CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA, 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO.
CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	97° 50' 60"	75.00'	128.07'	N 84° 14' 11" W	113.06'
C7	24° 07' 01"	72.00'	30.31'	N 79° 27' 34" W	30.08'
C9	91° 00' 33"	268.00'	425.69'	N 22° 54' 20" W	382.33'
C10	45° 50' 59"	350.00'	280.08'	S 19° 56' 43" W	272.67'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 68° 24' 37" W	63.55'
L3	N 67° 24' 04" W	16.80'

BELL TOWER (EXISTING)

PROPOSED USE	OFFICE
NUMBER OF STORIES	7 STORIES
OFFICE SQUARE FOOTAGE (SF)	1,855
TOTAL SQUARE FOOTAGE (SF)	1,855
BUILDING FOOTPRINT (SF)	893
PARKING REQUIRED (OFF. 1/400 SF)	5 SPACES

CAMWEST TRADITIONS (EXISTING)

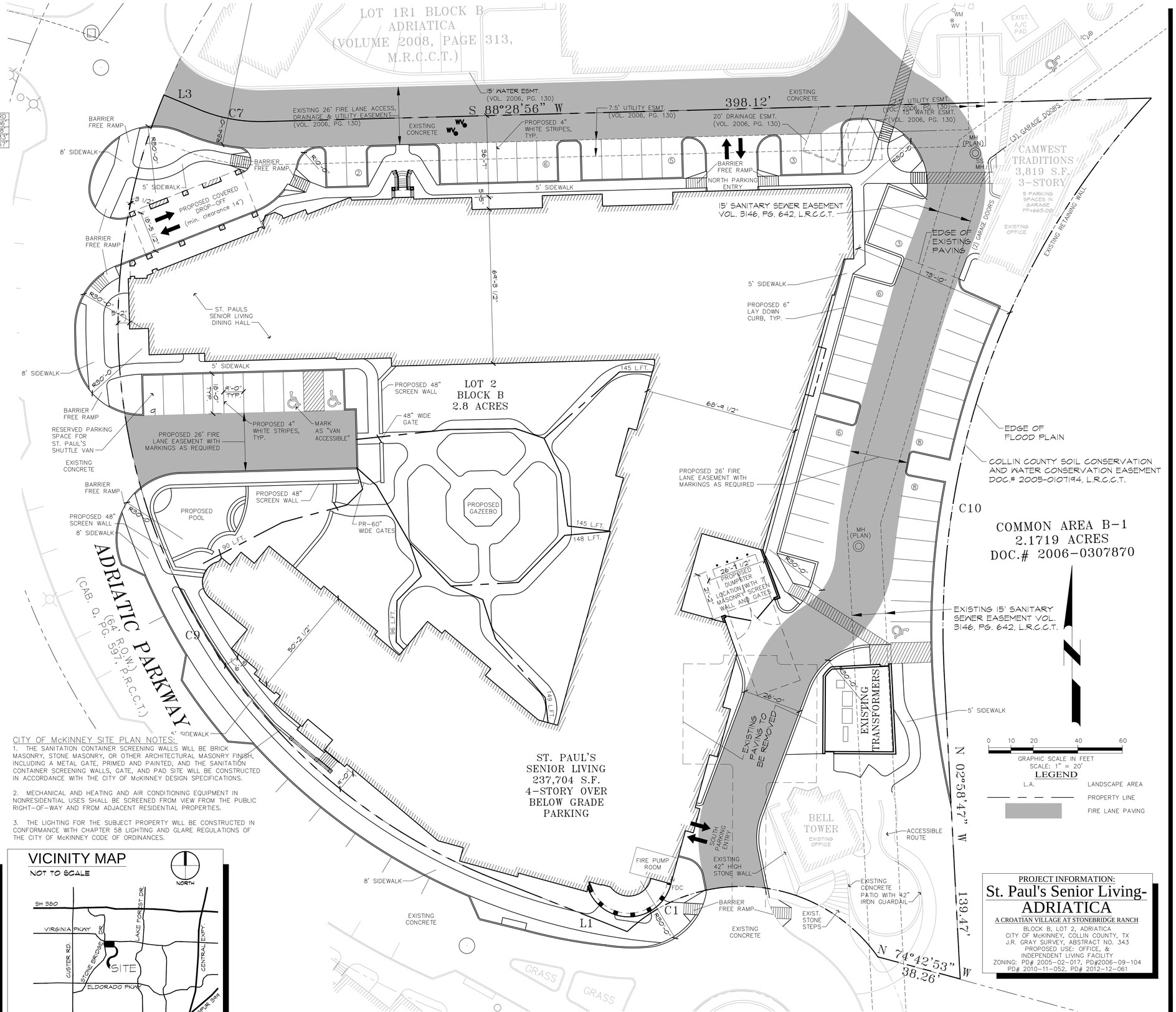
PROPOSED USE	MIXED USE
NUMBER OF STORIES	3 STORIES
GARAGE SQUARE FOOTAGE (SF)	1,803
OFFICE SQUARE FOOTAGE (SF)	3,819
TOTAL SQUARE FOOTAGE (SF)	5,622
PARKING REQUIRED (OFF. 1/400 SF)	10 SPACES
BUILDING FOOTPRINT (SF)	2,303
(5 SPACES PROV. IN ITS GARAGE, 5 PROV. OFFSITE)	

ST. PAUL'S SENIOR LIVING (PROPOSED)

PROPOSED USE	MIXED USE
NUMBER OF STORIES ABOVE GRADE	4 STORIES
1- LEVEL BELOW GRADE PARKING	72,408
IND. LIVING SQUARE FOOTAGE (SF)	154,087
OFFICE SQUARE FOOTAGE (SF)	11,209
TOTAL SQUARE FOOTAGE (SF)	237,704
BUILDING FOOTPRINT (SF)	47,114
TOTAL INDEPENDENT LIVING UNITS	121

SITE DATA SUMMARY TABLE

ITEM	LOT 2, BLOCK B
ZONING	PD# 2005-02-017 PD#2006-09-104 PD# 2010-11-052 PD# 2012-12-061
PROPOSED USE	MIXED USE
LOT AREA (SF/ ACRES)	125,777/ 2.8 ACRES
TOTAL BUILDING (SF)(OFFICE) EXIST.	5,974
TOTAL BUILDING (SF)(OFFICE) PROPOSED	11,209
TOTAL BUILDING (SF)(INDEPENDENT LIVING)	154,087
TOTAL GARAGE SQUARE FOOTAGE (SF) EXIST.	1,803
TOTAL GARAGE SQUARE FOOTAGE (SF) PROP.	72,408
TOTAL BUILDING (SF)	245,181
LOT COVERAGE (%)	40%
FLOOR RATIO	1.95:1
PROPOSED BUILDING HT.	50'
PARKING REQUIRED (OFFICE: 1/400)	43
PARKING REQUIRED (INDEP. LIVING 1/UNIT)	121
TOTAL PARKING REQUIRED	164 SPACES
HANDICAPPED PARKING REQUIRED	7 SPACES
PARKING PROVIDED	177 GAR. + 65 SURFACE
HANDICAPPED PARKING PROVIDED	3 ABV. GRADE/4 BELOW
TOTAL BUILDING FOOTPRINT (SF)	50,310
IMPERVIOUS AREA (SF)	98,965



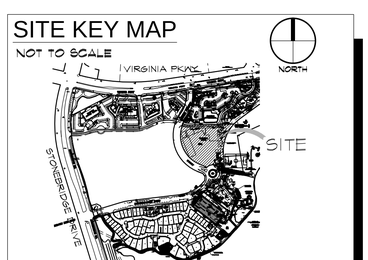
CITY OF McKINNEY SITE PLAN NOTES:

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 NONRESIDENTIAL 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 LIGHTING AND GLARE REGULATIONS OF THE CITY OF McKINNEY CODE OF ORDINANCES.

SITE KEY MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

RECEIVED
By Planning Department at 10:55 am, Aug 04, 2014

PROJECT INFORMATION:
St. Paul's Senior Living-ADRIATICA
A CROATIAN VILLAGE AT STONEBRIDGE RANCH
BLOCK B, LOT 2, ADRIATICA
CITY OF McKINNEY, COLLIN COUNTY, TX
J.R. GRAY SURVEY, ABSTRACT NO. 343
PROPOSED USE: OFFICE, & INDEPENDENT LIVING FACILITY
ZONING: PD# 2005-02-017, PD#2006-09-104
PD# 2010-11-052, PD# 2012-12-061

ADRIATICA

Owner/ Developer:
IBG Adriatica Holdings, Inc.
1600 N. Redbud Blvd. Suite 400
McKinney, Texas 75069
214-725-0740
george@adriaticavillage.com

seven d four architecture
kevin@7d4.net
972-768-8283
8446 Winged Foot Dr.
Frisco, Texas 75034

REGISTERED ARCHITECT G.K. DINGMAN 20616 STATE OF TEXAS
July 25, 2014

St. Paul's Senior Living-Adriatica
Lot: 2 Block: B
McKinney, Texas

No.	Date	Revision Description

Site Plan

S-1

July 25, 2014

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