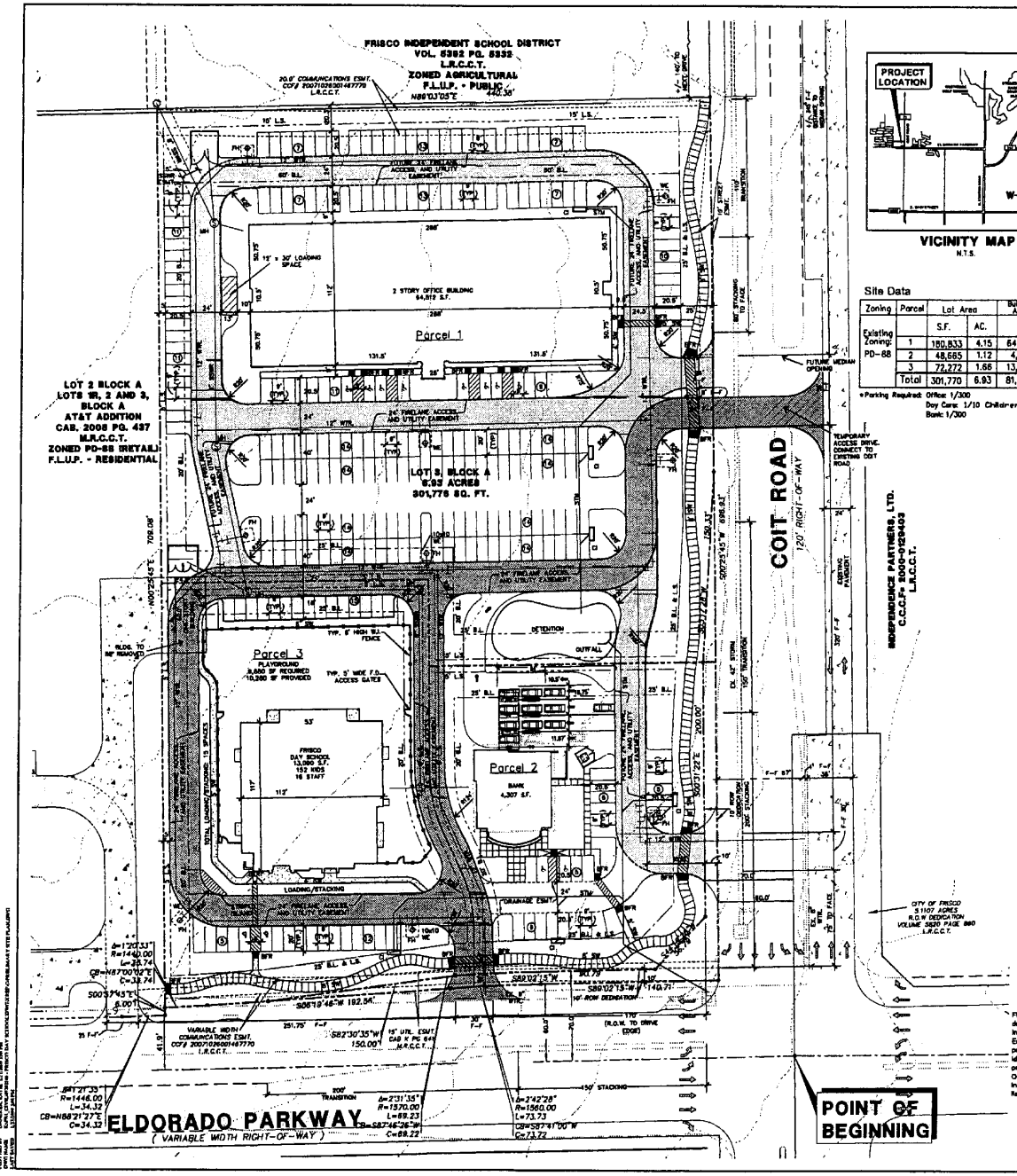

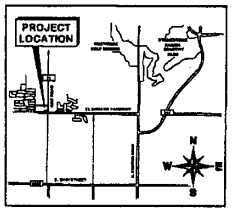

VICINITY MAP
N.T.S.

LEGEND

PROPOSED FIRE LANE	C.C.C.F. = COLLIN COUNTY CLERK'S FILE
	IRS = CAPPED IRON ROD SET
FUTURE FIRE LANE	IRF = IRON ROD FOUND
	IRFC = CAPPED IRON ROD FOUND
GROUND PARKING	M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
PROPOSED TRACTS	L.R.C.C.T. = LAND RECORDS, COLLIN COUNTY, TEXAS
CONCRETE SIDEWALK	TYP = TYPICAL
EXISTING CONCRETE	B.L. = BUILDING LINE SETBACK
	L.S. = LANDSCAPE LINE
EX. MAJOR CONTOUR	F-F = FACE OF CURB TO FACE OF CURB
EX. MINOR CONTOUR	F.D. = FIRE DEPARTMENT
FENCE	W.I. = WROUGHT IRON
FIRE HYDRANT	FH = FIRE HYDRANT
SANITARY SEWER MANHOLE	MH = MANHOLE
	CI = CURB INLET
	BFR = BARRIER FREE RAMP
	WE = WATER EASEMENT

N

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

Site Data

Zoning	Parcel	Lot Area S.F.	Lot Area AC.	Building Area S.F.	Building Height	Lot Coverage %	F.A.R.	Proposed Use	Parking Required Office (1/300)	Day Care (1/10 children +1 per staff)	Bank (1/300)	Total	Parking Provided	H.C. Pkg. Provided	H.C. Pkg. Provided	* Landscaping Req'd. (Interior) S.F.	* Landscaping Prov. (Interior) S.F.	** Impervious Surface S.F.	Open Area S.F.
Existing Zoning: PD-88	1	180,833	4.15	64,512±	40'2-story	17.91	0.36:1	Office Building	215			215	215	7	8	3,225	5,119	113,380	13,805
	2	48,665	1.12	4,307±	31'-8",1-story	8.85	0.09:1	Bank			15	15	25	1	2	375	880	29,267	5,262
	3	72,272	1.66	13,090±	40'	18.11	0.18:1	Day Care		32		32	32	2	2	480	2,032	33,057	18,895
	Total	301,770	6.93	81,909		27.14						262	272						

*Parking Required: Office: 1/300
Day Care: 1/10 Children + 1 per staff
Bank: 1/300

* Based on 15 S.F. of Landscape per parking space
** Excludes building footprint

CITY OF FRISCO SITE PLAN NOTES

CITY OF FRISCO SITE PLAN NOTES
ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL INCLUDE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICT BETWEEN PLANS.

PLANNING DEPARTMENT
1. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE COMPREHENSIVE ZONING ORDINANCE.
4. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE CITY.
5. ALL ELEVATIONS SHALL COMPLY WITH APPLICABLE OVERLAY DISTRICT REQUIREMENTS.
6. REMOVAL, TRANSPLANTING, PROTECTION AND OR MITIGATION OF PROTECTED TREES, SHALL COMPLY WITH THE COMPREHENSIVE ZONING ORDINANCE. TREE SURVEYS AND TREE PROTECTION ARE SUBJECT TO CITY INSPECTION AND APPROVAL.

FIRE DEPARTMENT
1. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
2. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
3. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
4. SPEED BUMPS ARE NOT PERMITTED WITHIN A FIRELANE.

BUILDING INSPECTIONS
1. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
2. ALL SIGNAGE IS SUBJECT TO BUILDING INSPECTIONS APPROVAL.
3. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTIONS DEPARTMENT APPROVAL.
4. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING INSPECTION DEPARTMENT'S APPROVAL.

ENGINEERING
1. SIDEWALKS AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER CITY STANDARDS
2. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
3. SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.

PARKS DEPARTMENT
1. ALL SUBDIVISIONS OR ADDITIONS ARE REQUIRED TO IDENTIFY ANY EXISTING OR PROPOSED BODIES OF WATER OR WETLANDS WITHIN THE PROPOSED SUBDIVISION OR ADDITION. ALL NECESSARY PERMITS REQUIRED FOR DEVELOPMENT SHALL BE SECURED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. FOUR-INCH (4") SLEEVES FOR IRRIGATION LINES AND ELECTRICAL SERVICE SHALL BE INSTALLED IN STREET MEDIANS.
3. ALL RIGHT-OF-WAY AREAS SHALL HAVE EIGHT (8") INCHES OF TOPSOIL PRIOR TO ACCEPTANCE BY CITY OF FRISCO.

NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
3. ALL RADII SHOWN ARE FOR EDGE OF FIRELANE UNLESS OTHERWISE NOTED.
4. DETENTION TO BE DETERMINED AT TIME OF FINAL DESIGN.
5. EXISTING ONE-STORY BUILDING LOCATED ON PARCEL 1 TO BE REMOVED.
6. THE THOROUGHFARE ALIGNMENT(S) ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
7. SANITARY SEWER TO BE EXTENDED TO THE VILLAGES AT WILLOW BAY.

FLOOD STATEMENT: According to Community Panel No. 48085C0270 G, dated January 19, 1996 of the National Flood Insurance Program Map, Flood Insurance Rate Map of The City of Prosper, Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

EXHIBIT B: SUP # 08-0011
A.T.&T. ADDITION
PARCEL 3

A.T.&T. ADDITION
CABINET K, PAGE 641
P.W. HOBBS SURVEY NO. 12, ABSTRACT NO. 407
CITY OF FRISCO, COLLIN COUNTY, TEXAS

OWNER:
Kreative Kids Academy LLC
PO Box 742824
Dallas, Texas 75374
Tel. No. 214-461-8153

APPLICANT:
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5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. 972-335-3580
Fax No. 972-335-3779

SURVEYOR/ENGINEER:
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Alanwell Creek Office Center II, Suite 200
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ARCHITECT:
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FOR REVIEW ONLY
This document is released for review purposes only under the authority of Mark A. Ikemire, Texas Registered Architect No. 8726

EL DORADO PARKWAY
& C.R. 71
CITY OF FRISCO, TEXAS

FRISCO DAY SCHOOL
EXHIBIT B

Date: 1-5-2009
Designed by: EFD
Drawn by: EFD
Checked by: DJC
Date: January 27, 2009
Project No.: 047001139

SHEET

APPROVED SUP08-0011 EXHIBIT B