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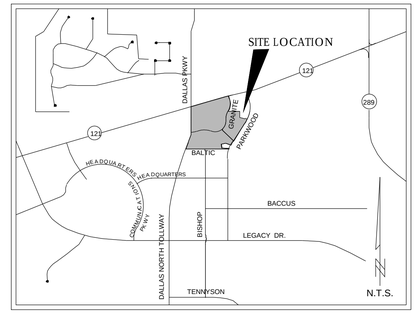
SITE DATA SUMMARY TABLE

Item	Block A,Lot 1R	Block A,Lot 2	Block A,Lot 3	Block A,Lot 5R	Block A,Lot 6R	Block A,Lot 7 Building One	Block A, Lot 7 Building Two	Block B,Lot 1R	Block B,Lot 2R	Block B,Lot 3R	Block B,Lot 4R	Block B,Lot 5R	Block B,Lot 6R Building One	Block B,Lot 6R Building Two	Block B,Lot 7	Block B,Lot 8	Block C,Lot 2	Block C,Lot 3	Total for All Lots
Zoning (from Zoning Map)	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	PD-CB-1	
Land Use (from Zoning ordinance)	General Office	Drainage & Floodway Easement	General Office	General Office	General Office	General Office	General Office/Retail	Hotel	General Office/ Retail	Restaurant	Drainage & Floodway Easement	Restaurant	General Office	General Office	General Office	Retail/Restaurant/General Office	General Office	General Office	
Lot Area (Square Feet)	192,677 SF	50,076 SF	246,057 SF	192,121 SF	188,408 SF	81,107 SF	18,449 SF	210,305 SF	160,114 SF	76,350 SF	246,778 SF	194,596 SF	230,195 SF	20,707 SF	171,348 SF	98,751 SF	380,379 SF	212,004 SF	2,970,422 SF
Lot Area (Acres)	4.423 ac	1.150 ac	5.649 ac	4.410 ac	4.325 ac	1.862 ac	0.424 ac	4.828 ac	3.676 ac	1.753 ac	5.665 ac	4.467 ac	5.285 ac	0.475 ac	3.934 ac	2.267 ac	8.732 ac	4.867 ac	68.192 ac
Building Footprint Area (Square Feet)	24,666 SF	-	25,140 SF	23,823 SF	25,140 SF	26,000 SF	10,000 SF	67,597 SF	30,000 SF	7,701 SF	-	29,507 SF	41,597 SF	15,000 SF	28,000 SF	23,390 SF	43,043 SF	26,000 SF	446,604 SF
Total Building Area (Gross Square Feet)	256,174 SF	-	320,430 SF	257,943 SF	319,369 SF	260,000 SF	40,000 SF	261,968 SF	520,000 SF	7,701 SF	-	44,595 SF	386,454 SF	30,000 SF	416,000 SF	45,426 SF	336,884 SF	500,000 SF	4,002,944 SF
Building Height (# Stories)	10	-	12	10	12	12	4	9	32	1	-	1	14	3	22	2	10	18	
Building Height (Feet - Distance to Tallest Building Element)	150'	-	203.75'	150'	203.75'	300'	70'	125'	400'	21'	-	40.75'	276'	60'	325'	68'-1"	177'-1"	325'	
Lot Coverage (Percent - x.xx%)	12.80 %	-	10.22 %	12.40 %	13.34 %	32.06 %	54.20 %	32.82 %	18.74 %	10.09 %	-	15.20 %	18.10 %	72.44 %	16.34 %	23.69 %	11.32 %	12.26 %	
Floor Area Ratio (Ratio x.xx:1)	1.33:1	-	1.30:1	1.34:1	1.70:1	3.21:1	2.17:1	1.25:1	3.25:1	0.10:1	-	0.23:1	1.68:1	1.45:1	2.43:1	0.46:1	0.89:1	2.36:1	
Parking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Parking Ratio (prior to ZC2018-002)	1/300	-	1/300	1/300	1/300	NA	NA	1.25/Room	NA	1/100	-	1/100	1/300	NA	NA	1/200, 1/100, 1/300	1/300	NA	
Required Parking (# Spaces)	854	-	1,068	860	1,065	NA	NA	374	NA	77	-	446	1,288	NA	NA	228	1,123	NA	7,382
Provided Parking (# Spaces)	672	-	1,034	884	1,374	NA	NA	419	NA	119	-	233	1,395	NA	NA	228	1,545	NA	7,903
Exiting Parking	-	-	-	-	-	-	-	-	199	-	-	-	-	-	-	-	-	-	199
Accessible Parking Required (# Spaces)	14	-	22	16	25	15	5	8	25	5	-	5	25	4	22	5	26	25	248
Accessible Parking Provided (# Spaces)	14	-	26	20	26	15	5	8	25	5	-	5	25	4	22	5	31	25	262
Parking in Excess of 110% of Required Parking (# Spaces)	-	-	-	-	-	-	-	-	-	34	-	-	-	-	-	-	358	-	392
Parking Ratio (per ZC2018-002)	1/355	-	1/355	1/355	1/355	1/355	1/355	1.25/Room	1/355	1/355	-	1/355	1/355	1/355	1/355	1/355	1/355	1/355	
Required Parking (# Spaces) Per PD 1/355	722	-	903	727	900	732	113	374	1,465	22	-	126	1,089	85	1,172	128	949	1,408	10,913
Parking Provided (# Spaces)	672	-	1,034	884	1,374	732	113	419	1,465	119	-	126	1,395	85	1,172	128	1,545	1,408	12,672

01 OVERALL CONCEPT PLAN
SCALE: 1" = 200'-0"
NORTH

LEGEND

- LOT LINE
- FIRE LANE
- EXISTING BUILDING
- FUTURE BUILDING



VICINITY MAP
N.T.S.

NORTH
1" = 200'
0 200 600

SITE PLAN GENERAL NOTES

1. Buildings 6,000 square feet or greater shall be 100% fire sprinkled.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.
4. Four-foot wide sidewalks shall be provided 2.5 feet off of the property line within the rights-of-way, unless a sidewalk easement is provided for a meandering sidewalk or an alternative design is approved by the city. Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.
5. Mechanical units, dumpsters, and trash compactors shall be screened in accordance with the Zoning Ordinance.
6. All signage contingent upon approval by Building Inspections Department.
7. Approval of the site plan is not final until all engineering plans are approved.
8. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
9. Building facades within this development shall be compatible, as provided in the Retail Corner Design Guidelines.
10. Outdoor lighting shall comply with illumination standards within Section 6-466 of the Code of Ordinances.
11. Please contact the Building Inspections Department to determine the type of construction and occupancy group.
12. All electrical transmission, distribution, and service lines must be underground.
13. Uses shall conform in operation, location, and construction to the following performance standards in Article 24 of the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive hazard material, toxic and noxious matter, vibration, and/or other performance standards.

CONCEPT PLAN
GRANITE PARK
PROJECT NO. CP2018-003

BEING 67.766 ACRES (2,951,973 SF) OF LAND LOCATED IN COLLIN COUNTY SCHOOL LAND #06 SURVEY, ABSTRACT No.149, J ABEZ DEGMAN SURVEY, ABSTRACT No.279, S H BROWN SURVEY, ABSTRACT No. 108 AND HUGH THOMPSON SURVEY, ABSTRACT No. 896, CITY OF PLANO, COLLIN COUNTY TEXAS.

BLOCK A, LOTS: 1R, 2, 3, 5R, 6R, 7
BLOCK B, LOTS: 1R, 2R, 3R, 4R, 5R, 6R, 7, 8
BLOCK C, LOTS: 2, 3

OWNER/ APPLICANT

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05.21.2018

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project
GRANITE PARK PLANNED DEVELOPMENT
Granite Parkway
Plano, TX 75024

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Original Issue

revisions

title
PD CONCEPT PLAN

project number 17054.000

date 05.21.2018

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