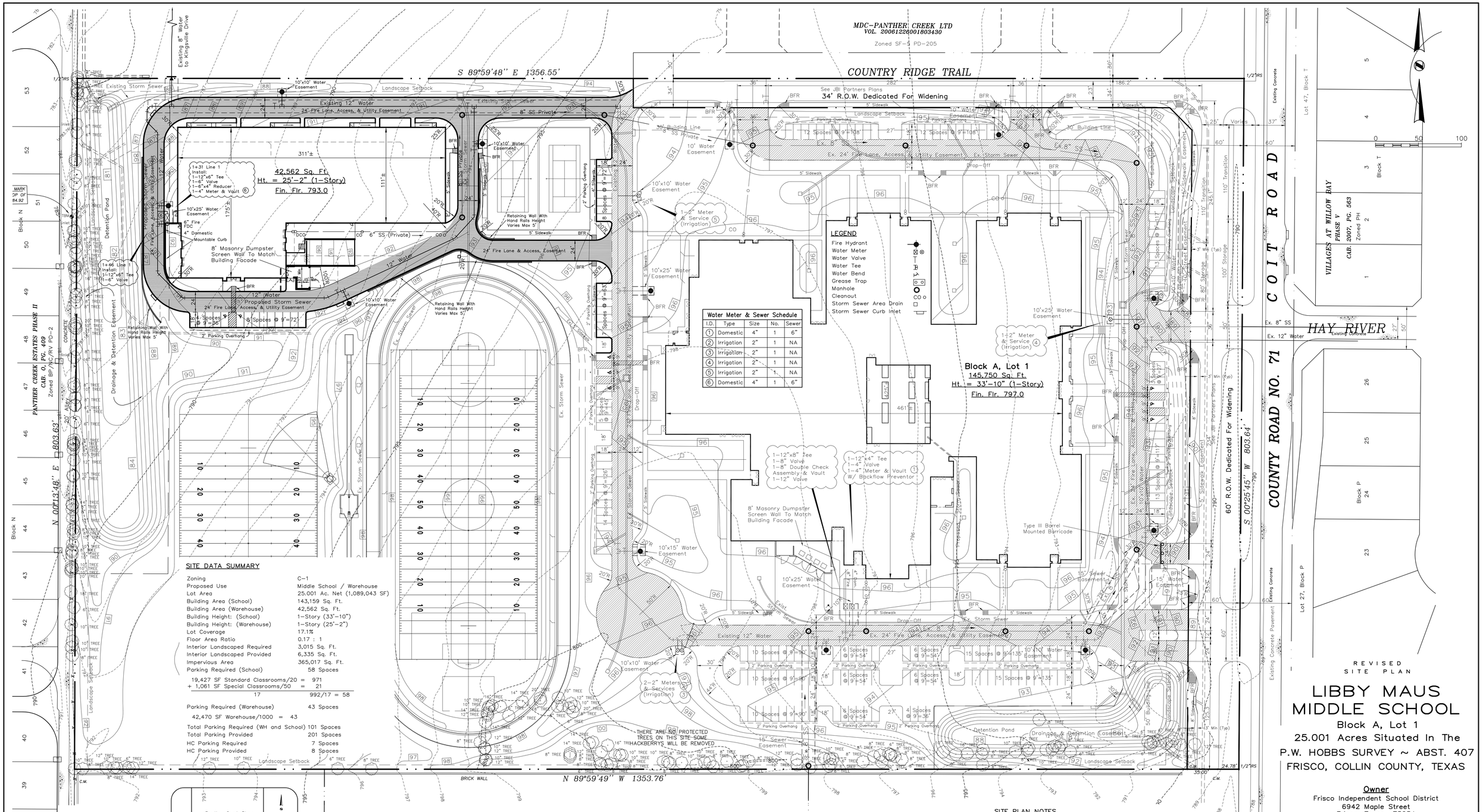

SITE DATA SUMMARY

Zoning	C–1
Proposed Use	Middle School / Warehouse
Lot Area	25.001 Ac. Net (1,089,043 SF)
Building Area (School)	143,159 Sq. Ft.
Building Area (Warehouse)	42,562 Sq. Ft.
Building Height: (School)	1–Story (33'–10")
Building Height: (Warehouse)	1–Story (25'–2")
Lot Coverage	17.1%
Floor Area Ratio	0.17 : 1
Interior Landscaped Required	3,015 Sq. Ft.
Interior Landscaped Provided	6,335 Sq. Ft.
Impervious Area	365,017 Sq. Ft.
Parking Required (School)	58 Spaces
19,427 SF Standard Classrooms/20 =	971
+ 1,061 SF Special Classrooms/50 =	21
17	992/17 = 58
Parking Required (Warehouse)	43 Spaces
42,470 SF Warehouse/1000 = 43	
Total Parking Required (WH and School)	101 Spaces
Total Parking Provided	201 Spaces
HC Parking Required	7 Spaces
HC Parking Provided	8 Spaces

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 Inspections approval.
5. All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection department approval.

REVISED SITE PLAN

LIBBY MAUS MIDDLE SCHOOL

Block A, Lot 1
25.001 Acres Situated In The
P.W. HOBBS SURVEY ~ ABST. 407
FRISCO, COLLIN COUNTY, TEXAS

Owner
Frisco Independent School District
6942 Maple Street
Frisco, Texas 75034
Telephone 469 633–6000

Engineer & Applicant
RLK Engineering, Inc.
111 West Main Street
Allen, Texas 75013
Telephone 972 359–1733

September 28, 2009

Project No. SPFP08–0036
Project No. SCSP09–0026
Project No. SPRP09–0005

MISC. INFORMATION

NOTE:
Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.

BENCH MARK
CITY OF FRISCO – MONUMENT NO. 5 LOCATED 1200' WEST OF INTERSECTION CR. NO. 71 & CR 23. – MON IS 43' SOUTH OF SOUTH SIDE DIRT ROAD ELEV. 789.33

REVISION	DATE	DESCRIPTION
1	8–4–09	Revised Sidewalk and added sidewalk easements.
2	9–4–09	Revised Site Plan and added Warehouse.

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

SITE PLAN
LIBBY MAUS MIDDLE SCHOOL
LOCATION
FRISCO, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	*RLK*	09040 SITE-WH.dwg	*1" = 50'*	C 1 OF 15
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	*RLK*	*09/28/09*	*RLK: 08028*	

Oct 15, 2009 – 4:33pm User: steve