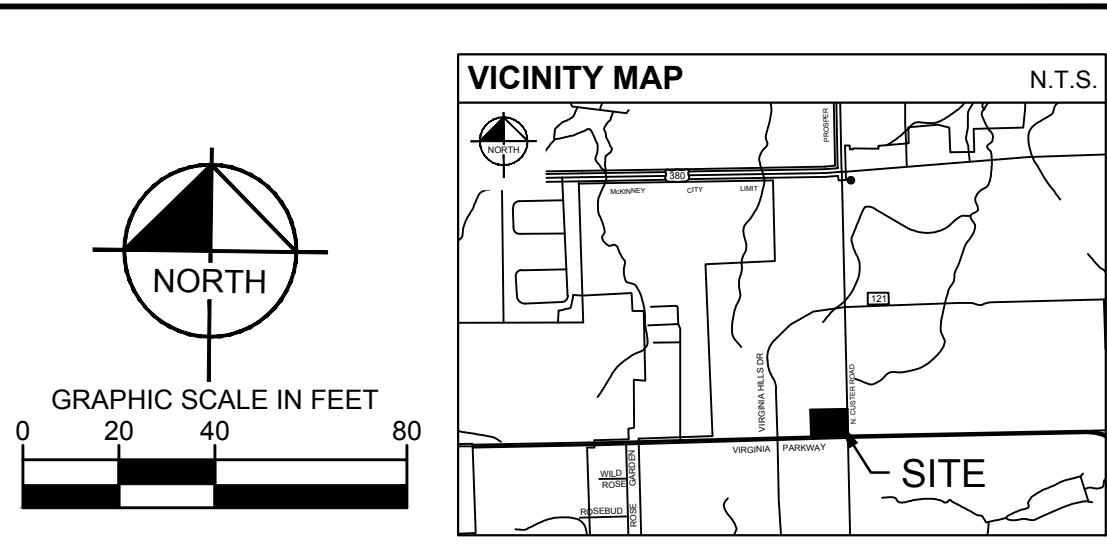
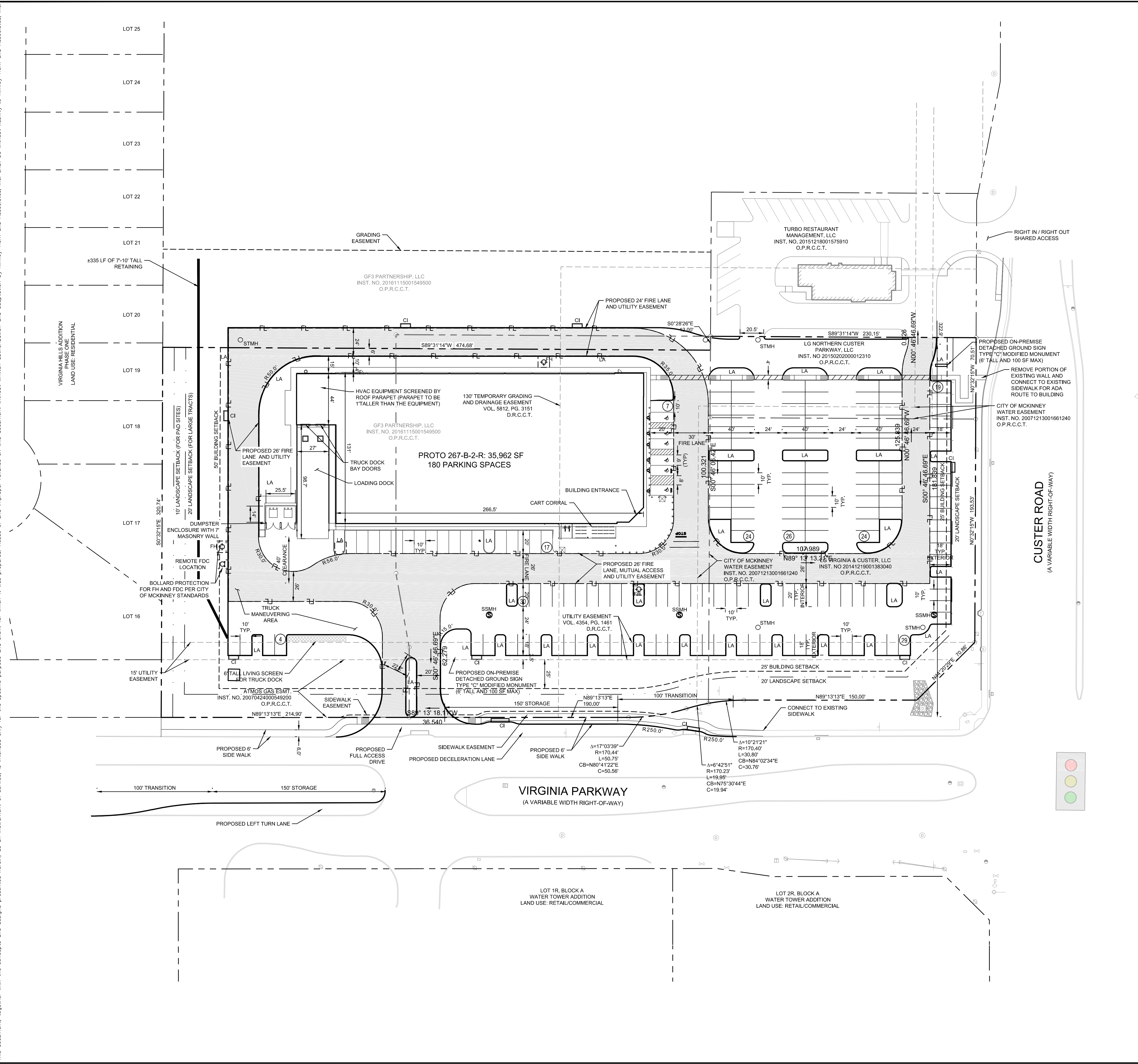


KIMLEY-HORN AND ASSOCIATES, INC. 1000 WEST 10TH STREET, SUITE 1000, DALLAS, TEXAS 75203  
 PROJECT NO. 15001549500  
 SHEET NO. 15001549500-01  
 DATE: 02/02/2017  
 DRAWN BY: J. WILLIAMSON  
 CHECKED BY: S. WILLIAMSON  
 TITLE: PRELIMINARY SITE PLAN



SITE LEGEND	
---	PROPERTY LINE
- - -	PROPOSED FIRE LANE
▨	PROPOSED FIRE LANE PAVEMENT
⊙	PARKING COUNT
⊕	FIRE HYDRANT
⊕	FIRE DEPARTMENT CONNECTION
⊕	SANITARY SEWER MANHOLE
⊕	STORM MANHOLE
⊕	CURB INLET
⊕	GRATE INLET
⊕	TRANSFORMER
⊕	LANDSCAPE AREA
⊕	BARRIER FREE RAMP

- SITE 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 CITIES 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.
  - ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. ALL CURB RADI DIMENSIONS ARE TO FACE OF CURB. ALL CURB RADI TO BE 2' OR 10' UNLESS OTHERWISE NOTED.

SITE DATA	
<b>SITE SIZE &amp; COVERAGES</b>	
LOT AREA (GROSS AND NET):	222,156 SF / 5.10 ACRES
BUILDING AREA (GROSS SQUARE FOOTAGE):	35,962 SF
LOT COVERAGE:	68.9%
BUILDING HEIGHT:	28' - 3" TO ROOF LINE ; 36' - 6" TO PARAPET
FLOOR AREA RATIO:	0.16
IMPERVIOUS AREA:	153,005 SF
LANDSCAPED AREA:	31.1%
<b>ZONING</b>	
EXISTING ZONING:	PD #2006-04-039 WITH BN (NEIGHBORHOOD BUSINESS)
PROPOSED ZONING:	
EXISTING USE:	VACANT
PROPOSED USE:	GROCCER
<b>OFF-STREET PARKING</b>	
REQUIRED PARKING:	1 SPACE/250 SF = 144 SPACES
PROVIDED PARKING:	180 SPACES (INCLUDING 6 HANDICAPPED ACCESSIBLE SPACES)
<b>OFF-STREET LOADING</b>	
LOADING/UNLOADING SPACES REQUIRED:	2
LOADING/UNLOADING SPACES PROVIDED:	2

**OWNER:** LG NORTHERN CUSTER PARKWAY, LLC  
**CONTACT:** N/A  
**ADDRESS:** 2301 CEDAR SPRINGS ROAD, STE 200, DALLAS, TX 75201  
**PHONE:** 214-865-8090

**OWNER:** LG VIRGINIA & CUSTER, LLC  
**CONTACT:** N/A  
**ADDRESS:** 2301 CEDAR SPRINGS ROAD, STE 200, DALLAS, TX 75201  
**PHONE:** 214-865-8090

**OWNER:** GF3 PARTNERSHIP, LLC  
**CONTACT:** ETHAN GARNER  
**ADDRESS:** 15700 STATE HWY 121, FRISCO, TX 75035  
**PHONE:** 972-747-9233

**DEVELOPER:** GROCCER  
**CONTACT:** JUSTIN FIGLEY  
**ADDRESS:** 4835 LBJ FREEWAY, SUITE #520, DALLAS, TX 75244  
**PHONE:** 1 (571) 733-7198

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

No. \_\_\_\_\_

© 2016 KIMLEY-HORN AND ASSOCIATES, INC.  
 12750 MERT DRIVE, SUITE 1000, DALLAS, TX 75251  
 PHONE: 972-770-1300 FAX: 972-239-8320  
 WWW.KIMLEY-HORN.COM TX F-928

**PRELIMINARY SITE PLAN**

**GROCCER VIRGINIA PARKWAY AND CUSTER ROAD**  
 MCKINNEY, TEXAS

SHEET NUMBER **SP-1**

RECEIVED  
 By Planning Department at 8:17 am, Feb 03, 2017