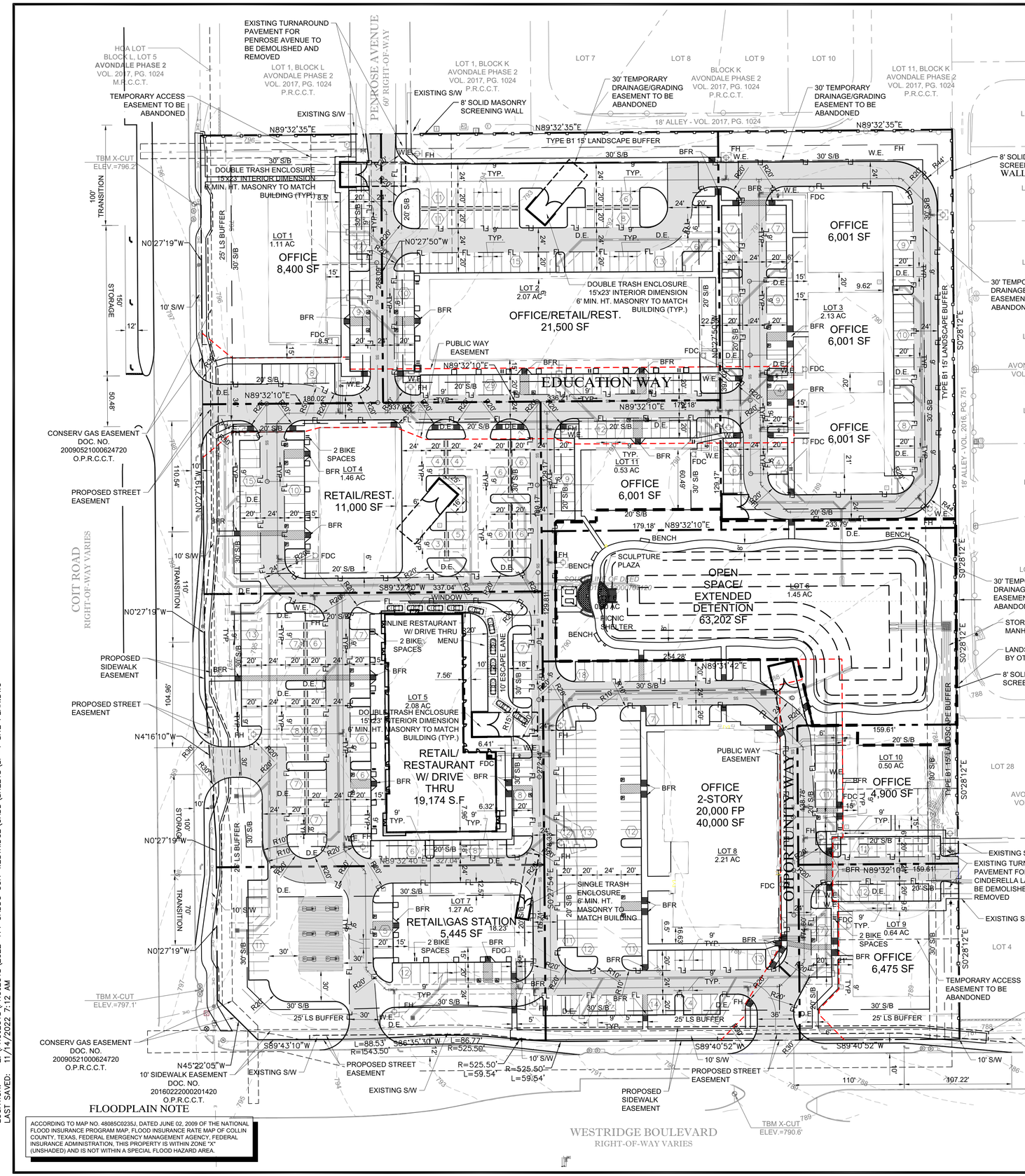


SITE DATA SUMMARY

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	OFFICE BLDG. AREA (SQ. FT.)	RETAIL BLDG. (SQ. FT.)	INLINE RESTAURANT (SQ. FT.)	TOTAL AREA (SQ. FT.)	BLDG HGT. (FT.-# ST.)	LOT COVERAGE		FLR AREA RATIO		PARKING		HANDICAP SP.		BIKE PARKING		TOTAL IMPERVIOUS (SQ. FT.)
										REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	
1	RETAIL	OFFICE	1.11	48,263	8,400			8,400	30' - 1 ST.	40% MAX	17.4%	1:1 MAX	0.174	1:350 PROF. OFFICE	24	24	1	2	2	2	31,503	65%
2	RETAIL	OFFICE/RETAIL/ RESTAURANT	2.07	90,146	7,525	7,525	6,450	21,500	30' - 1 ST.	40% MAX	23.9%	1:1 MAX	0.239	1:200 SF RETAIL 1:350 SF PROF. OFFICE 1:200 SF IN-LINE REST.	92	109	5	6	10	10	77,081	86%
3	RETAIL	OFFICE	2.13	92,884	18,003			18,003	30' - 1 ST.	40% MAX	1											
4	RETAIL	RETAIL/ RESTAURANT	1.46	63,761		7,700	3,300	11,000	30' - 1 ST.	40% MAX	17.3%	1:1 MAX	0.173	1:200 SF RETAIL 1:200 SF IN-LINE REST.	55	65	3	4	6	6	54,634	86%
5	RETAIL	RETAIL/ RESTAURANT w/DRIVE-THRU	2.08	90,799		13,422	5,752	19,174	30' - 1 ST.	40% MAX	21.1%	1:1 MAX	0.211	1:200 SF RETAIL 1:200 SF IN-LINE REST.	96	104	5	5	10	10	76,276	84%
6	RETAIL	OPEN SPACE/DETENTION	1.46	63,566				0	30' - 1 ST.	40% MAX	0.0%	1:1 MAX	0.000									0%
7	RETAIL	RETAIL/GAS STATION	1.27	55,371		5,445		5,445	30' - 1 ST.	40% MAX	9.8%	1:1 MAX	0.098	1:200 SF RETAIL	28	29	2	4	2	2	40,864	74%
8	RETAIL	OFFICE	2.21	96,606	40,000			40,000	42' - 2 ST.	40% MAX	20.7%	1:1 MAX	0.414	1:350 SF PROF. OFFICE	115	127	5	4	10	10	79,585	82%
9	RETAIL	OFFICE	0.64	27,887	6,475			6,475	30' - 1 ST.	40% MAX	23.2%	1:1 MAX	0.232	1:350 SF PROF. OFFICE	19	19	1	1	2	2	18,375	66%
10	RETAIL	OFFICE	0.51	22,128	4,900			4,900	30' - 1 ST.	40% MAX	22.1%	1:1 MAX	0.221	1:350 SF PROF. OFFICE	14	22	1	1	2	2	14,683	66%
11	RETAIL	OFFICE	0.53	23,146	6,001			6,001	30' - 1 ST.	40% MAX	25.9%	1:1 MAX	0.259	1:350 SF PROF. OFFICE	18	21	1	2	2	2	16,969	73%
TOTAL	RETAIL		15.49	674,557	91,304	34,092	15,502	140,898		40% MAX	9.1%	1:1 MAX	0.209	TOTAL REQUIRED	513	594	27	33	50	50	476,525	71%

**30% MAX IN-LINE REST.

**FOUR-SIDED ARCHITECTURE REQUIRED FOR ALL BUILDINGS

CITY OF FRISCO: APPROVED PSP22-0053 11/22/22

GRAPHIC SCALE

50 0 25 50 100

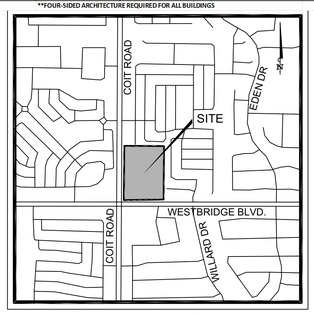
1 inch = 50 ft.

OPEN SPACE

USABLE OPEN SPACE			
REQ. (SQ. FT.)		PROV. (SQ. FT.)	
10%	67,456	10%	68,827

LEGEND

	PROPERTY LINE
	CONCRETE CURB & GUTTER
	PROPOSED FIRE LANE, ACCESS, & UTILITY EASEMENT
	OPEN SPACE
(10)	PARKING COUNT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT



VICINITY MAP
N.T.S.

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 ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL BE SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. 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.
6. NO TREES WILL BE REMOVED FOR THIS ADDITION.
7. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
8. CONTRACTOR SHALL SUBMIT A PAVEMENT JOINTING PLAN WITH JOINT LOCATIONS BASED ON FIELD CONDITIONS TO THE CITY FOR REVIEW.
9. CONTRACTOR SHALL REPLACE FULL CONCRETE PANEL WHERE UTILITY CONNECTIONS ARE MADE.
10. ON-SITE DETENTION LIMITING POST-DEVELOPMENT DISCHARGE TO A PRE-DEVELOPMENT RUNOFF RATE HAS BEEN PROVIDED.
11. FOUR-SIDED ARCHITECTURE REQUIRED FOR ALL BUILDINGS. TO BE PROVIDED WITH SITE PLAN SUBMITTAL.
12. ALL TRASH ENCLOSURES SHALL BE A MINIMUM 6' IN HEIGHT AND SHALL BE CLAD IN MASONRY TO MATCH THE BUILDINGS.
13. SITE MUST COMPLY WITH ALL APPLICABLE LIGHTING STANDARDS IN SUBSECTION 4.05.
14. PROPOSED DRAINAGE EASEMENTS (D.E.) SHALL BE A STANDARD 15' IN WIDTH.
15. PROPOSED WATER EASEMENTS (W.E.)SHALL BE A STANDARD 10' IN WIDTH.

PROPOSED MODIFICATIONS FROM PSP21-0079

1. REVISED LOT 8 TO PROVIDE A LARGER 2-STORY OFFICE BUILDING RATHER THAN THE SMALLER BUILDINGS.
2. REFINED OPEN SPACE FURTHER BASED ON MINOR AREA CHANGES AND MATERIAL SHORTAGES. OPEN SPACE WAS REDUCED APPROXIMATELY 6,000 SQUARE FEET.

BENCHMARKS

AN "X" CUT ON CONCRETE BACK OF CURB AT THE EASTERNMOST POINT OF THE NOSE OF AN ISLAND MEDIAN AT THE SOUTH END OF THE SITE ALONG WESTBRIDGE BOULEVARD, APPROXIMATELY 225' WEST AND 53' SOUTH OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY. ELEVATION=790.60'

AN "X" CUT ON A CONCRETE STORM DRAIN INLET WITHIN COIT ROAD, APPROXIMATELY 16' WEST AND 10' N OF THE WESTERNMOST SOUTHWEST CORNER OF THE SUBJECT PROPERTY. ELEVATION=797.10'

AN "X" CUT ON A CONCRETE STORM DRAIN INLET WITHIN COIT ROAD, APPROXIMATELY 7' WEST AND 69' S OF THE NORTHERNMOST NORTHWEST CORNER OF THE SUBJECT PROPERTY. ELEVATION=796.20'

PRELIMINARY SITE PLAN

PSP22-0053

DOLLAR FLOWERS ADDITION - BLOCK A, LOTS 1-11

BEING A 15.49 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE HENRY SLACK SURVEY, ABSTRACT NUMBER 840 IN THE CITY OF FRISCO, COLLIN COUNTY, TEXAS

OWNERS:

WEST COIT, LLC
3333 WELBURN - SUITE 240
DALLAS, TEXAS 75219
PH: 214.691.4900
CONTACT NAME: PETE FLOWERS

MICHAEL & JOYCE KONRAD
5053 BRANDYWINE LANE
FRISCO, TEXAS 75034
CONTACT NAMES:
MICHAEL & JOYCE KONRAD

APPLICANT:

CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572
CONTACT NAME: DREW DONOSKY

SURVEYOR:

EAGLE SURVEYING, LLC.
210 SOUTH ELM STREET - SUITE 104
DENTON, TX 76201
PH: 940.222.3009
CONTACT NAME: TED GOSSETT

ACTION

APPROVED DENIED

STAFF _____ Date _____ Initials

P&Z 11/22/2022 Date

Neighborhood # 5

See the Staff Approval Letter or P&Z Result Memo for any conditions associated with the approval of the project.

CITY:	STATE:	
FRISCO	TEXAS	
COUNTY	SURVEY:	ABSTRACT NO.
COLLIN	HENRY SLACK	840

FLOODPLAIN NOTE

ACCORDING TO MAP NO. 48085C0235J, DATED JUNE 02, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

PLOTTED BY: DREW DONOSKY
PLOT DATE: 11/14/2022 2:01 PM
LOCATION: Z:\PROJECTS\PROJECTS\2022-171 CADDO COIT WESTRIDGE\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 11/14/2022 7:12 AM

TEXAS FIRM #14199
CLAYMOORE ENGINEERING
1903 CENTRAL DRIVE, SUITE #1
BEDFORD, TEXAS 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

WEST COIT, LLC
COIT & WESTRIDGE
FRISCO, TEXAS 75072

No.	DATE	REVISION	BY

PRELIMINARY SITE PLAN

DESIGN:
DRAWN:
CHECKED:
DATE: 11/14/2022

SHEET
SP-1

File No. 2022-171