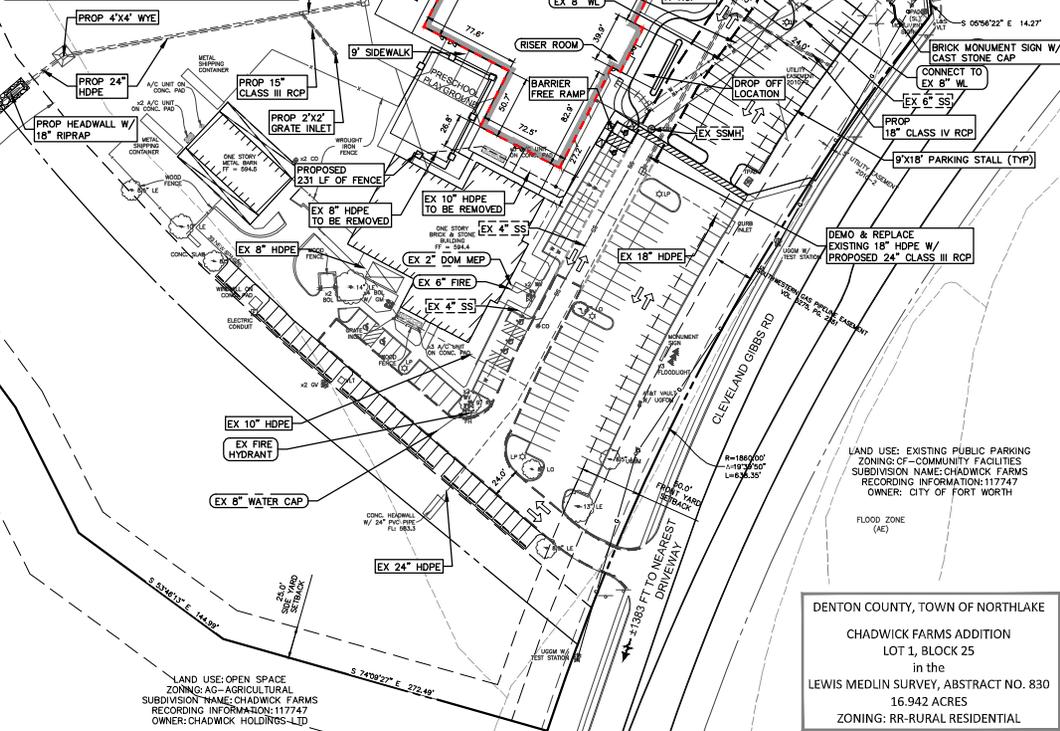


VICINITY MAP
1"=1000'

SITE DATA SUMMARY TABLE	
ZONING	RR-RURAL RESIDENTIAL
PROPOSED USE	SCHOOL
BUILDING AREA (GROSS SQUARE FOOTAGE)	24,168 GSF (SCHOOL ADDITION)
BUILDING HEIGHT (FEET AND INCHES)	41'-3"
AREA OF IMPERVIOUS SURFACE	Proposed 49836 SF
	108 SPACES (EXISTING)
	119 SPACES (PROPOSED)**
TOTAL PARKING: REQUIRED AND PROVIDED	108 SPACES (PROPOSED)
	Total = 214 SPACES
	5 SPACES (EXISTING)
NUMBER OF HANDICAP PARKING SPACES	7 SPACES REQUIRED PER ADA
	3 SPACES (PROPOSED)**
	Total = 7 SPACES (EXISTING)
NUMBER OF DWELLING UNITS AND NUMBER OF BEDROOMS (MULTIFAMILY)	N/A
*Church/Worship: 1 space for each 4 seats (566 Seats total) or 1 space for every 100 square feet of gross floor area, whichever is less (based on maximum design capacity)	
** 3 Existing parking spots will be used for ADA parking	

LEGEND			
ABBREVIATIONS:		Right-of-Way	
EX	EXISTING	DR	Dead Records
PROP	PROPOSED	PR	Plot Records
DF	Capped Drain Found	PAC	Patent Access Easement
CRS	Control Point	SE	Setback Line
Man.	Manhole	WLE	Wellhead Easement
CE	Center Point	MCE	Mutual Access Easement
LT	Existing Top of Curbment		
LT	Proposed Top of Curbment		
C	Center		
Pr	Private Right		
Gr	Grade of Top of Pavement		
Gr	Grade of Top of Slope		
FG	Finished Grade		
Pr	Proposed		
FP	Finished Pad		
Pr	Proposed		
UE	Utility Easement		
UE	Utility Easement		
BL	Building Line		
LINE & SYMBOLS:		Proposed:	
---	Wire Fence	---	Waterline
---	Waterline	---	Sanitary Sewer
---	Sanitary Sewer	---	Storm Sewer
---	Storm Sewer	---	Overhead Power
---	Overhead Power	---	Buried Power
---	Buried Power	---	Gas Line
---	Gas Line	---	SUP Boundary
---	SUP Boundary	---	Fire Hydrant
---	Fire Hydrant	---	Water Valve
---	Water Valve	---	Water Meter
---	Water Meter	---	Sanitary Sewer Manhole
---	Sanitary Sewer Manhole	---	Guy Wire
---	Guy Wire	---	Light Pole
---	Light Pole	---	Power Pole
---	Power Pole	---	Tree
---	Tree	---	Benchmark



BEINGING at a capped 1/2" iron pin set at the intersection of the northwesterly right-of-way line of Cleveland-Gibbs Road (E20' R/W) with the westerly line of Lot 16, Block 25 of Chadwick Farms Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet N, Page 482 PROCT, a distance of 480.83 feet to a capped 1/2" iron pin set;

THENCE N 11°20'05" W along the easterly line of said Chadwick Farms Addition as recorded in Cabinet N, Page 482 PROCT, a distance of 149.23 feet to a capped 1/2" iron pin set;

THENCE N 74°42'38" N along the northerly line of said Chadwick Farms Addition as recorded in Cabinet N, Page 482 PROCT, a distance of 149.23 feet to a capped 1/2" iron pin set;

THENCE S 70°59'41" W along the northerly line of said Chadwick Farms Addition as recorded in Cabinet N, Page 482 PROCT, a distance of 40.81 feet to a capped 1/2" iron pin set, said capped iron pin also being the southeast corner of Lot 104, Block 23 of Chadwick Farms Addition as recorded in Cabinet N, Page 382 PROCT;

THENCE N 11°20'05" W along the easterly line of said Chadwick Farms Addition as recorded in Cabinet N, Page 382 PROCT, a distance of 169.89 feet to a capped 1/2" iron pin set;

THENCE N 70°59'41" W along the northwesterly line of said Chadwick Farms Addition as recorded in Cabinet N, Page 382 PROCT, a distance of 341.96 feet to a capped 1/2" iron pin set;

THENCE N 41°50'03" W along the northwesterly line of said Chadwick Farms Addition as recorded in Cabinet N, Page 382 PROCT, a distance of 330.00 feet to a capped 1/2" iron pin set;

THENCE N 84°03'59" W along the northwesterly line of said Chadwick Farms Addition as recorded in Cabinet N, Page 382 PROCT, a distance of 643.76 feet to a capped 1/2" iron pin set;

THENCE N 82°05'00" W along the northerly line of said Chadwick Farms Addition as recorded in Cabinet N, Page 382 PROCT, a distance of 88.00 feet to a capped 1/2" iron pin set;

THENCE S 70°59'30" W along the northerly line of said Chadwick Farms Addition as recorded in Cabinet N, Page 382 PROCT, a distance of 380.00 feet to a point in Elizabeth Creek;

THENCE N 17°44'41" E departing the northerly line of said Chadwick Farms Addition as recorded in Cabinet N, Page 382 PROCT, a distance of 89.14 feet to a point in Elizabeth Creek;

THENCE N 48°10'47" E, a distance of 292.30 feet to a point in Elizabeth Creek;

THENCE N 53°24'12" E, a distance of 182.81 feet to a point in Elizabeth Creek;

THENCE N 71°41'10" E, a distance of 217.36 feet to a point in Elizabeth Creek;

THENCE S 89°58'03" E, a distance of 142.00 feet to a point in Elizabeth Creek;

THENCE S 81°40'51" E, a distance of 104.80 feet to a point in Elizabeth Creek;

THENCE S 89°21'29" E, a distance of 101.83 feet to a point in Elizabeth Creek;

THENCE N 88°20'58" E, a distance of 1270.87 feet to a capped 1/2" iron pin set, said capped iron pin also being the Point of Curvature of a non-tangent circular curve to the left having a radius of 690.00 feet, a central angle of 10°59'05" and being subtended by a chord which bears S 42°50'12" E, 508.87 feet;

THENCE along said curve to the left, a distance of 504.47 feet to a capped 1/2" iron pin set;

THENCE S 50°24'01" E tangent to said curve, a distance of 119.86 feet to a capped 1/2" iron pin set;

THENCE S 59°56'29" E, a distance of 14.27 feet to a capped 1/2" iron pin set, said capped iron pin also being the Point of Curvature of a non-tangent circular curve to the left having a radius of 690.00 feet, a central angle of 10°59'05" and being subtended by a chord which bears S 59°58'05" E, 636.22 feet;

THENCE along the said northwesterly right-of-way line of Cleveland-Gibbs Road and along said curve to the right, a distance of 636.22 feet to a capped 1/2" iron pin set;

THENCE S 89°42'13" W tangent to said curve and along the said northwesterly right-of-way line of Cleveland-Gibbs Road, a distance of 700.16 feet to a capped 1/2" iron pin set, said capped iron pin also being the Point of Curvature of a circular curve to the right having a radius of 690.00 feet, a central angle of 11°56'09" and being subtended by a chord which bears S 24°40'18" N, 690.86 feet;

THENCE along the said northwesterly right-of-way line of Cleveland-Gibbs Road and along said curve to the right, a distance of 226.54 feet to the Point of Beginning and containing 1,775.20 square feet or 40.763 acres of land, more or less.

BENCHMARKS:

TBM - MAG NAIL WITH SHINER SET ON THE NORTH END OF A BRIDGE ON THE WESTERN BACK OF CURB OF CLEVELAND GIBBS ROAD 755'± SOUTH WEST FROM THE INTERSECTION OF CLEVELAND GIBBS ROAD AND CHADWICK PARKWAY AND 81'± SOUTH OF THE SOUTHEAST PROPERTY CORNER OF THE SUBJECT PROPERTY.

NORTHINGS: 7056085.76
EASTINGS: 2348096.25
ELEVATION: 596.5'

GENERAL NOTES:

- INFORMATION ON THE ADJACENT PROPERTY TO THE NORTH OF THE SITE:
 - LAND USE: MULTIFAMILY M-PD MIXED USE/ PLANNED DEVELOPMENT
 - SUBDIVISION NAME: CHADWICK FARMS SUBDIVISION
 - RECORDING INFORMATION: 117747
 - OWNER: TIDES ON CHADWICK OWNER LLC
- EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED. EXISTING UTILITIES ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL BOUNDARY INFORMATION ARE PER THE FINAL PLAT #2010-2

REQUESTED VARIANCES

- REQUESTING VARIANCES TO USE 9'x18' PARKING STALLS FOR EXPANSION TO MATCH THE EXISTING PARKING STALLS ON SITE.

OWNER

ST. PETER LUTHERAN CHURCH AND PRESCHOOL
15701 CLEVELAND GIBBS RD.
ROANOKE, TX 76262
817-491-2010
SAINT PETER LUTHERAN CHURCH

ENGINEER

DARREN ANDREWS, PE
DANDREWS@MCADAMSCO.COM
PHONE: (972) 436-9712

DENTON COUNTY, TOWN OF NORTHLAKE
CHADWICK FARMS ADDITION
LOT 1, BLOCK 25
in the
LEWIS MEDLIN SURVEY, ABSTRACT NO. 830
16.942 ACRES
ZONING: RR-RURAL RESIDENTIAL

FOR TOWN USE ONLY

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

GOFF COMPANIES, LLC
2221 LAKESIDE BLVD. #700
RICHARDSON, TX 75082
(214) 716-3100
TANNER GOFF



**ST. PETER CHURCH
EXPANSION
16.942 AC
CONSTRUCTION DOCUMENTS
15701 CLEVELAND GIBBS RD.,
ROANOKE, TEXAS, 76262**

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. MCADAMS, TBPE: 19762, DARREN ANDREWS, P.E. #00687, DATE: 4/08/2024

REVISIONS

NO.	DATE	DESCRIPTION

PLAN INFORMATION

PROJECT NO. SFC23473
FILENAME: SFC23473-SLOWG
CHECKED BY: DVA
DRAWN BY: KVA
DATE: 11/15/2024
SCALE: 04.08.2024

SHEET

SITE PLAN

C2.00