



T: 214.609.9271 | F: 469.359.6709 | W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013

ATTN:

City of Bee Cave Planning Department
4000 Galleria Parkway
Bee Cave, TX 78738

DATE: December 20, 2017

RE: Kiddie Academy - Conditional Use Permit Application – Project Summary Letter

Dear Sir/Madam

The following Project Summary Letter is for the Kiddie Academy proposed off West Joint Access Road just east of the Highway 71 and Vail Divide intersection in Bee Cave, Texas. The project site is 1.612 acres and is described as Lot 1, Block AA of the Bella Colinas Commercial Plat.

Kiddie Academy is an educational child care provider that focuses on learning, creativity, compassion and character. Shaping and inspiring children for the future has always been a critical part of the Kiddie Academy vision. The Kiddie Academy cares for, educates and encourages its children to do more and be more.

The provided site plan is in compliance with the City of Bee Cave ordinances. The site configuration allows for existing tree preservation as shown on the provided tree preservation plan. The proposed use is compatible with the neighboring zoning of neighborhood services and residential. Adequate vehicular and pedestrian circulation has been provided throughout the site. The proposed fire safety requirements have been preliminarily pre-approved by Lake Travis Fire Rescue. Off-street parking has been provided at 1 space per 10 students plus 1 space per each teacher. Stacking will not be an issue as parents will be required to park in a parking space and enter the building to sign children in and out. Proposed landscape has been shown to meet screening requirements and enhance the overall site aesthetics. The site plan allows for 46.80% of the site to be preserved as pervious open space. Existing soils will be preserved and reused as deemed feasible by soil testing. Flooding risks will be alleviated through incorporation of an adequate storm-water system. Primary utilities configurations are shown on the site plan. Sanitary sewer and water stub outs have been provided to the site along West Joint Access Road.

We appreciate your assistance with this application and look forward to working with you and the City of Bee Cave on this project. We believe the Kiddie Academy will be a great addition to the City of Bee Cave.

Site Data:

Existing Zoning District: ETJ
Development Plan Acreage: 1.612 Acres
Proposed Use: Pre-School / Day Care
Proposed Building Area: 10,218 SQ.FT.
Phase Development: No
Estimated Construction Start Date: February 1, 2018
Estimated Construction Timeline: 6 Months

Thank you,

A handwritten signature in blue ink, appearing to read "Kartavya Patel", is written over a horizontal line.

Sincerely
(Kartavya (Kevin) Patel, P.E.)