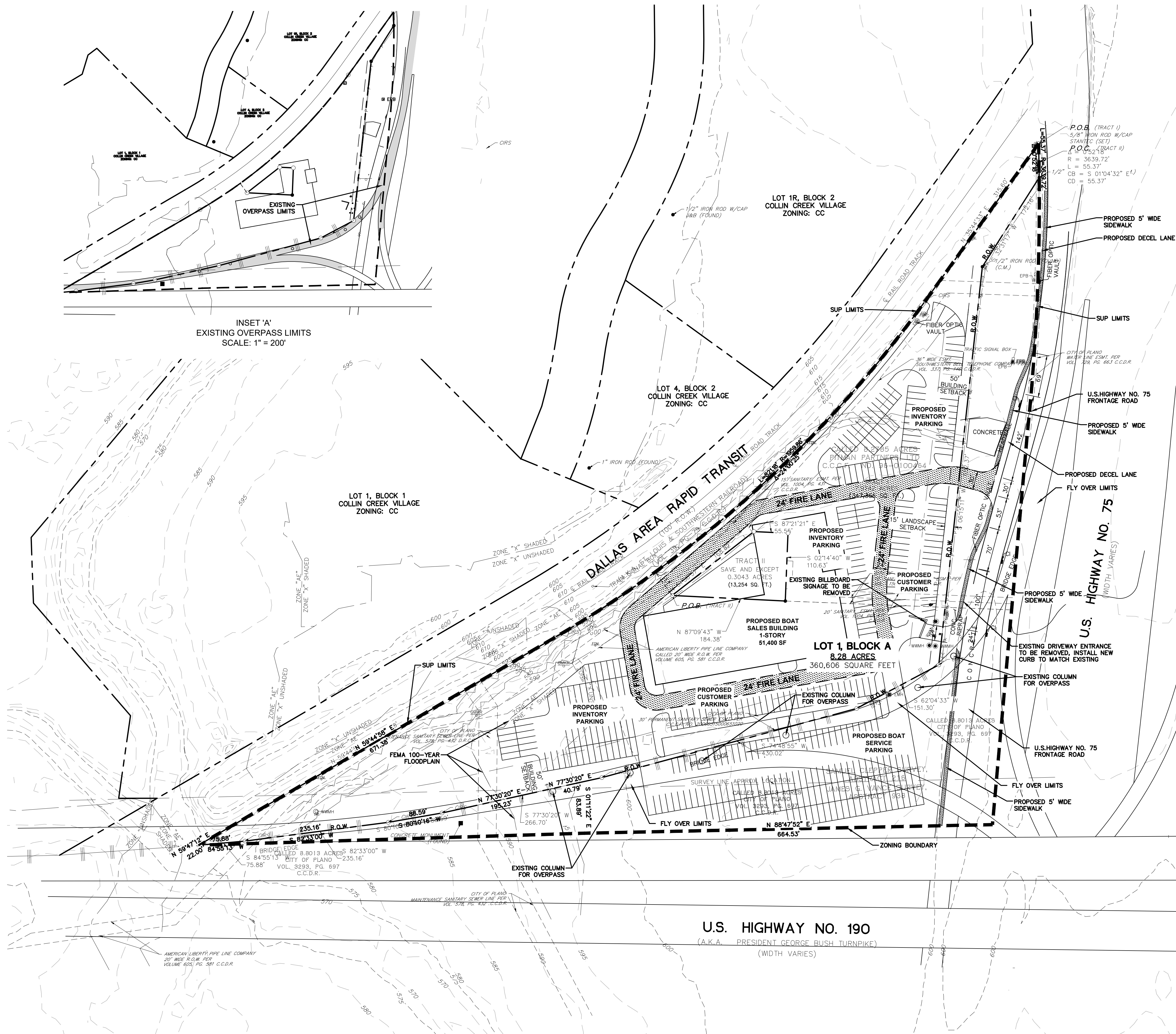
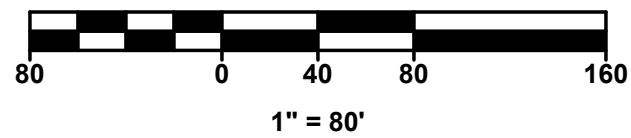
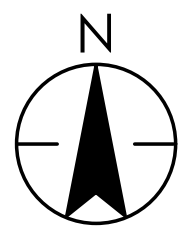


V:\2202\active\220211\205\civil\phone_1\drawing\sheet\11204_c1_001_cpd.dwg
2018/09/26 7:58 AM by: Benray, Jeff



LOCATION MAP
N.T.S.



Site Data Table

Zoning	Corridor Commercial 190 Tollway/ Plano Parkway Overlay District
Land Use	Recreational Vehicle Sales
Lot Area	8.28 Acres
Building Footprint Area	51,400 SF
Total Building Area	51,400 SF
Building Height (stories)	1 story
Building Height (feet)	30 feet
Lot Coverage	14.3%
Floor Area Ratio	0.143
Parking Required	Office/Show Room: 1/1000 SF 1 Space per Employee 3 Space per Service Bay
28,581 SF Office/Show Room	29 spaces
10 employees	10 spaces
6 Service Bays	18 spaces
Total Required Parking	57 spaces
Provided Customer Parking	57 spaces
Provided Boat Inventory	169 spaces
*Provided Boat Service Parking	130 spaces
*Boat Service Parking provided in City of Plano ROW (4.88 Acres)	

NOTES:
FENCING AND GATES LOCATED WITHIN FRONT
BUILDING SETBACK SHALL NOT EXCEED 40
INCHES AND SHALL BE AT LEAST 50% OPEN IN
CONSTRUCTION

OWNER (TRACT I):
PITMAN PARTNERS LTD
2101 CEDAR SPRINGS ROAD
SUITE 600
DALLAS, TEXAS 75201
CONTACT: TOM NELSON

OWNER (TRACT II):
NORTH TEXAS MUNICIPAL
WATER DISTRICT
501 E BROWN STREET
WYLLIE, TEXAS 75098
PHONE: (972) 442-5405
CONTACT: TOM KULA

DEVELOPER/APPLICANT:
PLANO MARINE
1105 K AVENUE
PLANO, TEXAS 75074
CONTACT: BENNY RAY

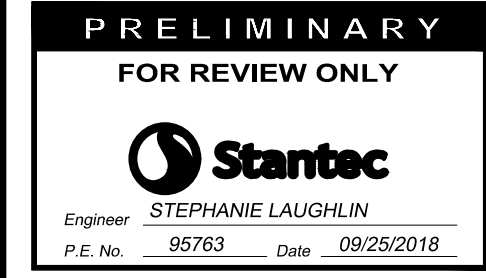
CIVIL ENGINEER/PREPARER:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE
SUITE 400
DALLAS, TEXAS 75251
PHONE: (972) 991-0011
CONTACT: STEPHANIE LAUGHLIN, P.E.
TBPE #: F-6324

SURVEYOR:
STANTEC CONSULTING SERVICES INC.
580 WESTLAKE PARK BOULEVARD
SUITE 1000
HOUSTON, TEXAS 77079
PHONE: (713) 587-5744
CONTACT: STEPHEN GODINICH, RPLS
TBPLS #: F-10194229

CONCEPT PLAN
CITY PROJECT NO. CP2018-005
MAIN MARINE ADDITION
LOT 1, BLOCK A
BEING 8.28 ACRES OUT OF THE
SAMUEL CLEPPER SURVEY, ABSTRACT NO. 216
JAMES G. VANCE SURVEY, ABSTRACT NO. 938
CITY OF PLANO, COLLIN COUNTY, TEXAS
SEPTEMBER 26, 2018

Client/Project
PLANO MARINE

Permit-Seal



Project Number: 2222-10558

File Name:

AM	SG	AM	2018-03-07
Dwn	Chld	Dsgn	YY-MM-DD

Drawing No.

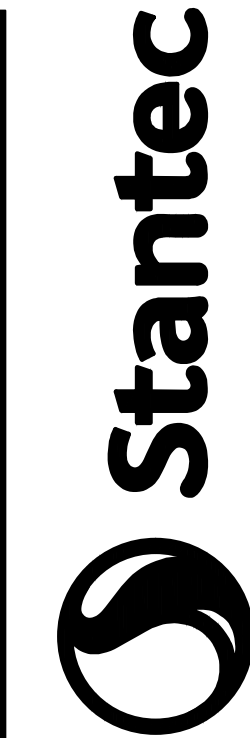
Revision Sheet

Revision

Issued

By

12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251 Tel: (972) 991-0011
www.stantec.com
TBPE #: F-6324 TBPLS #: F-10194229



CITY OF PLANO, TEXAS

ZONING EXHIBIT