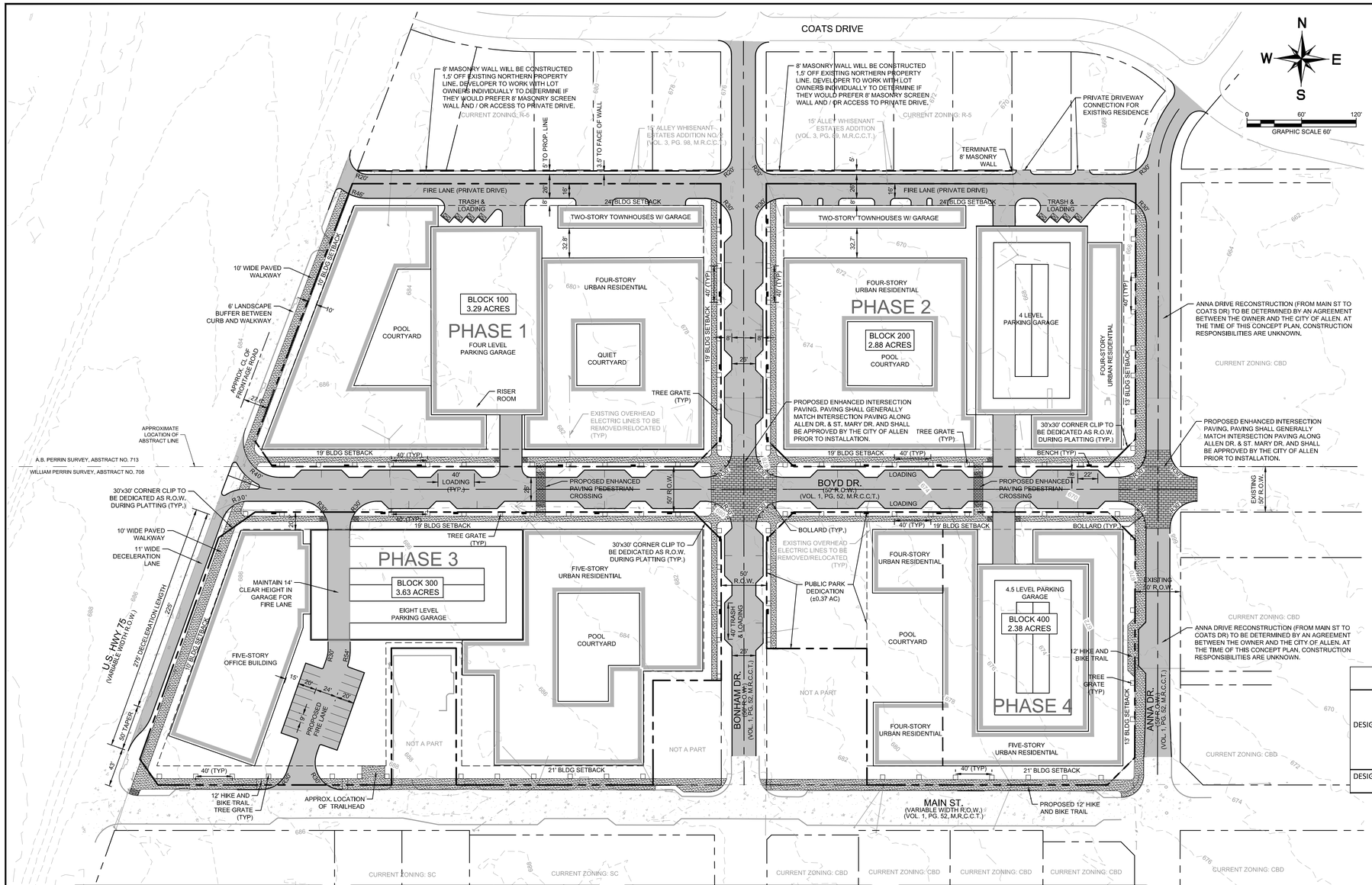

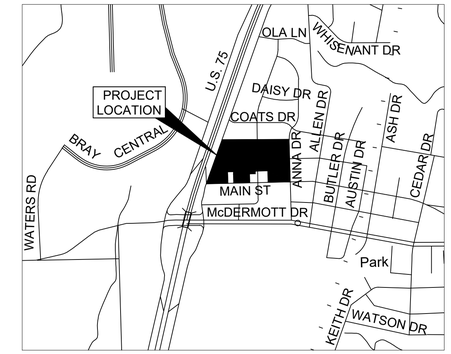

VICINITY MAP
SCALE: 1" = 1000'

NOTES

1. 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.
2. ALL CONNECTIONS TO US 75 MUST BE APPROVED BY TxDOT. DRIVEWAY PERMIT TO BE OBTAINED AS SOON AS POSSIBLE. DEVELOPER SUBMITTALS TO TxDOT MUST BE MADE THROUGH THE CITY OF ALLEN WITH DETAILED ENGINEERING DRAWINGS ACCOMPANYING A PERMIT APPLICATION.
3. APPLICANT SHALL COMPLY WITH CITY ORDINANCE, CHAPTER 6, HEALTH AND ENVIRONMENT; ARTICLE III, SOLID WASTE; SECTIONS 6-51 TO 6-80.
4. APPLICANT SHALL COMPLY WITH 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.
5. PROPOSED DESIGN ELEMENTS ALONG MAIN ST, BOYD DR, BONHAM DR, AND ANNA DR SHALL BE CONSISTENT WITH THE EXISTING DESIGN ELEMENTS IN THE DOWNTOWN AREA.

PUBLIC / OFFSITE IMPROVEMENTS PHASING

DESIGNED AND CONSTRUCTED WITH BLOCK 100	BOYD DR RECONSTRUCTION- FROM FRONTAGE RD TO ANNA DR BONHAM DR RECONSTRUCTION - FROM MAIN ST TO COATS DR FRONTAGE RD RIGHT-TURN LANE 36" OFFSITE DRAINAGE EXTENSION SAN. SEWER RECONSTRUCTION IN BOYD DR SAN. SEWER RECONSTRUCTION IN BONHAM DR 12" WATER LINE EXTENSION FROM BOYD DR TO COATS DR
DESIGNED AND CONSTRUCTED WITH BLOCK 200	ANNA DR RECONSTRUCTION - FROM MAIN ST TO COATS DR SAN. SEWER RECONSTRUCTION IN ANNA DR

** CONSTRUCTION RESPONSIBILITIES FOR OFFSITE IMPROVEMENTS TO BE DETERMINED BY A DEVELOPER'S AGREEMENT BETWEEN OWNER AND THE CITY OF ALLEN **

SITE DATA SUMMARY TABLE

BLOCK 100	
PROPOSED USE	URBAN RESIDENTIAL
EXISTING ZONING	CBD
PROPOSED ZONING	PD
GROSS SITE AREA	3.29 AC
LOT COVERAGE	65%
FLOOR/AREA RATIO	1.83
BUILDING SETBACKS	
NORTH	24 FT
BOYD DRIVE	19 FT
BONHAM DRIVE	19 FT
U.S. HWY 75	10 FT
BUILDING AREA PER FLOOR (MF)	64,588 SF
BUILDING AREA PER FLOOR (TH)	4,000 SF
GARAGE AREA (TOTAL)	100,986 SF
MAXIMUM HEIGHT (FT & STORIES)	60 FT (4 STORIES)
REQUIRED OPEN SPACE (AC & %)	0.33 AC, 10%
PROVIDED OPEN SPACE (AC & %)	0.33 AC, 10%
TOTAL GROSS DENSITY (DU/AC)	77.2 DU/AC
TOTAL NET DENSITY (DU/AC)	94.7 DU/AC
TOTAL NUMBER OF DWELLING UNITS	
4 LEVELS UR (780 MKT SF/AVG)	250 UNITS
2 LEVELS (1500 MKT SF/AVG)	4 UNITS
LEASING/AMENITY	5000 SF
PARKING REQUIRED	
1.3 SPACE/UNIT	320 SPACES
PARKING PROVIDED	
4.5 LEVEL GARAGE (72 SP/LEVEL)	324 SPACES
TUCK-UNDER PARKING	8 SPACES
STREET PARKING	14 SPACES
TOTAL PARKING	346 SPACES

SITE DATA SUMMARY TABLE

BLOCK 200	
PROPOSED USE	URBAN RESIDENTIAL
EXISTING ZONING	CBD
PROPOSED ZONING	PD
GROSS SITE AREA	2.88 AC
LOT COVERAGE	63%
FLOOR/AREA RATIO	1.56
MAXIMUM HEIGHT (FT & STORIES)	60 FT (4 STORIES)
REQUIRED OPEN SPACE (AC & %)	0.29 AC, 10%
PROVIDED OPEN SPACE (AC & %)	0.29 AC, 10%
TOTAL GROSS DENSITY (DU/AC)	65.6 DU/AC
TOTAL NET DENSITY (DU/AC)	82.2 DU/AC
TOTAL NUMBER OF DWELLING UNITS	
4 LEVELS UR (800 MKT SF/AVG)	184 UNITS
2 LEVELS (1500 MKT AF/AVG)	5 UNITS
LEASING/AMENITY	3500 SF
PARKING REQUIRED	
1.3 SPACE/UNIT	241 SPACES
PARKING PROVIDED	
3.5 LEVEL GARAGE (72 SP/LEVEL)	252 SPACES
TUCK-UNDER PARKING	10 SPACES
STREET PARKING	12 SPACES
TOTAL PARKING	274 SPACES

SITE DATA SUMMARY TABLE

BLOCK 300	
PROPOSED USE	URBAN RESIDENTIAL, OFFICE
EXISTING ZONING	CBD
PROPOSED ZONING	PD
GROSS SITE AREA	3.63 AC
LOT COVERAGE	59%
FLOOR/AREA RATIO	2.01
MAXIMUM HEIGHT (FT & STORIES)	85 FT
REQUIRED OPEN SPACE (AC & %)	0.45 AC, 12.5% (OFFICE 15%, RESIDENTIAL 10%)
PROVIDED OPEN SPACE (AC & %)	0.45 AC, 12.5%
TOTAL GROSS DENSITY (DU/AC)	52.3 DU/AC
TOTAL NET DENSITY (DU/AC)	65.5 DU/AC
TOTAL NUMBER OF DWELLING UNITS	
5 LEVELS UR (800 MKT SF/AVG)	190 UNITS
LEASING/AMENITY	3500 SF
PARKING REQUIRED - DWELLING UNITS	
1.3 SPACE/UNIT	247 SPACES
PARKING PROVIDED - RESIDENTIAL	
3 LEVEL GARAGE (82 SP/LEVEL)	246 SPACES
STREET PARKING	10 SPACES
TOTAL PARKING	256 SPACES
PARKING REQUIRED - OFFICE	
1 SPACE/300 SF	400 SPACES
PARKING PROVIDED - OFFICE	
5 LEVEL GARAGE (82 SP/LEVEL)	410 SPACES
SURFACE PARKING	19 SPACES
TOTAL PARKING	429 SPACES

SITE DATA SUMMARY TABLE

BLOCK 400	
PROPOSED USE	URBAN RESIDENTIAL
EXISTING ZONING	CBD
PROPOSED ZONING	PD
GROSS SITE AREA	2.38 AC
LOT COVERAGE	58%
FLOOR/AREA RATIO	1.7
MAXIMUM HEIGHT (FT & STORIES)	85 FT
REQUIRED OPEN SPACE (AC & %)	0.24 AC, 10%
PROVIDED OPEN SPACE (AC & %)	0.24 AC, 10%
TOTAL GROSS DENSITY (DU/AC)	72.3 DU/AC
TOTAL NET DENSITY (DU/AC)	100 DU/AC
TOTAL NUMBER OF DWELLING UNITS	
4.5 LEVELS UR (800 MKT SF/AVG)	172 UNITS
LEASING/AMENITY	3500 SF
PARKING REQUIRED	
1.3 SPACE/UNIT	219 SPACES
PARKING PROVIDED	
4.5 LEVEL GARAGE (68 SP/LEVEL)	306 SPACES
STREET PARKING	10 SPACES
TOTAL PARKING	316 SPACES

EXHIBIT B
PD CONCEPT PLAN
ALLEN CITY CENTER

12.28 ACRES
A.B. PERRIN SURVEY, ABSTRACT NO. 713 & WILLIAM PERRIN SURVEY, ABSTRACT NO. 708
City of Allen, Collin County, Texas
City Project No. _____
Submitted 11/16/2018
Revised 05/31/2019

Owner:
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16250 Knoll Trail Dr, Suite 210
Dallas, TX 75248
Contact: Jim Leslie
Phone: (972) 250-1037

Architect:
JHP Architecture / Urban Design
8340 Meadow Road, Suite 150
Dallas, TX 75231
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Phone: 214-363-5687

Engineer:
Kimley-Horn and Associates, Inc.
13455 Noel Rd, Two Galleria Office Tower, Ste 700
Dallas, Texas 75240
Contact: Jonathan Kerby, P.E.
Phone: 972-770-1300

No.	REVISIONS	DATE	BY

Kimley»Horn
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13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1330 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT 064105012
DATE 06/11/2019
SCALE AS SHOWN
DESIGNED BY RCL
DRAWN BY RCL
CHECKED BY JCK

EXHIBIT B
PD CONCEPT PLAN

ALLEN CITY CENTER
BLOCK 12 & 13, WHISENANT ADDITION
CITY OF ALLEN
COLLIN COUNTY,TEXAS

SHEET NUMBER
EX-B

IMAGES:
XREFS:
FONTS USED:
LAST SAVED BY: KCBAL, CYD, 06/04/2019 10:52 AM
DWG PATH: K:\DAL_CIVIL\064105012-ALLEN CITY CENTER\CAD - REV INFLANSHEETS\PD
DWG NAME: PD CONCEPT PLAN.DWG, LAYOUT: EX-B
PLOTTED BY: KCBAL, CYD
x2436 - dispatcher_2011 - sandy - sale - xsave - 24dpi-bw100 - 24dpi-future