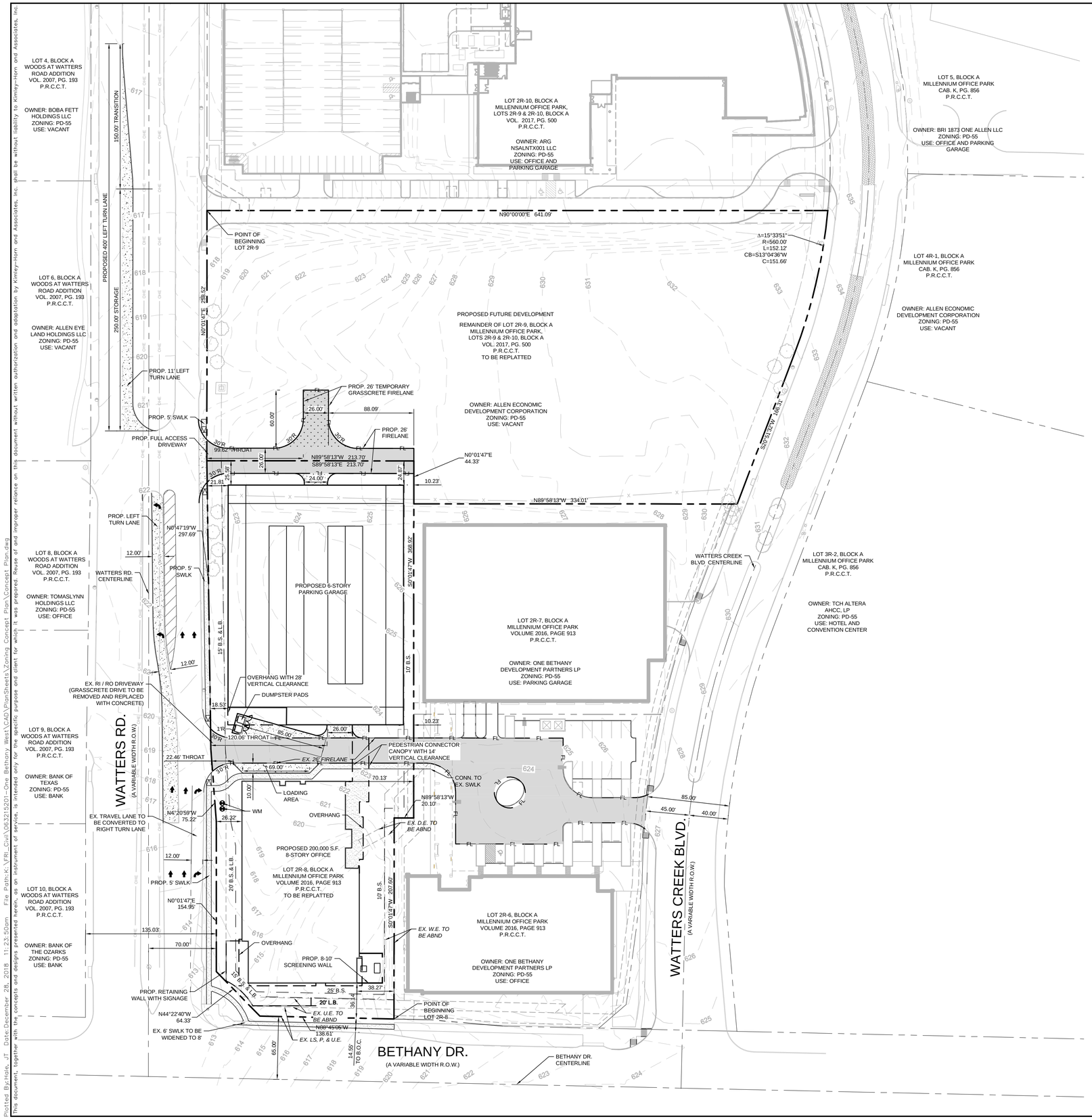
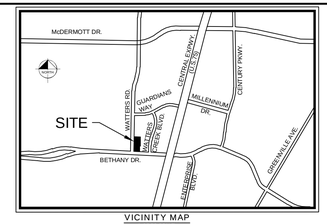




VICINITY MAP
(NOT TO SCALE)

N
W E
S

GRAPHIC SCALE IN FEET
0 25 50 100

GRAPHIC SCALE 1" = 50' @ 24" X 36"

LEGEND

	PROPERTY LINE
	SETBACK LINE
	PROPOSED WALL
FL	FIRE LANE
FL	TEMPORARY GRASSCRETE FIRELANE
	CONCRETE PAVEMENT
	SIDEWALK / HARDSCAPE
OHE	EXISTING OVERHEAD POWER LINE
	BARRIER FREE RAMP (BFR)
	EXISTING POWER POLE
B.S.	BUILDING SETBACK
L.B.	LANDSCAPE BUFFER
LS, P, U.E.	LANDSCAPE, PEDESTRIAN, AND UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
U.E.	UTILITY EASEMENT
B.O.C.	BACK OF CURB

NOTES

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOT PRINT DIMENSIONS.
2. ALL DIMENSIONS ARE FROM THE FACE OF CURB , FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
3. ALL CURB RADII ARE 2' OR 10' UNLESS NOTED OTHERWISE.

SITE DATA SUMMARY TABLE

ZONING / PROPOSED USE	PD-55, OFFICE (O) OFFICE / PRIVATE CLUB (WITHIN AN OFFICE BUILDING)
GROSS SITE AREA	114,455 SQ. FT. 2.628 AC
MAXIMUM BUILDING HEIGHT	NO MAXIMUM
PROPOSED OFFICE BUILDING HEIGHT	140' (8 STORIES)
PROPOSED GARAGE HEIGHT	74' (6 STORIES)
BUILDING SQUARE FOOTAGE	EACH FLOOR: 25,000 SQ. FT. TOTAL: 200,000 SQ. FT.
PARKING (SURFACE)	0 SPACES
PARKING (STRUCTURED)	880 SPACES
PARKING REQUIRED	667 SPACES (1 PER 300 SQ. FT.)
TOTAL PARKING PROVIDED	880 SPACES
LOADING SPACES	2
LOT COVERAGE	63%
PROPOSED FAR	1.75:1
REQUIRED LANDSCAPE AREA	0.4 ACRES 15%
PROVIDED LANDSCAPE AREA	0.7 ACRES 28.0%

PD AMENDMENT CONCEPT PLAN
MILLENNIUM OFFICE PARK
LOT 2R-8, BLOCK A

TOTAL ACREAGE: 2.628 ACRES

CITY OF ALLEN, COLLIN COUNTY, TEXAS
CITY PROJECT NO. ZN-110218-0037
SUBMITTED DECEMBER 28, 2018

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
5750 GENESIS COURT, SUITE 200
FRISCO, TX 75034
TEL: 972-335-3580
FAX: 972-335-3779
CONTACT: C.J. PONTON, P.E.

OWNER:
ALLEN ECONOMIC DEVELOPMENT CORPORATION
900 WEST BETHANY DRIVE, SUITE 280
ALLEN, TX 75013
TEL: 972-727-0250
CONTACT: DANIEL BOWMAN

DEVELOPER:
KAIZEN DEVELOPMENT PARTNERS
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TEL: 214-414-3810
CONTACT: NICK SUMMERVILLE

ARCHITECT:
BOKA POWELL
8070 PARK LANE #300
DALLAS, TX 75231
TEL: 972-701-9000
CONTACT: DON POWELL, AIA

NO.	REVISIONS	DATE

Kimley»Horn

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PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

SCALE: AS SHOWN
DESIGNED BY: CJP
DRAWN BY: ATW
CHECKED BY: CJP

PD AMENDMENT
CONCEPT PLAN

ONE BETHANY WEST
CITY OF ALLEN
COLLIN COUNTY, TEXAS

DATE
12/28/2018

PROJECT NO.
063215201

SHEET NUMBER
1 OF 1

Plotted By: Hale, JT Date: December 28, 2018 11:23:50am File Path: K:\FRI_Civil\063215201-One Bethany West\CAD\PlotSheets\Zoning Concept Plan\Concept Plan.dwg
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