

SITE DATA TABLE			
	lot 1	lot 2	lot 3
PROPOSED USE	Retail & Restaurant	Daycare	Grocery
EXISTING ZONING	PD-53	PD-53	PD-53
PROPOSED BASED ZONING DISTRICT	PD-53	PD-53	PD-53
GROSS SITE AREA	1,056ac./ 46,171sf	1,054ac./ 45,757sf	3,401ac./ 148,150sf
LOT COVERAGE	17%	16.4%	17%
FAR	17%	16.4%	17%
MAXIMUM HEIGHT	2.55stories / 30ft	2.55stories / 30ft	2.55stories / 30ft

LANDSCAPE REQUIREMENTS			
	lot 1	lot 2	lot 3
REQUIRED LANDSCAPING (10%)	4,594sf	4,598sf	14,815sf
PROVIDED LANDSCAPING	6,717sf	10,772sf	36,746sf
PARKING RATIO BY USE	75% retail / 25% restaurant 200 / sf 100 / sf	daycare facility 10 + 2 / c/srm	grocery / supermarket 200 / sf
PARKING REQUIRED	50 stalls	28 stalls	129 stalls
PARKING PROVIDED	51 stalls	37 stalls	129 stalls

OWNER / DEVELOPER
BOILERMAKER CAPITAL LLC
3308 PRESTON ROAD, SUITE 350, #243
PLANO, TX 75093
PHONE: 972.489.2872
CONTACT: DAN METEVIER

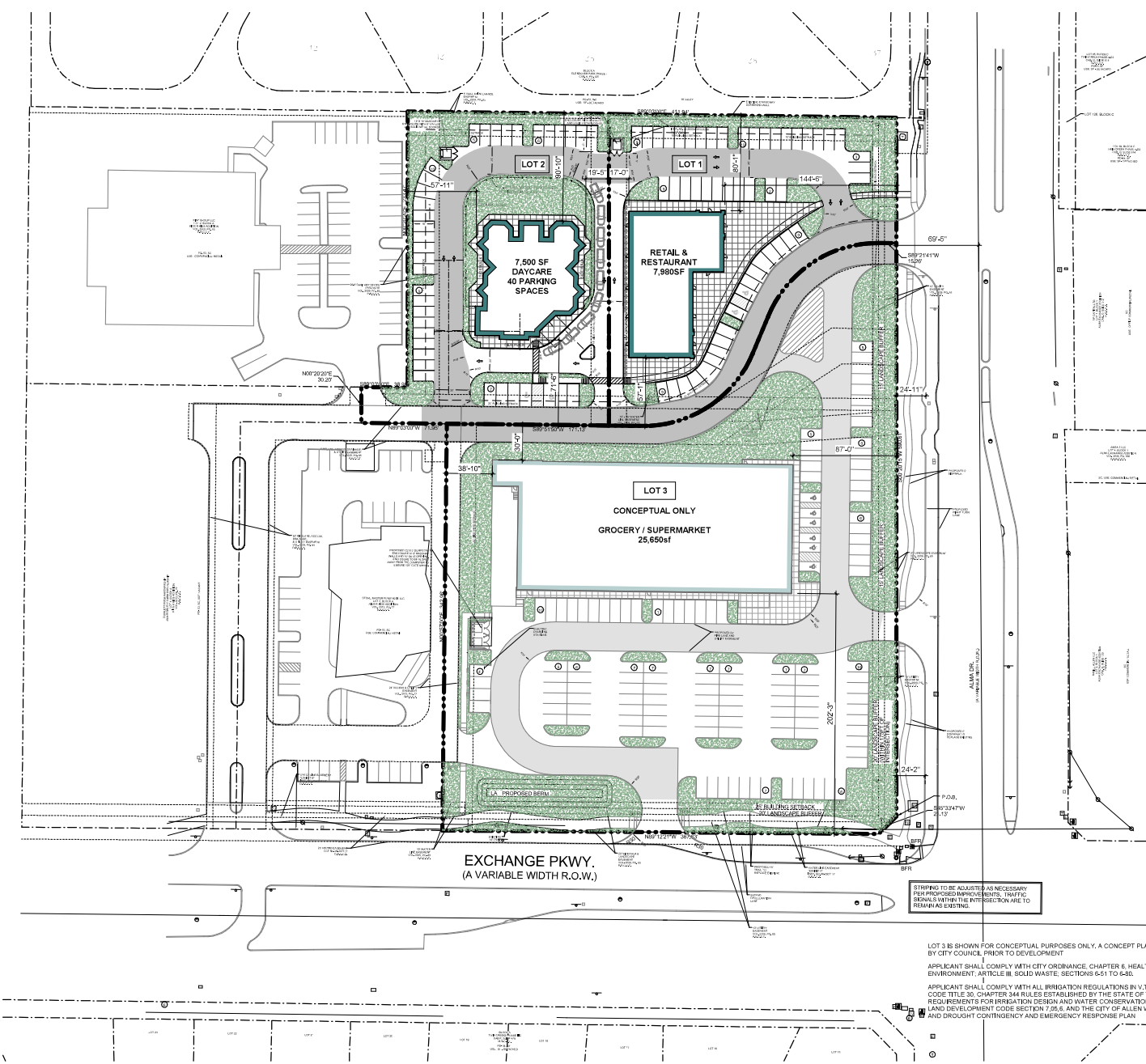
OWNER / DEVELOPER
LIDL US OPERATIONS
3500 S. CLARK STREET
ARLINGTON, VA 22202

ARCHITECT
MVG ARCHITECTURE LLC
819 N. GRAND AVE.
WAXAHACHIE, TX 75165
PHONE: 469.658.9097
CONTACT: MOISES V GONZALEZ

ENGINEER
GROSSELLE R. ENGINEERING
805 CLENDENON DR.
MCKINNEY, TX 75071
PHONE: 214.734.2305
CONTACT: MICHAEL GROSSELLE

PD AMENDMENT CONCEPT PLAN
KIDS R KIDS ADDITION
5.511 ACRES
LOTS 1, 2, 3, BLOCK A
CITY OF ALLEN, COLLIN COUNTY
MARCH 22nd 2019

PD AMENDMENT
KIDS R KIDS ADDITION
ALLEN, TX 75013



LOT 3 IS SHOWN FOR CONCEPTUAL PURPOSES ONLY. A CONCEPT PLAN MUST BE APPROVED BY CITY COUNCIL, PRIOR TO DEVELOPMENT.

APPLICANT SHALL COMPLY WITH CITY ORDINANCE, CHAPTER 6, HEALTH AND ENVIRONMENT, ARTICLE III, SOLID WASTE, SECTIONS 6-51 TO 6-60.

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.