

DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR
GODDARD SCHOOL

The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, (“ALDC”) and District H of Planned Development “PD” No. 108 as set forth in Ordinance No. 3044-10-11, as amended, and in Ordinance No. 3094-7-12, as amended, except to the extent modified by the Development Regulations set forth below:

- A. CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “B” and incorporated herein by reference (the “Concept Plan”). Minor modifications to streets/driveways that do not alter the general alignment shown on the Concept Plan may be made at the time of Site Plan approval.
- B. BUILDING ELEVATIONS:** The Property shall be developed in general conformance with the architectural style set forth on the Building Elevations attached hereto as Exhibit “C”.
- C. PERMITTED USES:** In addition to the uses permitted within District H of Planned Development “PD” No. 108, the Property may be used and developed as a “Daycare.”
- D. LANDSCAPING:**
 - (1) Detail 5 “Stockton & Bossy Boots Landscape Feature Plan” of Exhibit “C” “Concept Plan Details” as adopted by Ordinance No. 3094-7-12 is amended to reduce the radii from 72 feet to 51 feet, as shown in the Concept Plan; and
 - (2) The Property shall be developed in general conformance with the Landscape Plan attached hereto as Exhibit “D” and incorporated herein by reference (the “Landscape Plan”).
- E. DRAINAGE:** The onsite drainage generated from the full development of the Property as provided in this Ordinance must be conveyed to the existing outfall on the eastern side of the adjacent property through (1) a drainage easement dedicated at the time of final plat of the Property and prior to issuance of any development permits for the Property and (2) a combination of underground and surface facilities.
- F. TRAFFIC IMPROVEMENTS:** The hooded left-hand turn lane on Stockton Drive as shown on the Concept Plan shall be constructed and completed prior to issuance of a Certificate of Occupancy for any building constructed on the Property.