

VICINITY MAP
SCALE: 1" = 200'

SITE DATA SUMMARY	
CURRENT ZONING	PD 92 (CC)
LOT AREA	2.819 ACRES (122,811 S.F.)
PARKING REQUIRED	4.5 SPACES / 1000 S.F. = 134 SPACES
PARKING PROVIDED	153 SPACES
OPEN SPACE REQUIRED	0.282 ACRES 10% (12,281 S.F.)
OPEN SPACE PROVIDED	0.652 ACRES 23.11% (28,352 S.F.)
MAXIMUM BUILDING HEIGHT	40'-0" (ONE STORY)
LOT RETAIL USE	70% (21,029 SF)
LOT RESTAURANT USE	30% (8,835 SF)
LOT OFFICE USE	0% (0 SF)

LEGEND	
	EXISTING PROPERTY LINES
	ADJACENT PROPERTY LINES
	PROPOSED FIRE LANES
	SIDEWALK CONCRETE
	PARKING COUNT
	LANDSCAPED AREA
	BARRIER FREE RAMP

STATE HWY. No. 121
(VARIABLE R.O.W.)
10' SANITARY SEWER EASEMENT

STATE OF TEXAS
VOL. 4793, PG. 1449
ABSTRACT A0280,
FRANCIS DASSER SURVEY,
TRACT 1R

EXISTING
RIGHT-IN/RIGHT-OUT
DRIVEWAY

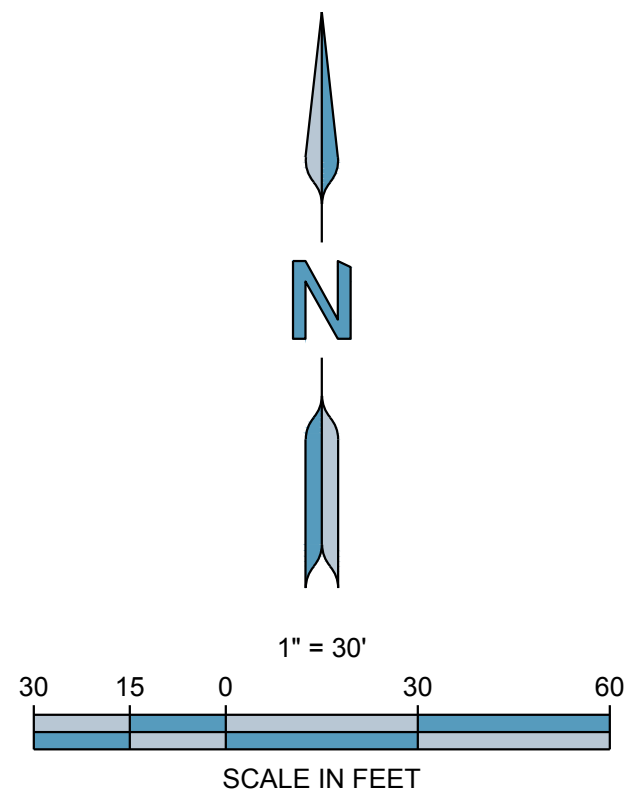
NOTE: SEPARATE PERMIT IS REQUIRED FOR ANY
PROPOSED SIGNAGE, FENCING, OR IRRIGATION.

NOTE: UNLESS NOTED OTHERWISE, ALL EXISTING
EASEMENTS SHOWN WERE CREATED BY THE FINAL
PLAT OF LOT 2, BLOCK A STARCREEK COMMERCIAL
(VOL. 2007, PG. 15)

NOTE: APPLICANT SHALL COMPLY WITH CITY
ORDINANCE, CHAPTER 6, HEALTH AND
ENVIRONMENT; ARTICLE III, SOLID WASTE; SECTIONS
6-1 TO 6-80.

NOTE: 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.

WINES FAMILY IRREVOCABLE
TRUST
VOL. 2774, PG. 647
D.R.R.C.T.
ABSTRACT A0879,
J. SEABORN & RT CLEMENTS
SURVEY, TRACT 3



STARCREEK VILLAGE
LOT 2, BLOCK A
LOT ACREAGE = 3.403 ACRES

PROPOSED
CROSS
ACCESS

PROPOSED
CROSS
ACCESS

STARCREEK VILLAGE
LOT 3, BLOCK A
LOT ACREAGE = 2.014 ACRES

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

SNH LTF PROPERTIES, LLC
VOLUME Q, PAGE 511
MRCC1
STARCREEK COMMERCIAL
LOT 1, BLOCK A
PD-92 (CC)

ENGINEER:
FORESITE
group
TBPE Firm No. F-12878
Foresite Group, Inc.
1999 Bryan St.
Suite 890
Dallas, TX 75201
www.fg-inc.net
214.939.7123
888.765.8135
D/B/A Foresite Consulting Group of Texas, Inc.

ARCHITECT:
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814 WIND ELM DRIVE
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(972) 359-0053
CONTACT: MR. PATRICK AHEARNE
DEVELOPER:
STARCREEK RETAIL, LLC.
5164 VILLAGE CREEK DRIVE, SUITE 100
PLANO, TEXAS 75093
(972) 267-3300
CONTACT: MR. DANI GOLAN

STARCREEK RETAIL
LOT 1, BLOCK A OF STARCREEK VILLAGE
2.819 ACRES
WATERS ROAD & HIGHWAY 121 SERVICE ROAD
CITY OF ALLEN, COLLIN COUNTY, TEXAS 75013

PROJECT:

SEAL:

REVISIONS
PATIO EDIT 03-14-2019
CITY COMMENTS 03-20-2019

PROJECT MANAGER: DN
DRAWING BY: DK
JURISDICTION: ALLEN, TEXAS
DATE: 8 DECEMBER 2017
SCALE: 1" = 30'
TITLE:

STARCREEK RETAIL
2.819 ACRES
PD AMENDMENT CONCEPT PLAN

SHEET NUMBER:
1 OF 1
COMMENTS:
JOB/FILE NUMBER: 995.001