

November 11, 2019

Rick Trice
Director of Public Works
City of Saginaw
205 Brenda Lane
Saginaw, Tx 76179

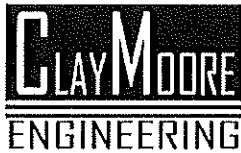
Re: The Learning Center- TLE Saginaw- SUP

Dear Mr. Trice,

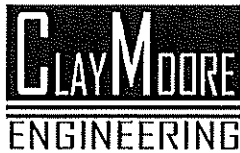
This letter shall serve as ClayMoore Engineering's written response to the drawing comments received. Responses are written in bold.

Comments

1. Tax certificate from Tarrant County stating that all city and school taxes have been paid to date. Zoning Ordinance 2002-04, Article 5, Section 5-4, C3
UNDERSTOOD
2. Provide asphalt shoulder to allow eastbound traffic to pass turning traffic.
WE WILL WORK WITH ENGINEERING TO PROVIDE A TURN AREA.
3. 30' required for all inside radii.
THE FIRE LANE RADII HAS BEEN ADJUSTED.
4. 100 square feet for each child required for outdoor play area. Zoning Ordinance 2002-04, Article 8, Section 8-6 B 2.
THE CURRENT SITE PLAN SHOWS 19,000 SF FOR THE OURDOOR PLAY AREA.
5. Provide drainage study with site detention.
A DRAINAGE STUDY BEING COMPLETED AND WE WILL WORK WITH THE CITY TO ENSURE THAT PROPER MEASURES ARE PROVIDED FOR THE DRAINAGE OF THE SITE. IT IS UNDERSTOOD THAT DETENTION IS LIKELY REQUIRED FOR THIS SITE TO NOT INCREASE FLOW DOWNSTREAM.
6. Please complete requirements for Article 8, Section 8-1-E-1. Specifically show available utilities (water and sewer).
WATER AND SEWER SERVICES ARE ADJACENT TO THE SITE AS COORDINATED WITH THE CITY. PLANS WILL BE UPDATED TO SHOW THE CONNECTIONS.



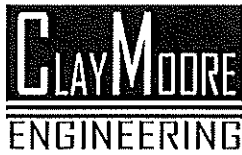
7. Show range of ROW.
THE SITE PLAN WILL BE UPDATED TO SHOW THE ROW ON BOTH SIDES.
8. Show limits and type of screening and location of all refuse storage areas. Article 8-1-E-9
THE DUMPSTER ENCLOSURE NOTE HAS BEEN REVISED.
9. Show the type, location, and quantity of all plant material used for landscaping. Provide landscape table. Section 8-1 E 9
A DETAILED LANDSCAPE PLAN WILL BE PROVIDED. ALL CITY REQUIREMENTS FOR LANDSCAPING WILL BE PROVIDED.
10. Show building setback lines. Article 8-1-E-7.
SETBACK LINES HAVE BEEN ADDED.
11. Show zoning on property and contiguous properties. Article 8-1-E-12.
SITE PLAN WILL BE UPDATED WITH THE ADJACENT ZONING.
12. Show buildings on exterior of the site that are within 25 feet of all property lines. Article 8-1-E-13.
THE SURROUNDING RESIDENTIAL HOMES OUTLINES HAVE BEEN ADDED.
13. Provide sidewalk connection to existing at Old Decatur Road.
THE SIDEWALK HAS BEEN ADDED.
14. ADA ramps at all driveway locations.
THE ADA RAMPS HAVE BEEN ADDED.
15. Relocate sign at Old Decatur and W. J. Boaz to accommodate ADA ramp.
SIGN HAS BEEN ADJUSTED AND MOVED OUTSIDE OF THE ROW.
16. Verify parking requirements. Section 8-9 A, Instructional, Day Care.
PARKING REQUIREMENTS CORRECTED.
17. Provide dimensions on assessable parking or detail.
ACCESSIBLE PARKING SPOTS DIMENSIONED.
18. Need to show detectible surface compliant with ADA where walks enter fire lane.
19. Correct "parkgin" to "parking".
"PARKING" SPELLING CORRECTED
20. What utility is in the 15' utility easement on the east side of property?
THE EXISTING OFFSITE UTILITY EASEMENT TO THE EAST OF THE PROPERTY CONTAINS A 6" SANITARY SEWER LINE AND MANHOLE.



21. Explain "enhanced paving". Note #4
ENHANCED PAVING NOTE WAS AN ERROR, AND HAS BEEN REMOVED.
22. Replace "town" with "City of Saginaw" in note #5.
"TOWN" REPLACED WITH "CITY OF SAGINAW" IN SITE PLAN NOTES.
23. Correct Radiuses to Radii in note #6.
"RADI" SPELLING CORRECTED.
24. Abbreviations: F. A. U. in table, FL on plan.
ABBREVIATION FOR FIRELANE, ACCESS AND UTILITY EASEMENT UPDATED TO CORRECTLY REFLECT THE LABELING ON THE SITE PLAN.
25. Add LS to abbreviations definitions
LS ABBREVIATION ADDED TO ABBREVIATION TABLE.

Fire Department Comments

1. Building will need to be constructed to meet the 2018 IFC and Amendments. Those can be found online under City of Saginaw Texas <https://www.ci.saginaw.tx.us/79/Fire-Codes>
BUILDING WILL BE CONSTRUCTED TO ME 2018 IFC REGULATIONS AND AMENDMENTS.
2. Parking reflects 18 inches deep, is this unobstructed by a bumper? If so, the clear length will need to be 18 total feet for every parking space.
PARKING SPACES ARE 18' IN LENGTH AND WHERE ADJACENT TO FLUSH CURB IN FRONT OF BUILDING, WHEEL STOPS HAVE BEEN PROVIDED.
3. Fire lane is adequate in terms of the width 24 minimum as long as parking is not allowed in this area. Minimum vertical height 13.6 inches
24' FIRE LANE WIDTH IS EXCLUSIVE OF ANY PARKING AREAS. NO OVERHANGS IN THE FIRE LANE ARE PROPOSED, SO MINIMUM OF 13.6' OF VERTICAL CLEARANCE IS MAINTAINED ALONG ALL POINTS OF FIRE LANE.
4. One section of this building is over 150 feet from the fire lane. The fire lane or the building will need some work to ensure that no portion of the building is greater than 150 from the center of the fire lane.
FIRE LANE ALIGNMENT HAS BEEN ADJUSTED SO THAT NO PORTION OF THE BUILDING IS GREATER THAN 150' FROM THE CENTER OF A FIRE LANE.
5. Fire lane radius 30 inside radius required on the fire lane. It appears that some additional work may be required here.
INSIDE RADIUS OF FIRE LANE ADJUSTED TO BE 30' MINIMUM.



6. At this point we have no other concerns other than water supply. Do we have any hydrants to propose on this project or will that come later?
FIRE HYDRANTS HAVE BEEN ADDED.

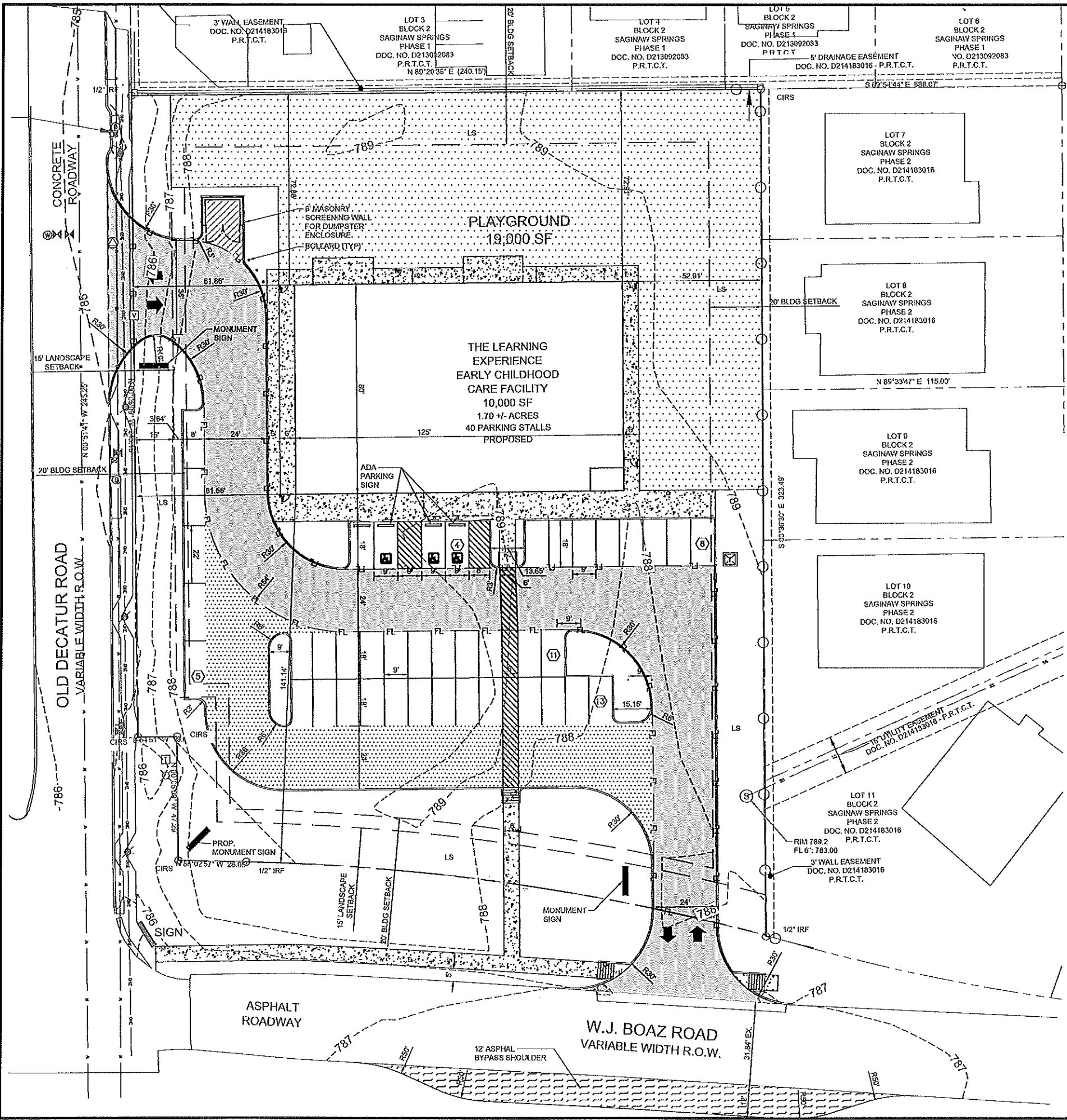
If you have any further questions, please do not hesitate to let us know. Thank you.

Sincerely,

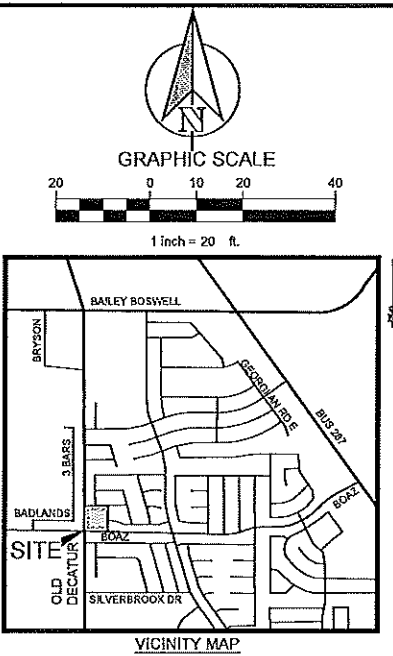
A handwritten signature in black ink, appearing to read "Clay Cristy". The signature is stylized with a large, looped "C" and a long, sweeping "y".

Clay Cristy, P.E.

PLOTTED BY: LYNN ROWLAND
PLOT DATE: 11/8/2019 10:21 AM
LOCATION: 2: PROJECTS\PROJECTS\2019-135 TLE SAGINAW CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 11/8/2019 10:19 AM



SITE DATA TABLE	
SITE AREA (NET ROW TAKE)	1.64 AC (71,708 SF)
LEGAL DESCRIPTION	LOT 30, BLOCK 2, SAGINAW SPRINGS, PHASE 2
EXISTING ZONING	PLANNED DEVELOPMENT NEIGHBORHOOD COMMERCIAL
PROPOSED USE	DAYCARE/NURSERY
PROPOSED BUILDING AREA	10,000 SF
PROPOSED BUILDING HEIGHT	25' - 4"
LOT COVERAGE	13.9%
FLOOR AREA RATIO	0.139 : 1
PERVIOUS AREA	33,113 SF
IMPERVIOUS AREA	38,595 SF
PERCENT IMPERVIOUS	53.8%



LEGEND	
	HEAVY DUTY CONCRETE PAVEMENT
	STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DUMPSTER CONCRETE PAVING
	PROPOSED CONCRETE CURB AND GUTTER
	PROPERTY LINE
	FULL-DEPTH SAWCUT
	FIRE LANE
	EASEMENT LINE
	PARKING COUNT

- STANDARD NOTES:**
- ALL SIGNAGE IS APPROVED VIA A SEPARATE PERMITTING PROCESS.
 - ALL MECHANICAL EQUIPMENT, DUMPSTERS, ROOFTOP UNITS, ETC. SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
 - ALL LIGHT SOURCES, INCLUDING WALL PACKS, LIGHT POLES, AND LIGHTS UNDERNEATH CANOPIES, SHALL BE RECESSED (i.e. FULL CUTOFFS) WITH NO DROP DOWN BULBS SO THAT ALL LIGHT SOURCES ARE SHIELDED AND NO LIGHT SOURCE IS OTHERWISE VISIBLE.
 - ANY ALTERATION TO THE SITE PLAN, INCLUDING BUILDING ELEVATION AND LANDSCAPE SUBSTITUTIONS, REQUIRE CITY OF SAGINAW APPROVAL THROUGH A REVISED PLAN.
 - RADI DIMENSIONS 3' UNLESS OTHERWISE STATED IN THIS DRAWING.
 - ALL PARKING STRIPING SHALL BE WHITE.

- ABBREVIATIONS DEFINITIONS:**
- | | |
|------------|--------------------------------------|
| 1. FL : | FIRELANE, ACCESS & UTILITY EASEMENT. |
| 2. PROP. : | PROPOSED |
| 3. EX. : | EXISTING |
| 4. ESMT. : | EASEMENT |
| 5. LS : | LANDSCAPED AREA |

PARKING DATA TABLE	
PARKING RATIO	DAYCARE/NURSERY 1/5 PUPILS (190 PUPILS)
PARKING REQUIRED	38 SPACES (3 ADA)
PARKING PROVIDED	41 SPACES (3 ADA)

TEXAS REGISTRATION #14119
CLAY MOORE
ENGINEERING
PHONE: 913.241.9527
WWW.CMENGINEERING.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
Engineer: CLAY CRISBY
P.E. No. 109950, Date 11/07/2019

TLE SAGINAW
OLD DECATUR RD. AND WJ BOAZ RD
SAGINAW, TEXAS

NO.	DATE	REVISION

SITE PLAN

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	11/07/2019
SHEET	
SP-1	

File No. 2019-135