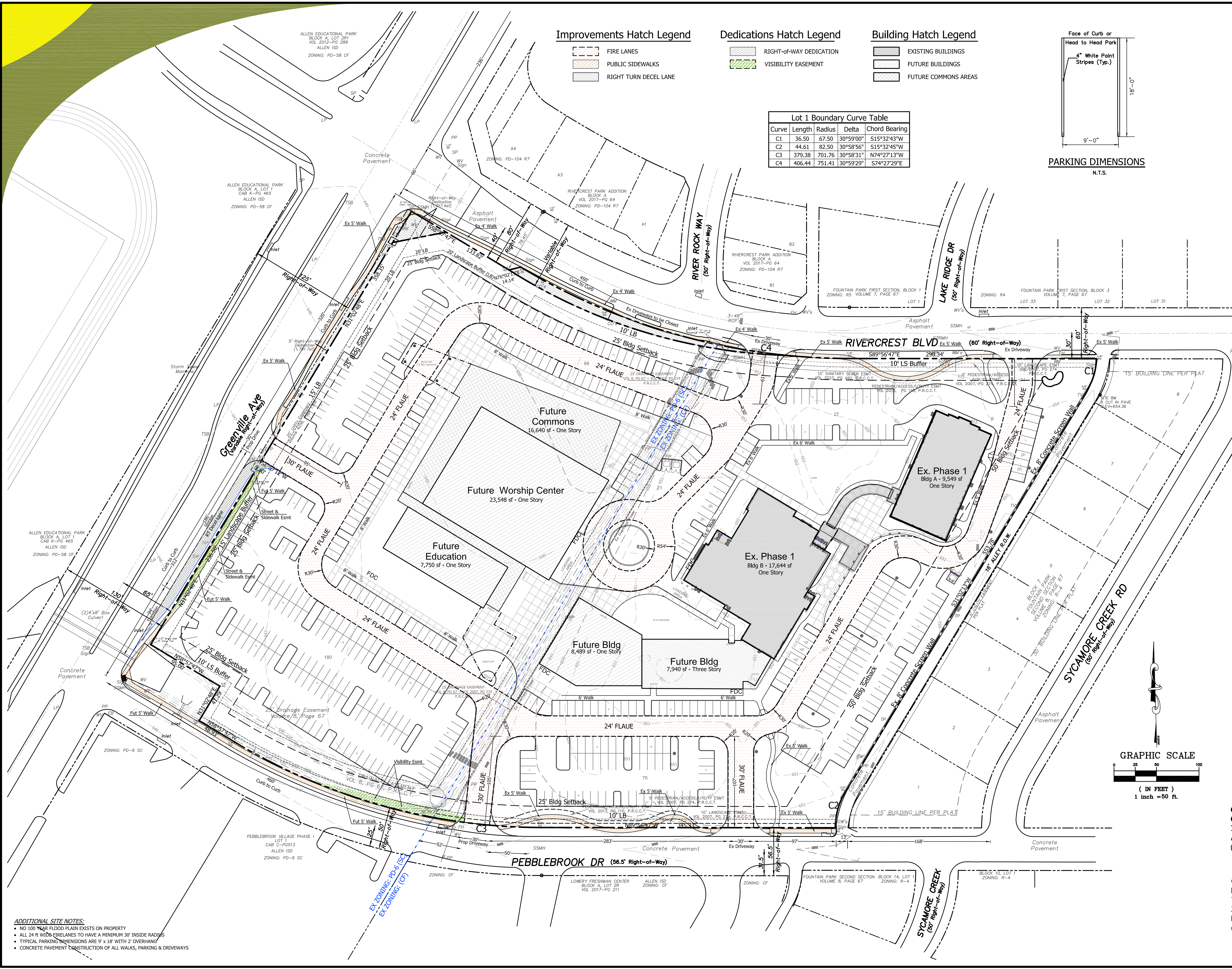


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Improvements Hatch Legend

- FIRE LANES
- PUBLIC SIDEWALKS
- RIGHT TURN DECEL LANE

Dedications Hatch Legend

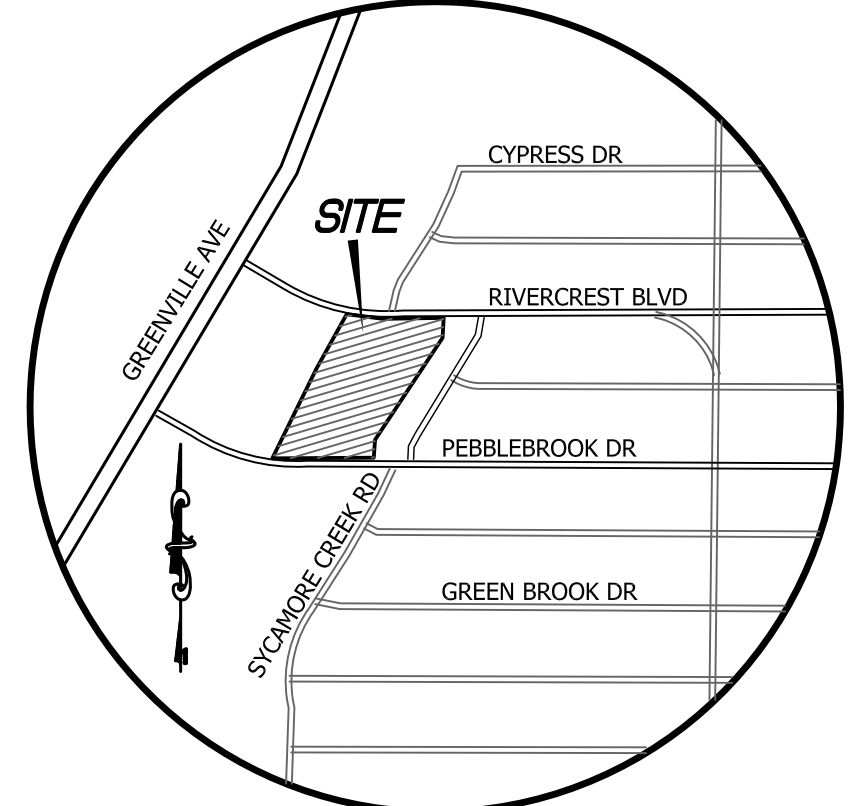
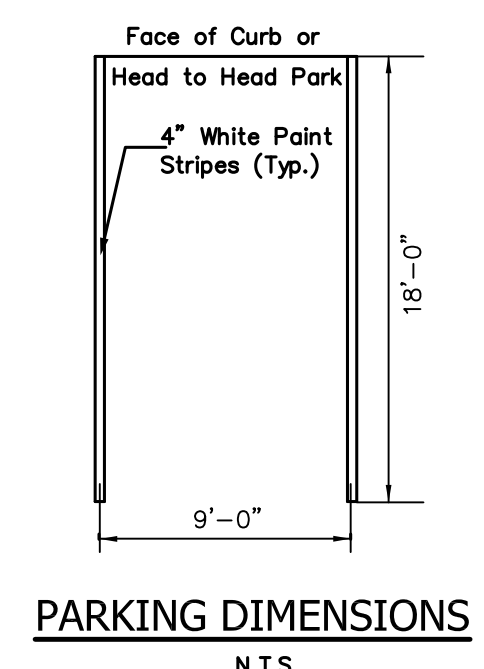
- RIGHT-OF-WAY DEDICATION
- VISIBILITY EASEMENT

Building Hatch Legend

- EXISTING BUILDINGS
- FUTURE BUILDINGS
- FUTURE COMMONS AREAS

Lot 1 Boundary Curve Table

Curve	Length	Radius	Delta	Chord Bearing
C1	36.50	67.50	30°59'00"	S15°32'43"W
C2	44.61	82.50	30°58'56"	S15°32'45"W
C3	379.38	701.76	30°58'31"	N74°27'13"W
C4	406.44	751.41	30°59'29"	S74°27'29"E



BLOCK A, LOT 1 SITE INFORMATION

LAND AREA: 507,535 sf or 11.6514 ACRES
 EXISTING ZONING: CF - COMMUNITY FACILITY & PD-6 (SC)
 PROPOSED ZONING: PD with CF Zoning as Base Regulations
 PROPOSED USE: CHURCH
 EX BUILDING AREA: 27,193 sf
 FUTURE BLDG AREA: 80,247 sf
 TOTAL BLDG AREA: 107,440 sf
 MAX BLDG. HEIGHT: 3 STORY, 45' (Allowed by Right per Zoning Ord.)
 LOT COVERAGE: 18.0% [91,560/507,535]
 FLOOR TO AREA: 0.212:1 [107,440/507,535]
 PARKING REQUIRED: SANCTUARY (1/3 @ 1,350 Seats)=450 SPACES
 PARKING PROVIDED: EDUCATION (19,800/300 sf) =66 SPACES
 PARKING PROVIDED: 516 SPACES
 TOTAL PERVIOUS SURFACE: 141,477 sf ~ 27.9%
 TOTAL IMPERVIOUS SURFACE: 366,058 sf ~ 72.1%

LEGEND

- PROPOSED FIRELANE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER MAIN W/ VALVE
- EXISTING POWER POLE W/ GUY WIRE
- EXISTING LIGHTPOLE
- PROPOSED LIGHT STANDARD
- PROPOSED FIRE HYDRANT

"CF" ZONING DISTRICT NOTE:
 The City of Allen (CF) zoning district regulations are governed by requirements of "...the most permissive adjacent zoning district". SC is currently the most permissive adjacent district, therefore SC zoning regulations govern the proposed development.

**PD CONCEPT PLAN
CHURCH ELEVEN32**

11.651 ACRES (507,535 SF) OUT OF THE PETER WETSEL SURVEY, ABSTRACT #990 & LEWIS WETSEL SURVEY, ABSTRACT #978 THE HARVEST ADDITION - LOT 1, BLOCK A, FOUNTAIN PARK ADDITION SECOND SECTION - TRACTS 1 & 2 ALLEN, COLLIN COUNTY, TEXAS ZONING: CF, PD-6 (SC)

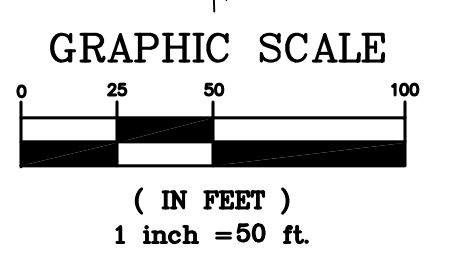
OWNER / DEVELOPER:
CHURCH ELEVEN32
 700 RIVERCREST BOULEVARD
 ALLEN, TEXAS 75002
 (214) 495-7500

ARCHITECT:
 SHANKS ARCHITECTS
 5151 BELTLINE ROAD
 SUITE 840
 DALLAS, TEXAS 75254
 (972) 788-9300

CIVIL ENGINEER:
 DR RANKIN, PLLC
 TBPE FIRM #8838
 2321 DAYBREAK TRAIL
 PLANO, TEXAS 75093
 (972) 378-0683

SURVEYOR:
 AJ BEDFORD GROUP, INC.
 301 NORTH ALAMO ROAD
 ROCKWALL, TEXAS 75087
 (972) 722-0225
 FAX 0361

Submit: 09-21-18
 Revised: 03-25-19
 Revised: 05-22-19
 Revised: 06-11-19



ADDITIONAL SITE NOTES:

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY
- ALL 24 FT WIDE FIRELANES TO HAVE A MINIMUM 30' INSIDE RADIUS
- TYPICAL PARKING DIMENSIONS ARE 9' x 18' WITH 2' OVERHANG
- CONCRETE PAVEMENT CONSTRUCTION OF ALL WALKS, PARKING & DRIVEWAYS