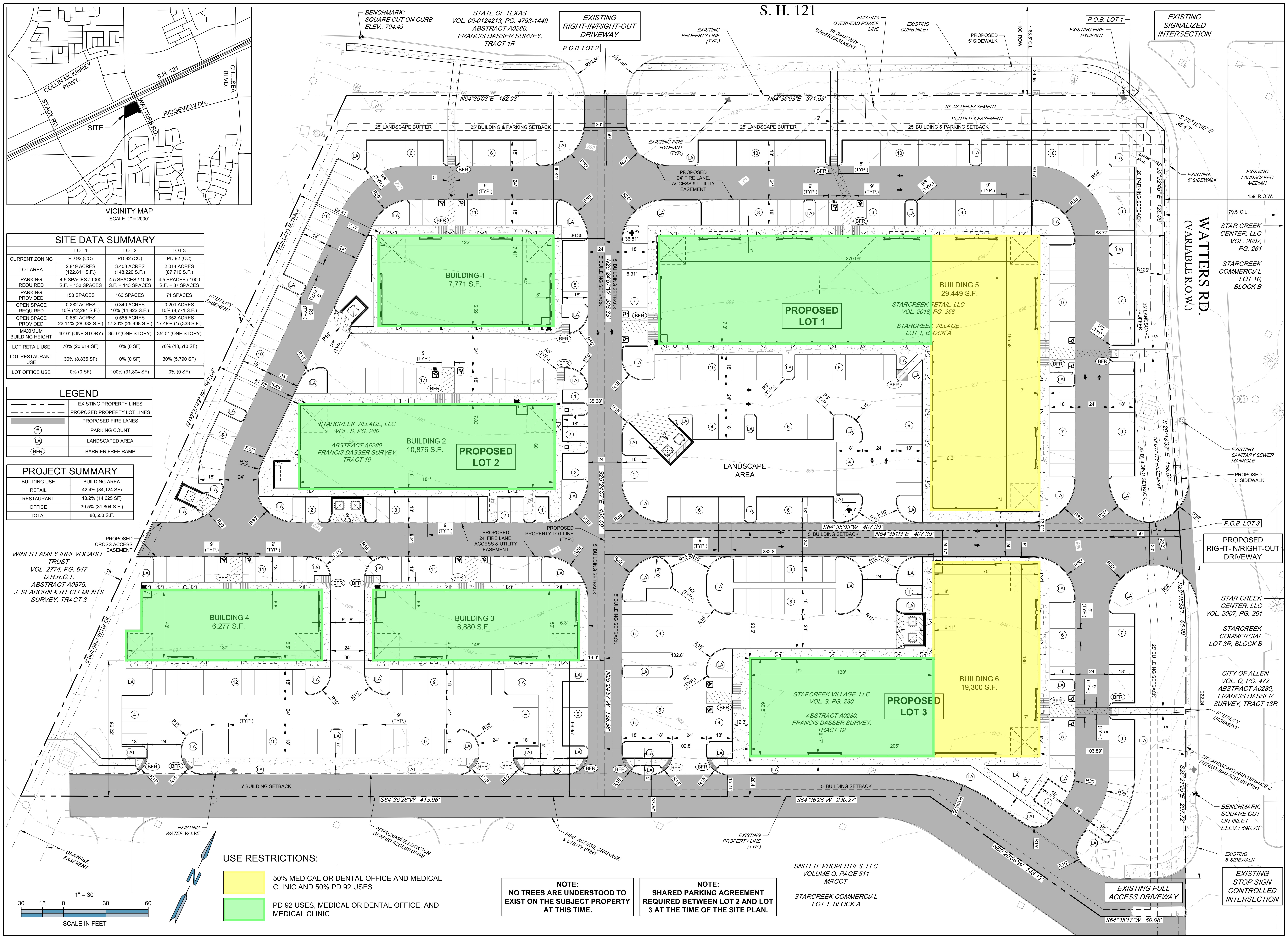

CHELSEA BLVD.
COLLIN MCKINNEY PKWY.
S.H. 121
STACY RD.
SITE
WATTERS RD.
RIDGEVIEW DR.
S. H. 121
BENCHMARK: SQUARE CUT ON CURB ELEV.: 704.49
STATE OF TEXAS VOL. 00-0124213, PG. 4793-1449 ABSTRACT A0280, FRANCIS DASSER SURVEY, TRACT 1R
EXISTING RIGHT-IN/RIGHT-OUT DRIVEWAY
P.O.B. LOT 2
P.O.B. LOT 1
P.O.B. LOT 3
EXISTING SIGNALIZED INTERSECTION
EXISTING PROPERTY LINE (TYP.)
EXISTING OVERHEAD POWER LINE
10' SANITARY SEWER EASEMENT
EXISTING CURB INLET
PROPOSED 5' SIDEWALK
EXISTING FIRE HYDRANT
N64°35'03"E 182.93'
N64°35'03"E 371.63'
25' LANDSCAPE BUFFER
25' BUILDING & PARKING SETBACK
10' WATER EASEMENT
10' UTILITY EASEMENT
PROPOSED 24' FIRE LANE, ACCESS & UTILITY EASEMENT
WATTERS RD. (VARIABLE R.O.W.)
S 70°16'00" E 35.43'
S 25°22'46" E 125.06'
S 29°18'33" E 158.52'
S 29°18'33" E 65.99'
S25°21'29" E 207.72'
EXISTING 5' SIDEWALK
EXISTING LANDSCAPED MEDIAN
159' R.O.W.
79.5' C.L.
STAR CREEK CENTER, LLC VOL. 2007, PG. 261
STARCREEK COMMERCIAL LOT 10, BLOCK B
STARCREEK COMMERCIAL LOT 3R, BLOCK B
EXISTING SANITARY SEWER MANHOLE
PROPOSED 5' SIDEWALK
PROPOSED RIGHT-IN/RIGHT-OUT DRIVEWAY
CITY OF ALLEN VOL. Q, PG. 472 ABSTRACT A0280, FRANCIS DASSER SURVEY, TRACT 13R
10' UTILITY EASEMENT
20' LANDSCAPE MAINTENANCE & PEDESTRIAN ACCESS ESMT
BENCHMARK: SQUARE CUT ON INLET ELEV.: 690.73
EXISTING STOP SIGN CONTROLLED INTERSECTION
EXISTING FULL ACCESS DRIVEWAY
S64°35'17"W 60.06'
N60°20'56"W 148.13'
BUILDING 1 7,771 S.F.
BUILDING 2 10,876 S.F.
BUILDING 3 6,880 S.F.
BUILDING 4 6,277 S.F.
BUILDING 5 29,449 S.F.
BUILDING 6 19,300 S.F.
PROPOSED LOT 1
PROPOSED LOT 2
PROPOSED LOT 3
STARCREEK RETAIL, LLC VOL. 2018, PG. 258
STARCREEK VILLAGE LOT 1, BLOCK A
STARCREEK VILLAGE, LLC VOL. S, PG. 280 ABSTRACT A0280, FRANCIS DASSER SURVEY, TRACT 19
LANDSCAPE AREA
S64°35'03"W 407.30'
N64°35'03"E 407.30'
N25°24'57"W 308.33'
S25°24'57"E 496.69'
N25°24'57"W 188.36'
N 00°27'49" W 547.64'
5' BUILDING SETBACK
PROPOSED CROSS ACCESS EASEMENT
PROPOSED 24' FIRE LANE, ACCESS & UTILITY EASEMENT
PROPOSED PROPERTY LOT LINE (TYP.)
WINES FAMILY IRREVOCABLE TRUST VOL. 2774, PG. 647 D.R.R.C.T. ABSTRACT A0879, J. SEABORN & RT CLEMENTS SURVEY, TRACT 3
S64°36'26"W 413.96'
S64°36'26"W 230.27'
EXISTING WATER VALVE
DRAINAGE EASEMENT
APPROXIMATE LOCATION SHARED ACCESS DRIVE
FIRE, ACCESS, DRAINAGE & UTILITY ESMT
EXISTING PROPERTY LINE (TYP.)
SNH LTF PROPERTIES, LLC VOLUME Q, PAGE 511 MRCCT
STARCREEK COMMERCIAL LOT 1, BLOCK A
N
1" = 30'
30 15 0 30 60
SCALE IN FEET

VICINITY MAP

SCALE: 1" = 2000'

SITE DATA SUMMARY

	LOT 1	LOT 2	LOT 3
CURRENT ZONING	PD 92 (CC)	PD 92 (CC)	PD 92 (CC)
LOT AREA	2.819 ACRES (122,811 S.F.)	3.403 ACRES (148,220 S.F.)	2.014 ACRES (87,710 S.F.)
PARKING REQUIRED	4.5 SPACES / 1000 S.F. = 133 SPACES	4.5 SPACES / 1000 S.F. = 143 SPACES	4.5 SPACES / 1000 S.F. = 87 SPACES
PARKING PROVIDED	153 SPACES	163 SPACES	71 SPACES
OPEN SPACE REQUIRED	0.282 ACRES 10% (12,281 S.F.)	0.340 ACRES 10% (14,822 S.F.)	0.201 ACRES 10% (8,771 S.F.)
OPEN SPACE PROVIDED	0.652 ACRES 23.11% (28,382 S.F.)	0.585 ACRES 17.20% (25,498 S.F.)	0.352 ACRES 17.48% (15,333 S.F.)
MAXIMUM BUILDING HEIGHT	40'-0" (ONE STORY)	35'-0"(ONE STORY)	35'-0" (ONE STORY)
LOT RETAIL USE	70% (20,614 SF)	0% (0 SF)	70% (13,510 SF)
LOT RESTAURANT USE	30% (8,835 SF)	0% (0 SF)	30% (5,790 SF)
LOT OFFICE USE	0% (0 SF)	100% (31,804 SF)	0% (0 SF)

LEGEND

▬ ‒ ‒ ▬	EXISTING PROPERTY LINES
— - - — - - —	PROPOSED PROPERTY LOT LINES
▨	PROPOSED FIRE LANES
(#)	PARKING COUNT
LA	LANDSCAPED AREA
BFR	BARRIER FREE RAMP

PROJECT SUMMARY

BUILDING USE	BUILDING AREA
RETAIL	42.4% (34,124 SF)
RESTAURANT	18.2% (14,625 SF)
OFFICE	39.5% (31,804 S.F.)
TOTAL	80,553 S.F.

USE RESTRICTIONS:

🟨	50% MEDICAL OR DENTAL OFFICE AND MEDICAL CLINIC AND 50% PD 92 USES
🟩	PD 92 USES, MEDICAL OR DENTAL OFFICE, AND MEDICAL CLINIC

NOTE:
NO TREES ARE UNDERSTOOD TO EXIST ON THE SUBJECT PROPERTY AT THIS TIME.

NOTE:
SHARED PARKING AGREEMENT REQUIRED BETWEEN LOT 2 AND LOT 3 AT THE TIME OF THE SITE PLAN.

ENGINEER:

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D/B/A Foresite Consulting Group of Texas, Inc.

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(972) 359-0053
CONTACT: MR. PATRICK AHEARNE

DEVELOPER:
STARCREEK CONDOS, LLC.
5164 VILLAGE CREEK DRIVE, SUITE 100
PLANO, TEXAS 75093
(972) 267-3300
CONTACT: MR. DANI GOLAN

PROJECT:
STARCREEK VILLAGE
8.236 ACRES
WATTERS ROAD & HIGHWAY 121 SERVICE ROAD CITY OF ALLEN,
COLLIN COUNTY, TEXAS 75013

SEAL:

THESE PLANS WERE PREPARED UNDER THE SUPERVISION AND DIRECTION OF

JOHN B. RHODES JR., PE #112311

THESE PLANS ARE RELEASED FOR INITIAL REVIEW PURPOSES ONLY.

REVISIONS	DATE

PROJECT MANAGER:	DN
DRAWING BY:	DK
JURISDICTION:	CITY OF ALLEN, TEXAS
DATE:	19 OCTOBER 2018
SCALE:	1" = 30'

TITLE:

STARCREEK VILLAGE
8.236 ACRES
ZONING EXHIBIT

SHEET NUMBER: 1 OF 1

COMMENTS:

JOB/FILE NUMBER: 995.006