

LEGEND

PROPOSED	EXISTING	BOUNDARY LINE	FIRELANE, ACCESS & UTILITY EASEMENT
CONCRETE CURB		CONCRETE CURB	
EASEMENT LINE		EASEMENT LINE	OPEN SPACE AREA
BUILDING LINE		BUILDING LINE	SIDEWALK PAVERS
MASONRY SCREENING WALL		MASONRY SCREENING WALL	PROPOSED OFFSITE SIDEWALK
SAW CUT LINE		SAW CUT LINE	
WATER LINE		WATER LINE	
W	SS	SANITARY SEWER	
G	G	GAS LINE	
U/T	U/T	UNDERGROUND TELEPHONE	
CONTOURS		CONTOURS	
ICV		IRRIGATION CONTROL VALVE	
SM		STORM MANHOLE	
WV		WATER VALVE	
LS		LIGHT STANDARD	
TJB		TELEPHONE JUNCTION BOX	
SSM		SANITARY SEWER MANHOLE	
SD		STORM DRAIN	
FH		FIRE HYDRANT	
RP		REGULAR PARKING STALL COUNT	
KEY		KEYNOTE	
FDC		FIRE DEPARTMENT CONNECTION	
CW		CROSSWALK	
AS		ADA STRIPING	
SG		SIGN	
CO		CLEANOUT	
WAGV		WATER METER AND GATE VALVE	
DE		DUMPSTER ENCLOSURE	

CITY OF FRISCO 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 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. WHEN USED, WHEEL STOPS SHALL BE INSTALLED SO THAT ALL SURFACE PARKING SPACES ARE A MINIMUM OF 18 FEET DEEP MEASURED FROM THE FACE OF THE WHEEL STOP. ANY VERTICAL OBSTRUCTION IN FRONT OF A SURFACE PARKING SPACE SHALL BE LOCATED 20 FEET FROM THE BACK OF THE PARKING SPACE.

GENERAL NOTES:

1. FLOODPLAIN NOTE: ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48121C0420G DATED 4/18/2011 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DENTON COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.
2. WHERE SIDEWALKS ARE PROVIDED ADJACENT TO 18' PARKING SPACES, A 6' SIDEWALK SHALL BE REQUIRED.
3. BARRIER FREE RAMPS TO BE A MINIMUM OF 6' IN LENGTH.
4. NO PROTECTED TREES EXIST ONSITE.

DETENTION NOTE:

1. CITY RECORD DRAWINGS SHOW THAT A REGIONAL DETENTION FACILITY FOR THIS PROJECT IS PROVIDED BY THE DETENTION FACILITY CONSTRUCTED UNDER CITY PROJECT NO. FP07-0018. REFER TO STONEWATER CROSSING PHASE ONE DOWNSTREAM ASSESSMENT, DATED SEPTEMBER 17, 2008 PREPARED BY DOWDY, ANDERSON, AND ASSOCIATES, INC. FOR ADDITIONAL DETAILS.

CITY OF FRISCO NOTE:

THE CITY WILL NOT BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ENHANCED PAVEMENT (STAMPED, STAINED, PAVERS, ETC.) LOCATED IN CITY EASEMENTS IF THE CITY IS WORKING WITHIN SUCH EASEMENTS. THE CITY WILL ONLY BE RESPONSIBLE FOR RETURNING STANDARD PAVEMENT OR SUBGRADE TO ACCEPT ENHANCED PAVEMENT.

PAVING NOTE:

ANY CONCRETE REMOVAL SHALL BE FULL PANEL REPLACEMENT.

OWNER:

423 FRISCO VENTURES LLC
9843 BRACKENFIELD LN.
FRISCO, TX 75035
TEL: (914) 837-8361
EMAIL: RKPATNALA@GMAIL.COM
CONTACT: RAMAKRISHNA PATNALA

SURVEYOR:

TRAVERSE LAND SURVEYING, LLC
14200 MIDWAY ROAD, SUITE 130
DALLAS, TX 75244
TEL: (469) 784-9321
EMAIL: GRAYSON@TRAVERSELANDSURVEYING.COM
CONTACT: GRAYSON CEBALLOS, SIT

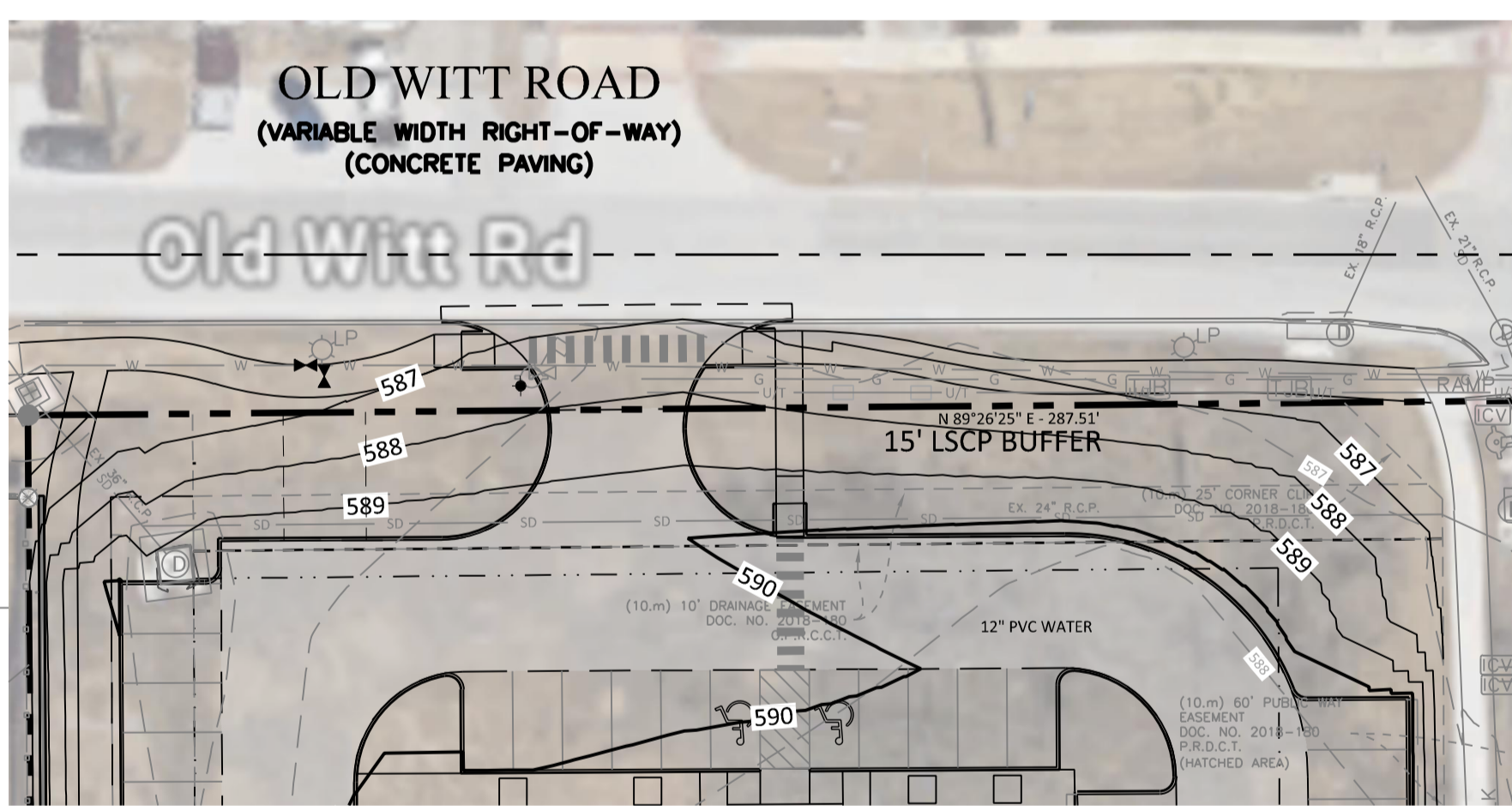
SITE DATA SUMMARY TABLE

LOT 14	PD-25-R
RETAIL	110,124 SF (2,528 AC.)
RETAIL BUILDING AREA	20,050 SF
TOTAL IMPERVIOUS AREA	87,429 SF
BUILDING HEIGHT	1- STORY, 28'-00"
LOT COVERAGE	18.21 %
FLOOR AREA RATIO	0.1821:1
RETAIL PARKING REQUIRED (1/200 SF)	101 SPACES
TOTAL PARKING REQUIRED	101 SPACES
TOTAL PARKING PROVIDED	101 SPACES
TOTAL HC PARKING REQUIRED	4 SPACES
TOTAL HC PARKING PROVIDED	4 SPACES
BIKE PARKING REQUIRED	8
BIKE PARKING PROVIDED	8
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	88,337 SF
USABLE OPEN SPACE REQUIRED	7,708 SF (7%)
USABLE OPEN SPACE PROVIDED	7,763 SF (7.05%)

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.

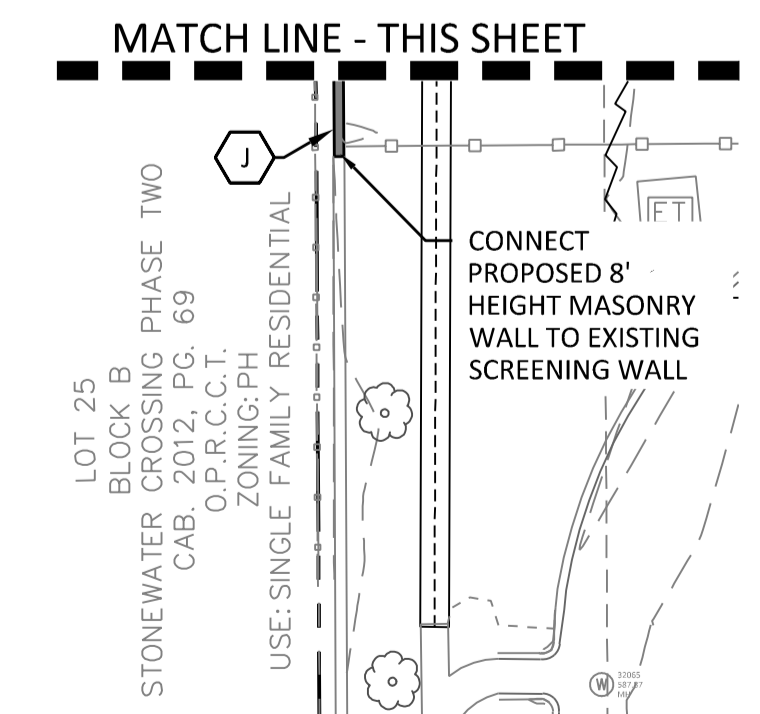
KEY NOTES

- | | |
|---|---|
| A. BUILDING, STOODS, STAIRS (SEE ARCHITECTURAL PLANS) | H. TRANSFORMER |
| B. CONCRETE CURB AND GUTTER | I. DUMPSTER ENCLOSURE W/ 6' TALL SCREENING WALL |
| C. CONCRETE APRON | J. 8' HIGH MASONRY WALL |
| D. CONCRETE SIDEWALK | K. TELEPHONE JUNCTION BOX |
| E. ACCESSIBLE RAMP | L. TREE WELL |
| F. ACCESSIBLE STALL STRIPING | M. CONCRETE PAD FOR BENCH |
| G. ACCESSIBLE PARKING SIGN | N. ACCESSIBLE STALL SYMBOL |



DRIVEWAY EXHIBIT

SCALE: 1"=30'

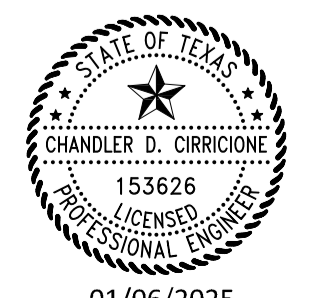


APPLICANT/ENGINEER/LANDSCAPE ARCHITECT
SAMBATEK
12800 WHITE WATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL (763) 259-6687
EMAIL: EMILLER@SAMBATEK.COM
CONTACT: ERIK MILLER
LANDSCAPE ARCHITECT: JOHNNIE WORKMAN
EMAIL: JWORKMAN@SAMBATEK.COM

ACTION	
APPROVED	DENIED
DISAPPROVED	
STAFF	01/13/2025
DATE	
P&Z	
DATE	
INITIALS	
INITIALS	
Neighborhood #	43
See the Staff Approval Letter or P&Z Result memo for any conditions associated with the approval of the project.	

SITE PLAN

**NWC FM 423 & STONEBROOK
BLOCK A, LOT 14
2.528 ACRES
CITY OF FRISCO, DENTON COUNTY
M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 919
PREPARATION DATE: 12/16/2024
CITY PROJECT NO.: SP24-0124**



PRELIMINARY SITE PLAN	07/29/2024
DESIGN REVIEW	12/16/2024
PERMIT SUBMITTAL	12/16/2024
CONSTRUCTION DOCUMENTS	

DRAWN BY	JHB
DESIGNED BY	CDC
CHECKED BY	EMM
PROJECT NO.	52534

