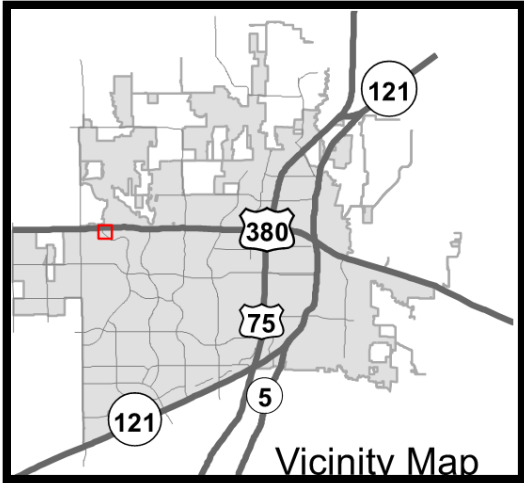
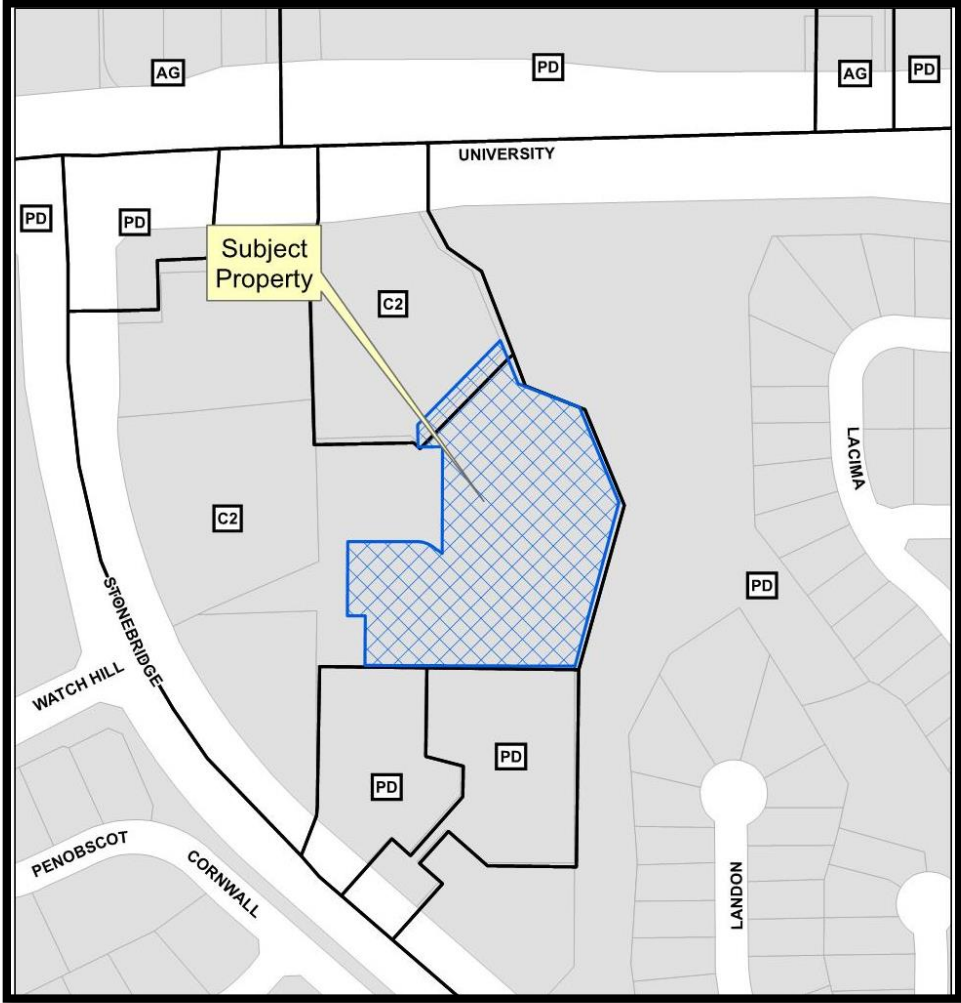


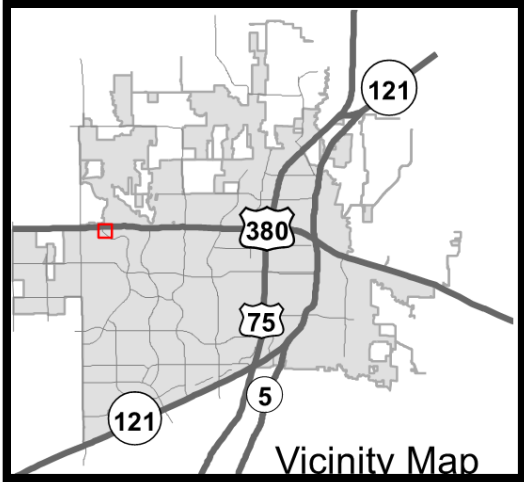
# Victory at Stonebridge Office Park Site Plan Variance

18-0118SP

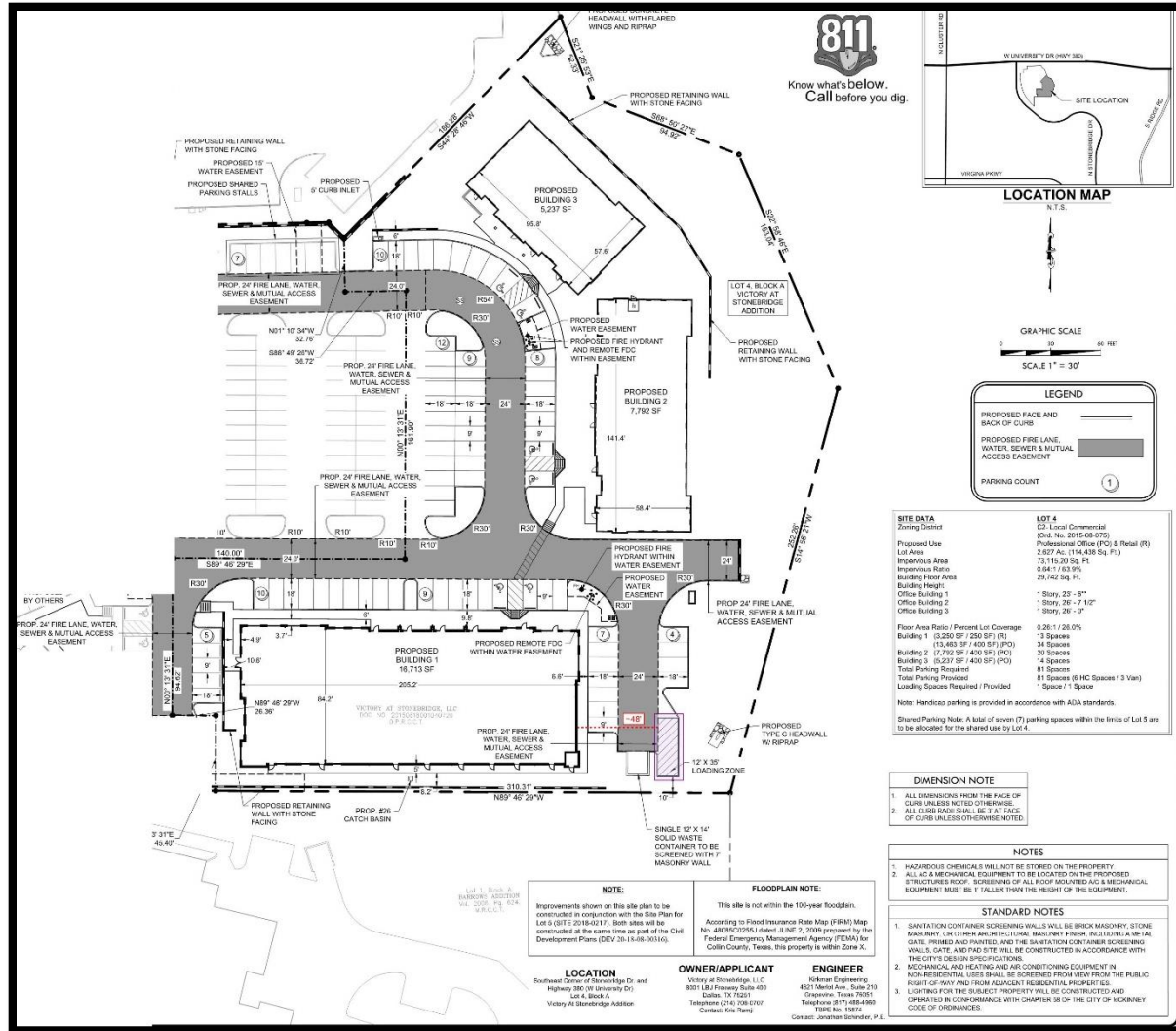
# Location Map



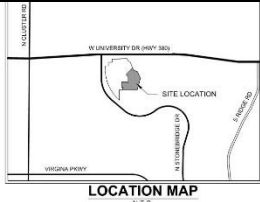
# Aerial Exhibit



# Proposed Site Plan



**811**  
Know what's below.  
Call before you dig.



**LEGEND**

- PROPOSED FACE AND BACK OF CURB
- PROPOSED FIRE LANE, WATER, SEWER & MUTUAL ACCESS EASEMENT
- PARKING COUNT

**SITE DATA**

<b>Zoning District</b>	C2 Local Commercial (Ord. No. 2015-08-075)
<b>Proposed Use</b>	Professional Office (PO) & Retail (R)
<b>Lot Area</b>	2,627 Sq. Ft. (114,438 Sq. Ft.)
<b>Impervious Area</b>	73,116.20 Sq. Ft.
<b>Impervious Ratio</b>	0.84 / 1.03 (%)
<b>Building Floor Area</b>	29,742 Sq. Ft.
<b>Building Height</b>	1 Story, 23'-0"
<b>Office Building 1</b>	1 Story, 28'-7" 10"
<b>Office Building 2</b>	1 Story, 28'-0"
<b>Office Building 3</b>	1 Story, 28'-0"
<b>Floor Area Ratio / Percent Lot Coverage</b>	0.26 / 1.28 (%)
<b>Building 1</b>	13,250 SF / 250 SF (R)
	(13,483 SF / 400 SF) (PO)
<b>Building 2</b>	7,792 SF / 400 SF (PO)
<b>Building 3</b>	5,237 SF / 400 SF (PO)
<b>Total Parking Required</b>	81 Spaces
<b>Total Parking Provided</b>	81 Spaces @ 1 HC Space / 3 Van
<b>Loading Spaces Required / Provided</b>	1 Space / 1 Space

Note: Handicap parking is provided in accordance with ADA standards.  
Shared Parking Note: A total of seven (7) parking spaces within the limits of Lot 5 are to be allocated for the shared use by Lot 4.

**DIMENSION NOTE**

- ALL DIMENSIONS FROM THE FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL CURB RADIUS SHALL BE 7' AT FACE OF CURB UNLESS OTHERWISE NOTED.

**NOTES**

- HAZARDOUS CHEMICALS WILL NOT BE STORED ON THE PROPERTY.
- ALL AC & MECHANICAL EQUIPMENT TO BE LOCATED ON THE PROPOSED STRUCTURES ROOF. SCREENING OF ALL ROOF MOUNTED AC & MECHANICAL EQUIPMENT MUST BE 1' TALLER THAN THE HEIGHT OF THE EQUIPMENT.

**STANDARD NOTES**

- SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PAVED AND PAVED AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
- MICROMETAL 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 CONTROLLED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

**NOTE:**  
Improvements shown on this site plan to be constructed in conjunction with the Site Plan for Lot 5 (SITE 2018-0317). Both sites will be constructed at the same time as part of the City Development Plans (DEV 2018-0316/0317).

**FLOORPLAN NOTE:**  
This site is not within the 100-year floodplain.  
According to Flood Insurance Rate Map (FIRM) Map No. 4805020501 (dated JUNE 2, 2009) prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within Zone X.

**LOCATION**  
Roundabout Center of Stonebriar Dr. and Highway 380 W. University Dr.  
Lot 4, Block A  
Victory at Stonebriar Addition

**OWNER/APPLICANT**  
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TDP No. 15875  
Contact: Jonathan Schneider, P.E.



