



4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER



JOB NUMBER: VIC15007_STONEBRIDGE
DESIGNED BY: ALP
DRAWN BY: ALP
CHECKED BY: MTM
ISSUE DATE: 11-18-16
REV:

No. 1 12/21/2016 REVISED LAYOUT

Kirkman Engineering
Texas Firm No: 15874

VICTORY AT
STONEBRIDGE

McKINNEY,
TEXAS

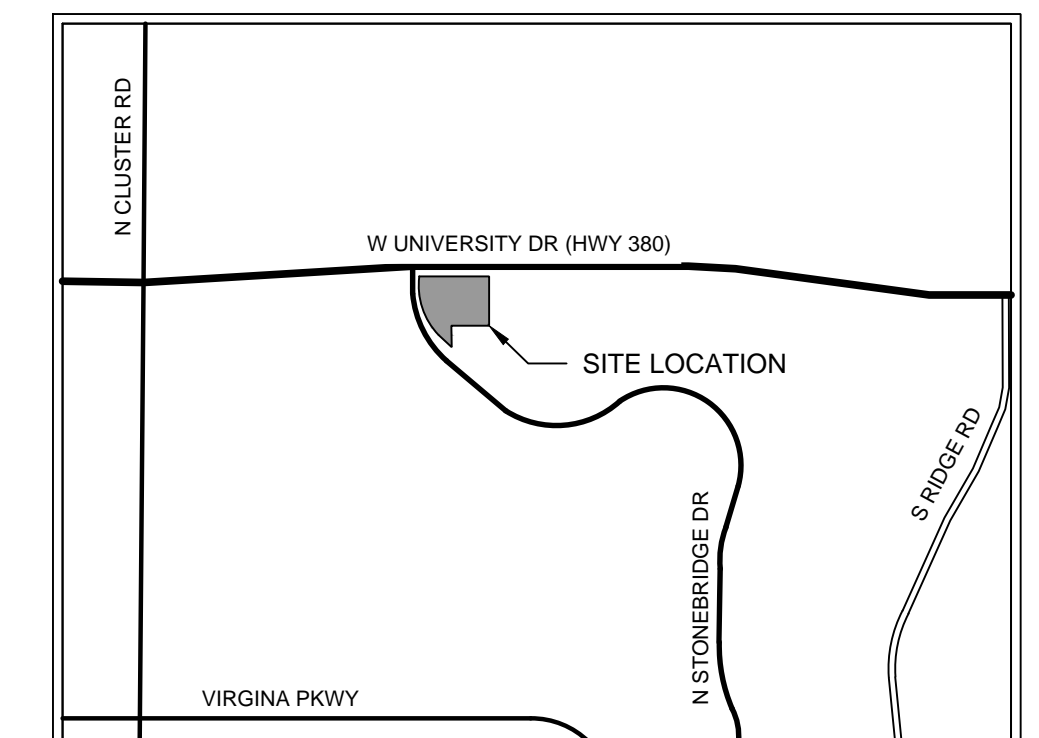
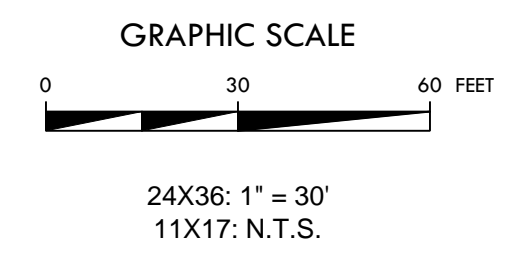
LOT 1
SITE PLAN

SHEET:
SP1.0

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U.S. Highway No. 380
(variable width right-of-way)

ALL WORK WITHIN U.S. 380 R.O.W.
IN ACCORDANCE WITH
TXDOT STANDARDS



LEGEND

PROPERTY BOUNDARY	---
ADJACENT PROPERTY BOUNDARY	---
LANDSCAPE SETBACK	---
PROPOSED EASEMENT	---
PROPOSED FIRELANE LIMITS	---
PROPOSED SIDEWALK	---
ADA / CROSSWALK	---
OFF-STREET LOADING AREA	---
PROPOSED PATIO AREA	---
PARKING COUNT	①

SITE DATA

Category	Lot 1
Zoning District	C2
Proposed Use	Retail / Restaurant
Lot Area	1.46 Ac. (63,598 Sq. Ft.)
Building Floor Area	10,740 Sq. Ft.
Building Height (Parapet Roof)	1 Story, 28'-2"
Floor Area Ratio / Percent Lot Coverage	0.171 / 16.9%
Retail (4,457 SF / 250 SF)	18 Spaces
Restaurant (6,283 SF / 150 SF)	42 Spaces
Patio (450 SF / 150 SF)	3 Spaces
Total Parking Required	63 Spaces
Total Parking Provided	65 Spaces (3 HC Spaces / 1 Van)

Note: Handicap parking is provided in accordance with ADA standards.

Shared Parking Note: A total of two (2) parking spaces within the limits of Lot 1 are to be allocated for the shared use by Lot 2.

DIMENSION NOTE

ALL DIMENSIONS FROM THE FACE OF CURB UNLESS NOTED OTHERWISE.

NOTES

- ALL EXISTING BUILDINGS TO BE REMOVED FROM PROPERTY.
- HAZARDOUS CHEMICALS WILL NOT BE STORED ON THE PROPERTY.
- AC HEATING MECHANICAL EQUIPMENT TO BE LOCATED ON TOP OF PROPOSED STRUCTURE.

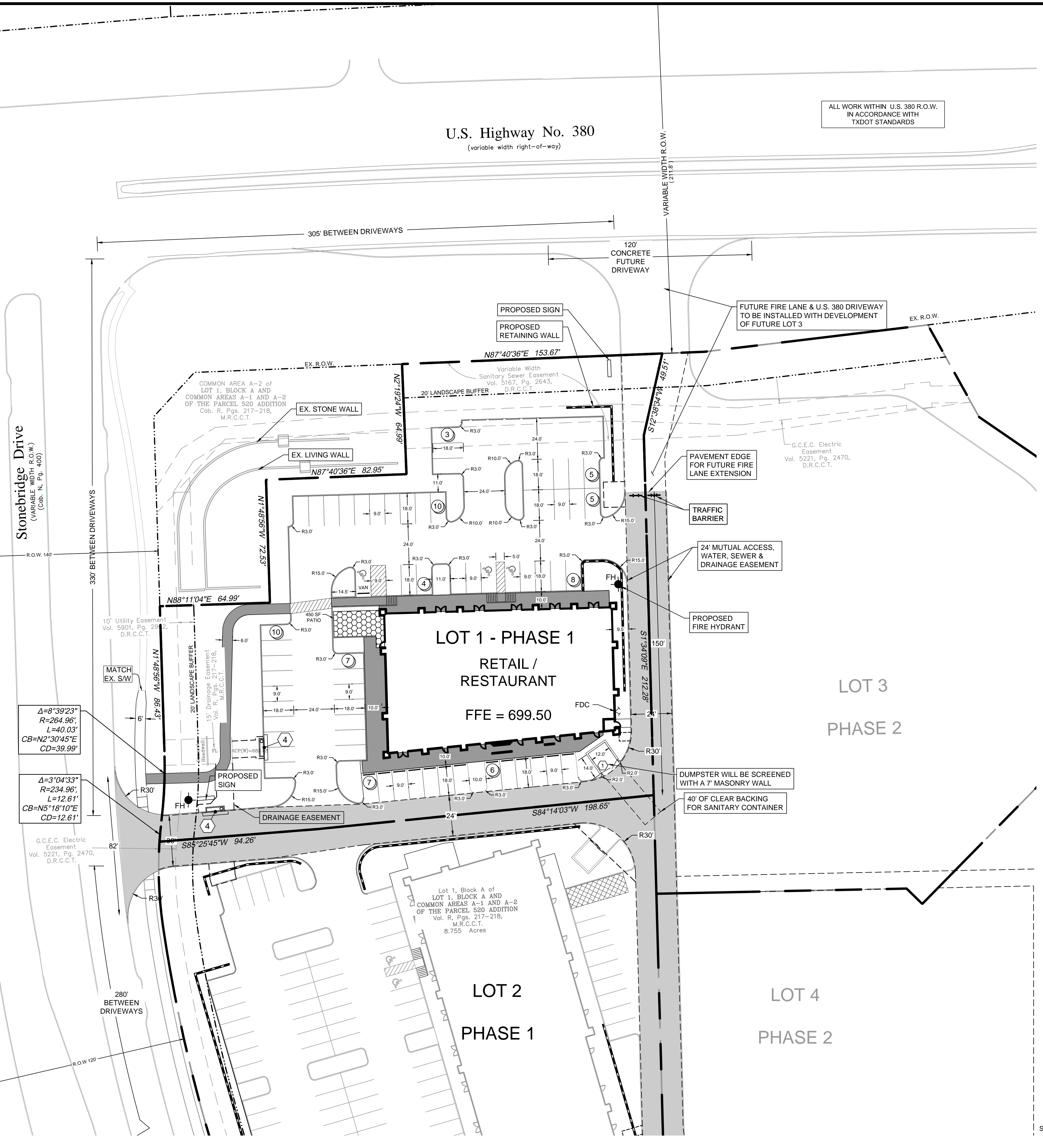
SYMBOL KEY

- SANITATION CONTAINER(S) ENCLOSURE WITH SOLID MASONRY TO MATCH BUILDING, 7' TALL MINIMUM, WITH SOLID METAL GATES
- LOADING SPACE, 35' X 12'
- BARRIER FREE RAMPS
- DRAINAGE STRUCTURE

STANDARD NOTES

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

LOCATION	OWNER/APPLICANT	ENGINEER
Southeast Corner of Stonebridge Dr. and Highway 380 (W University Dr) Lot 1	Victory at Stonebridge, LLC 8001 LBJ Freeway Suite 400 Dallas, TX 75251 Telephone (214) 708-0707 Contact: Kris Ramji	Kirkman Engineering 4821 Merlot Ave., Suite 210 Grapevine, Texas 76051 Telephone (817) 488-4960 TBPE No. 15874 Contact: Shea Kirkman, P.E.



ALL WORK WITHIN STONEBRIDGE DRIVE R.O.W. IN ACCORDANCE WITH CITY OF MCKINNEY STANDARDS

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FILE PATH: K:\Job\VIC15007_Stonebridge\Drawings\Site Plan - Retail\03 - Production\010 SITE PLAN.dwg
PLOTTER: DWG TO PDF v3



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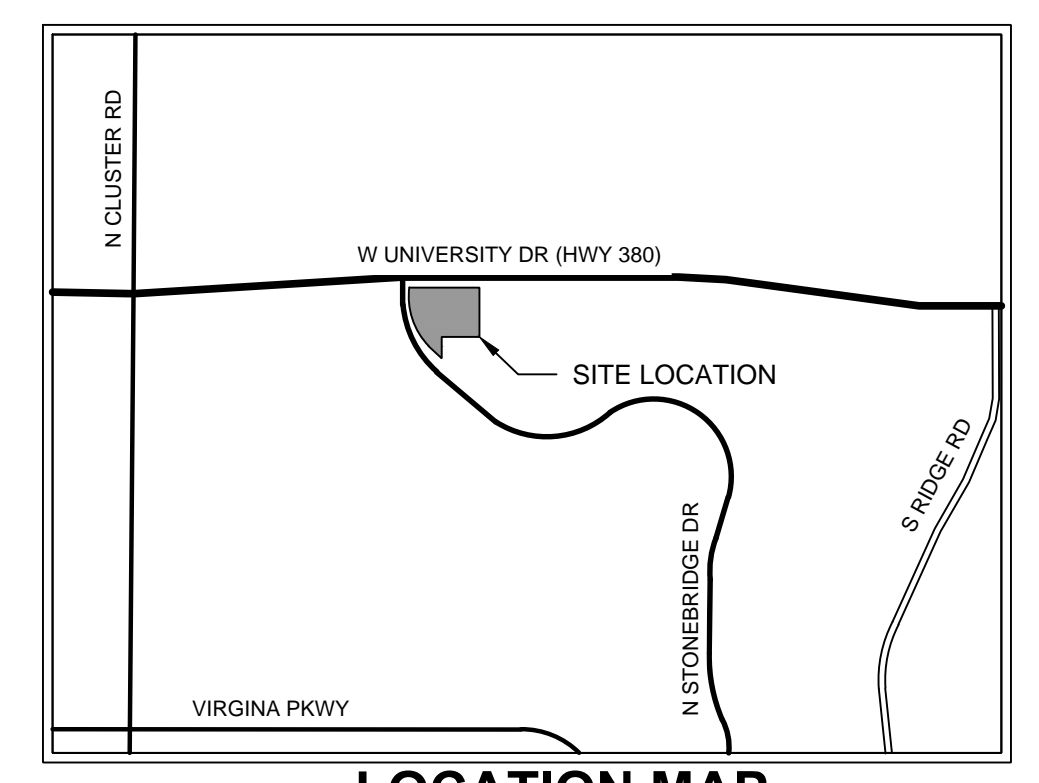
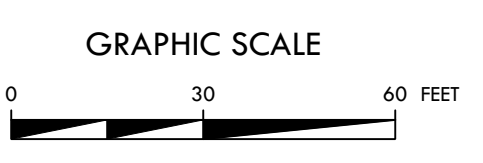
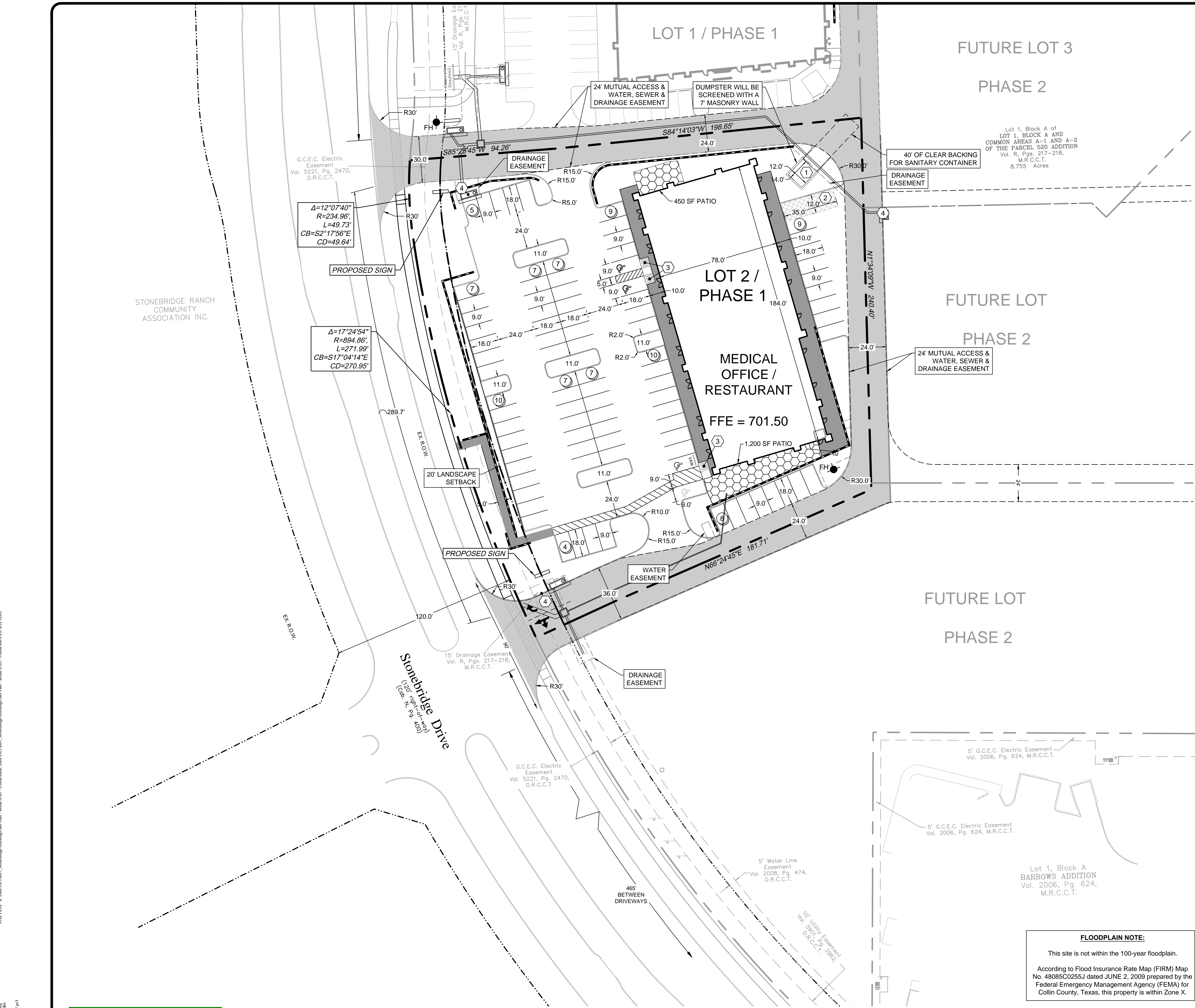
McKINNEY,
TEXAS

LOT 2
SITE PLAN

SHEET:

SP2.0

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LEGEND	
PROPERTY BOUNDARY	---
ADJACENT PROPERTY BOUNDARY	- - - -
LANDSCAPE SETBACK	---
PROPOSED EASEMENT	---
PROPOSED VARIABLE HEIGHT WALL	---
PROPOSED FIRELANE LIMITS	---
PROPOSED SIDEWALK	---
ADA / CROSSWALK	---
OFF-STREET LOADING AREA	---
PROPOSED PATIO AREA	---
FIRE LANE STRIPING	---
PARKING COUNT	①

SITE DATA	LOT II
Proposed Use	Medical Office / Restaurant
Lot Area	1.74 Ac. (75,795 Sq. Ft.)
Building Floor Area	14,288 Sq. Ft.
Building Height	1 Story, 28' - 2"
Floor Area Ratio / Percent Lot Coverage	0.19:1 / 18.9%
Restaurant (8,892 SF / 150 SF)	60 Spaces
Patio (1,650 SF / 150 SF)	11 Spaces
Retail (3,193 SF / 250 SF)	13 Spaces
Medical Office (2,203 SF / 300 SF)	8 Spaces
Total Parking Required	92 Spaces
Total Parking Provided	90 Spaces (4 HC Spaces / 1 Van)
Loading Spaces Required / Provided	1 Space / 1 Space

Note: Handicap parking is provided in accordance with ADA standards.

Shared Parking Note: A total of two (2) parking spaces within the limits of Lot 1 are to be allocated for the shared use by Lot 2.

DIMENSION NOTE	SYMBOL KEY
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	② LOADING SPACE, 35' X 12'
	③ BARRIER FREE RAMP
	④ DRAINAGE STRUCTURE

NOTES
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FLOODPLAIN NOTE:
This site is not within the 100-year floodplain.
According to Flood Insurance Rate Map (FIRM) Map No. 48085C0255J dated JUNE 2, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within Zone X.

LOCATION
Southeast Corner of Stonebridge Dr. and Highway 380 (W University Dr)
Lot 2

OWNER/APPLICANT
Victory at Stonebridge, LLC
8001 LBJ Freeway Suite 400
Dallas, TX 75251
Telephone (214) 708-0707
Contact: Kris Ramji

ENGINEER
Kirkman Engineering
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By Planning Department at 2:37 pm, Jan 04, 2017

FILE PATH: K:\Job\VIC15007_Stonebridge\Drawings\Site Plan - Retail I103 - Production\4.0 SITE PLAN
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 PLOTTER: HP DesignJet T1100e
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