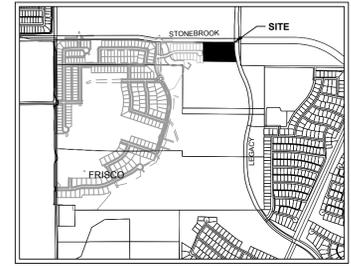
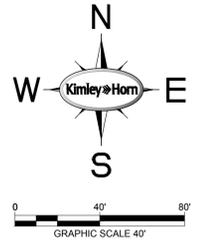
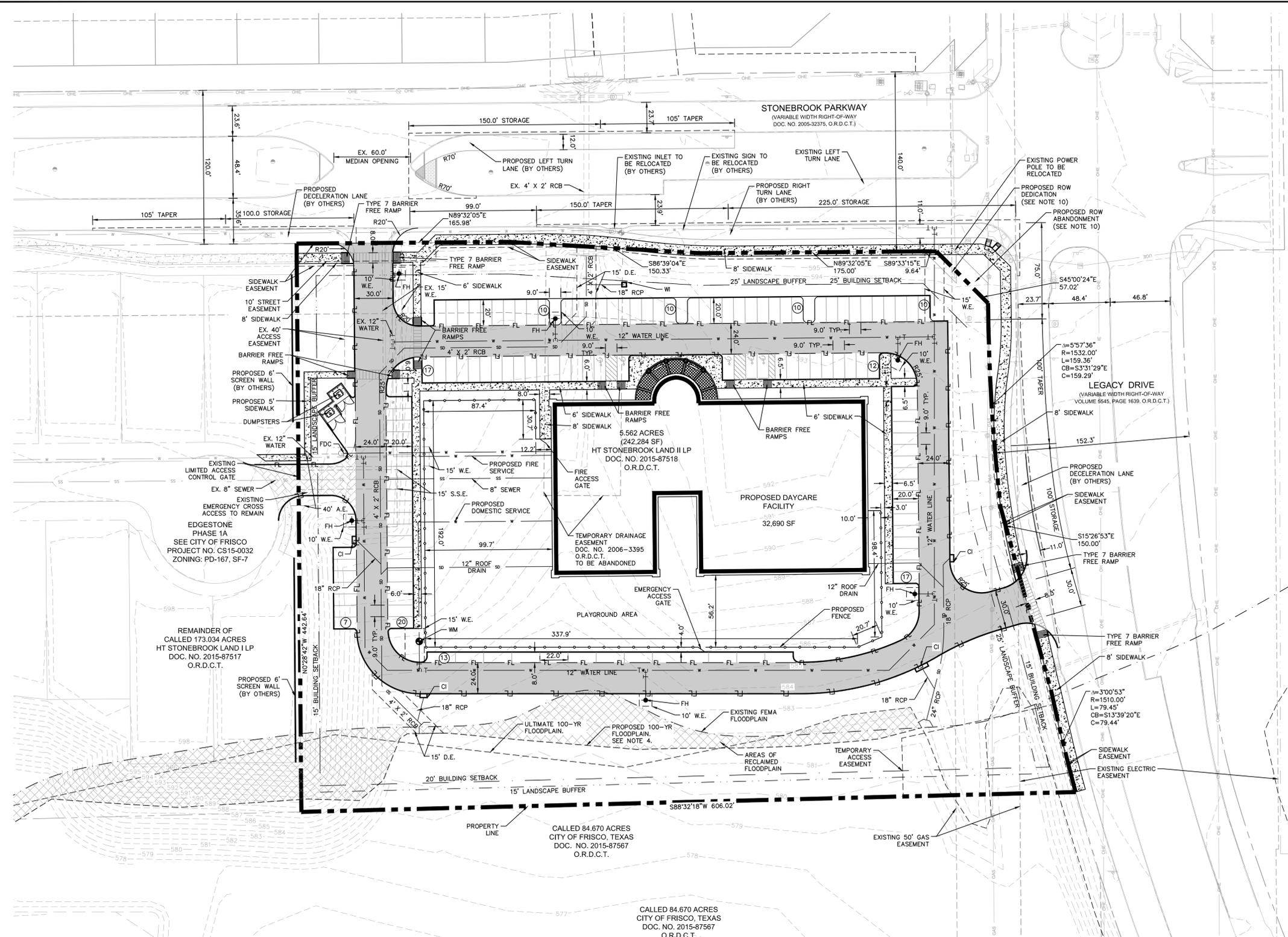


THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ASSUMPTION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



### SITE DATA SUMMARY TABLE

(VARIABLE WIDTH RIGHT-OF-WAY VOLUME 5545, PAGE 1639, O.R.D.C.T.)

ZONING	PD-167
PROPOSED USE	DAYCARE FACILITY
TOTAL LOT AREA (SQ. FT. AND AC.)	242,284 SQ. FT. 5.562 AC.
GROSS BUILDING AREA	32,690 SQ. FT.
TOTAL BUILDING FOOTPRINT	33,096 SQ. FT.
BUILDING HEIGHT	1 - STORY
MAX. ALLOWABLE LOT COVERAGE	45%
ACTUAL LOT COVERAGE	14 %
FLOOR AREA RATIO	0.14:1
TOTAL PROPOSED STUDENTS	608
TOTAL PROPOSED STAFF	50
TOTAL PARKING REQUIRED	126
TOTAL HANDICAP REQUIRED*	5
TOTAL HANDICAP PROVIDED**	5
TOTAL PARKING PROVIDED**	126
WATER RESOURCE ZONE REQUIRED (5.0% of total area)	2,715 SQ. FT.
WATER RESOURCE ZONE PROVIDED	3,340 SQ. FT.
OPEN SPACE REQUIRED (15% of total area)	36,343 SQ. FT.
OPEN SPACE PROVIDED**	37,142 SQ. FT.
SQ. FT. IMPERVIOUS SURFACE	141,851 SQ. FT.

\*NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS  
 \*\*NOTE: OPEN SPACE REQUIREMENTS PER EXISTING PD-167

### FLOOD STATEMENT

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48121C0440G DATED APRIL 18, 2011 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DENTON COUNTY, TEXAS, A PORTION OF THIS PROPERTY IS WITHIN ZONE AE AND ZONE X (UNSHADED).

### PURPOSE STATEMENT

THE PURPOSE OF THIS PRELIMINARY SITE PLAN IS FOR THE DEVELOPMENT OF A DAYCARE FACILITY.

### CITY OF FRISCO SITE PLAN NOTES

- ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL BE SCREENED WITH AN AUTOMATIC FIRE SPRINKLER INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- ALL SIGNAGES IS SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

### NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL RADI ARE 3' UNLESS NOTED OTHERWISE.
- ALL FIRE HYDRANTS ARE TO BE LOCATED IN A 10'x10' WATER EASEMENT.
- PROPOSED 100-YEAR FLOODPLAIN SHOWN PER MR. FIELDS PROPERTY - FLOODPLAIN STUDY PREPARED BY KIMLEY-HORN ON JUNE 24, 2015 AND APPROVED BY THE CITY OF FRISCO ON JULY 17, 2015.
- NO DETENTION IS REQUIRED FOR THIS PROJECT AS DEMONSTRATED IN THE MR. FIELDS PROPERTY - FLOODPLAIN STUDY PREPARED BY KIMLEY-HORN ON JUNE 24, 2015 AND APPROVED BY THE CITY OF FRISCO ON JULY 17, 2015.
- SHADED AREA INDICATES FIRE LANE ACCESS AND UTILITY EASEMENT LOCATION AND ASSOCIATED FIRE LANE PAVEMENT THICKNESS.
- MINIMUM FINISHED FLOOR OF ALL BUILDINGS WILL BE ESTABLISHED AT FINAL PLATTING.
- THERE ARE NO PROTECTED TREES ON THIS SITE.
- REFER TO CITY PROJECT NO. CS16-0032 FOR STREET IMPROVEMENTS TO STONEBROOK PKWY & LEGACY DRIVE.
- ROW ABANDONMENT AND DEDICATION TO BE EXECUTED BY CONVEYANCE PLAT.
- RESIDENTIAL SCREEN WALL BY OTHERS COMPLETED BY CS15-0032.
- SITE PLAN IS APPROVED FOR DAY CARE FACILITIES THAT PROHIBIT PARENT DROP OFF AND THAT REQUIRE STUDENTS TO BE ACCOMPANIED BY PARENTS OR GUARDIANS INTO THE FACILITY. DAY CARE FACILITIES THAT ALLOW DROP OFF SHALL MAKE CORRESPONDING SITE REVISIONS AS DESCRIBED IN THE ARRIVAL & DEPARTURE SUMMARY BY KIMLEY-HORN DATED OCTOBER 2016.
- RESIDENTIAL SCREEN WALL BY OTHERS COMPLETED BY CS15-0032.
- SITE PLAN IS APPROVED FOR DAY CARE FACILITIES THAT PROHIBIT PARENT DROP OFF AND THAT REQUIRE STUDENTS TO BE ACCOMPANIED BY PARENTS OR GUARDIANS INTO THE FACILITY. DAY CARE FACILITIES THAT ALLOW DROP OFF SHALL MAKE CORRESPONDING SITE REVISIONS AS DESCRIBED IN THE ARRIVAL & DEPARTURE SUMMARY BY KIMLEY-HORN DATED OCTOBER 2016.

### LEGEND

F.A.U.E.	FIRE LANE	□	PROPOSED STORM SEWER CURB INLET
Ⓜ	FIRE ACCESS AND UTILITY EASEMENT	⊕	PROPOSED FIRE DEPARTMENT CONNECTION
♿	ACCESSIBLE HANDICAP PARKING SYMBOL	⊕	PROPOSED FIRE HYDRANT
Ⓜ	BARRIER FREE RAMP	CI	CURB INLET
Ⓜ	NUMBER OF PARKING SPACES	JB	JUNCTION BOX
Ⓜ	MANHOLE	R	RADIUS
Ⓜ	JUNCTION BOX	MH	MANHOLE
Ⓜ	EXISTING CONTOUR LINE	FH	FIRE HYDRANT
Ⓜ	PROPOSED STORM SEWER PIPE	SSWR	SANITARY SEWER PIPE
Ⓜ	PROPOSED SANITARY SEWER PIPE	S.S.E.	SANITARY SEWER EASEMENT
Ⓜ	PROPOSED WATER PIPE	W.E.	WATER EASEMENT
Ⓜ	WATER METER	D.E.	DRAINAGE EASEMENT
		W.R.Z.	WATER RESOURCE ZONE

### PRELIMINARY SITE PLAN HT STONEBROOK LAND II LP

BEING 5.562 AC SITUATED IN THE J. OGDEN SURVEY, ABSTRACT NO. 980 CITY OF FRISCO, DENTON COUNTY, TEXAS

CITY PROJECT #PSP16-0031

DEVELOPER: CHILDREN'S LEARNING ADVENTURE CHILD CARE CENTERS 14631 N. SCOTTSDALE RD., SUITE 200 SCOTTSDALE, AZ 85254 CONTACT: DAVID NEWTON PHONE: (480) 315-7951

ARCHITECT: CROSS ARCHITECTS, PLLC 1255 W. 15TH ST., SUITE 125 DALLAS, TX 75201 CONTACT: ADAM EVERETT PHONE: (972) 638-6644

ENGINEER/SURVEYOR/APPLICANT: **Kimley-Horn** 12750 Merit Drive, Suite 1000 Dallas, TX 75251 Contact: Mark Harris, P.E. Phone: (972) 770-1300 Fax: (972) 239-3820

DATE OF PREPARATION: 10/04/2016

CHILDREN'S LEARNING ADVENTURE FRISCO, TEXAS

EXHIBIT B

NO. \_\_\_\_\_

REVISIONS \_\_\_\_\_

DATE \_\_\_\_\_

**Kimley-Horn**

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TEXAS REGISTERED ENGINEERING FIRM F-928