

DEVELOPMENT TEAM

Owner:
Gateway to Twin Creeks, LLC
300 Twin Creeks Dr.
Allen, TX 75013
(972) 390-1190
Contact: Charles Nies, Danny Haisler

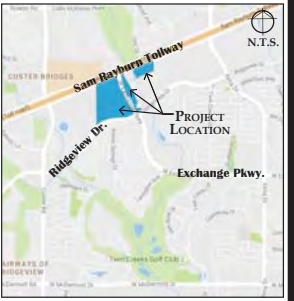
Owner Representative/ Land Planner:
Knapp Land Solutions (KLS)
5381 Moss Glen Dr.
Frisco, TX 75034
(972) 885-7537
Contact: James Knapp

Engineer / Surveyor:
Spiars Engineering
765 Custer Road, Suite 100
Plano, TX 75075
(972) 422-0077
Contact: Kevin Wier, PE

Landscape Architect:
Norris Design
208 North Market Street, Suite 250
Dallas, TX 75202
(972) 232-4169
Contact: Rick Leisner, AICP, ASLA

Marketing & Sales:
David Hicks Company
(214) 720-9977
davidhickscompany.com
Contact: David Hicks

LOCATION MAP



ABSTRACT

55.957 acre tract, 8.926 acre tract, 9.994 acre tract situated in the S. Jackson Survey, Abstract No. 489, City of Allen, Collin County, Texas

DATE:

Date Issued: September 06, 2019
Revisions:
November 15, 2019
December 11, 2019

PROJECT

GATEWAY ALLEN AT TWIN CREEKS
REGULATING PLAN
PD ()

KLS
KNAPP LAND SOLUTIONS

SPIARS
ENGINEERING

Scale 1"=120'
0' 120' 240'

This drawing is a pictorial representation for presentation purposes only and is subject to change without notice. Additionally, no warranty is made to the accuracy, completeness, or of the information contained herein.

LEGEND & GENERAL NOTES:	
SYMBOL	DESCRIPTION / NOTES
////	Ground floor retail ready space with minimum 14-foot-high first floor ceiling height.
■ ■ ■ ■	Primary Building Frontage. Minimum required percentage of building facade frontage of 75%.
■ ■ ■ ■	Secondary Building Frontage. Minimum required percentage of building facade frontage of 60%.
	General Frontage. Character Areas without a building frontage indicated or any additional developer-driven private streets shall be considered "General Frontage". Minimum required percentage of building facade frontage of 30%.
	Building Height Restriction. Urban Living residential units will be limited to no more than 3-stories within 90 feet of Ridgeview Dr. for the area identified.
	In general and when possible, buildings shall orient primary views and secondary access points toward the City Forest Greenbelt. Restaurants shall provide outdoor patio seating along this edge. Office, hospitality and residential uses shall provide outdoor gathering spaces along this edge.
Notes:	<ul style="list-style-type: none">Contour Interval = one foot (1').A portion of the subject property is located in the 100-year floodplain according to FEMA Map No. 48085C0265J, Community-Panel No. 480131 0265 J, Map Revised: June 2, 2009 and Map No. 48085C0380K, Community-Panel No. 480131 0380 K, Map Revised: June 7, 2017.A 15 foot maintenance easement will be maintained parallel and adjacent to the 100-year floodplain.