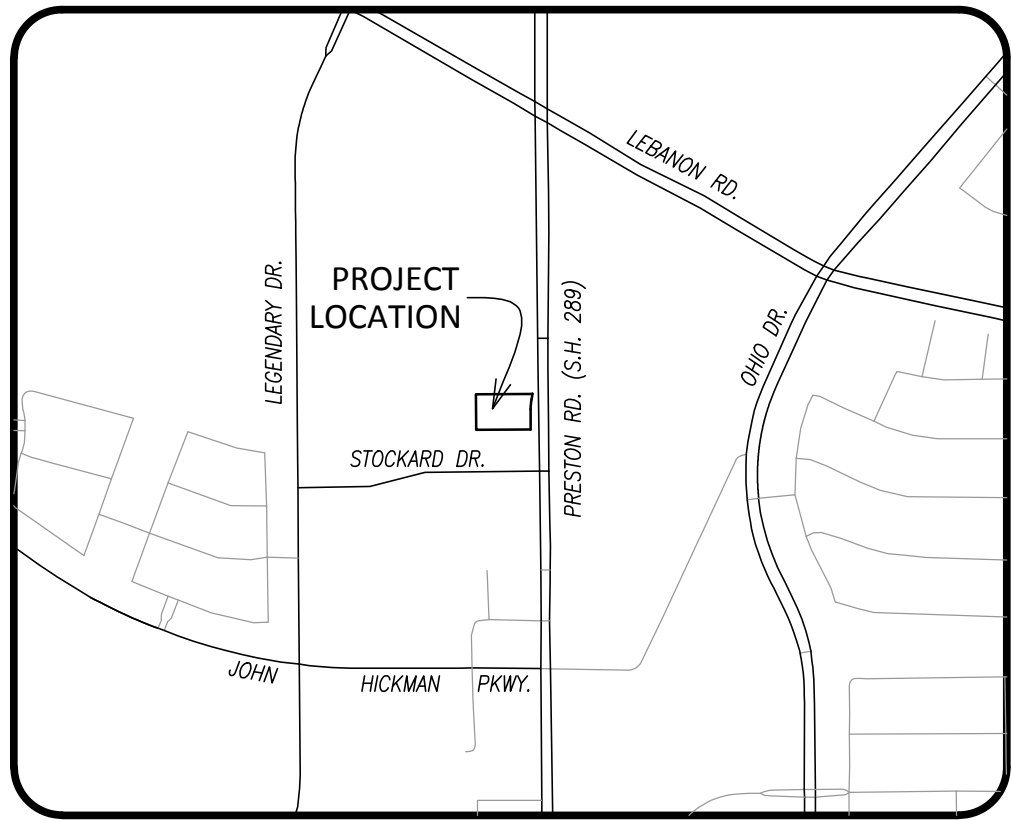
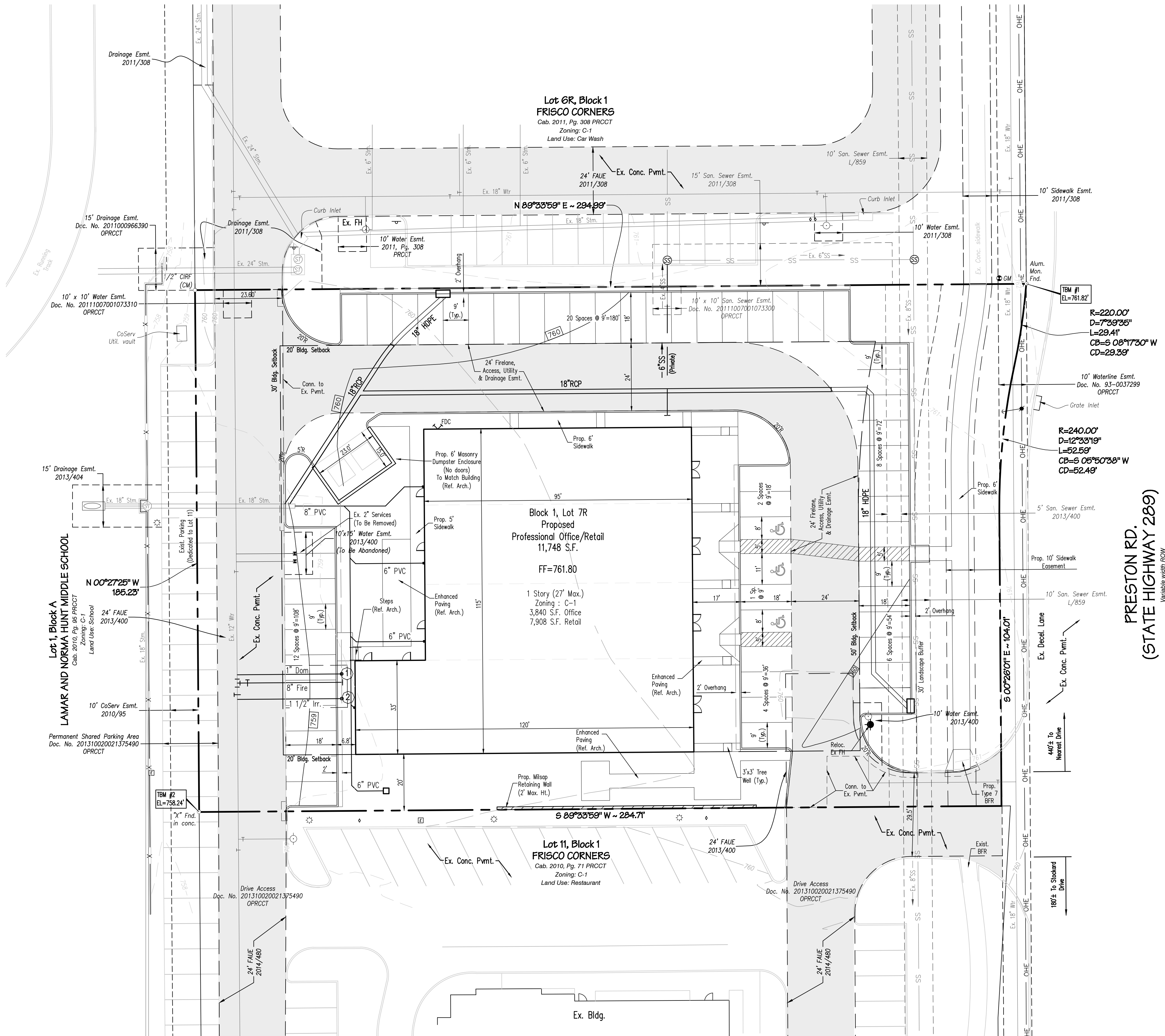
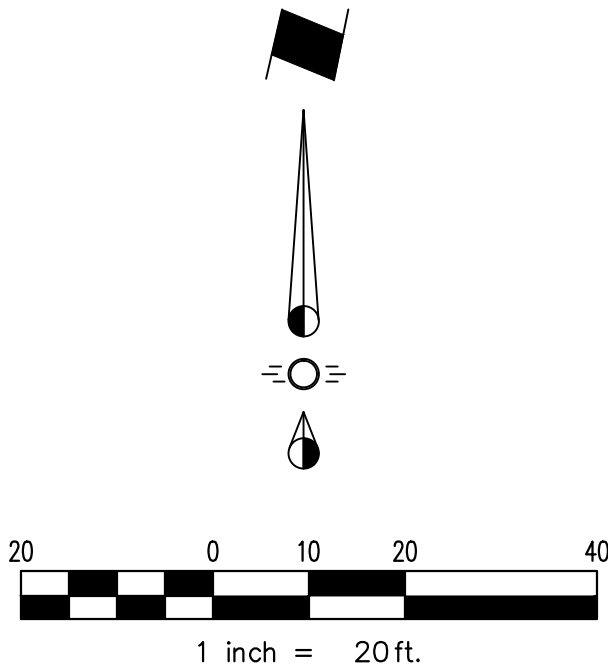




LOCATION MAP



SITE DATA	
Ex. Zoning	C-1 w/ Preston Road Overlay Retail Sales District
Proposed Use	Professional Office/Retail
Lot Area	1.219 Ac. (53,085 S.F.)
Building Area	11,748 S.F.
Building Height	1 Story, 27' Max.
Lot Coverage	22.1%
Floor Area Ratio	0.221:1
Parking Required	1 Sp./200 S.F. (7,908 S.F. Retail) = 40 Spaces 1 Sp./350 S.F. (3,840 S.F. Professional Office) = 11 Spaces = 51 Total Spaces Required
Total Parking Provided	56 Spaces (Incl. 3 HC)
Total Impervious Surface	29,155 S.F.
Total Water Resource Zone Required	689 S.F. (5% Req. Parking & Aisles)
Total Water Resource Zone Provided	WRZ Provided on School Lot
Total Open Space Required	3,716 S.F. (7% of Site required)
Total Open Space Provided	6,749 S.F.

*Handicap parking is provided in accordance with ADA standards

General Notes:

- Any revision to this plan will require City approval and will require revisions to any corresponding plans to avoid conflicts between plans.
- Open storage, where permitted, shall be screened in accordance with the Comprehensive Zoning Ordinance.
- Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
- All signage is subject to Building Inspection Division approval.
- All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.
- Detention is not required on Lot 7R per Engineering Plans provided by Spiars Engineering.
- All firelane pavement shall be removed and replaced full-panel, joint-to-joint.

LEGEND

- FIRELANE, ACCESS, & UTILITY EASEMENT
- EXISTING CONTOUR
- PROPOSED FIRE HYDRANT

Water Meter & Sewer Schedule				
I.D.	Type	Size	No.	Sewer
①	Dom.	1"	1	6"
②	Irr.	1 1/2"	1	N/A

ACTION	
☐ APPROVED	☐ DENIED
STAFF _____	_____
P&Z _____	_____
_____	_____
_____	_____
Neighborhood# _____	
See the Staff Approval letter of P&Z Result Memo for any conditions associated with the approval of the project.	

SITE PLAN
City Project # SP 15-0009
FRISCO CORNERS
BLOCK 1, LOT 7R
53,085 S.F./1.219Ac.
J. ALLEN SURVEY, ABST. 16
IN THE CITY OF FRISCO, COLLIN COUNTY, TEXAS

Owner/Applicant Preston Heights-Frisco, LLC 2400 Dallas Parkway, Suite 560 Plano, Texas 75093 Telephone (972) 682-2700 Contact: Bill Shaddock	Engineer/Surveyor Spiars Engineering, Inc. TBPE# F-2121 765 Custer Road, Suite 100 Plano, Texas 75075 Telephone (972) 422-0077 Fax (972) 422-0075 Contact: John Spiars
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