



1. APPLICANT SHALL COMPLY WITH ALL IRRIGATION REGULATIONS IN V.T.C.A. ADMINISTRATIVE CODE TITLE 30, CHAPTER 34A RULES ESTABLISHED BY THE STATE OF TEXAS; AND REQUIREMENTS FOR IRRIGATION DESIGN AND WATER CONSERVATION SET IN THE ALLEN LAND DEVELOPMENT CODE SECTION 7.0.6, AND THE CITY OF ALLEN WATER CONSERVATION AND DROUGHT CONTINGENCY AND EMERGENCY RESPONSE PLAN.
2. ALL CONNECTIONS TO US 75 MUST BE APPROVED BY TxDOT, DRIVEWAY PERMIT TO BE OBTAINED AS SOON AS POSSIBLE. DEVELOPER SUBMITTALS TO TxDOT MUST BE ACCOMPANIED BY THE CITY OF ALLEN ENGINEERED/INSTALLED ENGINEERING DRAWINGS ACCOMPANYING A PERMIT APPLICATION.
3. APPLICANT SHALL COMPLY WITH CITY ORDINANCE, CHAPTER 6, HEALTH AND ENVIRONMENT; ARTICLE III, SOLID WASTE, SECTIONS 6.01 TO 6.80.
4. APPLICANT SHALL COMPLY WITH IRRIGATION REGULATIONS IN V.T.C.A. ADMINISTRATIVE CODE TITLE 30, CHAPTER 34A RULES ESTABLISHED BY THE STATE OF TEXAS; AND REQUIREMENTS FOR IRRIGATION DESIGN AND WATER CONSERVATION SET IN THE ALLEN LAND DEVELOPMENT CODE SECTION 7.0.6, AND THE CITY OF ALLEN WATER CONSERVATION AND DROUGHT CONTINGENCY AND EMERGENCY RESPONSE PLAN.
5. PROPOSED DESIGN ELEMENTS ALONG MAIN ST., BOYD DR, BONHAM DR. AND ANNA DR SHALL BE CONSISTENT WITH THE EXISTING DESIGN ELEMENTS IN THE DOWNTOWN AREA.

**\*\* CONSTRUCTION RESPONSIBILITIES FOR OFFSITE IMPROVEMENTS TO BE DETERMINED BY A DEVELOPER'S AGREEMENT BETWEEN OWNER AND THE CITY OF ALLEN \*\***

SITE DATA SUMMARY TABLE	
<b>BLOCK 200</b>	
PROPOSED USE	URBAN RESIDENTIAL
EXISTING ZONING	CBD
PROPOSED ZONING	PD
GROSS SITE AREA	2.90 AC
LOT COVERAGE	68%
FLOOR/AREA RATIO	1.75
MAXIMUM HEIGHT (FT & STORIES)	60 FT
REQUIRED OPEN SPACE (AC & %)	0.29 AC, 10%
PROVIDED OPEN SPACE (AC & %)	0.36 AC, 12%
TOTAL GROSS DENSITY (DU/AC)	76.2 DU/AC
TOTAL NET DENSITY (DU/AC)	96.5 DU/AC
TOTAL NUMBER OF DWELLING UNITS	
4 LEVELS UR (800 MKT SF/AVG)	221 UNITS
LEASING/AMENITY	3500 SF
PARKING REQUIRED	
1.3 SPACE/UNIT	287 SPACES
PARKING PROVIDED	
6 LEVEL GARAGE (80 SP/LEVEL)	480 SPACES*
STREET PARKING	12 SPACES
TOTAL PARKING	292 SPACES
* 200 SPACES APPLY TO BLOCK 4 REQUIRED PARKING	

SITE DATA SUMMARY TABLE	
<b>BLOCK 400</b>	
PROPOSED USE	URBAN RESIDENTIAL
EXISTING ZONING	CBD
PROPOSED ZONING	PD
GROSS SITE AREA	2.39AC
LOT COVERAGE	43%
FLOOR/AREA RATIO	1.73
MAXIMUM HEIGHT (FT & STORIES)	85 FT
REQUIRED OPEN SPACE (AC & %)	0.24 AC, 10%
PROVIDED OPEN SPACE (AC & %)	0.26 AC, 11%
TOTAL GROSS DENSITY (DU/AC)	71.3 DU/AC
TOTAL NET DENSITY (DU/AC)	87.7 DU/AC
TOTAL NUMBER OF DWELLING UNITS	
4 LEVELS UR (800 MKT SF/AVG)	172
LEASING/AMENITY	3500 SF
PARKING REQUIRED	
1.3 SPACE/UNIT	224 SPACES
PARKING PROVIDED	
BLOCK 2 GARAGE	200 SPACES
SURFACE PARKING	14 SPACES
STREET PARKING	10 SPACES
TOTAL PARKING	224 SPACES

<b><u>Owner:</u></b>	<b><u>Architect:</u></b>	<b><u>Engineer:</u></b>
MCTT, LLC	JHP Architecture / Urban Design	Kimley-Horn and Associates, Inc.
16250 Knoll Trail Dr, Suite 210	8340 Meadow Road, Suite 150	13455 Noel Rd, Two Galleria Office Tower,
Dallas, TX 75248	Dallas, TX 75231	Ste 700
Contact: Jim Leslie	Contact: J. Mark Wolf	Dallas, Texas 75240
Phone: (972) 250-1037	Phone: 214-363-5687	Contact: Jonathan Kerby, P.E.
		Phone: 972-770-1300