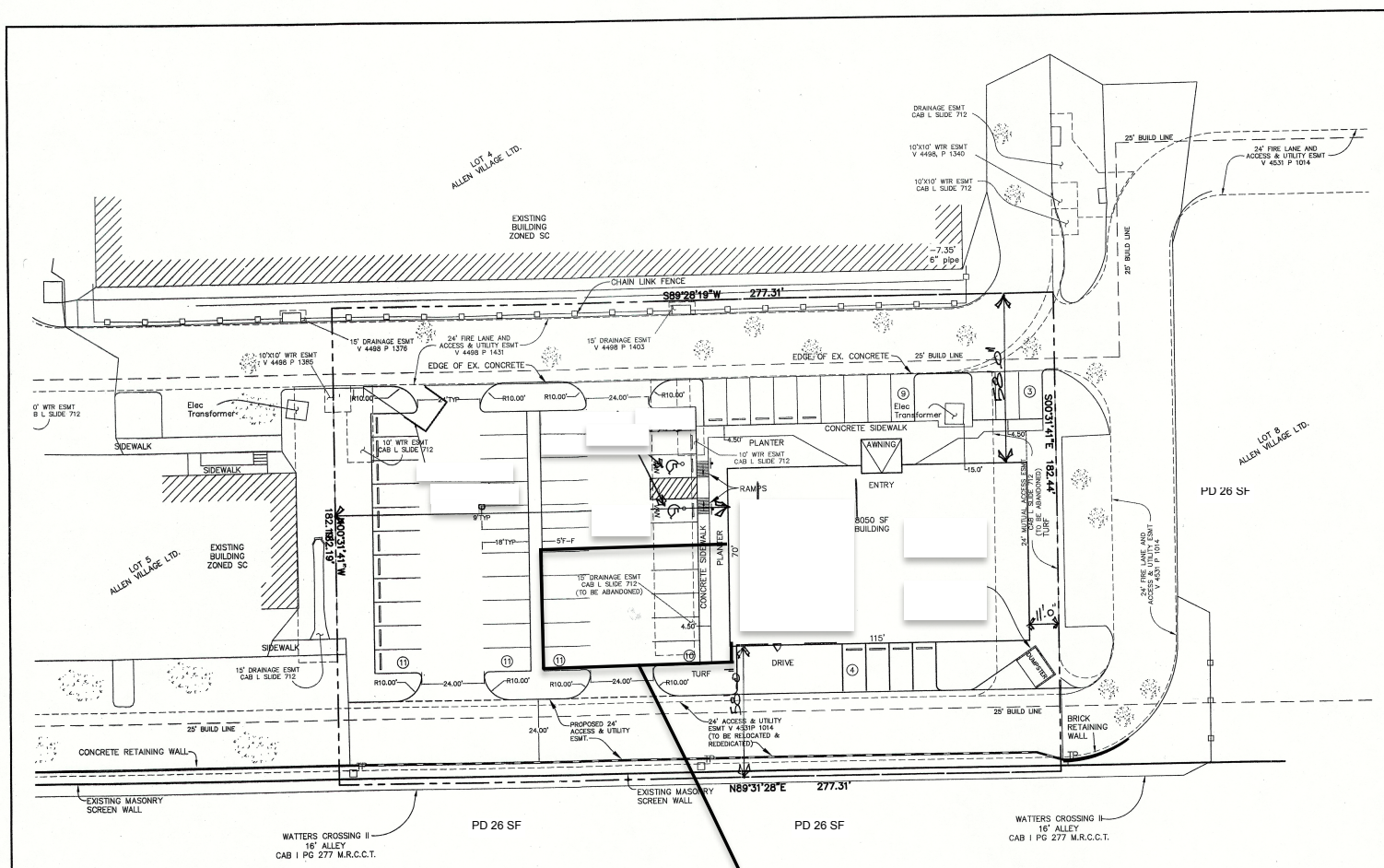
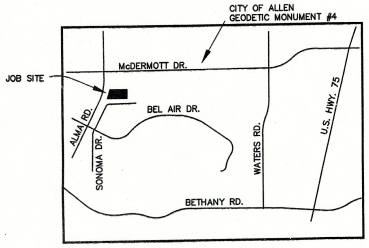
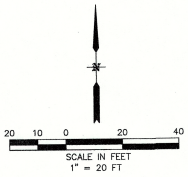




VICINITY MAP
N.T.S.



PROJECT DIRECTORY

Applicant:

WHIA Properties LLC
205 S Alma Dr.
Allen TX 75013

Phone: 888-846-4356
Fax: 214-785-7535

SURVEYING:

CHRIS GRIFFITH, R.P.L.S.
GRIFFITH SURVEYING CO., LLC.
2801 CAPITAL ST., WYLIE, TX 75098
972-941-8408

SITE/BUILDING DATA

PARCEL SIZE (GROSS)	1.16 ACRES
PARCEL SIZE (GROSS)	50,557.44 S.F.
EXISTING ZONING	Planned Development – Shopping Center
PROPOSED ZONING	
PROPOSED USE	Day Care
FLOOR AREA RATIO (FAR)	
8,050 SF/50,557.44 =	.159
REQUIRED SIDE SETBACK	25'
PROPOSED BUILDING HEIGHT	19.0' (1 STORY)

Current Use - Shopping Center

PARKING DATA

PARKING REQUIRED:	One Space Per 400 SF (20)
PARKING PROVIDED:	46 Space

Project: Golden Education Center

PD Concept Plan
1.16 ACRES
LOT 6R, ALLEN VILLAGE LTD.
CITY OF ALLEN, COLLIN COUNTY, TEXAS