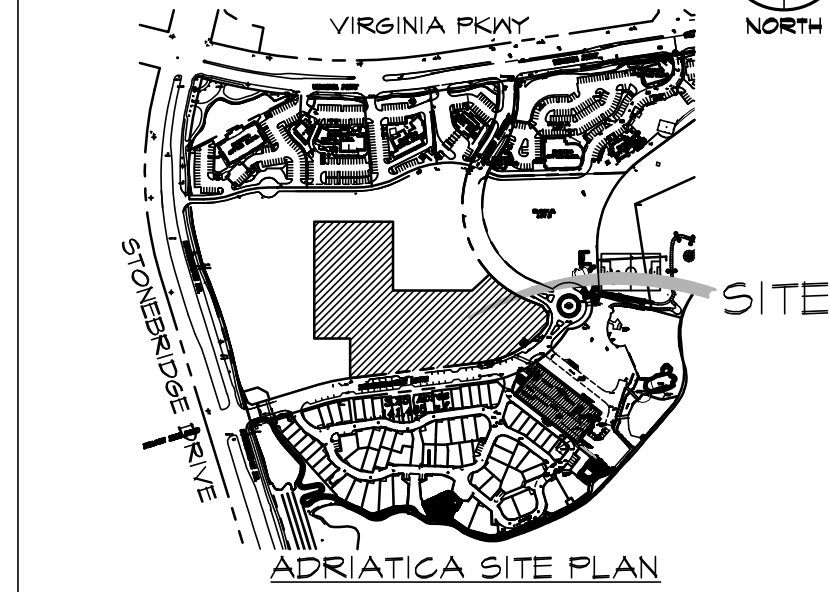


SITE KEY MAP

NOT TO SCALE



SITE

ADRIATICA SITE PLAN

VICINITY MAP

NOT TO SCALE



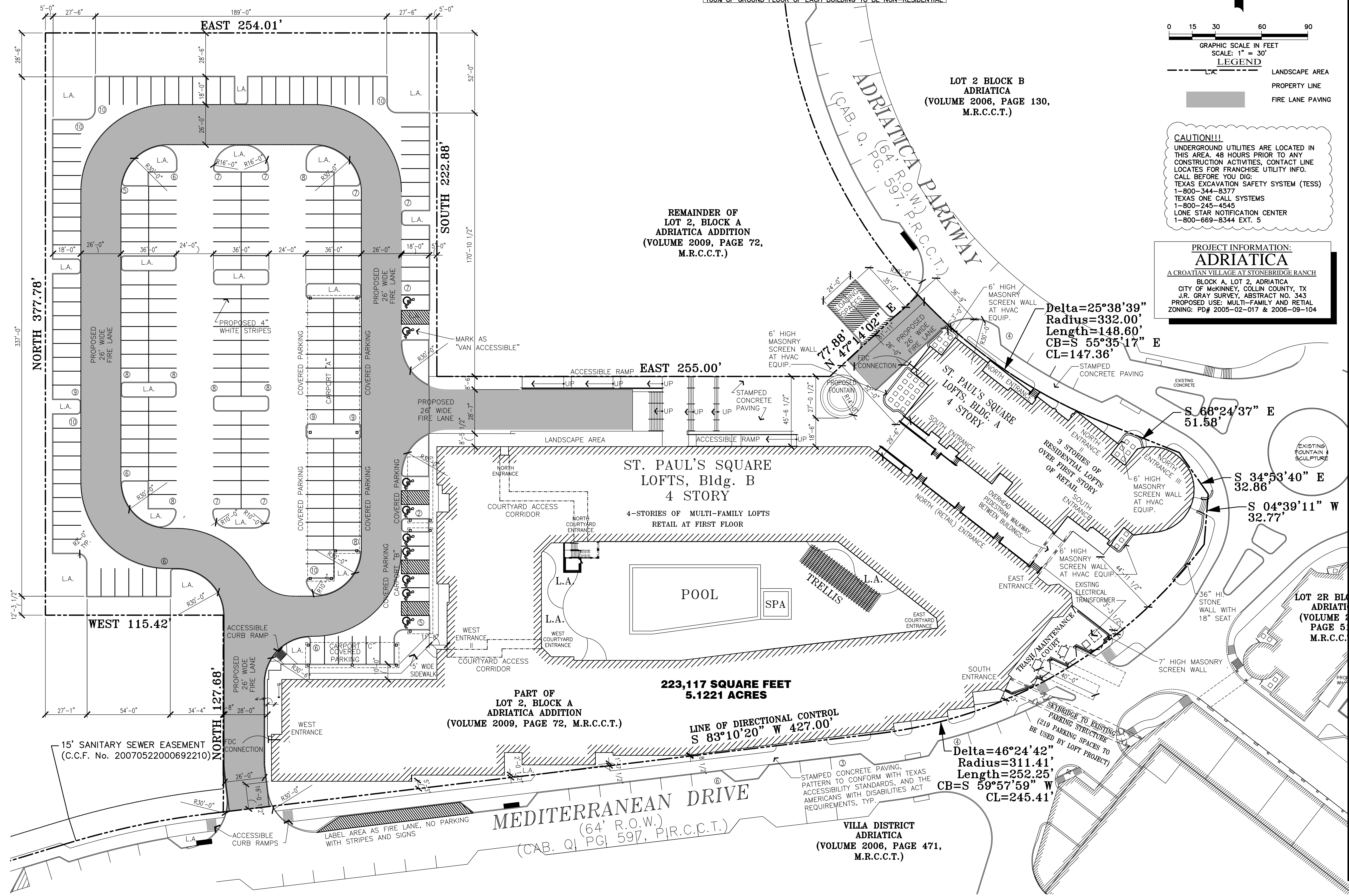
CITY OF MCKINNEY SITE PLAN NOTES:

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 DATA SUMMARY TABLE

ITEM	DESCRIPTION	BLDG. A	BLDG. B
LOT AREA (SF/ACRES)	223,117/ 5.12 ACRES	6,758	11,235
TOTAL BUILDING (SF)(RETAIL)	17,933	26,670	192,587
TOTAL BUILDING (SF)(MULTI-FAMILY)	219,257		
UNITS/ BEDROOMS	211/ 311	27/36	184/275
TOTAL BUILDING (SF)	282,528	41,232	241,296
LOT COVERAGE (%)	30%		
FLOOR AREA RATIO	1.26:1		
BUILDING HEIGHT	50'-0"		
PARKING REQUIRED (RETAIL) 10% REDUCTION	65		
PARKING REQUIRED (MULTI-FAMILY)	367		
TOTAL PARKING REQUIRED (W/ 10% RED.)	432 SPACES		
HANDICAPPED PARKING REQUIRED	7 SPACES		
PARKING PROVIDED	459 SPACES		
HANDICAPPED PARKING PROVIDED	7 SPACES		
IMPERVIOUS AREA (SF)	157,310		

100% OF GROUND FLOOR OF EACH BUILDING TO BE NON-RESIDENTIAL



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

PROJECT INFORMATION:
ADRIATICA
A CROATIAN VILLAGE AT STONEBRIDGE RANCH
BLOCK A, LOT 2, ADRIATICA
CITY OF MCKINNEY, COLLIN COUNTY, TX
J.R. GRAY SURVEY, ABSTRACT NO. 343
PROPOSED USE: MULTI-FAMILY AND RETAIL
ZONING: PD# 2005-02-017 & 2006-09-104

REMAINDER OF LOT 2, BLOCK A ADRIATICA ADDITION (VOLUME 2009, PAGE 72, M.R.C.C.T.)

LOT 2 BLOCK B ADRIATICA (VOLUME 2006, PAGE 130, M.R.C.C.T.)

PART OF LOT 2, BLOCK A ADRIATICA ADDITION (VOLUME 2009, PAGE 72, M.R.C.C.T.)

223,117 SQUARE FEET 5.1221 ACRES

LINE OF DIRECTIONAL CONTROL S 83°10'20" W 427.00'

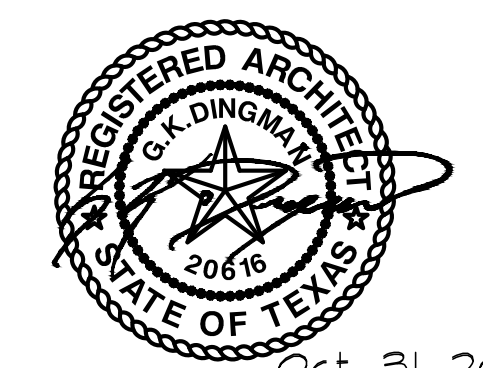
Delta=46°24'42"
Radius=311.41'
Length=252.25'
CB=S 59°57'59" W
CL=245.41'

VILLA DISTRICT ADRIATICA (VOLUME 2006, PAGE 471, M.R.C.C.T.)

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



Oct. 31, 2012

Adriatica
Lot: 2 Block: A
McKinney, Texas

No.	Date	Revision	Description

Site Plan

S-1

Oct 31, 2012