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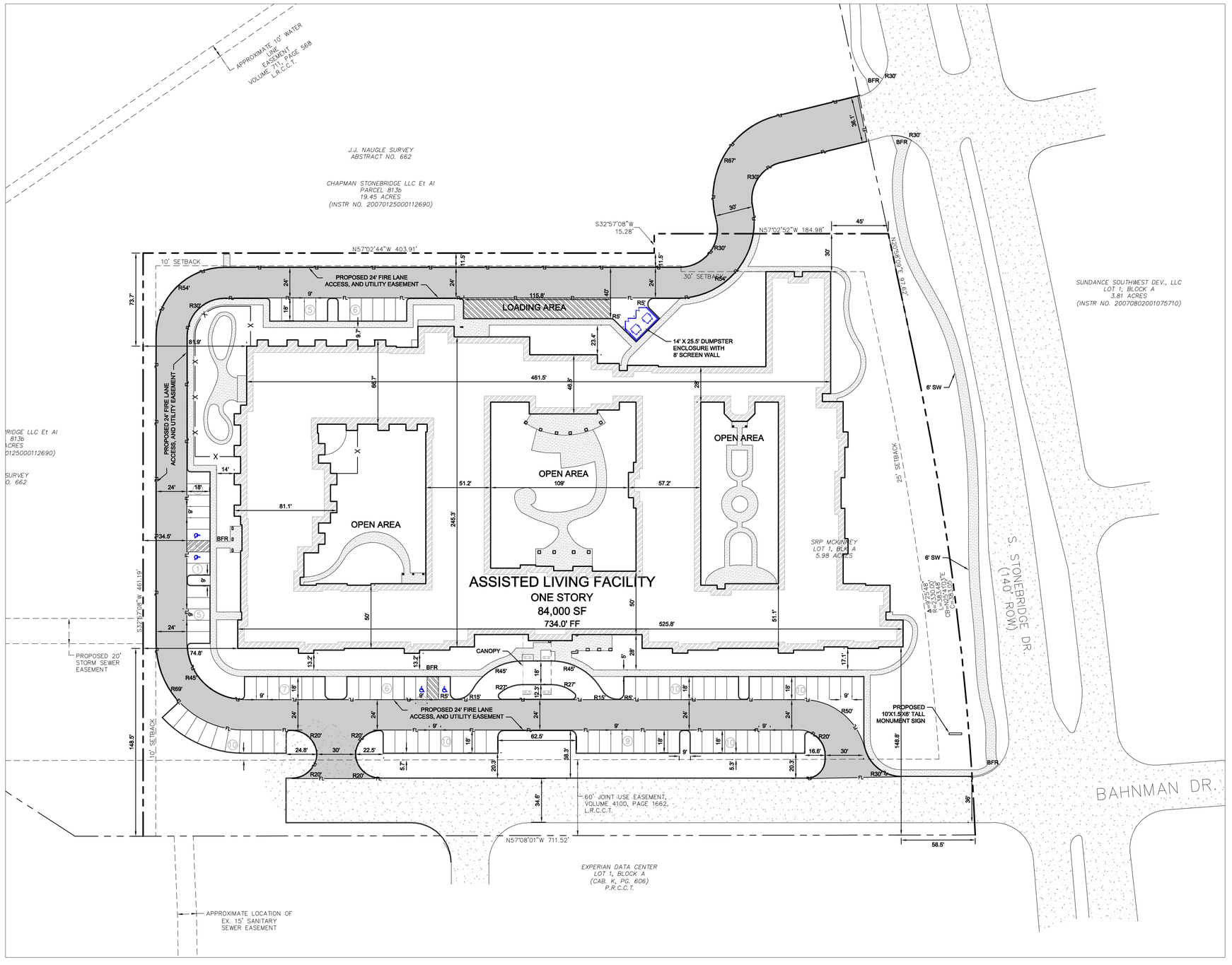
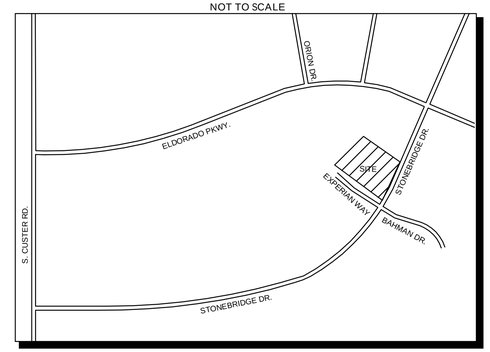


0 40' 80'
GRAPHIC SCALE 40'

VICINITY MAP
NOT TO SCALE



NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII ARE 3.0' UNLESS OTHERWISE NOTED.
3. BUILDING SHALL HAVE AUTOMATIC FIRE SPRINKLER SYSTEM.
4. PROPOSED MONUMENT SIGNS ARE SUBJECT TO THE REVIEW AND APPROVAL OF JEFF HARRIS, CHIEF BUILDING OFFICIAL.

CITY OF McKINNEY 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 LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

SITE DATA SUMMARY TABLE

ZONING	PD 1621, 2005-10-110
PROPOSED USE	ASSISTED LIVING
LOT AREA	294,045 S.F. 6.75 AC.
BUILDING AREA ASSISTED LIVING	84,000 S.F.
BUILDING HEIGHT	30 FT. (1 STORY)
LOT COVERAGE	28.6%
FLOOR AREA RATIO (for non-residential zoning)	0.29:1
PARKING REQUIRED W/ RATIO 1 SPOT PER 4 BEDS 107 TOTAL BEDS	27 SPACES
TOTAL PARKING REQUIRED	27 SPACES
TOTAL PARKING PROVIDED	98 SPACES
TOTAL HANDICAP REQUIRED	4 SPACES
TOTAL HANDICAP PROVIDED	4 SPACES
SQ. FT. IMPERVIOUS SURFACE	155,813 SF

* HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

LEGEND

- PROPOSED FIRE LANE
- SIDEWALK
- BUILDING HATCH
- EXISTING PAVING

OWNER:
CHAPMAN STONEBRIDGE LLC ET AL
6116 N VENTRAL EXPY, STE 510
DALLAS, TX 75206

APPLICANT:
Kimley-Horn and Associates, Inc.
5750 Genesis Court
Suite 200
Frisco, Texas 75034
Tel. No. 972-335-3580
Fax No. 972-335-3779
Contact: Roy Braswell, PE

No.	REVISIONS	DATE	BY

Kimley-Horn and Associates, Inc.
5750 GENESIS COURT, SUITE 200, FRISCO, TX 75034
PHONE: 972-335-3580 FAX: 972-335-3779
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley-Horn and Associates, Inc.
Engineer ROY BRASWELL, P.E.
P.E. No. 104908 Date 12/21/2012

KHA PROJECT 067776103
DATE 12/21/2012
SCALE AS SHOWN
DESIGNED BY: JCM
DRAWN BY: JCM
CHECKED BY: RBB

ASSISTED LIVING COMMUNITY AT STONEBRIDGE
CITY OF McKINNEY
COLLIN COUNTY, TEXAS

SITE PLAN

SHEET NUMBER
C-SP

IMAGES
XREFS
ATTACHED BY
DWG NAME
LAST SAVED
XREF (x36) - XREF #body - XREF #Site - XREF #Sheet - XREF #Topo
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K:\FRI_CIVIL\077610\3-STONEBRIDGE ASSISTED LIVING\DWGS\EXHIBITS\C-SITE PLAN.DWG
12/20/2012 3:31 PM