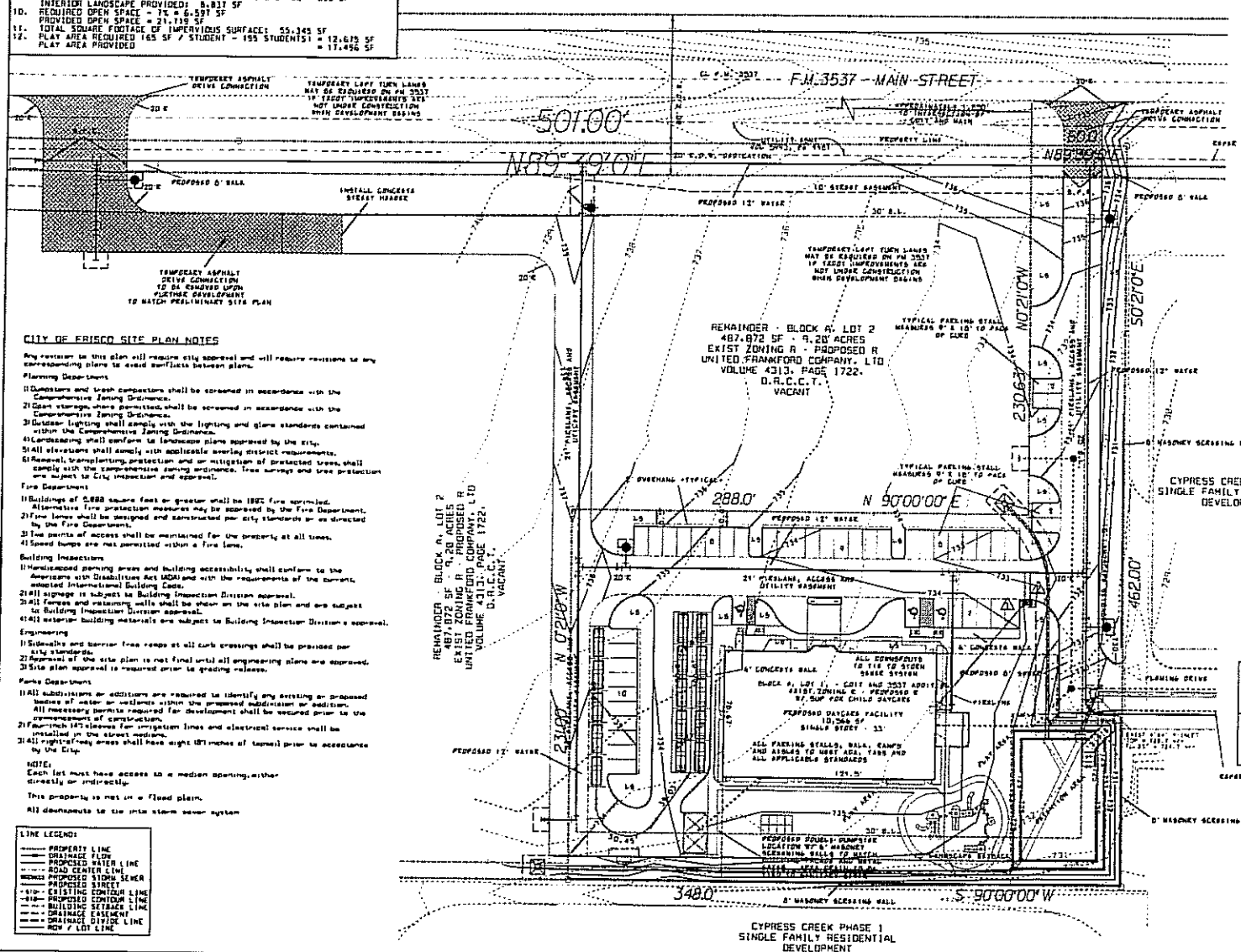
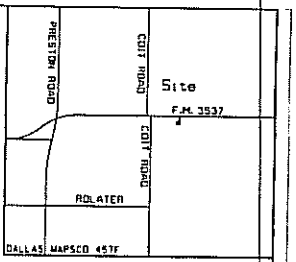
PREVIOUSLY APPROVED

BLOCK A, LOT 1 - COIT AND 3537 ADDITION

1. ZONING: EXISTING: R - RETAIL; PROPOSED R W/ SUP FOR CHILD DAYCARE
2. PROPOSED USE: DAY CARE
3. PROPERTY AREA: 94,237 SF - 2.136 ACRES - NET
4. BUILDING AREA: 10,566 SF
5. BUILDING HEIGHT: 1 - STORY - 33'
6. LOT COVERAGE: 11.2%
   F.A.R. = .11:1
7. PARKING REQUIRED: 1 SPACE/10 STUDENTS (195 STUDENTS) = 20 SPACES
   + 1 SPACE/TEACHER (15 TEACHERS) = 15 SPACES
   TOTAL = 35 SPACES
   HANDICAP REQUIRED 1 ACCESSIBLE/25 SPACE PROVIDED = 3 ACCESSIBLE
8. PARKING PROVIDED: 34 SPACES + 3 ACCESSIBLE = 46 SPACES
9. INTERIOR LANDSCAPE REQUIRED: 15 SF/PARKING SPACE = 690 SF
   INTERIOR LANDSCAPE PROVIDED: 8,837 SF
10. REQUIRED OPEN SPACE - 7% = 6,597 SF
    PROVIDED OPEN SPACE = 21,119 SF
11. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 55,345 SF
12. PLAY AREA REQUIRED (65 SF / STUDENT - 195 STUDENTS) = 12,675 SF
    PLAY AREA PROVIDED = 17,456 SF





VICINITY MAP
NOT TO SCALE

N

SCALE IN FEET
SCALES: 1" = 30'

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.

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 fire lane.

Building Inspections

1) Handicapped parking areas and building accessibility shall conform to the requirements with Disabilities Act (ADA) and with the requirements of the current, adopted International Building Code.
2) All signage is subject to Building Inspection Division approval.
3) All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.
4) All exterior building materials are subject to Building Inspection Division'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 the street medians.
3) All right-of-way areas shall have eight (8) inches of topsoil prior to acceptance by the City.

NOTE:
Each lot must have access to a median opening, either directly or indirectly.

This property is not in a flood plain.

All downspouts to the into storm sewer system

LINE LEGEND:
- PROPERTY LINE
- DRAINAGE FLOW
- PROPOSED WATER LINE
- ROAD CENTER LINE
- PROPOSED STORM SEWER
- PROPOSED STREET
- 610 EXISTING CONTOUR LINE
- 610 PROPOSED CONTOUR LINE
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT
- DRAINAGE DIVIDE LINE
- ROW / LOT LINE

Date: 7-5-06
Approved Denied

WATER METER SCHEDULE				
TYPE	SIZE	NUMBER	SANITARY SEWER
DOMESTIC	6"	1 - PROPOSED	6"
IRRIGATION	1"	1 - PROPOSED	NA

OWNER: UNITED FRANKFORD, LTD. 7001 PRESTON ROAD, SUITE 500 DALLAS, TEXAS 75205 MR. GORDON A. EDWARDS	APPLICANT: CYPRESS CREEK MONTESSORI SCHOOL, LLC 2501 CIMARRON DRIVE PLANO, TEXAS 75025 MR. ANDY SHERMAN (972) 390-0400
SURVEYOR: NORTH TEXAS SURVEYING, INC. 1315 SOUTH MCDONALD ST., SUITE 110 MCKINNEY, TEXAS 75069 MR. MICHAEL D. ARTHUR (469) 424-2074	ENGINEER: HELMBERGER ASSOCIATES, INC. 1529 BOZMAN ROAD WYLIE, TEXAS 75098 MR. RANDALL T. HELMBERGER, P.E. (972) 442-7459

SITE PLAN

CYPRESS CREEK MONTESSORI SCHOOL, LLC

BLOCK A LOT 1 - COIT AND 3537 ADDITION

2.136 ACRES - NET

FRISCO, TEXAS

HELMBERGER ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	JUNE 2006	1"=30'	SPLAN	5798	C1

SPLAN.DGN 6/30/2006 11:39:48 AM