

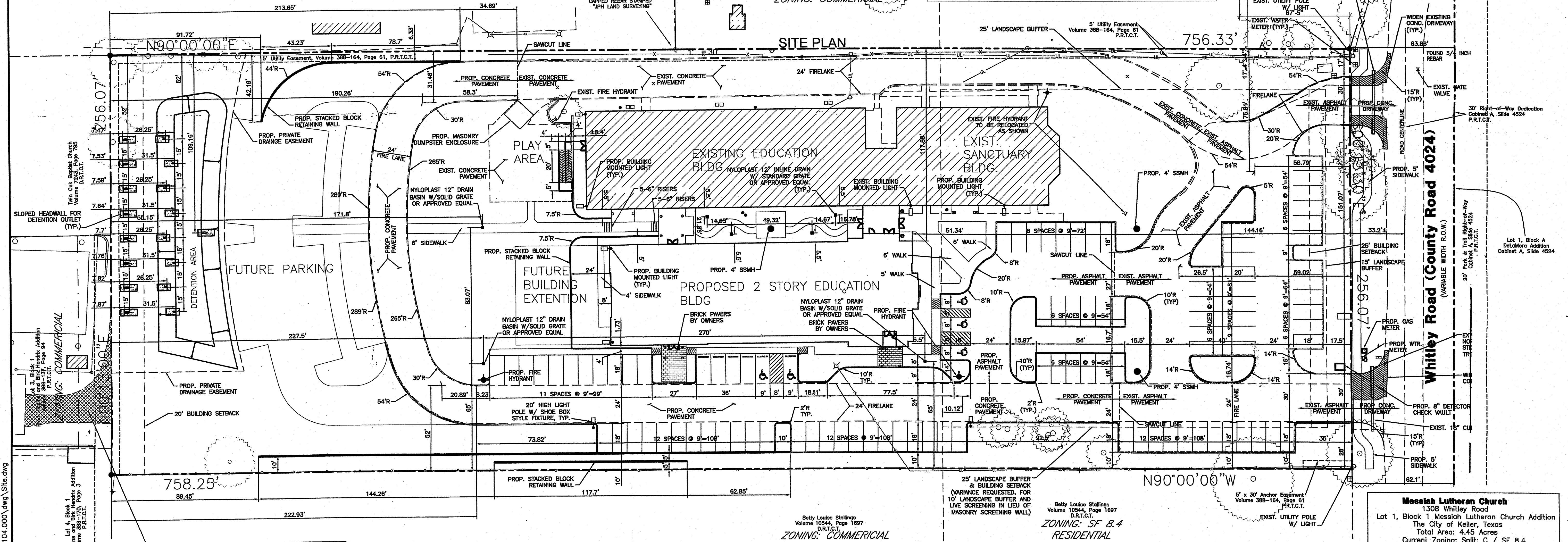
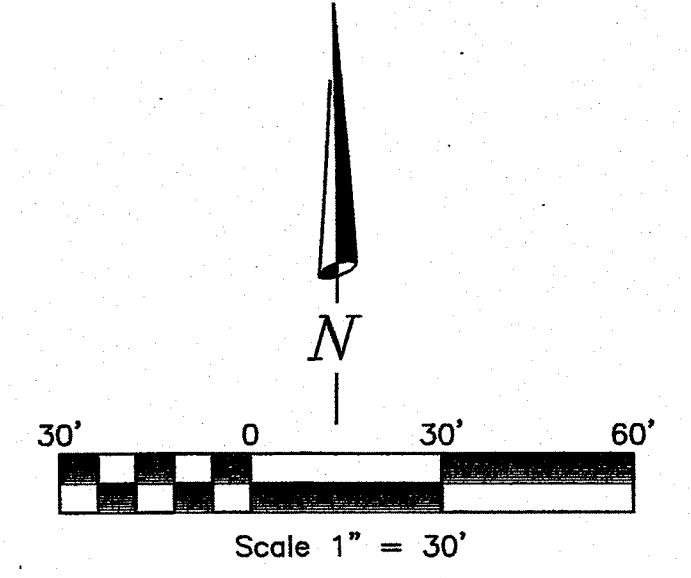
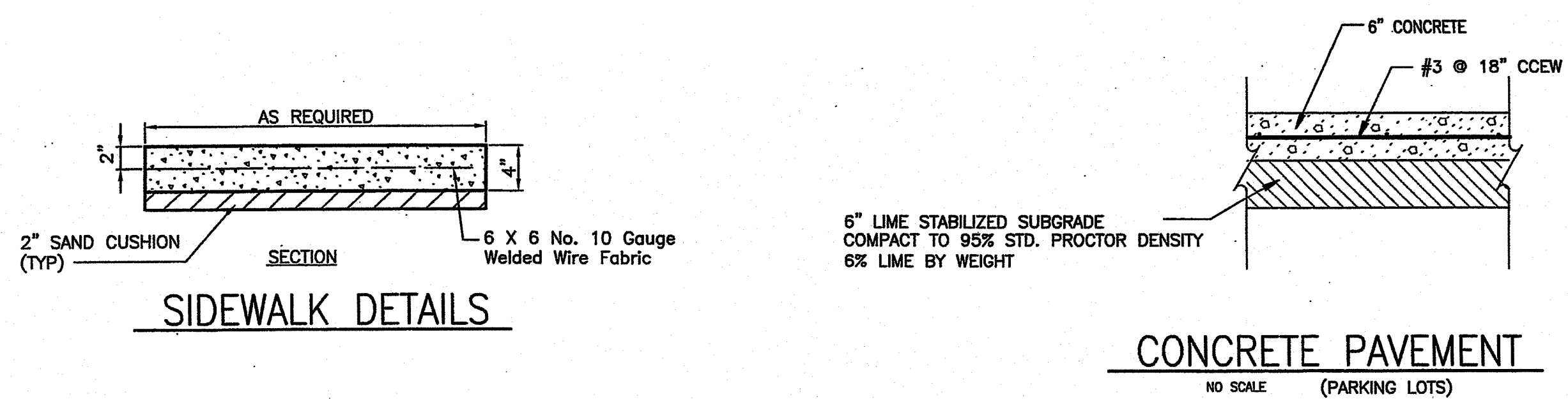
LOCATION MAP
SCALE: 1" = 1000'

Messiah Lutheran Church - Parking Requirements			
Proposed Use	Existing Sanctuary	Existing Education Building	Proposed Education Building
Building Square Footage	5,710	10,900	22,825
Seating Count	265	-	-
Student Count	-	90	285
Required Parking (1/3 seat)	89	-	-
Required Parking (1/15 student)	-	6	19
Required Total Parking	-	89	-
Provided Parking (Standard)	-	98	-
Provided Parking (H/C Accessible)	-	5	-

- CONSTRUCTION NOTES**
1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT AND THE CITY OF KELLER STANDARD DETAILS AND CONSTRUCTION SPECIFICATIONS.
 2. CONTRACTOR SHALL COORDINATE AND PAY FOR ALL UTILITY WORK TO BE DONE BY CITY FORCES AND/OR FRANCHISE UTILITY COMPANIES.
 3. ALL DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE NORTH AND SOUTH PROPERTY LINES BEARING DUE EAST, UNLESS NOTED OTHERWISE.

- GENERAL NOTES**
1. ALL LINES, GRADES, CONSTRUCTION STAKING AND LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 2. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S AGENT.
 3. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR FACE OF CONCRETE BUILDING FOOTING.
 4. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH MUNICIPAL AND FRANCHISE UTILITY COMPANIES AND LOCATING ALL UTILITIES IN THE FIELD.
 5. CONTRACTOR SHALL IMPLEMENT AND MAINTAIN TRAFFIC CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.

Twin Oak Baptist Church
Volume 5845, Page 465
D.R.T.C.T.
ZONING: COMMERCIAL



Betty Louise Stallings
Volume 10544, Page 1697
D.R.T.C.T.
ZONING: COMMERCIAL

Betty Louise Stallings
Volume 10544, Page 1697
D.R.T.C.T.
ZONING: SF 8.4 RESIDENTIAL

THE JUNE 03, 2003 COUNCIL MEETING APPROVED THE SITE PLAN FOR THE MESSIAH LUTHERAN GRAMMAR SCHOOL WITH A STIPULATION THAT THE GRAVEL PORTION OF THE DRIVEWAY AT THE REAR OF THE SITE BE PAVED. AS PART OF THIS PROJECT, THE CHURCH COMMITS TO EITHER PAVING OF THIS GRAVEL AREA FOR ADDITIONAL PARKING, OR REMOVING THE GRAVEL AND PROVIDING TOPSOIL AND SOD.

AS APPROVED BY THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS PER RESOLUTION NO. 2198, WITH THE FOLLOWING CONDITIONS.

1. THE VARIANCE REQUEST TO PROVIDE LIVE SCREENING IN LIEU OF REQUIRED MASONRY-SCREENING WALL ALONG THE SOUTH PROPERTY LINE SHALL BE ALLOWED.
2. THE VARIANCE REQUEST TO REDUCE THE REQUIRED TWENTY-FIVE FOOT (25') LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE TO TEN FEET (10') SHALL BE ALLOWED.

Detailed construction plans for this project will be submitted at the time of building permit application. Any changes to the approved site plan resulting from the construction plan review shall be reflected on the site plan and is the sole responsibility and cost of the developer.

Messiah Lutheran Church	
1308 Whitley Road Don Foltz The City of Keller, Texas Total Area: 4.45 Acres Current Zoning: Split: C / SF 8.4	
Applicant:	Messiah Lutheran Church & School
Owner:	Messiah Lutheran Church & School 1308 Whitley Road Keller Texas, 76428 Tel: (817) 431-2345
Engineer:	BHB Engineering & Surveying Konstantine Bakintos, P.E. 6300 Ridgela Place, Suite 700 Fort Worth Texas, 76116 Tel: (817) 338-1277

Site Development Plan
MESSIAH LUTHERAN CHURCH
Lot 1, Block 1, Messiah Lutheran Church Addition
Total Area: 4.45 Acres Current Zoning: Split: C / SF 8.4

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF KONSTANTINE BAKINTOS, P.E. Tx No. 67022. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

BHB PROJECT NO:
2004.104.000
SHEET
1 of 7

NO.	DESIGNED:	DRAWN:	CHECKED:	DATE:
AB	AB	KB		Jan 24, 2022

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