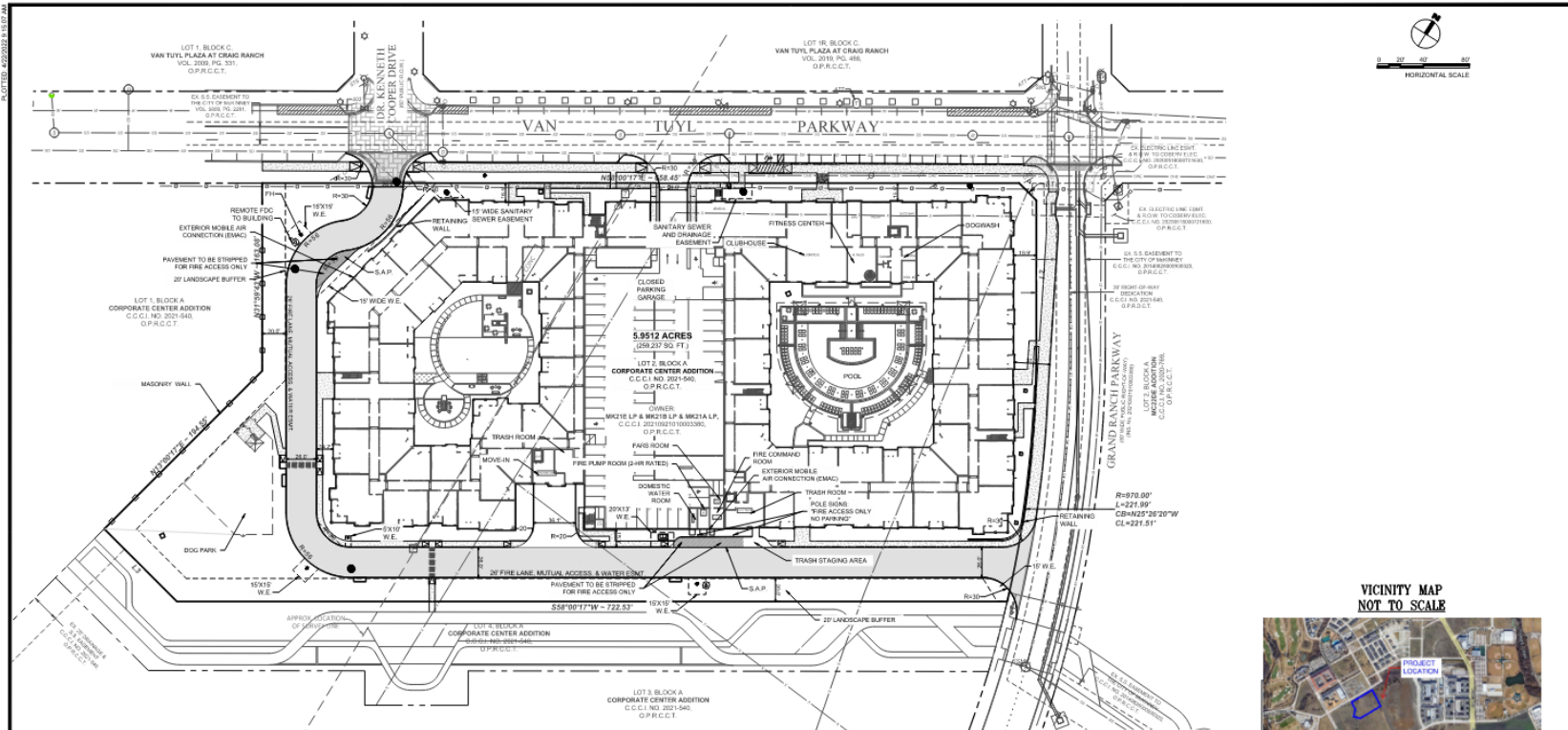


Vicinity Map

Aerial Exhibit



Proposed Site Plan



VICINITY MAP
NOT TO SCALE



- PLAN GENERAL NOTES**
- DO NOT SCALE ANY DIMENSIONS.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB.
 - ALL SITE SIGNS, 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 LOADED 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 IMMEDIATELY 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 HEREIN. 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	REPERMITS	REGD. PARKING RATIO	REGD. PARKING	PARKING PROVIDED	REGD. HANDICAP PARKING
R/W	USE	AC	SF	SF	STU	FT	FT	%	%	SPACES/UNIT	SPACES/STU	SPACES	SPACES	SPACES
R-1	MULTI-FAMILY	258,227.900	8,657	8,657	0	7	14	3.35%	3.35%	0	10.0	2,582	2,582	11
<p>NOTES:</p> <p>TOTAL BUILDING AREA FOR GARAGE - 179,294 SF</p> <p>TOTAL BUILDING AREA FOR RESIDENTIAL - 455,229 SF</p>														

- 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 this subject property will be constructed in conformance with Chapter 58 of the City of McKinney Code of Ordinances.

- PROPOSED AMENITIES**
- CENTRALIZED SWIMMING POOL (2,600 SQFT) W/ COOLING DECK (COUNTS FOR 2)
 - DOG PARK W/ DOGS 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
 - F.H. - FIRE HYDRANT

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

THOMAS A. LINDMAN, P.E.
12229
April 22, 2022

IT IS NOT TO BE USED FOR CONSTRUCTION BEYOND PURPOSES.

ARCHITECT:
GENE LINS ASSOCIATES
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PHONE: (416) 355-4278

SURVEYOR:
OWNER'S ACCOUNT
300 BIRCH STREET, SUITE 100
ENNIS, TEXAS 76849
OWNER: ERIC JOHNSON, JR.
PHONE: (940) 332-4400

APPLICANT:
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4000 WINDYBROOK DRIVE 600
LEWIS, TX 75040
PHONE: (214) 468-4228

OWNER:
DE WITT TAYLOR, LLC
455 CAMPBELL CENTER BLVD, STE 610, SUGAR LAND, TEXAS 77478
PHONE: (281) 980 - 7705
TYPE FIRM REGISTRATION NO. F-10834
CONTACT: JOSEPH T. RUIE, P.E.

SITE PLAN for "CORPORATE CENTER" MCKINNEY, TEXAS

DESIGNED BY:
BURGESS & NIPLE
3-STAR CREX CENTER BLVD, STE 610, SUGAR LAND, TEXAS 77478
PHONE: (281) 980 - 7705
TYPE FIRM REGISTRATION NO. F-10834
CONTACT: JOSEPH T. RUIE, P.E.

