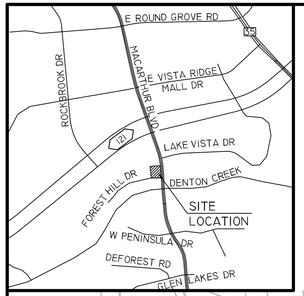


Vicinity Map

NOT TO SCALE

BENCHMARK:
ELEVATIONS ARE BASED ON CITY OF COPPELL MONUMENT #9 TOP SECURITY MONUMENT WITH ACCESS COVER, LOCATED ON THE NORTH SIDE OF DEFOREST ROAD JUST WEST OF MACARTHUR BOULEVARD AT A SANITARY SEWER LIFT STATION, ELEVATION=457.04'

FLOOD PLAIN NOTES :

AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, THE SUBJECT PROPERTY DOES APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA (100-YEAR FLOOD), SUBJECT PROPERTY IS PROTECTED FROM THE 100-YEAR FLOOD BY LEVEE, DIKE, OR OTHER STRUCTURE SUBJECT TO FAILURE OR OVERTOPPING DURING LARGER FLOODS, MAP DATE AUGUST 23, 2001 COMMUNITY PANEL NO. 48113C0155J SUBJECT LOT IS LOCATED IN ZONED "X SHADED".

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

CALL BEFORE YOU DIG
1-800-245-4545
TEXAS ONE CALL SYSTEM

N

0 30' 45' 60'
SCALE IN FEET

SITE DATA

EXISTING ZONING:	PD-199 HIGHWAY COMMERCIAL
PROPOSED ZONING:	PD-199R8-HC
PROPOSED USE:	DAY CARE CENTER
SQUARE FOOTAGE OF EACH PROPOSED USE:	114,501 SQ.FT. (2.629 ACRES)
BUILDING AREA (GROSS SQUARE FOOTAGE):	25,737 SQ. FT.
BUILDING HEIGHT:	35 FT
NUMBER OF PUPILS	470
REQUIRED PARKING PER EACH USE: (ONE SPACE PER 10 PUPLIS)	47 SPACES
PROVIDED PARKING PER EACH USE:	69 SPACES
PROPOSED LOT COVERAGE:	22.48%
FLOOR AREA RATIO:	0.225:1
PLAYGROUND AREA:	23,896 SQ. FT.
HOURS OF OPERATION	6:00AM. TO 6:30PM. FROM MONDAY TO FRIDAY

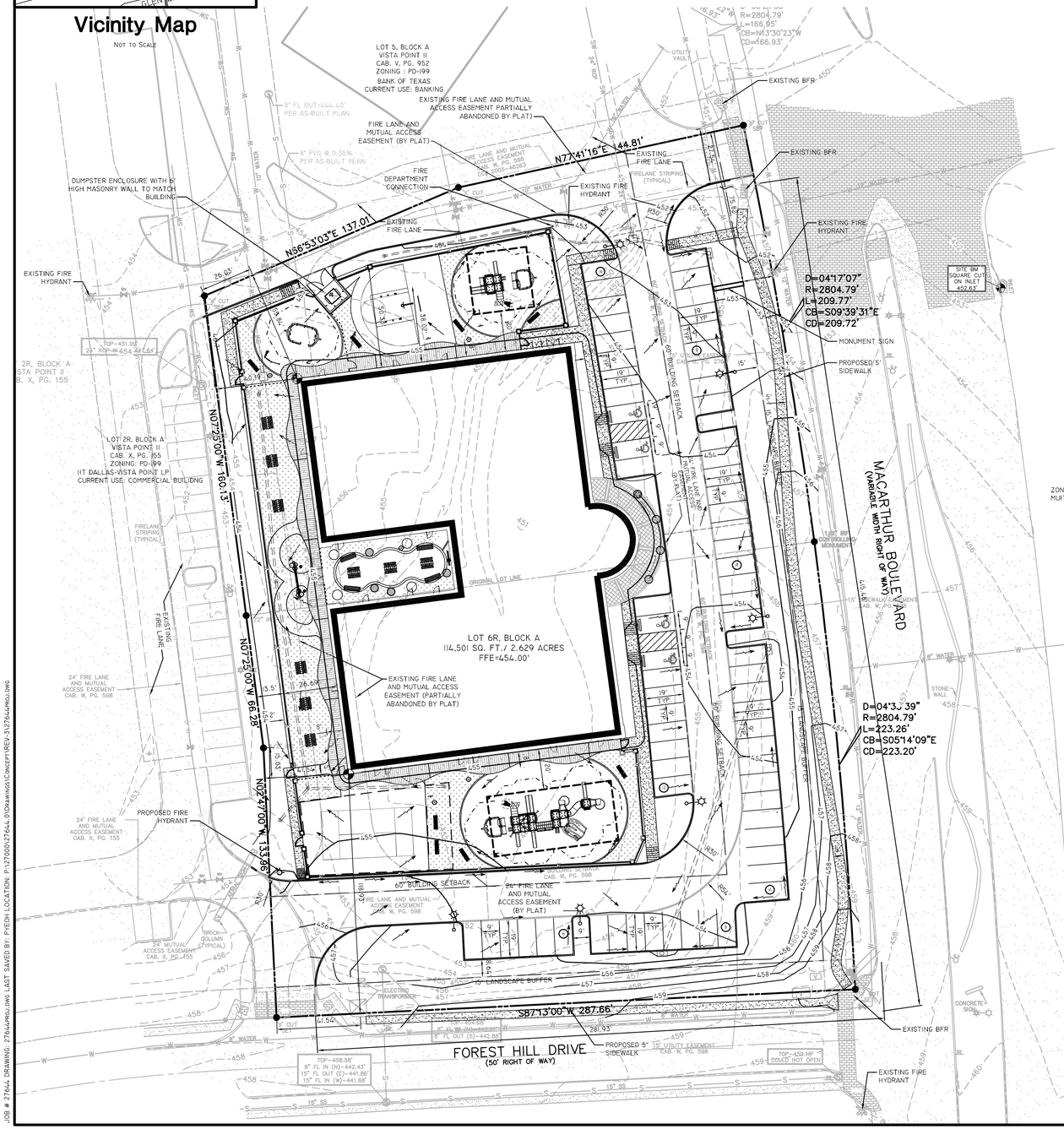
LEGEND

EXISTING

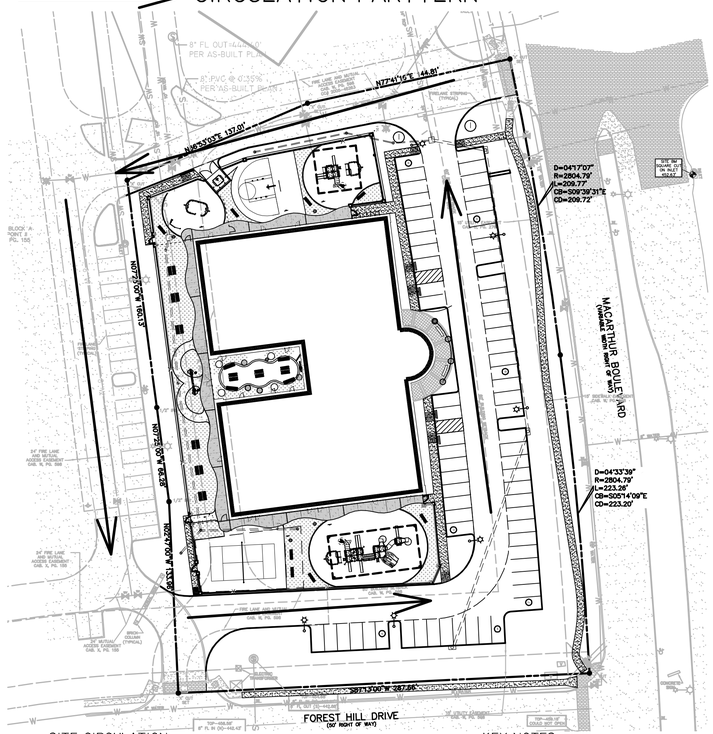
- GAS METER
- IRR. CONTROL VALVE
- TELEPHONE PEDESTAL
- POWER POLE
- DOWN GUY
- S.S. MAN HOLE
- CLEAN OUT
- FIRE HYDRANT
- WATER METER
- FUEL PORT
- WATER VALVE
- TRANSFORMER PAD
- ELECTRIC METER
- STORM DRAIN MAN HOLE
- MONITORING WELL
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL BOX
- SWB MAN HOLE
- GAS MAN HOLE
- VAULT
- TREE
- SIGN
- LIGHT POLE
- TYPICAL FENCE
- CONCRETE
- BOLLARD
- COVERED AREA
- A/C PAD
- BOUNDARY LINE
- ADJOINER LINE
- CONTOUR LINE
- WATER LINE
- OVERHEAD SERVICE LINE
- SEWER LINE
- STORM DRAIN LINE
- UNDERGROUND GAS LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND ELECT. LINE
- TRANSMISSION LINE
- EASEMENT LINE
- BUILDING LINE
- STREET CENTERLINE

PROPOSED

- BOUNDARY LINE
- RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL 1B.
- BUILDING CONTROL POINT
- PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS AND CONCRETE APRONS
- PROPOSED LIGHT POLE
- CURB INLET
- JUNCTION BOX
- GRATE INLET



CIRCULATION PARTTERN



SITE CIRCULATION
NOT TO SCALE

KEY NOTES
1. DO NOT ENTER SIGNS

PROPERTY OWNER:	121 CROSSING LTD 6900 DALLAS PKWY STE 780 PLANO, TX 75024
APPLICANT / DEVELOPER:	CLA COPPELL, LLC 3151 E. CAMELBACK ROAD, SUITE 420 PHOENIX, AZ 85016 (602) 707-6991 (PHONE) CONTACT: DAVID NEWTON
SURVEYOR:	PEISER & MANKIN SURVEYING, LLC 623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 (817)-481-1806 (PHONE) CONTACT: TIMOTHY MAKIN, RPLS
ENGINEER & LANDSCAPE ARCHITECT:	CEI ENGINEERING ASSOCIATES, INC. 3030 LBJ FREEWAY SUITE 100 (972) 488-3737 (PHONE) (972) 488-6732 (FAX) CONTACT: MARIA PENA

STATE OF TEXAS
M. CHRISTOPHER ROGERS
103618
LICENSED
PROFESSIONAL ENGINEER
7/30/13
F-7524

LOT 6R
BLOCK A
VISTA POINT II

27644	4/3/13	LWY	MAP	PHY	TJA
CEI PROJECT NO.	INITIAL DATE	PRN	PM	DES	DRW

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
3030 LBJ FREEWAY, SUITE 100 (972)488-3737
DALLAS, TX 75234 (972)488-6732

CHILDREN'S LEARNING ADVENTURE
811 N. MACARTHUR BLVD
COPPELL TEXAS

SITE PLAN	REV DATE 7/30/13 REV-3	SHEET NO. C1

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JOB # 27644 DRAWING: 27644PROJ.DWG LAST SAVED BY: PYEOH LOCATION: P:\27000\27644.01\DRAWINGS\CONCEPT\REV-3\27644PROJ.DWG