RADHA KRISHNA TEMPLE

LOT 1, BLOCK A - RADHA ADDITION

PAVING, DRAINAGE & UTILITY IMPROVEMENTS

CITY OF ALLEN, TEXAS

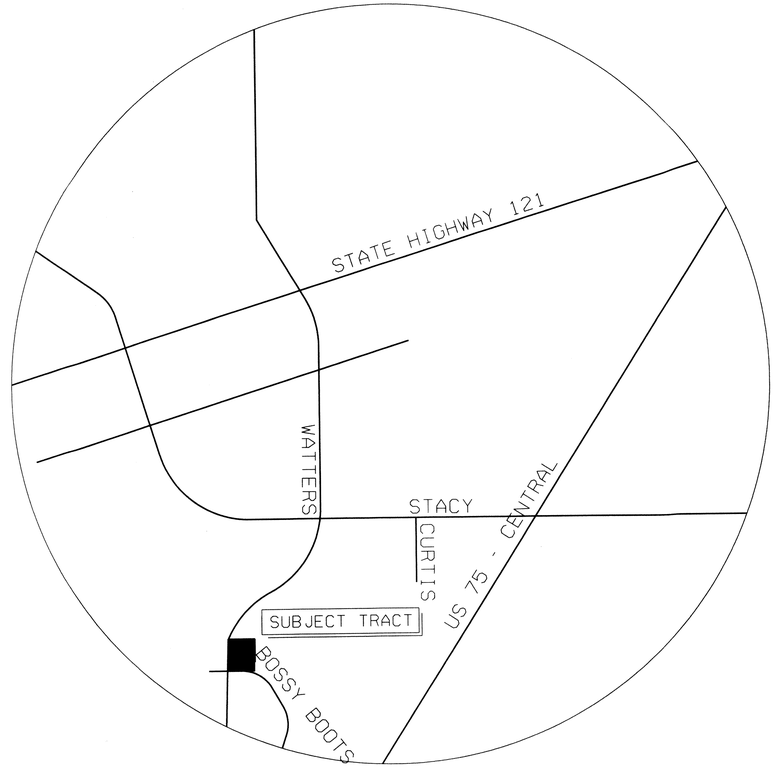
Working Hours Permitted in ROW:
7:00am to 8:00pm
(Monday thru Friday)
Sat. w/ prior approval

Traffic Closures Permitted **with prior approval**:
9:00am to 3:30pm

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. HELMBERGER, PE
(972) 442-7459 TBPE REG. No. F-000756

ARCHITECT:
SHASHI D. PATEL, AIA NCARB
ARCHITECTS AND PLANNERS
442 EAST END AVE, SUITE 8
PITTSBURG, PA 15221
SHASHI PATEL
(412) 760-5928



LOCATION MAP
MAPSCO PAGE 459-M

CITY OF ALLEN
Approved for construction.
Approved does not waive the
JUL 29 2014
true intent of the standard specifications or contract documents.

SHEET INDEX

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PAVING AND DIMENSION CONTROL PLAN	C2
DECELERATION LANE	C2A
TRAFFIC CONTROL PLAN	TCP(1-4)-12
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GRADING AND DRAINAGE PLAN	C4
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PEDESTRIAN FACILITIES CURB RAMPS	PED-12A-1
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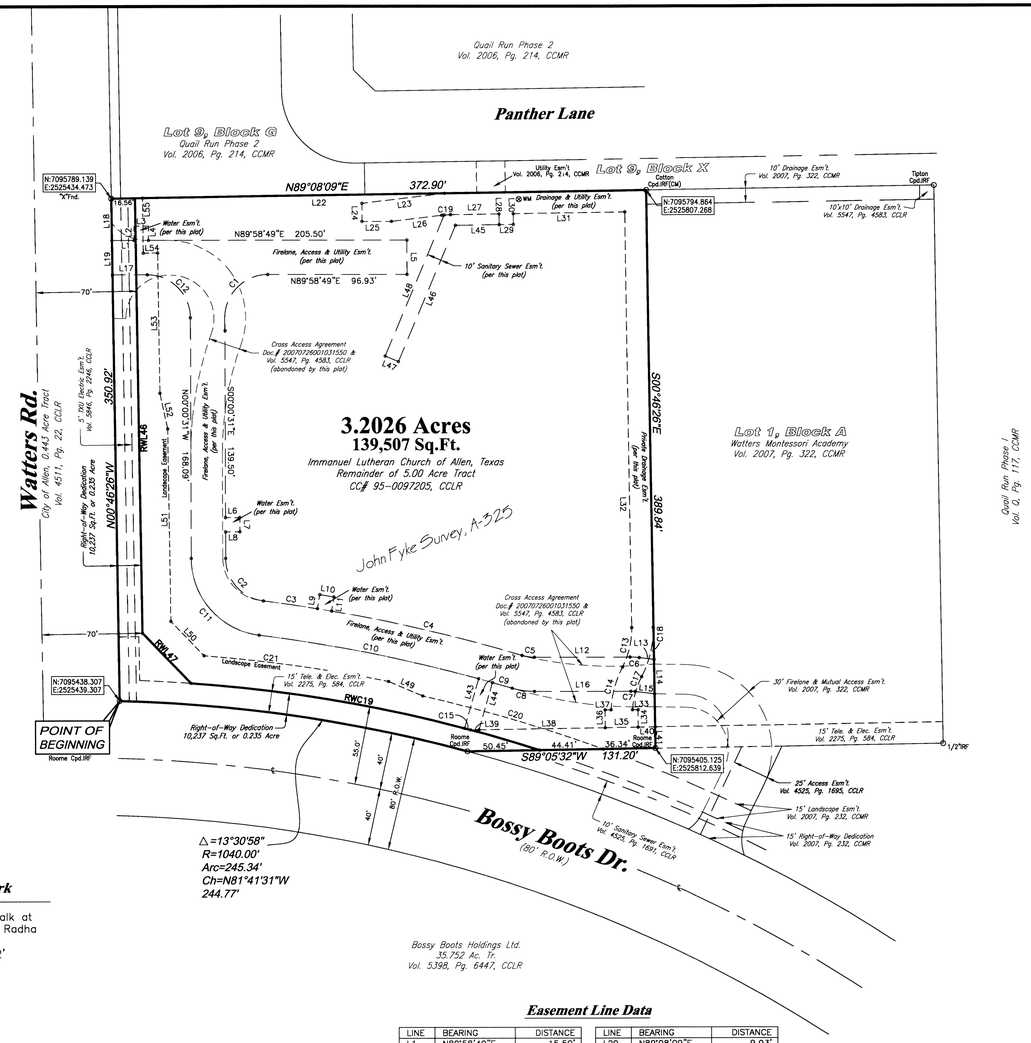
PEDESTRIAN FACILITIES CURB RAMPS	PED-12A-4

STATE OF TEXAS
RANDALL T. HELMBERGER
92572
LICENSED
PROFESSIONAL ENGINEER
5/2/14

RADHA KRISHNA TEMPLE



Site Benchmark

"X" found on sidewalk at northwest corner of Radha Addition
Elev. = 695.42'

Right-of-Way Line Data

LINE	BEARING	DISTANCE
RWL46	S00°48'29"E	303.55'
RWL47	S43°50'36"E	48.70'

Right-of-Way Curve Data

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
RWC19	1055.00'	247.90'	247.33'	S79°01'49"E	13°27'47"

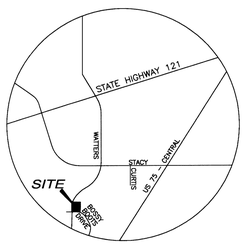
Easement Line Data

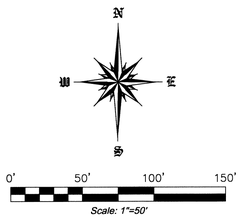
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N89°58'49"E	15.50'	L29	N89°08'09"E	9.93'
L2	N00°01'11"W	10.00'	L30	N00°51'51"W	7.50'
L3	N89°58'49"E	10.00'	L31	N89°08'09"E	77.89'
L4	S00°01'11"E	10.00'	L32	S00°46'26"E	290.31'
L5	S00°01'11"E	24.00'	L33	N90°00'00"E	3.90'
L6	N89°59'29"E	10.00'	L34	S00°00'00"E	12.14'
L7	S00°00'31"E	10.00'	L35	S89°08'09"W	23.00'
L8	S89°59'29"W	10.00'	L36	N00°00'00"E	12.49'
L9	N09°44'54"E	10.00'	L37	N90°00'00"E	4.08'
L10	S80°17'57"E	10.00'	L38	S89°08'09"W	88.07'
L11	S09°44'54"W	9.96'	L39	N89°08'09"E	5.89'
L12	N90°00'00"E	66.77'	L40	S89°08'09"W	11.81'
L13	S83°09'30"E	10.39'	L41	S00°46'26"E	14.80'
L14	S00°46'26"E	24.21'	L43	N15°53'47"E	36.17'
L15	N83°09'30"W	13.59'	L44	N15°53'47"E	34.43'
L16	N90°00'00"W	67.37'	L45	S89°08'09"W	30.48'
L17	S89°58'49"W	24.26'	L46	S22°48'44"W	103.13'
L18	S00°46'26"E	29.24'	L47	N67°11'16"W	10.00'
L19	S00°46'26"E	24.00'	L48	N22°48'44"E	106.78'
L22	N89°08'09"E	232.29'	L49	N66°37'38"W	25.90'
L23	S83°01'08"W	58.20'	L50	N43°50'36"W	33.20'
L24	S00°00'59"E	12.60'	L51	N00°46'26"W	134.27'
L25	N89°58'51"E	20.60'	L52	N12°05'01"W	25.50'
L26	N83°01'08"E	35.41'	L53	N00°46'26"W	97.99'
L27	N89°08'09"E	33.75'	L54	S89°13'34"W	10.00'
L28	S00°51'51"E	7.50'	L55	N00°46'26"W	38.40'

Easement Curve Data

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.12'	42.42'	N44°59'09"E	89°59'20"
C2	30.00'	43.33'	39.66'	N41°23'12"W	82°45'22"
C3	1117.50'	38.02'	38.02'	S81°47'24"E	01°56'59"
C4	1117.50'	136.10'	136.02'	S76°48'48"E	06°58'41"
C5	30.00'	8.73'	8.70'	N81°39'44"W	16°40'33"
C6	54.00'	6.45'	6.44'	S86°34'45"E	06°50'30"
C7	30.00'	2.99'	2.99'	S86°00'37"E	05°42'13"
C8	54.00'	15.72'	15.66'	N81°39'44"W	16°40'33"
C9	1093.50'	14.37'	14.37'	S73°42'03"E	00°45'11"
C10	1093.50'	155.80'	155.67'	S78°40'59"E	08°09'48"
C11	54.00'	78.00'	71.39'	N41°23'12"W	82°45'22"
C12	30.00'	47.13'	42.43'	S45°00'51"E	90°00'40"
C13	57.50'	28.41'	28.12'	S13°22'55"W	28°18'42"
C14	72.50'	31.49'	31.25'	N15°05'36"E	24°53'19"
C15	1055.00'	4.36'	4.36'	S75°08'48"E	00°14'12"
C17	57.50'	24.28'	24.10'	N15°26'22"E	24°11'48"
C18	72.50'	35.82'	35.46'	S13°22'55"W	28°18'42"
C19	57.50'	6.14'	6.14'	S86°04'39"E	06°07'01"
C20	1070.00'	131.34'	131.26'	N73°33'40"W	07°01'59"
C21	1075.00'	129.77'	129.69'	N81°53'37"W	06°55'00"

VICINITY MAP
N.T.S.





Legend

Roome Cpd.IRS	Roome Capped Iron Rod Set
C.C.M.R.	Collin County Map Records
C.C.L.R.	Collin County Land Records
IRF	Iron Rod Found
CM	Controlling Monument

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, ***Radha Krishna Temple*** is the owner of a 3.203 acre tract of land situated in the State of Texas, County of Collin, and City of Allen, being part of the John Fyke Survey, Abstract No. 325, said 3.203 acre tract being the remainder of 5.00 acre tract as recorded under Document No. 95–0097205 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a Roome capped iron rod found marking the southwest corner of said premises, the southwest of said 5.00 acre tract, and the intersection of the east right–of–way line of Watters Road (60' Right–of–Way) with the northeasterly right–of–way line of Bossy Boots Drive (80' Right–of–Way);

THENCE with the west line of said premises, the west line of said 5.00 acre tract, and the east right–of–way line of Watters Road, North 00°46'26" West, 350.92 feet to an "X" cut in a concrete walk marking the northwest corner of said premises, the northwest corner of said 5.00 acre tract, and a southwest corner of Quail Run Phase 2, an addition to the City of Allen as recorded in Volume 2006, Page 214 of the Collin County Map Records;

THENCE with the north line of said premises, the north line of said 5.00 acre tract, and the south line of said Quail Run Phase 2, North 89°08'09" East, 372.90 feet to a Cotton capped iron rod found marking the northeast corner of said premises and the northwest corner of Lot 1, Block A, Watters Montessori Academy, an addition to the City of Allen as recorded in Volume 2007, Page 322 of the Collin County Map Records;

THENCE with the east line of said premises and the west line of said Watters Montessori Academy, South 00°46'26" East, 389.84 feet to a Roome capped iron rod found marking the southeast corner of said premises and an interior ell corner of said Watters Montessori Academy;

THENCE with the south line of said premises and a north line of said Watters Montessori Academy, South 89°05'32" West, 131.20 feet to a Roome capped iron rod set in the curving northeast right–of–way line of the aforementioned Bossy Boots Drive, the southwest line of said 5.00 acre tract, marking the most southerly corner of said premises, the most westerly corner of said Watters Montessori Academy, and being the beginning of a curve to the left;

THENCE with the curving northeast right–of–way line of Bossy Boots Drive, the curving southwest line of said premises and said 5.00 acre tract, northwesterly along said curve having a central angle of 13°30'58" with a radius of 1,040.00 feet, for an arc distance of 245.34 feet (chord = North 81°41'31" West, 244.77 feet) to the point of beginning and containing 139,507 square feet or 3.2026 acres of land.

OWNER'S DEDICATION & ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

That, ***Radha Krishna Temple,*** through the undersigned authority, does hereby adopt this plat designating the described property as ***Final Plat of Lot 1, Block A of Radha Addition,*** an addition to the City of Allen, Texas and does hereby dedicate to the public use forever the street and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

WITNESS, MY HAND, this _____ day of _____, 2014.

By: Shreya Bhat

_____
Signature & Title

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this, on this day personally appeared ***Shreya Bhat,*** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2014.

_____
Notary Public in and
for the State of Texas

Flood Note: No part of the property described herein lies within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community–Panel No. 48085C0270 J, present effective date of map June 2, 2009, herein property situated within Zone X (unshaded). The flood statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man–made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Notes: 1) Survey was performed without the benefit of a title commitment. 2) Subject property affected by any or all easements of record. 3) Source bearing is based on a 5.00 acre tract as recorded under Document No. 95–0097205 of the Collin County Land Records. 4) State Plane Coordinates based on City of Allen Control Monument Nos. 5 & 8.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, F. E. Bemenderfer, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Allen, Texas.

_____
F. E. Bemenderfer, Jr.
R.P.L.S. No. 4051

STATE OF TEXAS REGISTERED F.E. BEMENDERFER JR. 4051 PROFESSIONAL LAND SURVEYOR

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared ***F.E. Bemenderfer, Jr.***, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____, day of _____, 2014.

_____
Notary Public in and for
The State of Texas

ORTENCIA BORJAS
My Commission Expires
AUGUST 25, 2017

Approved

_____
Chairperson, Planning & Zoning Commission

_____
Date

Executed Pro–forma

_____
Mayor

Attest

_____
Secretary, Planning & Zoning Commission

_____
Date

The undersigned, The City Secretary of the City of Allen, Texas, hereby certifies that the foregoing ***Final Plat of Lot 1, Block A of Radha Addition,*** to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the _____ day of _____, 2014.

_____
City Secretary, City of Allen

Final Plat of
Lot 1, Block A
Radha Addition

being all of a 3.203 acre tract out of a 5.00 acre tract recorded under Document No. 95-0097205, CCLR John Fyke Survey, Abstract No. 325 3.2026 Gross Acres 10,237 Sq.Ft. or 0.235 ROW Dedication City of Allen, Collin County, Texas May 15, 2014

Owner:
Radha Krishna Temple
7405 Stoney Point Drive
Plano, Tx 75025
Attn: Shreya Bhat
(972) 527–6195

Surveyor:
Roome Land Surveying
2000 Avenue G, Ste. 810
Plano, Tx 75074
Attn: Fred Bemenderfer
(972) 423–4372
fredbemenderfer@aol.com

Revised: 5/19/2014
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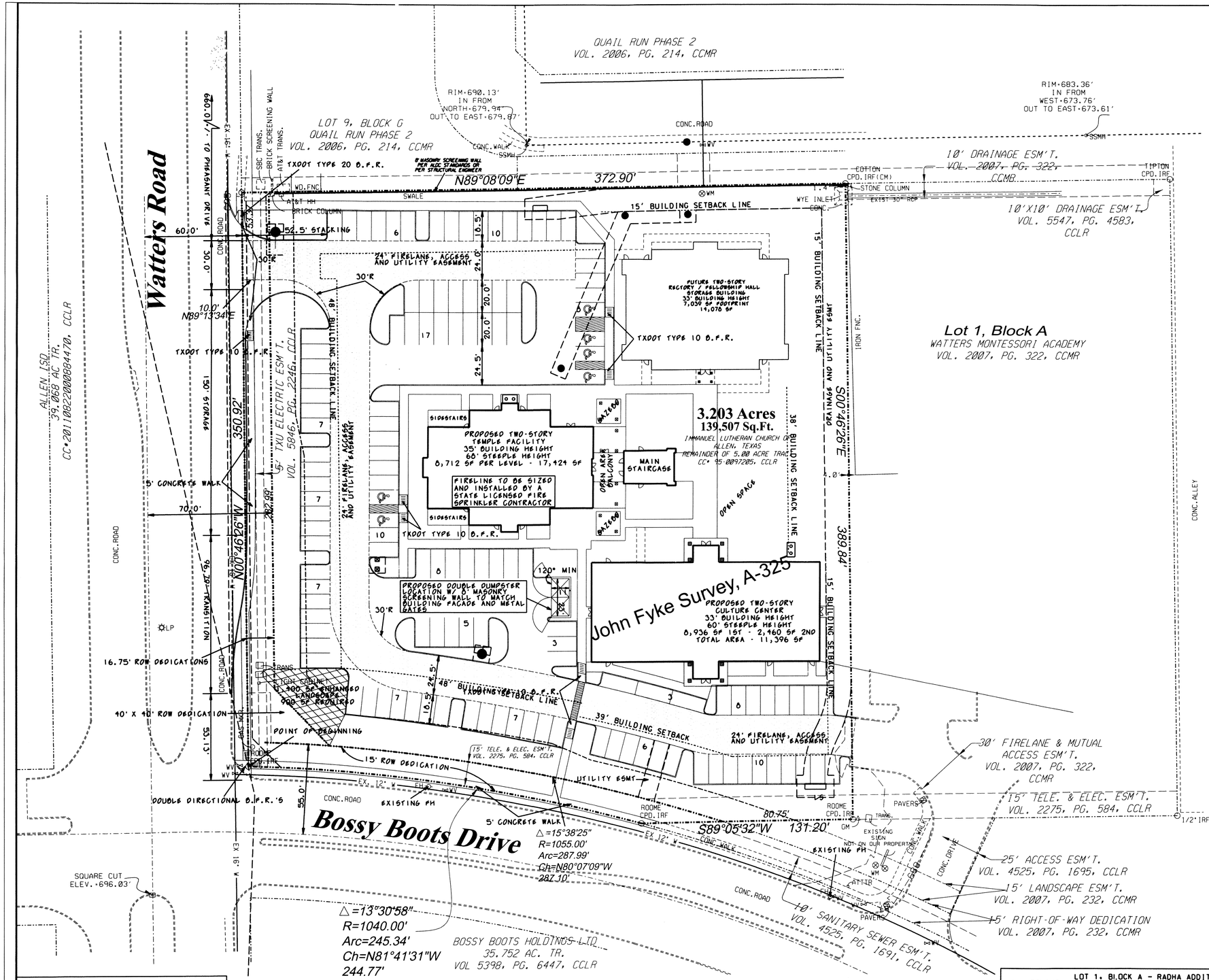
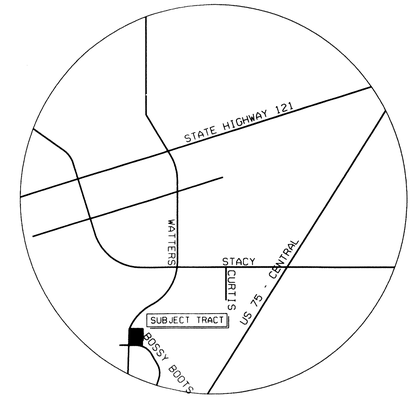
Roome Land Surveying, Inc.
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com





LOCATION MAP
MAPSCO PAGE 459-M

N

SCALE IN FEET
SCALE: 1" = 30'

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 III, SOLID WASTE, SECTIONS 6-51 TO 6-80.
3. APPLICANT SHALL COMPLY WITH ALL IRRIGATION REGULATIONS IN V.T.C.A. ADMINISTRATIVE CODE TITLE 30, CHAPTER344 RULES ESTABLISHED BY THE STATE OF TEXAS; AND REQUIREMENTS FOR IRRIGATION DESIGN AND WATER CONSERVATION SET IN THE ALDC SECTION 7.05.6, AND THE CITY OF ALLEN WATER CONSERVATION AND DROUGHT CONTINGENCY AND EMERGENCY RESPONSE PLAN.

STATE OF TEXAS
RANDALL T. HELMBERGER
92572
LICENSED
PROFESSIONAL ENGINEER
12/18/14

APPROVED
12/19/14

CITY OF ALLEN
BUILDING SERVICES
REVIEWED FOR CODE COMPLIANCE

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

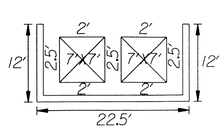
OWNER:
RADHA KRISHNA TEMPLE
7405 STONEY POINT DRIVE
PLANO, TEXAS 75025
SHREYA BHAT
(972) 527-6195

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

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

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

LOT 1, BLOCK A - RADHA ADDITION

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
   PARKING AGREEMENT EXISTS BETWEEN MONTESSORI SCHOOL AND PROPERTY
9. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 105,269 SF
10. 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

TBPE 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

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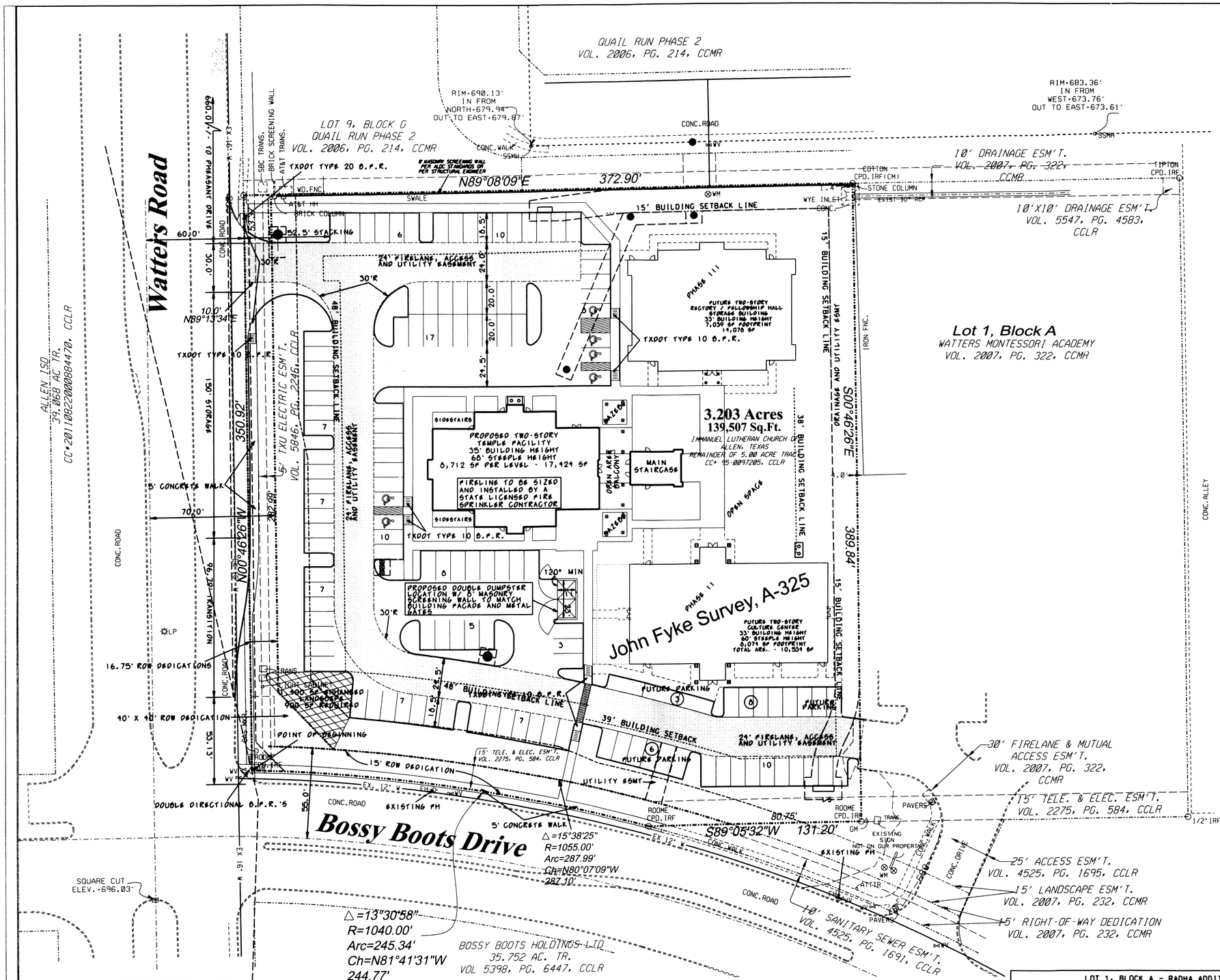

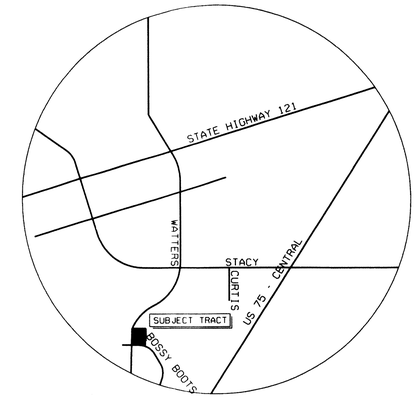

LOCATION MAP
MAPSCO PAGE 459-M

N

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APPROVED
5/7/14

STATE OF TEXAS
RANDALL T. HELMBERGER
92572
LICENSED
PROFESSIONAL ENGINEER
5/2/14

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7405 STONEY POINT DRIVE
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SHASHI D. PATEL, AIA NCARB
ARCHITECTS AND PLANNERS
442 EAST END AVE., SUITE B
PITTSBURG, PA 15221
SHASHI PATEL
(412) 760-5928

SITE PLAN

RADHA KRISHNA TEMPLE

NE CORNER WATTERS ROAD AND BOSSY BOOTS ROAD

ALLEN, TEXAS

TBPE 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	NOVEMBER 2013	1"=30'	SPLAN	1337	C1

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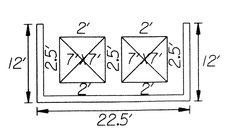
- PROPERTY LINE
- DRAINAGE FLOW
- PROPOSED WATER LINE
- PROPOSED CURB
- 610 EXISTING CONTOUR LINE
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- DRAINAGE DIVIDE LINE
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER WITH MANHOLE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER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



TYPICAL DUMPSTER DETAIL

PARKING CALCULATIONS

ANTICIPATED DEVOTEES - 275 PEOPLE
REQUIRED PARKING - 92 SPACES
PHASE I PARKING CONSTRUCTION - 102 SPACES
FUTURE PARKING WITH NEXT BUILDING - 27 SPACES
TOTAL ON-SITE PARKING - 129 SPACES
REQUIRED PARKING FOR TOTAL OCCUPANCY - 140 SPACES
CROSS PARKING AGREEMENT WITH MONTESSORI SCHOOL - 31 SPACES
TOTAL PARKING WITH CROSS AGREEMENT - 160 SPACES

LOT 1, BLOCK A - RADHA ADDITION

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 - 10,534 SF
   RECTORY/F.H./STORAGE - 14,078 SF
5. BUILDING HEIGHT: 2 - STORY - 35' MAX
6. ULTIMATE LOT COVERAGE: 17.1%
   ULTIMATE F.A.R. = 0.30:1
7. PARKING REQUIRED: 1 SPACE/3 SEATS (420 PEOPLE) = 140 SPACES
8. PARKING PROVIDED: 106 SPACES + 6 ACCESSIBLE = 112SPACES
   PARKING PROPOSED = 17 SPACES
   ULTIMATE TOTAL = 129 SPACES
   PARKING AGREEMENT EXISTS BETWEEN MONTESSORI SCHOOL AND PROPERTY
9. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 105,269 SF
10. LANDSCAPE REQUIRED: (10% GROSS AREA) = 13,950 SF
    LANDSCAPE PROVIDED: 18,712 SF

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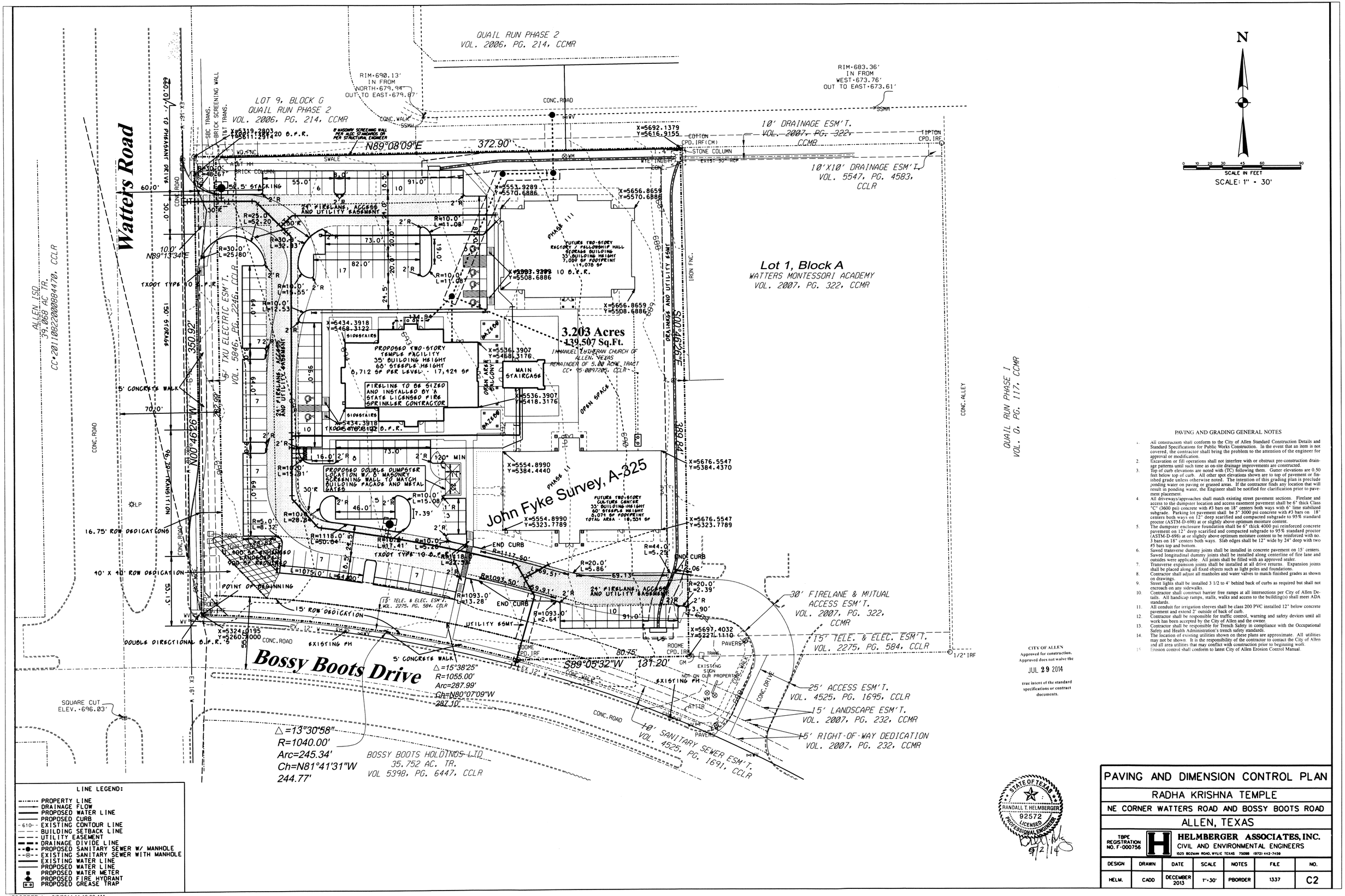

PAVING AND GRADING GENERAL NOTES

1. All construction shall conform to the City of Allen Standard Construction Details and Standard Specifications for Public Works Construction. In the event that an item is not covered, the contractor shall bring the problem to the attention of the engineer for approval or modification.
2. Excavation or fill operations shall not interfere with or obstruct pre-construction drainage patterns until such time as on-site drainage improvements are constructed.
3. Top of curb elevations are noted with (TC) following them. Gutter elevations are 0.50 feet below top of curb. All other spot elevations shown are to top of pavement or finished grade unless otherwise noted. The intention of this grading plan is preclude ponding water on paving or grassed areas. If the contractor finds any location that will result in ponding water, the Engineer shall be notified for clarification prior to pavement placement.
4. All driveways/approaches shall match existing street pavement sections. Firelane and access to the dumpster location and access easement pavement shall be 6" thick Class "C" (3600 psi) concrete with #3 bars on 18" centers both ways with 6" lime stabilized subgrade. Parking lot pavement shall be 5" 3000 psi concrete with #3 bars on 18" centers both ways on 12" deep scarified and compacted subgrade to 95% standard proctor (ASTM-D-698) at or slightly above optimum moisture content.
5. The dumpster enclosure foundation shall be 6" thick 4000 psi reinforced concrete pavement on 12" deep scarified and compacted subgrade to 95% standard proctor (ASTM-D-698) at or slightly above optimum moisture content to be reinforced with no. 3 bars on 18" centers both ways. Slab edges shall be 12" wide by 24" deep with two #5 bars top and bottom.
6. Sawed transverse dummy joints shall be installed in concrete pavement on 15' centers. Sawed longitudinal dummy joints shall be installed along centerline of fire lane and outsides were applicable. All joints shall be filled with an approved sealer.
7. Transverse expansion joints shall be installed at all drive returns. Expansion joints shall be placed along all fixed objects such as light poles and foundations.
8. Contractor shall adjust all manholes and water valves to match finished grades as shown on drawings.
9. Street lights shall be installed 3 1/2 to 4' behind back of curbs as required but shall not encroach on any sidewalks.
10. Contractor shall construct barrier free ramps at all intersections per City of Allen Details. All handicap ramps, stalls, walks and access to the building(s) shall meet ADA standards.
11. All conduit for irrigation sleeves shall be class 200 PVC installed 12" below concrete pavement and extend 2' outside of back of curb.
12. Contractor shall be responsible for traffic control, warning and safety devices until all work has been accepted by the City of Allen and the owner.
13. Contractor shall be responsible for Trench Safety in compliance with the Occupational Safety and Health Administration's trench safety standards.
14. The location of existing utilities shown on these plans are approximate. All utilities may not be shown. It is the responsibility of the contractor to contact the City of Allen and all area utilities that may conflict with construction prior to beginning work.
15. Erosion control shall conform to latest City of Allen Erosion Control Manual.

CITY OF ALLEN
Approved for construction.
Approved does not waive the
JUL 29 2014
true intent of the standard specifications or contract documents.

STATE OF TEXAS
RANDALL T. HELMBERGER
92572
LICENSED PROFESSIONAL ENGINEER
5/2/14

LINE LEGEND:

- PROPERTY LINE
- DRAINAGE FLOW
- PROPOSED WATER LINE
- PROPOSED CURB
- 610 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

PAVING AND DIMENSION CONTROL PLAN

RADHA KRISHNA TEMPLE

NE CORNER WATTERS ROAD AND BOSSY BOOTS ROAD

ALLEN, TEXAS

TBPE REGISTRATION NO. F-000756

HELMBERGER ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS
1525 BOZMAN ROAD, WYLIE TEXAS 75098 (972) 442-7450

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	DECEMBER 2013	1"=30'	PBORDER	1337	C2

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SCALE: 1" = 10'

CONC. ROAD

Watters Road

LP

CURVE DATA
DELTA = 11°50'23"
R = 250.00'
L = 51.66'

DISTURBED AREAS IN ROW SHALL BE BERMUDA GRASSED UPON COMPLETION OF ROAD. DEVELOPER IS TO MAINTAIN UNTIL GRASS COVER IS ESTABLISHED

INSTALL RIGHT TURN LANES PER CITY OF ALLEN STANDARD CONSTRUCTION DETAILS INCLUDING PAVEMENT SECTION AND MEDIAN PAVING STONES

ALL WALKS TO MEET ADA,TASS AND ALL APPLICABLE STANDARDS

96.39' TRANSITION

150.39' STORAGE

30.0' DRIVE

MATCH EXISTING TOP OF CURB

SAWCUT EXISTING PAVEMENT INSTALL LONG. BUTT JOINT MATCH EXISTING PAVEMENT

8" THICK 3600 PSI CONCRETE WITH #3 BARS ON 18" CENTERS; AND 6" LIME STABILIZED SUBGRADE PER CITY OF ALLEN STANDARDS

INSTALL THERMOPLASTIC PAVEMENT MARKINGS. THE LANE LINE SHALL BE 8" SOLID WHITE THERMOPLATIC. INSTALL 2 THERMOPLASTIC RIGHT ARROWS

N00°46'26"W 350.92'

N89°13'34"E 10.0'

1/4" / FT

10.0'

696.44TC

696.38TC

695.62TC

695.23TC

53.37

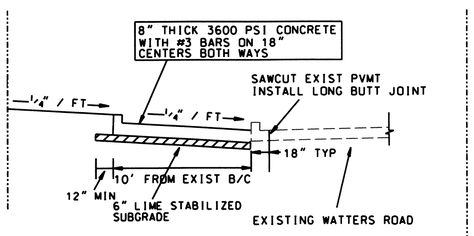
282.99'

969

SBC

BR

CURVE DATA
DELTA = 10°28'25"
R = 250.00'
L = 45.70'



SECTION A-A
TYPICAL PAVING SECTION
NOT TO SCALE
PER CITY OF ALLEN

CITY OF ALLEN
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Approved does not waive the
JUL 29 2014
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STATE OF TEXAS
RANDALL T. HELMBERGER
92572
LICENSED
PROFESSIONAL ENGINEER
5/2/14

CONTRACTOR NOTE:

ONCE THE CURB HAS BEEN REMOVED FOR THE DRIVE TO STACY RD AND DECELERATION LANE THE CONTRACTOR SHALL HAVE THE IMPROVEMENTS INSTALLED WITHIN 14 DAYS OR THEY WILL BE FINED $500.00 / DAY.

HAND POURED CONCRETE CANNOT CONTAIN FLY-ASH

DECELERATION LANE

RADHA KRISHNA TEMPLE

NE CORNER WATTERS ROAD AND BOSSY BOOTS ROAD

ALLEN, TEXAS

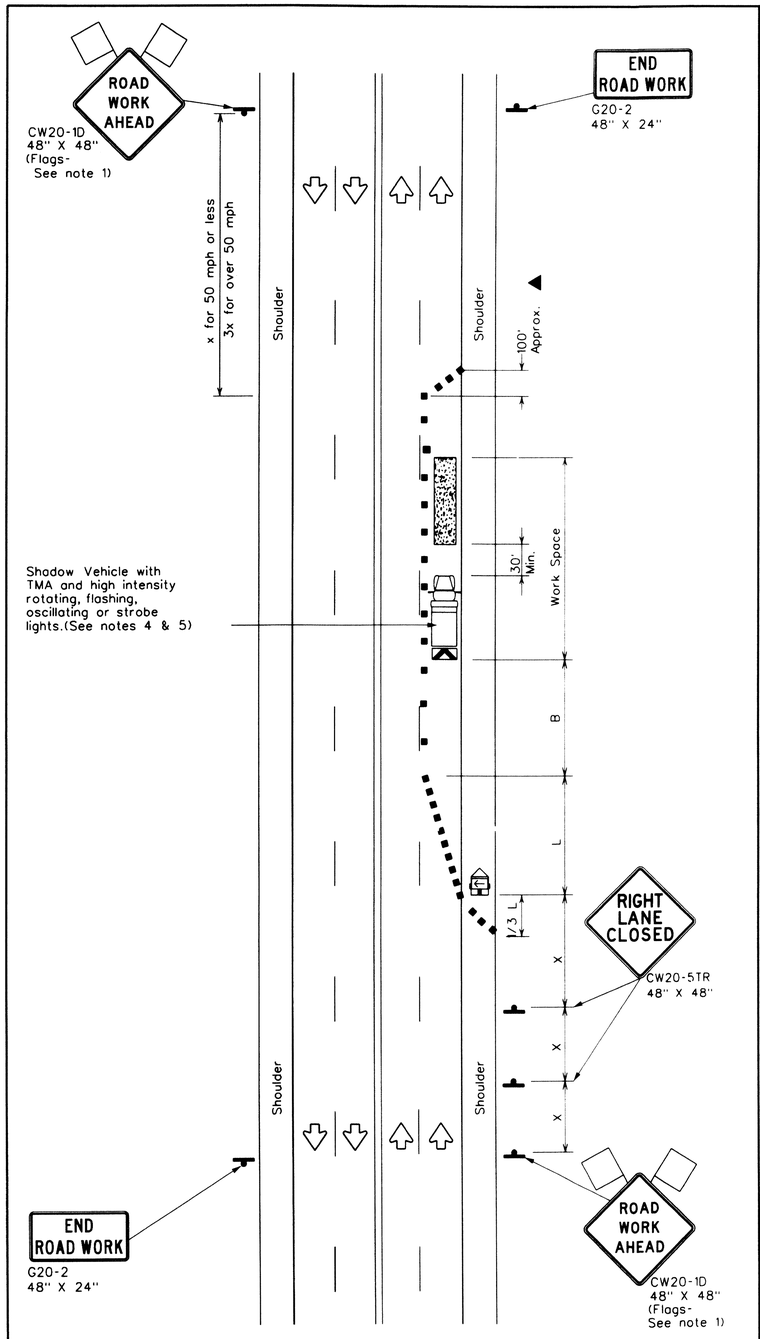
TBPE REGISTRATION NO. F-000756

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	DECEMBER 2013	1"=10'	DECEL	1337	C2A

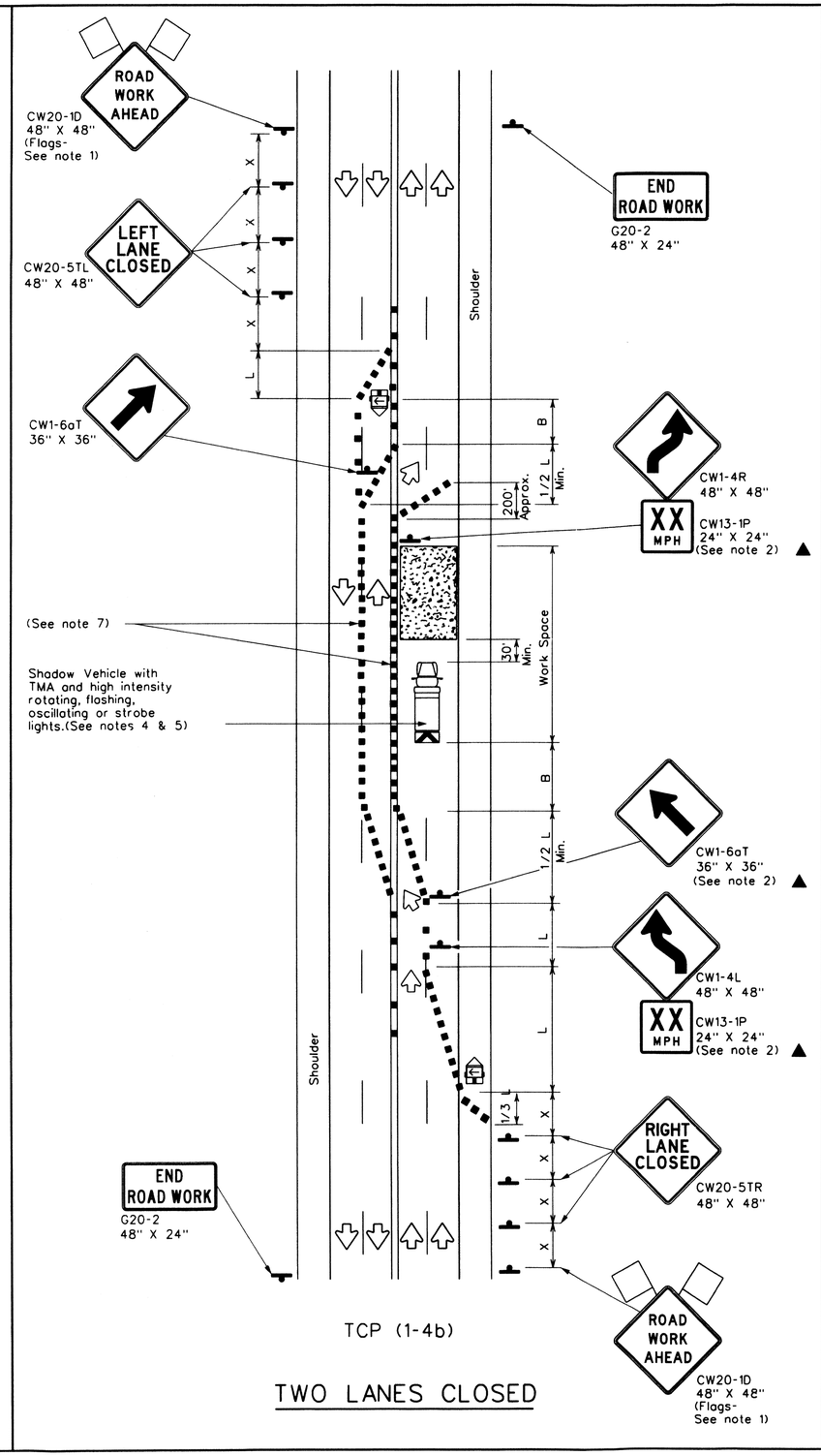
..\DECEL.dgn 5/2/2014 11:20:16 AM

DISCLAIMER: The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.



TCP (1-4a)

ONE LANE CLOSED



TCP (1-4b)

TWO LANES CLOSED

LEGEND

	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board	M	Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices On a Taper	On a Tangent	Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
30	$L = \frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L = WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only
** Taper lengths have been rounded off.
L = Length of Taper(FT) W = Width of Offset(FT) S = Posted Speed(MPH)

TYPICAL USAGE

MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

1. Flags attached to signs where shown are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. The CW20-1D "ROAD WORK AHEAD" sign may be repeated if the visibility of the work zone is less than 1500 feet.
4. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
5. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.

TCP (1-4a)

6. If this TCP is used for a left lane closure, CW20-5TL "LEFT LANE CLOSED" signs shall be used and channelizing devices shall be placed on the centerline where needed to protect the work space from opposing traffic with the arrow panel placed in the closed lane near the end of the merging taper.

TCP (1-4b)

7. Where traffic is directed over a yellow centerline, channelizing devices which separate two-way traffic should be spaced on tapers at 20' or 15' if posted speeds are 35 mph or slower, and for tangent sections, at 1/2S where S is the speed in mph. This tighter device spacing is intended for the areas of conflicting markings, not the entire work zone.

DEC 09 2013

For construction or maintenance contract work, specific project requirements for shadow vehicles can be found in the project GENERAL NOTES for Item 502, Barricades, Signs and Traffic Handling.

Texas Department of Transportation
Traffic Operations Division

TRAFFIC CONTROL PLAN LANE CLOSURES ON MULTILANE CONVENTIONAL ROADS

TCP(1-4)-12

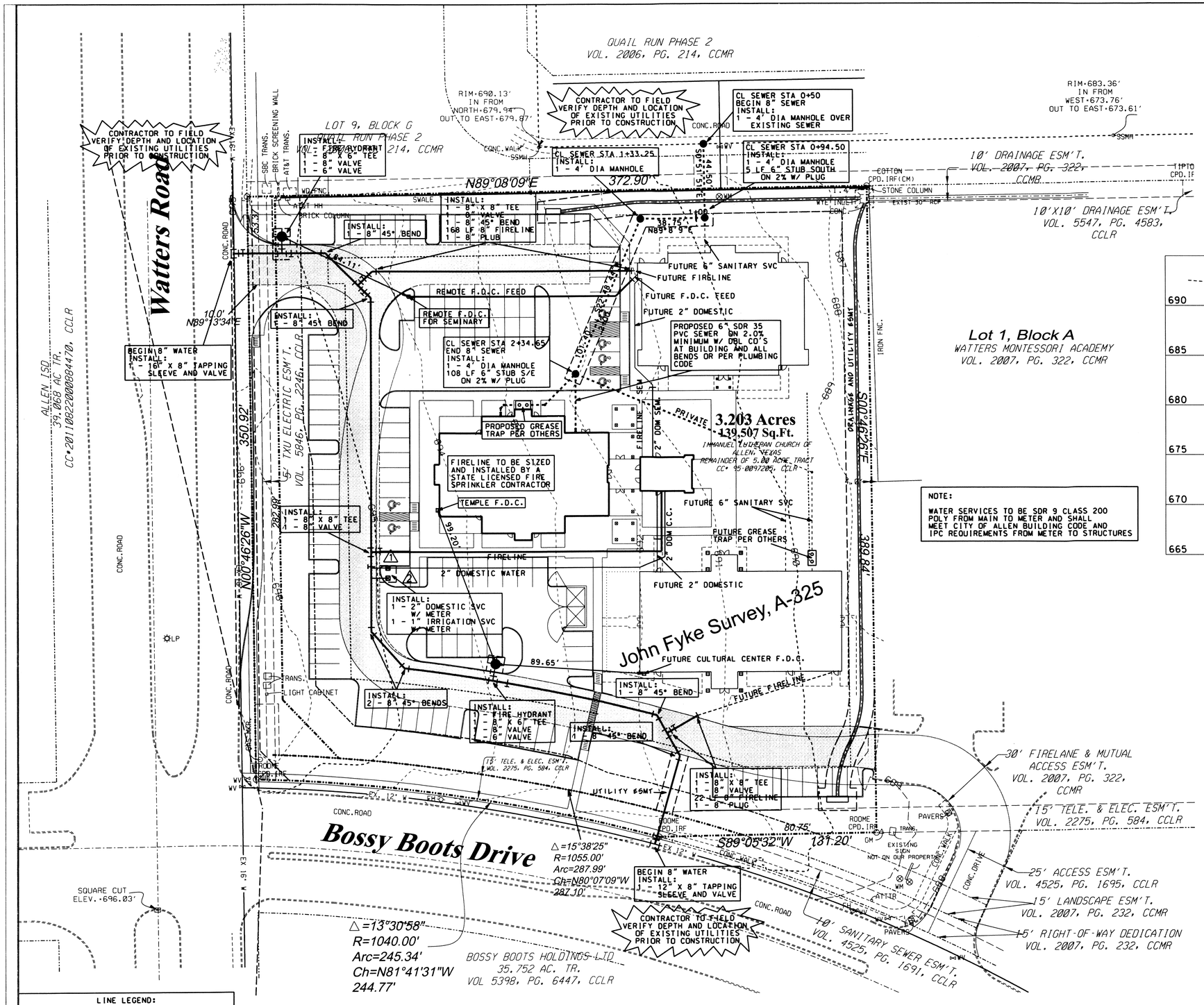
© TxDOT December 1985

DN: TXDOT	CK: TXDOT	DW: TXDOT	CK: TXDOT
CONT	SECT	JOB	HIGHWAY
DIST	COUNTY		SHEET NO.

REVISIONS
2-94 2-12
8-95
1-97
4-98

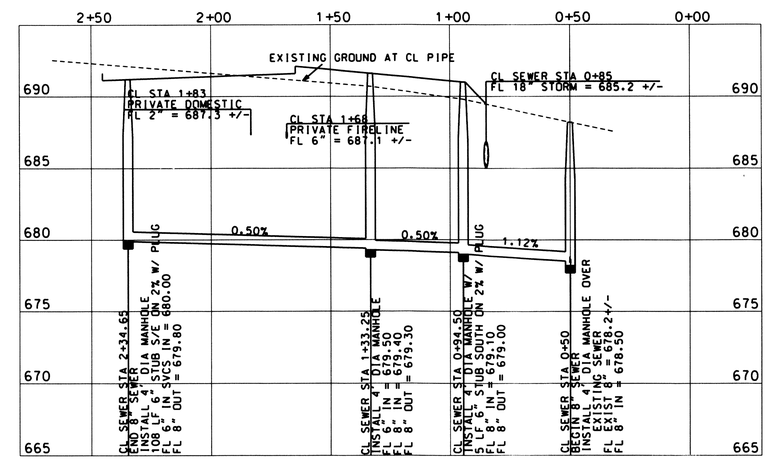
154

DATE:
FILE:



NOTE:

WATER SERVICES TO BE SDR 9 CLASS 200 POLY FROM MAIN TO METER AND SHALL MEET CITY OF ALLEN BUILDING CODE AND IPC REQUIREMENTS FROM METER TO STRUCTURES



UTILITY CONSTRUCTION GENERAL NOTES

1. All water construction shall conform to the City of Allen Standard Construction Details and Standard Specifications for Public Works Construction. In the event an item is not covered, the contractor shall bring the problem to the attention of the Engineer for a decision, approval or modification.
2. All water main 6" or less shall be AWWA C900 / DR14 PVC pipe. All water mains 8" through 12" shall be AWWA C900 / DR18 PVC pipe. Mechanical joint, or a joint of the type which provides a recession in the bell for the employment of a single rubber gasket to be placed before the insertion of the succeeding spigot. Joint material for PVC shall conform to ASTM F477.
3. All gate valves shall be City approved resilient Seat Gate Valves (A-2370-series).
4. All fire hydrants must meet City of Allen Specifications.
5. Hose/pumper nozzles on fire hydrants shall be 18" above top of curb, or finished grade and shall face the streets or firelane. Fire hydrant shall not be placed less than 2.0' nor more than 6.0' behind the curb.
6. All water mains shall have a minimum cover of 48" below finished grade.
7. All water mains shall be pressure tested in accordance with the specifications. The Contractor shall flush and sterilize all water mains.
8. The location of existing utilities shown on these plans is approximate. All utilities may not be shown. It is the responsibility of the contractor to contact all area utilities that may conflict with construction prior to beginning work.
9. All concrete blocking and embedment for water and sewer line shall be in accordance with the City of Allen construction standards.
10. Contractor shall be responsible for traffic control, warning and safety devices until all work has been accepted by the City of Allen and the owner.
11. Contractor shall be responsible for Trench Safety in compliance with the Occupational Safety and Health Administration's trench safety standards.
12. Any water service located outside of a street, alley or easement shall be installed by a plumber and be inspected by Building Inspection.
13. All Ductile Iron fittings to be domestic and mechanically restrained.

Topography and field surveying provided by Roome Srurveying, dated 2011.

Asbuilt utilities, paving and drainage information obtained from record drawings on file with the City of Allen

CITY OF ALLEN
Approved for construction.
Approved does not waive the
JUL 29 2014
true intent of the standard specifications or contract documents.

STATE OF TEXAS
RANDALL T. HELMBERGER
92572
LICENSED
PROFESSIONAL ENGINEER
5/21/14

LINE LEGEND:

- PROPERTY LINE
- DRAINAGE FLOW
- PROPOSED WATER LINE
- PROPOSED CURB
- 610 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

WATER METER SCHEDULE

	TYPE	SIZE	NUMBER	SANITARY SEWER	REMARKS
1	DOMESTIC	2"	1 - PROPOSED	6"	
2	IRRIGATION	1"	1 - PROPOSED	NA	

UTILITY PLAN

RADHA KRISHNA TEMPLE

NE CORNER WATTERS ROAD AND BOSSY BOOTS ROAD

ALLEN, TEXAS

TBPE REGISTRATION NO. F-000756

HELMBERGER ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS
1525 BOZMAN ROAD, WYLIE TEXAS 75098 (972) 442-7450

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
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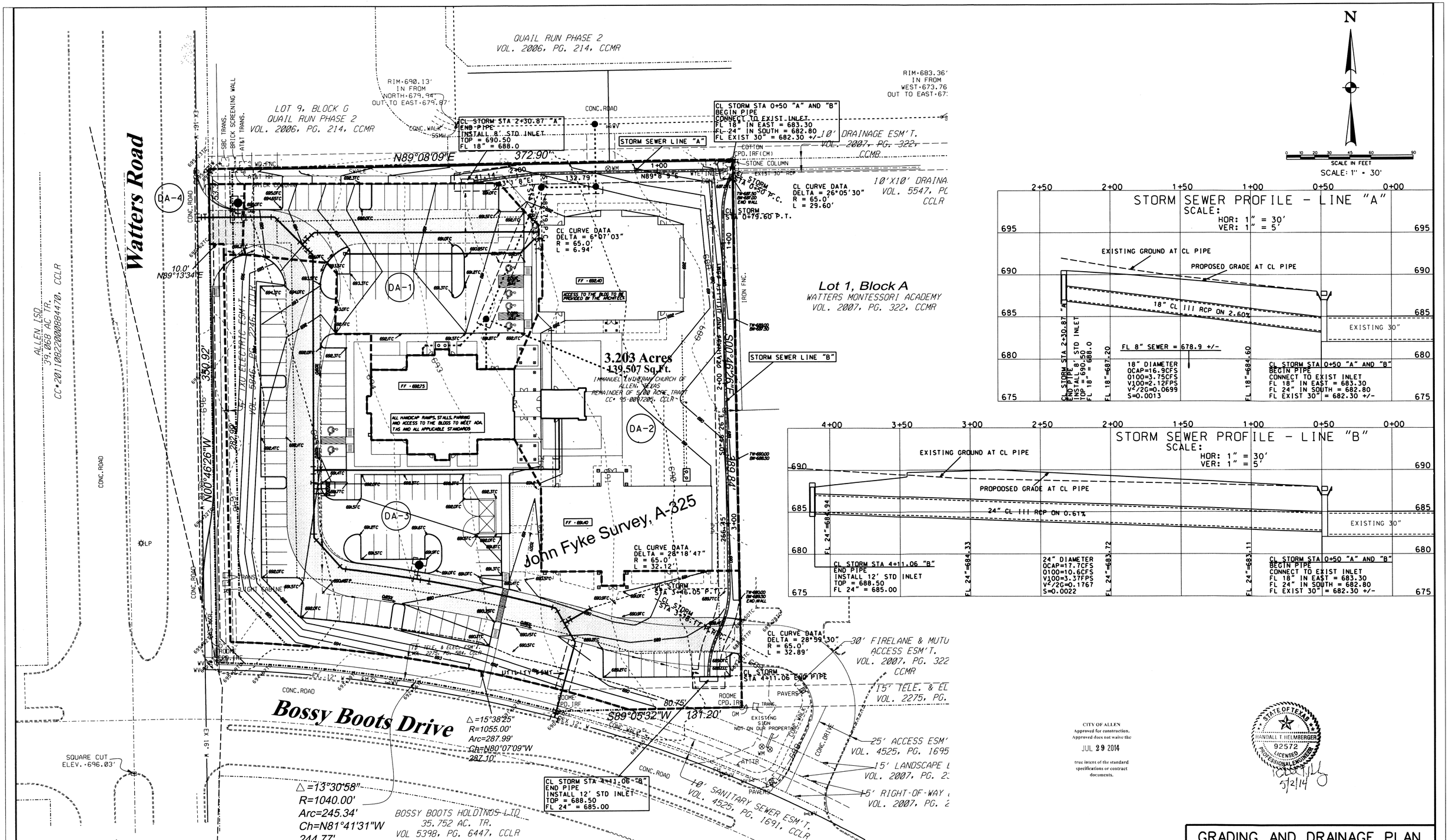

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PROFESSIONAL ENGINEER
5/2/14

STORMWATER RUNOFF CALCULATIONS (100 YR STORM)

LOCATION	Tc (MINUTES)	I(100)	A (ACRES)	C	Q100	FLOWS TO
DA-1	10	8.74	0.48	0.90	3.75 CFS	PROPOSED 8' INLET
DA-2	10	8.74	1.20	0.90	9.4 CFS	EXISTING DROP INLET
DA-3	10	8.74	1.35	0.90	10.6 CFS	PROPOSED 12' INLET
DA-4	10	8.74	0.03	0.90	0.21 CFS	SHEET FLOW TO WATTERS

GRADING AND DRAINAGE PLAN

RADHA KRISHNA TEMPLE

NE CORNER WATTERS ROAD AND BOSSY BOOTS ROAD

ALLEN, TEXAS

TBPE REGISTRATION NO. F-000756

HELMBERGER ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS
1525 BOZMAN ROAD, WYLIE TEXAS 75098 (972) 442-7450

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
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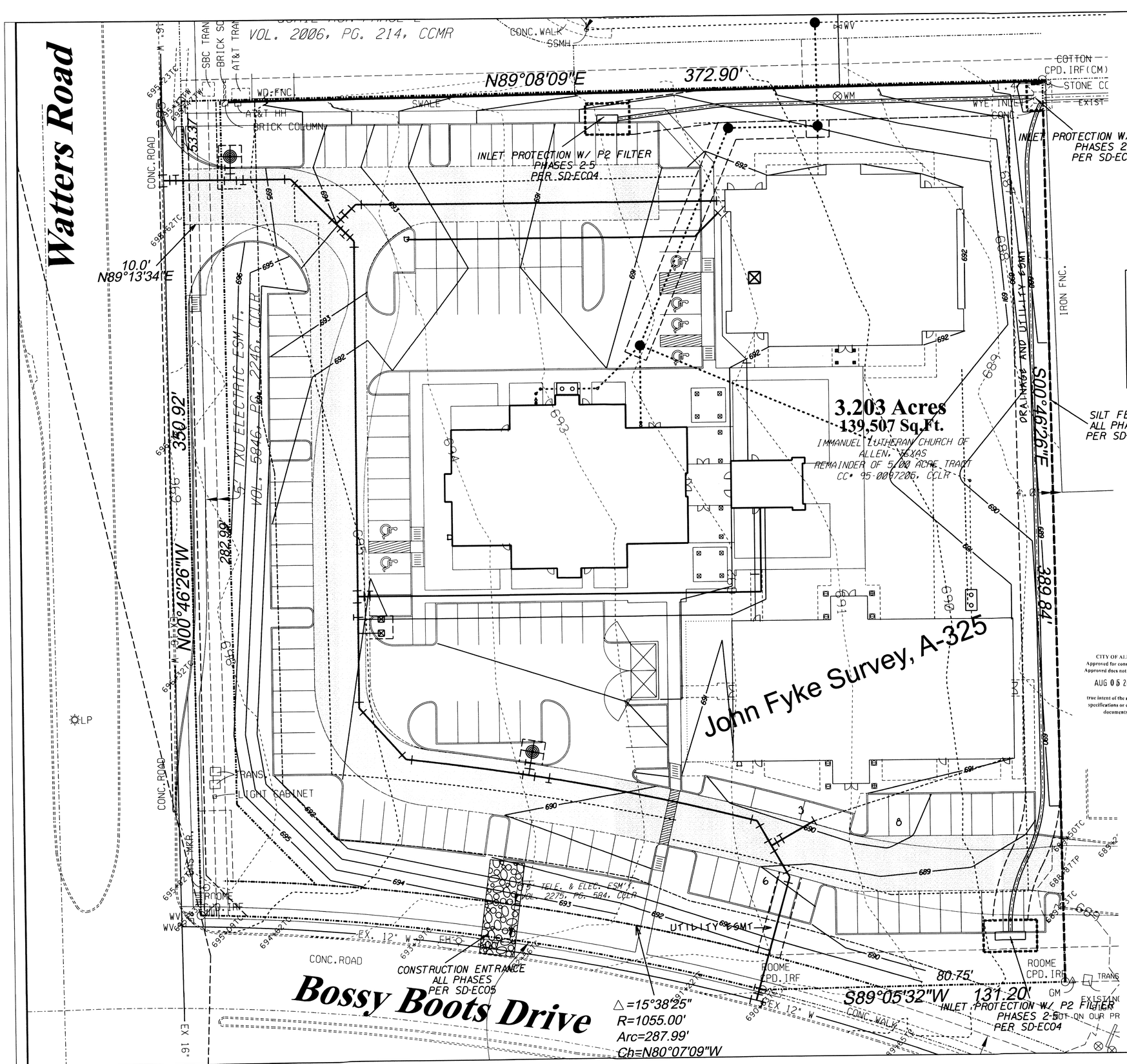

LEGEND:

- SILT FENCE
- CONSTRUCTION ENTRANCE
- INLET PROTECTION
- CONCRETE WASHOUT PIT

EROSION CONTROL CONSTRUCTION PHASING:

PHASE 1 - TOP SOIL REMOVAL AND ROUGH GRADING
PHASE 2 - UTILITY INSTALLATION
PHASE 3 - BUILDING CONSTRUCTION
PHASE 4 - PAVING
PHASE 5 - LANDSCAPE AND IRRIGATION

GENERAL NOTES:

1. EROSION CONTROL DEVICES AS SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY OF ALLEN ENGINEERING DEPARTMENT
3. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
4. IF OFF-SITE SOIL BORROW OR SPOIL SITES ARE USED IN CONJUNCTION WITH THIS PROJECT, THIS INFORMATION SHALL BE DISCLOSED AND SHOWN ON THE EROSION CONTROL PLAN. OFF-SITE BORROW AND SPOIL AREAS ARE CONSIDERED A PART OF THE PROJECT SITE AND THEREFORE SHALL COMPLY WITH THE CITY EROSION CONTROL REQUIREMENTS. THESE AREAS SHALL BE STABILIZED WITH PERMANENT GROUND COVER PRIOR TO FINAL APPROVAL OF THE PROJECT.

NOTE:

SD-EC02 REFERS TO CITY OF ALLEN STANDARD CONSTRUCTION DETAILS - EROSION CONTROL AVAILABLE ON-LINE

CITY OF ALLEN
Approved for construction. Approval does not waive the true intent of the standard specifications or contract documents.
AUG 05 2014

REV.	BY:	REVISION

EROSION CONTROL CONSTRUCTION PLAN

	INSTALLATION:	REMOVAL:
CONSTRUCTION ENTRANCE	PRIOR TO STARTING	PRIOR TO PAVEMENT PLACEMENT
SILT FENCE	PRIOR TO STARTING	AFTER ESTABLISHING GRASS COVER

BMP MAINTENANCE SCHEDULE

BMP	MAINTENANCE FREQUENCY	BY:
SILT FENCE	WEEKLY/AFTER RAINS	CONTRACTOR
CONST ENTRANCE	WEEKLY/AFTER RAINS	CONTRACTOR
INLET PROTECTION	WEEKLY/AFTER RAINS	CONTRACTOR

GRASS COVER TO BE ESTABLISHED AND MAINTAINED ON ALL DISTURBED GROUND AREAS UPON COMPLETION OF FINAL GRADING

TOTAL DISTURBED AREA = 3.20 ACRES

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. HELMBERGER, PE
(972) 442-7459

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

STATE OF TEXAS
RANDALL T. HELMBERGER
92572
LICENSED
PROFESSIONAL ENGINEER
8/4/14

EROSION CONTROL PLAN

RADHA KRISHNA TEMPLE

NE CORNER WATTERS ROAD AND BOSSY BOOTS ROAD

ALLEN, TEXAS

TBPE 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.
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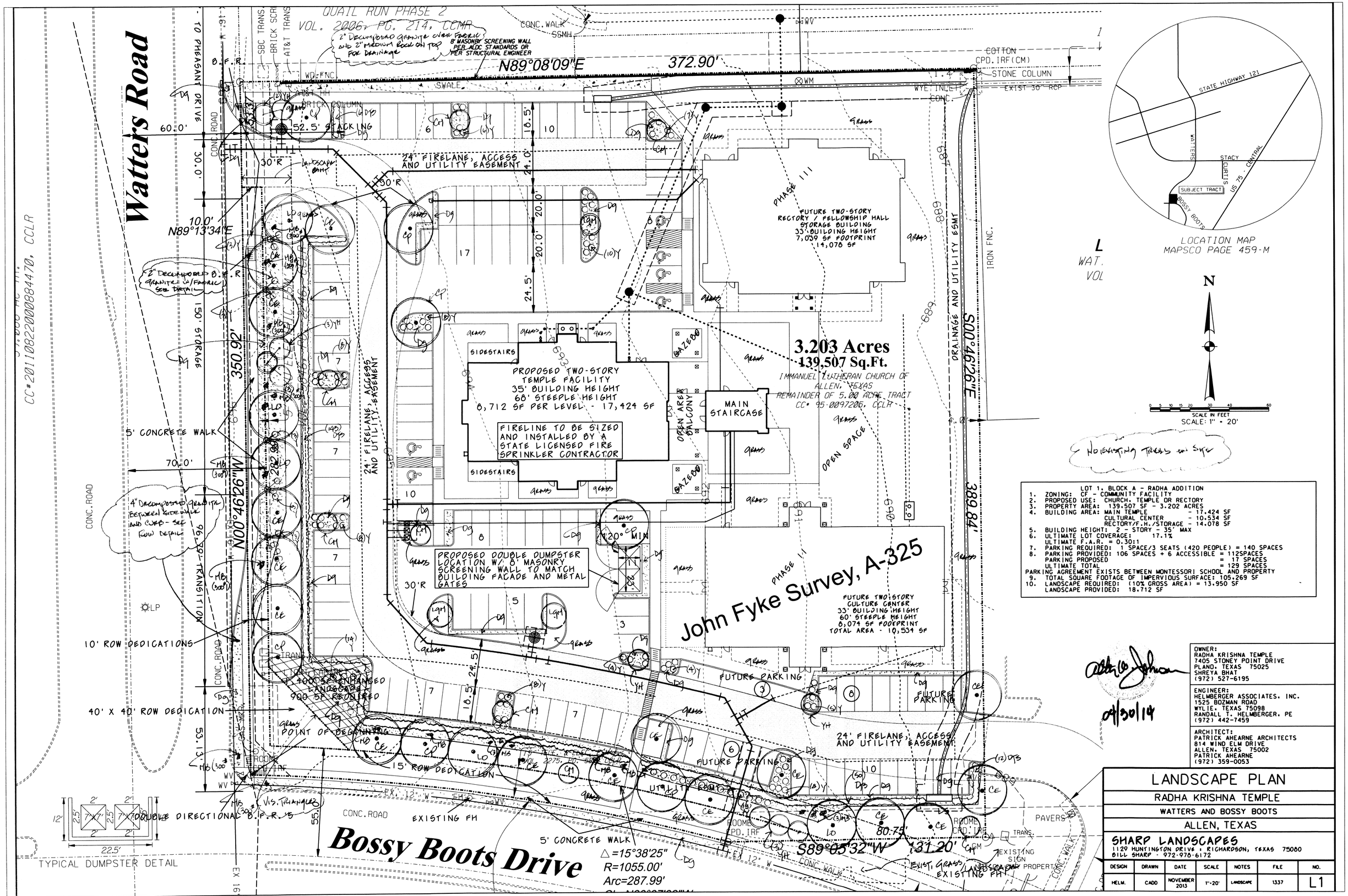

LOT 1, BLOCK A - RADHA ADDITION

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 - 10,534 SF
   RECTORY/F.H./STORAGE - 14,078 SF
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   ULTIMATE TOTAL = 129 SPACES

PARKING AGREEMENT EXISTS BETWEEN MONTESSORI SCHOOL AND PROPERTY

9. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 105,269 SF
10. LANDSCAPE REQUIRED: (10% GROSS AREA) = 13,950 SF
    LANDSCAPE PROVIDED: 18,712 SF

04/30/14

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. HELMBERGER, PE
(972) 442-7459

ARCHITECT:
PATRICK AHEARNE ARCHITECTS
814 WIND ELM DRIVE
ALLEN, TEXAS 75002
PATRICK AHEARNE
(972) 359-0053

LANDSCAPE PLAN

RADHA KRISHNA TEMPLE

WATTERS AND BOSSY BOOTS

ALLEN, TEXAS

SHARP LANDSCAPES
1129 HUNTINGTON DRIVE • RICHARDSON, TEXAS 75080
BILL SHARP - 972-978-6172

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	NOVEMBER 2013	1"=20'	LANDSCAPE	1337	L1

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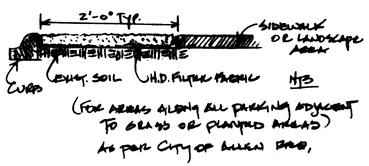
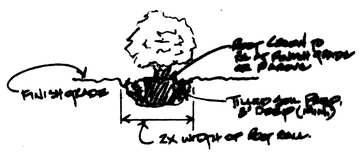
DECOMPOSED GRANITE DETAIL - (DG)

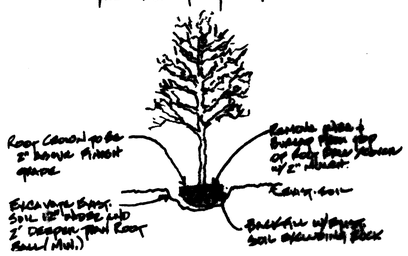


(FOR AREAS ALONG ALL PARKING ADJACENT TO GRASS OR PLANTED AREAS)
AS PER CITY OF ALLEN STDS.

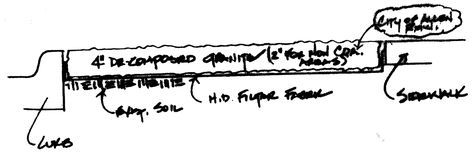
SHRUB PLANTING DETAIL



TREE PLANTING DETAIL



DE-COMPOSED GRANITE (DG) DETAIL (PARKWAY)



LANDSCAPE NOTES:

As per City of Allen, all grass is to be solid sod. Grass specified is Bermuda, either 419 or common.

All landscape areas are to be watered by a fully automatic irrigation system including rain and freeze sensors as per City of Allen and TECQ codes.

Grass and bed areas are to be separated by 14 gauge metal edging.

Contractor to verify plant material quantities and notify owner of any conflicts.

Bed preparation shall consist of incorporating one 4 cubic foot bale of spagnum peat moss and one 3 cubic foot bag of landscapers mix per 75 sq. ft. into the top six inches of existing soil.

All plant material shall meet American Nursery Standards for height and width in each container size. With the exception of ground cover beds, all plant material shall be mulched with 2" of cedar mulch (minimum).

Trees shall have a root ball of a minimum of 10 inches of diameter for each inch of caliper.

Contractor shall be responsible for locating all utilities and obtaining permits as required by City.

LANDSCAPING REQUIREMENTS:

Site: 139507sq. ft X 10% = 13951 sq.ft.)	13951 sq. ft.
Provided: (10.26%)	14320 sq. ft.
Landscape Buffer:	
Waters Rd..: Varied 20'-15' buffer, 350.92'	
Buffer Area	5620 sq. ft.
Area Grass (47%)	2627 sq. ft.
Trees Required (1-3"caliper/40 lin. ft.)(350.9/40)=(8.7)	9
Trees Provided	9
Ornamental Trees Required (1 per 2shade trees) (8.7/2=4.4)	5
Ornamental Trees Provided	5
Shrubs Required (1- 5gal/50 sq.ft. buffer)(350.9x15/50=105.2)	106
Shrubs Provided	
Bossy Boots Rd..: Varied 20'-15' buffer, 377.2'	
Buffer Area	5035 sq. ft.
Area Grass (46%)	2331 sq. ft.
Trees Required (1-3"caliper/40 lin. ft.)(377.2/40)=(9.4)	10
Trees Provided	10
Ornamental Trees Required (1 per 2shade trees) (9.4/2=4.7)	5
Ornamental Trees Provided	5
Shrubs Required (1- 5gal/50 sq.ft. buffer)(377.2x15/50=112)	112
Shrubs Provided	112
Interior Parking Lot: 132 spaces	
Trees Required (1 tree per 40 spaces) (132 spaces/40 = 3.3)	4
Trees Provided: (1 Tree/Orn.. at each parking terminus)	9
Ornamental Trees Required (1 tree per 40 spaces)	4
Ornamental Trees Provided (1 Tree/Orn.. at each parking terminus)	9

PLANT #	PLANT NAME	SIZE	SPACING	HEIGHT*	QUANTITY
TS	Dwarf Texas Sage (Leucophyllum Frutescens Compacta)	5 gal	36"	24"	211
Y	Soft Leaf Yucca (Yucca Pendula)	5 gal	36"	18"	116
CM	Crape Myrtle (Lagerstroemia Fauriei Tuscarora)	3"cal	A/I	8-10'	11
YH	Yaupon Holly (Ilex Vomitoria)	3"cal	A/I	8-10'	10
LGM	Little Gem Magnolia (Magnolia Grandiflora "Little Gem"	3"cal	A/I	8'	3
CE	Cedar Elm (Ulmus Crassifolia)	3"cal	A/I	10'	16
LO	Live Oak (Quercus Virginiana)	3"cal	A/I	12'	5
CP	Chinese Pistachio (Pistisca Chinensis)	3" cal	A/I	10'	7
MB	Moss Boulders	300#			20

LANDSCAPE PLAN NOTES

RADHA KRISHNA TEMPLE

WATTERS AND BOSSY BOOTS

ALLEN, TEXAS

SHARP LANDSCAPES
1120 HUNTINGTON DRIVE · RICHARDSON, TEXAS 75080
BILL SHARP · 972-970-6172

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	NOVEMBER 2013	1"=20'	LANDSCAPE	1337	L2

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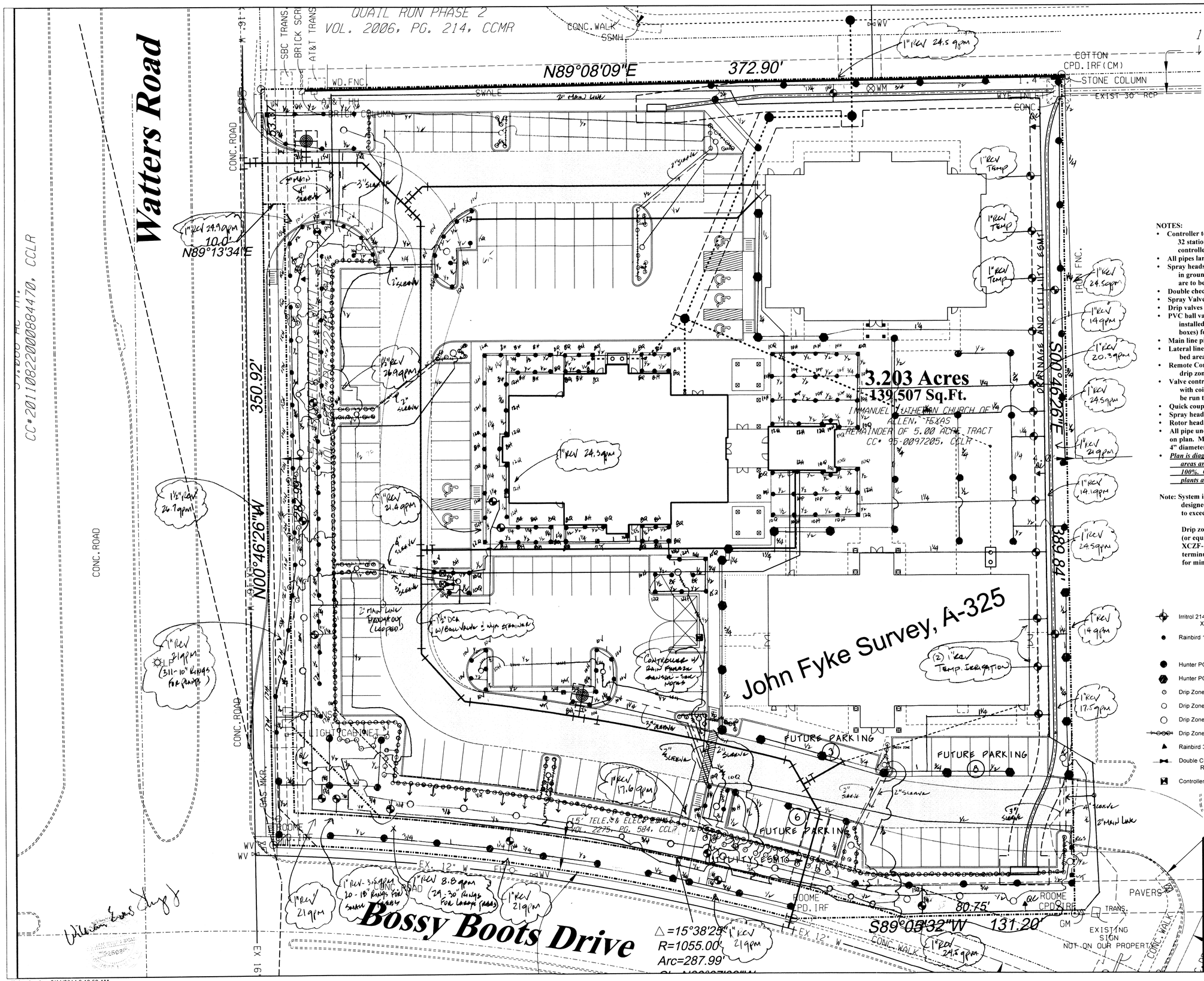

NOTES:

- Controller to be Rainbird ESP -LXME with Rain\Freeze Guard and ET Manager, 32 station outdoor, wall mounted on exterior masonry wall. Electrical service to controller to be provided by owner.
- All pipes larger than ½ " to be class 200 pvc, ½ " class 315 pvc.
- Spray heads to be installed using 6" cut off nipples for flexibility. Heads in groundcover areas are to be 12" pop up and heads in shrub areas are to be shrub heads on ½ " gray sch. 40 pvc or 6" pop up (sst).
- Double check to be installed per City of Allen code.
- Spray Valves to be mounted in 10" (min.) round plastic boxes.
- Drip valves to be mounted in 18" rectangular boxes.
- PVC ball valves (same size as remote control valve) are to be installed between main line and remote control valve (in 6" valve boxes) for isolation of valve.
- Main line pipe to have a minimum of 12" cover.
- Lateral lines to have a minimum of 8" cover in grass areas and 12" in bed areas.
- Remote Control Valves are to be Irritrol 214 angle / 205 valves sized on plan except drip zone to be Rainbird XCZF-100-PRF Valve kit(s).
- Valve control wires to be different color for each valve and installed with coils at turns and slack to prevent stretching. A spare wire is to be run to each valve for future use and labeled as such.
- Quick couplers to be Rainbird 44RC installed in 10" valve box.
- Spray heads are Rainbird 1800 SAM-PRS series
- Rotor heads are Hunter PGP with Low Angle Nozzles (#7)
- All pipe under concrete are to be in sch.40 pvc sleeves 3" diameter or as indicated on plan. Main Line to be sleeved with wires and lateral lines to have separate sleeve 4" diameter.
- *Plan is diagrammatic, the Contractor is responsible for verifying size of irrigated areas and static pressure, reporting any conflict to owner. Coverage is to be 100%. Contractor is to have Landscape Contractor stake the location of all plants and trees for installation of water drip rings.*

Note: System is designed for 55psi static pressure. Pressure less than the designed pressure will require adjustments to the design. Velocities are not to exceed 5 ft. per second.

Drip zones are to be installed per manufactures specifications using Rainbird (or equal) XB-20PC Xeri-Bug emitters, XFD- drip line, XSF drip line, and XCZF-100-PRF Valve control kit. A ball valve is to be installed at each terminus for flush valve. Zones are to be pipe size as to not exceed 5 FPS and for minimum PSI loss using PVC and Distribution Tubing..

- Irritrol 214 (Angle)/205 Electric Remote Control Valve (RCV) and Rainbird XCZF-100-PRF kit for drip zones
- Rainbird 1800 PRS Series Spray Head (15V indicates 15' radius, adj. pattern 12H indicates 12' radius, 180 degree pattern, etc.) Hunter Nozzles are to be used for adjustable nozzles and 17' radius nozzles.
- Hunter PGP rotor w/7LA nozzle
- Hunter PGP rotor w/7LA nozzle -Temporary head installation for future development
- Drip Zone 10" water ring with 2 Rainbird XB-20PC emitters around all shrubs (311)
- Drip Zone 18" water ring with 5 Rainbird XB-20PC emitters around all ornamental trees (20)
- Drip Zone 30" water ring with 9 Rainbird XB-20PC emitters around all shade trees (29)
- Drip Zone Rainbird XFD Blank distribution tubing
- Rainbird 3/4" Quick Coupler (QC)
- Double Check Assembly (DCA) with Y Strainer and Ball Valve per State Regulations.
- Controller (see notes)

IRRIGATION PLAN

RADHA KRISHNA TEMPLE

WATTERS AND BOSSY BOOTS

ALLEN, TEXAS

SHARP LANDSCAPES
1129 HUNTINGTON DRIVE, RICHARDSON, TEXAS 75060
BILL SHARP - 972-970-6172

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	MARCH 2014	1"=20'	##BORDER	1337	L3

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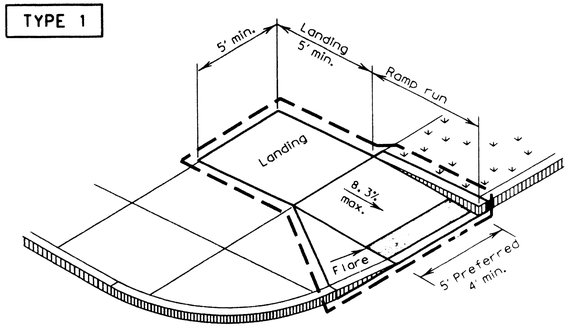
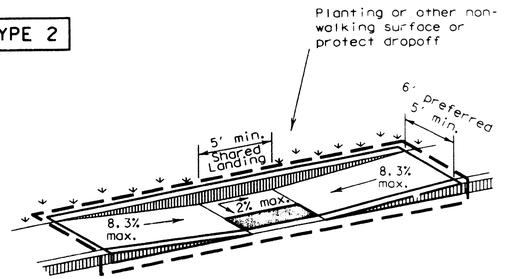
TYPE 1



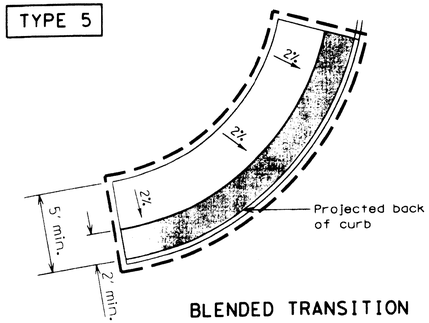
PERPENDICULAR CURB RAMP

TYPE 2



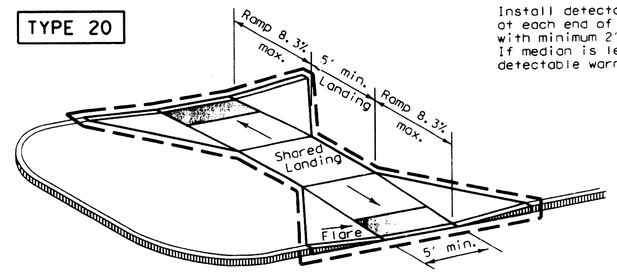
PARALLEL CURB RAMP
(Use only where water will not pond in the landing.)

TYPE 5



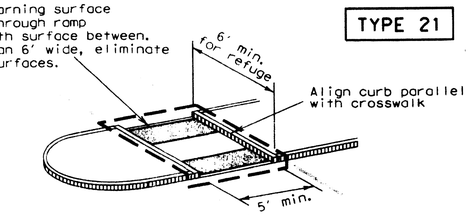
BLENDED TRANSITION

TYPE 20



Install detectable warning surface at each end of cut-through ramp with minimum 2' smooth surface between. If median is less than 6' wide, eliminate detectable warning surfaces.

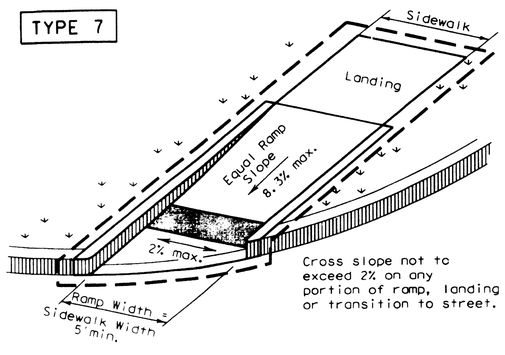
TYPE 21



Curb details are shown elsewhere in the plans.

CURB RAMPS AT MEDIAN ISLANDS

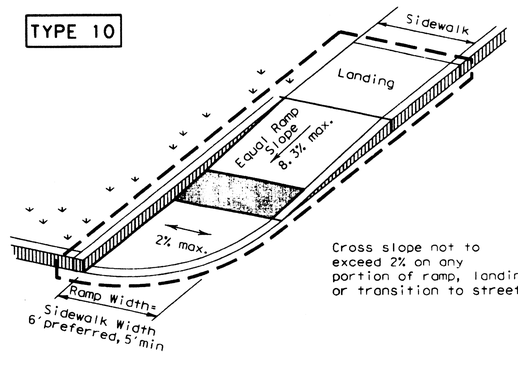
TYPE 7



Cross slope not to exceed 2% on any portion of ramp, landing or transition to street.

(Sidewalk set back from curb)

TYPE 10

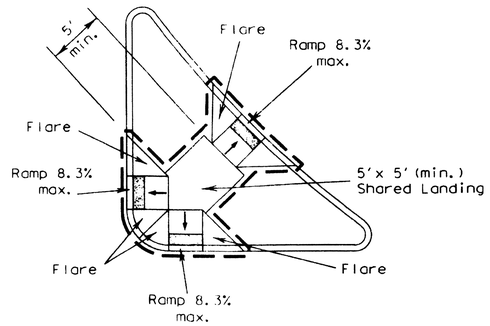


Cross slope not to exceed 2% on any portion of ramp, landing or transition to street.

(Sidewalk adjacent to curb)

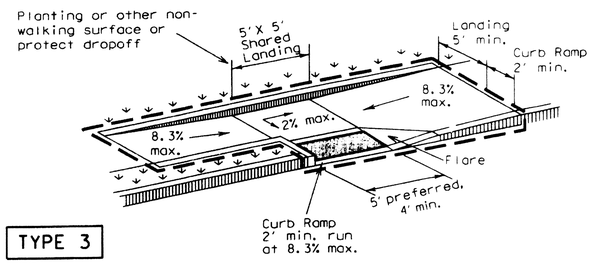
DIRECTIONAL RAMPS WITHIN RADIUS

TYPE 22

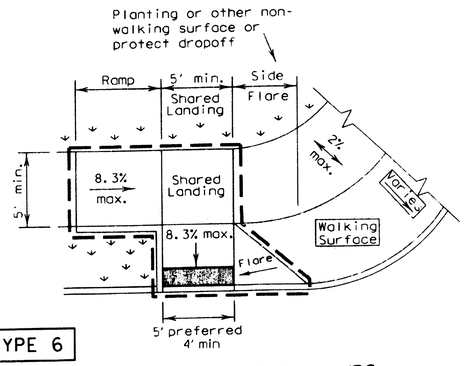


COMBINATION ISLAND RAMPS

TYPE 3

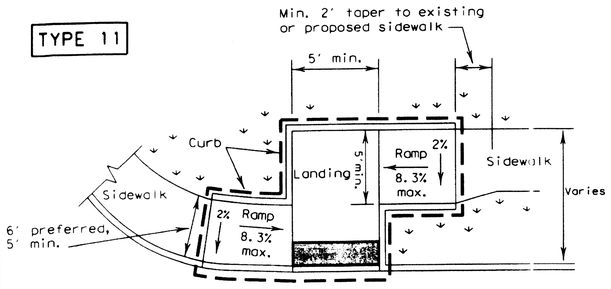


TYPE 6



COMBINATION CURB RAMPS

TYPE 11



OFFSET PARALLEL CURB RAMP

NOTES / LEGEND:

See General Notes on sheet 2 of 4 for more information.

Denotes planting or non-walking surface not part of pedestrian circulation path.

Ramp Limits of Payment

Detectable Warning Surface

SHEET 1 OF 4

Texas Department of Transportation
Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-12A

FILE: ped12A.dgn	DN: TxDOT	CK: PK	DW: TxDOT	CK: HD
©TxDOT March 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS VP June 13, 2012	DIST	COUNTY		SHEET NO.

DATE:
FILE:

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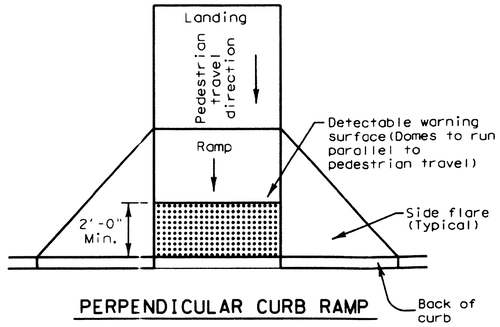
General Notes

Curb Ramps

1. Install a curb ramp or blended transition at each pedestrian street crossing.
2. All slopes shown are maximum allowable. Lesser slopes that will still drain properly should be used. Adjust curb ramp length or grade of approach sidewalks as directed.
3. The minimum sidewalk width is 5'. Where the sidewalk is adjacent to the back of curb, a 6' sidewalk width is desirable. Where a 5' sidewalk cannot be provided due to site constraints, sidewalk width may be reduced to 4' for short distances. 5'x 5' passing areas at intervals not to exceed 200' are required.
4. Landings shall be 5'x 5' minimum with a maximum 2% slope in any direction.
5. Maneuvering space at the bottom of curb ramps shall be a minimum of 4'x 4' wholly contained within the crosswalk and wholly outside the parallel vehicular travel path.
6. Maximum allowable cross slope on sidewalk and curb ramp surfaces is 2%.
7. Provide flared sides where the pedestrian circulation path crosses the curb ramp. Flared sides shall be sloped at 10% maximum, measured parallel to the curb. Returned curbs may be used only where pedestrians would not normally walk across the ramp, either because the adjacent surface is planted, substantially obstructed, or otherwise protected.
8. Additional information on curb ramp location, design, light reflective value and texture may be found in the current edition of the Texas Accessibility Standards (TAS) and 16 TAC 68.102.
9. To serve as a pedestrian refuge area, the median should be a minimum of 6' wide, measured from back of curbs. Medians should be designed to provide accessible passage over or through them.
10. Small channelization islands, which do not provide a minimum 5'x 5' landing at the top of curb ramps, shall be cut through level with the surface of the street.
11. Crosswalk dimensions, crosswalk markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crosswalk markings are not required, curb ramps shall align with theoretical crosswalks unless otherwise directed.
12. Handrails are not required on curb ramps. Provide curb ramps wherever an accessible route crosses (penetrates) a curb.
13. Curb ramps and landings shall be constructed and paid for in accordance with Item 531 "Sidewalks".
14. Place concrete at a minimum depth of 5" for ramps, flares and landings, unless otherwise directed.
15. Provide a smooth transition where the curb ramps connect to the street.
16. Curbs shown on sheet 1 within the limits of payment are considered part of the curb ramp for payment, whether it is concrete curb, gutter, or combined curb and gutter.
17. Existing features that comply with TAS may remain in place unless otherwise shown on the plans.

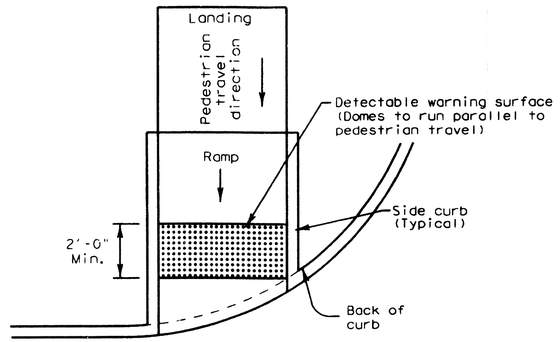
Detectable Warning Material

18. Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with Section 705 of the TAS. The surface must contrast visually with adjoining surfaces, including side flares. Furnish and install an approved cast-in-place dark brown or dark red detectable warning surface material adjacent to uncolored concrete, unless specified elsewhere in the plans.
19. Detectable Warning Materials must meet TxDOT Departmental Materials Specification DMS 4350 and be listed on the Material Producer List. Install products in accordance with manufacturer's specifications.
20. Detectable warning surfaces must be slip resistant and not allow water to accumulate.
21. Detectable warning surfaces shall be a minimum of 24" in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the pedestrian access route enters the street.
22. Detectable warning surfaces shall be located so that the edge nearest the curb line is at the back of curb. Align the rows of domes to be perpendicular to the grade break between the ramp run and the street. Detectable warning surfaces may be curved along the corner radius.
23. Shaded areas on Sheet 1 of 4 indicate the approximate location for the detectable warning surface for each curb ramp type.



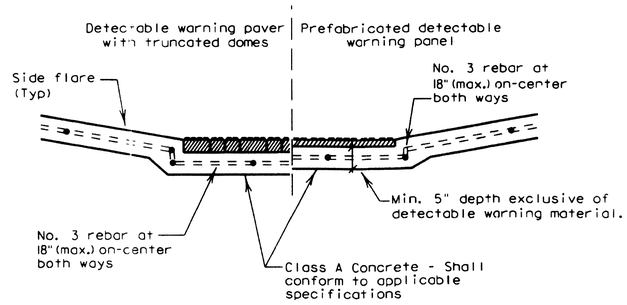
PERPENDICULAR CURB RAMP

Typical placement of detectable warning surface on sloping ramp run.

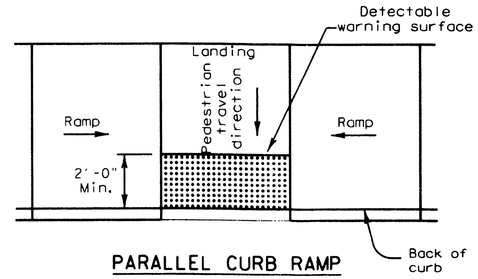


DIRECTIONAL CURB RAMP

Typical placement of detectable warning surface on sloping ramp run.



SECTION: CURB RAMP AT DETECTABLE WARNING



PARALLEL CURB RAMP

Typical placement of detectable warning surface on landing at street edge.

DETECTABLE WARNINGS

Detectable Warning Pavers

24. Furnish detectable warning paver units meeting all requirements of ASTM C-936, C-33. Lay in a two by two unit basket weave pattern or as directed.
25. Lay full-size units first followed by closure units consisting of at least 25 percent of a full unit. Cut detectable warning paver units using a power saw.

Sidewalks

26. Provide clear ground space at operable parts, including pedestrian push buttons. Operable parts shall be placed within one or more reach ranges specified in TAS 308.
27. Place traffic signal or illumination poles, ground boxes, controller boxes, signs, drainage facilities and other items so as not to obstruct the pedestrian access route or clear ground space.
28. Street grades and cross slopes shall be as shown elsewhere in the plans.
29. Changes in level greater than 1/4 inch are not permitted.
30. The least possible grade should be used to maximize accessibility. The running slope of sidewalks and crosswalks within the public right of way may follow the grade of the parallel roadway. Where a continuous grade greater than 5% must be provided, handrails may be desirable to improve accessibility. Handrails may also be needed to protect pedestrians from potentially hazardous conditions. If provided, handrails shall comply with TAS 505.
31. Handrail extensions shall not protrude into the usable landing area or into intersecting pedestrian routes.
32. Driveways and turnouts shall be constructed and paid for in accordance with Item "Intersections, Driveways and Turnouts". Sidewalks shall be constructed and paid for in accordance with Item, "Sidewalks".
33. Sidewalk details are shown elsewhere in the plans.

Texas Department of Transportation
Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-12A

FILE: ped12A.dgn	DN: TxDOT	CK: PK	DW: TxDOT	CK: HD
© TxDOT March 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS				
VP June 13, 2012	DIST	COUNTY		SHEET NO.

DATE:
FILE:

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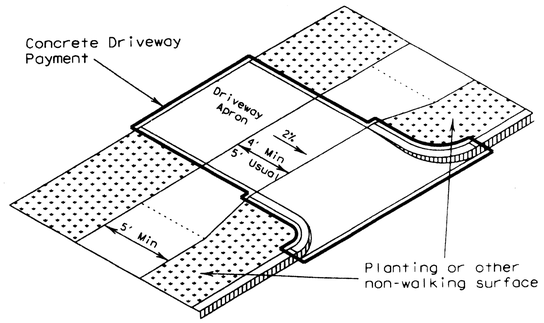
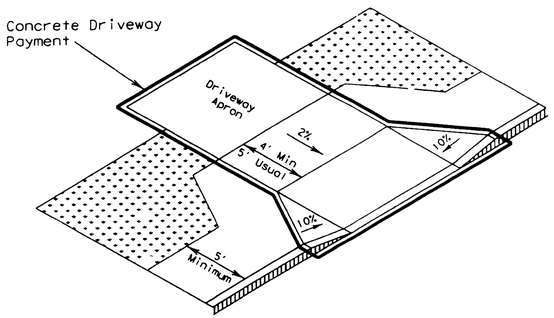
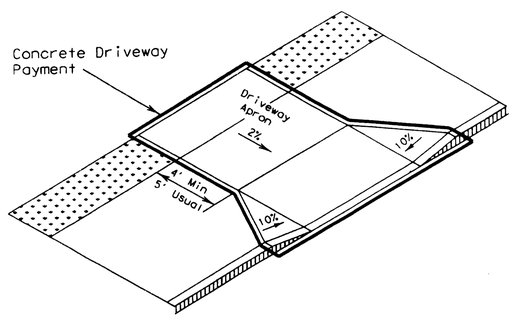


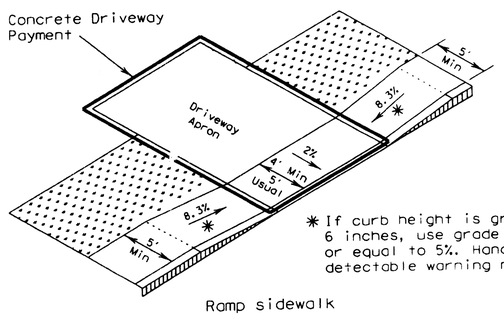
Setback sidewalk



Apron offset sidewalk



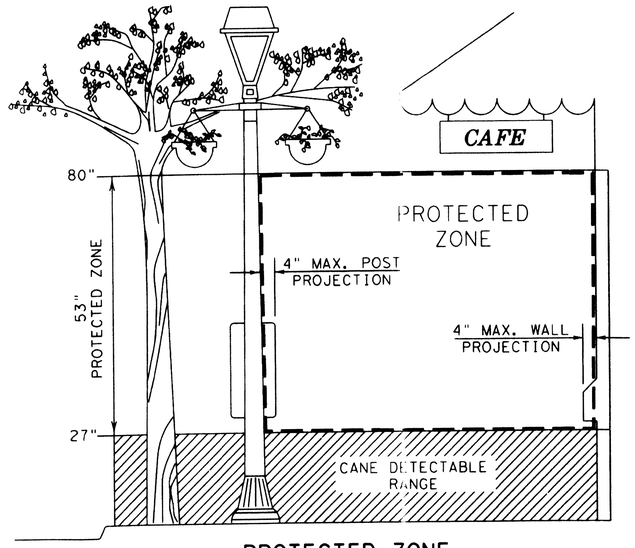
Wide sidewalk



* If curb height is greater than 6 inches, use grade less than or equal to 5%. Handrail and detectable warning not required.

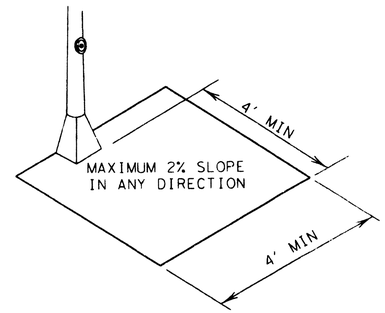
Ramp sidewalk

SIDEWALK TREATMENT AT DRIVEWAYS

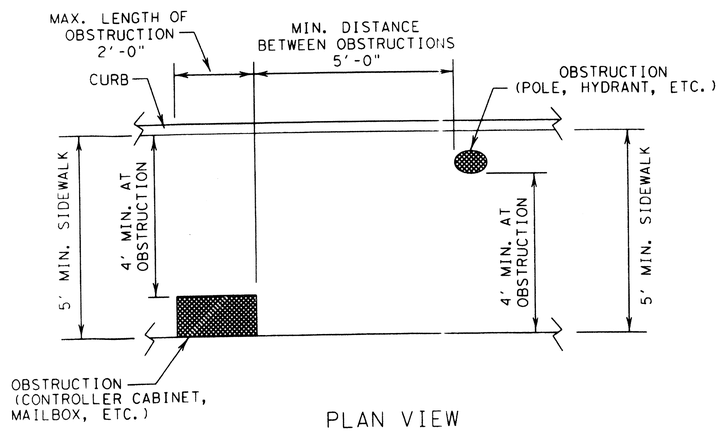


PROTECTED ZONE

In pedestrian circulation area, maximum 4" projection for post or wall mounted objects between 27" and 80" above the surface.



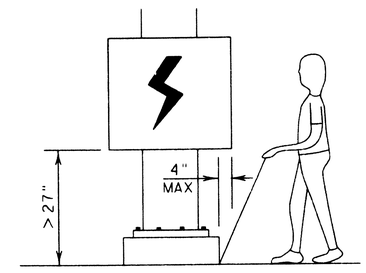
CLEAR GROUND SPACE ADJACENT TO PEDESTRIAN PUSH BUTTON



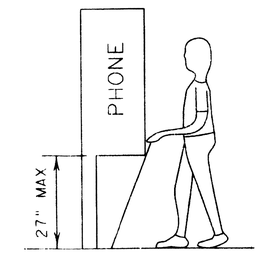
PLAN VIEW

PLACEMENT OF STREET FIXTURES

(ITEMS NOT INTENDED FOR PUBLIC USE. MINIMUM 4' x 4' CLEAR GROUND SPACE REQUIRED AT PUBLIC USE FIXTURES.)



When an obstruction of a height greater than 27" from the surface would create a protrusion of more than 4" into the pedestrian circulation area, construct additional curb or foundation at the bottom to provide a maximum 4" overhang.



Protruding objects of a height ≤ 27" are detectable by cane and do not require additional treatment.

DETECTION BARRIER FOR VERTICAL CLEARANCE < 80"

SHEET 3 OF 4

Texas Department of Transportation
Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-12A

FILE: ped12A.dgn	DN: TxDOT	CK: PK	DW: TxDOT	CK: HD	
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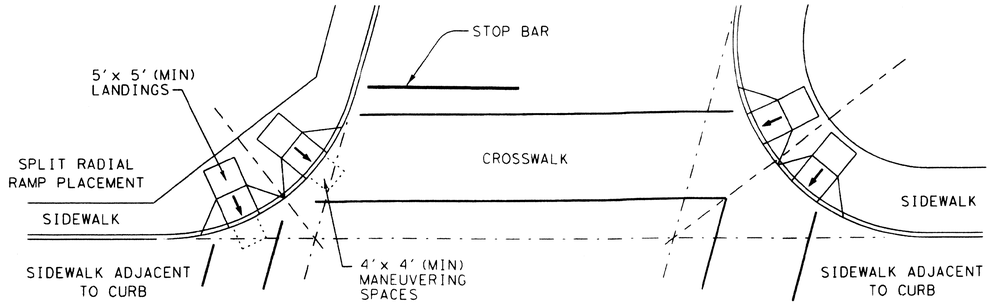
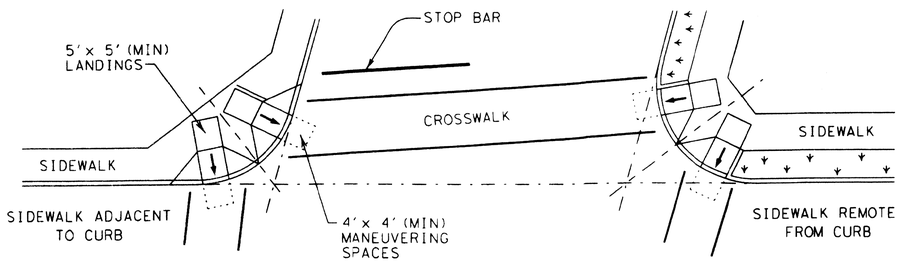
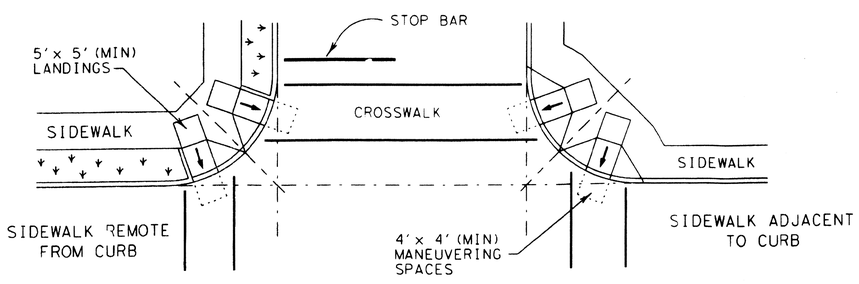


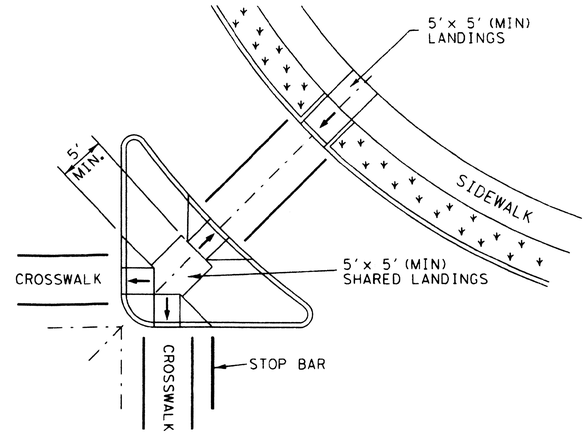
SKEWED INTERSECTION WITH "LARGE" RADIUS



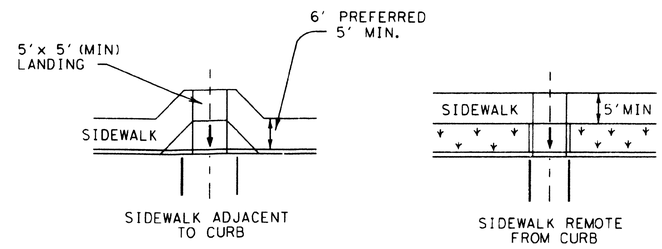
SKEWED INTERSECTION WITH "SMALL" RADIUS



NORMAL INTERSECTION WITH "SMALL" RADIUS



AT INTERSECTION
W/FREE RIGHT TURN & ISLAND



MID-BLOCK PLACEMENT
PERPENDICULAR RAMPS

TYPICAL CROSSING LAYOUTS

SHEET 4 OF 4

Texas Department of Transportation
Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-12A

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