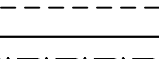
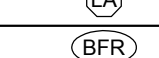


NOTE: PARKING LAYOUT IS APPROVED PER REPORT PROVIDED IN ORDINANCE NO. 3566-4-18.

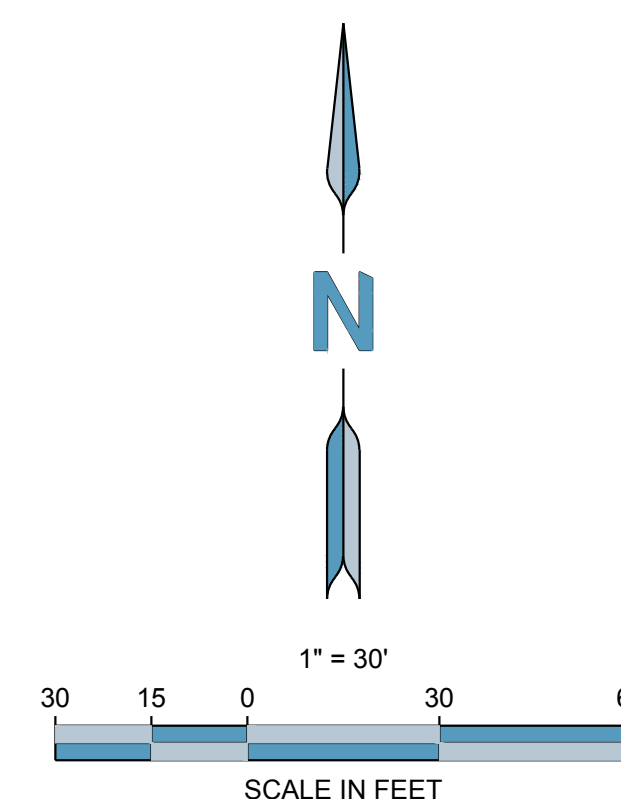
LOT 2 DATA SUMMARY	
PROJECT NAME	TWIN CREEKS
CURRENT ZONING	PD-108 MIX
LOT AREA	1,388 ACRES (80,442 S.F.)
LOT MEDICAL OFFICE USE	100% (14,398 SF)
PARKING REQUIRED	162 SPACES (PER ORD. NO. 35664-18)
PARKING PROVIDED	67 SPACES
OPEN SPACE REQUIRED	0.208 ACRES (15%) (9,063 S.F.)
OPEN SPACE PROVIDED	0.281 ACRES (20.3%) (12,262 S.F.)
MAXIMUM BUILDING HEIGHT	30'-0" (ONE STORY)

LEGEND	
	EXISTING PROPERTY LINES
	PROPOSED LOT LINES
	PROPOSED ROW DEDICATION
	ADJACENT PROPERTY LINES
	PROPOSED FIRE LANES
	SIDEWALK CONCRETE
	DECORATIVE PAVERS
	BUILDING AWNING
	SCREENING FENCE
	PARKING COUNT
	LANDSCAPED AREA
	BARRIER FREE RAMP

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

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.



ENGINEER:

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D/B/A Foresite Consulting Group of Texas, Inc.

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DEVELOPER:	GOLAN PROPERTIES, LLC. 5164 VILLAGE CREEK DRIVE, SUITE 100 PLANO, TEXAS 75093 (972) 267-3300
CONTACT:	MR. DANI GOLAN

TRACT:
TWIN CREEKS
LOT 1 & LOT 2, BLOCK L OF TWIN CREEKS NORTH ADDITION
4.418 ACRES
EXCHANGE PARKWAY & WATTERS ROAD CITY OF ALLEN, COLLIN
COUNTY, TEXAS 75013

SEAL:

REVISIONS	DATE
ATM LAYOUT	03-21-2019

PROJECT MANAGER:	DN
DRAWING BY:	DK
JURISDICTION:	CITY OF ALLEN
DATE:	27 APRIL 2018
SCALE:	1" = 30'
TITLE:	

TITLE: TWIN CREEKS
4.418 ACRES
SUP SITE PLAN

SHEET NUMBER: 1 OF 1

COMMENTS:

JOB/FILE NUMBER: 995.004

