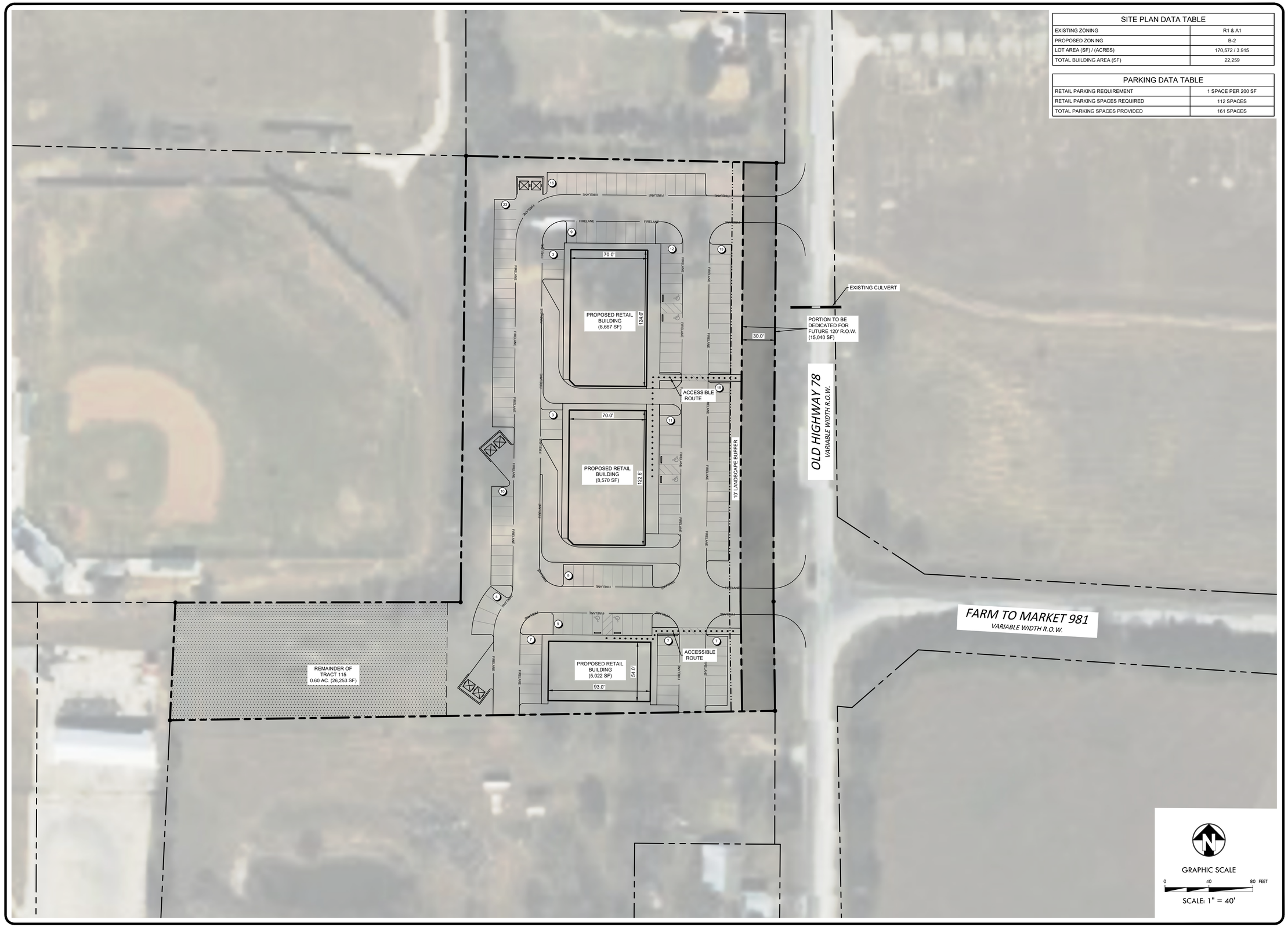

SITE PLAN DATA TABLE	
EXISTING ZONING	R1 & A1
PROPOSED ZONING	B-2
LOT AREA (SF) / (ACRES)	170,572 / 3.915
TOTAL BUILDING AREA (SF)	22,259

PARKING DATA TABLE	
RETAIL PARKING REQUIREMENT	1 SPACE PER 200 SF
RETAIL PARKING SPACES REQUIRED	112 SPACES
TOTAL PARKING SPACES PROVIDED	161 SPACES

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
JEREMY B. NELSON
P.E.# 138740
DATE: 11/22/2024

BUTTRY & BROWN DEVELOPMENT, LLC
5801 TENNYSON PKWY, STE 150
PLANO, TX 75024
(214) 296-4989
info@Buttry-Brown.com
CONTACT: STEVE BUTTRY

BLUE RIDGE CONCEPT

CITY OF BLUE RIDGE
COLLIN COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER:

ISSUE DATE: 11/22/2024

CONCEPT PLAN

SHEET:
CP1.0

FULL PATH: K:\Temp\BNI\MARKETING\BBD\Blue Ridge BBDK\Temp\BNI\MARKETING\BBD\Blue Ridge BBDK\CI-3 SITE PLAN_

FILENAME: CI-3 SITE PLAN_dwg
PLOTTED BY: Christina Wharton
PLOTTED DATE: 11/22/2024