



SITE DATA SUMMARY

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.	212,803 SQ. FT. (4.89 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
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 AND 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

BENCHMARKS

BM: CITY OF MCKINNEY SURVEY MONUMENT NO. 38 AT THE SOUTHWEST CORNER OF VIRGINIA PARKWAY AND PERRIERINE 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

Kimley»Horn
© 2014, KIMLEY-HORN AND ASSOCIATES, INC.
5750 GENESIS COURT, SUITE 200, FRISCO, TX 75034
WWW.KIMLEY-HORN.COM
PHONE: 972-335-3590
TEXAS REGISTERED ENGINEERING FIRM F-928

SCALE:
AS SHOWN
DESIGNED BY: DRB
DRAWN BY: MJC
CHECKED BY: MKW

WESTRIDGE RETAIL AND INDEPENDENCE PKWY. CITY OF MCKINNEY, TEXAS SITE PLAN

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

DATE:
03/17/2016

PROJECT NO.:
63362501

SHEET NUMBER:
SP-1

REVISIONS:

No.	DATE