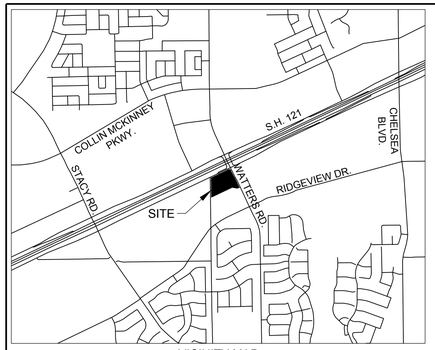


VICINITY MAP
SCALE: 1" = 2000'

SITE DATA SUMMARY

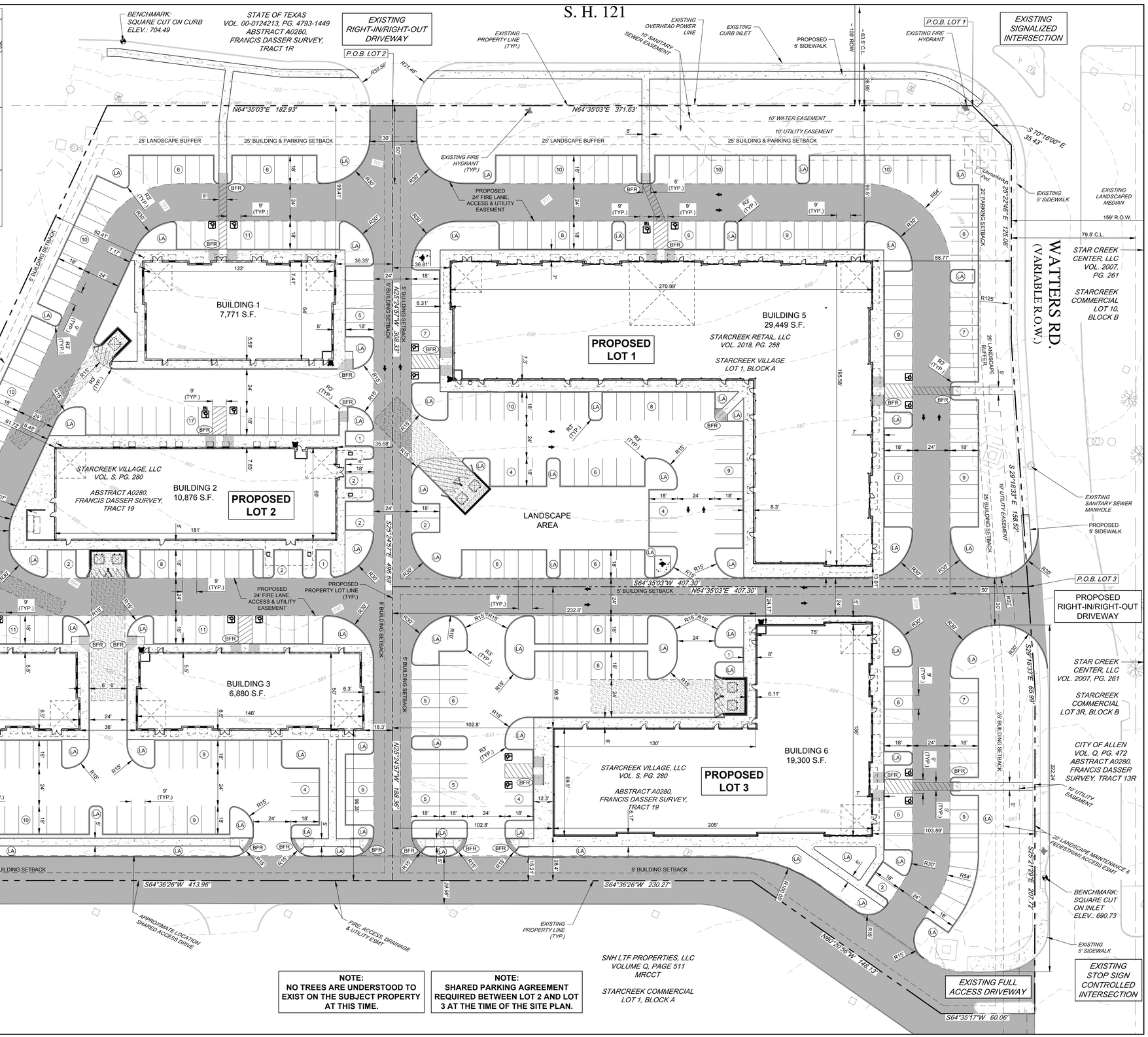
	LOT 1	LOT 2	LOT 3
CURRENT ZONING	PD 92 (CC)	PD 92 (CC)	PD 92 (CC)
LOT AREA	2.819 ACRES (122,811 S.F.)	3.403 ACRES (148,220 S.F.)	2.014 ACRES (87,710 S.F.)
PARKING REQUIRED	4.5 SPACES / 1000 S.F. = 133 SPACES	4.5 SPACES / 1000 S.F. = 143 SPACES	4.5 SPACES / 1000 S.F. = 87 SPACES
PARKING PROVIDED	153 SPACES	163 SPACES	71 SPACES
OPEN SPACE REQUIRED	0.282 ACRES 10% (12,281 S.F.)	0.340 ACRES 10% (14,822 S.F.)	0.201 ACRES 10% (8,771 S.F.)
OPEN SPACE PROVIDED	0.652 ACRES 23.11% (28,382 S.F.)	0.585 ACRES 17.20% (25,498 S.F.)	0.352 ACRES 17.48% (15,333 S.F.)
MAXIMUM BUILDING HEIGHT	40'-0" (ONE STORY)	35'-0"(ONE STORY)	35'-0" (ONE STORY)
LOT RETAIL USE	70% (20,614 SF)	0% (0 SF)	70% (13,510 SF)
LOT RESTAURANT USE	30% (8,835 SF)	0% (0 SF)	30% (5,790 SF)
LOT OFFICE USE	0% (0 SF)	100% (31,804 SF)	0% (0 SF)

LEGEND

	EXISTING PROPERTY LINES
	PROPOSED PROPERTY LOT LINES
	PROPOSED FIRE LANES
#	PARKING COUNT
LA	LANDSCAPED AREA
BFR	BARRIER FREE RAMP

PROJECT SUMMARY

BUILDING USE	BUILDING AREA
RETAIL	42.4% (34,124 SF)
RESTAURANT	18.2% (14,625 SF)
OFFICE	39.5% (31,804 S.F.)
TOTAL	80,553 S.F.



NOTE:
NO TREES ARE UNDERSTOOD TO EXIST ON THE SUBJECT PROPERTY AT THIS TIME.

NOTE:
SHARED PARKING AGREEMENT REQUIRED BETWEEN LOT 2 AND LOT 3 AT THE TIME OF THE SITE PLAN.

ENGINEER:
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CONTACT: MR. DANI GOLAN

PROJECT:
STARCREEK VILLAGE
8.236 ACRES
WATTERS ROAD & HIGHWAY 121 SERVICE ROAD CITY OF ALLEN, COLLIN COUNTY, TEXAS 75013

SEAL:
THESE PLANS WERE PREPARED UNDER THE SUPERVISION AND DIRECTION OF
JOHN B. RHODES JR., PE #112311
THESE PLANS ARE RELEASED FOR INITIAL REVIEW PURPOSES ONLY.

REVISIONS	DATE

PROJECT MANAGER:	DN
DRAWING BY:	DK
JURISDICTION:	CITY OF ALLEN, TEXAS
DATE:	19 OCTOBER 2018
SCALE:	1" = 30'

TITLE:
STARCREEK VILLAGE
8.236 ACRES
PD AMENDMENT CONCEPT PLAN

SHEET NUMBER:
1 OF 1

COMMENTS:

JOB/FILE NUMBER: 995.006