

SITE DATA SUMMARY

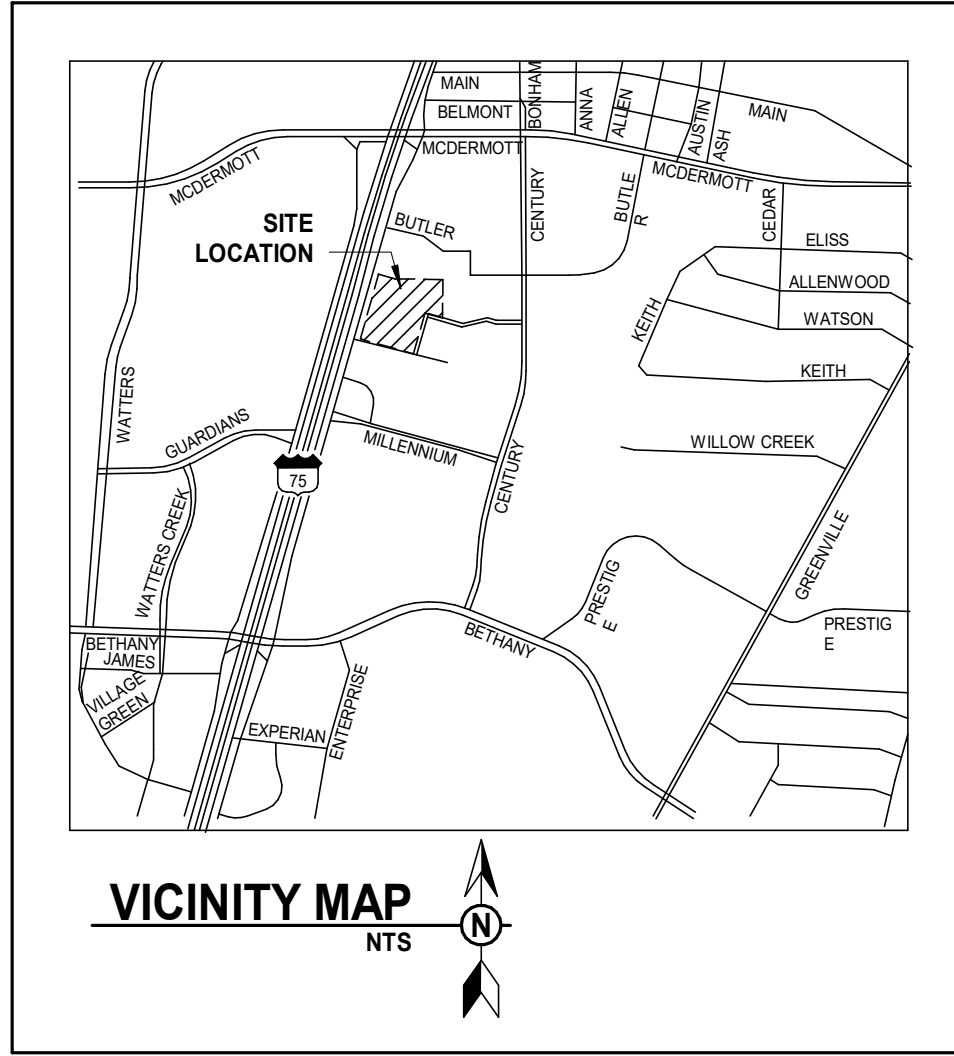
LOT	BUILDING	PROPOSED USE	EXISTING ZONING	PROPOSED ZONING	GROSS SITE AREA (AC. & SF)	LOT COVERAGE	FAR	MAX HT. (FT & STORIES)	REQUIRED LANDSCAPE	PROVIDED LANDSCAPE AREA
4	A	OFFICE/ WAREHOUSE	LI / PD-117	LI / PD-117	289,153.90 SQ.FT. 6.638 ACRES	24.5%	1:0.25	40' 1 STORY	0.66 ACRES 10%	1.417 ACRES 21.3%

BUILDING & PARKING SUMMARY

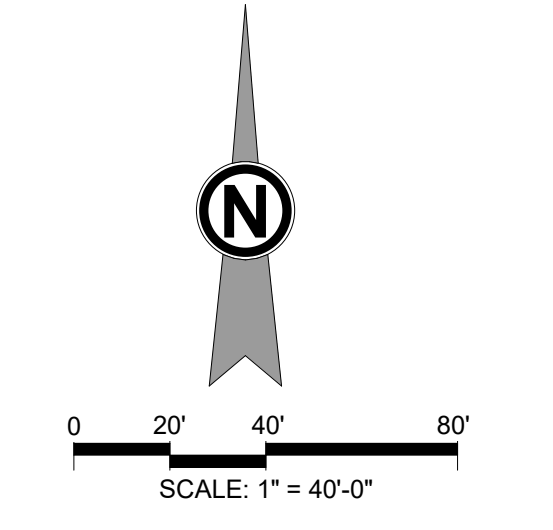
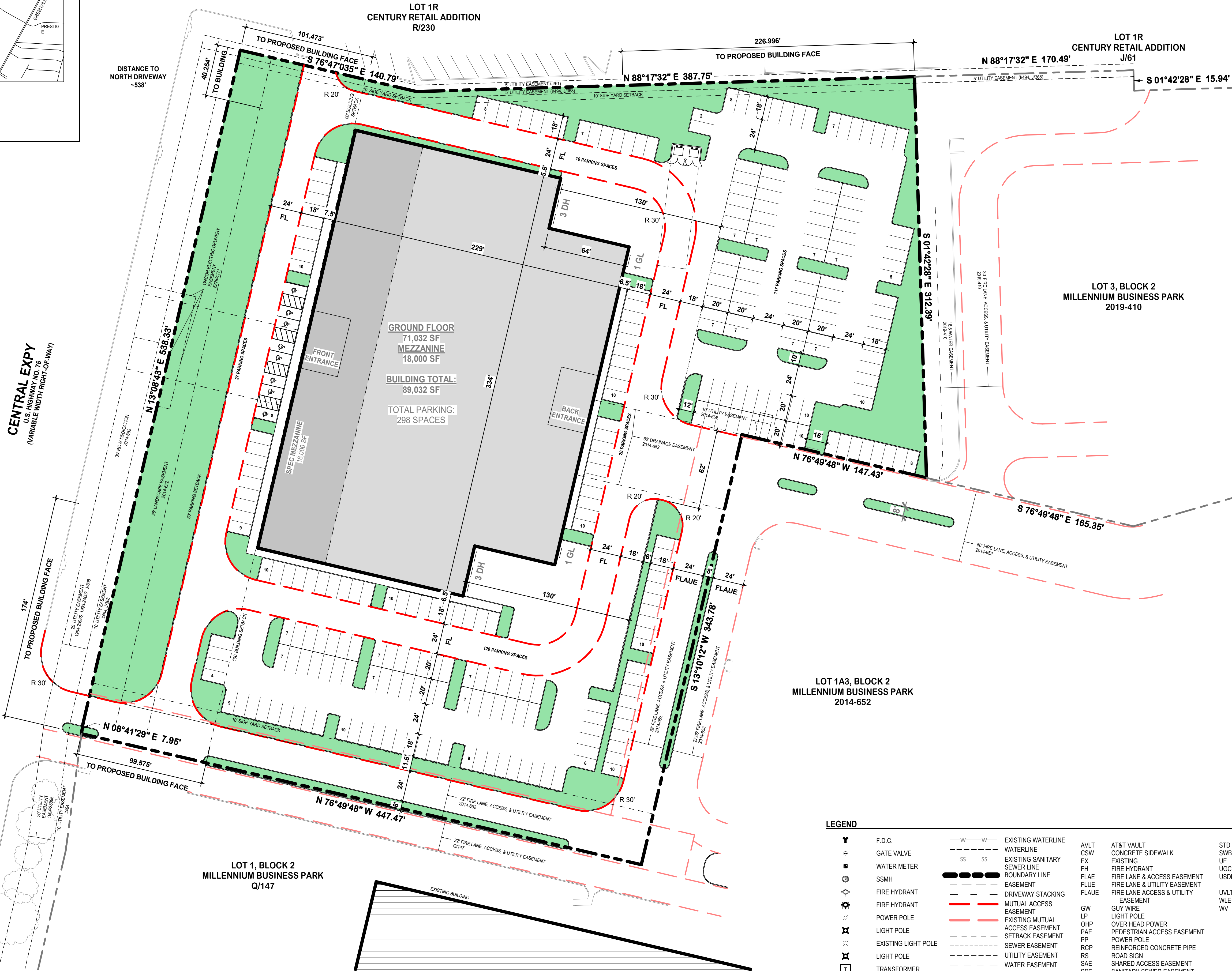
BUILDING	BUILDING SF	USE	PARKING RATIO	REQUIRED PARKING	PROVIDED PARKING
A	36,000 53,032	OFFICE/ WAREHOUSE	1 SPACE / 300 SF 1 SPACE / 2,000 SF	120 27	298
TOTAL:	89,032 SF			147	298

NOTES:

- Under the Water Conservation Plan, only two days per week use of sprinkler systems are allowed. The days vary per neighborhood, with the schedule posted on the city website. For new construction, a 30-day variance may be granted to establish new sod and/or landscapes but must be requested. The variance request form is located on the city website: CityofAllen.org/waterconservation.
- Applicant shall comply with all irrigation regulations in V.T.C.A. Administrative Code Title 30, Chapter 344 rules established by the State of Texas; and requirements for irrigation design and water conservation set in the Allen Land Development Code Section 7.05.6, and the City of Allen Water Conservation and Drought Contingency and Emergency Response Plan.
- The City of Allen strictly prohibits the planting of all cool season grasses under the Water Resource Management plan (2014) beginning at Drought Stage 1. Cool season grasses include varieties of bluegrass, ryegrass, fescue and others. The reason for this is that when cool season grasses are overseeded into existing warm season grass turf surfaces, it generally requires 8,000 gallons of water per 1,000 square feet to germinate and establish the seed into a desirable turf for the winter season. The grasses are then typically chemically treated to transition back to warm season grasses in the spring. Over seeding also weakens the existing warm season grass, which may require additional water during spring/summer in order to recover. While under the Water Conservation Plan, cool season grasses are permitted. If cool season grasses are required for soil stabilization purposes during drought stages, they must obtain a temporary variance from the Water Conservation Manager with limit to use annual rye or cereal rye only.
- The City's Water Resource Management plan prohibits hydromulching, hydroseeding, or springing of any grass at Drought Stage 2. Under this stage, the requirement of solid Bermuda grass (with a 30-day watering allocation), or soil erosion mats with or without seed may be used for new construction only with variance from Water Conservation Manager.
- The placing of solid sod dormant Bermuda grass in new developments restricts placing dormant Bermuda that has been over seeded with cool season grass during any Drought Stage.
- All existing ADA ramps and sidewalks need to be verified for compliance with current ADA standards. If any of the existing ramps/sidewalk do not meet current standards then they must be reconstructed to meet ADA standards with this project.



CENTRAL EXPY
U.S. HIGHWAY NO. 75
(VARIABLE WIDTH RIGHT-OF-WAY)



WEAVER Engineering TBPE: 21740
3907 HARVEST LANE
FRISCO, TX 75034
817.455.8333

ENGINEER: WEAVER ENGINEERING, LLC
3907 HARVEST LANE | FRISCO, TX 75034
DOUGLAS W. WEAVER, P.E. | 817.455.8333

ARCHITECT: MENHARDT & ASSOCIATES ARCHITECTS, P.L.L.C.
14643 DALLAS PARKWAY | SUITE 636 | DALLAS TX 75254
TRINA BURRIS | 972.934.5404

SURVEYOR: MCADAMS
111 HILLSIDE DRIVE | LEWISVILLE, TX 75057
W. TRAD MURLEY III, RPLS | 972.458.9712 | EXT 626

LANDSCAPE ARCHITECT: STUDIO GREEN SPOT, INC.
SUITE 100 | ALLEN, TX 75013
CHRIS TRONZANO | 469.369.4448

DEVELOPER: RFGC, LLC
5050 COLLIN MCKINNEY PARKWAY | SUITE 203 | MCKINNEY, TEXAS 75070
BUCKY GILLET | 940.422.7227

PROJECT NAME:
ALLEN PLACE BUSINESS CENTER

PROJECT ADDRESS:
505 CENTRAL EXPRESSWAY
LOT 4, BLOCK 2
MILLENNIUM BUSINESS PARK
2019-410
289,153.90 SQ. FT. OR 6.638 ACRES
CITY OF ALLEN, COLLIN COUNTY

PROJECT NUMBER: 2021-011
DATE: FEBRUARY 26, 2026

PRE-DEVELOPMENT CONCEPT PLAN

SCALE: As indicated

LEGEND

Y	F.D.C.	---	EXISTING WATERLINE	AVLT	AT&T VAULT	STD	STANDARD
+	GATE VALVE	---	WATERLINE	CSW	CONCRETE SIDEWALK	SWB VLT	SOUTH WESTERN BELL VAULT
W	WATER METER	---	EXISTING SANITARY	EX	EXISTING	UE	UTILITY EASEMENT
SMH	SSMH	---	SEWER LINE	FH	FIRE HYDRANT	UCCM	UNDERGROUND CABLE MARKER
⊙	FIRE HYDRANT	---	BOUNDARY LINE	FLAE	FIRE LANE & ACCESS EASEMENT	USDE	UTILITY & STORM DRAIN EASEMENT
⊙	FIRE HYDRANT	---	EASEMENT	FLUE	FIRE LANE & UTILITY EASEMENT	UVLT	UTILITY VAULT
⊙	FIRE HYDRANT	---	DRIVEWAY STACKING	FLAUE	FIRE LANE ACCESS & UTILITY EASEMENT	WLE	WATER LINE EASEMENT
⊙	POWER POLE	---	MUTUAL ACCESS EASEMENT	---	---	WV	WATER VALVE
⊙	LIGHT POLE	---	EXISTING MUTUAL ACCESS EASEMENT	GW	GUY WIRE		
⊙	EXISTING LIGHT POLE	---	SETBACK EASEMENT	LP	LIGHT POLE		
⊙	LIGHT POLE	---	SEWER EASEMENT	OHP	OVER HEAD POWER		
⊙	TRANSFORMER	---	UTILITY EASEMENT	PAE	PEDESTRIAN ACCESS EASEMENT		
		---	WATER EASEMENT	PP	POWER POLE		
		---	ROAD CURB	RCP	REINFORCED CONCRETE PIPE		
		---	HC RAMP	RS	ROAD SIGN		
		---		SAE	SHARED ACCESS EASEMENT		
		---		SSE	SANITARY SEWER EASEMENT		