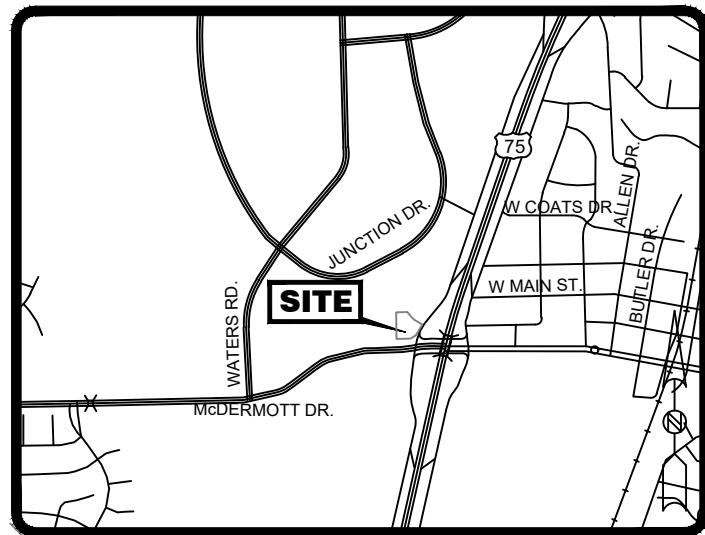
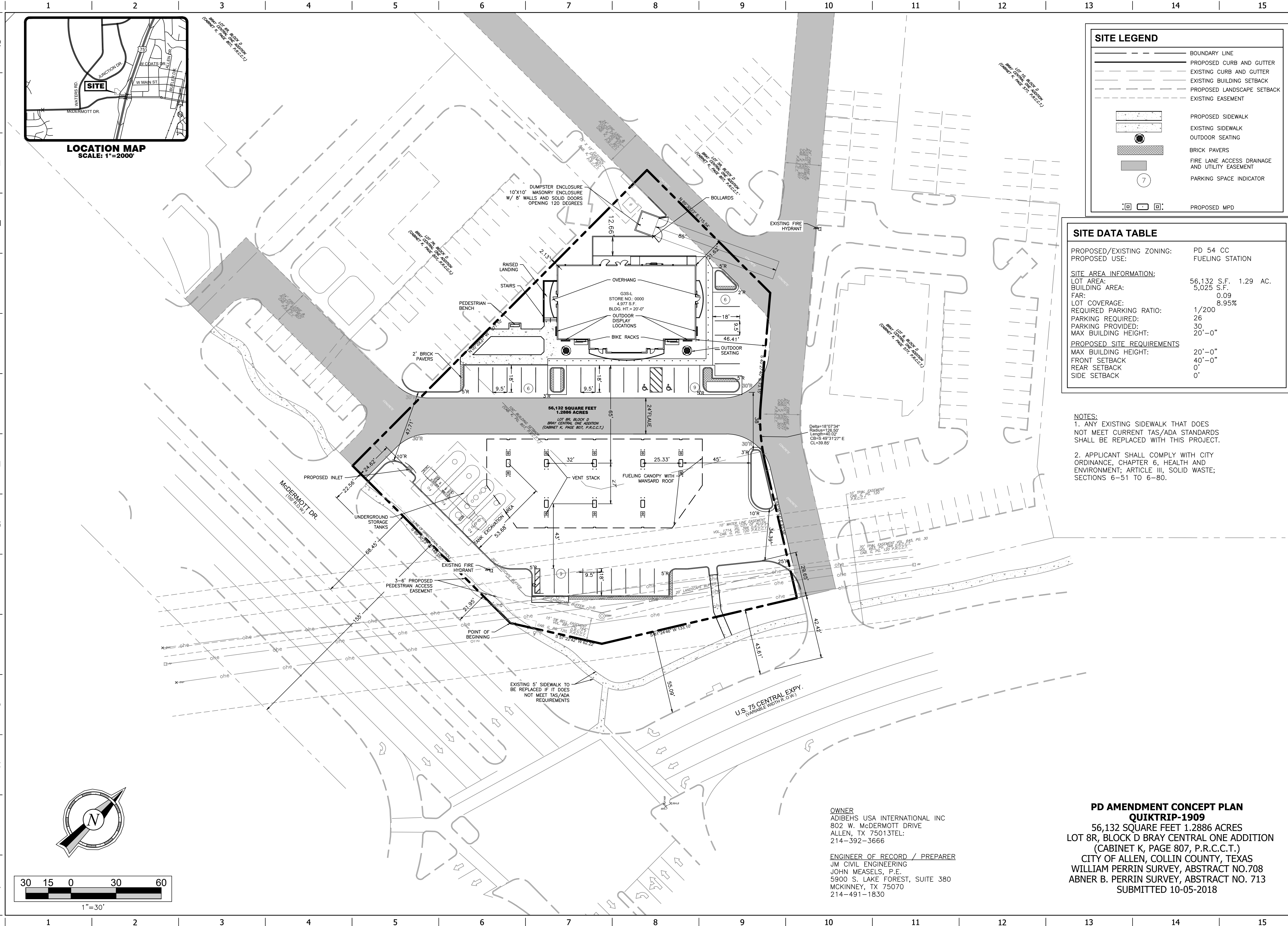
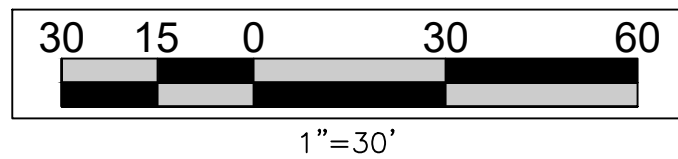
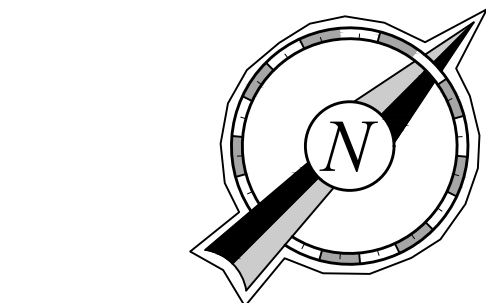


FILE LOCATION: J:\QuikTrip\1909 Allen Texas\Current Drawings\08-1909 CIVIL.dwg TAB NAME: PD Site Plan USER: twibig SAVED: 11/21/2018 11:03 AM PLOTTED: 11/21/2018 11:21 AM



LOCATION MAP
SCALE: 1"=2000'



SITE LEGEND

	BOUNDARY LINE
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	EXISTING BUILDING SETBACK
	PROPOSED LANDSCAPE SETBACK
	EXISTING EASEMENT
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	OUTDOOR SEATING
	BRICK PAVERS
	FIRE LANE ACCESS DRAINAGE AND UTILITY EASEMENT
	PARKING SPACE INDICATOR
	PROPOSED MPD

SITE DATA TABLE

PROPOSED/EXISTING ZONING:	PD 54 CC
PROPOSED USE:	FUELING STATION
SITE AREA INFORMATION:	
LOT AREA:	56,132 S.F. 1.29 AC.
BUILDING AREA:	5,025 S.F.
FAR:	0.09
LOT COVERAGE:	8.95%
REQUIRED PARKING RATIO:	1/200
PARKING REQUIRED:	26
PARKING PROVIDED:	30
MAX BUILDING HEIGHT:	20'-0"
PROPOSED SITE REQUIREMENTS	
MAX BUILDING HEIGHT:	20'-0"
FRONT SETBACK:	40'-0"
REAR SETBACK:	0'
SIDE SETBACK:	0'

- NOTES:
1. ANY EXISTING SIDEWALK THAT DOES NOT MEET CURRENT TAS/ADA STANDARDS SHALL BE REPLACED WITH THIS PROJECT.
 2. APPLICANT SHALL COMPLY WITH CITY ORDINANCE, CHAPTER 6, HEALTH AND ENVIRONMENT; ARTICLE III, SOLID WASTE; SECTIONS 6-51 TO 6-80.

OWNER
ADIBEH'S USA INTERNATIONAL INC
802 W. McDERMOTT DRIVE
ALLEN, TX 75013 TEL:
214-392-3666

ENGINEER OF RECORD / PREPARER
JM CIVIL ENGINEERING
JOHN MEASELS, P.E.
5900 S. LAKE FOREST, SUITE 380
MCKINNEY, TX 75070
214-491-1830

PD AMENDMENT CONCEPT PLAN
QUIKTRIP-1909
56,132 SQUARE FEET 1.2886 ACRES
LOT 8R, BLOCK D BRAY CENTRAL ONE ADDITION
(CABINET K, PAGE 807, P.R.C.C.T.)
CITY OF ALLEN, COLLIN COUNTY, TEXAS
WILLIAM PERRIN SURVEY, ABSTRACT NO. 708
ABNER B. PERRIN SURVEY, ABSTRACT NO. 713
SUBMITTED 10-05-2018



PROJECT NO.: QT-1909

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QuikTrip No. 1909
802 W McDermott Drive
Allen Texas



PROTOTYPE: P-94 (05/01/18)
DIVISION: Dallas
VERSION: 001
DESIGNED BY: TLV
DRAWN BY: TLV
REVIEWED BY: JM

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
PD AMENDMENT
CONCEPT PLAN

SHEET NUMBER:

1