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TONY CALLAWAY
TBAE# 7672
8.25.2014

STACY CENTER SOUTH
A PROJECT FOR
PATTERSON INVESTMENTS

MCKINNEY, TX - 75070

STACY ROAD & HWY 121.

REVISIONS:

CITY CASE NO.
14-223CP

JOB NO: 14030

CONCEPT
PLAN

CP-1

DATE:08.25.2014

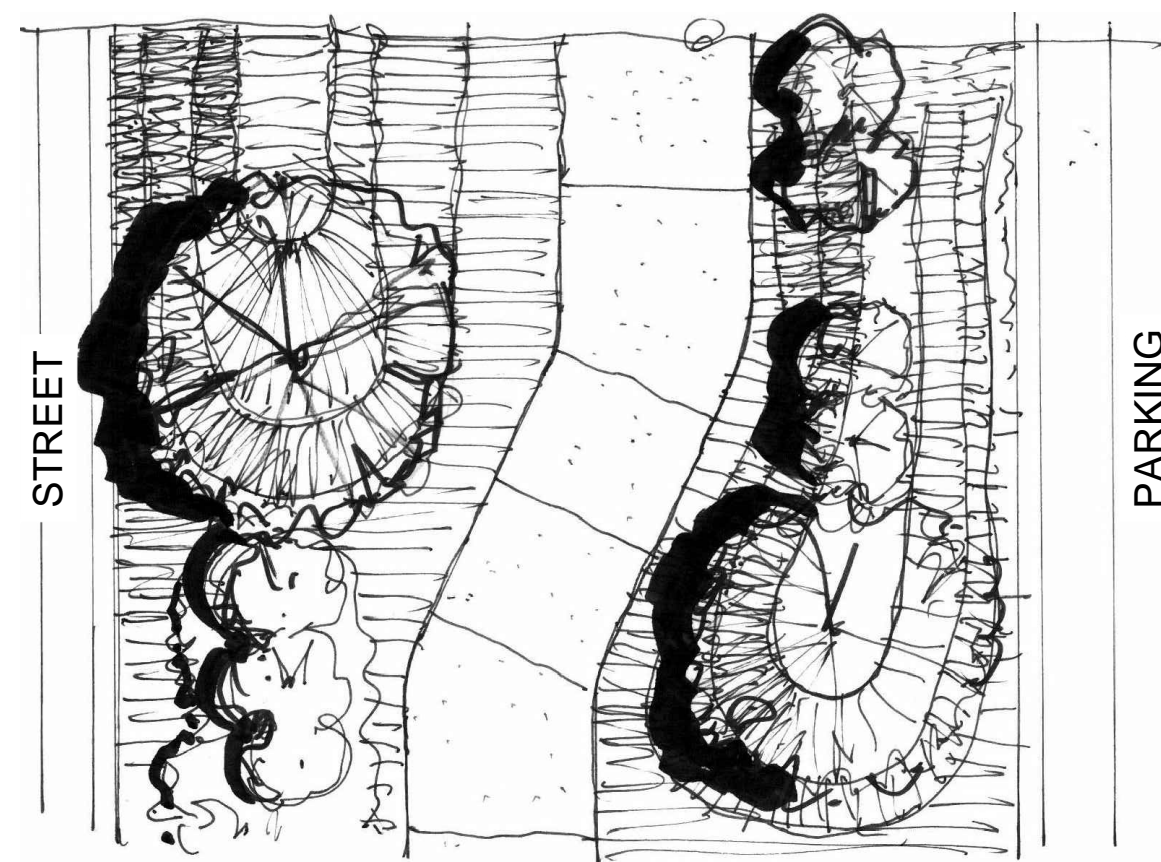
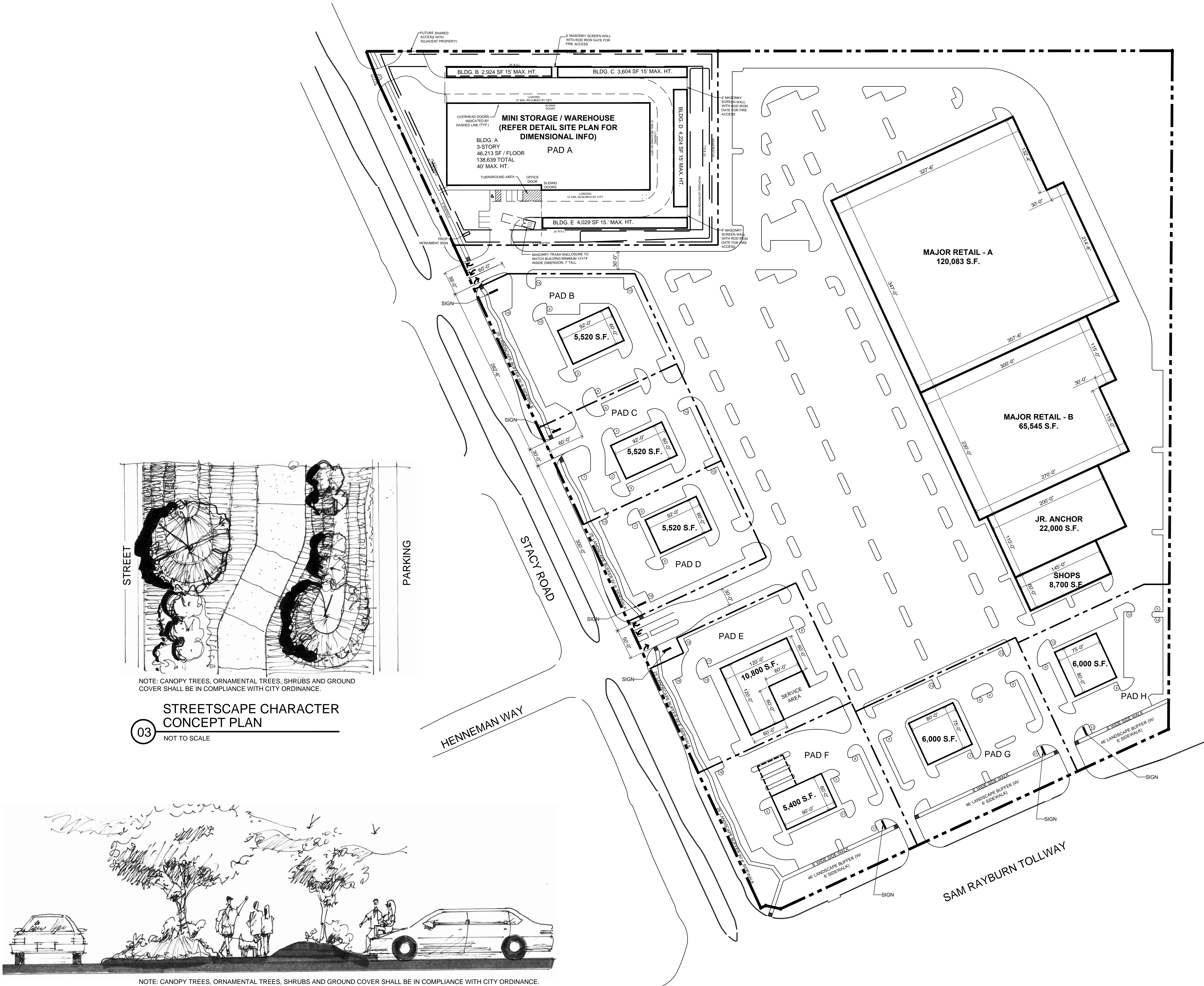
LANDSCAPE NARRATIVE:

- XERIC WILL BE THE KEY REQUIREMENT WHEN SELECTING PLANT MATERIAL FOR THIS PROJECT.
- ALL TREES AND SHRUBS WILL BE DRIP IRRIGATED, WITH SPRAYS LIMITED TO GRASS ONLY.
- GRASS USE WILL BE LIMITED.
- THE 20' WIDE BUFFER YARD ALONG STACY ROAD WILL HAVE A GENTLY MEANDERING SIDEWALK THE LENGTH OF THE BUFFER YARD. THIS ALLOWS US TO PROVIDE TREE CLUSTERS ON BOTH SIDES OF THE SIDEWALK PROVIDING NOT ONLY VISUAL DEPTH BUT SHADE MOST TIMES DURING THE DAY. SHRUBS REQUIRED FOR PARKING LOT SCREENING WILL ALSO MEANDER, PROVIDING A LESS RIDGED LOOK INTO THE SITE. THE 46' WIDE BUFFER YARD ALONG SAM RAYBURN TOLLWAY IS FILLED COMPLETELY WITH AN EXISTING DRAINAGE DITCH WITH POWER POLES ADJACENT TO THE ACCESS ROAD. IT IS IMPORTANT NOT TO BLOCK THE FLOW OF WATER THROUGH THE DRAINAGE DITCH. THIS WILL LIMIT SIDEWALK, TREES AND PARKING LOT SCREENING SHRUBS TO BE PARALLEL TO THE NORTH SIDE OF THE BUFFER YARD, (THE AREA CLOSEST TO THE PARKING LOT). THE SCREENING HEDGE WILL BE BETWEEN THE SIDEWALK AND THE DRAINAGE DITCH TO PROVIDE A BARRIER FOR PEDESTRIAN PROTECTION. TREES WILL BE ADJACENT TO THE SHRUBS. THE ENTIRE DRAINAGE DITCH WILL BE GRASSED.
- THE BUFFER YARD AND PARKING LOTS WILL EACH CONTAIN A MIXTURE OF TREE TYPES TO AVOID AN UNHEALTHY TREE MONOCULTURE. THE TREE TYPES WILL BE DETERMINED BY MICRO-ENVIRONMENTAL CONDITIONS FOR THEIR LOCATIONS AS WELL AS FOR PUBLIC SAFETY AND VISIBILITY.
- THIS LANDSCAPE WILL MEET AND/OR EXCEED THE LANDSCAPE CODE REQUIREMENTS FOR THE CITY OF MCKINNEY, TEXAS

CONCEPT PLAN DATA				
BUILDING	BUILDING AREA	LAND AREA	FAR	PARKING PROVIDED
MAJOR RETAIL A	120,083 S.F.	17.32 ACRES	0.29:1	787
MAJOR RETAIL B	65,545 S.F.			
JR. RETAIL ANCHOR	22,000 S.F.			
RETAIL SHOPS	8,700 S.F.			
PAD A (MINI STORAGE)	157,217 S.F.	3.70 ACRES	0.98:1	7
PAD B (RETAIL/REST.)	5,520 S.F.	1.25 ACRES	0.10:1	82
PAD C (RETAIL/REST.)	5,520 S.F.	1.00 ACRES	0.13:1	43
PAD D (RETAIL/REST.)	5,520 S.F.	1.00 ACRES	0.13:1	69
PAD E (RETAIL/REST.)	10,800 S.F.	1.33 ACRES	0.19:1	74
PAD F (RETAIL/BUS.)	5,400 S.F.	1.63 ACRES	0.08:1	62
PAD G (RESTAURANT)	6,000 S.F.	1.60 ACRES	0.09:1	88
PAD H (RESTAURANT)	6,000 S.F.	1.16 ACRES	0.12:1	73
TOTAL	418,305 S.F.	29.99 ACRES	0.32:1	1301

NOTES:

1. ALL DIMENSIONS & AREAS TO BE DETERMINED BY SURVEY
2. PARKING REQUIRED FOR RETAIL/SHOPS : 1 PER 250SF
3. PARKING REQUIRED FOR RESTAURANTS : 1 PER 150SF
4. PARKING REQUIRED FOR OFFICE: 1 PER 400SF



NOTE: CANOPY TREES, ORNAMENTAL TREES, SHRUBS AND GROUND COVER SHALL BE IN COMPLIANCE WITH CITY ORDINANCE.

STREETSCAPE CHARACTER
CONCEPT PLAN

03

NOT TO SCALE



NOTE: CANOPY TREES, ORNAMENTAL TREES, SHRUBS AND GROUND COVER SHALL BE IN COMPLIANCE WITH CITY ORDINANCE.

STREETSCAPE CHARACTER
CONCEPT SECTION

02

NOT TO SCALE



01

CONCEPT SITE PLAN

SCALE: 1" = 80'-0"

