

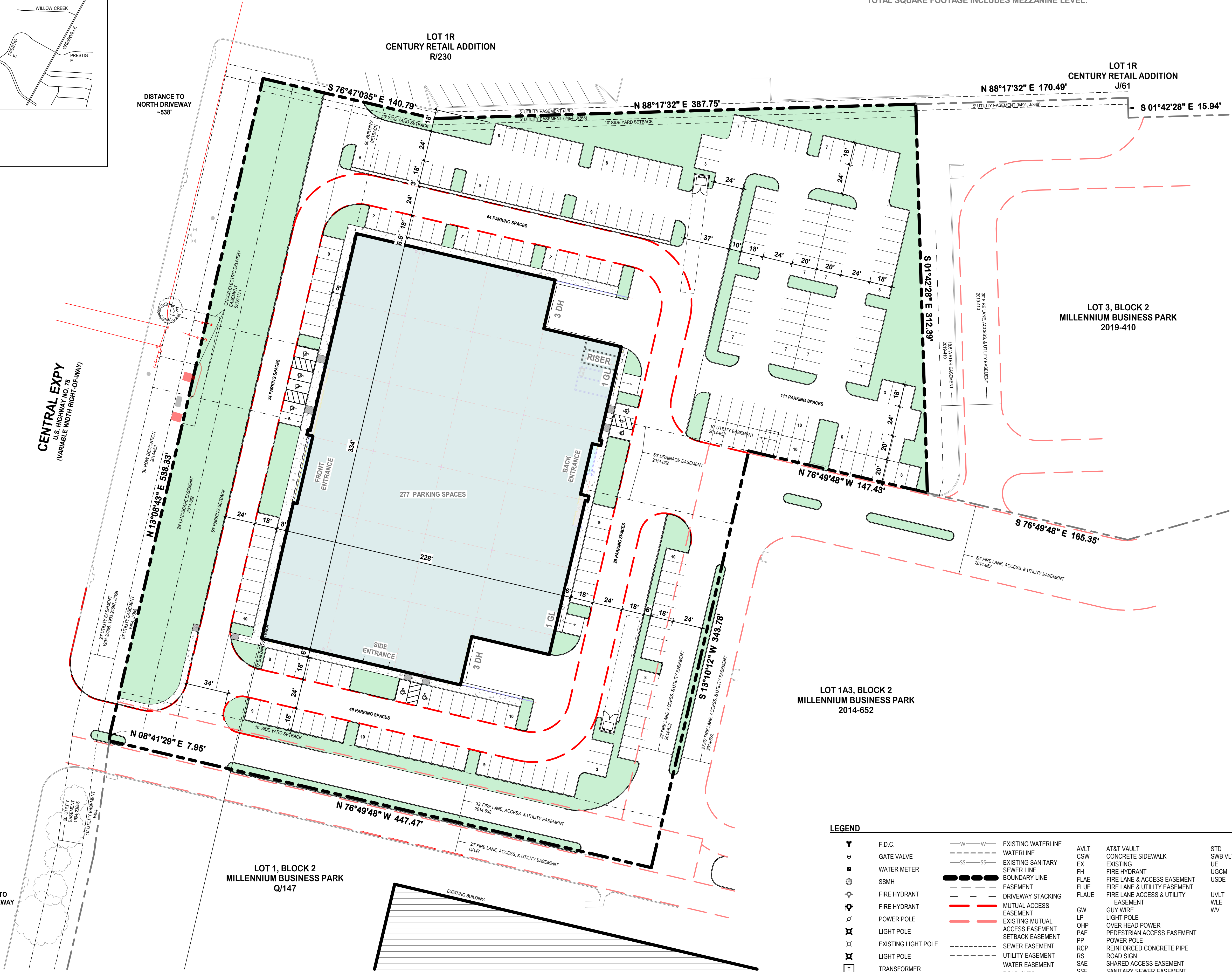
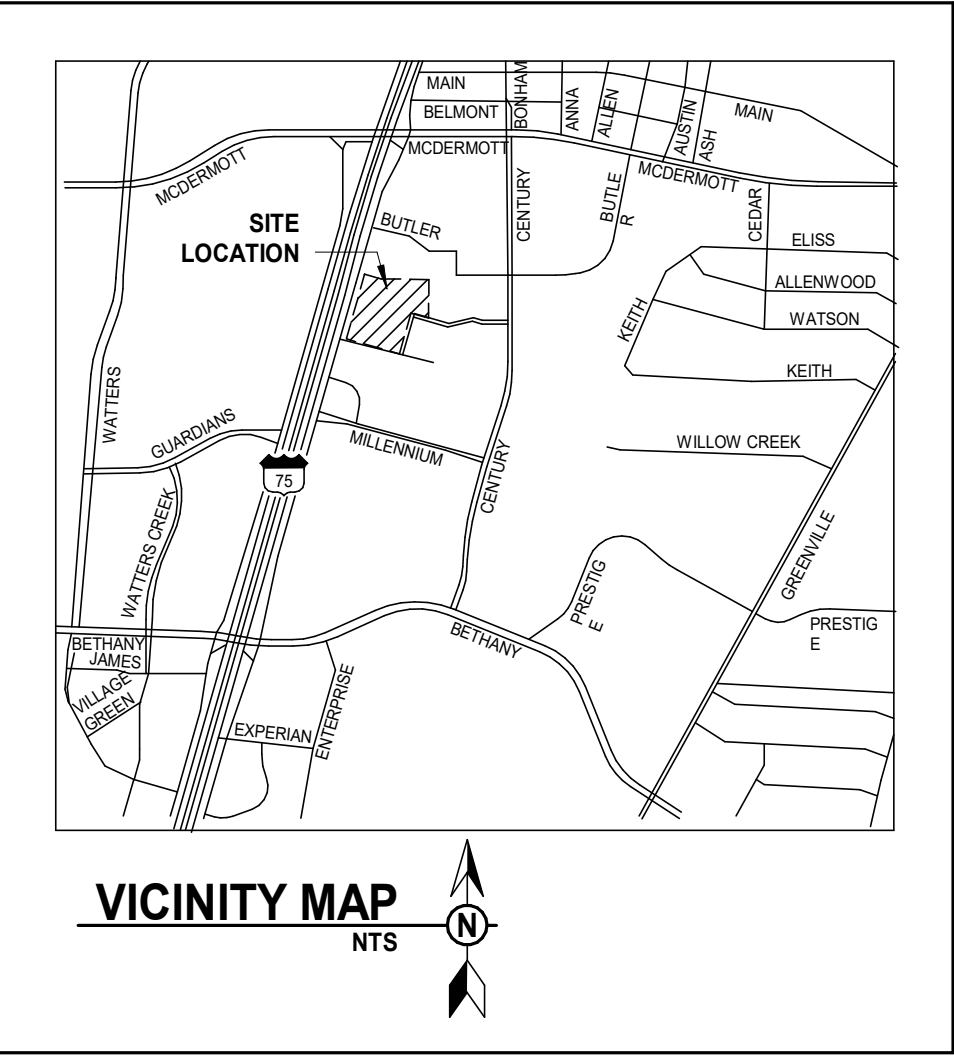
BUILDING & PARKING SUMMARY

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	277
TOTAL:		89,032 SF		147	277

* TOTAL SQUARE FOOTAGE INCLUDES MEZZANINE LEVEL.

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 sprigging 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.



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

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.
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TRINA BURRIS | 972.934.5404

SURVEYOR: MCADAMS
111 HILLSIDE DRIVE | LEWISVILLE, TX 75057
W. THAD MURLEY, III, RPLS | 972.456.9712 | EXT 626

LANDSCAPE ARCHITECT: STUDIO GREEN SPOT, INC.
SUITE 110 | ALLEN, TX 75013
CHRIS TRONZANO | 469.369.4448

DEVELOPER: RPGC, 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: JULY 7, 2026

**CONCEPT PLAN -
A2**

SCALE: As indicated