

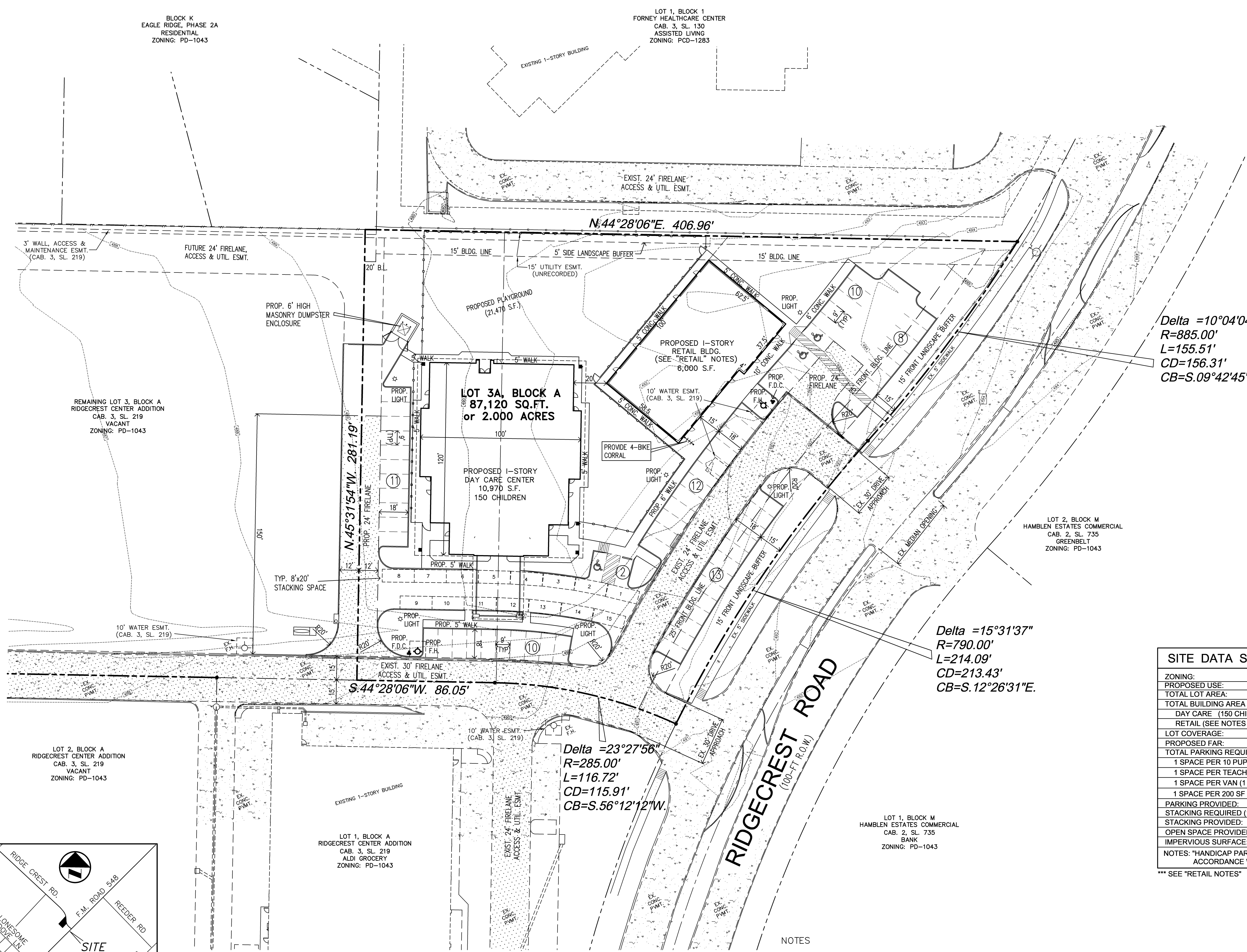
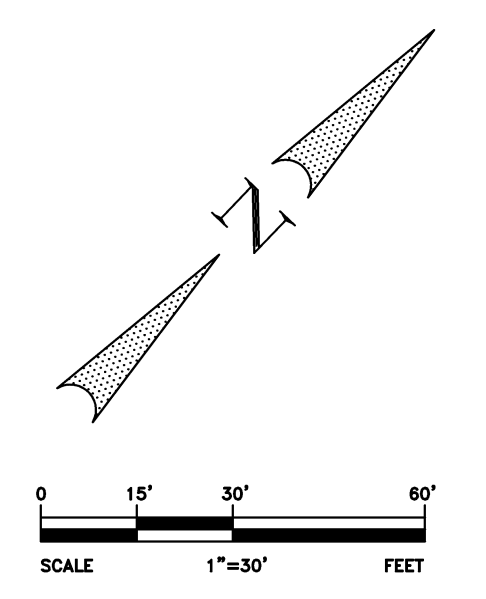
PINNACLE MONTESSORI of FORNEY

ENGINEER:
ROLAND FOERSTER
CIVIL ENGINEER
5110 C.R. 424
ANNA, TEXAS 75409
(214) 544-8888
email: rfoe@flash.net
Firm No. F-506

FOR PLANNING
DEPARTMENT REVIEW
& APPROVAL.
NOT A CONSTRUCTION
DOCUMENT.

Revisions:

6-16-17	Issued for Permit Set
---------	-----------------------



Delta = 10°04'04"
R=885.00'
L=155.51'
CD=156.31'
CB=S.09°42'45"E.

Delta = 15°31'37"
R=790.00'
L=214.09'
CD=213.43'
CB=S.12°26'31"E.

Delta = 23°27'56"
R=285.00'
L=116.72'
CD=115.91'
CB=S.56°12'12"W.

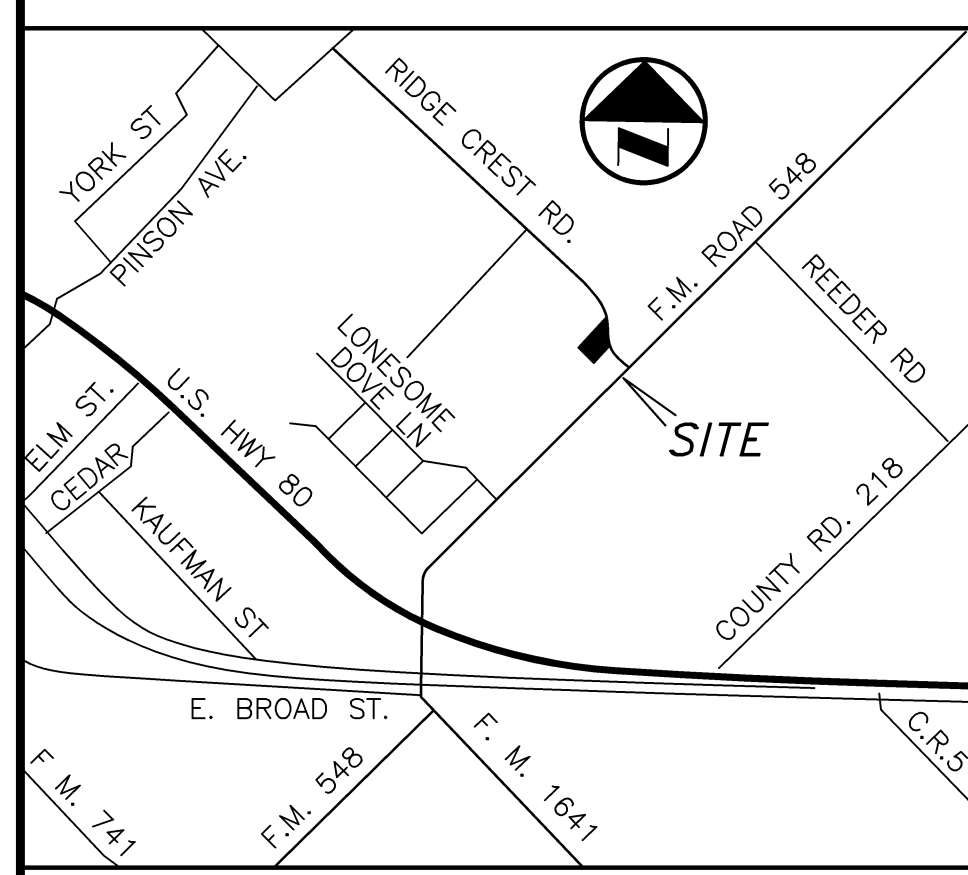
LEGEND

CAB.	CABINET
SL.	SLIDE
ESMT.	EASEMENT
P.W.M.T.	PAVEMENT
WAT.	WATER
F.H.	FIRE HYDRANT
F.D.C.	FIRE DEPARTMENT CONNECTION
CONC.	CONCRETE
EX.	EXISTING
UTIL.	UTILITY
BLDG.	BUILDING
S.F.	SQUARE FEET
AC.	ACRE
(TYP)	TYPICAL
(8)	8 DENOTES PROPOSED PARKING ROW TOTAL SPACES
[Pattern]	DENOTES EXISTING & PROPOSED FIRELANES
[Pattern]	DENOTES EXISTING CONCRETE PAVEMENT

SITE DATA SUMMARY

ZONING:	PD-1043
PROPOSED USE:	DAY CARE & RETAIL ***
TOTAL LOT AREA:	87,120 S.F. (2.00 AC.)
TOTAL BUILDING AREA:	16,970 S.F.
DAY CARE (150 CHILDREN)	10,970 S.F.
RETAIL (SEE NOTES FOR RETAIL USES)	6,000 S.F.
LOT COVERAGE:	19.5%
PROPOSED FAR:	0.195
TOTAL PARKING REQUIRED:	63 SPACES
1 SPACE PER 10 PUPILS	15 SPACES
1 SPACE PER TEACHER (17 TEACHERS)	17 SPACES
1 SPACE PER VAN (1 VAN)	1 SPACE
1 SPACE PER 200 SF OF 6000 SF RETAIL	30 SPACES
PARKING PROVIDED:	66 SPACES
STACKING REQUIRED (1/110 PUPILS)	15 SPACES
STACKING PROVIDED:	15 SPACES
OPEN SPACE PROVIDED:	33,897 S.F.
IMPERVIOUS SURFACE:	53,223 S.F. (61.1%)

NOTES: *HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS*
*** SEE "RETAIL NOTES"



RETAIL NOTES

RETAIL USES FOR THIS CUP ARE TO BE RESTRICTED/LIMITED TO THE FOLLOWING SCHOOL ACTIVITY ORIENTED BUSINESSES IN WHICH CLIENTELE ARE PRIMARILY CHILDREN:

- KARATE ACADEMY
- DANCE ACADEMY
- MATH/EDUCATIONAL CLASSES
- MUSIC SCHOOL
- SAT PREP
- YOGA FOR CHILDREN
- COMPUTER CLASSES
- STEM CLASSES

- NOTES
- STORMWATER DETENTION FOR DEVELOPED CONDITIONS IS BEING PROVIDED WITHIN A DETENTION POND LOCATED ON LOT 6, RIDGECREST CENTER ADDITION, BLOCK A, DATED NOVEMBER, 2013.
 - THERE ARE NO EXISTING TREES LOCATED WITHIN THE PROPOSED SITE.
 - ALL PARKING SPACES ARE A MINIMUM OF 9' BY 18', WITH A 2' BUMPER OVERHANG, EXCEPT HANDICAP SPACES ARE 8' WIDE.
 - ONE TRASH DUMPSTER ENCLOSURE WILL BE SHARED BY BOTH BUILDINGS.

APPLICANT:
PINNACLE MONTESSORI, LLC
100 N. CENTRAL EXPWY., SUITE 1008
RICHARDSON, TEXAS 75080
CONTACT: ALEX FREEMAN
866-333-6867

OWNER:
548 FORNEY, LLC
14801 QUORUM DR., SUITE 160
DALLAS, TEXAS 75054
CONTACT: JAY HOLMAN
214-402-8702

SITE PLAN

LOT 3A, BLOCK A, RIDGECREST CENTER ADDITION
87,120 SQ. FT. or 2.00 ACRES

PINNACLE MONTESSORI of FORNEY

CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

Date: May, 2017 Scale: 1" = 30' Sheet: **SP-1**