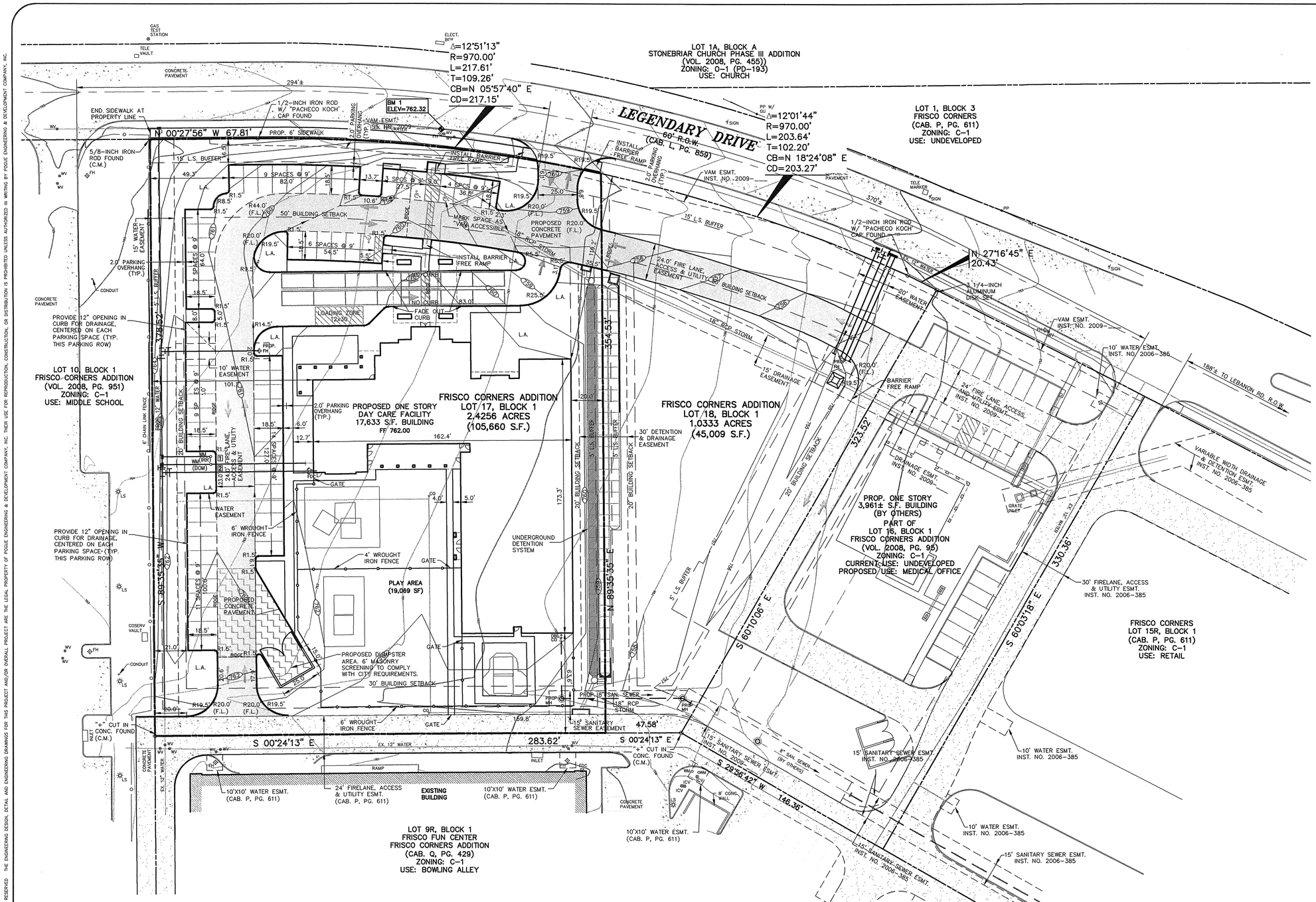

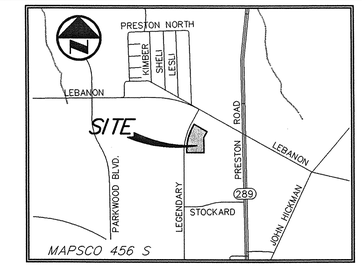

VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
SIGN	TRAFFIC SIGN
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
L.A.	LANDSCAPE AREA
	PROPERTY LINE
OHL	O.H. POWER LINES
TEL	U/G TELEPHONE LINES
WATER	U/G WATER LINE
GAS	U/G GAS LINE
	FENCE
500	EXISTING CONTOURS
XXX.XX	EXISTING SPOT GRADES
(C.M.)	CONTROLLING MONUMENT
SIR	5/8-INCH IRON ROD WITH "POGUE ENG & DEV" CAP SET
XXX	PROPOSED CONTOURS
TC XXX.XX / G XXX.XX	PROPOSED SPOT GRADES
	PROPOSED EROSION CONTROL
	PROPOSED DRAINAGE DIVIDES
	PROPOSED FIRE LANE
	EXISTING FIRE LANE (OR BY OTHERS)

SITE DATA SUMMARY TABLE

ITEM	LOT 17 (PH. 1)
ZONING	C-1 WITH (SUP)
PROPOSED USE	DAYCARE FACILITY
LOT AREA (SF/ACRES)	105,660 / 2.426
BUILDING (SF)	17,633 – 1 STORY
BUILDING HEIGHT (FT)	40 (MAX)-2 STORY
LOT COVERAGE (%)	16.7%
FLOOR AREA RATIO	0.17:1
PARKING REQUIRED (1/300 SF)	N/A
1/10 PUPILS + 1/EMPLOYEE	* 50 SPACES
PARKING PROVIDED	63
HANDICAPPED PARKING REQUIRED	3 SPACES
HANDICAPPED PARKING PROVIDED	3 SPACES
IMPERVIOUS AREA (SF)	66,681
INTERIOR LANDSCAPE REQUIRED	960 SF
INTERIOR LANDSCAPE PROVIDED	4,903 SF
OPEN SPACE REQUIRED (7%)	7,396 SF
OPEN SPACE PROVIDED	32,023 SF
PLAY AREA REQUIRED (65 SF/CHILD)	* 16,250 SF
PLAY AREA PROVIDED	19,069 SF

* BASED ON 250 STUDENTS AND 25 EMPLOYEES

SPFP09-0018

BENCH MARK LIST:

BENCHMARK #1
SQUARE CUT SET ON TOP OF CURB EAST SIDE OF LEGENDARY DRVE
185'± NORTH OF SOUTHWEST CORNER OF SITE.
ELEVATION = 762.32

BENCHMARK #2
CITY OF FRISCO STATIN #23 FOUND 270'± EAST OF THE INTERSECTION OF RUSHMORE DRIVE AND LEBANON PARKWAY IN THE CENTER MEDIAN OF LEBANON PARKWAY
ELEVATION = 600.35

WATER METER SCHEDULE

PHASING	ID	LOCATION	TYPE	SIZE	QTY.	SAN. SEWER
PROPOSED	1	LOT 17	IRRIGATION	1.0"	1	–
PROPOSED	2	LOT 17	DOMESTIC	2.0"	1	6"

NOTES:
1. NO PROTECTED TREES EXIST ON THE PROPERTY TO BE DEVELOPED.
2. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

OWNER
LEGACY PLATINUM PARTNERS II, LTD.
4008 WISHING WELL LANE
PLANO, TEXAS 75093
MR. CHAD BUXTON
(972) 403-7814

CITY OF FRISCO SITE PLAN NOTES

1. Any revision to this plan will require city approval and will require revisions to any corresponding plans to avoid conflicts between plans.
2. Open storage, where permitted, shall be screened in accordance with the Comprehensive Zoning Ordinance.
3. Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
4. All signage is subject to Building Inspection Division approval.
5. All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.

NOTES:
1. NO 100-YEAR FLOODPLAIN EXISTS ON-SITE.
2. ROOF DRAINS AND DOWN SPOUTS TO BE CONNECTED TO UNDERGROUND STORM SEWER SYSTEM.
3. REGIONAL DETENTION WILL BE PROVIDED FOR LOTS 17 AND 18 AS SHOWN HEREIN.

FLOOD NOTE:
THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 48085C0360 J, DATED JUNE 2, 2009. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE 'X' ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE 'X' – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

NO.	DATE	REVISION / DESCRIPTION			
DESIGN	DRAWN	DATE	SCALE	NOTES	
AWS	ML	09-10-09	AS SHOWN	–	

PROJECT INFORMATION
CASTLE MONTESSORI OF FRISCO
FRISCO CORNERS ADDITION
BLOCK 1, LOT 17
FRISCO, COLLIN COUNTY, TEXAS
JONATHAN ALLEN SURVEY, ABSTRACT NO. 16
PROPOSED USE: MONTESSORI SCHOOL
ZONING: C-1 (COMMERCIAL)

DEVELOPER
CASTLE MONTESSORI OF FRISCO, LP
3104 NEW BRITTON DR.
PLANO, TX 75093
MR. VIKAS PATEL
(214) 789-1955 PHONE
(972) 781-0503 FAX

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PRELIMINARY
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NOT TO BE USED FOR: CONSTRUCTION OR BIDDING PURPOSES.
Engineer: ARLYN W. SAMUELSON, P.E.
P.E. No.: 95871
Date: 09-10-09
POGUE ENGINEERING & DEVELOPMENT

POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
1512 BRAY CENTRAL DRIVE
SUITE 100
McKINNEY, TEXAS 75069
(214) 544-8880 PHONE
(214) 544-8882 FAX
www.PogueEngineering.com

SITE PLAN

CASTLE MONTESSORI OF FRISCO
FRISCO CORNERS ADDITION, BLOCK 1, LOT 17
JONATHAN ALLEN SURVEY, ABSTRACT NO. 16
CITY OF FRISCO, TEXAS

SHEET NO. C1.01

PI NO: 1415-09-041
DWG NO: 1415-09-041-07A.DWG

CASTLE MONTESSORI OF FRISCO

ASAMUELSON 09/10/2009 – 11:49AM
N:\JOBS\1400-1499\1415-09-041\DWG\1415-09-041-07A.DWG
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