



Site Data Summary Table - Area 1

Site Data Summary	Existing	Proposed
Zoning	C-2	PD with C-2 Uses
Land Use Designation	Retail	Retail
Gross Acreage	N/A	4.900
Net Acreage	N/A	4.900
Number of Proposed Lots	N/A	1
Percentage of Site Coverage	N/A	2.74%
Area of Open Space	4.900 Ac.	2.630 Ac.
Percentage of Open Space	100%	53.67%
Percentage of Landscape	N/A	52.11%
Area of Impervious Coverage	N/A	2.270 Ac.
Percentage of Impervious Coverage	N/A	46.33%
Proposed Building Area (Foot Print in Sq. Ft.)	N/A	5,858 SF
Number of Single-Story Buildings	N/A	1
Number of Two-Story Buildings	N/A	0
Maximum Building Height	N/A	22' 0"
Proposed Floor Area	N/A	5,858 SF
Proposed Floor Area by Use		
Gas Station/Convenience Store	N/A	5,858 SF
Required Parking: min. 6 spaces	N/A	6
Provided Parking	N/A	86
Inventory Parking	N/A	0
Required Loading Spaces	N/A	0
Provided Loading Spaces	N/A	0
Area of Outside Storage	N/A	0 SF
Percentage of Outside Storage	N/A	0%
Start of Construction (Month/Year)	N/A	May-17
End of Construction (Month/Year)	N/A	Nov/Dec-17

Site Data Summary Table - Area 2

Site Data Summary	Existing	Proposed
Zoning	C-2	PD with C-2 Uses
Land Use Designation	Retail	Retail
Gross Acreage	N/A	2.328
Net Acreage	N/A	2.328
Number of Proposed Lots	N/A	1
Percentage of Site Coverage	N/A	11.37%
Area of Open Space	2.328 Ac.	0.690 Ac.
Percentage of Open Space	100%	29.64%
Percentage of Landscape	N/A	24.16%
Area of Impervious Coverage	N/A	1.638 Ac.
Percentage of Impervious Coverage	N/A	70.36%
Proposed Building Area (Foot Print in Sq. Ft.)	N/A	11,535 SF
Number of Single-Story Buildings	N/A	2
Number of Two-Story Buildings	N/A	0
Maximum Building Height	N/A	TBD
Proposed Floor Area	N/A	11,535 SF
Proposed Floor Area by Use		
Retail	N/A	8,500 SF
Restaurant	N/A	3,035 SF
Required Parking: min 36 spaces	N/A	36
Retail: 1 space/200 SF	N/A	43
Restaurant: 1 space/3 seats @ 108 Seats	N/A	36
Total:	N/A	79
Provided Parking	N/A	68
Inventory Parking	N/A	0
Required Loading Spaces	N/A	0
Provided Loading Spaces	N/A	0
Area of Outside Storage	N/A	0 SF
Percentage of Outside Storage	N/A	0%
Start of Construction (Month/Year)	N/A	TBD
End of Construction (Month/Year)	N/A	TBD

Site Data Summary Table - Area 3

Site Data Summary	Existing	Proposed
Zoning	C-2	PD with C-2 Uses
Land Use Designation	Retail	Retail
Gross Acreage	N/A	3.153
Net Acreage	N/A	3.153
Number of Proposed Lots	N/A	1
Percentage of Site Coverage	N/A	15.58%
Area of Open Space	3.153 Ac.	1.670 Ac.
Percentage of Open Space	100%	52.97%
Percentage of Landscape	N/A	50.58%
Area of Impervious Coverage	N/A	1.483 A.
Percentage of Impervious Coverage	N/A	47.03%
Proposed Building Area (Foot Print in Sq. Ft.)	N/A	21,400 SF
Number of Single-Story Buildings	N/A	5
Number of Two-Story Buildings	N/A	0
Maximum Building Height	N/A	TBD
Proposed Floor Area	N/A	38,793 SF
Proposed Floor Area by Use		
Office	N/A	21,400 SF
Required Parking: 1 space/300 SF: min 72 spc	N/A	72
Provided Parking	N/A	83
Inventory Parking	N/A	0
Required Loading Spaces	N/A	0
Provided Loading Spaces	N/A	0
Area of Outside Storage	N/A	0 SF
Percentage of Outside Storage	N/A	0%
Start of Construction (Month/Year)	N/A	TBD
End of Construction (Month/Year)	N/A	TBD

G&A CONSULTANTS, LLC
 SITE PLANNING CIVIL ENGINEERING PLANNING
 LAND SURVEYING LANDSCAPE ARCHITECTURE
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 144 Old 107th Street - Angleton, TX 77516 P: 409-427-4600 F: 409-427-4602
 TBE Form No. 1798 TBE Form No. 10047700

F.M. 2499 QUIKTRIP PD
LOTS 1, 2, and 3, BLOCK A, of
BRIARWOOD ADDITION
 10.361 Acres in the
 CITY OF CORINTH
 DENTON COUNTY, TEXAS

CONCEPT PLAN

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
 G&A CONSULTANTS, F-1798
 ROBERT JOHN DOLLAH, JR., P.E. #86898
 DATE 9/15/2016

Drawn By: KL
 Date: 05/27/2016
 Scale: 1"=40'
 Revisions:
 07/14/2016
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