

0 15 30 60
SCALE: 1" = 30'

HERITAGE HEIGHTS ADDITION
VOL. I, PG. 179, P.R.C.C.T.
ZONING - PD-22 CF
CITY PARK
OWNER - CITY OF ALLEN

HERITAGE HEIGHTS ADDITION
VOL. I, PG. 179, P.R.C.C.T.
ZONING - PD-22 CF
CITY PARK
OWNER - CITY OF ALLEN

HERITAGE PARK GREENBELT ADDITION
VOL. G, PG. 354, P.R.C.C.T.
ZONING - PD-22 CF
OWNER - CITY OF ALLEN

LOT 3
THE HEIGHTS AT BETHANY
VOL. K, PG. 806
P.R.C.C.T.
ZONING - PD-22 SC
OWNER-LEVIN REALTY LTD. EX 18" SAN SEW.

THE HEIGHTS AT BETHANY
VOL. K, PG. 806
P.R.C.C.T.
ZONING - PD-22 SC
CITY OF ALLEN GREENBELT DEDICATION
OWNER - CITY OF ALLEN

LOT 1R, BLOCK A
2.448 ACRES
(106,620 S.F.)

LOT 2, BLOCK A
1.035 ACRES
(45,089 S.F.)

BENCHMARKS:

1. CITY OF ALLEN GEODETIC MONUMENT #1. A 3/2" ALUMINUM DISK SET IN CONCRETE LOCATED 460± WEST OF THE INTERSECTION OF WHITMAN DRIVE AND BETHANY ROAD AT THE EAST END OF A BRIDGE IN THE GRASS MEDIAN.
ELEV. - 597.82

2. CITY OF ALLEN GEODETIC MONUMENT #2. A 3/2" ALUMINUM DISK SET IN CONCRETE LOCATED 350± FROM THE INTERSECTION OF MAIN STREET AND RICHARDSON COURT. 16± FROM THE NORTHEAST CORNER OF A BRIDGE.
ELEV. - 646.83

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	20°46'07"	105.00'	38.06'	19.24'	37.85'	S58°14'41"W
2.	25°39'48"	85.00'	38.07'	19.36'	37.75'	S55°47'51"W

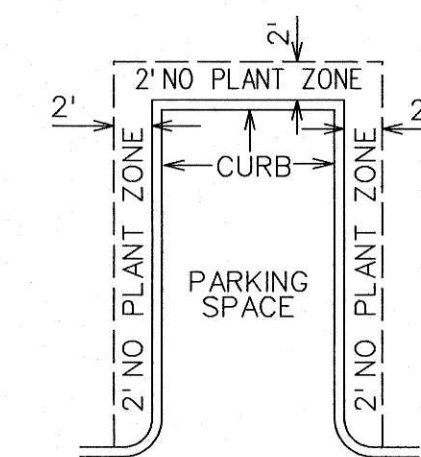
BETHANY PARK PLACE
LOT 3, BLOCK 1
VOL. K, PG. 762
P.R.C.C.T.
ZONING - FP-SC SC
OWNER-ARCHLAND PROPERTY
ILLP, MCDONALDS



VICINITY MAP

NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB, NOT BACK OF CURB, UNLESS SPECIFICALLY NOTED OTHERWISE.
- TYPICAL PARKING SPACE DIMENSIONS ARE 9' WIDE x 18' DEEP. PARALLEL SPACES ARE 22' WIDE x 8' DEEP. HANDICAP SPACES ARE 8' WIDE x 18' DEEP WITH A MINIMUM 5' ACCESSIBLE AISLE.
- EXISTING ZONING - PD 22 SC
- TOTAL PARKING SPACES REQUIRED:
LOT 1R - 4,690 SF RETAIL/OFFICE:
RETAIL - 1 SPACE/200 SQUARE FEET
OFFICE - 1 SPACE/300 SQUARE FEET
2345 SQUARE FEET @ 1 SPACE/200 SQUARE FEET = 12 SPACES
20 TOTAL SPACES REQUIRED
22 TOTAL SPACES PROVIDED
LOT 2 - DAY CARE FACILITY:
10 SPACES PLUS 2 SPACES FOR EVERY CLASSROOM
10 CLASSROOMS * 2 SPACES PER CLASSROOM = 20 SPACES
30 TOTAL SPACES REQUIRED
30 TOTAL SPACES PROVIDED
- 52 TOTAL SPACES
2 ADA ACCESSIBLE SPACES REQUIRED
3 ADA ACCESSIBLE SPACES PROVIDED
- SITE AREA - 3.4827 ACRES (151,708 S.F.)
- BUILDING HEIGHTS
LOT 1R - 27' (1 STORY)
LOT 2 - 27' (1 STORY)
- LOT 1R PROPOSED BUILDING SIZE (RETAIL STORE) - 4,690 S.F.
LOT 2 EXISTING BUILDING SIZE (DAY CARE FACILITY) - 6,385 S.F.
- FLOOR AREA RATIO
LOT 1R - 0.04
LOT 2 - 0.14
- ALL PARKING AREAS AND SIDEWALKS ARE CONCRETE PAVEMENT.
- A TWO-FOOT WIDE NONPLANTED AREA ADJACENT TO THE BACK OF THE CURB SHALL BE INSTALLED ADJACENT TO ALL PARKING STALLS. SEE TYPICAL DETAIL THIS SHEET.
- DUMPSTER ENCLOSURES ARE 10'X10' MASONRY ENCLOSURE WITH 8' WALLS & SOLID DOORS OPENING 120 DEGREES. MASONRY WILL MATCH THE BUILDING EXTERIOR.
- APPLICANT SHALL COMPLY WITH CITY ORDINANCE, CHAPTER 6, HEALTH AND ENVIRONMENT; ARTICLE III, SOLID WASTE; SECTIONS 6-51 TO SECTION 6-80.
- APPLICANT SHALL COMPLY TO ALL REGULATIONS AND REQUIREMENTS OF V.T.C.A. ADMINISTRATIVE CODE TITLE 30, CHAPTER 344 RULES OF IRRIGATION SET FORTH BY THE STATE OF TEXAS; AND REQUIREMENTS FOR IRRIGATION DESIGN AND WATER CONSERVATION SET FORTH BY THE ALLEN LAND DEVELOPMENT CODE SECTION 7.05.6, AND ALL REGULATIONS AND REQUIREMENTS SET FORTH BY CITY OF ALLEN WATER CONSERVATION AND DROUGHT CONTINGENCY AND EMERGENCY RESPONSE PLAN.
- OPEN SPACE
LOT 1R
REQUIRED - 10,662 SF
PROVIDED - 43,858 SF (41%)
LOT 2
REQUIRED - 4,509 SF
PROVIDED - 11,215 SF (25%)



NO PLANTING ZONE
TYPICAL DETAIL

- FIRE LANE AND EMERGENCY ACCESS EASEMENT

SITE AREA - 2.448 ACRES
SUBMITTAL DATE - AUGUST 3, 2018

REVISED SITE PLAN
FOR
**LOT 1R, BLOCK A
THE LEARNING EXPERIENCE**
2.448 ACRES OUT OF THE
R.C. WHISENANT SURVEY, ABSTRACT NO. 1012
IN THE

CITY OF ALLEN
COLLIN COUNTY, TEXAS
OWNER/APPLICANT

ALLEN CHILDCARE INVESTORS, LLC
4133 UNIVERSITY BLVD #4
DALLAS, TX 75205
PHONE: 214-675-4350

PREPARED BY
CORWIN ENGINEERING, INC.
TBPE FIRM #5951

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
(972)-396-1200

AUGUST 2018 SCALE: 1"=30'

SHEET 1 OF 1

