



SITE DATA - LOT 1	
LOT AREA:	26.30 AC.
ZONING:	PD-1621
BUILDING AREA:	117,493 SQ. FT. (1 STORY)
FLOOR / AREA RATIO:	0.16
LOT COVERAGE:	16.0%
PARKING REQUIRED:	469 SPACES (1/250 + 1/4 PUMPS)
PARKING PROVIDED:	653 SPACES
PARKING RATIO:	1/205 SQ. FT. + 1/4 PUMPS
PARKING LOT COVERAGE:	34.2%
LANDSCAPE AREA:	216,522 S.F. (4,9707 AC)
LANDSCAPE LOT COVERAGE:	29.4%

CUSTER ROAD

ORION DRIVE

ELDORADO PARKWAY

RECEIVED
By Kathy Wright at 12:21 pm, Jan 13, 2014

REV.	DATE	REMARKS				
CONCEPT PLAN						
GROCERY STORE						
NEC EL DORADO & EXCHANGE PARKWAY						
THE CITY OF MCKINNEY, TEXAS						
Cates - Clark & Associates, LLP Consulting Engineers		14800 Quorum Drive, Suite 200 Dallas, Texas 75254 Office: 972-385-2272 Fax: 972-880-1627 TBPE F-3751				
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CCA	CCA	01/13/14	1"=100'	N.A.	084-009 CONCEPT PLAN	CP