CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT THE LOCAL/STATE/FEDERAL UTILITY INFO. CALL BEFORE YOU DIG.
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	87° 56' 50"	75.00'	128.07'	N 84° 14' 17" W	[illegible]
C7	24° 07' 01"	72.00'	30.31'	N 79° 27' 34" W	[illegible]
C9	91° 00' 33"	288.00'	425.04'	S 25° 54' 20" W	[illegible]
C10	[illegible]	[illegible]	280.08'	S [illegible] 43" W	272.67'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 88° 24' 37" W	[illegible]
L3	N 87° 24' 04" W	15.80'

CAMWEST TRADITIONS

PROPOSED USE	OFFICE
NUMBER OF STORIES	3 STORIES
GARAGE SQUARE FOOTAGE (SF)	1,803
OFFICE SQUARE FOOTAGE (SF)	3,819
TOTAL SQUARE FOOTAGE (SF)	5,622

CITY OF McKINNEY SITE PLAN NOTES:

1. THE 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 OF McKINNEY DESIGN SPECIFICATIONS.

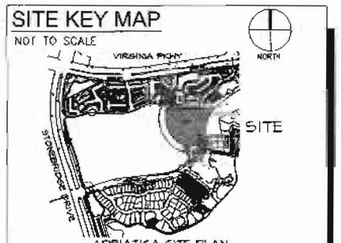
2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

3. THE PARKING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 (PARKING AND LOAD REGULATIONS OF THE CITY OF McKINNEY CODE OF ORDINANCES.

SITE DATA SUMMARY TABLE

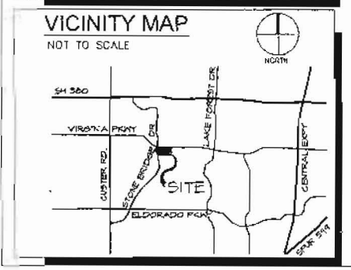
ITEM	LOT 2, BLOCK B
ZONING	PD# 2005-09-017 PD# 2006-09-104 PD# 2010-11-060
PROPOSED USE	OFFICE
LOT AREA (SF / ACRES)	125,777 / 2.89 ACRES
TOTAL BUILDING (SF)	5,622
TOTAL BUILDING (SF)	5,622
LOT COVERAGE (%)	2%
FLOOR RATIO	0.05
BUILDING HEIGHT	35'-0"
PARKING REQUIRED (SF)	15 SPACES (1 PER 350 SF)
TOTAL PARKING REQUIRED	15 SPACES
HANDICAPPED PARKING REQUIRED	1 SPACES
PARKING PROVIDED	28 SPACES
HANDICAPPED PARKING PROVIDED	2 SPACES
IMPERVIOUS AREA (SF)	14,[illegible]

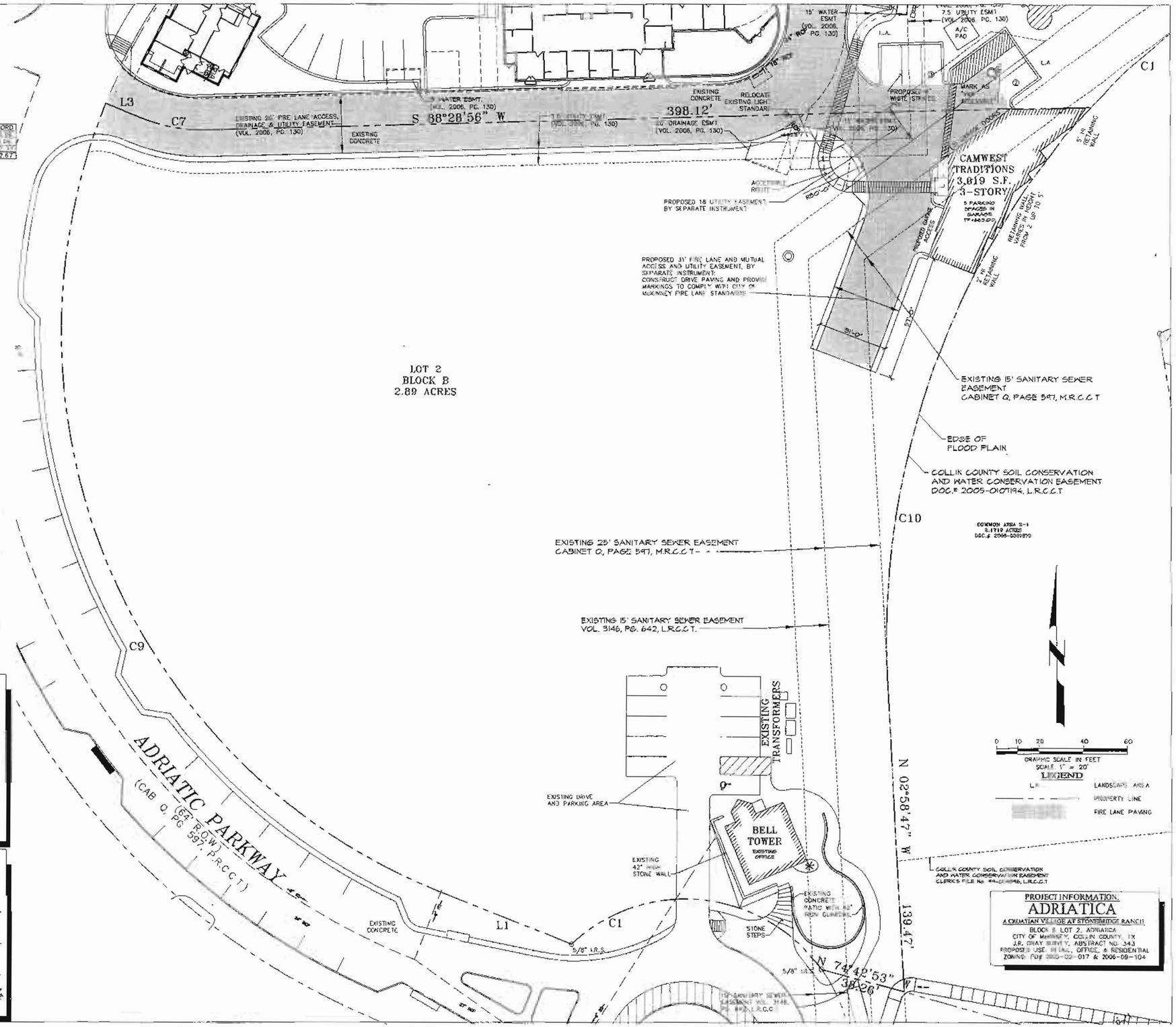
SITE KEY MAP
NOT TO SCALE



ADRIATICA SITE PLAN

VICINITY MAP
NOT TO SCALE





PROJECT INFORMATION:
ADRIATICA
A CHATEAU VILLAGE AT STONEBRIDGE RANCH
BLOCK B, LOT 2, ADRIATICA
CITY OF McKINNEY, COLLIN COUNTY, TX
J.R. GRAY SURVEY, ABSTRACT NO. 343
PROPOSED USE: RETAIL, OFFICE, & RESIDENTIAL
ZONING: PD# 2005-09-017 & 2006-09-104

OWNER/ DEVELOPER:
SB HARBOR MARKET I, LP, AN AFFILIATED COMPANY OF
Blackard Group
401 Adriatic Parkway
McKinney, Texas 75070
Mr. Jeffery D. Blackard
Phone (972) 540-0304
Fax (972) 540-0309

7th Century Design, LLC
401 Adriatic Parkway
McKinney, Texas 75070
P. 972-540-0304 F. 972-540-0309
kellerman@blackard.net

REGISTERED ARCHITECT D.K. DINGMAN 20578 STATE OF TEXAS

May 2, 2011

REVISED
MAY 2 2011
PLANNING

Block B Lot 2
Adriatica
McKinney, Texas

Site Plan

Project	Block B Lot 2	Drawn by	SKD
Date	May 2, 2011	Checked by	SKD

Drawing Number
S-1

Copyright © 2011 by Blackard Group