

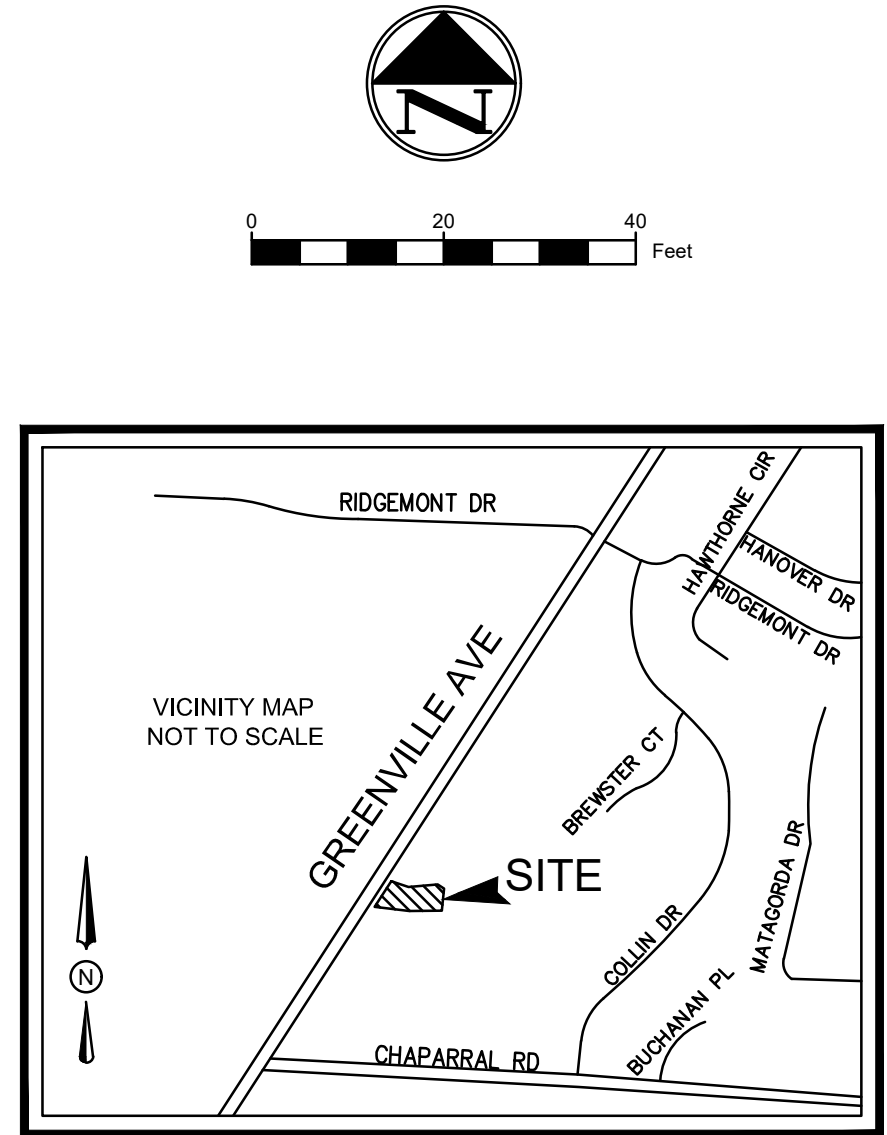
SITE LEGEND	
CONCRETE CURB	
SAW-CUT LINE	
FENCE	
FIRE LANE	
STRIPING	
PARKING SPACES	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
FIRE HYDRANT	
DUMPSTER	
LIGHT POLE	
SIDEWALK	
ORNAMENTAL METAL FENCE	
HEADWALL	

SITE DATA SUMMARY TABLE	
PROPOSED USE:	OFFICE
GROSS SITE ACREAGE:	1.000 ACRES OR 43,560 S.F.
EXISTING ZONING:	(MF-18) Multi Family, PD-84
PROPOSED ZONING:	PD - 84
BUILDING AREA:	10,000 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	23'-01"
LOT COVERAGE:	22.96%
FLOOR AREA RATIO:	0.23:1
REGULAR LANDSCAPE AREA:	15.00% OR 0.150 ACRE
PROVIDED LANDSCAPE AREA:	41.30% OR 0.413 ACRE
PARKING REQUIRED:	34 OR 1 PER 300 SQ.FT
PARKING PROVIDED:	35 SPACES

EASEMENT/SETBACK LEGEND	
BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.
WATER EASEMENT	W.E.

PROJECT CONTACT LIST	
OWNER/DEVELOPER RAC-RACK JOINT VENTURES 1782 McDERMOTT ALLEN, TX CONTACT: KAYCE CARTER TEL: 469-854-8619	ENGINEER TRIANGLE ENGINEERING LLC 1784 McDERMOTT DR., STE. 110 ALLEN, TX 75013 CONTACT: KARTAVYA PATEL TEL: 214-609-9271
SURVEYOR A&W SURVEYORS, INC. P.O. BOX 870029 MESQUITE, TX 75187 CONTACT: JOHN S. TURNER TEL: 972-681-4975	ARCHITECT DAVID BACA STUDIO 100 N TRAVIS ST # 500 SHERMAN, TX 75090 CONTACT: DAVID BACA TEL: 903-893-5800

EXISTING LEGEND		



NOTES
ALL EXISTING SIDEWALK/BARRIER FREE RAMPS WILL BE VERIFIED FOR ADA COMPLIANCE AND ANY NON-CONFORMING SIDEWALK/BARRIER FREE RAMPS WILL BE REPLACED WITH THIS PROJECT

VICINITY MAP
N.T.S.

SITE GENERAL NOTES
1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.

2. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.

3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.

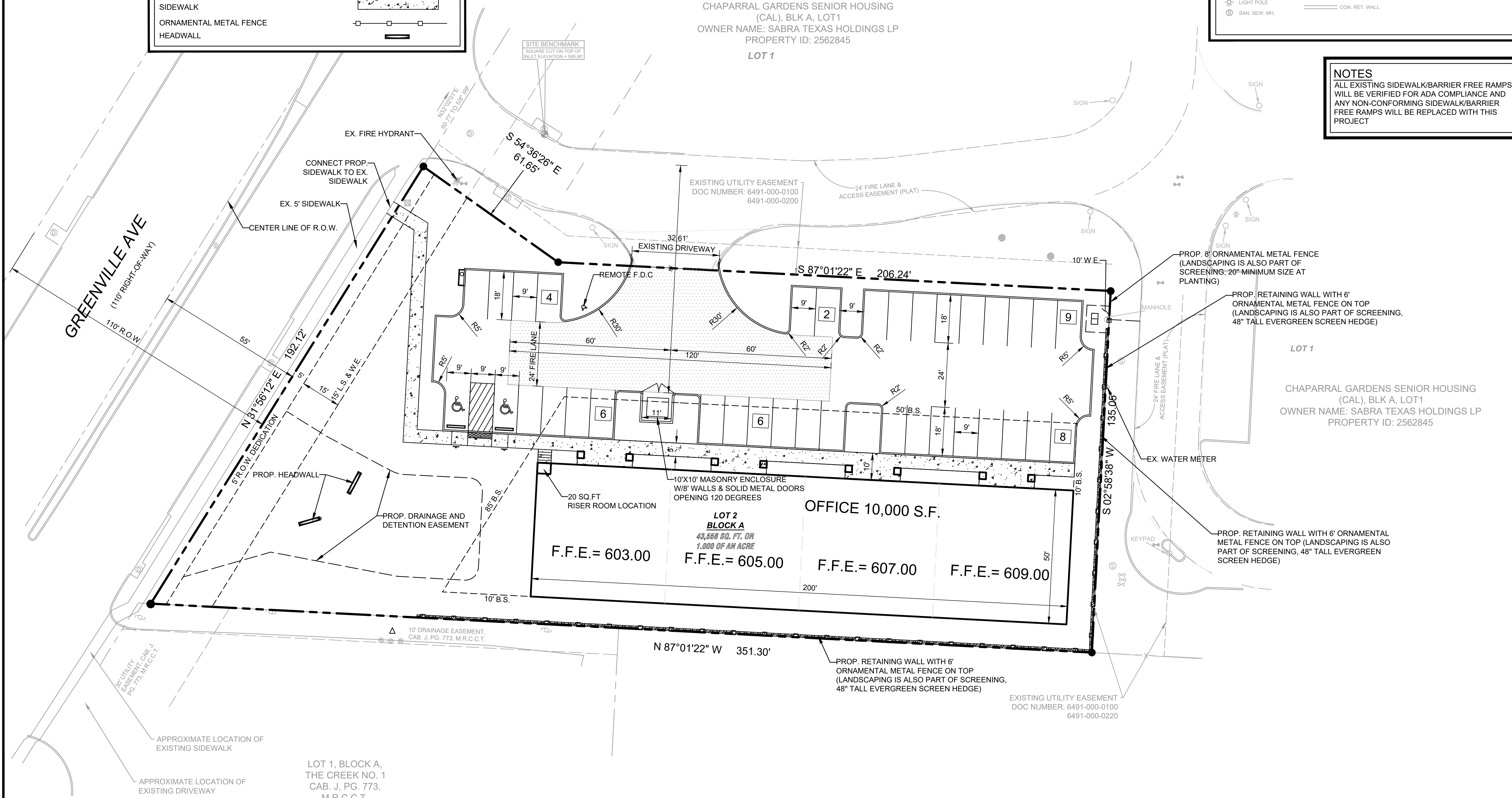
5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.

6. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.

7. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.

8. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.

9. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.



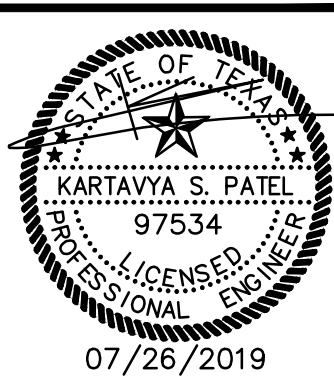
LOT 1, BLOCK A,
THE CREEK NO. 1
CAB. J, PG. 773,
M.R.C.C.T.

OWNER NAME: HIRA INC
PROPERTY ID: 2053083

HIGHWAY 5/ CHAPARRAL II, L.P.
VOL. 4717, PG. 30, D.R.C.C.T.

ABS A0491 MCBAIN JAMISON SURVEY, TRACT 19, 5.107 ACRES
OWNER NAME: RERAM INC
PROPERTY ID: 2109842

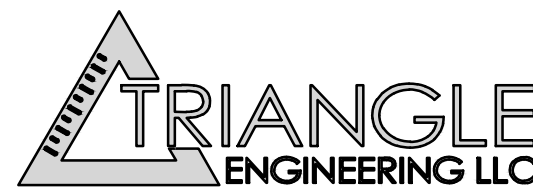
NO.	DATE	DESCRIPTION	BY
1	06/03/19	1ST SITE PLAN RESUBMITTAL	KP
2	07/12/19	2ND SITE PLAN RESUBMITTAL	KP
3	07/23/19	3RD SITE PLAN RESUBMITTAL	KP
4	07/26/19	4TH SITE PLAN RESUBMITTAL	KP



1.000 ACRES OF LAND
CHAPARRAL GARDENS SENIOR LIVING,
BLOCK A, LOT 2
CITY OF ALLEN, COLLIN COUNTY, TX

PD AMENDMENT CONCEPT PLAN

SAXONY OFFICE
SOUTH GREENVILLE AVENUE
CITY OF ALLEN
COLLIN COUNTY, TEXAS



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W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	QX	07/26/19	SCALE BAR	027-19
TX PE FRM #11525				CP