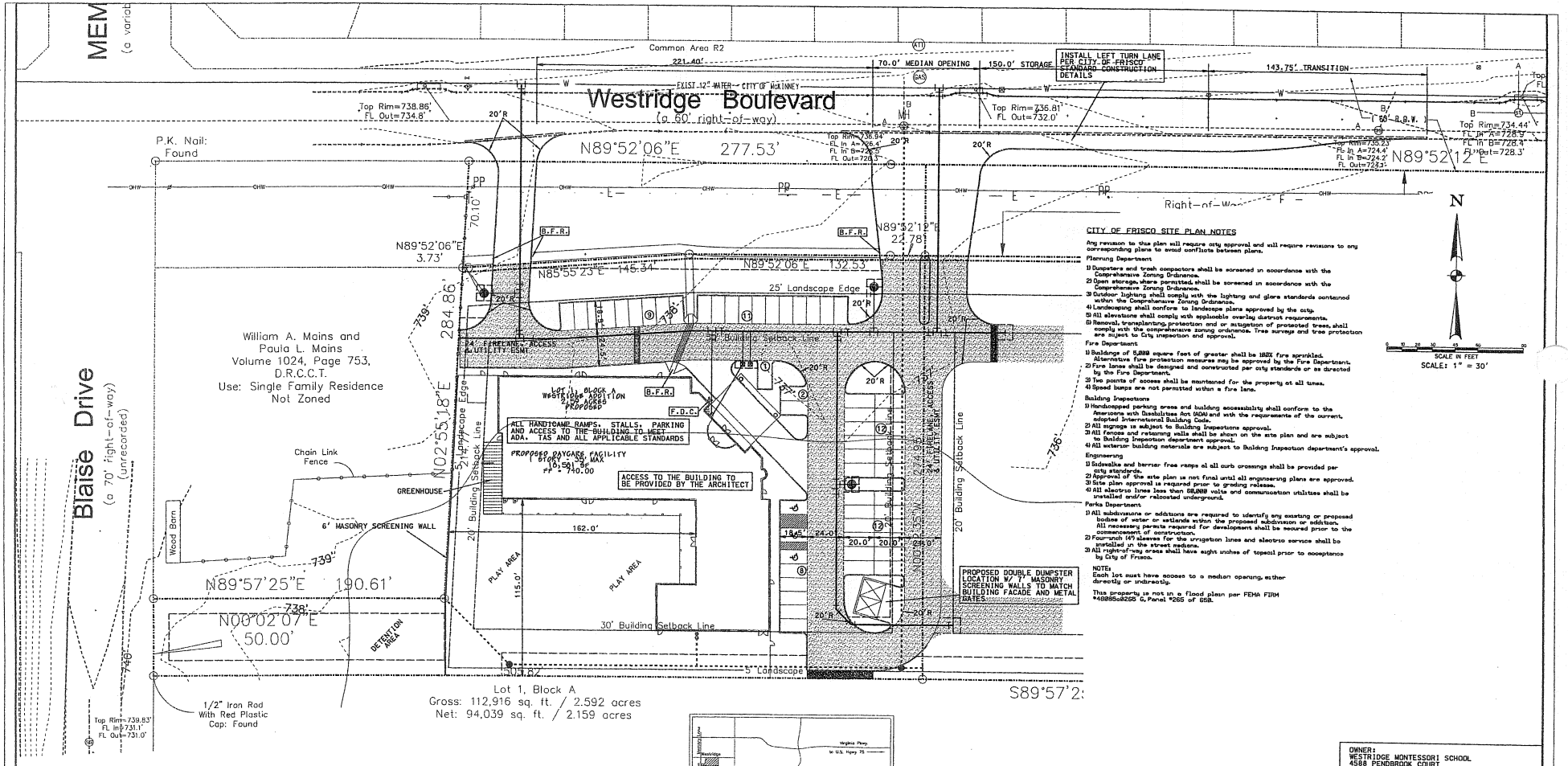


CITY OF FRISCO SITE PLAN NOTES

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 of 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 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 Inspection department approval.
4) All exterior building materials are subject to Building Inspection department's approval.

Engineering

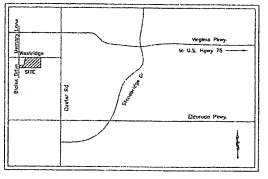
1) Sidewalks and barrier free ramps at all curb crossings shall be provided per city standards.
2) Approval of the site plan is not final until all engineering plans are approved.
3) Site plan approval is required prior to grading release.
4) All electric lines less than 69,000 volts and communication utilities shall be installed and/or relocated underground.

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 the irrigation lines and electric service shall be installed in the street medians.
3) All right-of-way areas shall have eight inches of topsoil prior to acceptance by City of Frisco.

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

This property is not in a flood plain per FEMA FIRM #48085c0265 G, Panel #265 of 850.



Vicinity Map
(not to scale)

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

LOT 1, BLOCK A – WESTRIDGE ADDITION

1. ZONING: C-1 – COMMERCIAL
2. PROPOSED USE: DAY CARE, CHILD
3. PROPERTY AREA: 112,820 SF – 2.59 ACRES
4. BUILDING AREA: 18,581 SF
5. BUILDING HEIGHT: 1 – STORY – 35' MAX
6. LOT COVERAGE: 16.47%
   F.A.R. = .165:1
7. PARKING REQUIRED: 1 SPACE/10 STUDENTS (220 STUDENTS) = 22 SPACES
   : 1 SPACE/TEACHER (30 TEACHERS) = 30 SPACES
   TOTAL = 52 SPACES
   HANDICAP REQUIRED 1 ACCESSIBLE/25 SPACE PROVIDED = 3 ACCESSIBLE
8. PARKING PROVIDED: 52 SPACES + 3 ACCESSIBLE = 55 SPACES
9. INTERIOR LANDSCAPE REQUIRED: 15 SF/PARKING SPACE = 810 SF
   INTERIOR LANDSCAPE PROVIDED: 810 SF OR MORE
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 50,420 SF
11. TOTAL OPEN SPACE PROVIDED: 26,650 SF
    TOTAL OPEN SPACE REQUIRED – 7% = 7,898 SF
12. TOTAL PLAY AREA REQUIRED = 220 STUDENTS X 65 SF = 14,300 SF
    TOTAL PLAY AREA PROVIDED = 17,270 SF

NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

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WATER METER SCHEDULE

	TYPE	SIZE	NUMBER	SANITARY SEWER	REMARKS
1	DOMESTIC	1"	1 - PROPOSED	6"	
2	IRRIGATION	1"	1 - PROPOSED	NA	

STATE OF TEXAS
RANDALL T. HELMBERGER
92572
LICENSED
PROFESSIONAL ENGINEER
2/21/07

OWNER:
WESTRIDGE MONTESSORI SCHOOL
4588 PENDBROOK COURT
PLANO, TEXAS 75024
MS. VALJEED JAWANDA
(972) 618-7319

ENGINEER:
HELMBERGER ASSOCIATES, INC.
124 HOOPER ROAD
WYLIE, TEXAS 75098
MR. RANDALL T. HELMBERGER, P.E.
(972) 442-7459

CONTRACTOR:
TAB CONSTRUCTION, INC.
2554 TARPLEY, SUITE 116
CARROLLTON, TEXAS 75006
MR. CELU ALPHONSO
(972) 389-0266

SITE PLAN

LOT 1, BLOCK A - 2.592 ACRES

WESTRIDGE ADDITION

A.S. YOUNG SURVEY, ABSTRACT No. 1037

COLLIN COUNTY - FRISCO, TEXAS

HELMBERGER ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS
124 HOOPER ROAD, WYLIE TEXAS 75098 (972) 442-7459

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	DEC 27 2006	1"=30'	SPLAN	0630	C1

PREVIOUSLY APPROVED SITE PLAN