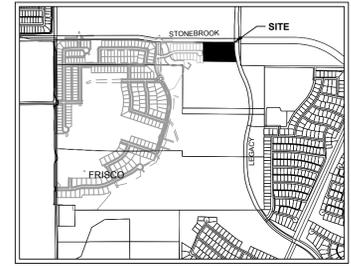
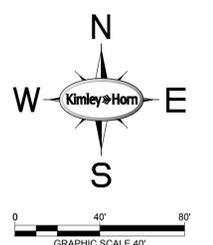
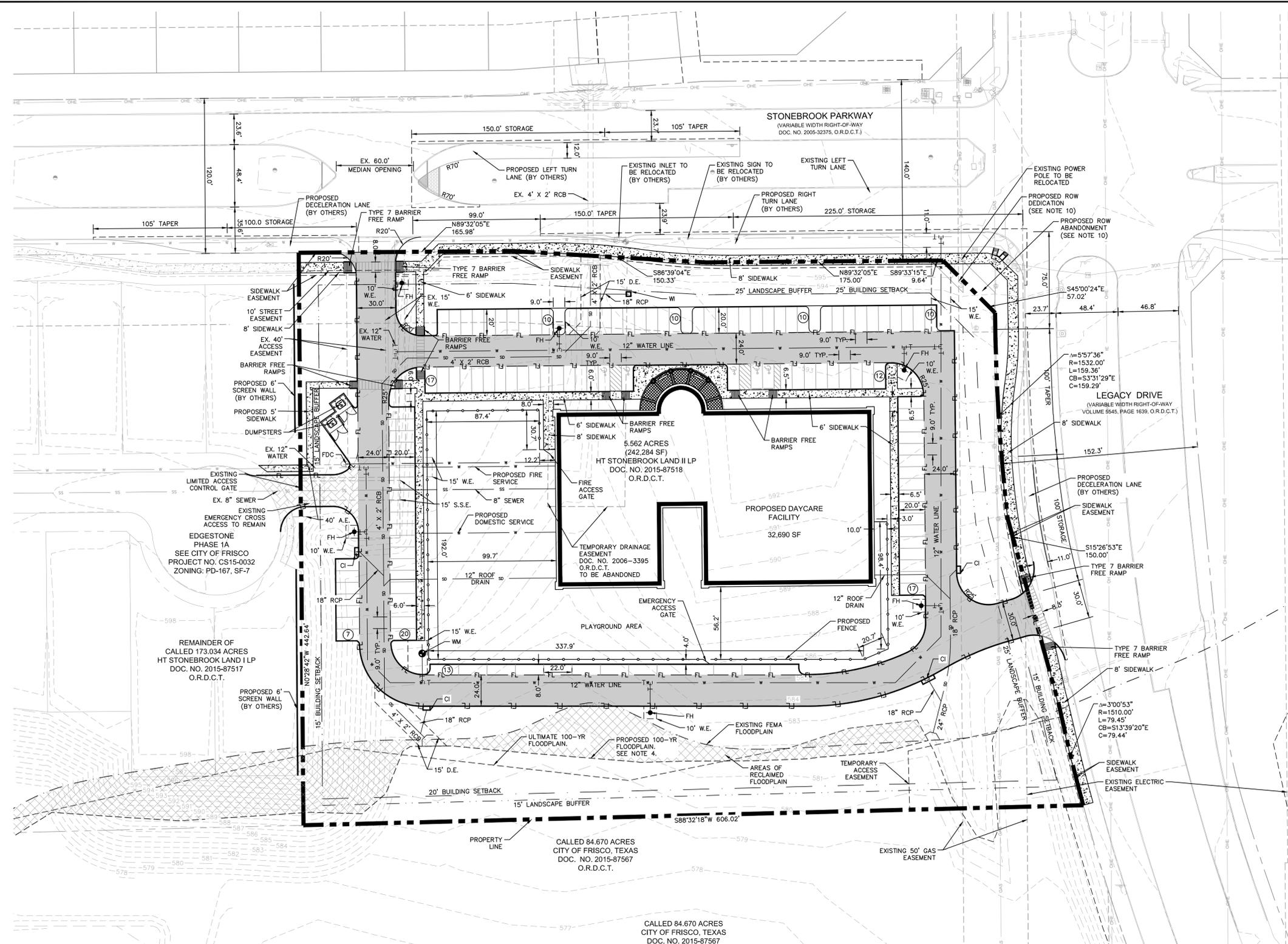


This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE DATA SUMMARY TABLE

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	0.141
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 parking space)	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 REQUIRED TO HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- ALL SIGNAGE 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 5' 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.

LEGEND

	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		CURB INLET
	NUMBER OF PARKING SPACES		JUNCTION BOX
	MANHOLE		RADIUS
	JUNCTION BOX		MANHOLE
	EXISTING CONTOUR LINE		FIRE HYDRANT
	PROPOSED STORM SEWER PIPE		SANITARY SEWER PIPE
	PROPOSED SANITARY SEWER PIPE		SANITARY SEWER EASEMENT
	PROPOSED WATER PIPE		WATER EASEMENT
	WATER METER		DRAINAGE EASEMENT
			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: 09/28/2016

NO.
REVISIONS
DATE

Kimley-Horn

12750 MERIT DRIVE, SUITE 1000, DALLAS, TX 75251
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM

TEXAS REGISTERED ENGINEERING FIRM F-928

CHILDREN'S LEARNING ADVENTURE

FRISCO, TEXAS

PRELIMINARY SITE PLAN

SHEET NUMBER
1 OF 1