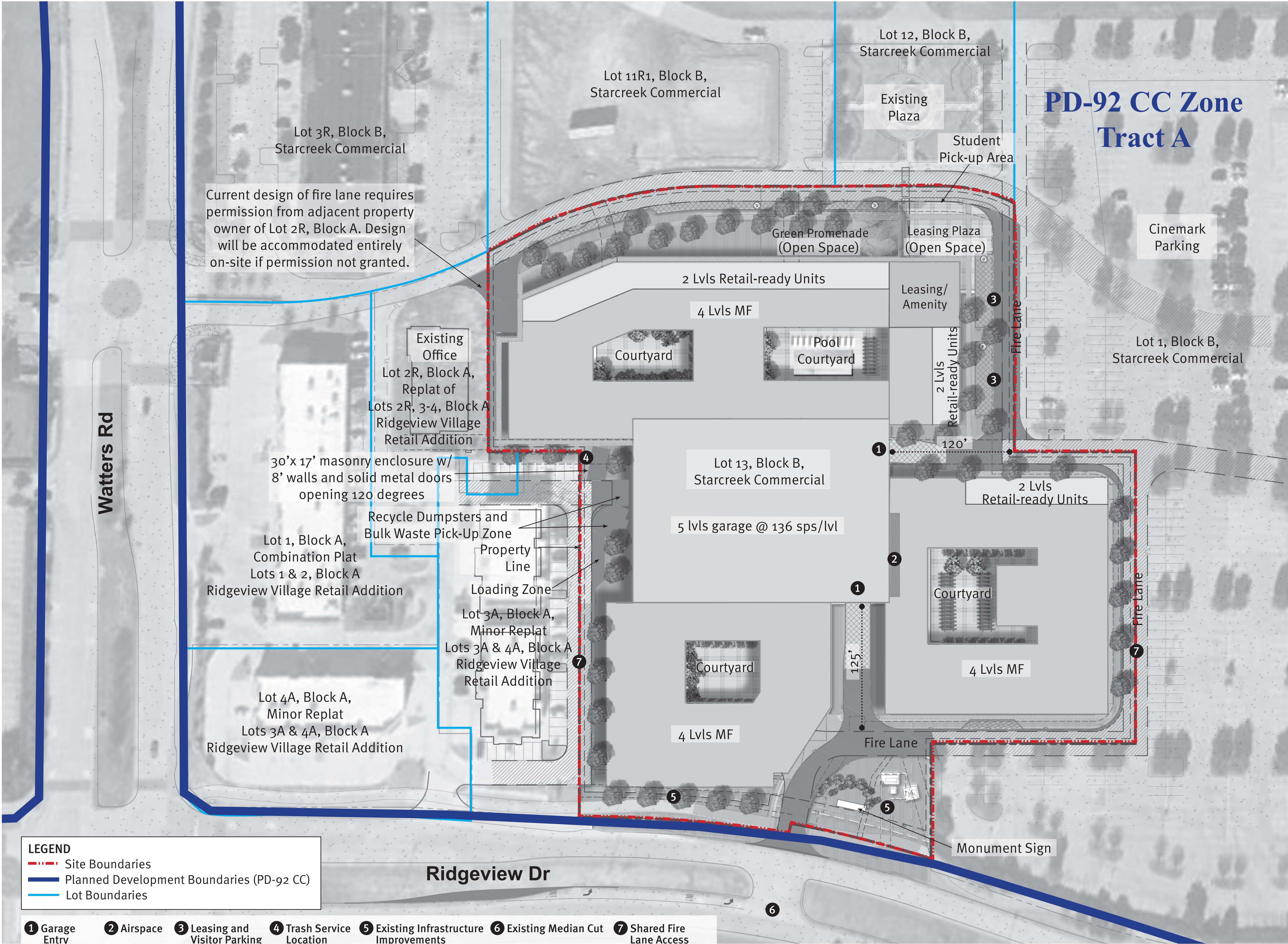


ATTACHMENT C: ZONING CONCEPT PLAN



Site Data Summary Table	
Proposed Use	Urban Residential Dwelling
Existing Zoning District	Corridor Commercial
Proposed Base Zoning District	PD-92 CC
Gross Site Area	7.37 acres (321,037 sf)
Lot Coverage	53%
Gross Floor Area	482,321 sf
FAR	1.5
Maximum Height	64' (4 stories)
Required Open Space	6.27 acres (1 acre per 75 units)
Provided Open Space	On-site: 1.29 acres (17.5%) Off-site: 1.5 acres See Attachment F: Development Regulations
Total Gross Density (du/acre)	63.8
Total Net Density (du/acre)	66.1
Total Dwelling Units	470
• 2 Bedroom	93
• 1 Bedroom	347
• Live-Work (1 Bedroom)	30
Lot Count	N/A
Total Parking Required	657 spaces (1 space / bedroom + 1 space / 5 dwelling units)
Total Parking Proposed	708 spaces
Parking Provided (Garage)	680
Parking Provided (Surface)	28

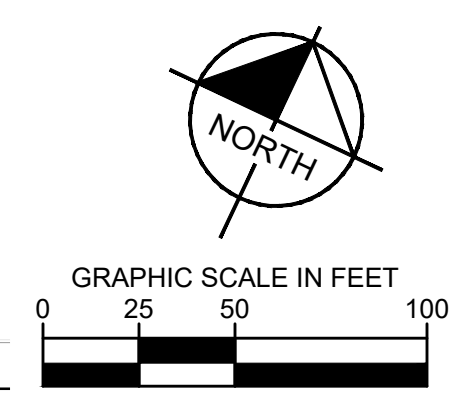


Location Map

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DWG DATE: 03/02/2019
DWG NAME: EXHIBIT C PD CONCEPT PLAN

03/02/2019 11:02 AM
K:\DAL_CIVIL\06050100\DALCOP\PD\CONCEPT PLAN\11-10-AM
DWG DATE: 03/02/2019
DWG NAME: EXHIBIT C PD CONCEPT PLAN

WATTERS ROAD
(A VARIABLE WIDTH RIGHT-OF-WAY)



LEGEND

---	PROPERTY LINE
---	PROPOSED FIRELANE
---	EXISTING FIRELANE
---	BUILDING SETBACK
---	EXISTING CONTOUR
---	EXISTING FIRELANE
---	PROPOSED HEAVY DUTY PAVEMENT (FIRELANE, DUMPSTER)
---	PROPOSED MEDIUM DUTY PAVEMENT (PARKING, DRIVEWAYS)
---	PROPOSED SIDEWALK
---	EXISTING PAVEMENT

KEY

TYP	TYPICAL
○	NUMBER OF PARKING SPACES
BFR	BARRIER FREE RAMP

NOTES

1. APPLICANT SHALL COMPLY WITH ALL IRRIGATION REGULATIONS IN V.T.C.A. ADMINISTRATIVE CODE TITLE 30, CHAPTER 344 RULES ESTABLISHED BY THE STATE OF TEXAS, AND REQUIREMENTS FOR IRRIGATION DESIGN AND WATER CONSERVATION SET IN THE ALLEN LAND DEVELOPMENT CODE SECTION 7.05.6, AND THE CITY OF ALLEN WATER CONSERVATION AND DROUGHT CONTINGENCY AND EMERGENCY RESPONSE PLAN.
2. APPLICANT SHALL COMPLY WITH CITY ORDINANCE, CHAPTER 6, HEALTH AND ENVIRONMENT; ARTICLE III, SOLID WASTE; SECTIONS 6-51 TO 6-80.
3. APPLICANT SHALL COMPLY WITH IRRIGATION REGULATIONS IN V.T.C.A. ADMINISTRATIVE CODE TITLE 30, CHAPTER 344 RULES ESTABLISHED BY THE STATE OF TEXAS, AND REQUIREMENTS FOR IRRIGATION DESIGN AND WATER CONSERVATION SET IN THE ALLEN LAND DEVELOPMENT CODE SECTION 7.05.6, AND THE CITY OF ALLEN WATER CONSERVATION AND DROUGHT CONTINGENCY AND EMERGENCY RESPONSE PLAN.
4. CURRENT DESIGN OF FIRE LANE REQUIRES PERMISSION FROM ADJACENT PROPERTY OWNER OF LOT 2R, BLOCK A. DESIGN WILL BE ACCOMMODATED ENTIRELY ON-SITE IF PERMISSION NOT GRANTED.
5. TRASH COMPACTOR, RECYCLE DUMPSTER, AND BULK WASTE PICK-UP TO HAVE SOLID METAL DOORS OPENING 120 DEGREES.

SITE DATA SUMMARY TABLE

PROPOSED USE	URBAN RESIDENTIAL DWELLING
EXISTING ZONING	PD-92
PROPOSED ZONING	PD-92 URBAN RESIDENTIAL
GROSS SITE AREA	7.37 AC/ 321,037 SF
LOT COVERAGE	53%
FLOOR/AREA RATIO	1.5
GROSS FLOOR AREA	482,321 SF
MAXIMUM HEIGHT (FT & STORIES)	
MULTIFAMILY	62'-6" (4 STORIES)
PARKING GARAGE	64' (5 STORIES)
REQUIRED OPEN SPACE (AC & %)	6.27 AC (1 AC/ 75 UNITS)
PROVIDED OPEN SPACE (AC & %)	ON SITE: 1.29 ACRES (17.5%) OFF-SITE: 1.5 AC SEE ATTACHMENT F: DEVELOPMENT REGULATIONS
TOTAL GROSS DENSITY (DU/AC)	63.8 DU/AC
TOTAL NET DENSITY (DU/AC)	66.1 DU/AC
TOTAL NUMBER OF DWELLING UNITS	470 UNITS
2 BEDROOM	93 UNITS
1 BEDROOM	347 UNITS
LIVE-WORK (1 BEDROOM)	30 UNITS
LOT COUNT	1
PARKING REQUIRED	1 SPACE/ BEDROOM + 1 SPACE/ 5 DWELLING UNITS= 657 SPACES
PARKING PROVIDED	
GARAGE	680 SPACES
STREET PARKING	28 SPACES
TOTAL PARKING	708 SPACES

EXHIBIT C
PD CONCEPT PLAN
DALCOP URBAN RESIDENTIAL
7.37 ACRES
FRANCIS DOSSER SURVEY, ABSTRACT NO. 280
City of Allen, Collin County, Texas
Submitted 08/02/2019
Revised 10/10/2019

Owner:
Dalcop Holdings LLC
15550 N. Dallas Parkway
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Dallas, TX 75248
Contact: Ron Murff
Phone: 972-715-8400

Architect:
JHP Architecture / Urban Design
8340 Meadow Road, Suite 150
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Contact: Brian Keith
Phone: 214-363-5687

Engineer:
Kimley-Horn and Associates, Inc.
8340 Meadow Road, Two Galleria Office Tower,
Suite 700
Dallas, Texas 75240
Contact: Shay Geach, P.E.
Phone: 972-715-1300

Kimley»Horn

2019 KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1330 FAX: 972-238-3820
WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT
064550100

DATE
10/10/2019

SCALE
AS SHOWN

DESIGNED BY
SEG

DRAWN BY
BLD

CHECKED BY
SEG

EXHIBIT C
PD CONCEPT PLAN

DALCOP URBAN RESIDENTIAL
TRACT A-1
CITY OF ALLEN
COLLIN COUNTY, TEXAS

SHEET NUMBER
EX-C

REVISIONS
No. DATE