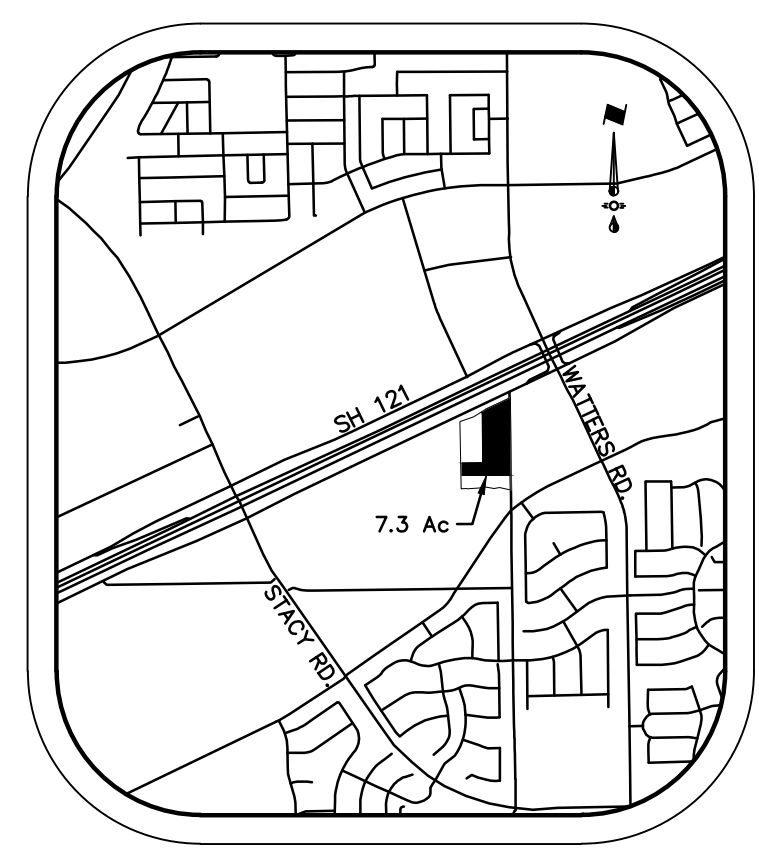


| Phase 1 Data Summary Table |                     |
|----------------------------|---------------------|
| PROPOSED USES              |                     |
| FIREARMS SALE AND SERVICE  | 7,000 SF            |
| OFFICE                     | 15,000 SF           |
| TARGET RANGE               | 23 STATIONS         |
| WAREHOUSE STORAGE          | 17,600 SF           |
| TOTAL BUILDING AREA        | 49,262 SF           |
| BUILDING FOOTPRINT AREA    | 35,786 SF           |
| GROSS SITE AREA            | 319,258 SF          |
| GROSS SITE AREA            | 7.329 ACRES         |
| LOT COVERAGE               | 11.21 %             |
| FAR                        | 0.15:1              |
| MAXIMUM HEIGHT             | 35 FT               |
| STORIES                    | 2                   |
| LANDSCAPE AREA             |                     |
| REQUIRED LANDSCAPE AREA    | 10 %                |
| REQUIRED LANDSCAPE AREA    | 0.7 ACRES           |
| PROVIDED LANDSCAPE AREA    | 51 %                |
| PROVIDED LANDSCAPE AREA    | 3.8 ACRES           |
| PARKING                    |                     |
| TARGET RANGE               | 1 spot per Station  |
| FIREARMS SALE AND SERVICE  | 1 per 100 SF Gross  |
| OFFICE USE                 | 1 per 300 SF Gross  |
| WAREHOUSE                  | 1 per 2000 SF Gross |
| REQUIRED PARKING           | 152 SPOTS           |
| PROVIDED PARKING           | 158 SPOTS           |

The phase 2 portion of the building will be landscaped in the phase 1 interim condition.

| Phase 2 Data Summary Table |                     |
|----------------------------|---------------------|
| PROPOSED USES              |                     |
| FIREARMS SALE AND SERVICE  | 7,000 SF            |
| OFFICE                     | 15,000 SF           |
| TARGET RANGE               | 29 STATIONS         |
| WAREHOUSE STORAGE          | 17,600 SF           |
| TOTAL BUILDING AREA        | 82,295 SF           |
| BUILDING FOOTPRINT AREA    | 68,819 SF           |
| GROSS SITE AREA            | 319,258 SF          |
| GROSS SITE AREA            | 7.329 ACRES         |
| LOT COVERAGE               | 21.56 %             |
| FAR                        | 0.26:1              |
| MAXIMUM HEIGHT             | 42 FT               |
| STORIES                    | 2                   |
| LANDSCAPE AREA             |                     |
| REQUIRED LANDSCAPE AREA    | 10 %                |
| REQUIRED LANDSCAPE AREA    | 0.7 ACRES           |
| PROVIDED LANDSCAPE AREA    | 41 %                |
| PROVIDED LANDSCAPE AREA    | 3.0 ACRES           |
| PARKING                    |                     |
| TARGET RANGE               | 1 spot per Station  |
| FIREARMS SALE AND SERVICE  | 1 per 100 SF Gross  |
| OFFICE USE                 | 1 per 300 SF Gross  |
| WAREHOUSE                  | 1 per 2000 SF Gross |
| REQUIRED PARKING           | 158 SPOTS           |
| PROVIDED PARKING           | 158 SPOTS           |

- LEGEND**
- Proposed Firelane
  - Proposed Sidewalk
  - Heavy Duty Pavement
  - Proposed Fire Hydrant
  - Proposed FDC



VICINITY MAP  
NTS

**DEVELOPER**  
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701 S. Tennessee St.  
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Phone (972) 542-1266  
Contact: Lawrence Ringley, R.P.L.S.

**OWNER**  
Wines Family Trust  
705 Sky Hawk  
Horseshoe Bay, Texas 78657  
Phone (512) 755-3456  
Contact: Bill Wines

Landuse: 7.329 Acres of Office/Commercial

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.  
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

**CROSS** ENGINEERING CONSULTANTS  
131 S. Tennessee St.  
972.562.4409

McKinney, Texas 75069  
Texas P.E. Firm No. E-5935

|           |             |        |
|-----------|-------------|--------|
| Drawn By: | Checked By: | Scale: |
| C.E.C.I.  | C.E.C.I.    | 1"=50' |

| PD AMENDMENT<br>CONCEPT PLAN - OVERALL                          |  | Site Size:<br>7.329 Acres         |
|---|--|-----------------------------------|
| Project Name: Ally Outfitters                                   |  | Submittal Date:<br>March 29, 2019 |
| Part of Abstract A0879, J Seaborn & RT Clements Survey, Tract 3 |  | CECI Project No.<br>18121         |
| City of Allen, Collin County                                    |  |                                   |