VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. ALL CHANGES CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ALLEN.
2. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.
3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS", VOL. 29, SUBPART P, PG. 128 - 137, AND ANY AMENDMENTS THERETO.
6. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
7. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
8. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
9. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

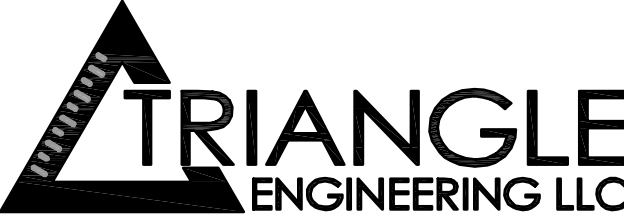
SITE DATA SUMMARY CHART

EXISTING ZONING	PD-108 / MIXED USE MIX
PROPOSED USE	DAYCARE
PROPOSED BASE ZONING DISTRICT	DISTRICT-H
GROSS ACREAGE	1.168 ACRES OR 50,891 S.F.
BUILDING SQUARE FOOTAGE	9,289 S.F.
LOT COVERAGE	19.31%
FLOOR AREA RATIO	0.19
MAXIMUM HEIGHT	33'-1 1/8" (1 STORY)
REQUIRED LANDSCAPE AREA	15.00% OR 0.18 ACRE
PROPOSED LANDSCAPE AREA	26.41% OR 0.31 ACRE
PARKING RATIO PER USE	10 PLUS 2 PER CLASSROOM
PARKING REQUIRED	40
PARKING PROVIDED	32
BUILDING SETBACKS	10' FRONT, SIDE & REAR 25' SIDE MAX. (BOSSY BOOTS ONLY)
LANDSCAPE SETBACK	10' FRONT & 15' SIDE
LANDSCAPE FEATURE AREA REQ'D.	72' FROM R.O.W. CORNER
LANDSCAPE FEATURE AREA PRV'D.	57' FROM R.O.W. CORNER

"NO PROTECTED TREES ON SITE"

PD/PD AMENDMENT CONCEPT PLAN

THE GODDARD SCHOOL
1.168 ACRES OF LAND BEING PART OF
JOHN FYKE SURVEY
ABSTRACT NO. 325
CITY OF ALLEN
COLLIN COUNTY, TEXAS
SEPTEMBER 25th, 2019



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Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KR	TT	09/25/10		076-10	1

TX PE FIRM #11525

CP

NO.	DATE	DESCRIPTION	B
1	09/25/19	1ST PD AMENDMENT SUBMITTAL	K
2	10/17/19	2ND PD AMENDMENT SUBMITTAL	K