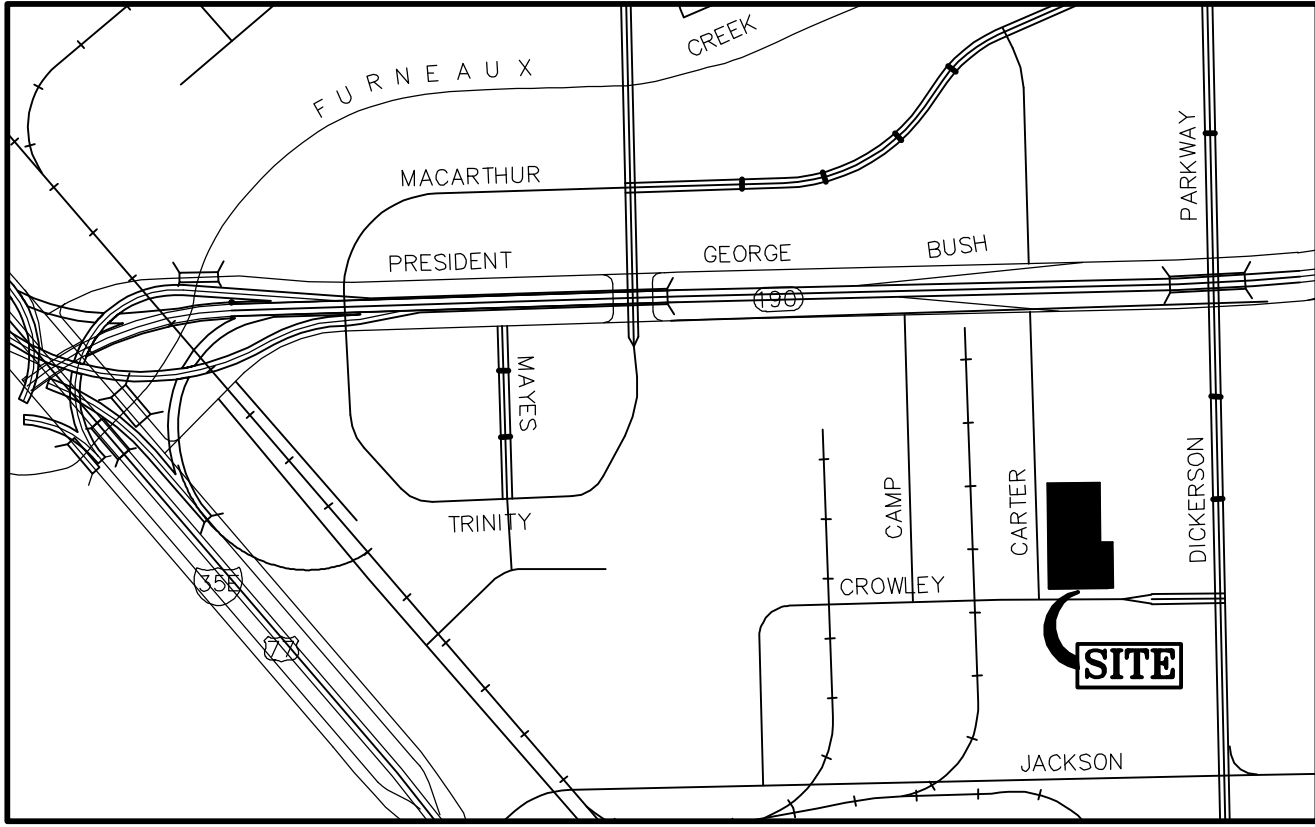




LOCATION MAP
NOT TO SCALE

NOTES

- A. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CARROLLTON'S SPECIFICATIONS.
- THE DEVELOPER WILL CONSTRUCT SIDEWALKS ALONG THE REAR AND SIDE OF LOTS THAT ABUT COLLECTOR OR ARTERIAL THOROUGHFARES OR WHICH ABUT PERIMETER STREETS, OR WHERE AN ALLEY IS ADJACENT TO A COLLECTOR OR ARTERIAL THOROUGHFAIR.
- THE BUILDER ON A LOT WILL CONSTRUCT ALL OTHER SIDEWALKS ON THE FRONT AND SIDE OF LOTS ON INTERNAL STREETS.
- CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED UNTILL SUCH REQUIREMENTS HAVE BEEN MET.
- B. A MASONRY WALL (CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CARROLLTON'S SPECIFICATIONS AND COMPREHENSIVE ZONING ORDINANCE) WILL BE CONSTRUCTED BY THE DEVELOPER ALONG THE PROPERTY LINE FOR A DISTANCE OF FEET.
- C. A MINIMUM OF % OF THE TOTAL SITE IS REQUIRED TO BE LANDSCAPED. 9 THE LANDSCAPING MUST BE LOCATED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE, BE IDENTIFIED BY A SHADING PATTERN WHICH IS IDENTIFIED IN THE LEGEND AND IDENTIFIED IN SQUARE FEET ON THE SITE PLAN).
- D. SELLING OFF A PORTION OF THIS ADDITION BY MEETS AND BOUNDS DESCRIPTION WITHOUT A REPLAT BEING APPROVED BY THE CITY OF CARROLLTON IS A VIOLATION OF CITY ORDINANCE.

LEGEND

- BOUNDARY LINE
- - - EASEMENT LINE
- x - x - EXISTING CURB & GUTTER
- - - FENCE
- - - OVERHEAD POWER LINE
- - - EXISTING WALL
- - - ANCHOR GUY
- - - LIGHT STANDARD
- - - POWERM POLE
- - - SANITARY SEWER MANHOLE
- - - WATER VALVE

BENCHMARK

"X" ON TOP OF SOUTH CURB
ON CROWLEY DRIVE AS SHOWN
ELEV. 495.61

TOTAL PARKING SPACES = 180

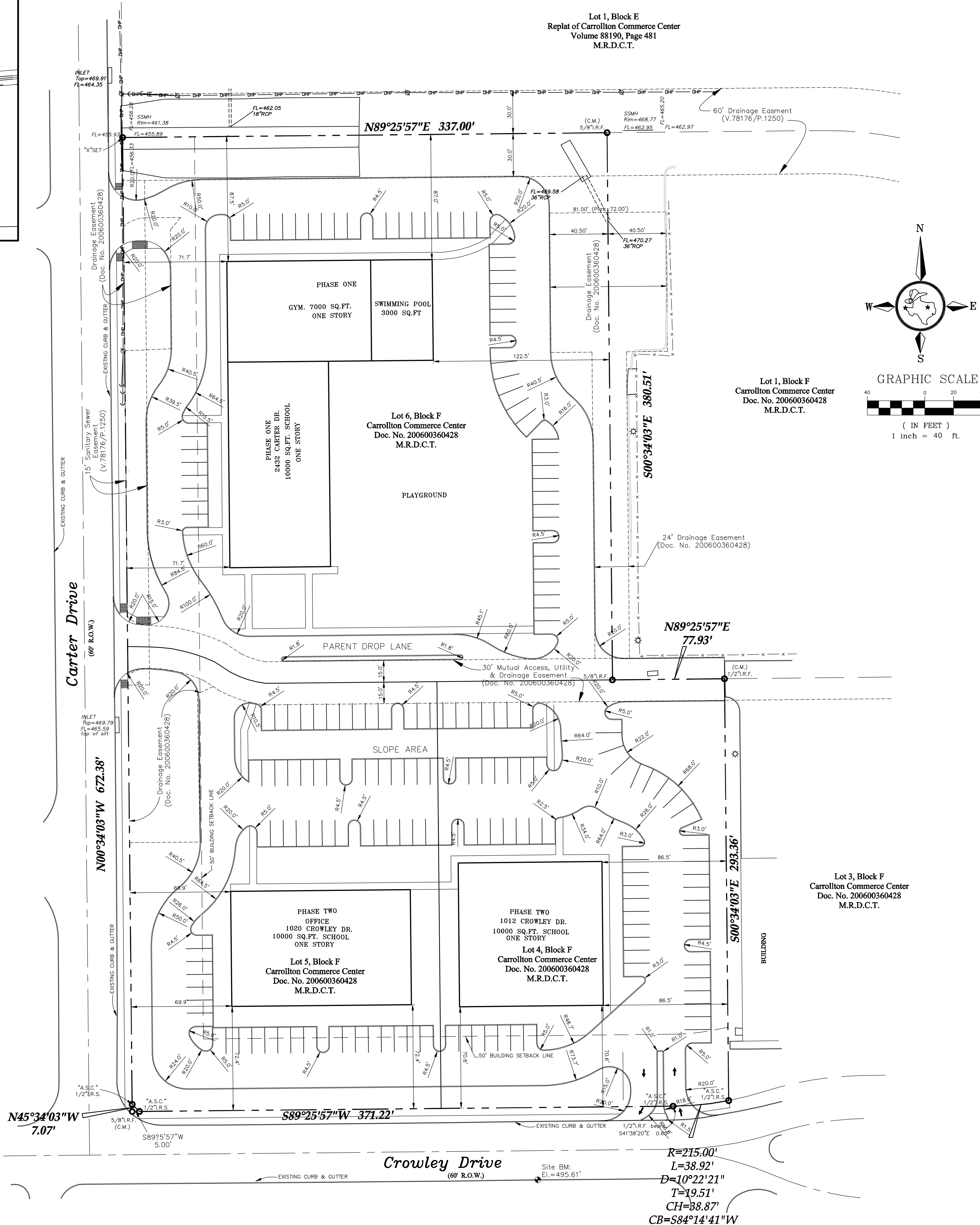
FLOOD STAMP

IT APPEARS THROUGH VISUAL INTERPOLATION THAT
ACCORDING TO THE FLOOD INSURANCE RATE MAPS,
PANEL NO. 48113C0160K, EFFECTIVE DATE JULY 7
2014
THIS PROPERTY IS NOT IN A FLOOD PRONE AREA,
ZONE X

ALL INFORMATION SHOWN HEREON WITH RESPECT TO UNDERGROUND
CONDITIONS, WAS DETERMINED BY DATA COLLECTED THROUGH SURVEY
CREW OBSERVATION AND OTHER INFORMATION TAKEN FROM EXISTING
PLANS AND MAPS OF RECORD. NO UNDERGROUND UTILITIES EXISTING
OR ABANDONED WERE EXPOSED OR LOCATED.

UNLESS SPECIFICALLY ACCEPTED BY KISTENMACHER ENGINEERING COMPANY,
INC. IN WRITING, KISTENMACHER ENGINEERING COMPANY INC. MAKES
NO CLAIM, EXPRESSED OR IMPLIED, AS TO THE UNDERGROUND SITE
CONDITIONS.

THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED
BY THE CLIENT. KISTENMACHER ENGINEERING COMPANY HAS NOT
RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF
EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.



BUILDING AREA = 40,000 SQUARE FEET
LANDSCAPE AREA = 106,127 SQUARE FEET
LANDSCAPE AREA IN STREET R.O.W. = 4,420 SQUARE FEET
PARKING AREA / SIDEWALKS = 105,228 SQUARE FEET

SITE PLAN
CASE NO. 10-16SUP1
THE WISDOM ACADEMY
CARROLLTON CHURCH SCHOOL SITE

LOTS 4,5,6 BLOCK F
CARROLLTON COMMERCIAL CENTER REPLAT
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS
AREA: 5.770 ACRES OR 251,355 SQUARE FEET
PREPARED: SEPTEMBER 19, 2016

Date	Revision

KISTENMACHER ENGINEERING COMPANY
KISTENMACHER ENGINEERING COMPANY
6030 GREENVILLE AVE., SUITE C • DALLAS, TEXAS 75206 • 214-234-0011
LANDSCAPING
6030 GREENVILLE AVE., SUITE C • DALLAS, TEXAS 75206 • 214-234-0011

CITY CASE NO. 10-16SUP1 THE WISDOM ACADEMY
LOTS 4,5,6 BLOCK F
CARROLLTON COMMERCIAL CENTER REPLAT
CITY OF CARROLLTON DALLAS COUNTY TEXAS
AREA: 5.770 ACRES = 251,355 SQUARE FEET

Sheet Title

SITE PLAN

File Name
CCSS-SITE

Date
TITLE

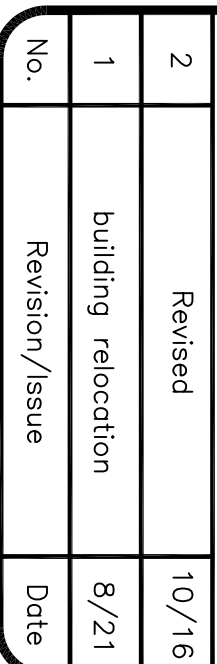
Scale
1"=40'

Checked By
GGK

Drawn By
RHT

Sheet
C-1
OF

$R=215.00'$
 $L=38.92'$
 $D=10^{\circ}22'21''$
 $T=19.51'$
 $CH=38.87'$
 $CB=S84^{\circ}14'41''W$



Project 5639--001	Sheet L1--1
Date 09/20/16	
Scale 1:40	

case no.10-16sup1
WISDOM ACADEMY

Project Name and Address

1404 Melody Ln
Carrollton, Texas 75006
Phone 469-867-4474
Fax 972-245-5688

Firm Name and Address
GCD

CASE NO. 10-16SUP1
WISDOM ACADEMY
PRIVATE SCHOOL

MAXIMUM NUMBER OF STUDENT: 150

FIRST PHASE: TOTAL 20,000 SQ. FT.

CLASSROOM: 10,000 SQ.FT.

GYM: 7,000 SQ. FT.

SWIMMING POOL: 3,000 SQ.FT.

SECOND PHASE: 10,000+ SQ. FT.

THIRD PHASE: 10,000+ SQ.FT.

NUMBER OF STAFF: 4 TO 15

CITY PARKING REQUIREMENT
1 PER EXERT 400 SQ.FT. (1ST - 8TH)
1 PER EXERT 45 SQ.FT. (9TH - 12)

PARKING PROVIDE: 180

EXTERIOR WALL: 100% BRICK AND STONE
OR SPLIT FACE BLOCK
EXCLUD WINDOW, DOOR

THE WISDOM ACADEMY

PROPERTY OWNER

AHI

2845 GARETHS SWORD DR.

LEWISVILLE, TEXAS 75056

469-235-4387

DEVELOPER

ALHADI, INITIATIVES

2845 GARETHS SWORD DR.

LEWISVILLE, TEXAS 75056

469-235-4387

ENGINEER/ DESIGNER

DESIGNER

REG DESIGN AND CONSTRUCTION INC.

1104 JERRY AVE

CARROLLTON, TEXAS 75006

469-897-4478

ENGINEER

CIVIL ENGINEER

OLEN KISTENMACHER

8336 GREENVILLE AVE.

EL PASO, TEXAS 75206

214-234-0011

No.	Revision/Issue	Date
1	Revision	9/20/16

Firm Name and Address

620



Design/Working
General Construction
Commercial

1404 Mabody Ln.

Carrollton, Texas 75006

Phone: 469-867-4478

Fax: 972-345-5880

Project Name and Address

WISDOM ACADEMY

2432 Carter Dr

Carrollton, Texas 75006

Project 3639-001

Sheet

Date

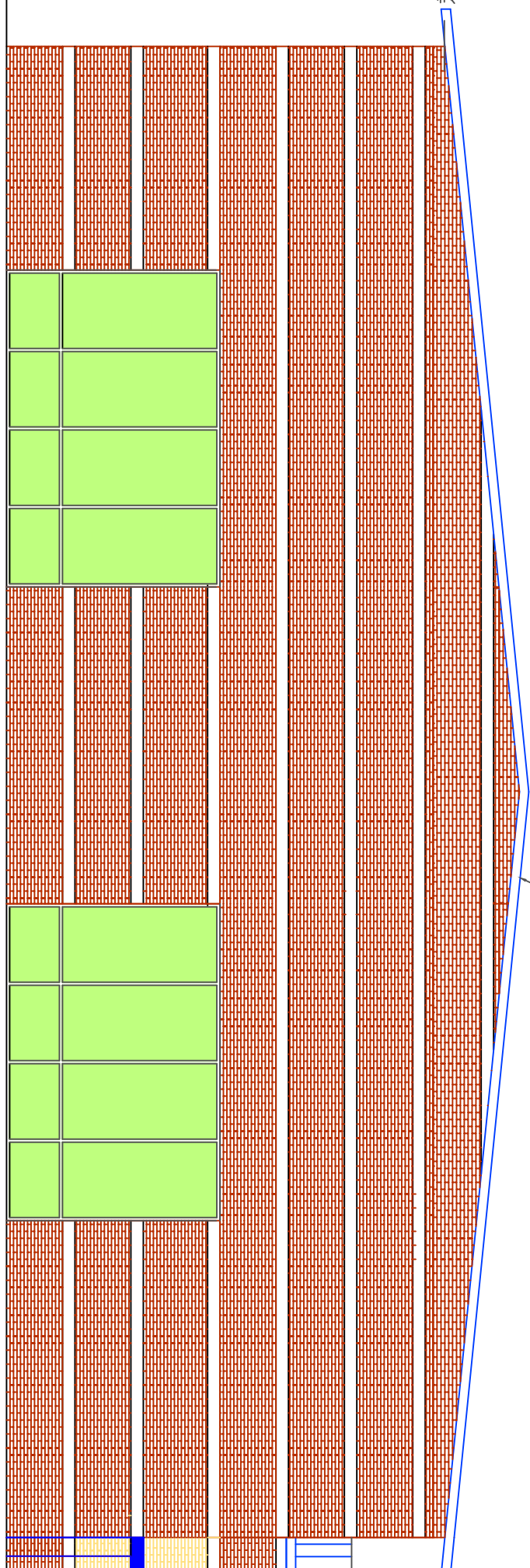
08/20/16

Scale

1/8"=1'-0"

A4-1

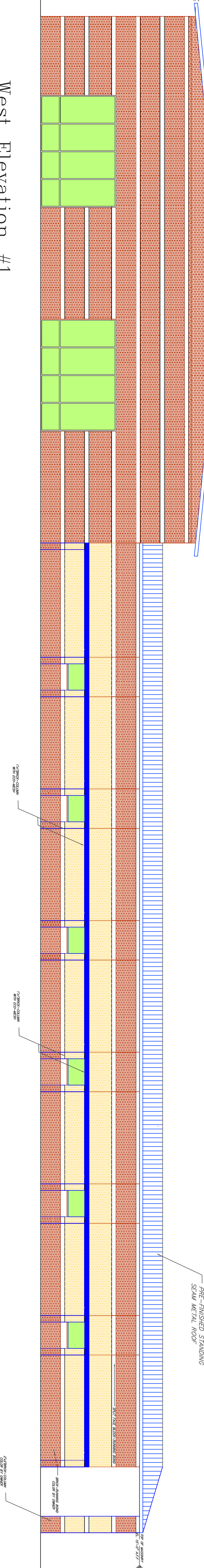
PRE-FINISHED STANDING
SEAM METAL ROOF



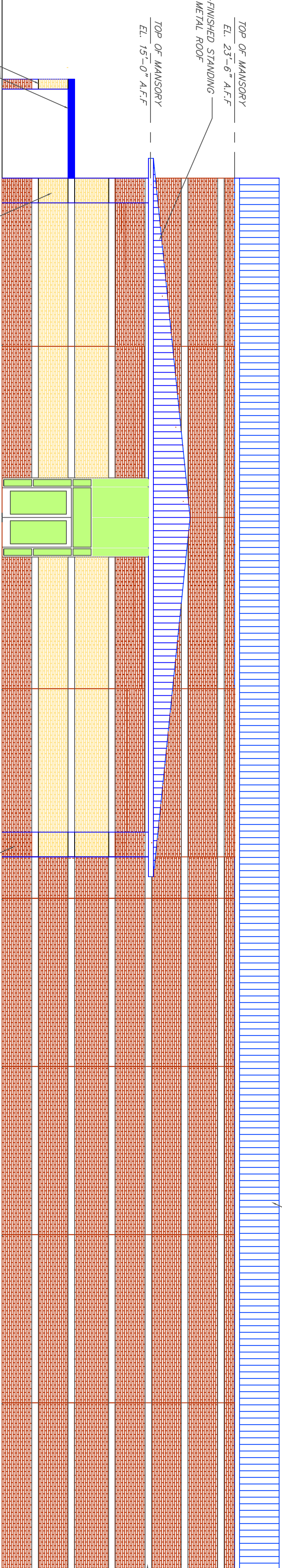
West Elevation #1

1
1/8" = 1'-0"

PRE-FINISHED STANDING
SEAM METAL ROOF



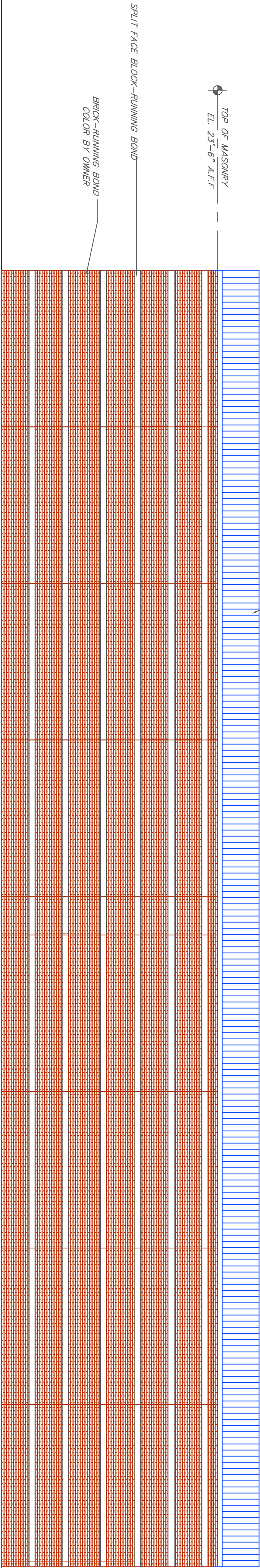
PRE-FINISHED STANDING
SEAM METAL ROOF



South Elevation #2

2
1/8" = 1'-0"

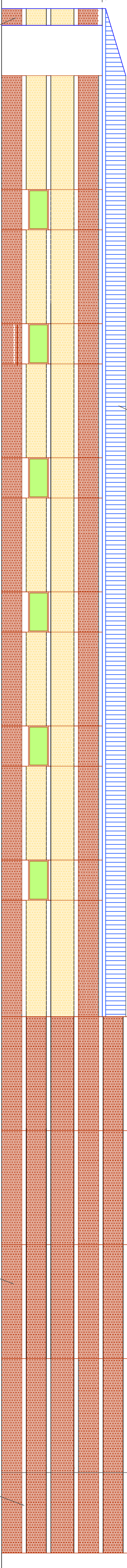
TOP OF MASONRY
EL. 23'-6" A.F.F.



North Elevation #3

3
1/8" = 1'-0"

PRE-FINISHED STANDING
SEAM METAL ROOF



East Elevation #4

4
1/8" = 1'-0"