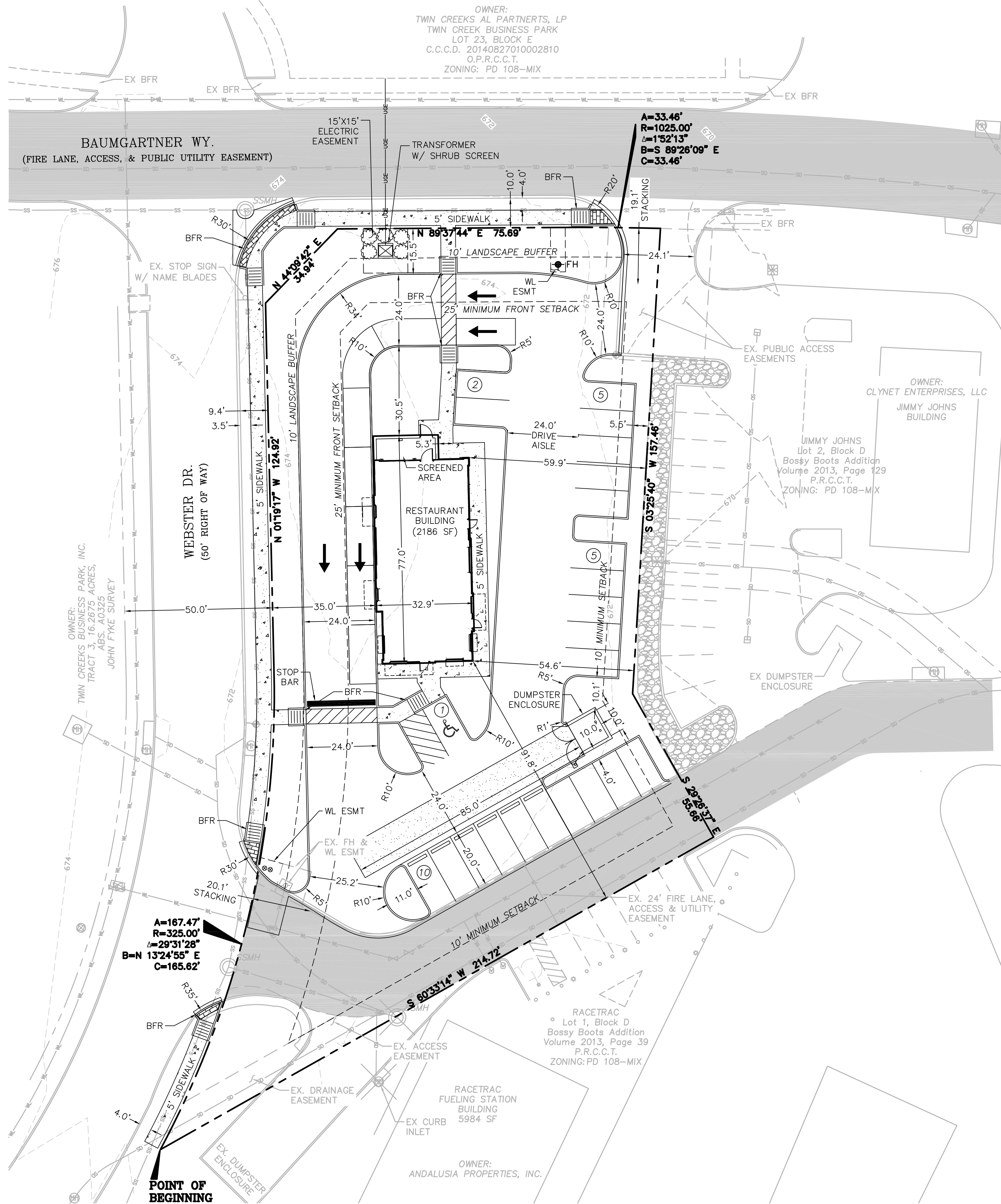
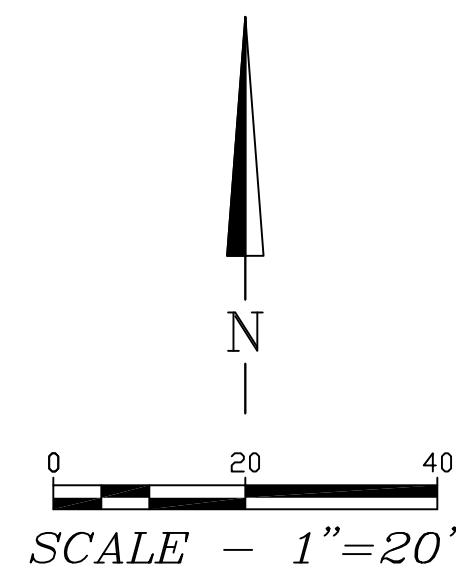


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OWNER:
TWIN CREEKS AL PARTNERS, LP
TWIN CREEK BUSINESS PARK
LOT 23, BLOCK E
C.C.C.D. 20140827010002810
O.P.R.C.C.T.
ZONING: PD 108-MIX



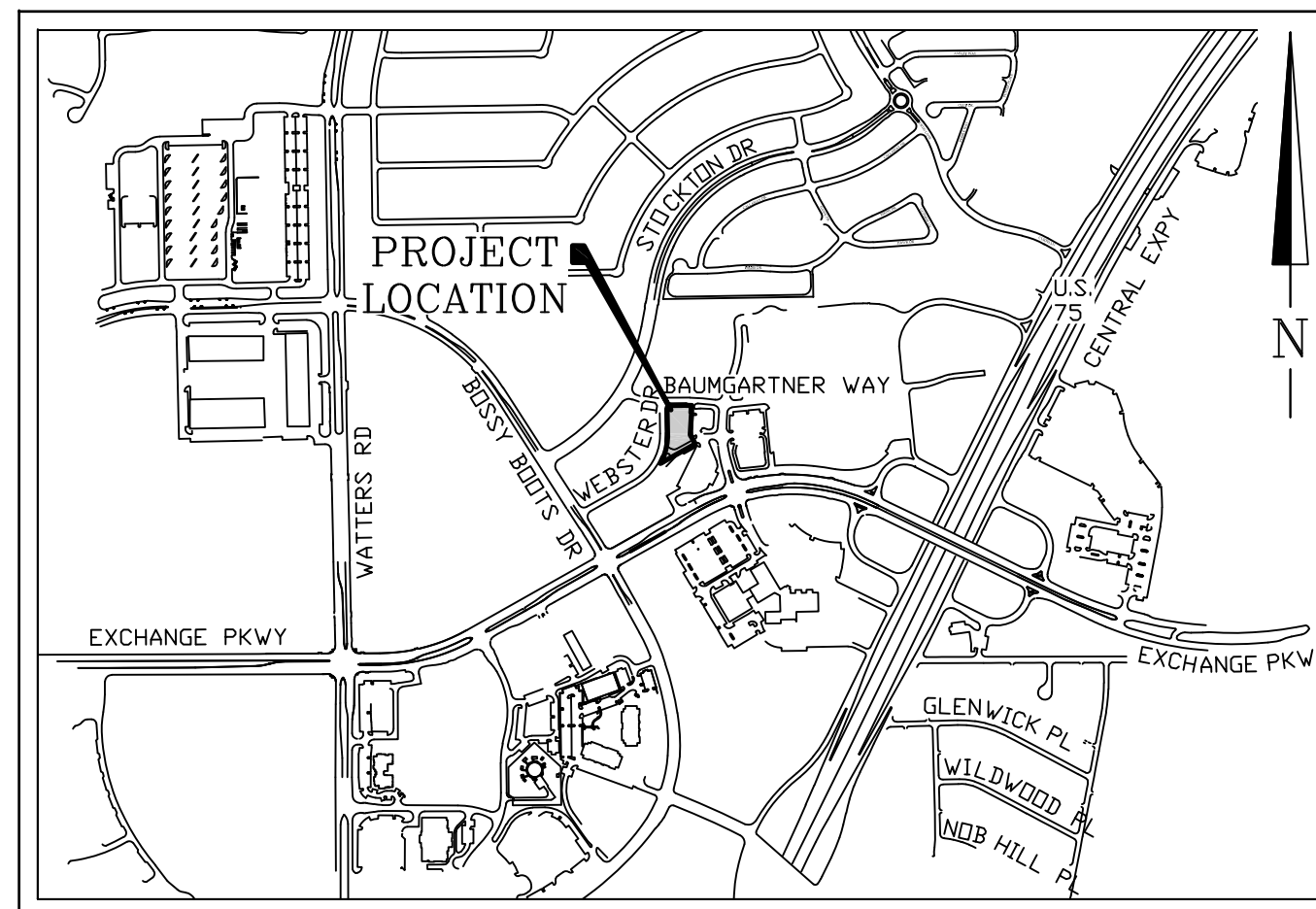
NOTES:

1. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. NO FLOOD PLAIN EXISTS ON THE SITE.
3. DETENTION FACILITIES PROVIDED DOWNSTREAM ON WALMART'S PROPERTY LOCATED TO THE EAST.
4. NO EXISTING TREES ARE LOCATED ON THIS SITE.
5. THE DUMPSTER ENCLOSURE WILL BE EIGHT FEET HIGH, HAVING A MASONRY EXTERIOR THAT MATCHES THE BUILDINGS FACADE, AND HAVING SOLID METAL DOORS THAT SWING OPEN 120 DEGREES WHICH CAN BE PINNED TO THE GROUND WHILE OPENED.
6. APPLICANT SHALL COMPLY WITH CITY ORDINANCE, CHAPTER 6, HEALTH AND ENVIRONMENT; ARTICLE III, SOLID WASTE; SECTIONS 6-51 TO 6-80
7. 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.
8. ALL ELECTRIC SHALL BE UNDERGROUND.
9. STANDARD PARKING STALL DIMENSIONS ARE 18' D X 9' W UNLESS SHOWN OTHERWISE ON PLANS.
10. STANDARD DRIVE-THRU STACKING DIMENSIONS ARE 20' D X 9' W UNLESS SHOWN OTHERWISE ON PLANS.

OWNER/DEVELOPER
G.F.C. LEASING CORP., LLC
1131 ROCKINGHAM DR. #250
RICHARDSON, TEXAS 75080
CONTACT: PARMERLEE@GOLDENCHICK.COM
PHONE: 972-831-0911

THE CONTRACTOR SHALL
CONTACT DIG-TESS AT 1-800-344-8377
A MINIMUM OF 48 HOURS PRIOR TO
THE COMMENCEMENT OF ANY
CONSTRUCTION ACTIVITIES.

PD AMENDMENT CONCEPTUAL PLAN



Vicinity Map 1"=1000'

LEGEND

I.R.F.	IRON ROD FOUND	⊗	POWER POLE
I.R.S.	IRON ROD SET	⊙	LIGHT POLE
"X"	CUT X IN CONCRETE	T	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙ SSMH	SANITARY SEWER MANHOLE
///	ASPHALT	⊙	FIRE HYDRANT
①	TELEPHONE MANHOLE	⊗ WM	WATER METER
[Solid Grey]	FIRE LANE	[Brick Pattern]	BRICK PAVED SIDEWALK
[Gravel Pattern]	GRAVEL SURFACE	[Heavy Concrete Pattern]	HEAVY DUTY CONCRETE PAVEMENT
[Dotted Pattern]	CONCRETE PAVED SIDEWALK		

SITE DATA:

ZONED:	PD-108 MIX, DISTRICT H
PROPOSED USE:	RESTAURANT (DRIVE-IN OR THROUGH)
PROPOSED BUILDING AREA:	2,186 SF
PROPOSED HEIGHT:	25' (1 STORY)
LOT AREA:	34,005 SF / 0.781 AC
PARKING REQUIRED (1/100):	22 SPACES
PARKING PROVIDED:	23 SPACES
HANDICAP SPACES REQ'D:	1 SPACES
HANDICAP SPACES PROV'D:	1 SPACES
FLOOR AREA RATIO:	0.06:1
IMPERVIOUS LOT COVERAGE:	75.3%
LANDSCAPING AREA REQ'D:	5,101 SF (15% LOT)
LANDSCAPE AREA PROV'D:	8,397 SF (25% LOT)

PD AMENDMENT CONCEPTUAL PLAN
GOLDEN CHICK RESTAURANT
0.781 ACRES
JOHN FYKE SURVEY, ABSTRACT 325
CITY OF ALLEN, COLLIN COUNTY, TEXAS
SUBMISSION DATE: 11/05/2018



5054 Franklin Avenue
Suite A
Waco, TX 76710
Ph: 254-776-1519
www.1519LLC.com
TBPLS # 10193968
TBPE # F-17299

DRAWN BY MNR
CHECKED BY CDL
DATE 07.2018

GOLDEN CHICK RESTAURANT
0.781 ACRE
JOHN FYKE SURVEY, ABSTRACT 325
CITY OF ALLEN, COLLIN COUNTY, TEXAS

Gary Baker & Associates, LLC
Architects • Interior Designers • Consultants

4309 Old Jackshoro Hwy. Suite D
Wichita Falls, Texas 76302
(940) 692-1004
Fax (940) 696-2243

IT IS THE RESPONSIBILITY OF THE CONTRACTOR & SUB-CONTRACTORS TO CAREFULLY REVIEW ALL PLANS AND SPECIFICATIONS PRIOR TO BIDDING. ALL REQUESTS FOR CLARIFICATION OR ADDITIONAL INFORMATION SHALL BE SUBMITTED TO THE ARCHITECT FOR RESPONSE PRIOR TO BIDDING. IF NOT SUBMITTED, NO ADDITIONAL CONSIDERATION FOR COST, TIME, OR OTHERWISE SHALL BE ALLOWED AFTER BIDDING.

PRELIMINARY PLANS
THIS DOCUMENT IS PROVISIONAL AND FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
CLINT D. LANNEN, PE
107845
DATE: 11/05/2018

FILE 41646
SHEET