

LEGEND table with columns for PROPOSED and EXISTING features. Includes symbols for boundary lines, curbs, easements, building lines, masonry walls, water lines, sanitary sewers, gas lines, underground telephones, contours, and various utility symbols like valves, manholes, and hydrants.

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.
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.

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 ON SITE.

DETENTION NOTE:

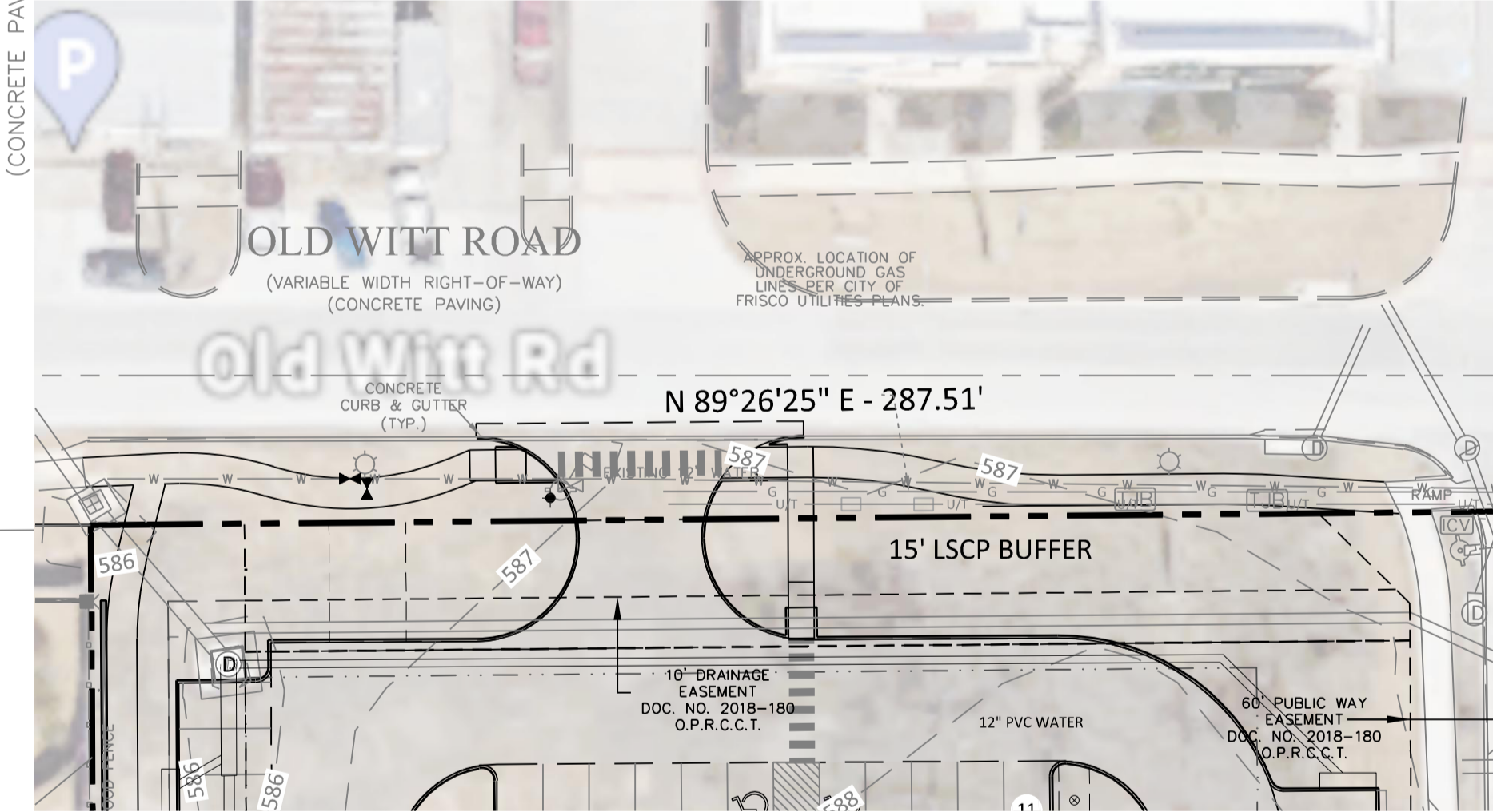
- 1. ROUTING OF THE STORMWATER IS STILL UNDER EVALUATION. SITE IS CURRENTLY BEING CAPTURED IN AN AREA DRAIN IN THE NORTH WEST CORNER OF THE PROPERTY AND DRAINING OFF INTO THE CITY OF LITTLE ELM. CITY RECORD DRAWINGS SHOW THAT A REGIONAL DETENTION FACILITY FOR THIS PROJECT IS PROVIDED BY THE DETENTION FACILITY CONSTRUCTED UNDER CITY PROJECT NO. FP07-0018.

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.



DRIVEWAY EXHIBIT MATCH LINE - THIS SHEET

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Approval table with columns for ACTION (APPROVED, DENIED, DISAPPROVED) and STAFF (DATE, INITIALS). Includes a handwritten 'APPROVED' and date '08/13/2024'.

PRELIMINARY 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: 3/25/2024 CITY PROJECT NO.: PSP24-0013

24.15 (LMS TECH) | CHANDLER CARRICIONE | 8/5/2024 11:55:34 AM | PROJECTS\52534\CAD\CIVIL\52534-C3-01-SITE\DWG\C3-01-PRELIMINARY SITE PLAN

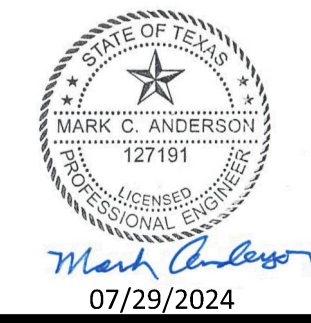


Table with columns for PRELIMINARY, DESIGN REVIEW, PERMIT SUBMITTAL, CONSTRUCTION DOCUMENTS and corresponding roles (JHB, CMM, 52534).

Table with columns for DRAWN BY, DESIGNED BY, CHECKED BY, PROJECT NO.



WEST FRISCO SQUARE