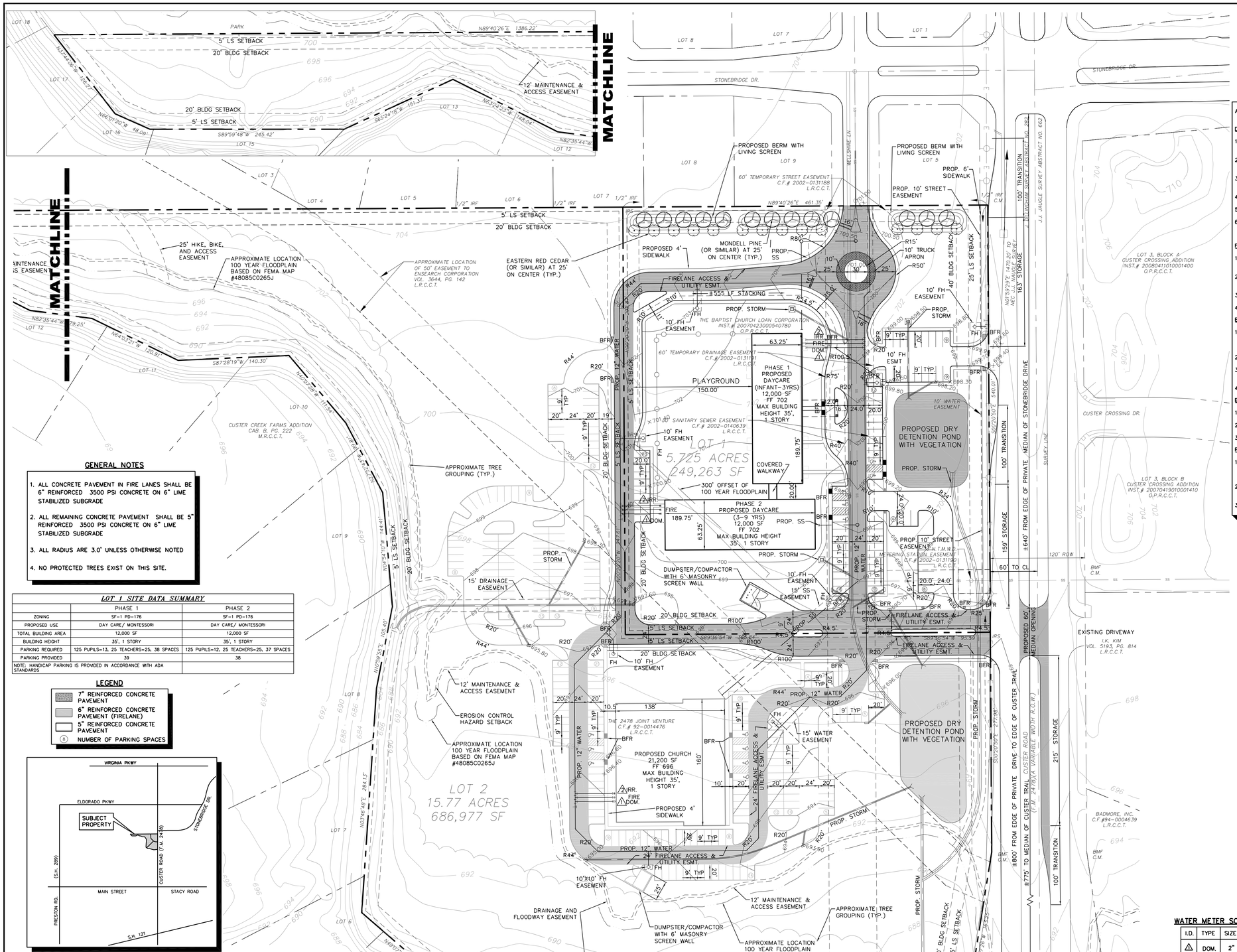

GENERAL NOTES

1. ALL CONCRETE PAVEMENT IN FIRE LANES SHALL BE 6" REINFORCED 3500 PSI CONCRETE ON 6" LIME STABILIZED SUBGRADE
2. ALL REMAINING CONCRETE PAVEMENT SHALL BE 5" REINFORCED 3500 PSI CONCRETE ON 6" LIME STABILIZED SUBGRADE
3. ALL RADIUS ARE 3.0' UNLESS OTHERWSE NOTED
4. NO PROTECTED TREES EXIST ON THIS SITE.

LOT 1 SITE DATA SUMMARY

	PHASE 1	PHASE 2
ZONING	SF-1 PD-176	SF-1 PD-176
PROPOSED USE	DAY CARE/ MONTESSORI	DAY CARE/ MONTESSORI
TOTAL BUILDING AREA	12,000 SF	12,000 SF
BUILDING HEIGHT	35', 1 STORY	35', 1 STORY
PARKING REQUIRED	125 PUPILS=13, 25 TEACHERS=25, 38 SPACES	125 PUPILS=12, 25 TEACHERS=25, 37 SPACES
PARKING PROVIDED	39	38
NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS		

LEGEND

- 7" REINFORCED CONCRETE PAVEMENT
- 6" REINFORCED CONCRETE PAVEMENT (FIRELANE)
- 5" REINFORCED CONCRETE PAVEMENT
- (8) NUMBER OF PARKING SPACES

VICINITY MAP
N.T.S.

FLOOD STATEMENT: According to Community Panel No. 48085C0265J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of The City of Frisco, Collin, County, Texas. Federal Emergency Management Agency, Federal Insurance Administration, this property is not 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.

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.

Development Services

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 Americans 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 street medians.
3) All right-of-way areas shall have eight (8") inches of topsoil prior to acceptance by the City.

SITE DATA SUMMARY

	LOT 1 DAY CARE/ MONTESSORI
ZONING	SF-1 PD-176
FUTURE LAND USE PLAN	RES- RESIDENTIAL
PROPOSED USE	DAY CARE/ MONTESSORI
LOT AREA	5.725 AC
TOTAL BUILDING AREA	24,000 SF
BUILDING HEIGHT	35', 1 STORY
LOT COVERAGE	10%
FAR	0.10
PARKING REQUIRED	250 PUPILS=25, 50 TEACHERS=50, 75 SPACES
PARKING PROVIDED	77
INTERIOR LS REQUIRED	1,380 SF
INTERIOR LS PROVIDED	3,827 SF
IMPERVIOUS SURFACE	90,893 SF
OPEN SPACE	62%
PLAYGROUND REQUIRED	16,250 SF
PLAYGROUND PROVIDED	25,245 SF
NOTE: HANDICAP PARKING	IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.
1	DOM.	2"	3
2	IRR.	2"	3

EXHIBIT B: SUP # 09-004
PRELIMINARY SITE PLAN

CHILDREN'S GARDEN MONTESSORI ACADEMY
LOT 1 BLOCK A
5.725 ACRES
SITUATED IN THE
J. DILLINGHAN SURVEY, ABST. 282
COLLIN COUNTY
CITY OF FRISCO STATE OF TEXAS
AUGUST 14, 2009

OWNER
The 2478 Joint Venture
c/o
Christie Realty
1770 N. Redbud Blvd.
Suite 320
McKinney, Texas 75070
972-529-7022

OWNER
Baptist Church Loan
617 Castleford Dr.
Allen Texas, 75013
phone (972)396-5554
fax (972)396-7993

APPLICANT
Jordan Realty Advisors
Shane Jordan
5016 Tennyson Parkway
Plano Texas, 75024
phone (972)231-8600
fax (972)231-8695

APPLICANT
NextGen Montessori, Inc.
Athirai Baskaran
8565 Gratitude Trail
Plano Texas, 75024
phone (972)334-0980

ENGINEER / SURVEYOR
Kimley-Horn & Assoc., Inc.
12700 Park Central Drive
Suite 1800
Dallas, Texas 75251
phone (972)770-1300
fax (972)239-3820

Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Registration Number F-928
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

CHILDREN'S GARDEN MONTESSORI ACADEMY
Frisco, Texas

EXHIBIT "B"

Scale:	AS SHOWN
Designed by:	JGA
Drawn by:	JGA
Checked by:	AMF
Date:	AUGUST 2009
Project No.	064334001

SHEET 1 OF 1

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