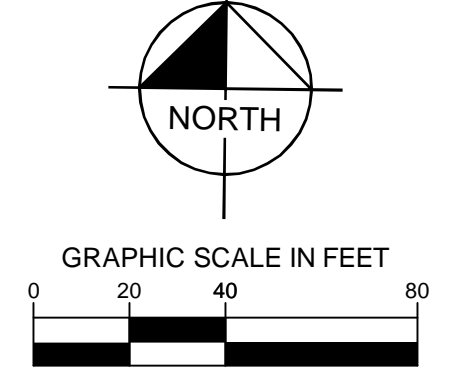


LOT SUMMARY	
LOT 1, BLOCK A	PROPOSED GROCERY AND FUEL STATION
LOT 2, BLOCK A	FUTURE RETAIL/RESTAURANT
LOT 3, BLOCK A	FUTURE RETAIL/RESTAURANT



LEGEND	
	PROPOSED PROPERTY LINE
	PROPOSED BUILDING
	PROPOSED CONCRETE CURB
	PROPOSED PARKING SPACES (SYSL4)
	CART CORRAL
	FIRE LANE
	SETBACK LINE PER ZONING ORDINANCE
	FIRE LANE, MUTUAL ACCESS, DRAINAGE, AND UTILITY EASEMENT (WATER, SEWER, STORM)
	BARRIER FREE RAMP
	FIRE HYDRANT
	CURB INLET
	DROP INLET
	4" SINGLE YELLOW SOLID LINE
	4" DOUBLE YELLOW SOLID LINE

SITE DATA SUMMARY	
LOT 1, BLOCK A	
ZONING (EXISTING)	PD 2001-02-024
PROPOSED USE	RETAIL
LOT AREA	6.509 ACRES (283,548 SQ. FT.)
BUILDING AREA	GROCERY: 42,000 SQ. FT. FUEL STATION: 760 SQ. FT.
BUILDING HEIGHT (MAX 35 FT)	1-STORY: 27 FT 1-STORY: 14 FT
LOT COVERAGE (70% MAXIMUM)	14.6%
FLOOR AREA RATIO	0.15:1
TOTAL IMPERVIOUS AREA SQ. FT	206,991 SQ. FT. (4.75 AC)

PARKING SUMMARY		
LOT 1, BLOCK A	RETAIL	FUEL STATION
USE/BUILDING SF	42,000	760
PARKING REQUIRED	RETAIL: 1 PER 200 SF 210 SPACES REQUIRED	FUEL: 1 SPACE FOR EVERY 4 FUELING STATIONS. CONVENIENCE STORE: 1 SPACE FOR EVERY 250 SF (MINIMUM OF 5 SPACES) 5 SPACES REQUIRED
ACCESSIBLE REQUIRED	7	N/A
LOADING SPACES REQUIRED	3	N/A
LOADING SPACES PROVIDED	3	N/A
	PARKING PROVIDED	PARKING PROVIDED
STANDARD	203	4
ACCESSIBLE	7	2
TOTAL PROVIDED	210	6

- SITE NOTES**
- ALL CURBED RADII ARE TO BE 2' OR 10' UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - THE POSTED SPEED LIMIT ON WESTRIDGE PARKWAY IS 40 MPH. THE POSTED SPEED LIMIT ON INDEPENDENCE PARKWAY IS 40 MPH.
 - BUILDINGS SHALL HAVE AUTOMATIC FIRE SPRINKLER SYSTEM.
 - THERE ARE NO EXISTING STRUCTURES ON SITE.

- CITY OF MCKINNEY SITE PLAN NOTES**
- 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.
 - MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY FROM ADJACENT RESIDENTIAL PROPERTIES.
 - THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
 - ALL WALLS OVER 15' TALL REQUIRE A BUILDING PERMIT, AND ALL WALLS OVER 2' TALL REQUIRE A SEALED STRUCTURAL DESIGN.

APPLICANT:
Kimley»Horn
 5750 Genesis Court
 Suite 200
 Frisco, Texas 75034
 Tel. No. 972-335-3590
 Fax No. 972-335-3779
 Contact: Michael Westfall, P.E.

WESTRIDGE RETAIL
 SITE PLAN
 PD 2001-02-024
 6.571 ACRES

DATE	REVISIONS
	No.

Kimley»Horn
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 5750 GENESIS COURT, SUITE 200, FRISCO, TX 75034
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
AS SHOWN	DRW	MJC	MKW

WESTRIDGE RETAIL SITE PLAN

NWC OF WESTRIDGE BLVD.
AND INDEPENDENCE PKWY.
CITY OF MCKINNEY, TEXAS

DATE	PROJECT NO.	SHEET NUMBER
03/28/2016	63362501	SP-1

RECEIVED
 By Planning Department at 8:16 am, Mar 30, 2016

BENCHMARKS

BM: CITY OF MCKINNEY SURVEY MONUMENT NO. 38 AT THE SOUTHWEST CORNER OF VIRGINIA PARKWAY AND PEREGRINE IN CONCRETE CURB INLET. PUBLISHED ELEV. = 740.77

TBM 110: SET IN CONCRETE ON A CURB INLET ON THE WEST SIDE OF INDEPENDENCE PARKWAY APPROXIMATELY 150 FEET SOUTH OF THE INTERSECTION OF INDEPENDENCE PARKWAY AND MILLBEND DRIVE. ELEV. = 762.97

TBM 111: SET IN CONCRETE ON A CURB INLET AT THE SOUTHWEST CORNER OF THE INTERSECTION OF INDEPENDENCE PARKWAY AND WESTRIDGE BOULEVARD. ELEV. = 763.95

TBM 112: SET IN CONCRETE ON A CURB INLET ON THE SOUTH SIDE OF WESTRIDGE BOULEVARD APPROXIMATELY 800 FEET WEST OF THE INTERSECTION OF INDEPENDENCE PARKWAY AND WESTRIDGE BOULEVARD. ELEV. = 770.42