FLOOD STATEMENT:

ACCORDING TO COMMUNITY PANEL NO. 480131 0270 K, DATED JUNE 7, 2017 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN "ZONE X" AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CONTACTS

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ALUMINUM TUBE FENCE SPECIFICATIONS:

1. CONTRACTOR TO SUBMIT CUT SHEET TO ARCHITECT FOR APPROVAL. GENERAL SPECIFICATIONS ARE AS FOLLOWS:
2. PICKETS 1' X 1' X 0.065 WALL.
3. STRINGERS 1.625' X 1.625' X 1.625'
   SIDE WALL 0.100
   TOP WALL 0.070
4. LINE POSTS 2.5' X 2.5' X 0.075 WALLS. LINE POSTS TO BE SET@10'-0" MAX. SPACING. DEPTH OF POST TO BE MIN. OF 30" IN TRUCK POURED CONCRETE. WHEN PRESET GALVANIZED FENCE SLEEVES ARE USED POSTS ARE TO BE ADHERED WITH EPOXY.
5. TERMINAL AND GATE POSTS 6' X 6' X 0.125 WALL. DEPTH OF TERMINAL AND GATE POSTS TO BE MIN. OF 36" IN TRUCK POURED CONCRETE. WHEN PRESET GALVANIZED FENCE SLEEVES ARE USED POSTS ARE TO BE ADHERED WITH EPOXY.
6. PICKET SPACING 4.5" O.C.
   SPACING BETWEEN PICKETS 3.75"
7. HORIZONTAL RAILS: (4) LOCATED 1 @ 6" ABOVE FINISH GRADE (A.F.G.), 2 @ 18" A.F.G., 3 @ 6'-6" A.F.G., AND 4 @ 7'-6" A.F.G.,
8. SWINGING GATES: DESIGN AS PER THE MANUFACTURER'S DESIGN STANDARDS. GATES SHALL BE MANUALLY OPERATED.
9. FASTENERS SHALL BE 302 STAINLESS STEEL WITH SELF-DRILLING HEAD. ALL SCREWS SHALL BE PAINTED TO MATCH FENCE.
10. (6) GATES: (4) 10 FOOT SWINGING GATES AND (2) 4 FOOT SWING GATES, WITH FRAMEWORK OF 1 5/8" FULL WEIGHT PIPE, 2.27 LBS. PER FOOT (MIN). GATES BRACED AND TRUSSED AS NECESSARY.
11. GATE LATCHES SHALL ACCEPT PADLOCKS

PROPOSED FEATURES | REFER TO SURVEY FOR EXISTING FEATURES

GENERAL FEATURES

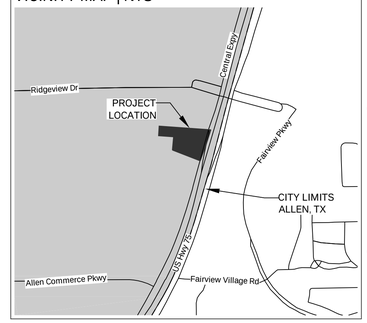
- PROPERTY LINE / ZONING BOUNDARY LINE
- SUBDIVISION / OUTPARCEL PROPERTY LINE
- LEASED AREA LINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- EDGE OF CONCRETE
- CONCRETE CURB AND GUTTER | REFER TO PLAN FOR TYPE &/OR SIZE
- FENCING | REFER TO PLAN FOR TYPE AND SIZE
- BUILDING CONTROL POINT
- DRAINAGE STRUCTURES | REFER TO GRADING PLAN FOR TYPE
- UTILITY STRUCTURES | REFER TO UTILITY PLAN FOR TYPE
- SITE LIGHTING | REFER TO ELECTRICAL PLAN FOR TYPE, SIZE & DETAILS
- FIRE LANE EASEMENT



40 20 0 20 40 80 120

GRAPHIC SCALE IN FEET | 1in = 40ft

VICINITY MAP | NTS



PROJECT INFORMATION

SITE INFORMATION
ALLEN COMMERCE CENTER, L.P. LOT 2-R2 BLOCK A
CITY OF ALLEN, COLLIN COUNTY

CURRENT ZONING	(CC) CORRIDOR COMMERCIAL
PROPOSED ZONING	(CC-PD) CORRIDOR COMMERCIAL PLANNED DEVELOPMENT
PROPOSED LAND USE	RETAIL
TSC AREA	4.772 AC
TOTAL REMAINING TRACT	5.140 AC

SETBACKS

FRONT	100 FEET
REAR	25 FEET
SIDE	25 FEET

BUILDING INFORMATION
ONE STORY BUILDING HEIGHT

TOP OF MASONRY	20'-8" AFF
TOP OF GABLE	30'-0" AFF
BUILDING AREA	19,097 SF
FENCED OUTDOOR DISPLAY AREA	17,419 SF
PERMANENT TRAILER & EQUIPMENT DISPLAY AREA	3,000 SF
OUTDOOR DISPLAY AREA	1,968 SF
TOTAL BUILDING AND OUTDOOR DISPLAY AREA	41,484 SF

PARKING REQUIREMENTS

RATIO	1 SP PER 200 SF
STANDARD PARKING STALLS | 9'x18'	201 SPACES
ACCESSIBLE PARKING STALLS | 8'x18'	7 SPACES
TOTAL PARKING STALLS	208 SPACES

PARKING PROVIDED

RATIO	1 SP PER 623 SF
STANDARD PARKING STALLS | 10'x20'	62 SPACES
ACCESSIBLE PARKING STALLS | 8'x20'	4 SPACES
TRUCK & TRAILER PARKING STALLS | 40'x20'	3 SPACES
TOTAL PARKING STALLS	69 SPACES

REMAINING TRACT
5.140 ACRES
BLDG: 19,097 SF | LOT: 4.772 ACRES
F.F.E. = 665.50
TRACTOR SUPPLY Co
*ADA IN FRONT OF STORE WILL BE LEFT OUTSIDE OF THE DISPLAY AREA
*5FT SIDEWALK
1,968 SQ. FT. SIDEWALK DISPLAY AREA
125.33'
FENCED OUTDOOR DISPLAY AREA 17,419 SF
AMERIGAS PROPANE DISPENSING UNIT & BOLLARDS (REF. TO ARCH. PLANS)
PERMANENT TRAILER AND EQUIPMENT DISPLAY AREA 3,000 SQ FT
DUMPSTER ENCLOSURE
VESTIBULE
EXISTING ELEC. STRUCTURE
EXISTING DRAINAGE EASEMENT
EXISTING 15' ELECTRIC EASEMENT
EXISTING STORMWATER FLUME/CHANNEL
PROPOSED STORMWATER FLUME/CHANNEL
STORMWATER JUNCTION BOX
STORMWATER AREA INLET
CURB INLET
FIRE HYDRANT
WATER METER
REMOTE FIRE DEPT. CONNECTION
15' WATER EASEMENT (PER SEPARATE DOC.)
10 DRAINAGE EASEMENT (PER SEPARATE DOC.)
30FT FIRE LANE, ACCESS, AND UTILITY EASEMENT
FIRE LANE, ACCESS, AND UTILITY EASEMENT
15' UTLITY EASEMENT (PER SEPARATE DOC.)
SEWER MANHOLE
30FT ACCESS EASEMENT
5FT SIDEWALK
5FT EXISTING SIDEWALK
25' EXISTING LANDSCAPE BUFFER
25' EXISTING WATER AND SEWER EASEMENT
EXISTING STORMWATER DRAINAGE STRUCTURE
EXISTING 15' ELECTRIC EASEMENT
EXISTING STORMWATER INLET
EXISTING POWER POLE
EXISTING FIBER BOX
EXISTING DRAINAGE EASEMENT
EXISTING POWER POLE
EXISTING STORMWATER FLUME/CHANNEL
EXISTING POWER POLE
EXISTING FIBER BOX
U.S. HWY. NO. 75
CENTRAL EXPY
(VARIABLE WIDTH RIGHT-OF-WAY)
Chd Brg = S18° 47' 43"W
Chd = 459.54'
L = 459.67'
R = 5549.58'
BM#3
BM#4
P.O.B.
P.O.C.
N4° 02' 54"E 135.00'
S4° 02' 54"W 135.00'
N85° 14' 12"E 184.75'
N5° 14' 12"W 184.75'
S28° 10' 18"W 194.74'
S25° 23' 49"W 29.51'
N29° 36' 49"E 96.65'
S39° 10' 18"W 39.51'
N68° 37' 31"W 416.71'
N90° 25' 59"W 428.57'
S89° 25' 59"E 428.57'
N90° 25' 59"W 428.57'
S0° 34' 01"W 147.63'
N0° 34' 01"E 147.63'
S0° 34' 01"W 171.91'
N0° 34' 01"E 171.91'
S0° 34' 01"W 168.72'
N0° 34' 01"E 168.72'
S0° 34' 01"W 147.63'
N0° 34' 01"E 147.63'
S89° 25' 59"E 172.89'
N89° 25' 59"W 172.89'
S89° 25' 59"E 38.82'
N89° 25' 59"W 38.82'
S89° 25' 59"E 58.5'
N89° 25' 59"W 58.5'
S89° 25' 59"E 125.33'
N89° 25' 59"W 125.33'
S89° 25' 59"E 100' B.S.B.
N89° 25' 59"W 100' B.S.B.
S89° 25' 59"E 25' B.S.B.
N89° 25' 59"W 25' B.S.B.
R=30' L=30.54'
R=54' L=57.82'
R=30' L=62.66'
R=30' L=47.12'
R=30' L=40.65'
R=54' L=90.78'
R=30' L=50.44'
R=502' L=59.57'
R=526' L=62.42'
R=54' L=27.8'
R=30' L=15.69'
R=54' L=73.16'
R=30' L=15.44'
R=54' L=28.24'
R=54' L=68.49'
R=30' L=38.05'
R=195.74' L=56.78'
R=219.74' L=53.46'
18' TYP.
76.89'
76.23'
72.01'
37.5'
BC-PL
5'
10'
8'
19.33'
85'
15'
30'
24'
28'
20'
9' 5' 9' 25.33' 9' 8' 9'
9 10 8 9 6
2 3 2
664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 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1931 1932 1933 1934 1935 1936 1937 1938 1939 1940 1941 1942 1943 1944 1945 1946 1947 1948 1949 1950 1951 1952 1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 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