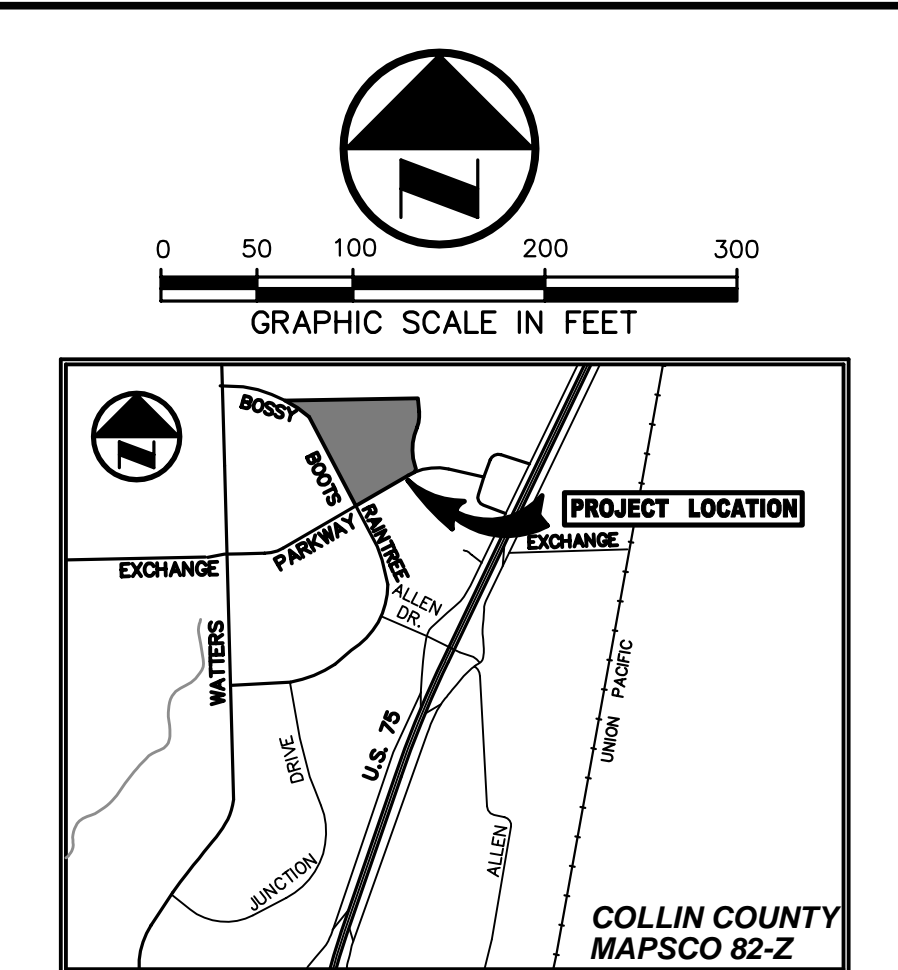


IMMANUEL LUTHERAN CHURCH OF ALLEN, TEXAS  
(C.C. #95-0097205)  
D.R.C.C.T.  
ZONING: CF

ALMA MONTESSORI ACADEMY LLC  
(C.C. #95-0097205)  
D.R.C.C.T.  
ZONING: CF

NOTE: APPROXIMATE LOCATION AND SIZE OF COMMON OPEN SPACE TO BE DETERMINED DURING FUTURE PLANNING PHASE.



VICINITY MAP (NOT TO SCALE)

**LEGEND**

B.	BOLLARD	TELE	TELEPHONE BOX
EM	ELECTRIC METER	FL	FLOOD LIGHT
PP	POWER POLE	FP	FLAG POLE
LS	LIGHT STANDARD	SI	TRAFFIC SIGN
WM	WATER METER	IR	1/2-INCH IRON ROD
WV	WATER VALVE	W/P	W/PACHCO KOCH CAP SET
ICV	IRRIGATION CONTROL VALVE	(C.M.)	CONTROLLING MONUMENT
PH	FIRE HYDRANT	---	PROPERTY LINE
CO	CLEANOUT	-X-	FENCE
MH	MANHOLE	-OHL-	OVERHEAD UTILITY LINE
TSC	TRAFFIC SIGNAL CONTROL	- - - - -	APPROX. PHASE LINE
TSP	TRAFFIC SIGNAL POLE		

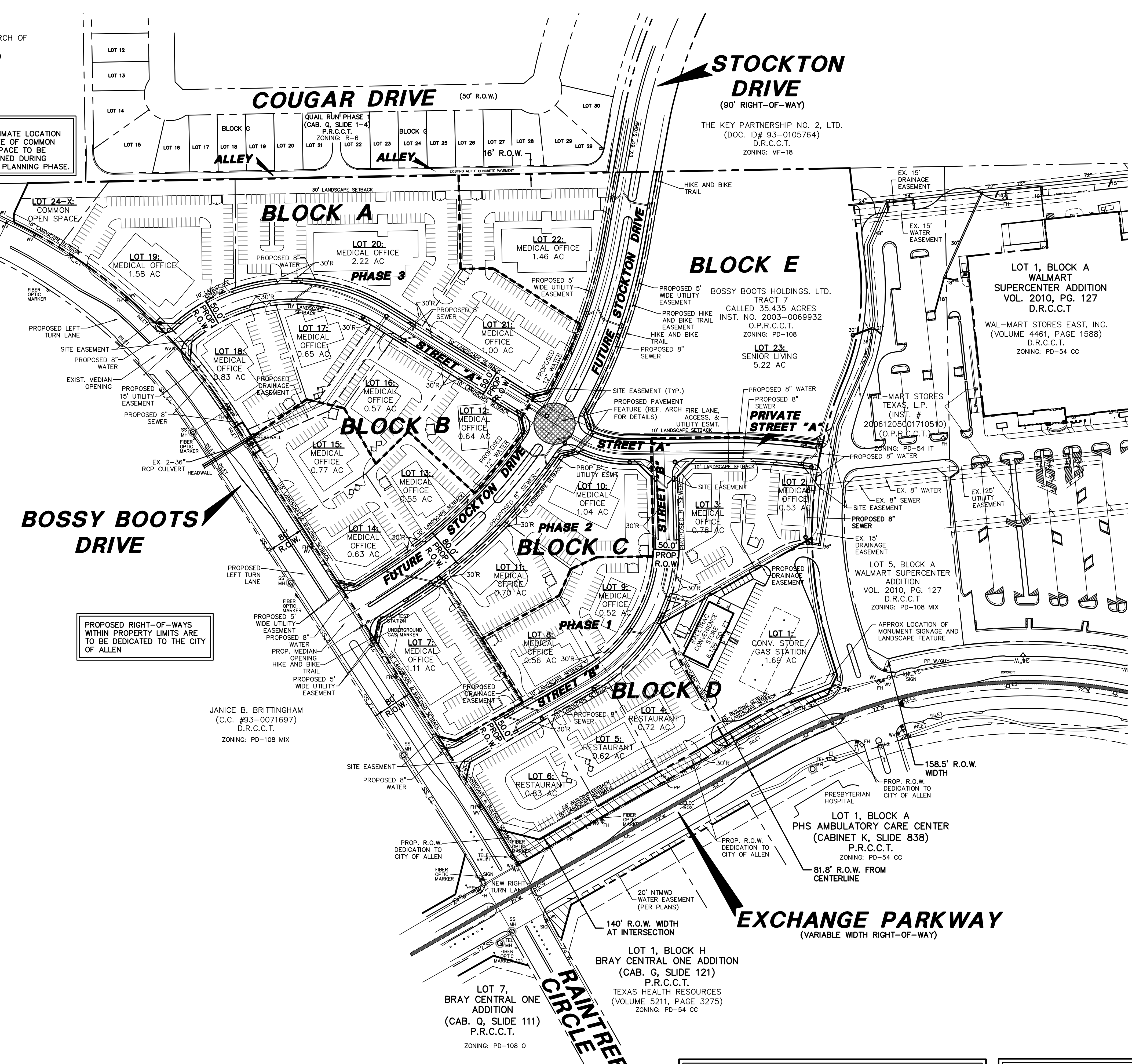
**ELEMENTS MAINTAINED BY BOA**

- PRIVATE STREET "A"
- STOCKTON MEDIAN
- NON-STANDARD PAVEMENT FEATURES IN STOCKTON

**SITE DATA INFORMATION**

"DISTRICT H"  
TRACT 7 - 30.301 AC.

- PROPOSED USE:**  
MIXED USE:  
RETAIL BUILDING HEIGHT MAX. 35'  
OFFICE BUILDING HEIGHT MAX. 80'  
MIXED USE BUILDING HEIGHT MAX 60'
- TOTAL BUILDING AREA:**  
BLOCK A: OFFICE: 49,544 S.F.  
BLOCK B: OFFICE: 42,980 S.F.  
BLOCK C: OFFICE: 34,007 S.F.  
BLOCK D: RETAIL: 13,200 S.F.  
OFFICE: 8,410 S.F.  
CONVENIENCE: 6,136 S.F.  
BLOCK E: SENIOR LIVING: T.B.D.
- SITE AREA:**  
BLOCK A: OFFICE: 272,762 S.F. (6.262 AC.)  
PARK: T.B.D.  
BLOCK B: OFFICE: 201,919 S.F. (4.635 AC.)  
BLOCK C: OFFICE: 171,830 S.F. (3.944 AC.)  
BLOCK D: RESTAURANT: 94,193 S.F. (2.162 AC.)  
OFFICE: 57,364 S.F. (1.316 AC.)  
CONVENIENCE: 73,760 S.F. (1.693 AC.)  
BLOCK E: SENIOR LIVING: 228,067 S.F. (5.326 AC.)  
OVERALL R.O.W. DEDICATION: 204,131 (4.686 AC.)
- PARKING REQUIRED PER PD 108-MIX:**  
BLOCK A: OFFICE: 1/300 (49,544) = 166 SP  
BLOCK B: OFFICE: 1/300 (42,980) = 144 SP  
BLOCK C: OFFICE: 1/300 (34,007) = 114 SP  
BLOCK D: RETAIL: 1/200 (13,200) = 66 SP  
OFFICE: 1/300 (8,410) = 29 SP  
CONVENIENCE: 1/200 (6,136) = 31 SP  
BLOCK E: SENIOR LIVING: 1.5 PER ROOM = T.B.D.
- PARKING PROVIDED:**  
BLOCK A: OFFICE: 319 SP  
BLOCK B: OFFICE: 183 SP  
BLOCK C: OFFICE: 157 SP  
BLOCK D: RETAIL: 132 SP  
OFFICE: 43 SP  
CONVENIENCE: 33 SP  
BLOCK E: SENIOR LIVING: T.B.D.
- SITE COVERAGE (FAR):**  
BLOCK A: OFFICE: 49,544/286,671 = 0.17:1  
BLOCK B: OFFICE: 42,980/201,919 = 0.21:1  
BLOCK C: OFFICE: 34,007/167,049 = 0.20:1  
BLOCK D: RETAIL: 13,200/232,038 = 0.06:1  
OFFICE: 8,410/232,038 = 0.04:1  
CONVENIENCE: 6,136/232,038 = 0.03:1  
BLOCK E: SENIOR LIVING: T.B.D.
- ZONING:**  
PD 108-MIX



**APPLICANT/OWNER**  
DAL BRIAR CORPORATION  
CONTACT: CHARLES NIES  
5910 N. CENTRAL EXPRESSWAY, SUITE 1445  
DALLAS, TEXAS 75206  
214.891.6110

**ENGINEER**  
PACHECO KOCH CONSULTING ENGINEERS  
CONTACT: KYLE WHITIS, P.E.  
8350 N. CENTRAL EXPRESSWAY, SUITE 1000  
DALLAS, TEXAS 75206  
972.235.3031

**PLANNER**  
CHRIS RADOR ARCHITECT, INC.  
CONTACT: CHRIS RADOR  
1101 WESTWOOD DRIVE  
PLANO, TX 75075  
972.985.3833

**ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY**  
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

**PRELIMINARY**  
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PLANS PREPARED UNDER THE DIRECT SUPERVISION OF C. JACK EVANS, P.E.  
TEXAS REGISTRATION NO. 93840  
DATE: 06/01/2012

NO.	DATE	REVISION

**Pacheco Koch** 8350 N. CENTRAL EXPWY, SUITE 1000  
DALLAS, TX 75206 972.235.3031  
DALLAS • FORT WORTH • HOUSTON TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-100080-00

**PD AMENDMENT CONCEPT PLAN**

**TWIN CREEKS**  
TRACT 7  
EXCHANGE DR. AND BOSSY BOOTS DR.  
CITY OF ALLEN, COLLIN COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJE	KFW	JUNE 2012	1"=100'			EX.1

KHARKINS 05/31/2012 - 3:19PM M: DWG-23/2357-09.284 DWG\C30\2357-09.284.dwg

TRACT 7 - PD AMENDMENT CONCEPT PLAN