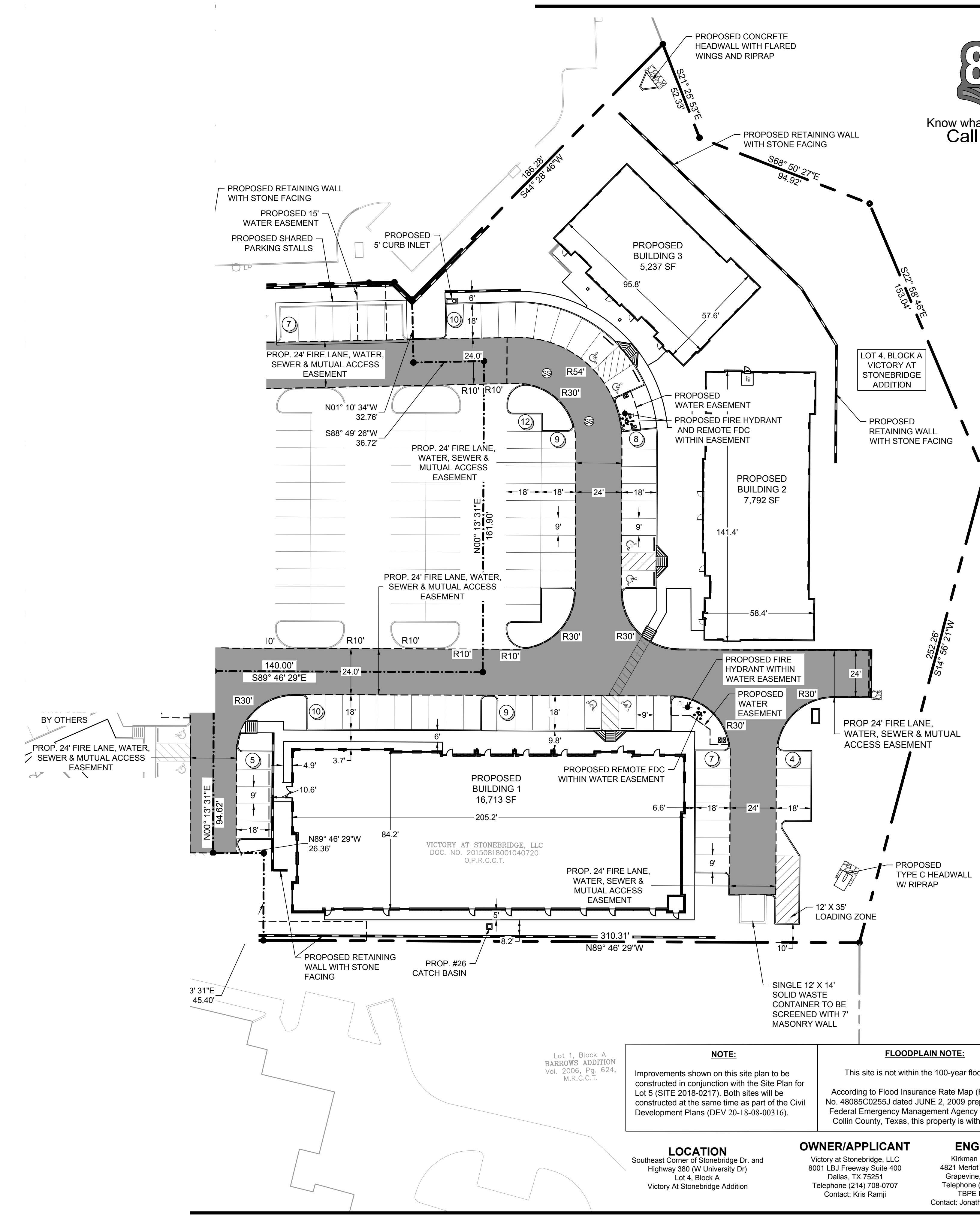
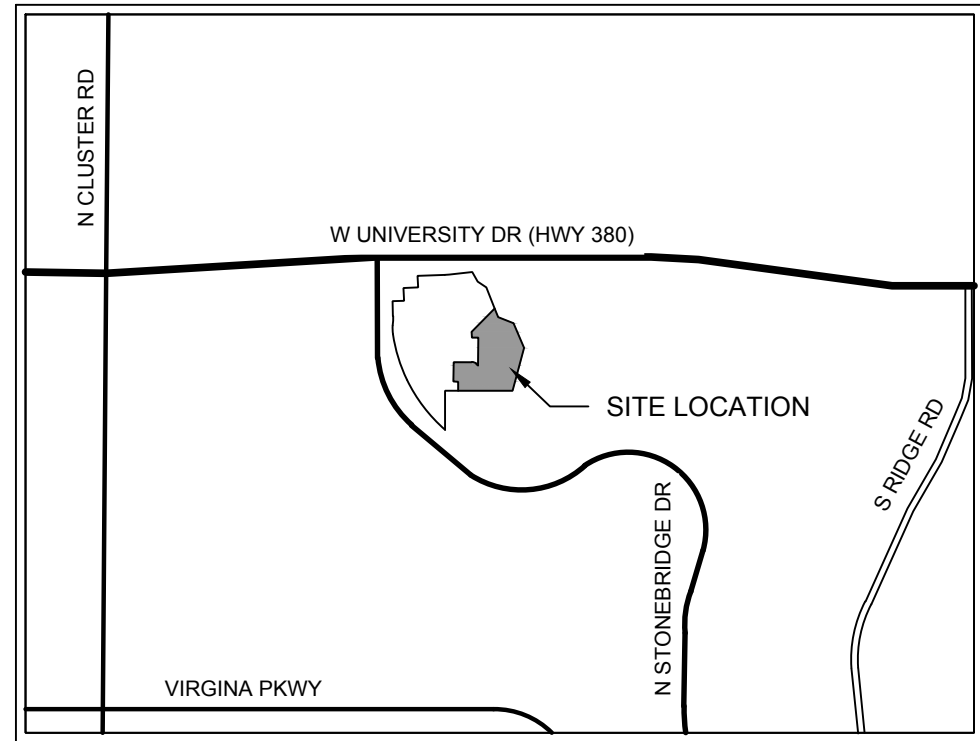


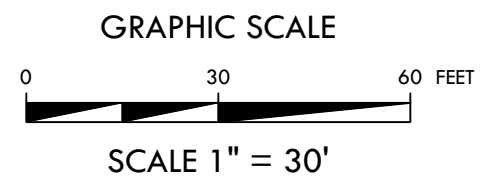
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 PLOTTED BY: Sany Chan
 PLOTTED WITH: DWG TO PDF.plt
 DATE: 11/15/18



Know what's below.
Call before you dig.



LOCATION MAP



LEGEND	
PROPOSED FACE AND BACK OF CURB	
PROPOSED FIRE LANE, WATER, SEWER & MUTUAL ACCESS EASEMENT	
PARKING COUNT	

SITE DATA	
Zoning District	C2- Local Commercial (Ord. No. 2015-08-075)
Proposed Use	Professional Office (PO) & Retail (R)
Lot Area	2.627 Ac. (114,438 Sq. Ft.)
Impervious Area	73,115.20 Sq. Ft.
Impervious Ratio	0.64:1 / 63.9%
Building Floor Area	29,742 Sq. Ft.
Building Height	
Office Building 1	1 Story, 23' - 6"
Office Building 2	1 Story, 26' - 7 1/2"
Office Building 3	1 Story, 26' - 0"
Floor Area Ratio / Percent Lot Coverage	0.26:1 / 26.0%
Building 1 (3,250 SF / 250 SF) (R)	13 Spaces
Building 2 (7,792 SF / 400 SF) (PO)	20 Spaces
Building 3 (5,237 SF / 400 SF) (PO)	14 Spaces
Total Parking Required	81 Spaces
Total Parking Provided	81 Spaces (6 HC Spaces / 3 Van)
Loading Spaces Required / Provided	1 Space / 1 Space

Note: Handicap parking is provided in accordance with ADA standards.

Shared Parking Note: A total of seven (7) parking spaces within the limits of Lot 5 are to be allocated for the shared use by Lot 4.

- DIMENSION NOTE**
- ALL DIMENSIONS FROM THE FACE OF CURB UNLESS NOTED OTHERWISE.
 - ALL CURB RADII SHALL BE 3' AT FACE OF CURB UNLESS OTHERWISE NOTED.

- NOTES**
- HAZARDOUS CHEMICALS WILL NOT BE STORED ON THE PROPERTY. ALL A/C & MECHANICAL EQUIPMENT TO BE LOCATED ON THE PROPOSED STRUCTURES ROOF. SCREENING OF ALL ROOF MOUNTED A/C & MECHANICAL EQUIPMENT MUST BE 1' TALLER THAN THE HEIGHT OF THE EQUIPMENT.

- STANDARD 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 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 AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

NOTE: Improvements shown on this site plan to be constructed in conjunction with the Site Plan for Lot 5 (SITE 2018-0217). Both sites will be constructed at the same time as part of the Civil Development Plans (DEV 20-18-08-00316).

FLOODPLAIN NOTE: This site is not within the 100-year floodplain. According to Flood Insurance Rate Map (FIRM) Map No. 48085C0255J dated JUNE 2, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within Zone X.

LOCATION
Southeast Corner of Stonebridge Dr. and Highway 380 (W University Dr)
Lot 4, Block A
Victory At Stonebridge Addition

OWNER/APPLICANT
Victory at Stonebridge, LLC
8001 LBJ Freeway Suite 400
Dallas, TX 75251
Telephone (214) 708-0707
Contact: Kris Ramji

ENGINEER
Kirkman Engineering
4821 Merlot Ave., Suite 210
Grapevine, Texas 76051
Telephone (817) 488-4960
TBPE No. 15874
Contact: Jonathan Schindler, P.E.



4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER



JOB NUMBER: VIC18017
DESIGNED BY: SC
DRAWN BY: SC
CHECKED BY: JES
ISSUE DATE: 11/15/18
REV:

Kirkman Engineering, LLC
Texas Firm No: 15874

VICTORY AT STONEBRIDGE OFFICE PARK

MCKINNEY, TEXAS

SITE PLAN

SHEET:
SP1.1