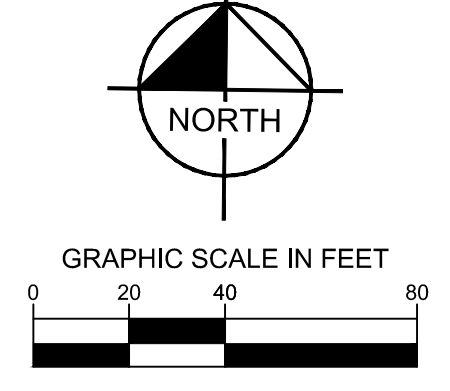


LOT SUMMARY	
LOT 1, BLOCK A	PROPOSED GROCERY AND FUEL STATION
LOT 2, BLOCK A	FUTURE RETAIL/RESTAURANT
LOT 3, BLOCK A	FUTURE RETAIL/RESTAURANT
LOT 4, BLOCK A	FUTURE RETAIL/RESTAURANT



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, AND UTILITY EASEMENT (WATER, SEWER, STORM)
	BARRIER FREE RAMP
	FIRE HYDRANT
	CURB INLET
	WYE INLET
	4" SINGLE YELLOW SOLID LINE
	4" DOUBLE YELLOW SOLID LINE
	MANHOLE

SITE DATA SUMMARY	
ZONING (EXISTING)	LOT 1, BLOCK A
PROPOSED USE	RETAIL
LOT AREA	7.35 ACRES (320,209 SQ. FT.)
BUILDING AREA	GROCERY: 44,014 SQ. FT. FUEL STATION: 1,440 SQ. FT.
BUILDING HEIGHT (MAX 35 FT)	1-STORY: 27 FT 1-STORY: 14 FT
LOT COVERAGE (50% MAXIMUM)	14.0%
FLOOR AREA RATIO	0.14:1
TOTAL IMPERVIOUS AREA SQ. FT.	215,846 SQ. FT. (4.96 AC)

PARKING SUMMARY		
LOT 1, BLOCK A	RETAIL	FUEL STATION
USE/BUILDING SF	44,014	1,440
PARKING REQUIRED	221 SPACES REQUIRED	FUEL: 1 SPACE FOR EVERY 4 FUELING STATIONS. CONVENIENCE STORE: 1 SPACE FOR EVERY 250 SF (MINIMUM OF 5 SPACES) 8 SPACES REQUIRED
ACCESSIBLE REQUIRED	7	1
LOADING SPACES REQUIRED	3	N/A
LOADING SPACES PROVIDED	3	N/A
STANDARD	214	6
ACCESSIBLE	7	2
TOTAL PROVIDED	224	8

- 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.
  - HVAC EQUIPMENT FOR GROCERY TO BE LOCATED ON ROOF AND SCREENED PER CODE.

- 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 12' 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. 972-335-3580  
 Fax No. 972-335-3779  
 Contact: Lauren Nuffer, P.E.

WESTRIDGE RETAIL  
 LOT 1, BLOCK A  
 SITE PLAN  
 16-301SP  
 PD 2001-02-024  
 7.35 ACRES

**BENCHMARKS**

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

**EXISTING ZONING: PD ORD. NO. 2001-08-087**  
 LOT 2R1, BLOCK A  
 THE HEIGHTS AT WESTRIDGE  
 PLANNING AREA 12, PARCEL  
 1209, LOTS 2R1, 4R, AND 5R,  
 BLOCK A  
 VOLUME 2015, PAGE 749  
 P.R.C.C.T.

**EXISTING ZONING: PD ORD. NO. 2015-02-005**  
 LOT 4R, BLOCK A  
 THE HEIGHTS AT WESTRIDGE  
 PLANNING AREA 12, PARCEL  
 1209, LOTS 2R1, 4R, AND 5R,  
 BLOCK A  
 VOLUME 2015, PAGE 749

**RECEIVED**  
 By Planning Department at 9:56 am, Oct 28, 2016

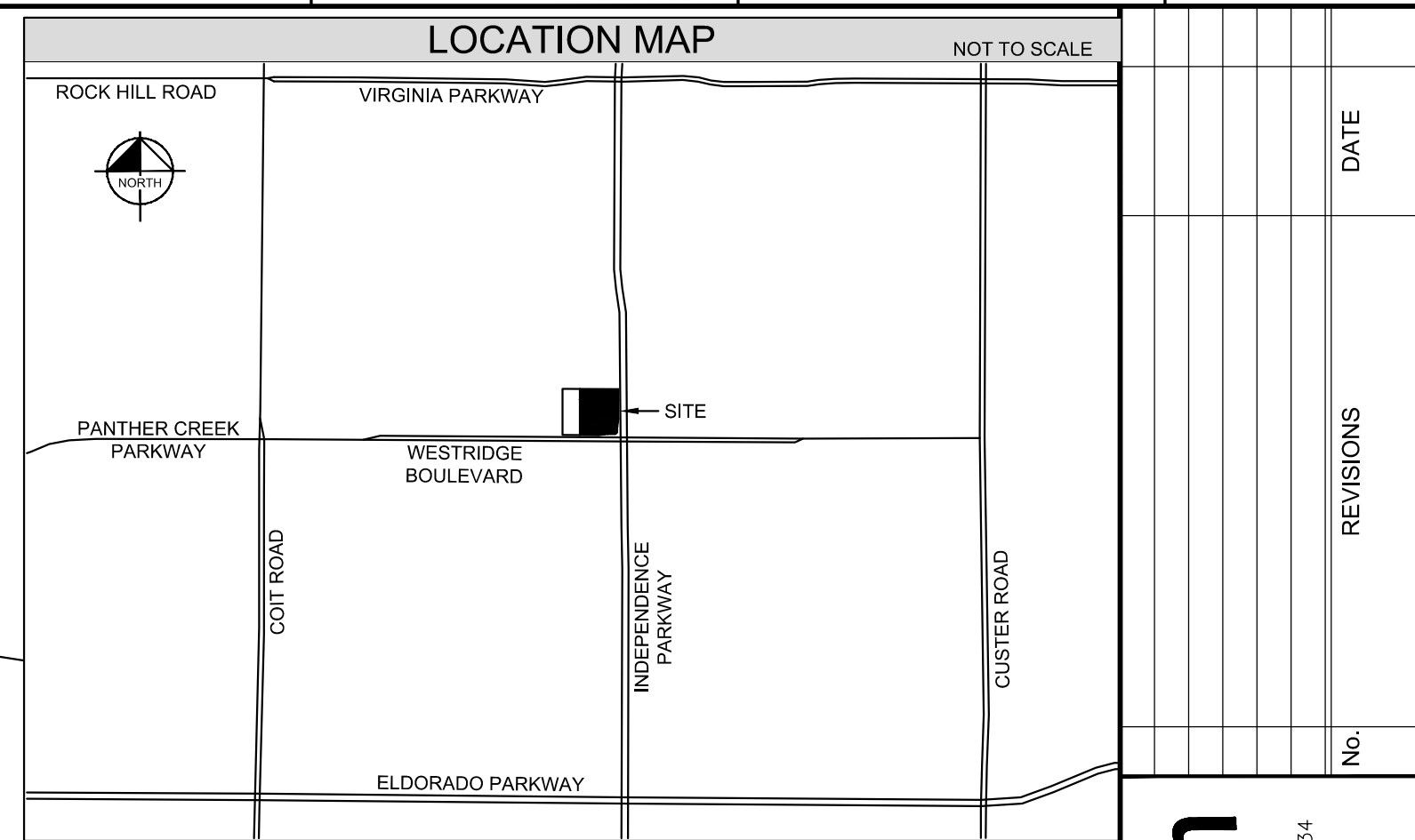
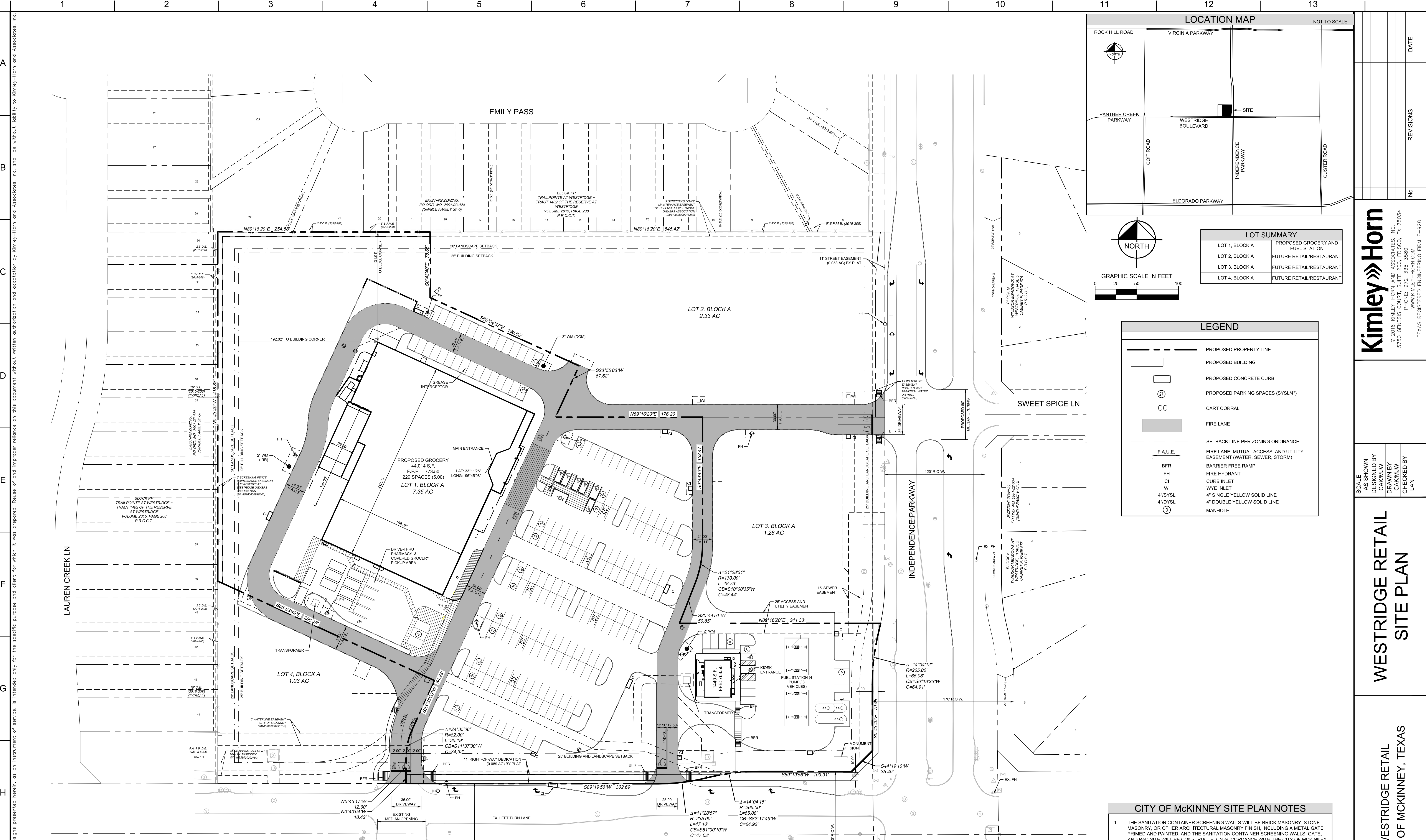
**Kimley»Horn**  
 © 2016, KIMLEY-HORN AND ASSOCIATES, INC.  
 5750 GENESIS COURT, SUITE 200, FRISCO, TX 75034  
 PHONE: 972-335-3580  
 WWW.KIMLEY-HORN.COM  
 TEXAS REGISTERED ENGINEERING FIRM F-928

**WESTRIDGE RETAIL  
 CITY OF MCKINNEY, TEXAS**

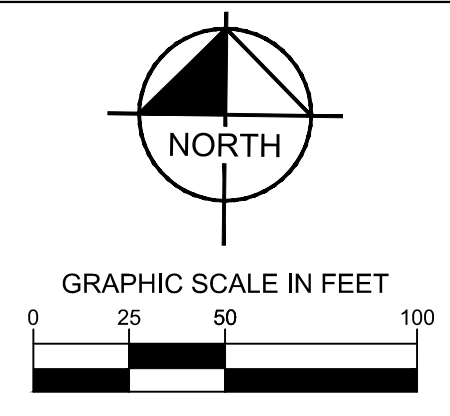
DATE: 10/27/2016  
 PROJECT NO.: 63362501  
 SHEET NUMBER: **SP-1**

SCALE: AS SHOWN  
 DESIGNED BY: CAKINJW  
 DRAWN BY: CAKINJW  
 CHECKED BY: LAN

NO. REVISIONS DATE



LOT SUMMARY	
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**WESTRIDGE RETAIL LOT 1, BLOCK A SITE PLAN**  
16-301SP  
PD 2001-02-024  
7.35 ACRES

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TEXAS REGISTERED ENGINEERING FIRM F-928

**WESTRIDGE RETAIL SITE PLAN**

**WESTRIDGE RETAIL CITY OF MCKINNEY, TEXAS**

DATE	10/27/2016
PROJECT NO.	63362501
SHEET NUMBER	SP-2