

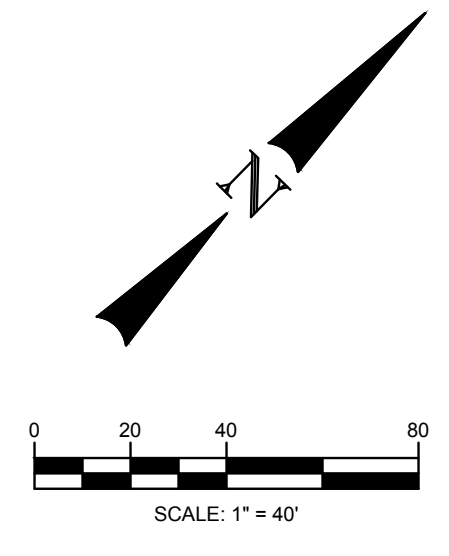
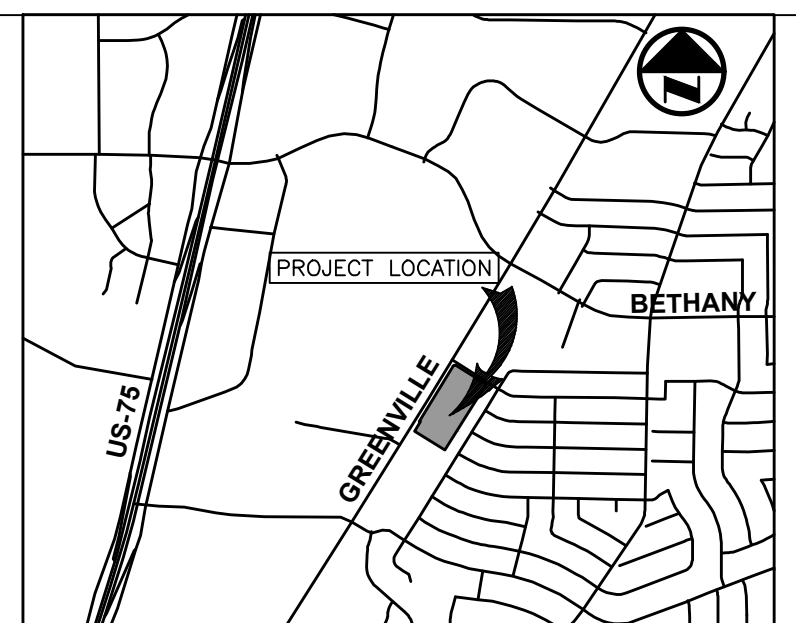


BGE, Inc.
 700 N. PEARL STREET, SUITE 2100
 DALLAS, TX 75201
 Tel: 972-464-4800 • www.bgeinc.com
 TBPE Registration No. F-1046
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DEVELOPER / OWNER
 LONGBOW COMPANIES
 17120 DALLAS PARKWAY, SUITE 145
 DALLAS, TX 75248
 TEL: (214) 457- 8198
 CONTACT: REID CALDWELL

ARCHITECT
 ALLIANCE ARCHITECTS, INC.
 1600 N. COLLINS BOULEVARD, SUITE 1000
 RICHARDSON, TX 75080
 TEL: (972) 233- 0400
 CONTACT: TOM MAXWELL

PD AMENDMENT CONCEPT PLAN
ALLEN FLEX CENTER TRACTS 6 & 22
 CITY OF ALLEN, COLLIN COUNTY, TEXAS



LEGEND
 - - - - - PROPERTY LINE
 - - - - - EASEMENT LINE

- NOTES**
- ALL DIMENSIONS ARE TO THE FACE OR CURB UNLESS OTHERWISE NOTED.
 - ALL FIRE LANES ARE 24-FOOT WIDE MINIMUM.
 - HANDICAP PARKING AND MARKING SHALL BE IN ACCORDANCE WITH ADA STANDARDS.
 - REFER TO CITY OF ALLEN CONSTRUCTION DETAILS AND SPECIFICATIONS.
 - ALL SCREENING SHALL BE IN ACCORDANCE WITH CITY OF ALLEN REQUIREMENTS.
 - CONTRACTOR TO COORDINATE WITH CITY TRAFFIC ENGINEER PRIOR TO INSTALLING ROAD SIGNS OR PAVEMENT MARKINGS.
 - REFER TO LANDSCAPE AND ARCHITECTURAL PLANS FOR FINAL SIDEWALK LAYOUT.
 - CONTRACTOR TO COORDINATE WITH RESPECTIVE COMPANY FOR ANY RELOCATIONS, INCLUDING POWER POLES, LIGHT POLES, AND ELECTRICAL BOXES.
 - APPLICANT SHALL COMPLY WITH CITY ORDINANCE, CHAPTER 6, HEALTH AND ENVIRONMENT; ARTICLE III, SOLID WASTE; SECTIONS 6-51 TO 6-80.
 - 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.

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	TRACT 6 & 22
PROPOSED USE	OFFICE SHOWROOM/WAREHOUSE
EXISTING ZONING DISTRICT	SC - SHOPPING CENTER
PROPOSED BASE ZONING DISTRICT	SC - SHOPPING CENTER
GROSS SITE AREA	324,904 SF (7.45 ACRES)
LOT COVERAGE	32.3%
FLOOR AREA RATIO	0.32:1
MAXIMUM HEIGHT	45 FEET
PARKING DATA	
PARKING RATIO BY USE	1:300 (OFFICE) 1:2000 (WAREHOUSE)
REQUIRED PARKING OFFICE	88 SPACES
REQUIRED PARKING WAREHOUSE	40 SPACES
REQUIRED PARKING TOTAL	128 SPACES
PROVIDED PARKING TOTAL	151 SPACES
HANDICAP PARKING REQUIRED	6 SPACES
HANDICAP PARKING PROVIDED	6 SPACES
LANDSCAPE DATA	
REQUIRED LANDSCAPE AREA (10%)	32,490 SF
PROVIDED LANDSCAPE AREA (23%)	75,066 SF
*NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS	

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
 BGE, INC.
 TEXAS REGISTERED ENGINEERING FIRM F-1046
 JOHN HALE, P.E.
 TEXAS REGISTRATION NO. 145933
 OCTOBER 14, 2022

!CAUTION !
 Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !
 CONTACT: 1-800-DIG-TESS
 48 HOURS PRIOR TO CONSTRUCTION

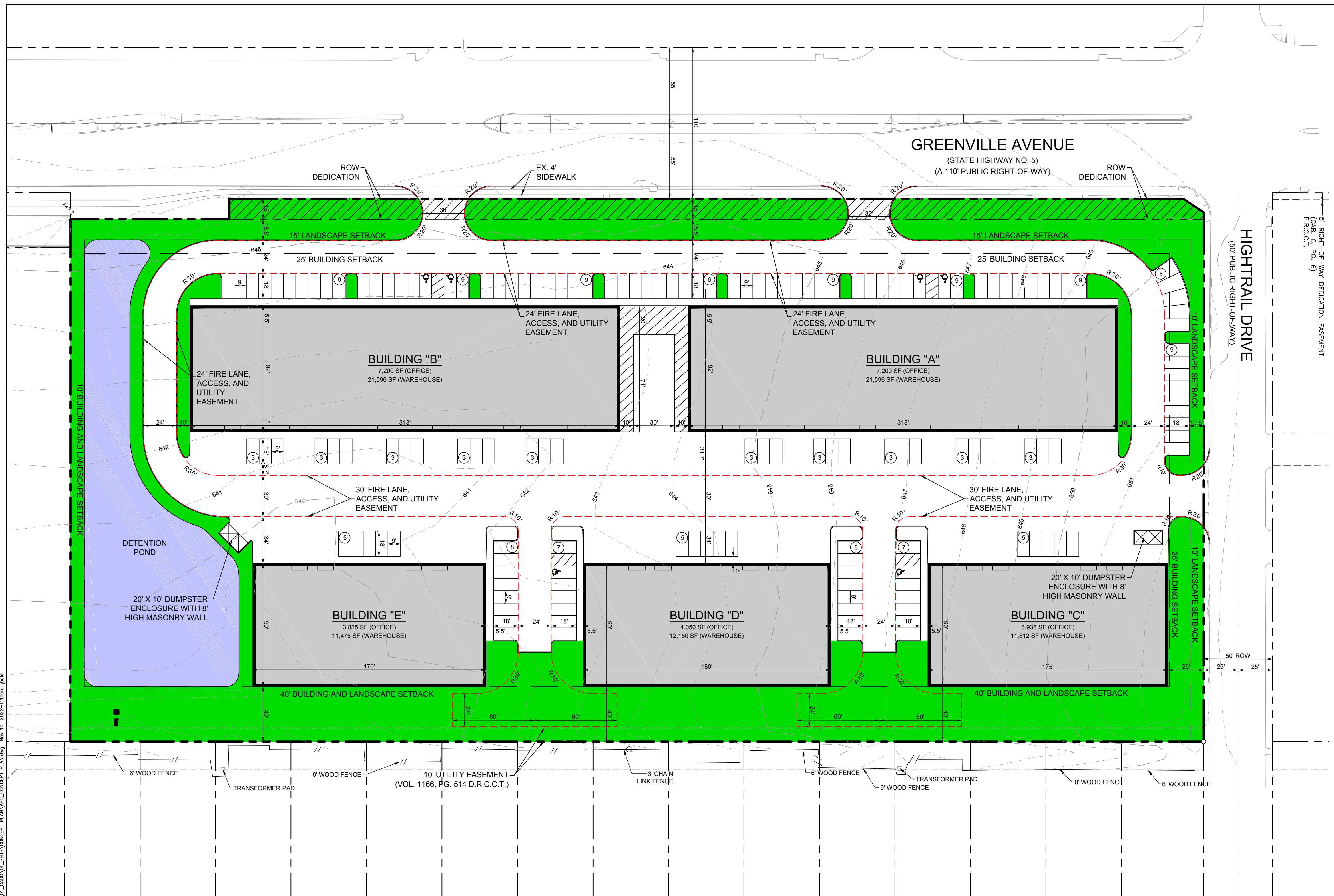
REVISIONS		
REV. NO.	DATE	DESCRIPTION

CHECKED BY: JH
 DESIGNED BY: RN
 PROJECT NUMBER: 10783-00

PD AMENDMENT CONCEPT PLAN
 RUFUS SEWELL SURVEY
 TRACTS 6 AND 22
 7.46 ACRES
 CITY OF ALLEN, COLLIN COUNTY, TEXAS
 RUFUS SEWELL SURVEY ABSTRACT NO. A0875

OWNER: LYONS AMERICAN SECURITIES, INC. 3000 CARLISLE ST DALLAS, TX 75204
 APPLICANT: LONGBOW COMPANIES 17120 DALLAS PARKWAY, SUITE 145 DALLAS, TEXAS 75248 TEL: (214) 457- 8198 CONTACT: REID CALDWELL
 ENGINEER: BGE, INC. 700 N. PEARL ST., SUITE 2100 DALLAS, TEXAS 75201 TEL: (972) 464- 4852 CONTACT: JOHN HALE

DATE PREPARED: 10/14/2022



BGE, INC. G:\TM\Projects\LoopBox\Items\10783-00-7_5_00_00_SitePlan\Concept Plan\Concept Plan.dwg, No. 13, 2022-11-09m, jph