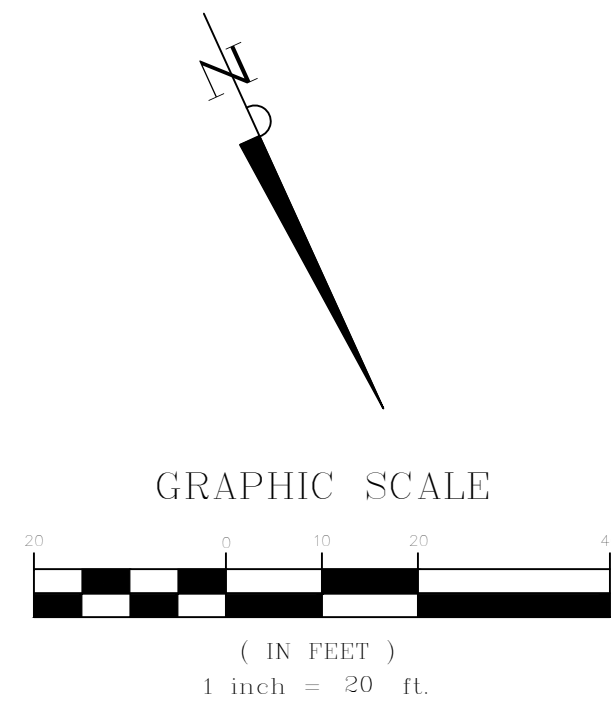




REMAINDER OF
CALLED 37.82 ACRES
ENGLER ACQUISITION PARTNERS
INSTRUMENT NO. D205278853
D.R.T.C.T.



LEGEND

PROPOSED PARKING COUNT

No.	Date	Revisions	App:



WATANI CONSULTING ENGINEERS, PLLC
DESIGN CONSULTANTS
TBPE # 4266

200 MITCHELLEDALE
 SUITE F-27
 HOUSTON, TEXAS 77092

Phone: (713) 400-0005
 Fax: (713) 956-2555
 E-mail: eshrad@watani.com

CONTRACTOR IS RESPONSIBLE FOR ANY DISCREPANCY WITHIN THE PLANS & DISCIPLINES ON FIELD TO CONTACT ENGINEER ON RECORD WITHIN 24 HOURS FOR ADJUSTMENT OR VERIFICATION.

PRELIMINARY

FOR REVIEW ONLY
Not for construction or permit purposes.

VATANI CONSULTING ENGINEERS, PLLC
DESIGN CONSULTANTS
TBE # 4266

Engineer: ESHKAGOLLAH VATANI
D.E. No. 69194 Date: 11/01/17

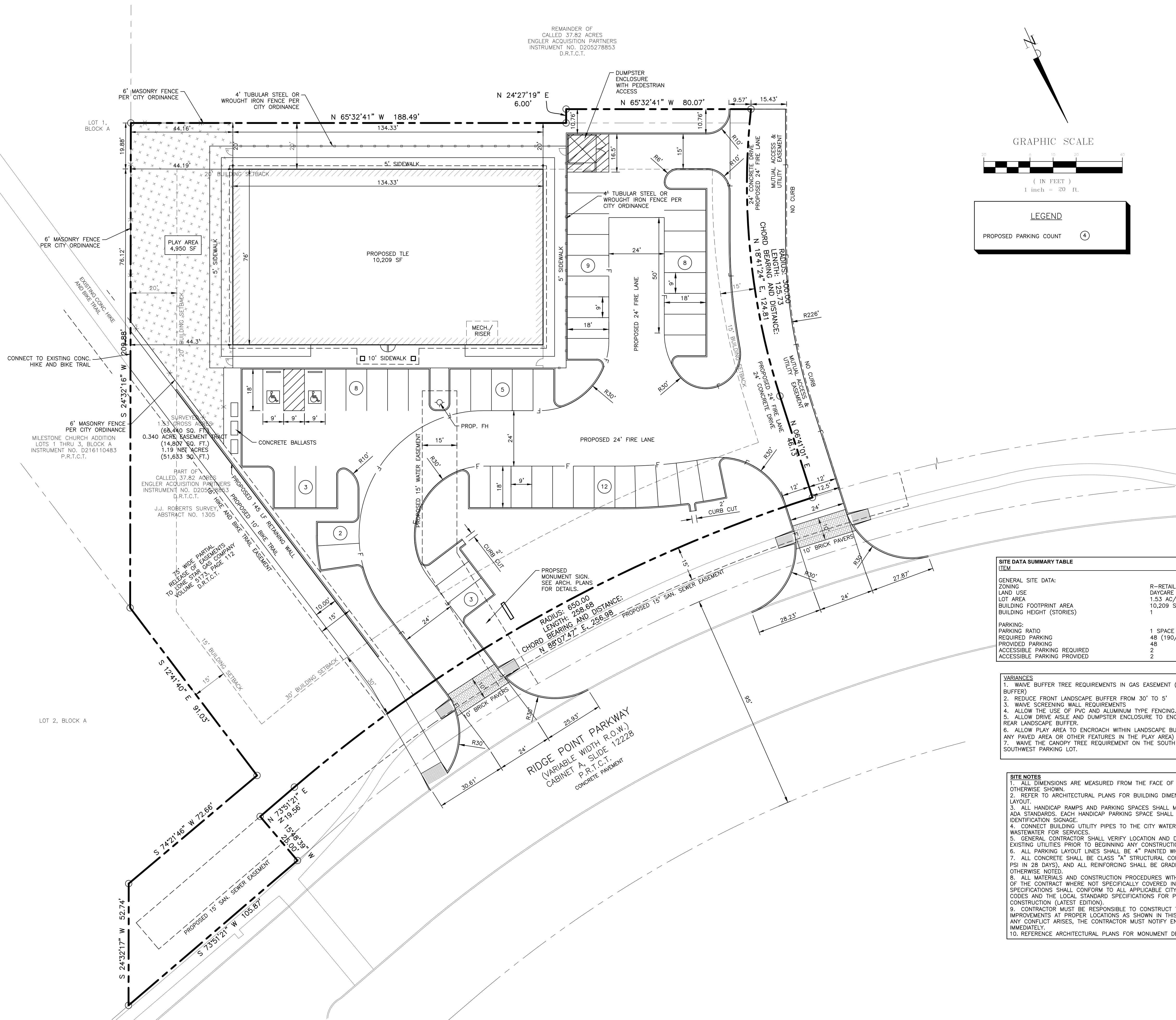
THE LEARNING EXPERIENCE
151 RIDGE POINT PARKWAY
KELLER, TX

SITE PLAN

Scale:	AS SHOWN
Designed by:	SM
Drawn by:	SM
Checked by:	EV
Date:	NOVEMBER 2
Project No.	CS2001

SHEET

C-03



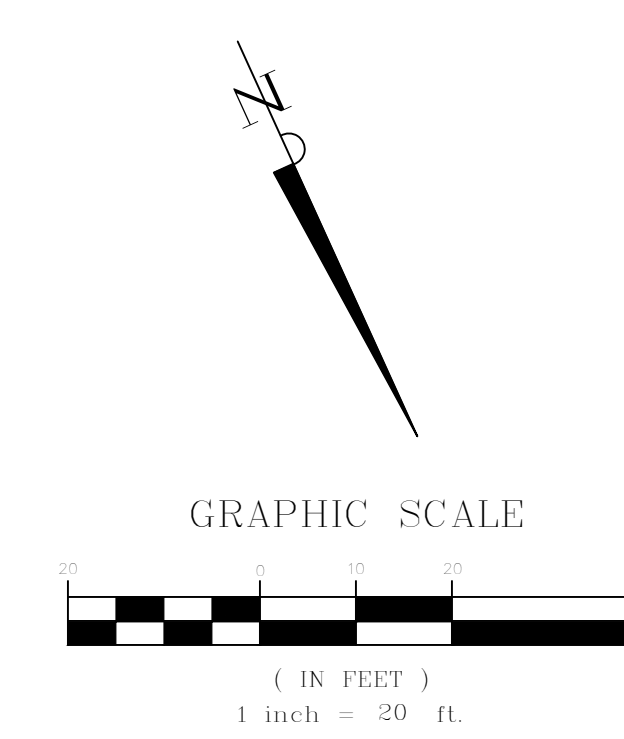
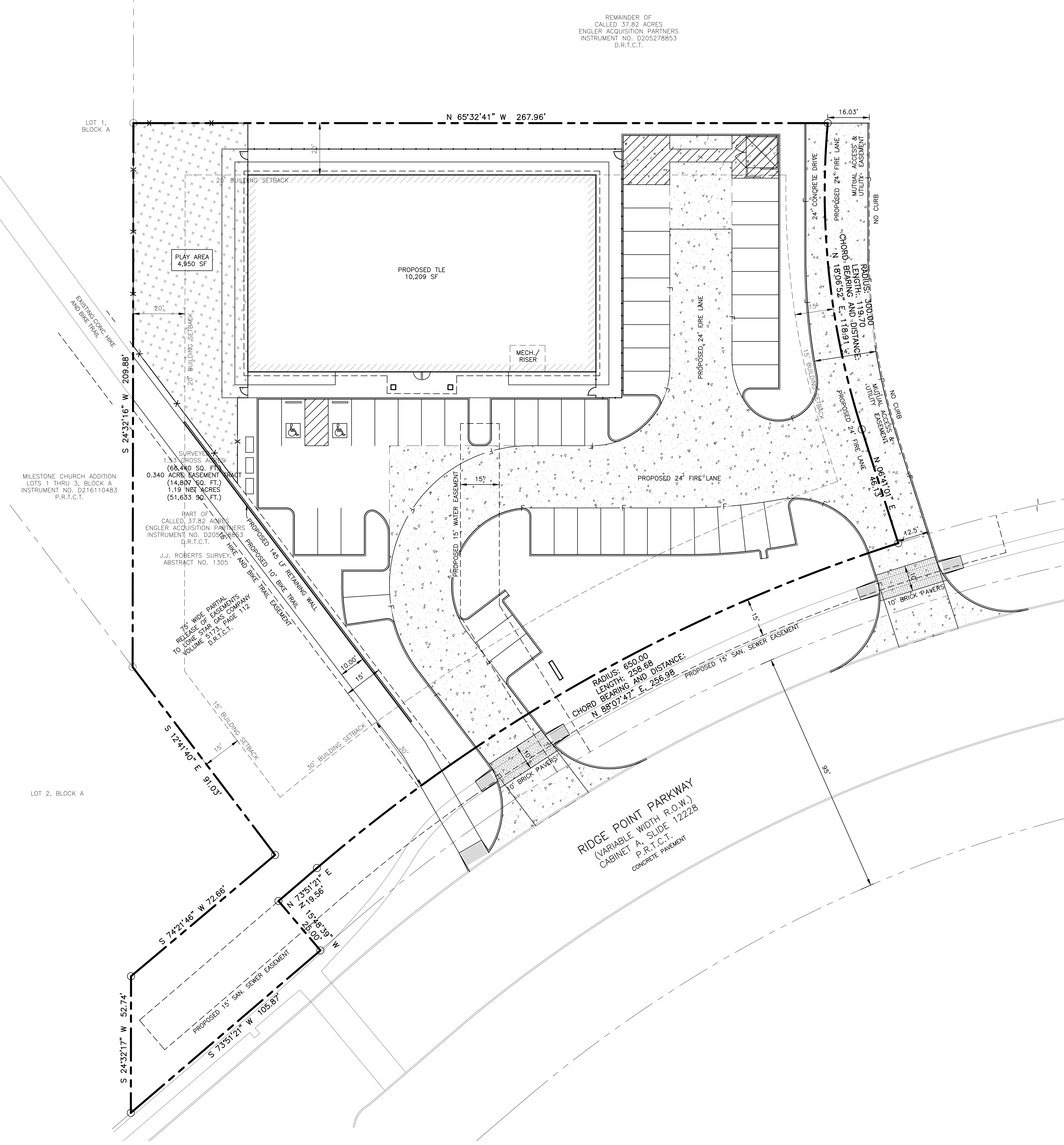
SITE DATA SUMMARY TABLE	
ITEM	
GENERAL SITE DATA:	
ZONING	R--RETAIL
LAND USE	DAYCARE FACILITY
LOT AREA	1.53 AC/66,440 SF
BUILDING FOOTPRINT AREA	10,209 SF
BUILDING HEIGHT (STORIES)	1
PARKING:	
PARKING RATIO	1 SPACE PER 4 STUDENTS
REQUIRED PARKING	48 (190/4 = 48)
PROVIDED PARKING	48
ACCESSIBLE PARKING REQUIRED	2
ACCESSIBLE PARKING PROVIDED	2

VARIANCES

- | <u>VARIANCES</u> |
|--|
| 1. WAVE BUFFER TREE REQUIREMENTS IN GAS EASEMENT (SIDE AND FRONT BUFFER) |
| 2. REDUCE FRONT LANDSCAPE BUFFER FROM 30' TO 5' |
| 3. WAVE SCREENING WALL REQUIREMENTS |
| 4. ALLOW THE USE OF PVC AND ALUMINUM TYPE FENCING. |
| 5. ALLOW DRIVE AISLE AND DUMPSTER ENCLOSURE TO ENCR OACH WITHIN THE REAR LANDSCAPE BUFFER. |
| 6. ALLOW PLAY AREA TO ENCR OACH WITHIN LANDSCAPE BUFFER (TO ADDRESS ANY PAVED AREA OR OTHER FEATURES IN THE PLAY AREA) |
| 7. WAVE THE CANOPY TREE REQUIREMENT ON THE SOUTH SIDE OF THE SOUTHWEST PARKING LOT. |

SITE NOTES

- SITE NOTES**
1. ALL DIMENSIONS ARE MEASURED FROM THE FACE OF CURB UNLESS OTHERWISE SHOWN.
 2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND LAYOUT.
 3. ALL HANDICAP RAMPS AND PARKING SPACES SHALL MEET STATE AND ADA STANDARDS. EACH HANDICAP PARKING SPACE SHALL HAVE REQUIRED IDENTIFICATION SIGNAGE.
 4. CONNECT BUILDING UTILITY PIPES TO THE CITY WATER AND WASTEWATER FOR SERVICES.
 5. GENERAL CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION.
 6. ALL PARKING LOT/PAVING LINES SHALL BE 4" PAINTED WHITE STRIPES.
 7. ALL CONCRETE SHALL BE CLASS "A" STRUCTURAL CONCRETE (4000 PSI IN 28 DAYS), AND ALL REINFORCING SHALL BE GRADE 60 UNLESS OTHERWISE NOTED.
 8. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THE CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL APPLICABLE CITY ORDINANCES & SPECIFICATIONS, THE LOCAL AND STATE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. (LATEST EDITION).
 9. CONTRACTOR MUST BE RESPONSIBLE TO CONSTRUCT THE PROPOSED IMPROVEMENTS AT PROPER LOCATIONS AS SHOWN IN THIS PLAN SET. IF ANY CONFLICT ARISES, THE CONTRACTOR MUST NOTIFY ENGINEER IMMEDIATELY.
 10. REFERENCE ARCHITECTURAL PLANS FOR MONUMENT DETAILS.

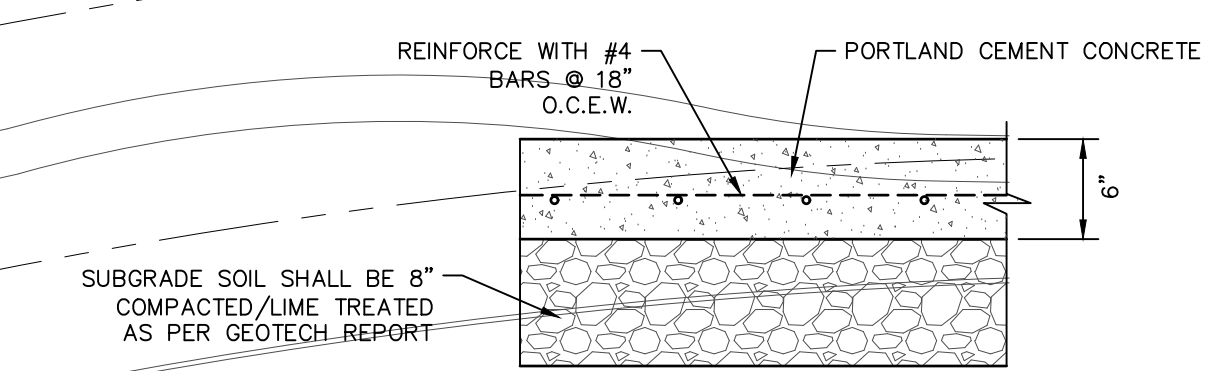


LEGEND

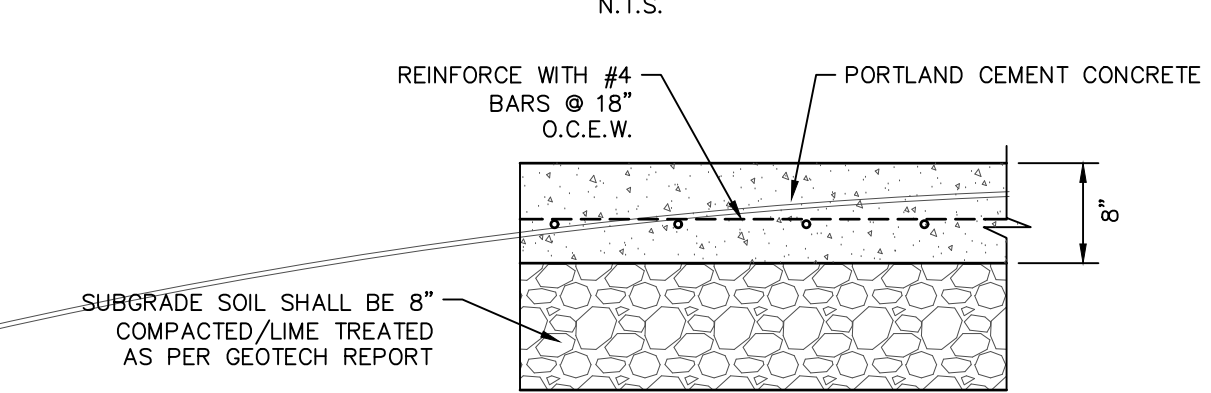
PROPOSED HEAVY DUTY CONCRETE

PROPOSED FIRE LANE STRIPING - SEE CITY OF KELLER DETAIL

- NOTES**
1. REFER TO GEOTECHNICAL INVESTIGATION FOR SUBGRADE PREPARATION AND PAVING DETAILS.
 2. IF A CONFLICT EXISTS BETWEEN GEOTECHNICAL RECOMMENDATION AND PLANS, THE MORE STRINGENT CONDITIONS SHALL BE USED FOR CONSTRUCTION.
 3. CONTRACTOR TO REFER TO LANDSCAPE PLAN FOR LOCATION OF IRRIGATION SLEEVES.



TYPICAL CONCRETE PAVEMENT SECTION



HEAVY DUTY CONCRETE PAVEMENT SECTION

**KELLER FIRE-RESCUE DEPARTMENT
FIRE PREVENTION DIVISION**

FIRE LANE STRIPING DETAIL
2015 IFC Section 503

1. Fire lanes shall be marked with a 6-inch wide continuous bright red stripe on both sides. **Where the curb is available, the striping shall be on both the horizontal and vertical faces of the curb.**
2. White 4 inch high lettering with a 1 inch stroke centered on red stripe shall read: "NO PARKING FIRE LANE TOW AWAY" or "FIRE LANE NO PARKING TOW AWAY". This lettering shall be painted every 25 feet measured from the end of one lettering group to the beginning of the next group with 1 foot spacing between "NO PARKING," "FIRE LANE," and "TOW AWAY."

Color specification: Bright Red. Note: Red paint shall not be used for any parking lot markings other than fire lanes. The red paint shall meet the Texas Department of Highways and Public Transportation, (TXDOT), specification number TTP-115, chlorinated rubber paint or approved equal.

NO PARKING FIRE LANE TOW AWAY

Where the curb is available, the striping shall be on both the horizontal and vertical faces of the curb

NO PARKING FIRE LANE TOW AWAY

NO PARKING FIRE LANE TOW AWAY

No.		Date	Revisions	App.

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ILLUMINANCE
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VATANI CONSULTING ENGINEERS, PLLC
DESIGN CONSULTANTS
TBE # 4266
Engineer: **ESHRAGOLLAH VATANI**
P.E. No. 69194 Date: 11/29/17

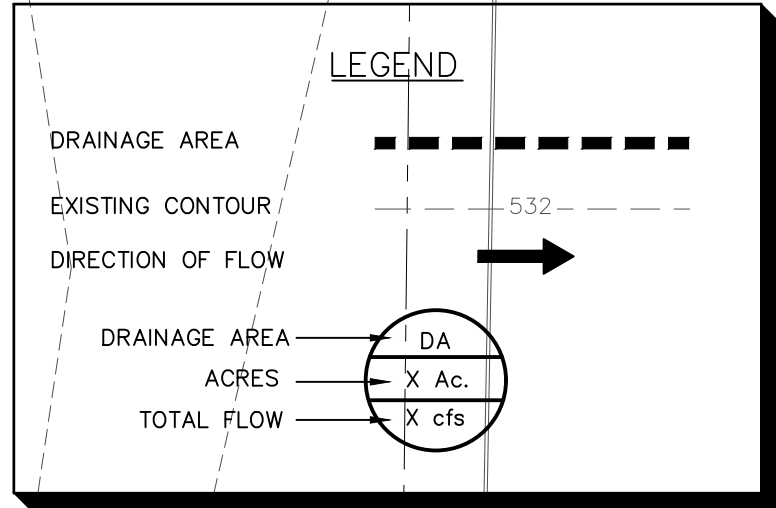
THE LEARNING EXPERIENCE
151 RIDGE POINT PARKWAY
KELLER, TX

PAVING PLAN

Scale:	AS SHOWN
Designed by:	SM
Drawn by:	SM
Checked by:	EV
Date:	NOVEMBER 2017
Project No.	CS2001

SHEET
C-04

Drawn by: eshragolla - 11/27/2017 2:01pm, User: eshragolla, File: C:\Users\eshra\Documents\151 Ridge Point Parkway\151 Ridge Point Parkway.dwg - (C-04)
Xref: 22455 - ASST 18000 - SITE - Inset: 2015 Fire Lane Striping Detail.dwg, 001 Sewer Layout.dwg TLE Texas (North) - Conceptual Floor Plan - 06.14.2017.lao



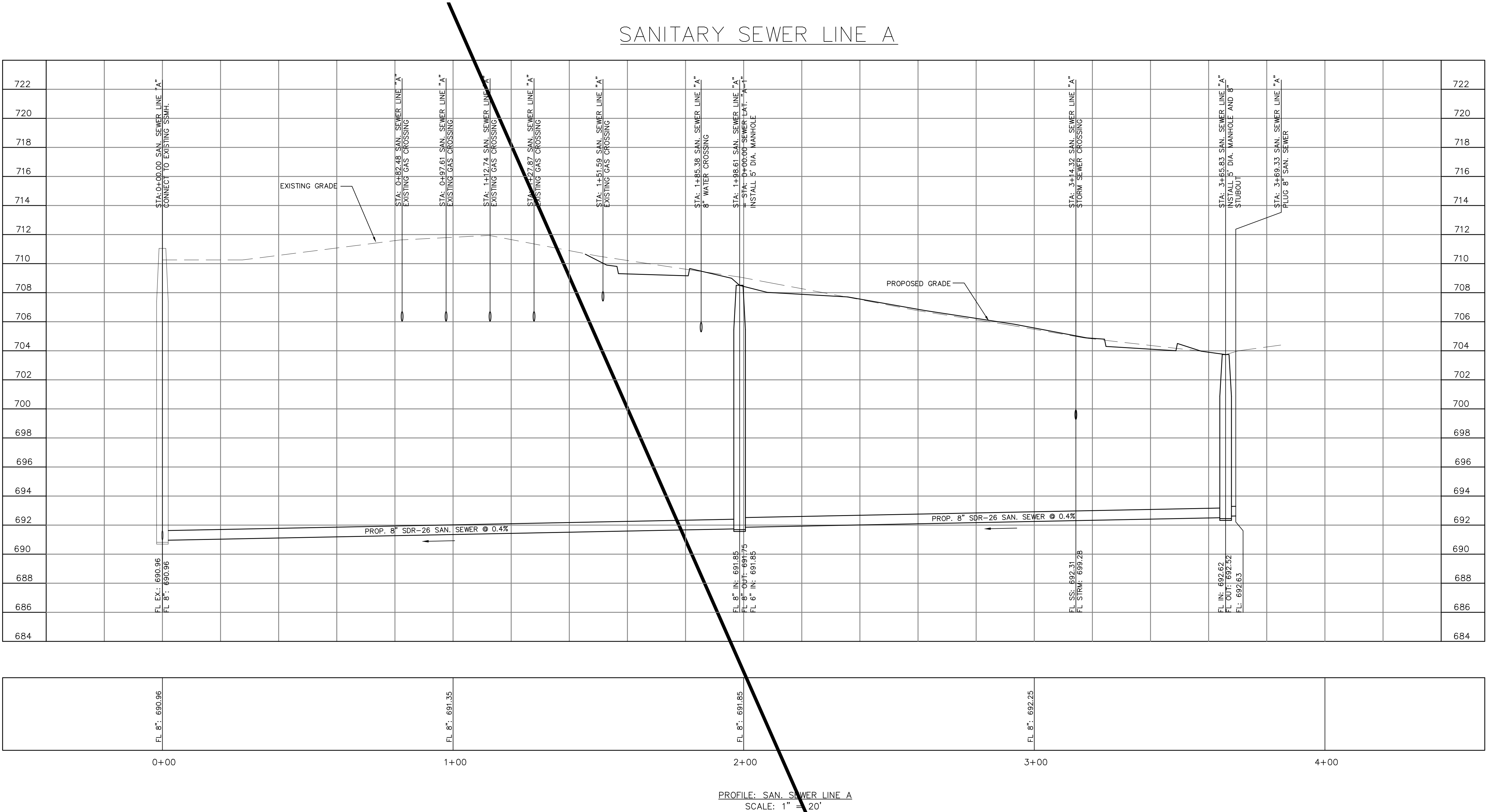
* EXISTING DRAINAGE INFORMATION RECEIVED FROM MILESTONE CHURCH DRAINAGE AREA MAP - SHEET C3.05, DATED 10/18/15.
* PROPOSED SITE IS INCLUDED IN EXISTING DA8 ON MILESTONE CHURCH PLANS

SHEET
C-06



SHEET
C-08

showed: \\woodc.org - 11/7/2017 2:01pm
 File: E:\My Documents\DFW CAD Services\Job\CHASIDN BUILDERS\1001 - Keller Learning Center\dwg\10c1JLL.dwg - [C-08]
 Xrefs: X24.56 XBNYD.XSITE xASST xAUTL XSTRM - Images: 001 Sewer Layout.baq TLE Texas (North) - Conceptual Floor Plan - 06.14.2017.baq 001 Sewer Layout.baq



WARNING!
CONTRACTOR TO FIELD VERIFY EXACT
LOCATION OF EXISTING UTILITIES PRIOR
TO START OF CONSTRUCTION.

No.	Date	Revisions	App.

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HOUSTON, TEXAS 77092
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VATANI CONSULTING ENGINEERS, PLLC
DESIGN CONSULTANTS
TYPE # 4266
Engineer: **ESHRAGOLLAH VATANI**
P.E. No. 69184 Date 11/02/17

THE LEARNING EXPERIENCE
151 RIDGE POINT PARKWAY
KELLER, TX

SEWER PROFILE

Scale:	AS SHOWN
Designed by:	SM
Drawn by:	SM
Checked by:	EV
Date:	NOVEMBER 2017
Project No.	CS2001

SHEET
C-09

