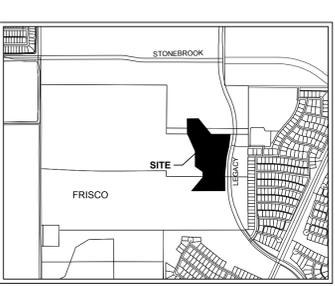
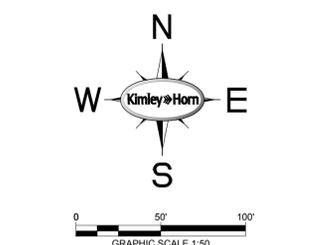
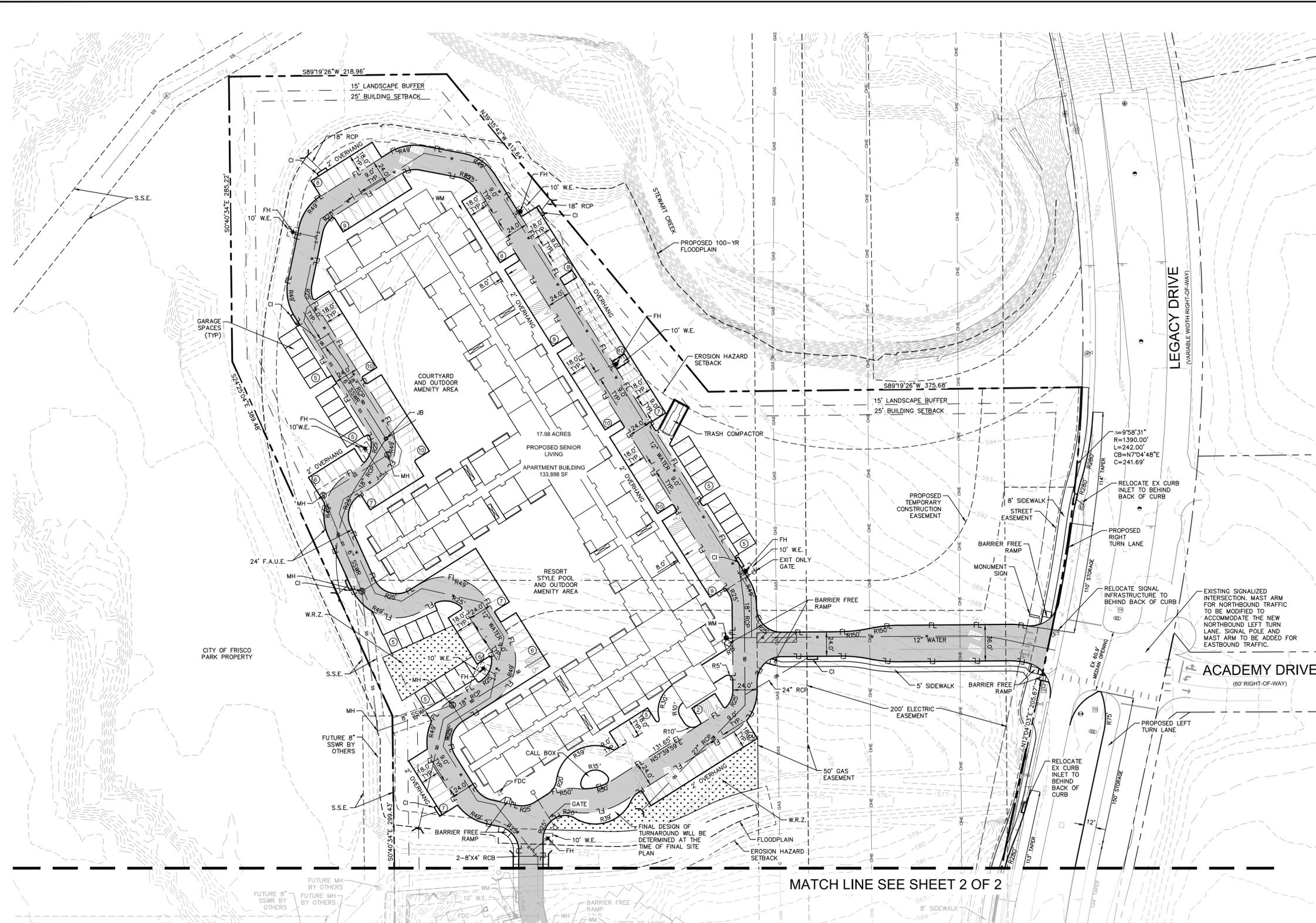


This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

DRAWN BY: BIL
 CHECKED BY: REW
 DATE: AUGUST 2016
 SCALE: AS SHOWN
 DESIGNED BY: REW
 PROJECT: KHA PROJECT 69318551



VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE

ZONING	PD-167
PROPOSED USE	SENIOR HOUSING
TOTAL LOT AREA (SQ. FT. AND AC.)	783,228 SQ. FT. 17.98 AC.
EASEMENT AREA (SQ. FT. AND AC.)	259,081 SQ. FT. 5.95 AC.
NET LOT AREA (SQ. FT. AND AC.)	524,145 SQ. FT. 12.03 AC.
TOTAL UNIT COUNT	188
TOTAL BUILDING FOOTPRINT	108,924 SQ. FT.
APARTMENT BUILDING AREA	133,898 SQ. FT.
BUNGALOW 1 BUILDING AREA	5,100 SQ. FT.
BUNGALOW 2 BUILDING AREA	5,100 SQ. FT.
BUNGALOW 3 BUILDING AREA	4,050 SQ. FT.
BUNGALOW 4 BUILDING AREA	4,050 SQ. FT.
BUNGALOW 5 BUILDING AREA	4,050 SQ. FT.
BUNGALOW 6 BUILDING AREA	5,100 SQ. FT.
BUNGALOW 7 BUILDING AREA	4,050 SQ. FT.
TOTAL BUILDING AREA	165,398 SQ. FT.
APARTMENT BUILDING HEIGHT	3 - STORY
BUNGALOW BUILDING HEIGHT	1 - STORY
MAX. ALLOWABLE LOT COVERAGE	NONE
ACTUAL LOT COVERAGE	13.91%
FLOOR AREA RATIO	0.211
TOTAL PARKING REQUIRED*	198
TOTAL HANDICAP PROVIDED**	12
TOTAL PARKING PROVIDED	198
GARAGE SPACES	60
WATER RESOURCE ZONE REQUIRED (7.0% of parking area)	7,842 SQ. FT.
WATER RESOURCE ZONE PROVIDED	8,928 SQ. FT. (8.0%)
OPEN SPACE REQUIRED (25% of total area)	195,807 SQ. FT.
OPEN SPACE PROVIDED	197,238 SQ. FT. (25.2%)
SQ. FT. IMPERVIOUS SURFACE	259,112 SQ. FT.

*NOTE: TOTAL PARKING REQUIRED IS CALCULATED AS ONE PARKING SPACE PER UNIT AS DESCRIBED IN THE PARKING STUDY PROVIDED BY GARDNER CAPITAL, DATED JULY 28, 2016, PLUS TEN SPACES FOR THE AMENITY CENTER PER THE CITY OF FRISCO ZONING ORDINANCE.
 **NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

ACTION	
APPROVED	DENIED
STAFF _____	_____
Date _____	_____
Initials _____	_____
P&Z _____	_____
Date _____	_____
Initials _____	_____
Neighborhood # _____	

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

LEGEND

	FIRE ACCESS AND UTILITY EASEMENT		PROPOSED STORM SEWER CURB INLET
	ACCESSIBLE HANDICAP PARKING SYMBOL		PROPOSED FIRE DEPARTMENT CONNECTION
	BARRIER FREE RAMP		CURB INLET
	NUMBER OF PARKING SPACES		JUNCTION BOX
	MANHOLE		RADIUS
	JUNCTION BOX		MANHOLE
	EXISTING CONTOUR LINE		FIRE HYDRANT
	PROPOSED STORM SEWER PIPE		SANITARY SEWER PIPE
	PROPOSED SANITARY SEWER PIPE		SANITARY SEWER EASEMENT
	PROPOSED WATER PIPE		WATER EASEMENT
	WATER METER		DRAINAGE EASEMENT
			WATER RESOURCE ZONE

FLOOD STATEMENT

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48121C0440G DATED APRIL 18, 2011 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DENTON COUNTY, TEXAS, A PORTION OF THIS PROPERTY IS WITHIN ZONE AE AND A PORTION OF THIS PROPERTY IS WITHIN ZONE X (UNSHADED).

NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL RADI ARE 2' UNLESS NOTED OTHERWISE.
- ALL FIRE HYDRANTS ARE TO BE LOCATED IN A 10'x10' WATER EASEMENT.
- NO DENTION IS REQUIRED FOR THIS PROJECT AS DEMONSTRATED IN THE MR. FIELDS PROPERTY - FLOODPLAIN STUDY PREPARED BY KIMLEY-HORN ON JUNE 24, 2015 AND APPROVED BY THE CITY OF FRISCO ON JULY 17, 2015.
- SHADED AREA INDICATES FIRE LANE ACCESS AND UTILITY EASEMENT LOCATION AND ASSOCIATED FIRE LANE PAVEMENT THICKNESS.
- MINIMUM FINISHED FLOOR OF ALL BUILDINGS WILL BE ESTABLISHED AT FINAL PLATTING.

PURPOSE STATEMENT

THE PURPOSE OF THIS PRELIMINARY SITE PLAN IS FOR THE DEVELOPMENT OF A SENIOR LIVING COMMUNITY.

CITY OF FRISCO SITE PLAN 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 ZONING ORDINANCE.
- 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.
- 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.

PRELIMINARY SITE PLAN
ARTISTRY AT EDGESTONE
BLOCK A, LOT 1

BEING 17.98 AC
 SITUATED IN THE
 J. OGDEN SURVEY, ABSTRACT NO. 980
 CITY OF FRISCO, DENTON COUNTY, TEXAS

CITY PROJECT #PSP16-0030

OWNER:
 HT STONERBROOK LAND II LD
 2200 ROSS AVE., SUITE 4200W
 DALLAS, TX 75201
 CONTACT: DUSTIN DAVIDSON
 PHONE: (972) 716-2914

ARCHITECT:
 CROSS ARCHITECTS, PLLC
 1255 W. 15TH ST., SUITE 125
 PLANO, TX 75075
 CONTACT: ADAM EVERETT
 PHONE: (972) 638-6644

ENGINEER/SURVEYOR/APPLICANT:
Kimley-Horn
 12750 Merit Drive, Suite 1000
 Dallas, TX 75251
 Contact: Ben Williams, P.E.
 Phone: (972) 770-1300
 Fax: (972) 239-3820

DATE OF PREPARATION: 08/15/2016

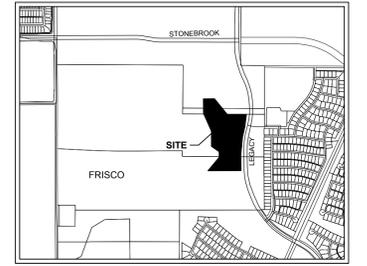
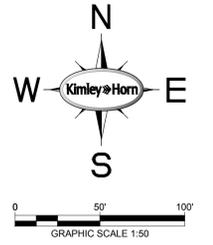
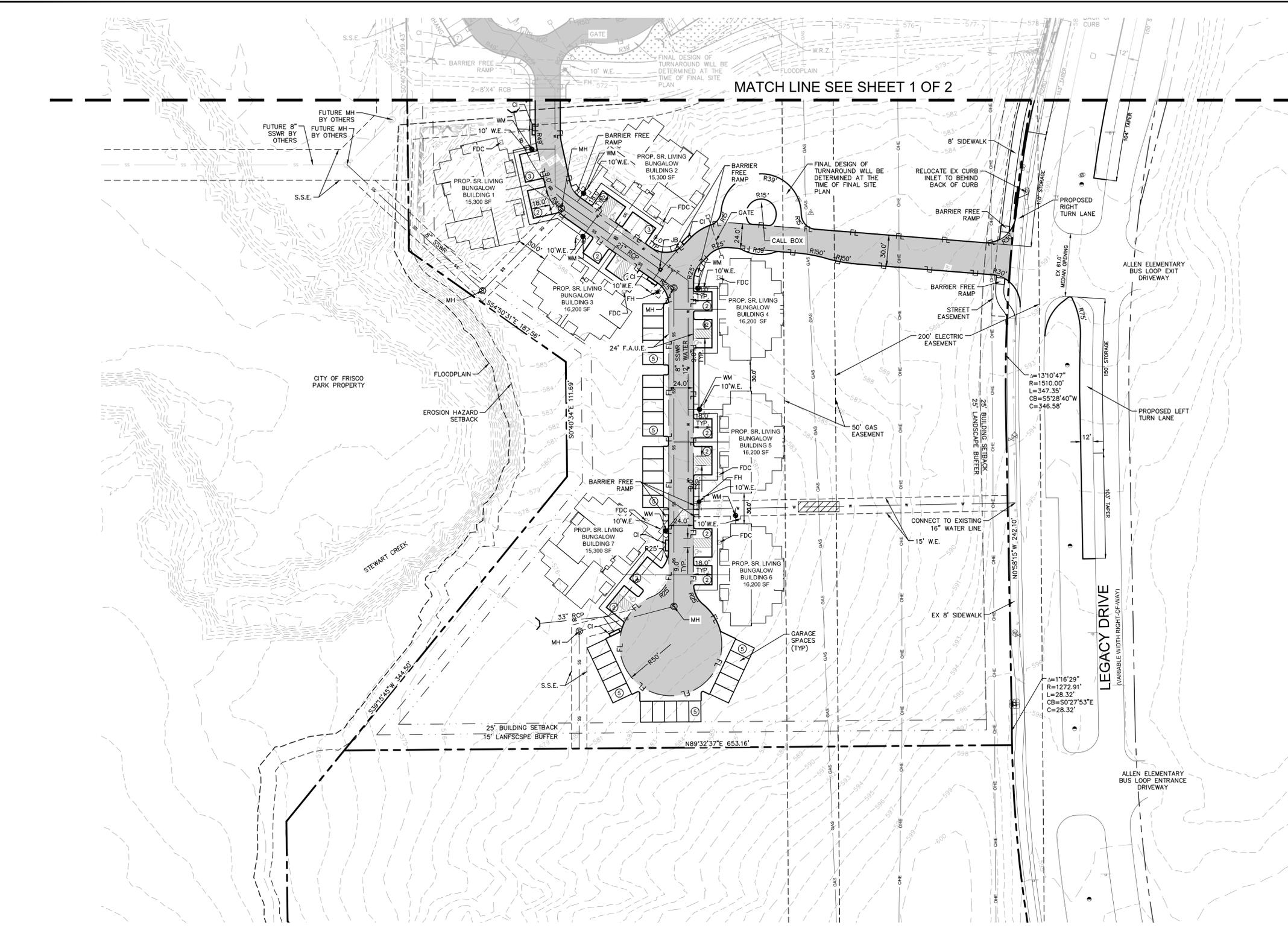
Kimley-Horn
 12750 MERIT DRIVE, SUITE 1000, DALLAS, TX 75251
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

ARTISTRY AT EDGESTONE
 FRISCO, TEXAS

PRELIMINARY SITE PLAN
 SHEET NUMBER
1 OF 2

NO.	REVISIONS	DATE	BY

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE	
ZONING	PD-167
PROPOSED USE	SENIOR HOUSING
TOTAL LOT AREA (SQ. FT. AND AC.)	783,228 SQ. FT. 17.88 AC.
EASEMENT AREA (SQ. FT. AND AC.)	259,081 SQ. FT. 5.95 AC.
NET LOT AREA (SQ. FT. AND AC.)	524,145 SQ. FT. 12.03 AC.
TOTAL UNIT COUNT	189
TOTAL BUILDING FOOTPRINT	108,924 SQ. FT.
APARTMENT BUILDING AREA	133,898 SQ. FT.
BUNGALOW 1 BUILDING AREA	5,100 SQ. FT.
BUNGALOW 2 BUILDING AREA	5,100 SQ. FT.
BUNGALOW 3 BUILDING AREA	4,050 SQ. FT.
BUNGALOW 4 BUILDING AREA	4,050 SQ. FT.
BUNGALOW 5 BUILDING AREA	4,050 SQ. FT.
BUNGALOW 6 BUILDING AREA	5,100 SQ. FT.
BUNGALOW 7 BUILDING AREA	4,050 SQ. FT.
TOTAL BUILDING AREA	165,398 SQ. FT.
APARTMENT BUILDING HEIGHT	3 - STORY
BUNGALOW BUILDING HEIGHT	1 - STORY
MAX. ALLOWABLE LOT COVERAGE	NONE
ACTUAL LOT COVERAGE	13.91%
FLOOR AREA RATIO	0.21:1
TOTAL PARKING REQUIRED*	198
TOTAL HANDICAP REQUIRED**	12
TOTAL HANDICAP PROVIDED**	12
TOTAL PARKING PROVIDED	198
GARAGE SPACES	60
WATER RESOURCE ZONE REQUIRED (7.0% of parking area)	7,842 SQ. FT.
WATER RESOURCE ZONE PROVIDED	8,928 SQ. FT. (8.0%)
OPEN SPACE REQUIRED (25% of total area)	195,807 SQ. FT.
OPEN SPACE PROVIDED	197,238 SQ. FT. (25.2%)
SQ. FT. IMPERVIOUS SURFACE	259,112 SQ. FT.

*NOTE: TOTAL PARKING REQUIRED IS CALCULATED AS ONE PARKING SPACE PER UNIT AS DESCRIBED IN THE PARKING STUDY PROVIDED BY GARDNER CAPITAL, DATED JULY 28, 2016, PLUS TEN SPACES FOR THE AMENITY CENTER PER THE CITY OF FRISCO ZONING ORDINANCE.
**NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

ACTION		
	APPROVED	DENIED
STAFF	Date	Initials
P&Z	Date	Initials
Neighborhood # _____		
See the Staff Approval Letter or P&Z Results Memo for any conditions associated with the approval of the project.		

LEGEND		
	FIRE ACCESS AND UTILITY EASEMENT	
	ACCESSIBLE HANDICAP PARKING SYMBOL	
	BARRIER FREE RAMP	
	NUMBER OF PARKING SPACES	
	MANHOLE	
	JUNCTION BOX	
	EXISTING CONTOUR LINE	
	PROPOSED STORM SEWER PIPE	
	PROPOSED SANITARY SEWER PIPE	
	PROPOSED WATER PIPE	
	WATER METER	

FLOOD STATEMENT
 ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48121C0440G DATED APRIL 18, 2011 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DENTON COUNTY, TEXAS, A PORTION OF THIS PROPERTY IS WITHIN ZONE AE AND A PORTION OF THIS PROPERTY IS WITHIN ZONE X (UNSHADED).

NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL RADII ARE 2' UNLESS NOTED OTHERWISE.
- ALL FIRE HYDRANTS ARE TO BE LOCATED IN A 10'x10' WATER EASEMENT.
- NO DETENTION IS REQUIRED FOR THIS PROJECT AS DEMONSTRATED IN THE MR. FIELDS PROPERTY - FLOODPLAIN STUDY PREPARED BY KIMLEY-HORN ON JUNE 24, 2015 AND APPROVED BY THE CITY OF FRISCO ON JULY 17, 2015.
- SHADED AREA INDICATES FIRE LANE ACCESS AND UTILITY EASEMENT LOCATION AND ASSOCIATED FIRE LANE PAVEMENT THICKNESS.
- MINIMUM FINISHED FLOOR OF ALL BUILDINGS WILL BE ESTABLISHED AT FINAL PLATTING.

PURPOSE STATEMENT
 THE PURPOSE OF THIS PRELIMINARY SITE PLAN IS FOR THE DEVELOPMENT OF A SENIOR LIVING COMMUNITY.

CITY OF FRISCO SITE PLAN 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 ZONING ORDINANCE.
- 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.
- 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.

**PRELIMINARY SITE PLAN
 ARTISTRY AT EDGESTONE
 BLOCK A, LOT 1**

BEING 17.98 AC
 SITUATED IN THE
 J. OGDEN SURVEY, ABSTRACT NO. 980
 CITY OF FRISCO, DENTON COUNTY, TEXAS

CITY PROJECT #PSP16-0030

OWNER:
 HT STONEBROOK LAND II LD
 2200 ROSS AVE., SUITE 4200W
 DALLAS, TX 75201
 CONTACT: DUSTIN DAVIDSON
 PHONE: (972) 716-2914

ARCHITECT:
 CROSS ARCHITECTS, PLLC
 1255 W. 15TH ST., SUITE 125
 PLANO, TX 75075
 CONTACT: ADAM EVERETT
 PHONE: (972) 638-6644

ENGINEER/SURVEYOR/APPLICANT:
Kimley-Horn
 12750 Merit Drive, Suite 1000
 Dallas, TX 75251
 Contact: Ben Williams, P.E.
 Phone: (972) 770-1300
 Fax: (972) 239-3820

DATE OF PREPARATION: 08/15/2016

Kimley-Horn
 12750 MERIT DRIVE, SUITE 1000, DALLAS, TX 75251
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

ARTISTRY AT EDGESTONE
 FRISCO, TEXAS

PRELIMINARY SITE PLAN
 SHEET NUMBER
2 OF 2

NO.	REVISIONS	DATE	BY