

Notes:

1. Any revision to this plan will require City of Frisco approval and will require revisions to any corresponding plans to avoid conflicts between plans.
2. This property is subject to the 2002 Brinkmann Ranch Development Agreement, Resolution Number 02-04-77R.



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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. Any signage is subject to Building Inspection Division approval.
5. All site plan details 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 surface parking space.
7. Handicap Parking is provided in accordance with ADA Standards.

General Notes:

1. According to Flood Insurance Rate Map (FIRM) Map No. 48085C0240K dated 6/7/2017 prepared by the Federal Emergency Management Agency for Collin County, Texas, no floodplain exists onsite.

Detention Note:

1. Onsite detention limiting post-development discharge to a pre-development runoff rate has been provided.

Note: No Trees will be removed on site

SYMBOL LEGEND

	FIRELANE, ACCESS, & UTILITY EASEMENT
	ENHANCED PAVEMENT
	EXISTING CONTOUR
	EX. SANITARY SEWER MANHOLE
	PROP. FIRE HYDRANT
	EX. FIRE HYDRANT
	EX. LIGHT POLE
	EX. POWER POLE
	EX. SIGN
	EX. ELECTRIC BOX
	EX. RISER
	Prop. Tree Well

ACTION

	APPROVED	DENIED
STAFF	_____	_____
	DATE	INITIALS
P&Z	_____	_____
	DATE	INITIALS

Neighborhood #_____

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

City Project No. PSP23-0032
PRELIMINARY SITE PLAN

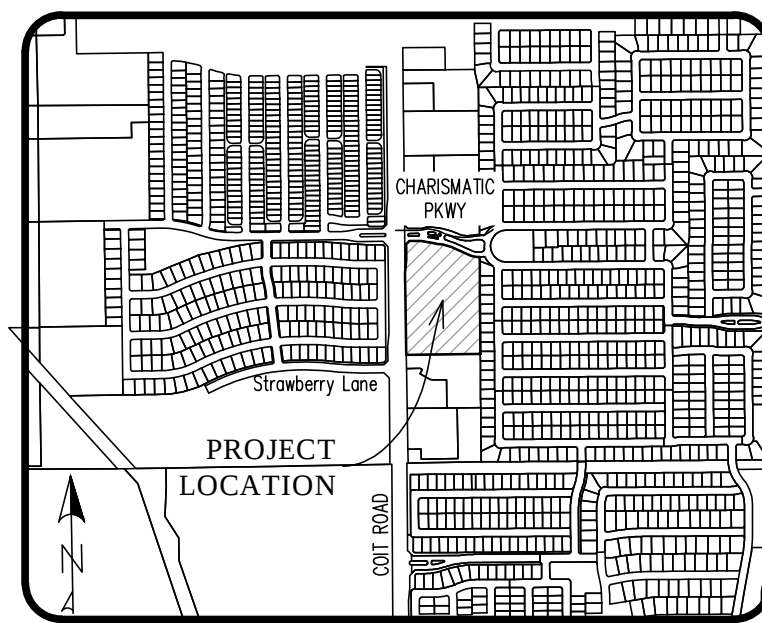
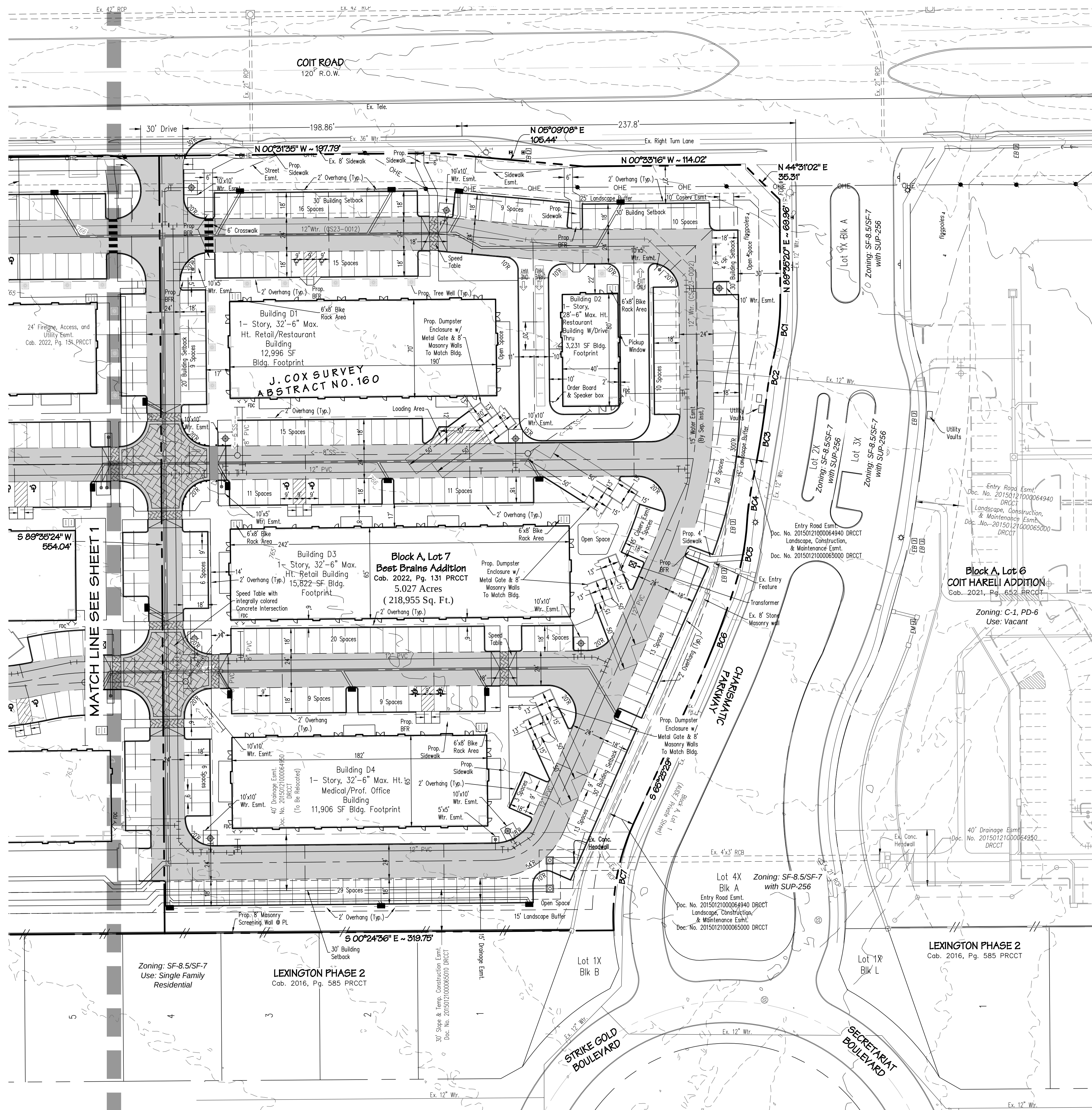
IN THE CITY OF FRISCO, COLLIN, TEXAS
J. COX SURVEY ABSTRACT NO. 160

440,996 Sq. Ft./10.124 Acres

ENGINEER / SURVEYOR/ APPLICANT
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Tyler Barnett

OWNER/DEVELOPER, LOT 5
Lexington Stars, LLC
8731 Lohr Valley Rd
Irving, TX 75019
Contact: Bhargavi Dorwala
Telephone 469-500-3393

OWNER/DEVELOPER, LOT 7
Suniksha Lexington LP & Suniksha
Gunter Pride Exchange LLC
8105 Rasor Blvd, Ste 299
Plano, TX 75024
Contact: Srinivasulu Mupparaju
Telephone 860-770-0001



LOCATION MAP
NTS

	Block A, Lot 5	Block A, Lot 7
Existing Zoning	PD-6 Retail with a SUP (S-256) for Private Streets and PD-6 Commercial-1	PD-6 Retail with a SUP (S-256) for Private Streets
Proposed Use	Restaurant, Medical Office, Professional Office, Retail	Restaurant, Medical Office, Professional Office, Retail
Lot Area	222,041 SF (5.097 Ac.)	218,955 SF (5.027 Ac.)
Building Area	C1 - 6,400 SF Retail C1 - 5,000 SF Restaurant C2 - 9,200 SF Retail C3 - 8,050 SF Retail C4 - 8,250 SF Medical Office Bldg. C5 - 4,900 SF Professional Office Bldg. 41,800 SF Total	D1 - 4,496 SF Retail D1 - 4,500 SF Restaurant D2 - 3,231 SF Restaurant D3 - 15,822 SF Retail D4 - 3,400 SF Medical Office D4 - 8,506 SF Professional Office 43,955 SF Total
Building Height	1- Story, 32'-6" Max Ht.	1- Story, 32'-6" Max Ht.
Lot Coverage	18.8%	20%
Floor Area Ratio	0.188:1	0.200:1
Total Parking Required	23,650 SF Retail @ 1:200 = 119 Sp 5,000 SF Restaurant @ 1:100 = 50 Sp 4,900 SF Prof. Office @ 1:300 = 17 Sp 8,250 SF Medical Office @ 1:200 = 42 Sp	24,318 SF Retail @ 1:200 = 122 Sp 4,500 SF Restaurant @ 1:100 = 45 Sp 3,231 SF Restaurant w/Drive-Thru @ 1:100 = 33 Sp 8,506 SF Professional Office @ 1:300 = 29 Sp 3,400 SF Medical Office @ 1:200 = 17 Sp
Total Parking Provided	228 Total Spaces	246 Total Spaces
Total HC Parking Required	228 Spaces	246 Spaces
Total HC Parking Provided	7 Spaces	7 Spaces
Bike Parking Required	10 Spaces	7 Spaces
Bike Parking Provided	12 Spaces (1:20 Parking Spaces)	13 Spaces (1:20 Parking Spaces)
Usable Open Space Required	20 Spaces (10 racks)	20 Spaces (10 racks)
Usable Open Space Provided	15,543 SF (7%)	15,327 SF (7%)
Total Impervious Surface	20,706 SF (9.3%)	15,357 SF (7.01%)
	137,425 SF	154,400 SF

*Handicap Parking is provided in accordance with ADA Standards

Curve Table						
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.	
BC1	45.00'	180.00'	14°19'21"	S 83°14'59" E	44.88'	
BC2	23.26'	180.00'	7°24'14"	S 79°47'26" E	23.24'	
BC3	65.38'	670.00'	5°35'27"	S 80°41'49" E	65.35'	
BC4	27.73'	180.00'	8°49'31"	S 82°18'51" E	27.70'	
BC5	45.22'	180.00'	14°23'35"	S 79°31'49" E	45.10'	
BC6	81.40'	675.00'	6°54'33"	S 68°52'45" E	81.35'	
BC7	78.41'	161.50'	27°49'08"	S 79°20'03" E	77.65'	

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