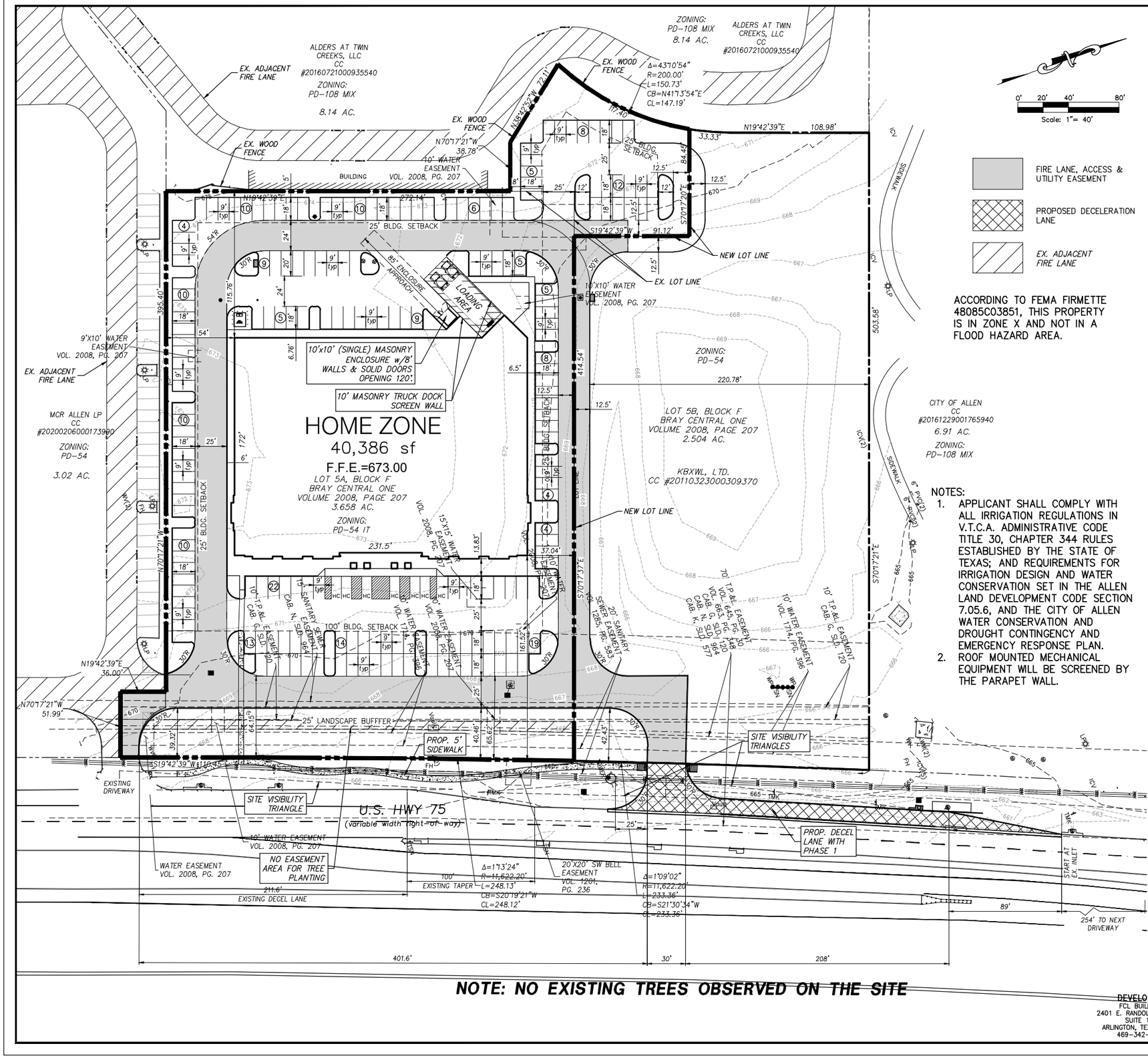
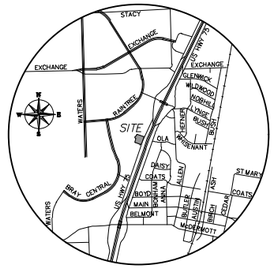


ACCORDING TO FEMA FIRMETTE 48085C0351, THIS PROPERTY IS IN ZONE X AND NOT IN A FLOOD HAZARD AREA.

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. ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED BY THE PARAPET WALL.



VICINITY MAP
NTS

SITE DATA TABLE		
	Lot 5A	Lot 5B
PROPOSED USE	FURNITURE/APPLIANCE SALES	COMMERCIAL/RETAIL
EXISTING ZONING DISTRICT	PD-54 IT	PD-54 IT
PROPOSED BASE ZONING DISTRICT	PD-54 CC-P	PD-54 CC-P
BUILDING AREA	40,386 SF	
PARKING-		
PARKING REQUIRED	202 SPACES	
REQUIRED PARKING RATIO	1: 200 SF	
PARKING PROVIDED	202 SPACES	
GROSS SITE AREA	3.658 ACRES	2.504 ACRES
	159,331 SF	109,074 SF
LANDSCAPE REQUIRED	15,933 SF	
	10%	
LANDSCAPE PROVIDED	24,806 SF	
	16%	
HANDICAP REQUIRED	7 SPACES	
HANDICAP PROVIDED	7 SPACES	
BUILDING HEIGHT	40 FT	
NUMBER OF STORIES	1	
FLOOR AREA RATIO	0.25	
LOT COVERAGE	25.35%	

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

ABBREVIATION LEGEND			
ABBR.	DEFINITION	IRF	IRON ROD FOUND
AC	AIR CONDITIONER	LP	LIGHT POLE
BILLB	BILLBOARD	MAG	MAG NAIL SET WITH SHINER STAMPED "W.A.I. R.P.L.S. 5714"
Bol.	BOLLARD		
C	COMMUNICATION	MB	MAIL BOX
CC#	COUNTY CLERK'S FILE NO.	MH	MANHOLE
CIRF	IRON ROD FOUND WITH CAP	MP	METAL POST
CIRS	IRON ROD SET W/CAP STAMPED "W.A.I. 5714"	OE	OVERHEAD ELECTRIC LINES
		PF	PIN FLAG
CM	CONTROLLING MONUMENT	PKF	PK NAIL FOUND
CO	CLEANOUT	PKS	PK NAIL SET
E	ELECTRIC	PM	PAINT MARK
EB	ELECTRIC BOX	PP	POWER POLE
EM	ELECTRIC METER	SB	SIGNAL BOX
FH	FIRE HYDRANT	SN	SIGN
FOMK	FIBER OPTIC MARKER	SP	SIGNAL POLE
FP	FLAG POLE	SS	SANITARY SEWER
G	GAS	SW	STORM WATER
GI	GRATE INLET	TMK	TELEPHONE MARKER
GL	GROUND LIGHT	TP	TELEPHONE PEDESTAL
GM	GAS METER	TPAD	TRANSFORMER PAD
GMK	GAS MARKER	TSN	TRAFFIC SIGN
GR	GAS RISER	UGC	UNDERGROUND CABLE MARKER
GV	GAS VALVE	W	WATER
GW	GUY WIRE	WM	WATER METER
HI	BUILDING HEIGHT	WP	WOOD POST
HC	HANDICAPPED	WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE	XCF	"X" CUT IN CONCRETE FOUND
IN	INLET	XCS	"X" CUT IN CONCRETE SET

PD AMENDMENT CONCEPT PLAN
HOME ZONE
LOTS 5A & 5B, BLOCK F
BRAY CENTRAL ONE ADDITION
6.162 ACRES
OUT OF WJ JACKSON SURVEY, ABSTRACT NO. 484
CITY OF ALLEN, COLLIN COUNTY
APRIL 02, 2021

NOTE: NO EXISTING TREES OBSERVED ON THE SITE

DEVELOPER:
FCL BUILDERS
2401 E. RANDOL MILL ROAD
SUITE 150
ARLINGTON, TEXAS 76011
469-342-3790

OWNER:
KBXCWL, LTD. A TEXAS LP
3615 BEVERLY DRIVE
DALLAS, TEXAS 75205
214-720-9977

ENGINEER:
WINKELMANN & ASSOCIATES
6750 HILLCREST PLAZA DRIVE
SUITE 215
DALLAS, TEXAS 75230
972-490-7090

No.	DATE	REVISION	APPROV.
4	05/24/2021	TRC COMMENTS	MDC
3	05/06/2021	TRC COMMENTS	MDC
2	04/29/2021	TRC COMMENTS	MDC
1	04/20/2021	TRC COMMENTS	MDC

LAST SAVED BY: LOKEN May 24, 2021

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230 (972) 490-7090 FAX
Texas Engineers Registration No. 89 (972) 490-7089
Texas Surveyors Registration No. 100866-00

PD AMENDMENT CONCEPT PLAN
HOME ZONE
LOTS 5A & 5B, BLOCK F
BRAY CENTRAL ONE ADDITION
ALLEN, TEXAS

90403.01(20)

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