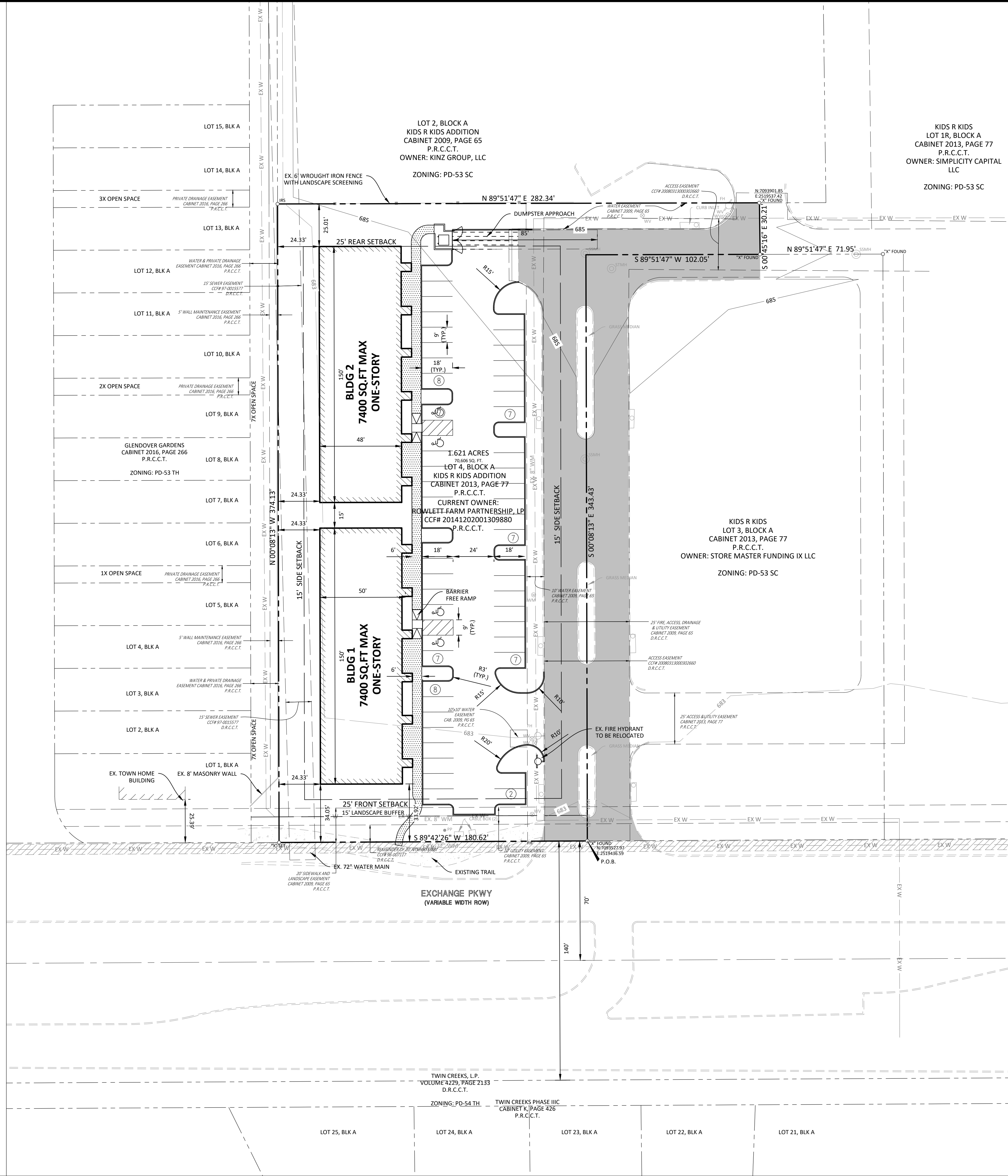
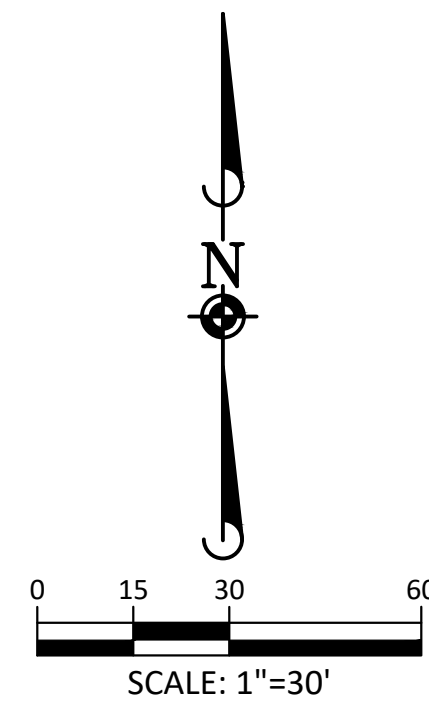
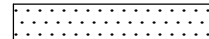
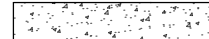
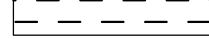




EXISTING UTILITY NOTE:
EXISTING UTILITIES SHOWN ON THIS PLAN ARE
COMPILED FROM MULTIPLE SOURCES, INCLUDING
FIELD SURVEYS, GIS INFORMATION AND RECORD
DRAWINGS. PRIOR TO CONSTRUCTION, CONTRACTOR
TO VERIFY LOCATION OF ALL EXISTING UTILITIES.



LEGEND	
	PARKING COUNT NUMBER
	MAJOR CONTOUR
	MINOR CONTOUR
	WATER METER
	FIRE HYDRANT
	GATE VALVE
	SETBACK LINE
	EASEMENT LINE
	EXISTING CURB
	PROPOSED CURB
	EXISTING FIRELANE
	PROPOSED SIDEWALK
	EXISTING TRAIL
	HEAVY DUTY CONCRETE

SITE DATA	
PROPOSED USE	OFFICE/MEDICAL OR DENTAL OFFICE
EXISTING ZONING DISTRICT	PD 53 - SHOPPING CENTER
GROSS SITE AREA	1.62 ACRES / 70,606 SQ FT
LOT COVERAGE	22%
FAR	1 : 4.52
MAXIMUM HEIGHT	25 FT OR 2.5 STORIES
REQUIRED LANDSCAPE AREA	15% / 10,591 SQ FT
PROVIDED LANDSCAPE AREA	19,070 SQ FT
PARKING DATA	
PARKING RATIO BY USE	
GENERAL OFFICE (9866.67 SF)	1 SPACE PER 300 SQ FT
MEDICAL OR DENTAL OFFICE (4933.33 SF)	1 SPACE PER 250 SQ FT
PARKING REQUIRED	53
PARKING PROVIDED	53

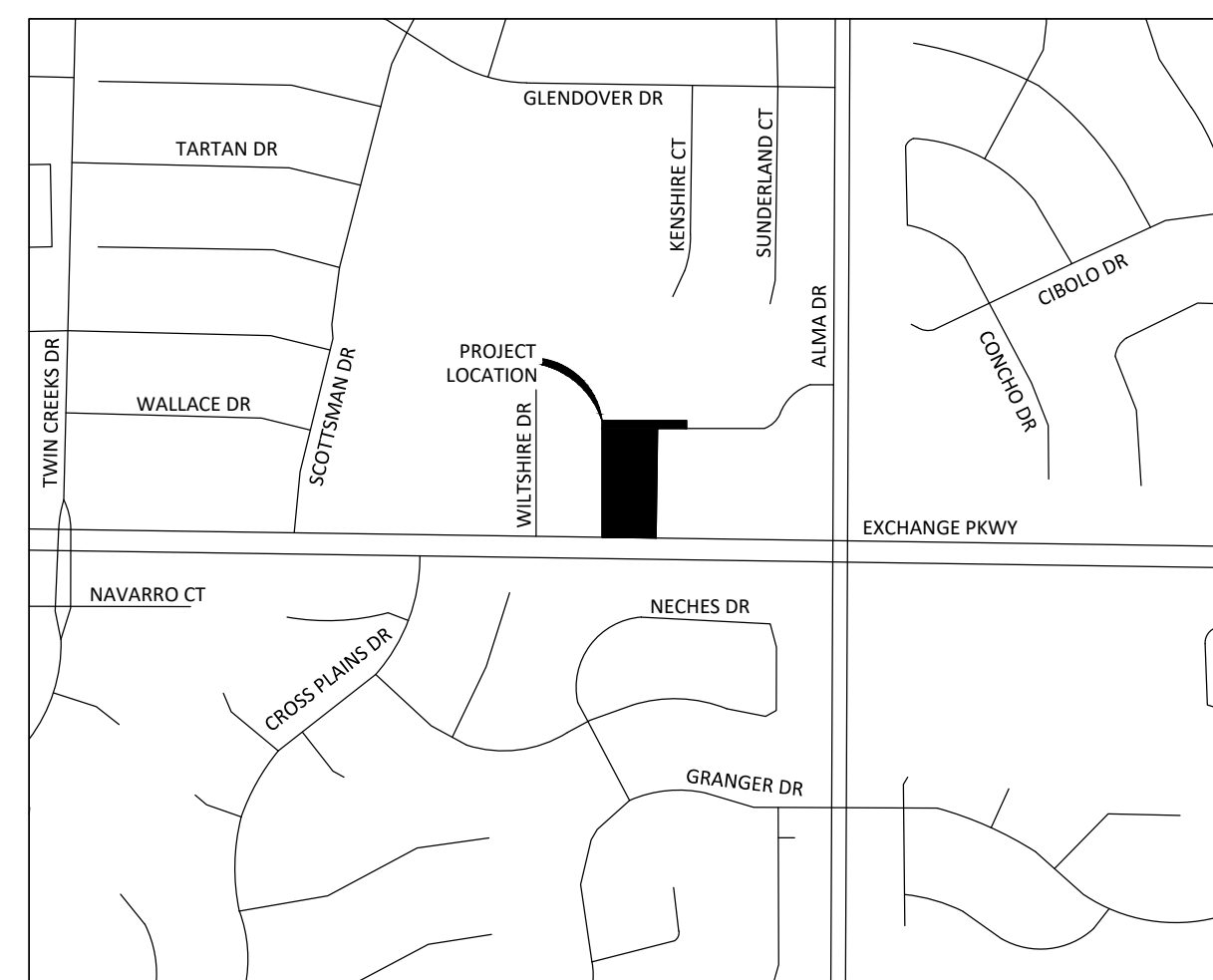
OWNER
ROWLETT FARM PARTNERSHIP, L.P.
3838 OAKLAWN AVE, STE 1416
DALLAS, TX 75219

ARCHITECT
MIKE PENROSE
BSB DESIGN, INC.
17855 DALLAS PKWY, STE 105
DALLAS, TX 75287
469.729.2728

DEVELOPER
JIM ED HOLMES
ACADIAN DEVELOPMENT GROUP
P.O. BOX 970
PROSPER, TX 75078
404.561.7626

**ENGINEER
JASON PYKA, PE
MANHARD CONSULTING
12225 GREENVILLE AVE, STE 1000
DALLAS, TX 75243**

**SITE IS LOCATED IN A
MINIMAL FLOOD
HAZARD ZONE**



PD CONCEPT PLAN

ACADIAN OFFICE PARK AT TWIN CREEKS
1.62 ACRES
MARY STANDIFER SURVEY - ABSTRACT NO. 812
CITY OF ALLEN, COLLIN COUNTY

SUBMITTED: 09-07-2018

	DATE	REVISIONS	DRAWN BY
			1
			2
			3
			4
			5
			6
			7
			8
			9
			10



12225 Greenville Avenue, Suite 1000, Dallas, TX 75243 ph:972.972.4250 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers Registration No. F-18141

ACADIAN OFFICE PARK AT TWIN CREEKS

LOT 4, BLOCK A - CITY OF ALLEN, COLLIN COUNTY, TEXAS

PD CONCEPT PLAN

FOR INTERIM REVIEW ONLY
THIS DOCUMENT IS NOT
ISSUED FOR CONSTRUCTION
OR PERMITTING PURPOSES

JASON T. PYKA, P.E.
TEXAS P.E. No. 124800
ISSUED THIS DATE:
09/28/2018

PROJ. MGR.: JTP
PROJ. ASSOC.: ADC
DRAWN BY: ADC
DATE: 10/XX/2018
SCALE: 1"=20'

SHEET

EX C

611.013001.00