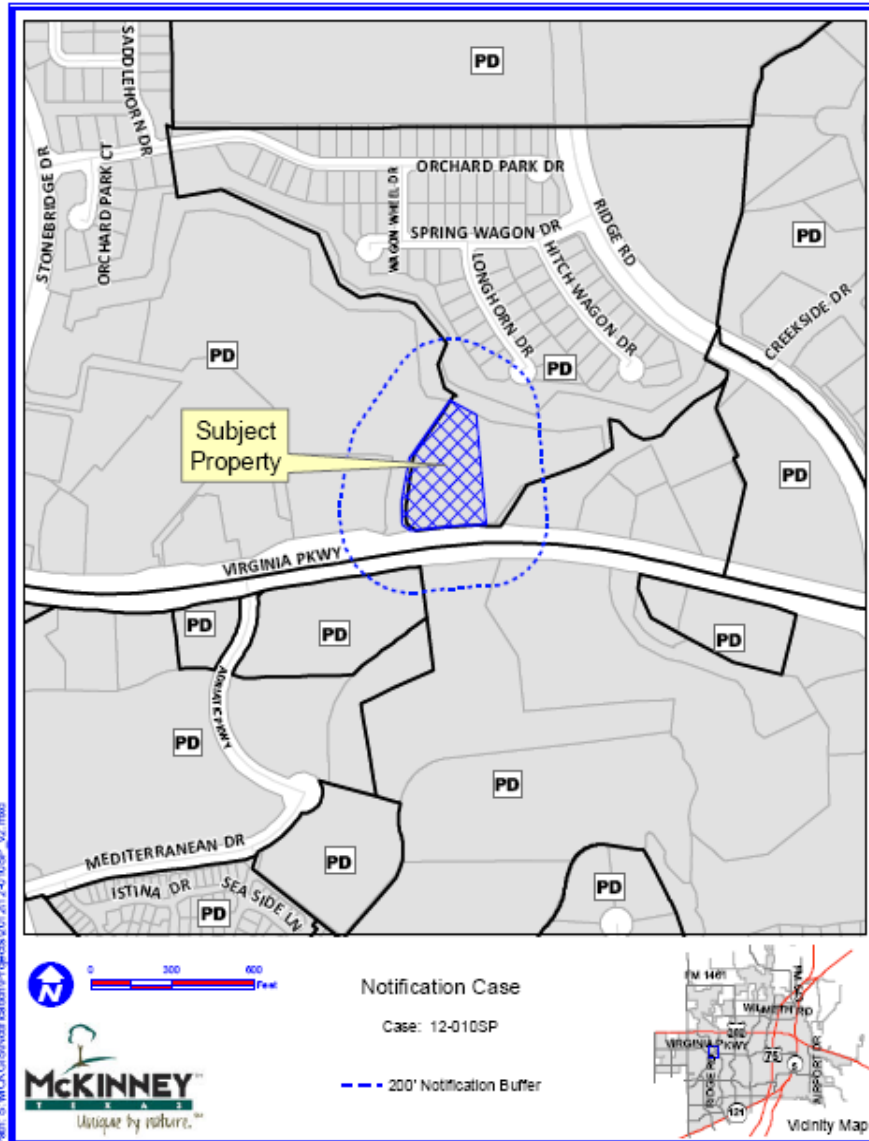


Case No. 12-010SP

Conduct a Public Hearing to Consider/Discuss/Act on the Request by The Keller Salons of Volterra, L.L.C., on Behalf of Liberty Federal Savings Bank, for Approval of a Site Plan for the Salons of Volterra at Stonebridge Ranch, Approximately 2.45 Acres, Located on the North Side of Virginia Parkway and Approximately 1,400 Feet East of Ridge Road.

Location Map



Path: S:\MCKINNEY\staff\external\projects\1207-217-4710SP-02.mxd

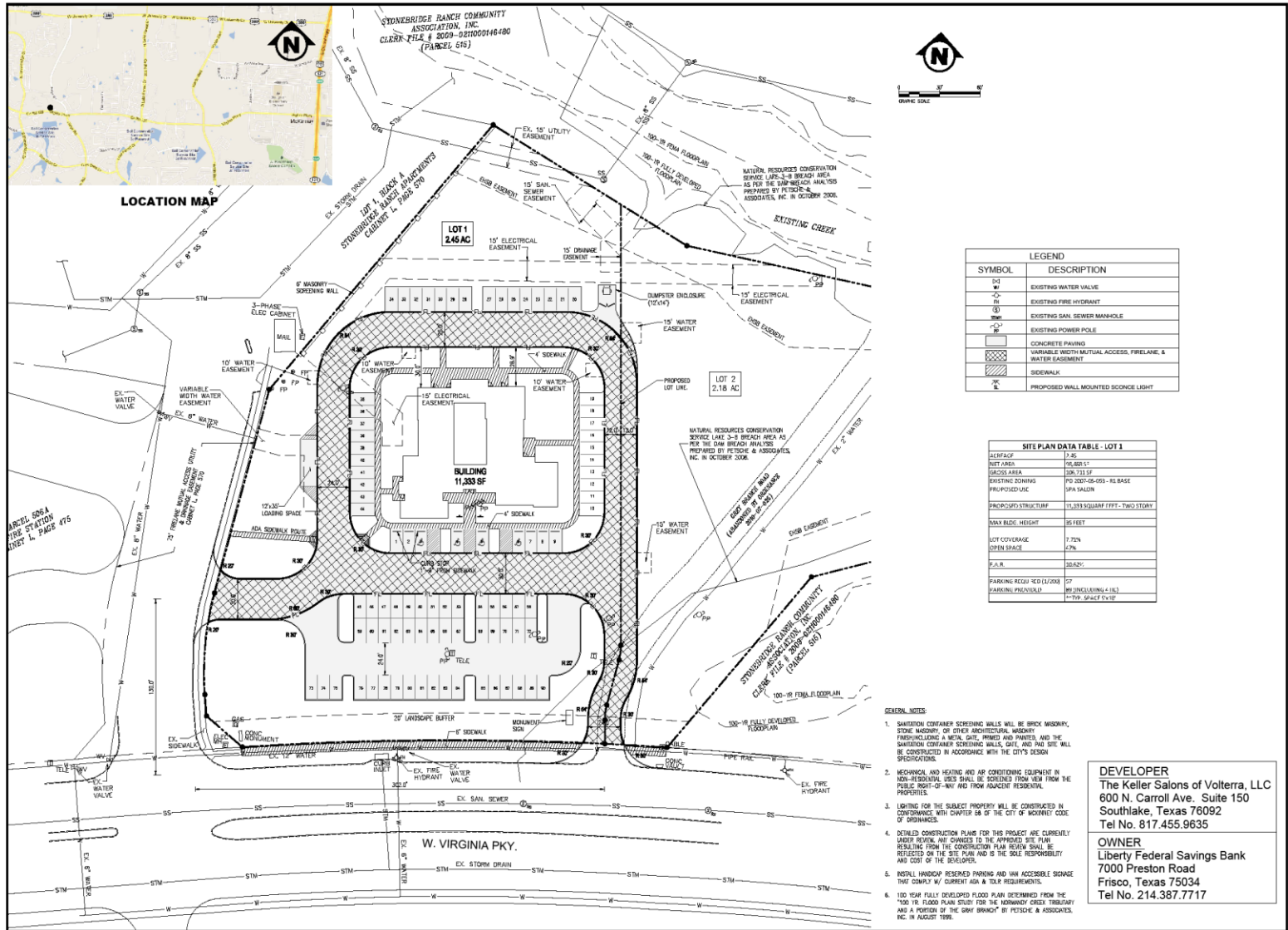
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officers or employees for any discrepancies, errors, or omissions which may exist.



Aerial Exhibit



Proposed Site Plan



LEGEND

SYMBOL	DESCRIPTION
SW	EXISTING WATER VALVE
FW	EXISTING FIRE HYDRANT
SM	EXISTING SAN. SEWER MANHOLE
EP	EXISTING POWER POLE
CP	CONCRETE PAVING
VP	VARIABLE WIDTH MUTUAL ACCESS, FIRELANE, & WATER EASEMENT
SW	SIDEWALK
ML	PROPOSED WALL MOUNTED SCIENCE LIGHT

SITE PLAN DATA TABLE - LOT 1

AREA/AC	2.45
NET AREA	10,881.0
GROSS AREA	108,711.0
EXISTING ZONING	PD 2007-05-053 - R3 BASE
PROPOSED ZONING	SPA 164001
PROPOSED STRUCTURE	15,333 SQUAM FEET, TWO STORY
MAX BLDG HEIGHT	35 FEET
LOT COVERAGE	7.72%
OPEN SPACE	0.7%
F.A.R.	30.24%
PARKING REQU'D (2,000)	27
PARKING PROVIDED	80 (INCLUDING 116)
	11700 - 60'x12'x10'

- GENERAL NOTES**
- SKATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY. FURNISHING A METAL GATE, PRIMED AND PAINTED, AND THE SKATION CONTAINER SCREENING WALLS, GATE AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
 - NEEDSCALES 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 08 OF THE CITY OF MOCKLEY CODE OF ORDINANCES.
 - DETAILED CONSTRUCTION PLANS FOR THIS PROJECT ARE CURRENTLY UNDER REVIEW. ANY CHANGES TO THE APPROVED SITE PLAN RESULTING FROM THE CONSTRUCTION PLAN REVIEW SHALL BE REFLECTED ON THE SITE PLAN AND IS THE SOLE RESPONSIBILITY AND COST OF THE DEVELOPER.
 - INSTALL HANDICAP RESERVED PARKING AND VAN ACCESSIBLE SIGNAGE THAT COMPLY W/ CURRENT ADA & TDR REQUIREMENTS.
 - 100-YEAR FLOOD PLAIN STUDY FOR THE MOCKLEY CREEK TRIBUTARY AND A PORTION OF THE GRAY BRANCH BY PETSCHKE & ASSOCIATES, INC. IN AUGUST 1999.

DEVELOPER
 The Keller Salons of Volterra, LLC
 600 N. Carroll Ave., Suite 150
 Southlake, Texas 76092
 Tel No. 817.455.9635

OWNER
 Liberty Federal Savings Bank
 7000 Preston Road
 Frisco, Texas 75034
 Tel No. 214.387.7717

REVISIONS

NO.	DESCRIPTION	DATE

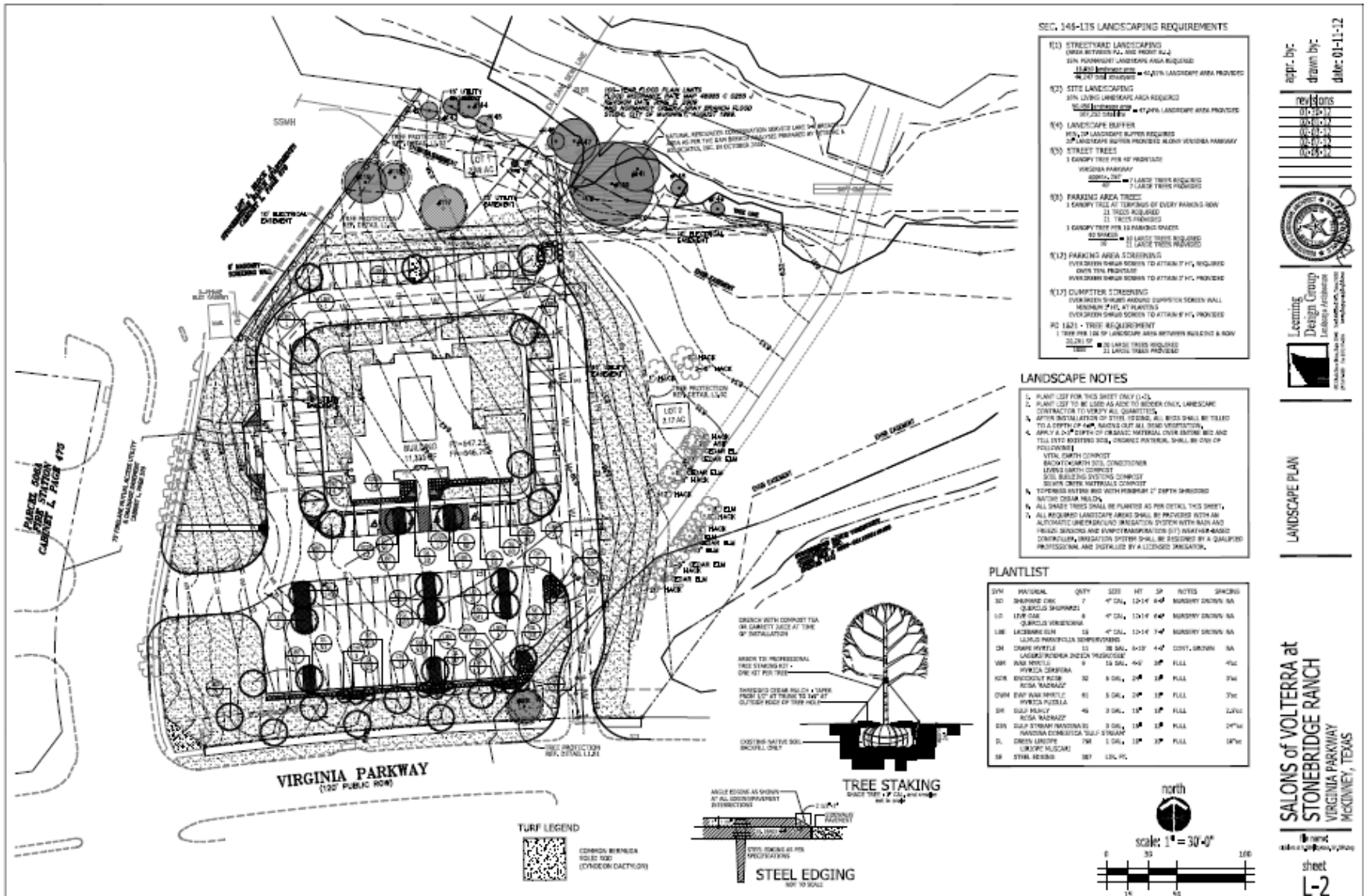
BARRON STARK CONSULTING ENGINEERS, LP
 CONSULTING ENGINEERS, LP
 600 N. CARROLL AVE., SUITE 150
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 TEL: 817.455.9635
 FAX: 817.455.9636
 WWW.BARRONSTARK.COM

CHARLES F. STARK
 5787
 LICENSED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 EXPIRES 08/31/2024

SITE PLAN
SALONS OF VOLTERRA AT
STONERIDGE RANCH
 LOT 1, BLOCK A, SALONS OF VOLTERRA ADDITION
 MCKINNEY, TEXAS

CLIENT No. 155
 PROJECT No. 0108
 DESIGN: NAB
 DRAWN: NAB
 CHECKED: OYS
 DATE: NOVEMBER 2011
 SHEET
C2.0

Proposed Landscape Plan



Staff Recommendation

- Staff recommends approval of the plan as outlined in the Staff Report