

ADDITIONAL MATERIALS PROVIDED BY THE APPLICANT
Subsequent to the January 1, 2015 P&Z meeting
(following pages)

UNIVERSITY KIDS - SPECIAL USE PERMIT-Case No.01-15SUP1

2760 East Trinity Mills Road, Suite 114, Carrollton, TX 75006

The following documents serve to illustrate the project site located at 2760 East Trinity Mills Road, Suite 114, is a safe and environmentally friendly location to serve the children of Carrollton. Applicant: Tekisha Scott

1. A1-INDOOR FLOOR PLAN – PAGE 2

Illustration of the proposed modifications to project site.

2. A2-OUTDOOR FLOOR PLAN – PAGE 3

Illustration of the proposed modifications for the playground behind project site.

3. A3-EXTERIOR ELEVATION LOOKING NORTH AND WEST – PAGE 4

Illustration of the proposed placement of traffic bollards and fencing.

4. A4-SPECIALTY SPECIFICATIONS ALIGNED WITH FLOOR PLANS – PAGE 5

Information about the proposed material to be used.

5. A5-SPECIFICATION LIST WITH PHOTO EXAMPLES – PAGE 6

Specification details with colored visuals.

6. A6-DIRECTION OF TRASH PICK UP – PAGE 9

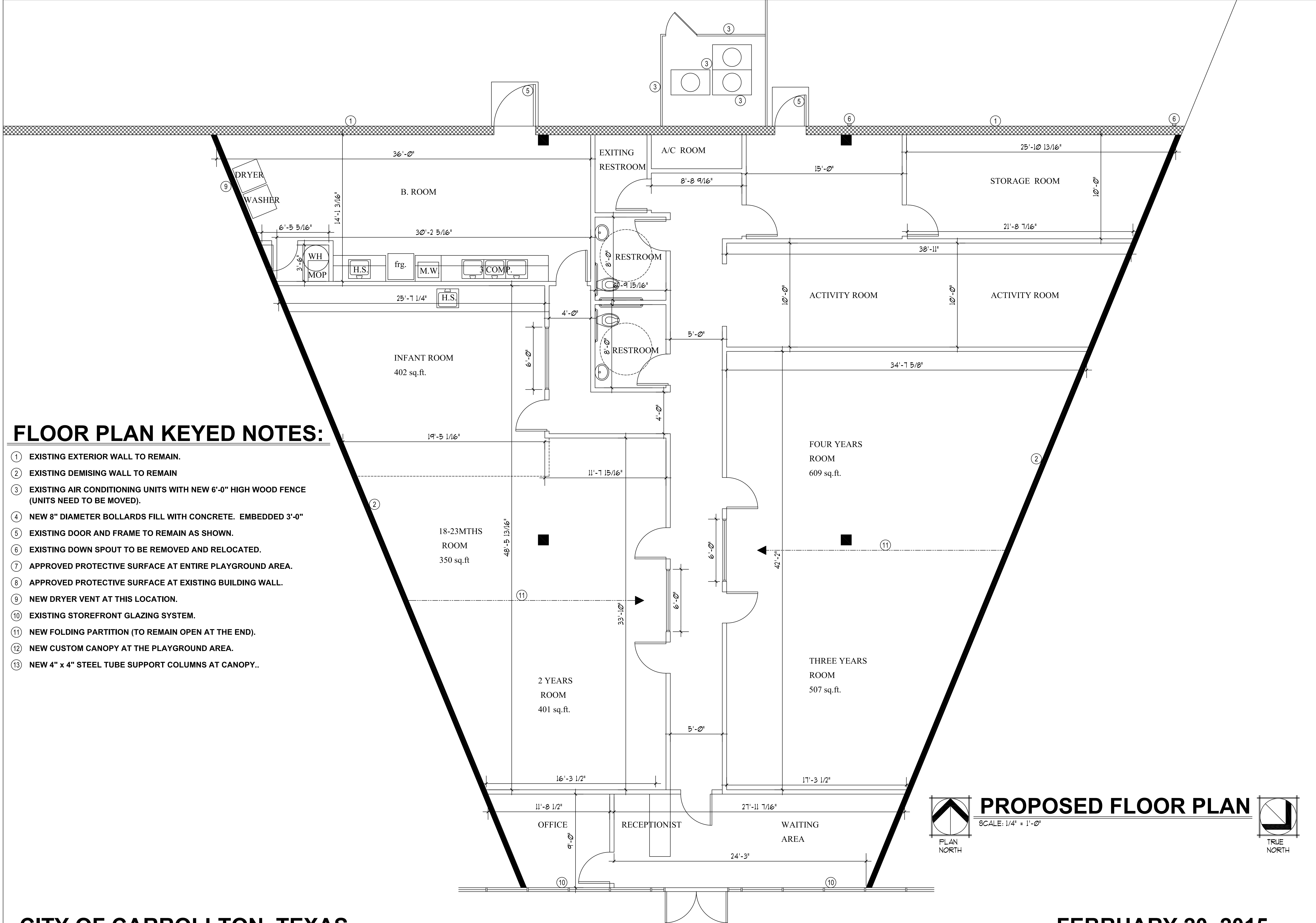
Map illustrating the travel path of the dumpster truck, aerial view of proposed playground, and existing elements.

7. A7-PHOTOS OF LOCATION – PAGE 10

Photos behind project site.

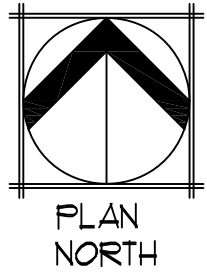
8. A8-PLANNING AND ZONING QUESTION CLARIFICATION – PAGE 11

Provide answers to questions proposed during the January 15th Planning & Zoning Commission meeting.



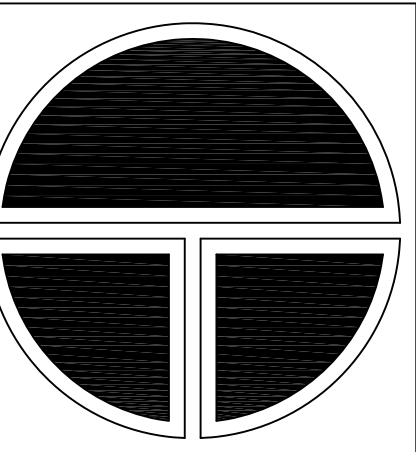
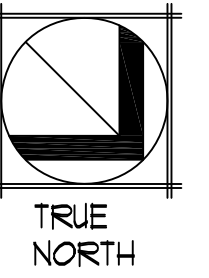
FLOOR PLAN KEYED NOTES:

- ① EXISTING EXTERIOR WALL TO REMAIN.
- ② EXISTING DEMISING WALL TO REMAIN
- ③ EXISTING AIR CONDITIONING UNITS WITH NEW 6'-0" HIGH WOOD FENCE (UNITS NEED TO BE MOVED).
- ④ NEW 8" DIAMETER BOLLARDS FILL WITH CONCRETE. EMBEDDED 3'-0"
- ⑤ EXISTING DOOR AND FRAME TO REMAIN AS SHOWN.
- ⑥ EXISTING DOWN SPOUT TO BE REMOVED AND RELOCATED.
- ⑦ APPROVED PROTECTIVE SURFACE AT ENTIRE PLAYGROUND AREA.
- ⑧ APPROVED PROTECTIVE SURFACE AT EXISTING BUILDING WALL.
- ⑨ NEW DRYER VENT AT THIS LOCATION.
- ⑩ EXISTING STOREFRONT GLAZING SYSTEM.
- ⑪ NEW FOLDING PARTITION (TO REMAIN OPEN AT THE END).
- ⑫ NEW CUSTOM CANOPY AT THE PLAYGROUND AREA.
- ⑬ NEW 4" x 4" STEEL TUBE SUPPORT COLUMNS AT CANOPY..



PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"



**THOMPSON
DESIGNS**

214.450.3067

UNIVERSITY KIDS
2760 EAST TRINITY MILLS ROAD
CARROLLTON, TEXAS 75006

REVISION DESCRIPTION:

DATE:

NO.

DRAWN BY:

DATE: 02/20/15

ISSUED FOR:
FOR MEETING ONLY

FLOOR PLAN

Job # 021015

A1

PROPOSED FLOOR PLAN KEYED NOTES:

- 1

EXISTING EXTERIOR WALL TO REMAIN.
- 2

EXISTING DEMISING WALL TO REMAIN
- 3

EXISTING AIR CONDITIONING UNITS WITH NEW 6'-0" HIGH WOOD FENCE.
- 4

NEW 8" DIAMETER BOLLARDS FILL WITH CONCRETE. EMBEDDED 3'-0"
- 5

EXISTING DOWN SPOUT TO BE REMOVED AND RELOCATED.
- 6

EXISTING DOOR AND FRAME TO REMAIN AS SHOWN.
- 7

APPROVED PROTECTIVE SURFACE AT ENTIRE PLAYGROUND AREA.
- 8

GARDEN BOXES / INTERACTIVE SENSORY TOYS / AND MURAL.
- 9

NEW DRYER VENT AT THIS LOCATION.
- 10

EXISTING STOREFRONT GLAZING SYSTEM.
- 11

NEW FOLDING PARTITION (TO REMAIN OPEN AT THE END).
- 12

NEW CUSTOM CANOPY AT THE PLAYGROUND AREA.
- 13

NEW 4" x 4" STEEL TUBE SUPPORT COLUMNS AT CANOPY..
- 14

4" DIAMETER FENCE STEEL FENCE POST AT 8'-0" ON CENTER.
- 15

3'-0" EMERGENCY GATE AT 6'-0" HIGH WOOD FENCE.
- 16

3'-0" HIGH PICKET FENCE WITH GATE TO SEPARATE AGE GROUPS.
- 17

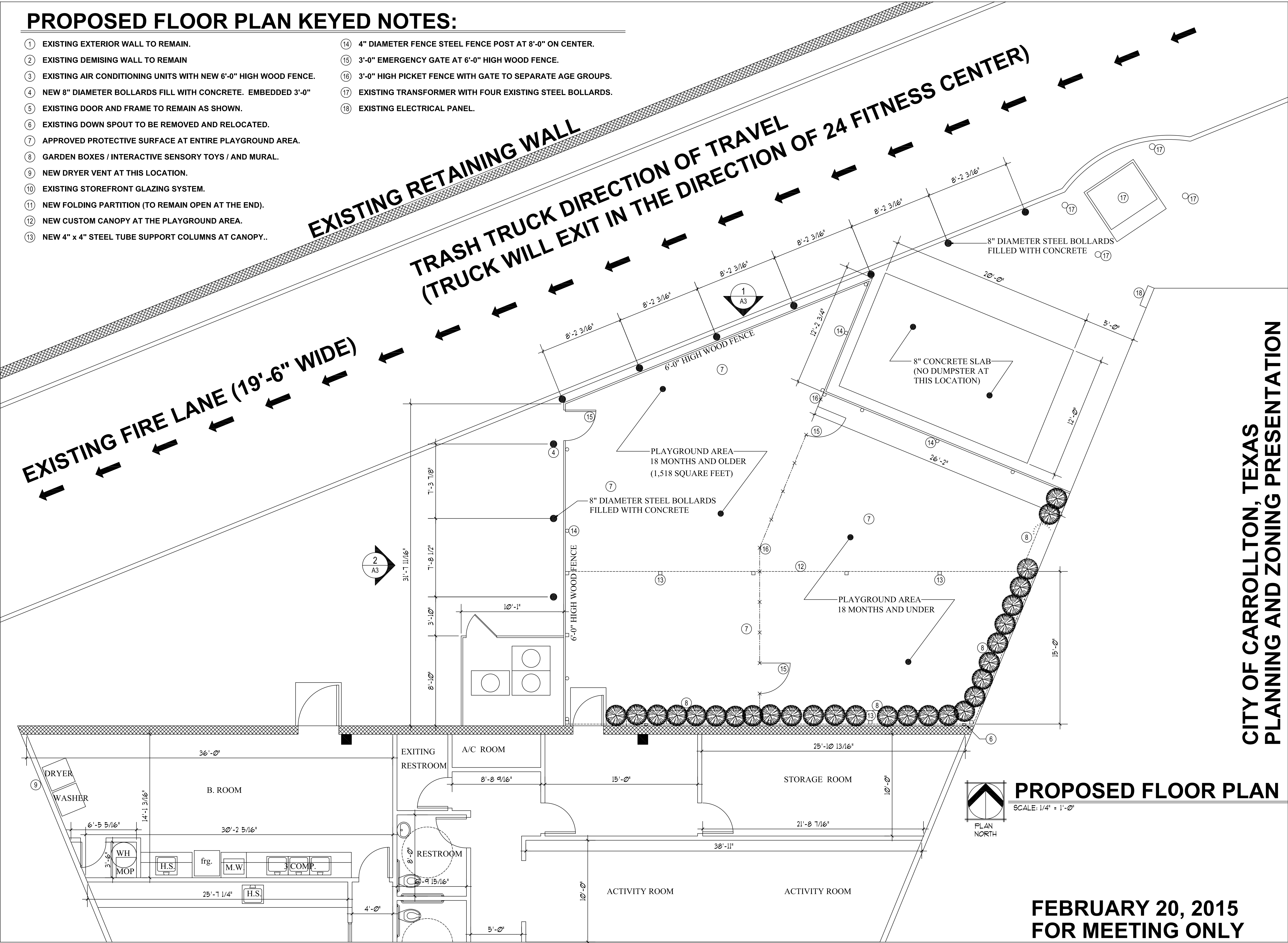
EXISTING TRANSFORMER WITH FOUR EXISTING STEEL BOLLARDS.
- 18

EXISTING ELECTRICAL PANEL.

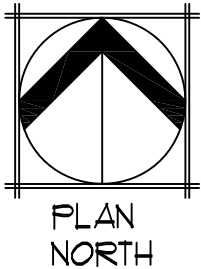
EXISTING RETAINING WALL

TRASH TRUCK DIRECTION OF TRAVEL
(TRUCK WILL EXIT IN THE DIRECTION OF 24 FITNESS CENTER)

EXISTING FIRE LANE (19'-6" WIDE)



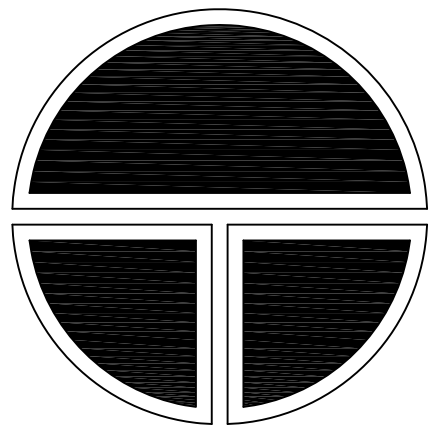
CITY OF CARROLLTON, TEXAS
PLANNING AND ZONING PRESENTATION



PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

FEBRUARY 20, 2015
FOR MEETING ONLY



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CARROLLTON, TEXAS 75006

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FLOOR PLAN

Job # 021015

A2

EXTERIOR ELEVATIONS KEYED NOTES:

- 1

EXISTING BUILDING
- 2

EXISTING 8" CONCRETE SLAB TO REMAIN.
- 3

NEW 6'-0" HIGH WOOD FENCE AS SHOWN.
- 4

NEW 8" DIAMETER BOLLARDS FILL WITH CONCRETE. EMBEDDED 3'-0"
- 5

EXISTING DOOR AND FRAME TO REMAIN AS SHOWN.
- 6

EXISTING DOWN SPOUT TO BE REMOVED AND RELOCATED.
- 7

NEW 6'-0" HIGH WOOD FENCE AT A/C UNITS.
- 8

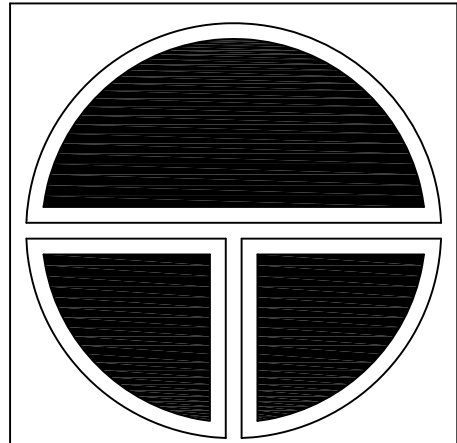
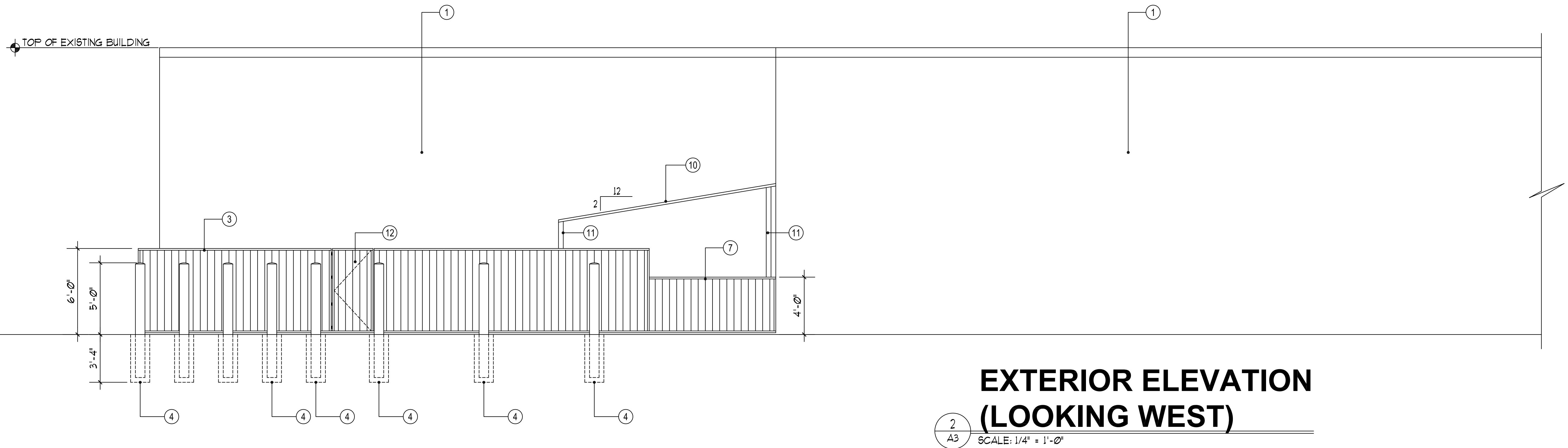
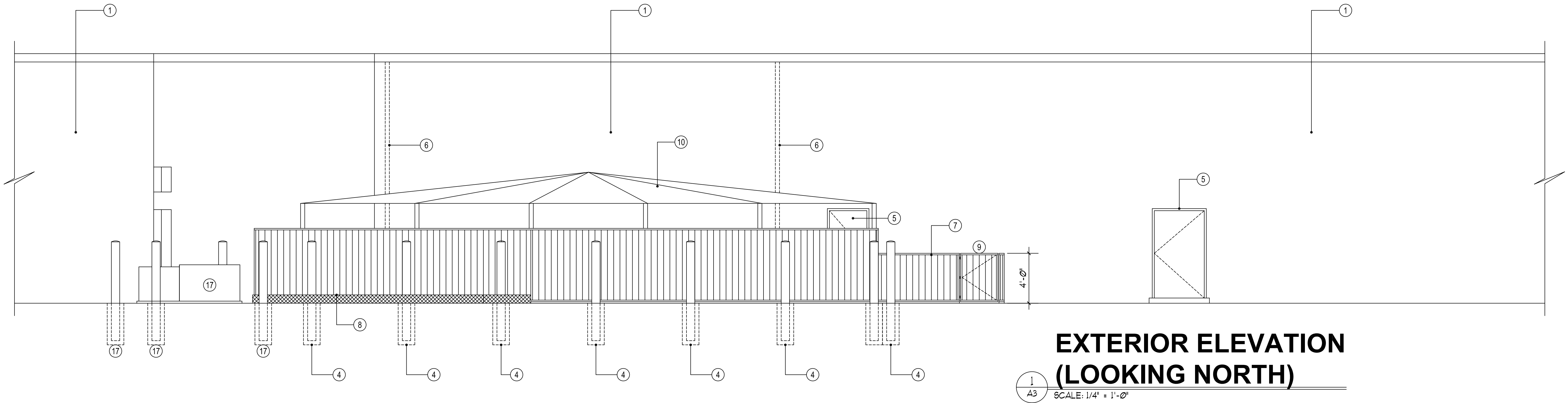
EXISTING 8" HIGH CONCRETE SLAB TO REMAIN.
- 9

NEW 3'-0" WIDE GATE AT A/C UNITS.
- 10

COMMERCIAL SHADED CANOPY STRUCTURE AT PLAYGROUND.
- 11

4" x 4" STEEL TUBE SUPPORT COLUMN.
- 12

3'-0" x 6'-0" EMERGENCY WOOD GATE AT PLAYGROUND.



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ISSUED FOR: FOR MEETING ONLY
EXTERIOR ELEVATIONS
Job # 021015

A3

SPECIALTY SPECIFICATIONS:

WOOD FENCE (6'-0" HIGH AND 4'-0" HIGH):

2 3/8" STEEL / METAL POST SET IN CONCRETE / 18" DEEP AT 8'-0" ON CENTER
WITH 6" WIDE WOOD FENCE PICKETS (SOUTHERN YELLOW PINE, RED CEDAR,
SPRUCE OR TREATED PINE. WOOD PRIVACY FENCING. WITH AS SHOWN.

SURFACE AT PLAYGROUND:

SURFACE:
ARTIFICIAL GREEN GRASS WITH PADDING UNDERNEATH.

SURFACE AT EXISTING BUILDING:

GARDEN BOXES / INTERACTIVE SENSORY TOYS / AND MURAL.

COVERED CANOPY AT PLAYGROUND AREA:

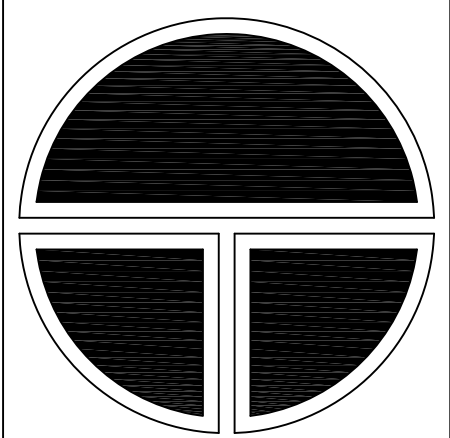
PLAYGROUND SHADE SAIL OR STANDING SEAM METAL SHADE STRUCTURE WITH SUPPORT COLUMNS:
TO PROVIDE YEAR ROUND PROTECTION FOR THE CHILDREN AT THE PLAYGROUND AREA.

8" DIAMETER STEEL BOLLARDS (FILLED WITH CONCRETE)

R-1007-08 PIPE BOLLARD (8 5/8" DIAMETER STEEL PIPE). EMBEDDED IN A CONCRETE SUB-STRATE TO PROVIDE A HIGHER LEVEL OF IMPACT-RESISTANT IN PARKING
LOTS AND OUTSIDE RETAIL OUTLETS. THE STEEL BOLLARD WILL STAND 5'-0" ABOVE THE CONCRETE SURFACE AND IT WILL BE EMBEDDED 3'-0" INTO CONCRETE
3'-0" BELOW THE SURFACE OF THE CONCRETE.

FEBRUARY 20, 2015
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CITY OF CARROLLTON, TEXAS
PLANNING AND ZONING PRESENTATION



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SPECIALTY SPECIFICATIONS
Job # 021015

A4

A5-SPECIFICATION LIST WITH PHOTO EXAMPLES

1. Commercial Shaded Canopy Structure

Shade structure made of UV stabilized high density polyethylene which blocks up to 94% of harmful UV rays.

Specifications:

Standard Wind Loads w/o Fabric: 150 MPH

Entry Heights: 8' / 10'/12'

Standard Wind Loads w/ Fabric: 90 MPH

http://srpshade.com/product-search/type/product/field_product_attributes/type-3071/field_product_attributes/umbrella-3326



2. Padded Artificial Grass Turf (ST30PVBM- Sports Turf (3mm Pad))

Specifications:

Synthetic Turf Color: Verde

Synthetic Turf Pile Weight - 30oz per sq. yard

Synthetic Turf Face Yarn Type - 100% Monofilament Poly

Synthetic Turf Pile Height - 1/4"

Turf Primary Backing - Stabilized Woven Polypropylene

Turf Secondary Backing - All weather latex unitary

Synthetic Turf Installation - Indoor/Outdoor, Concrete, Asphalt



<http://www.syntheticurf.com/Artificial-Turf-Main/Synthetic-Turf-Foam-Padded/Batting-Cage-Turf-ST30PVBM-3mm>

MATERIAL AND SPECIFICATIONS continued

3. Traffic Bollards

Specifications:

TYPE: Bollards that prevent the entry of vehicles into an area or simply protect buildings from accidental damage.

DIMENSIONS: 8" diameter x 4 feet

Material: Concrete

STRESS LOAD: 5000 PSI at 28 days

<http://www.milanvault.com/site-amenities/concrete-bollards/>

http://www.milanvault.com/content/bollards/Milan_Parking-Bollard-Spec.pdf



4. Wooden Fencing for Perimeter (6 ft. x 6 ft. Fence Picket)

Model # 162523

Internet # 204146019

Specifications

Dimensions

Actual picket height (in.) 72

Actual picket thickness (in.) .590

Actual picket width (in.) 3.5

Assembled Depth (in.) .590

Details

Commercial/Residential Use: Commercial / Residential

Fencing Product Type: Wood Pickets

Material: Wood



<http://www.homedepot.com/p/Unbranded-6-ft-x-6-ft-Pressure-Treated-Cedar-Tone-Moulded-Fence-Kit-162523/204146019?N=5yc1vZc3m6>

MATERIAL AND SPECIFICATIONS continued

5. Fencing to Separate Age Groups (3 ft. x 6 ft.)

Model # 162522, Internet # 204146002

Specifications

Dimensions

Actual backer rail length (in.) 72
Actual backer rail thickness (in.) 1.375
Actual backer rail width (in.) 2.375
Actual panel height (in.) 36
Actual panel thickness (in.) 2.25
Actual panel width (in.) 72



Details

Commercial/Residential Use: Commercial / Residential
Fencing Product Type: Wood Pickets
Material: Wood

<http://www.homedepot.com/p/Unbranded-3-ft-x-6-ft-Pressure-Treated-Cedar-Tone-Moulded-Fence-Kit-162522/204146002>

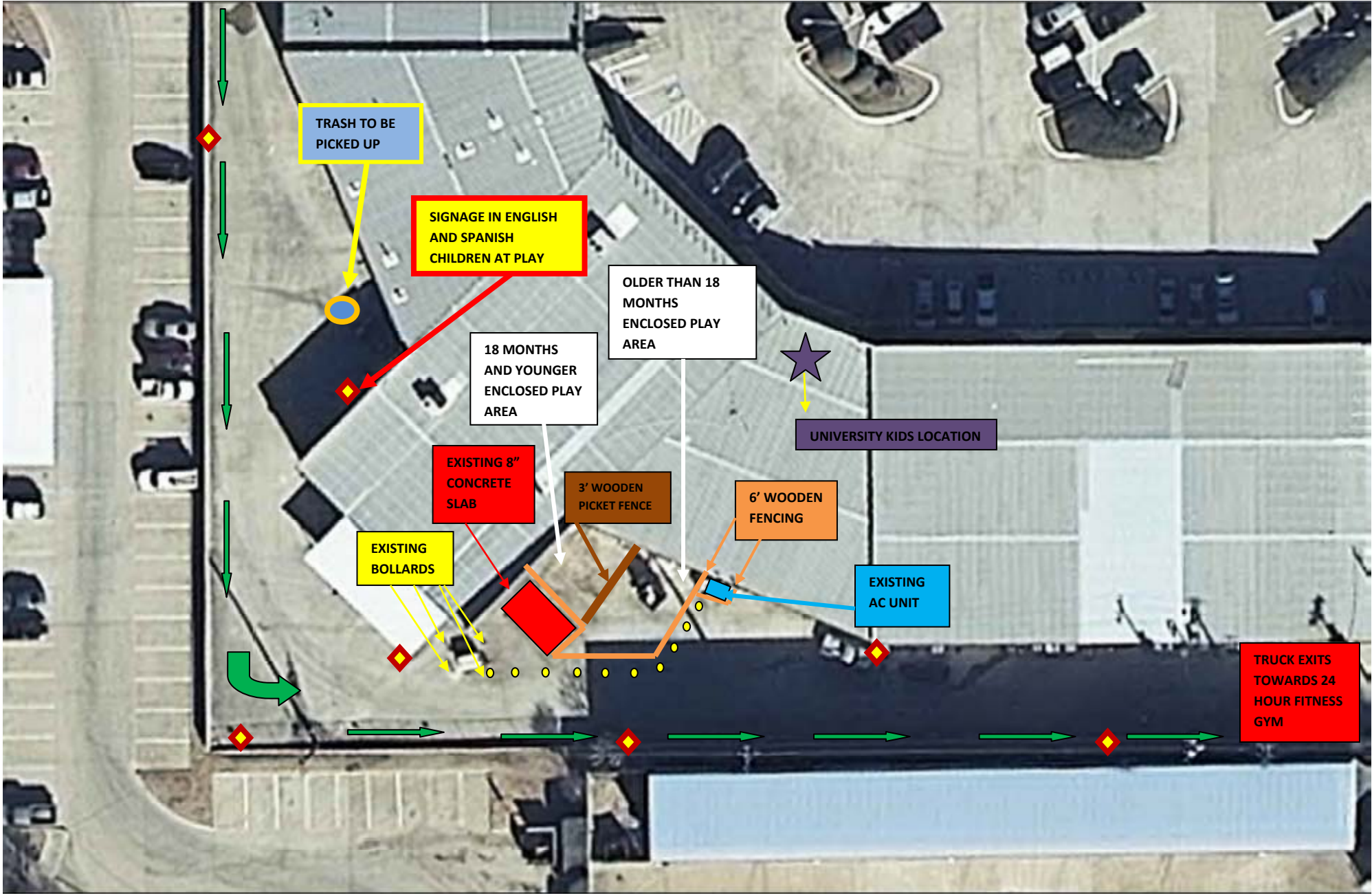
SUPPLEMENTAL PROTECTION

The back wall will have raised garden boxes, greenery, fine motor sensory toys as seen below, and a mural in order to protect the scholars from a wall injury, provide a natural aesthetics appearance, and kid friendly environment. In addition, there will be ample signage to alert drivers that children are in the vicinity.



A6-DIRECTION OF TRASH PICK-UP

TRUCK ENTERS
FROM THIS
DIRECTIONS



A7-PHOTOS OF LOCATION



A8-PLANNING AND ZONING QUESTION(S) CLARIFICATION

*Questions in black *Answers in green

1. Where exactly will University Kids be located?

2760 East Trinity Mills Road, Carrollton, Texas 75006, Suite 114 (project site) as depicted with a purple star on the **A6-DIRECTION OF TRASH PICK UP** document.

2. Where will the playground be located?

The playground will be located directly adjacent to the rear of the building. See **A2-OUTDOOR FLOOR PLAN** and **A6-DIRECTION OF TRASH PICK UP** for an aerial view.

3. Is the financing secured for the rear of the playground, if it were to be approved?

Yes, the outdoor play area is part of my build-out allocations in my lease and I have secured a small business loan.

4. Have you read staff's stipulations?

Yes, I will comply with staff's recommendations/stipulations.

5. Which businesses/retailers did you speak to in regards to how frequent they use the rear/back lane?

I spoke with all eleven businesses. The Framing Warehouse receives deliveries to the rear of the building approximately once a month. The remaining businesses receive front (door) deliveries.

6. How do you protect the fence from any vehicular damage?

A solid wood fence supported by reinforced steel posts inserted into the ground, to include ten (10) concrete traffic bollards around the perimeter. Currently, there is an eight inch existing concrete slab with four (4) concrete traffic bollards outside of the play area. Also, consistent signage will be posted to alert drivers. See **A6-DIRECTION OF TRASH PICK UP**.

7. Is the fence a board on board to prevent people from seeing that there are children playing?

Yes, the privacy fence is a solid wood, board on board, including cameras in the rear of the building.

8. When it rains how does the water drain?

The water drains toward the fire lane, running east.

9. Are there any problems with the solid fence?

No, the solid fence adds natural appeal to the outdoor learning environment.

10. Are daycares protected by any regulations, regarding a certain amount of feet from an alcoholic beverage establishment?

No, the project site is six to seven businesses/retailers from the alcoholic beverage establishment, approximately 140 feet.

11. Location of the sanitation/trash pickup and travel route behind the project site?

The trash is located on the opposite side of the project site to the left as seen on **A6-DIRECTION OF TRASH PICK UP**. The dumpster truck enters from the Trinity Mills side and travels along in the rear (fire) lane behind University Kids towards 24 Hour Fitness.

12. What type of shading will be used?

Traditional daycare and elementary school shade canopy. Blocks 94% of sunlight and protects children from harmful UV rays. Knitted fabric from high density polyethylene monofilament, infused with UV inhibitors, designed to withstand wind loads of up to 90 mph.

13. How often does the sanitation department pickup trash? What days? Do they come consistently at the same time?

Tuesday & Thursday before 11:00 a.m. Trash pickup time is consistent.

14. How many people will be on the playground? Can you re-arrange play time with the scheduling of dumpster pick up?

There will be two adults with approximately fourteen scholars between them. Yes, play time will be adjusted to avoid dumpster pickup.

15. Will the children play outside when it is dark?

No, the playground is off limits when it is dark.