

MCDERMOTT BANQUET HALL
SE CORNER OF MCDERMOTT & CUSTER
ALLEN, TEXAS

OWNER
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MCDERMOTT COMMONS
SHOPPING CENTER
ALLEN, COLLIN COUNTY, TEXAS
PARTNER PROJECT NUMBER 13-104448
SITE NUMBER 1.

INTERIM REVIEW DOCUMENTS
This document is issued under the authority of
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Remarks:

Issue Date:
09 JULY 2019

Project No:
19C51A
Sheet Title:

ATTACHMENT C -
CONCEPT PLAN

Sheet No:

A1.01

LINE TYPE LEGEND

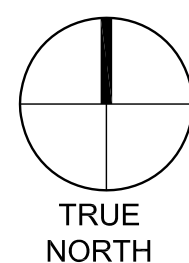
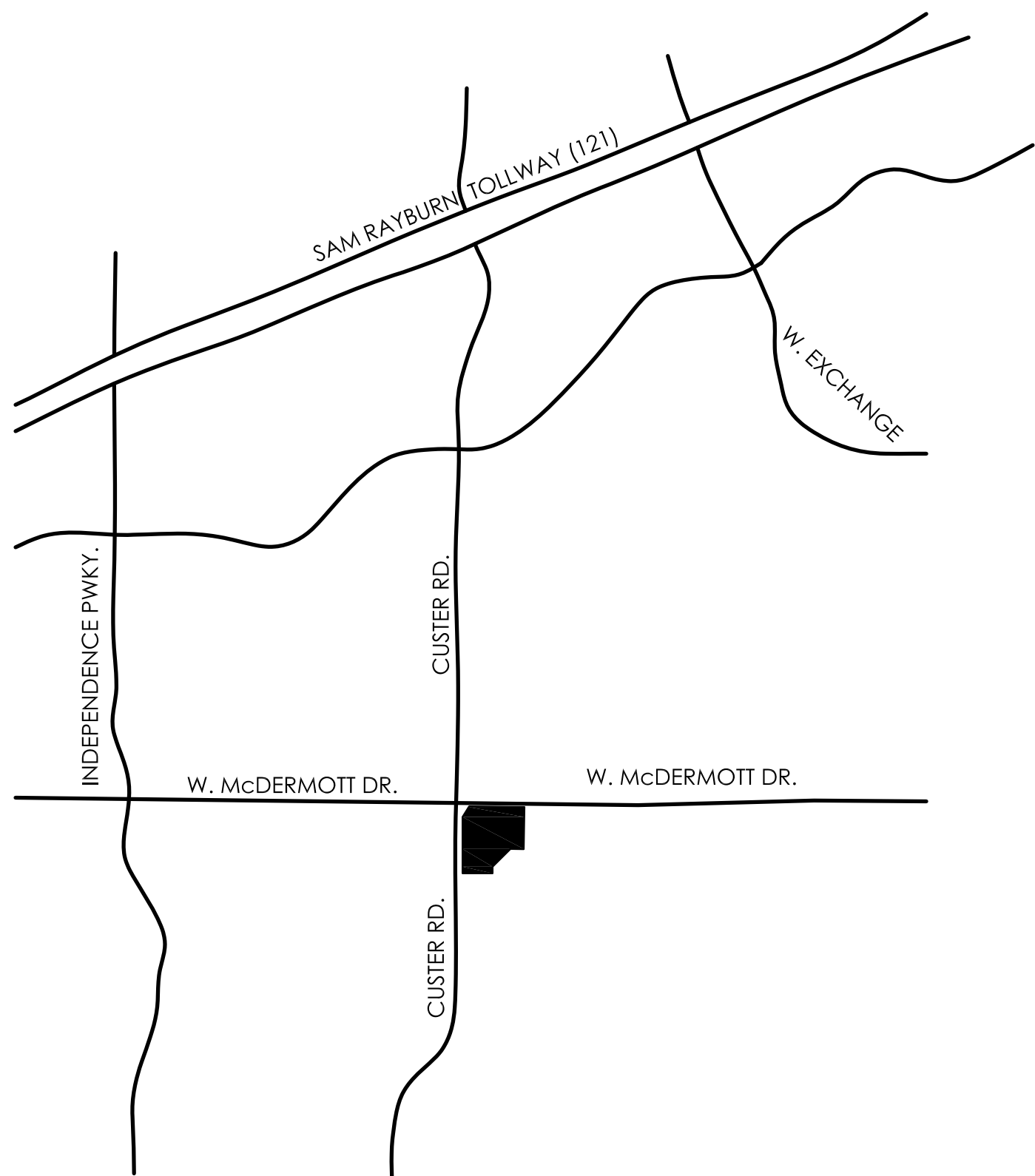
PROPERTY LINE	---
SETBACK	- - - - -
EASEMENT	- - - - -
PHASE LINE	- - - - -
OVERHEAD EASEMENT	— OHE — OHE —

SITE REGULATIONS

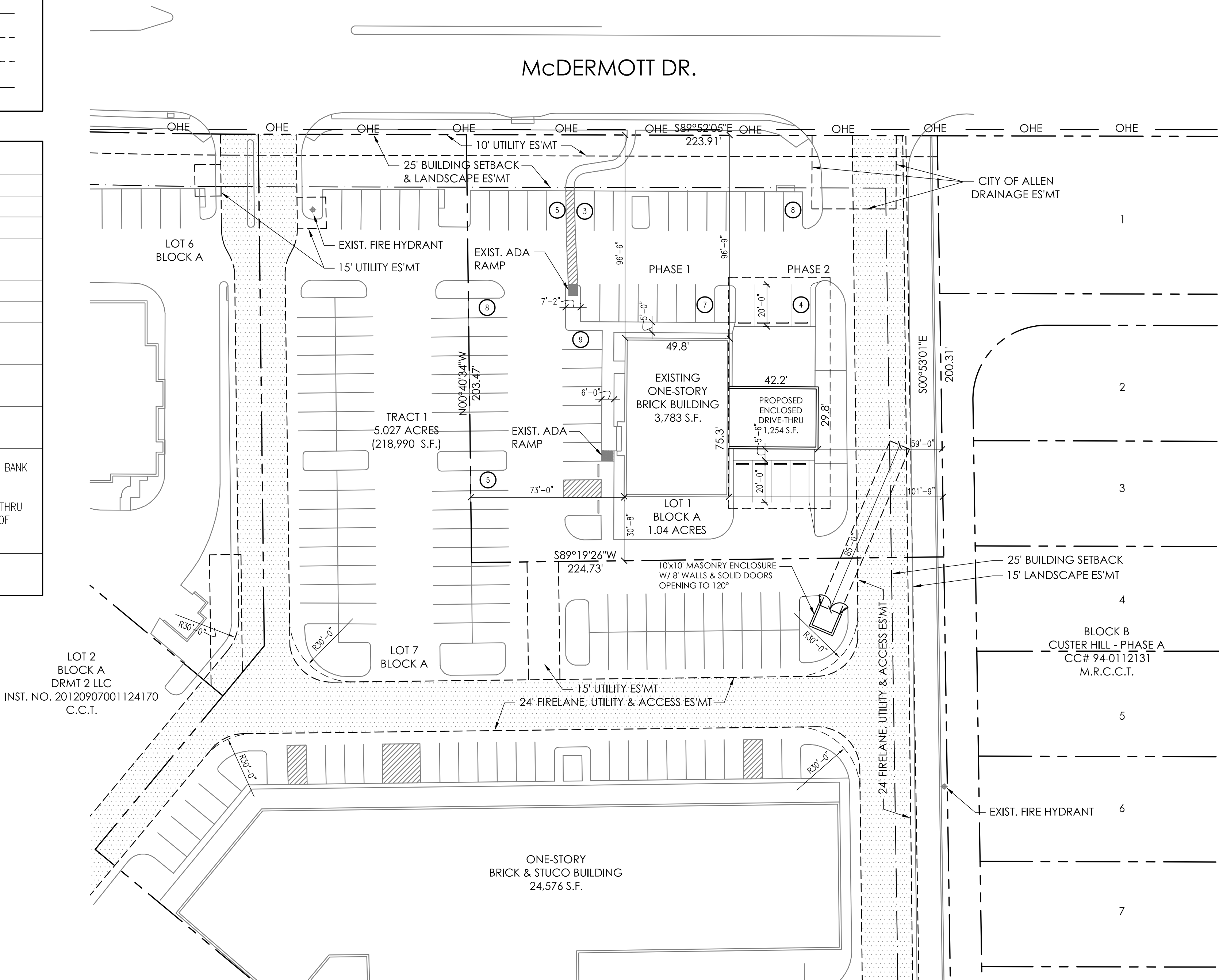
	EXISTING	PROPOSED
BASE ZONING	'SC' SHOPPING CENTER	PROPOSED TO MATCH EXISTING
PERMITTED USE	BANK & FINANCIAL INSTITUTION	BANQUET HALL
MINIMUM SETBACKS	FRONT: 25' SIDE: 25' REAR: 0'	PROPOSED TO MATCH EXISTING
MINIMUM LOT WIDTH, DEPTH, & AREA	WIDTH: N/A DEPTH: N/A AREA: N/A	PROPOSED TO MATCH EXISTING
MAXIMUM HEIGHT	35'-0" MAXIMUM HEIGHT	PROPOSED TO MATCH EXISTING
BUILDING MATERIALS	BRICK VENEER, STONE VENEER, CAST STONE, STUCCO	PROPOSED TO MATCH EXISTING

SITE DATA SUMMARY

LAND USE	BANQUET HALL
BUILDING SITES	1.04 ACRES, EXISTING P.D. NO. 56 SC
LOT COVERAGE	PROPOSED TO MATCH EXISTING
FLOOR AREA RATIO	PHASE 1: PROPOSED TO MATCH EXISTING @ .083 PHASE 2: FAR = .111
BUILDING SITES	ONE STORY; 35'-0" MAXIMUM HEIGHT
PARKING RATIO	1 PARKING STALL PER 100 S.F.
PARKING REQUIRED	PHASE ONE: 3,783 SF./100 = 38 SPOTS PHASE TWO: 5,037 SF./100 = 51 SPOTS
PARKING PROVIDED	PHASE ONE: 45 SPOTS PHASE TWO: 53 SPOTS
FLOOD PLAIN AREAS	SITE NOT IN FLOOD PLAIN ACCORDING TO CITY OF ALLEN G.I.S. MAPS
PHASE OF DEVELOPMENT	PHASE 1 SCOPE INCLUDES INTERIOR RENOVATION TO THE EXISTING BANK FACILITY TO CREATE A BANQUET HALL. PHASE 2 SCOPE INCLUDES ENCLOSING THE EXISTING BANK DRIVE-THRU LANES FOR ADDITIONAL BANQUET HALL SPACE, AND THE ADDITION OF EIGHT (8) PARKING SPACES.
HIKE AND BIKE TRAILS	NOT APPLICABLE TO SITE



VICINITY MAP
NOT TO SCALE



01 CONCEPT PLAN

SCALE: 1" = 40'

0' 20' 40' 60'

PD AMENDMENT CONCEPT PLAN
MCDERMOTT BANQUET HALL
LOT 1, BLOCK A, CUSTER/MCDERMOTT ADDITION
1.04 ACRES
MCDERMOTT COMMONS SHOPPING CENTER
CITY OF ALLEN, COLLIN COUNTY
SUBMITTED: JULY 09, 2019