

QUAIL RUN PHASE 2
VOL. 2006, PG. 214, CCMR

RIM-683.36'
IN FROM
WEST-673.76'
OUT TO EAST-673.61'

LOT 9, BLOCK G
QUAIL RUN PHASE 2
VOL. 2006, PG. 214, CCMR

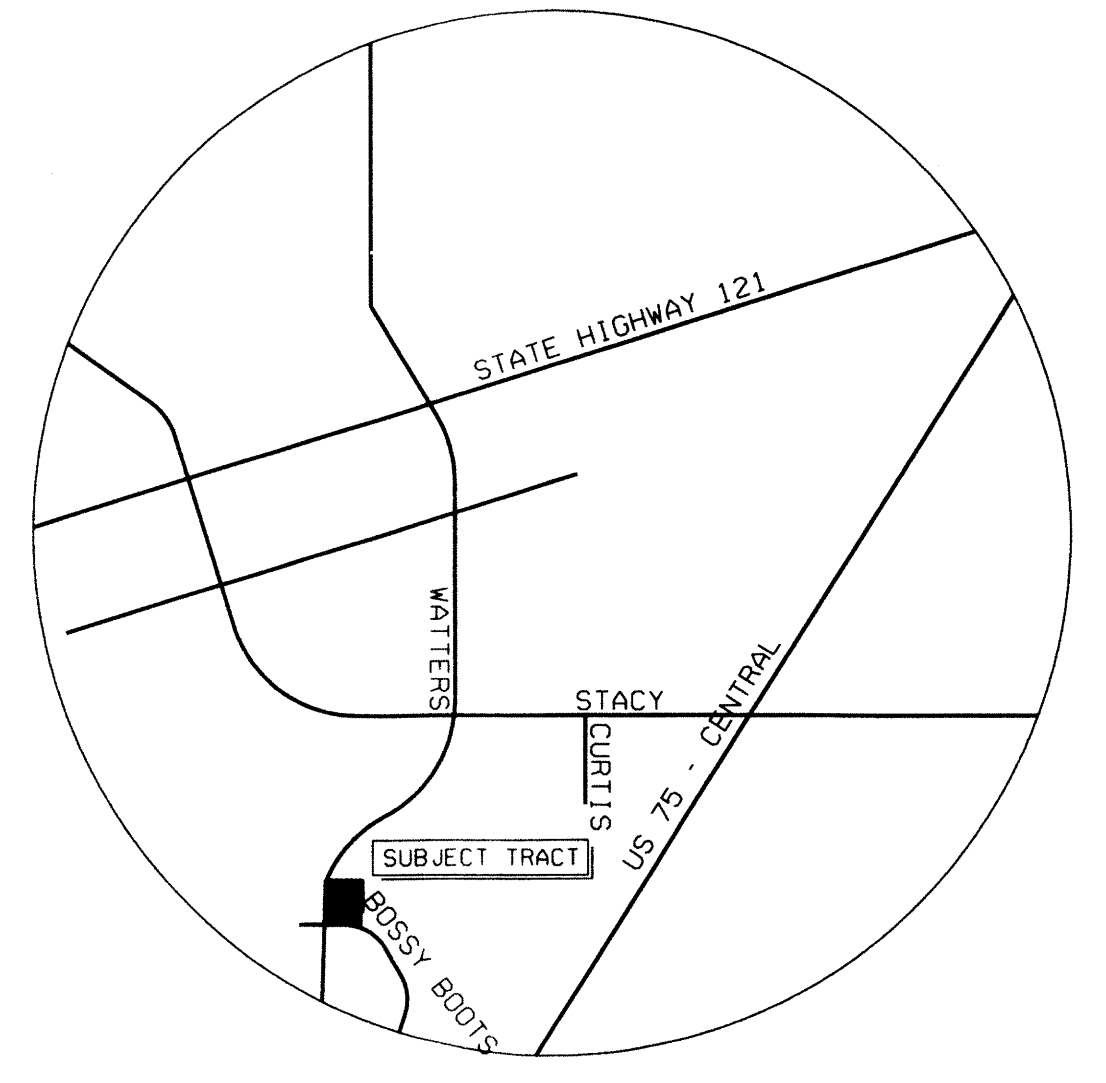
10' DRAINAGE ESM'T.
VOL. 2007, PG. 322, CCMR

10'X10' DRAINAGE ESM'T.
VOL. 5547, PG. 4583, CCLR

Lot 1, Block A
WATTERS MONTESSORI ACADEMY
VOL. 2007, PG. 322, CCMR

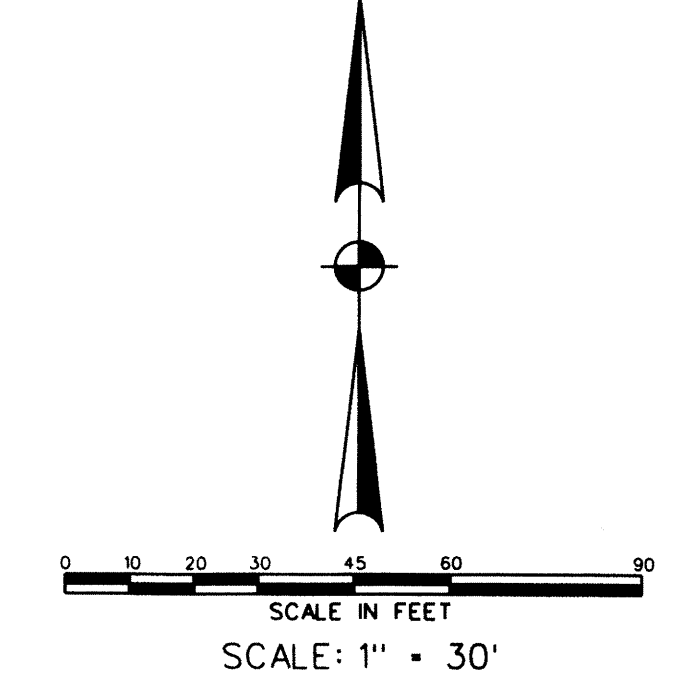
3.203 Acres
139,507 Sq.Ft.
IMMANUEL LUTHERAN CHURCH OF ALLEN, TEXAS
REMAINDER OF 5.00 ACRE TRACT
CC# 95-0097205, CCLR

John Fyke Survey, A-325
PROPOSED TWO-STORY CULTURE CENTER
33' BUILDING HEIGHT
60' STEEPLE HEIGHT
0,936 SF 1ST - 2,460 SF 2ND
TOTAL AREA - 11,396 SF



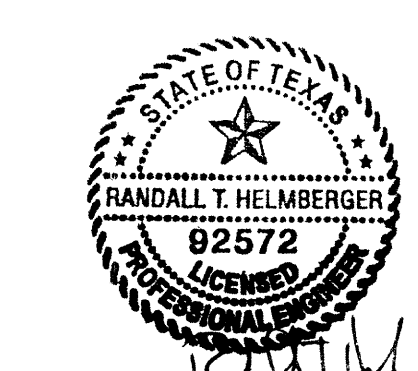
LOCATION MAP
MAPSCO PAGE 459-M

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SITE PLAN NOTES:

1. TREE PLANTING AND STAKING TO MEET COA ALLEN LAND DEVELOPMENT CODE
2. APPLICANT SHALL COMPLY WITH CITY ORDINANCE, CHAPTER 6, HEALTH AND ENVIRONMENT, ARTICLE 111, SOLID WASTE, SECTIONS 6-51 TO 6-60.
3. APPLICANT SHALL COMPLY WITH ALL IRRIGATION REGULATIONS IN V.T.C.A. ADMINISTRATIVE CODE TITLE 30, CHAPTER 344 RULES ESTABLISHED BY THE STATE OF TEXAS; AND REQUIREMENTS FOR IRRIGATION DESIGN AND WATER CONSERVATION SET IN THE ALOC SECTION 7.05.6, AND THE CITY OF ALLEN WATER CONSERVATION AND DROUGHT CONTINGENCY AND EMERGENCY RESPONSE PLAN.



CITY OF ALLEN
BUILDING SERVICES

REVIEWED FOR
CODE COMPLIANCE

APPROVED
12/19/14

OWNER:
RADHA KRISHNA TEMPLE
7405 STONEY POINT DRIVE
PLANO, TEXAS 75025
SHREYA BHAT
(972) 527-6195

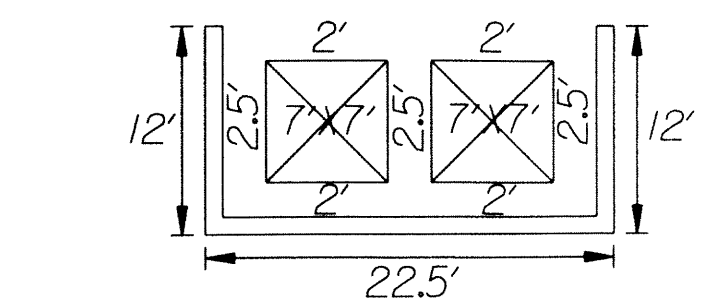
ENGINEER:
HELMBERGER ASSOCIATES, INC.
1525 BOZMAN ROAD
WYLIE, TEXAS 75098
RANDALL T. HELMSBERGER, PE
(972) 442-7459

ARCHITECT:
SHASHI D. PATEL, AIA NCARB
ARCHITECTS AND PLANNERS
442 EAST END AVE., SUITE B
PITTSBURGH, PA 15221
SHASHI PATEL
(412) 760-5928

!!PURPOSE!!
TO INCLUDE THE CONSTRUCTION
OF THE ENLARGED CULTURAL CENTER
ALONG WITH TEMPLE BUILDING

LINE LEGEND:

---	PROPERTY LINE
---	DRAINAGE FLOW
---	PROPOSED WATER LINE
---	PROPOSED CURB
---	EXISTING CONTOUR LINE
---	BUILDING SETBACK LINE
---	UTILITY EASEMENT
---	DRAINAGE DIVIDE LINE
---	PROPOSED SANITARY SEWER W/ MANHOLE
---	EXISTING SANITARY SEWER WITH MANHOLE
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	PROPOSED WATER METER
---	PROPOSED FIRE HYDRANT
---	PROPOSED GREASE TRAP



TYPICAL DUMPSTER DETAIL

PARKING CALCULATIONS

ANTICIPATED DEVOTEES - 275 PEOPLE
REQUIRED PARKING - 92 SPACES
ADDITIONAL REQUIRED PARKING FOR CLASSROOMS - 3 SPACES
TOTAL ON-SITE PARKING - 129 SPACES
REQUIRED PARKING FOR TOTAL OCCUPANCY - 143 SPACES
CROSS PARKING AGREEMENT WITH MONTESSORI SCHOOL - 31 SPACES
TOTAL PARKING WITH CROSS AGREEMENT - 160 SPACES

1. ZONING: CF - COMMUNITY FACILITY
2. PROPOSED USE: CHURCH, TEMPLE OR RECTORY
3. PROPERTY AREA: 139,507 SF - 3.202 ACRES
4. BUILDING AREA: MAIN TEMPLE - 17,424 SF
CULTURAL CENTER - 11,396 SF
RECTORY, F.H. STORAGE - 14,078 SF
5. BUILDING HEIGHT: 2 - STORY - 35' MAX
6. ULTIMATE LOT COVERAGE: 29.0%
ULTIMATE F.A.R. = 0.29:1
7. PARKING REQUIRED: 143 SPACES
8. PARKING PROVIDED: 106 SPACES + 6 ACCESSIBLE = 129 SPACES
9. PARKING AGREEMENT EXISTS BETWEEN MONTESSORI SCHOOL AND PROPERTY
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 105,269 SF
LANDSCAPE REQUIRED: (10% GROSS AREA) = 13,950 SF
LANDSCAPE PROVIDED: 18,712 SF

REVISED SITE PLAN						
RADHA KRISHNA TEMPLE						
NE CORNER WATTERS ROAD AND BOSSY BOOTS ROAD						
ALLEN, TEXAS						
TBPB REGISTRATION NO. F-000756		HELMBERGER ASSOCIATES, INC. CIVIL AND ENVIRONMENTAL ENGINEERS 1525 BOZMAN ROAD, WYLIE, TEXAS 75098 (972) 442-7459				
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	JULY 2014	1"=30'	SPLAN	1337	C1