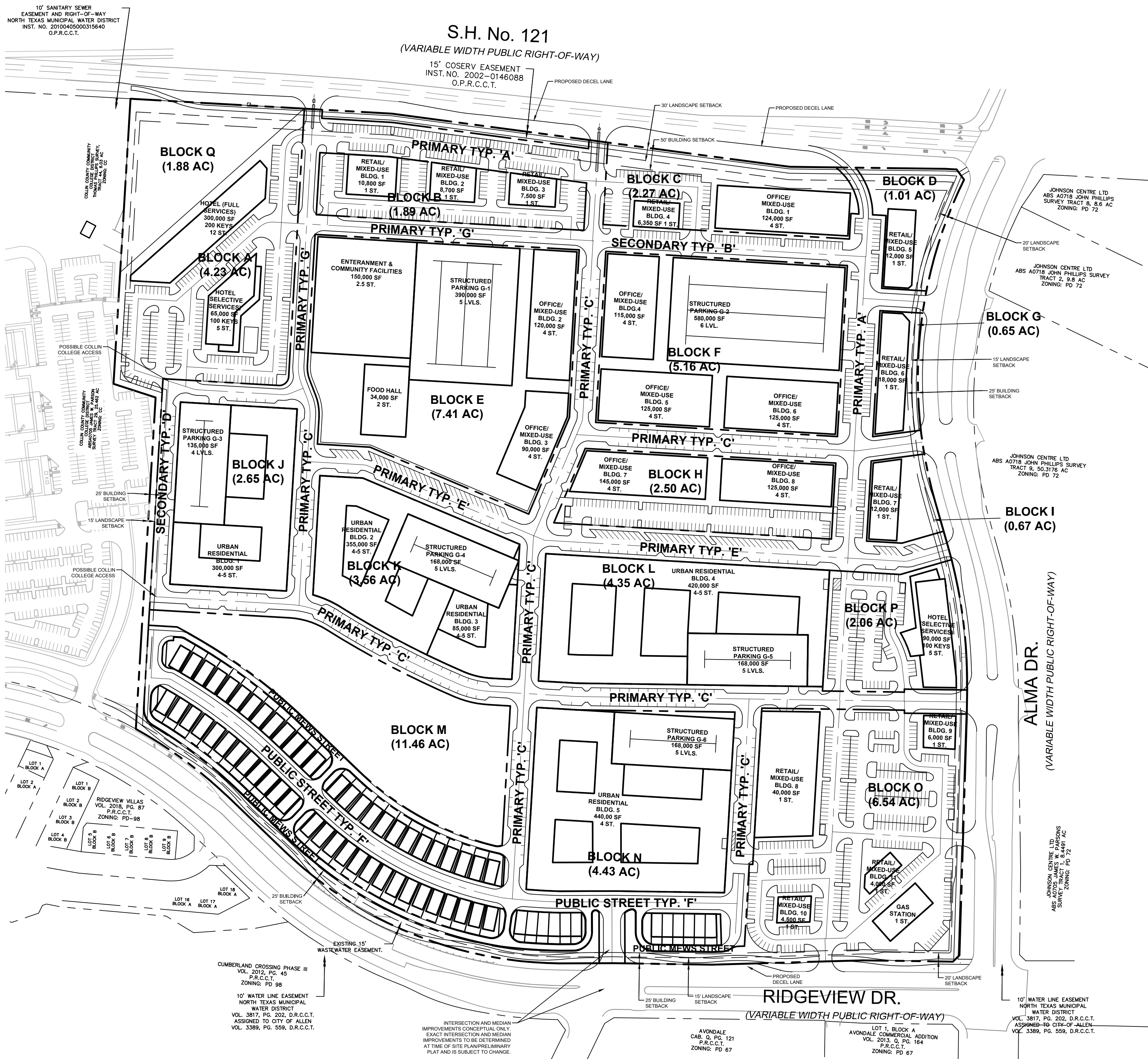
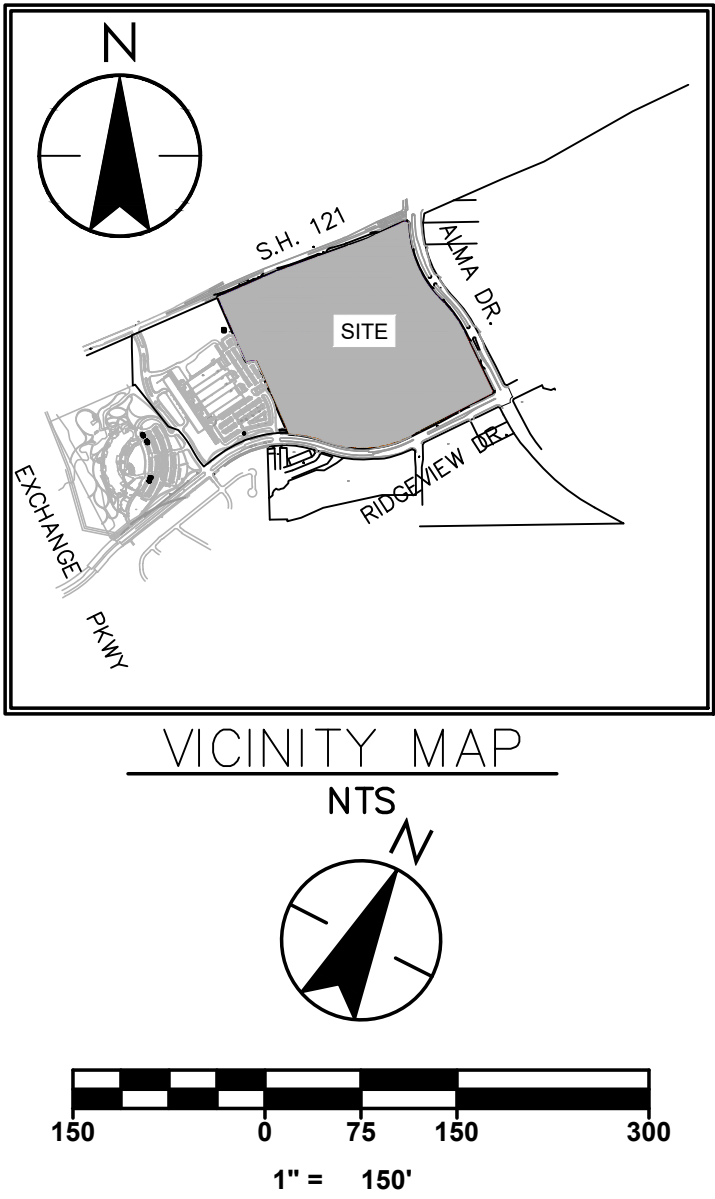


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NOTE:

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SITE DATA SUMMARY TABLE	
PROPOSED USES	OFFICE/HOTEL/COMMUNITY FACILITIES/ RETAIL/ENTERTAINMENT/ RESTAURANT/ GAS STATION/ FOOD TRUCK/ DRIVE THROUGH/ SINGLE FAMILY (ATTACHED)/ SINGLE FAMILY (RESIDENTIAL)/ URBAN RESIDENTIAL
EXISTING ZONING DISTRICT	CC
PROPOSED ZONING DISTRICT	CC
REQUIRED OPEN SPACE	21.33 AC
PROVIDED OPEN SPACE	10.52 AC

PROPOSED PROGRAM & PHASING	Phase 1	Phase 2	Phase 3	Total No.	Unit
Offices	150,000	250,000	600,000	1,000,000	SF
Hotel	100	100	200	400	Keys
Community Facilities			50,000	50,000	SF
Retail/ Restaurant/ Entertainment	50,000	80,000	145,000	275,000	SF
Single Family Attached	12	-	-	12	
Single Family Residential	27	26	-	53	Units
Urban Residential	860	440	300	1,600	Units

PROPOSED PROGRAM PARKING	No.	Unit
Offices	1,000,000	SF
Selective Services Hotel	200	Key
Full Services Hotel	200	Key
Retail/ Restaurant/ Entertainment	275,000	SF
Community Facilities	50,000	SF
Single Family Attached	12	Units
Single Family Residential	53	Units
Urban Residential	1,600	Units
Maximum Total Required Parking	5400	Spaces
*Based on TIA calculations		

CURRENT PARKING PROVIDED		
Type Of Parking	Floor LVLS.	No. Of Parking Spaces
Surface Parking		1660
Garage 1	5	1219
Garage 2	6	1832
Garage 3	4	420
Garage 4	5	533
Garage 5	5	533
Garage 6	5	533
Total Parking Count		6731

OWNER:
LAUGHING BUDDHA INVESTMENTS LLC
8501 ORCHARD HILL DR.
PLANO, TEXAS 75025

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6850 TPC DRIVE
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CONTACT: BRIAN CARRINGTON, P.E.
TBPE # F-6324

DEVELOPER:
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PHONE: (214) 395-6757
CONTACT: POORVESH THAKKAR

Client/Project
THAKKAR DEVELOPERS

Permit-Seal

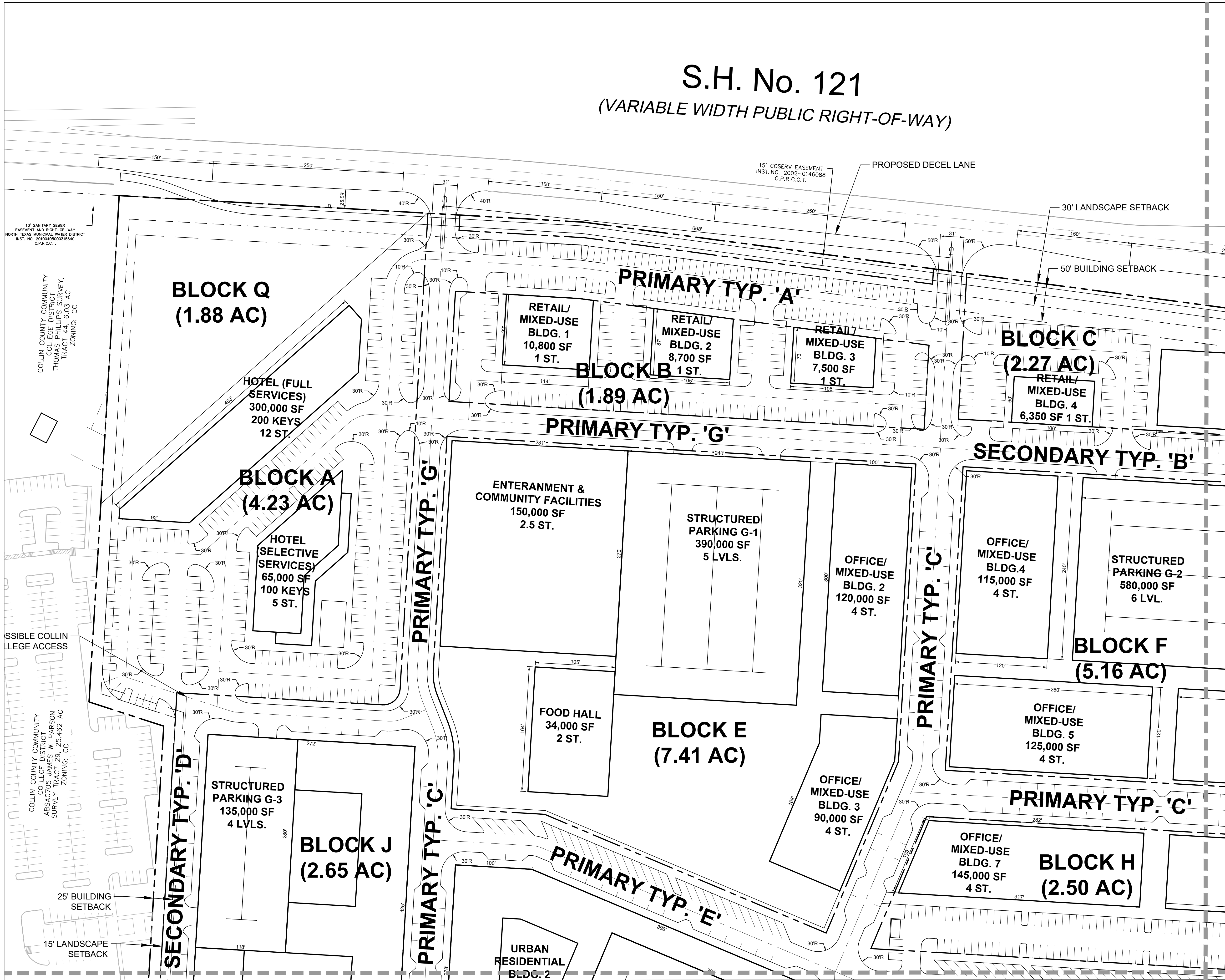
THE AVENUE

CITY OF ALLEN

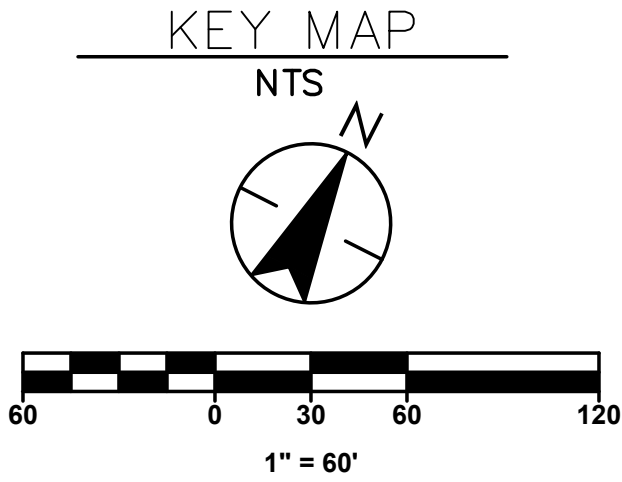
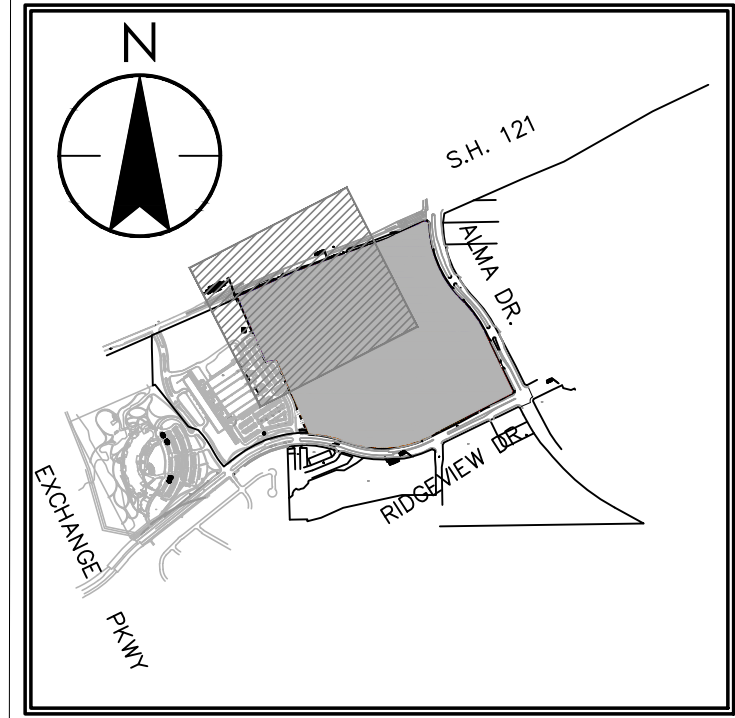
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Revision		Sheet	

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THAKKAR DEVELOPERS

THE AVENUE

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Title
APPENDIX 3 - CONCEPT PLAN

Permit-Seal

Project Number: 222011414

File Name: concept_plan.dwg

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TBPE # F-6324

TBPLS # 10194229

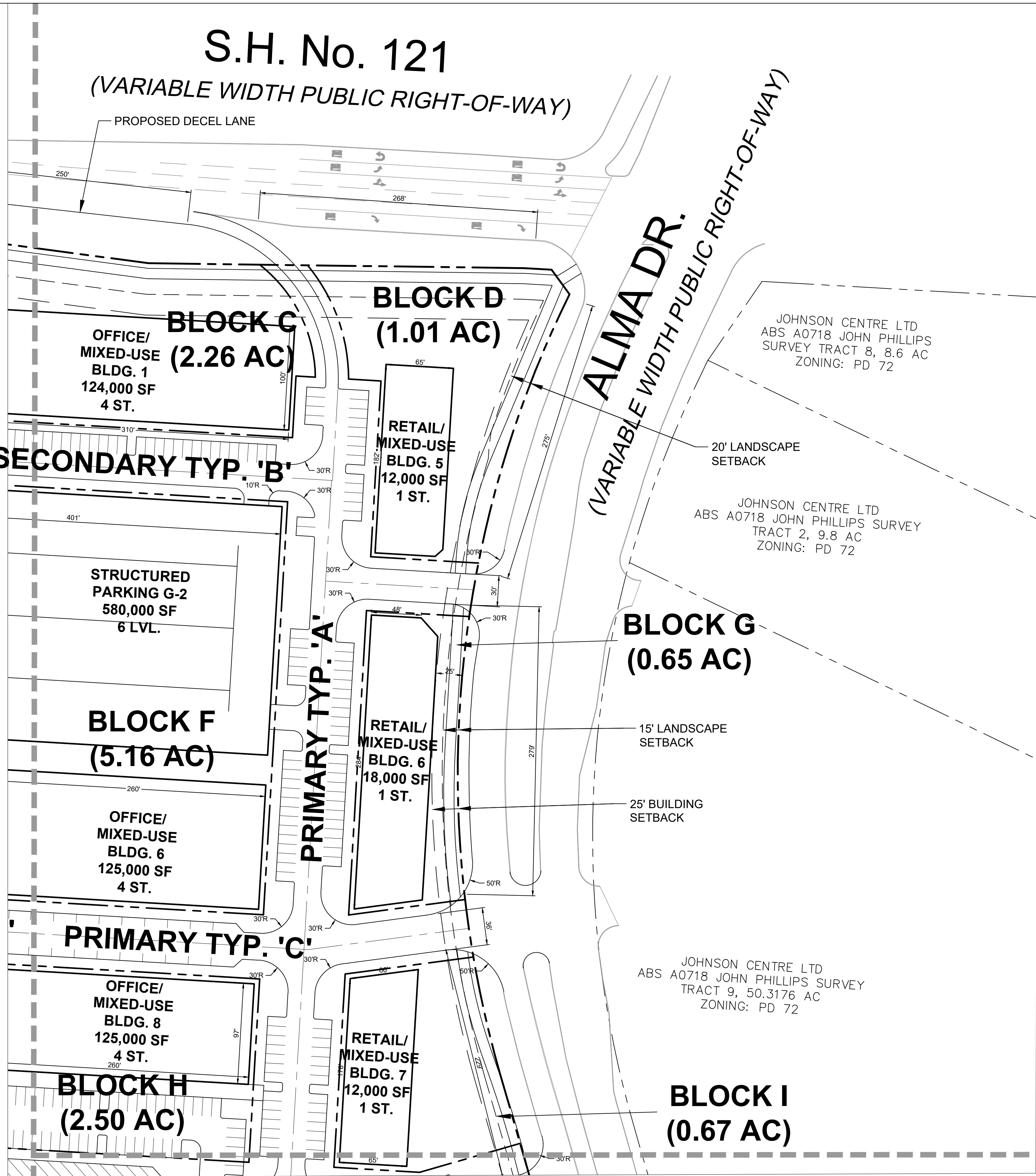
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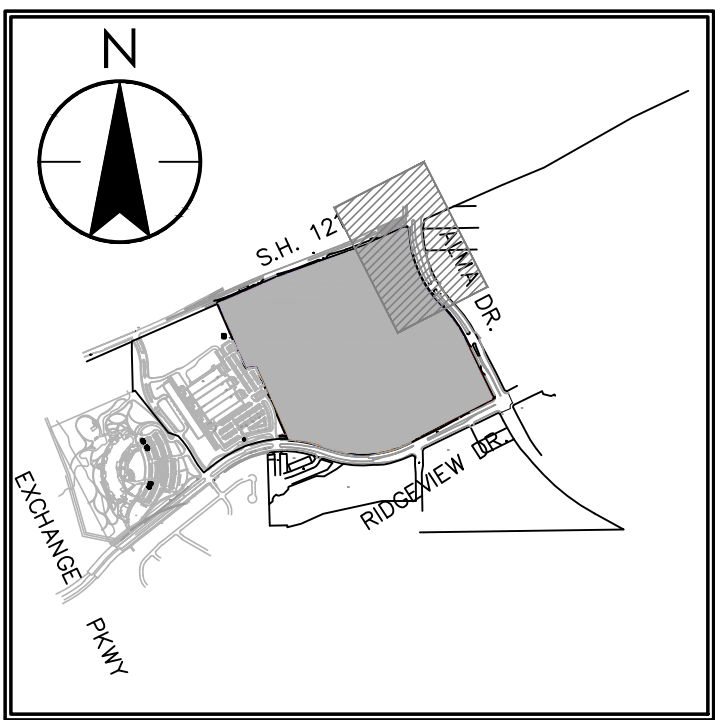
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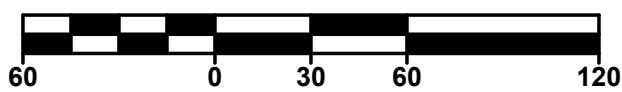
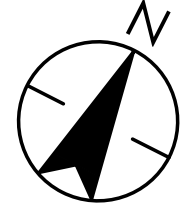


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KEY MAP

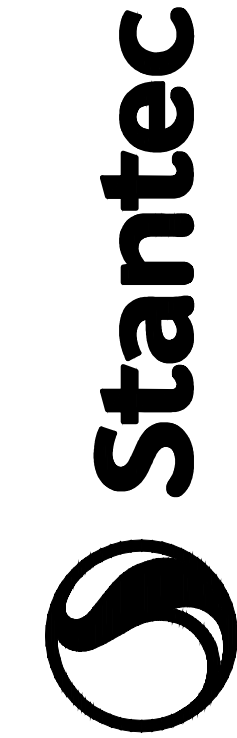
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1" = 60'

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Client/Project
THAKKAR DEVELOPERS

THE AVENUE

CITY OF ALLEN

Title
APPENDIX 3 - CONCEPT PLAN

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Project Number: 222011414			
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Dwn	Chkd	Dsgn	YY.MM.DD
Drawing No.			
Revision	Sheet		

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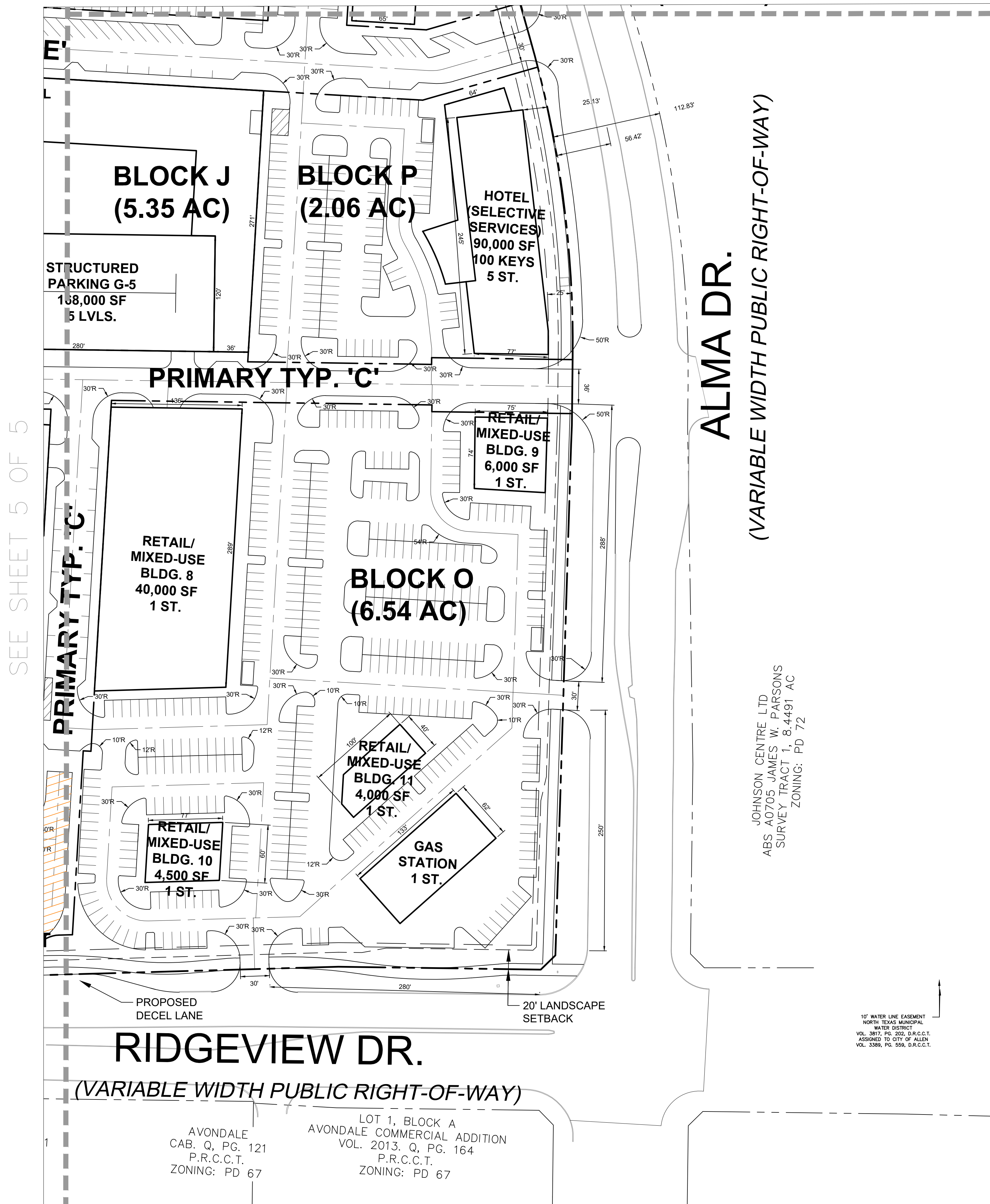
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SEE SHEET 3 OF 5



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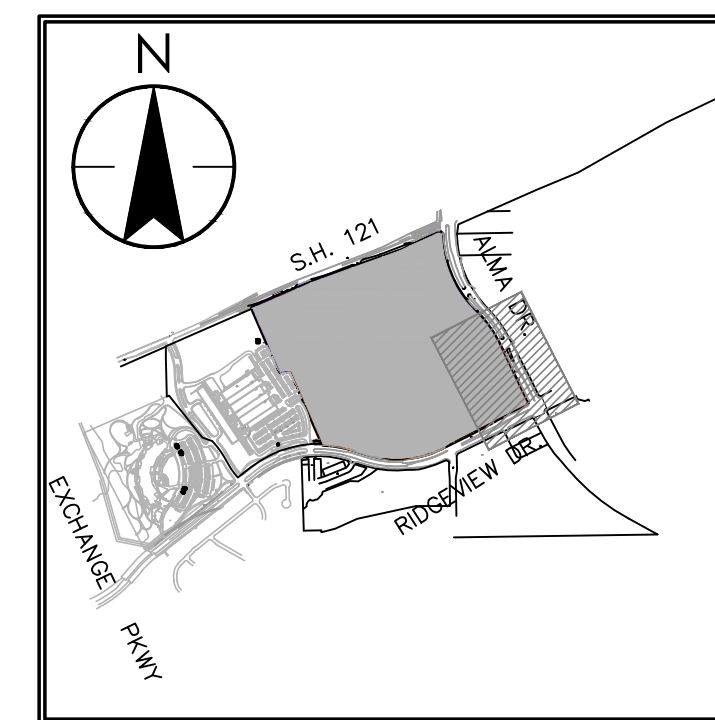
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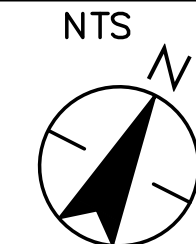
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CONTACT: POORVESH THAKKAR



KEY MAP


$$1'' = 60'$$

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Client/Project	THAKKAR DEVELOPERS
1. WILLIS TOWERS WATSON	2. WILLIS TOWERS WATSON
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97. WILLIS TOWERS WATSON	98. WILLIS TOWERS WATSON
99. WILLIS TOWERS WATSON	100. WILLIS TOWERS WATSON

THE AVENUE

CITY OF ALLEN

APPENDIX 3 - CONCEPT PLAN

Permit-Seal

Project Number: 222011414

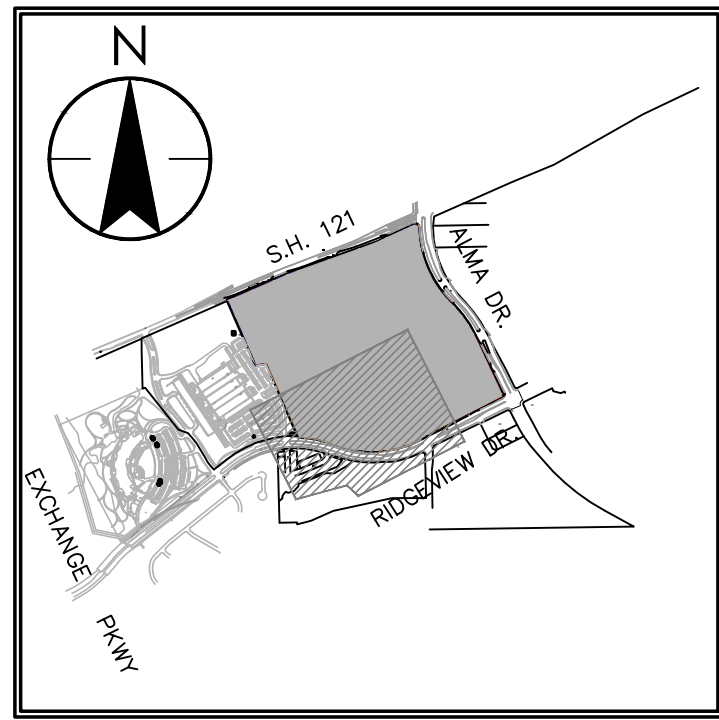
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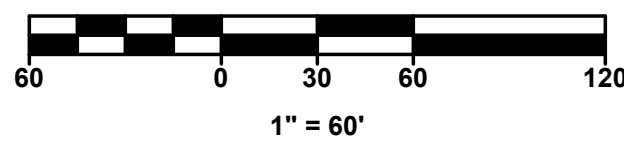
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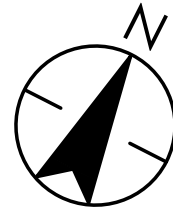


KEY MAP
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CUMBERLAND CROSSING PHASE III
VOL. 2012, PG. 45
P.R.C.C.T.
ZONING: PD 98

10' WATER LINE EASEMENT
NORTH TEXAS MUNICIPAL
WATER DISTRICT
VOL. 3817, PG. 202, D.R.C.C.T.
ASSIGNED TO CITY OF ALLEN
VOL. 3389, PG. 509, D.R.C.C.T.

INTERSECTION AND MEDIAN
IMPROVEMENTS CONCEPTUAL ONLY.
EXACT INTERSECTION AND MEDIAN
IMPROVEMENTS TO BE DETERMINED
AT TIME OF SITE PLAN/PRELIMINARY
PLAT AND IS SUBJECT TO CHANGE.

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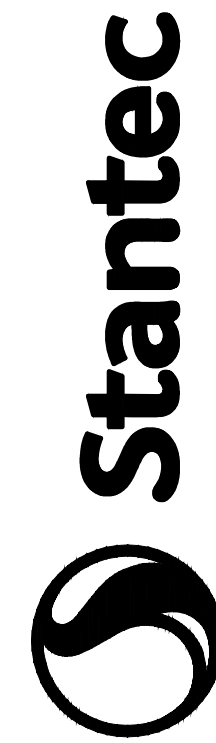
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