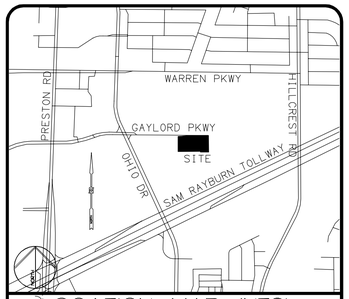



LOCATION MAP (NTS)

| PARKING DATA TABLE | | | |
|---|---|---|---|
| | REQUIRED PARKING | PROVIDED PARKING | CHANGE |
| PROPOSED INVENTORY LOT | 0 | 628 | + 628 |
| *EXISTING DEALERSHIP LOT | 171 | 171 | 0 |

*ADDITIONAL PARKING AT THE EXISTING DEALERSHIP WAS COUNTED AS DISPLAY SPACE. ALL SPACES REMOVED DUE TO THE INVENTORY LOT DRIVEWAY CONNECTIONS TOOK SPACES AWAY FROM DISPLAY SPACE (8 TOTAL SPACES) PER STONEBRIAR CHEVROLET PLANS DATED SEPTEMBER 18, 2003.

| SCREENING/WATER RESOURCE TYPE | |
|---|---|
| | TYPE |
| SCREENING | B4 |
| STREET FRONTAGE | S4 |
| WATER RESOURCE | Z1 |

## PRELIMINARY SITE PLAN NOTES

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48085C0360J DATED JUNE 2, 2009 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

## ENGINEERING SITE PLAN NOTES

THE PROPOSED PARKING ADDITION WILL USE A COMBINATION OF ONSITE DETENTION STORAGE AND EXISTING REGIONAL UNDERGROUND DETENTION STORAGE.

ALL INTERIOR ISLANDS WILL NOT INCLUDE CURB AND GUTTER. PAVING WILL BE FLUSH WITH LANDSCAPE AREA ALLOWING OVERLAND SHEET FLOW TO MEET WATER RESOURCE ZONE REQUIREMENTS.

## TREE PRESERVATION NOTES

13 OF 43 EXISTING TREES WILL BE REMOVED. ALL TREES TO REMAIN WILL BE PROTECTED USING TREE FENCES FROM THE CITY OF FRISCO STANDARDS. (SEE TREE PRESERVATION PLAN)

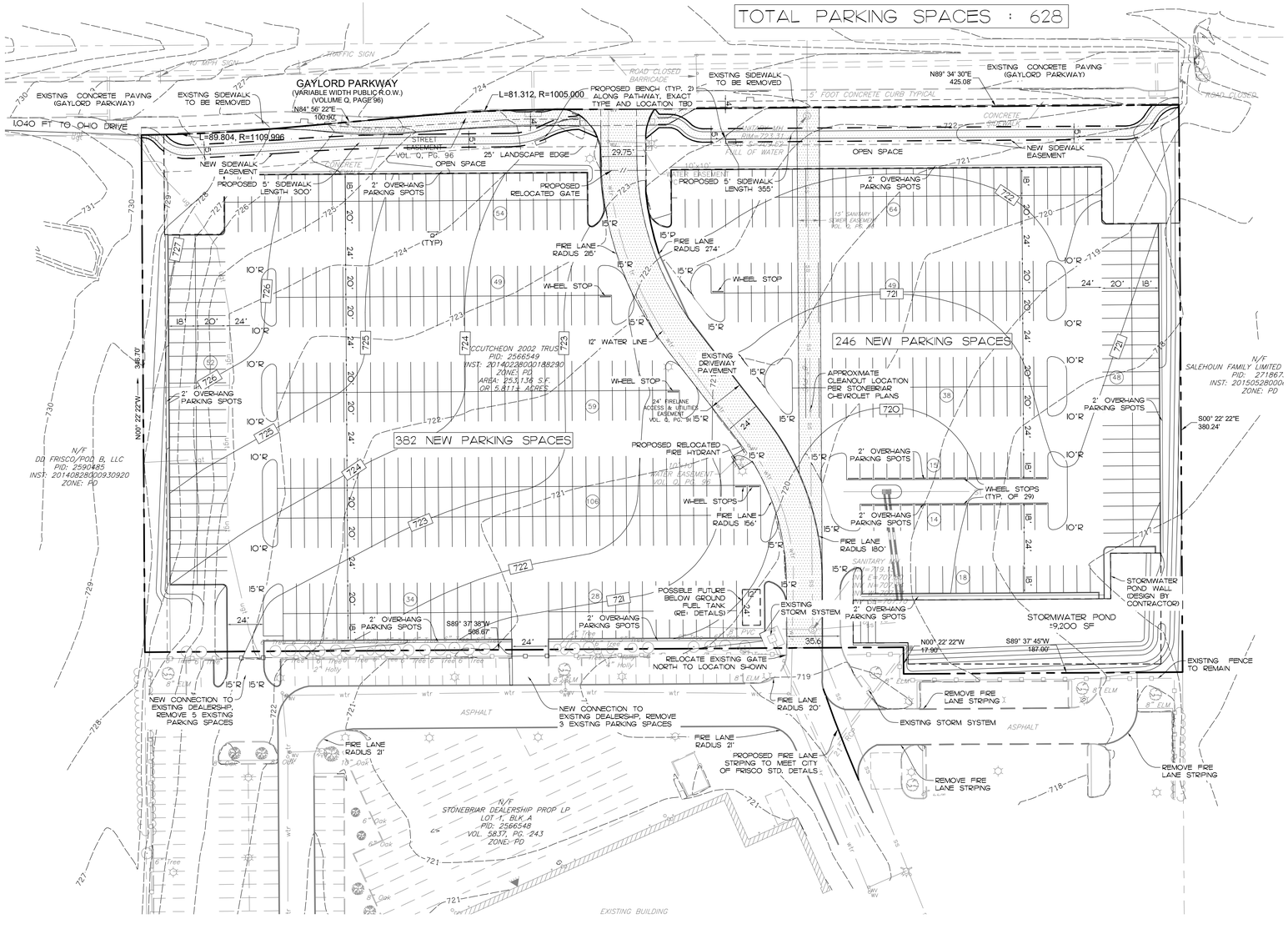
## CITY OF FRISCO SITE PLAN NOTES:

1. ANY REVISIONS 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 AGGREGATED SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC 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.

| EXISTING LEGEND | |
|---|---|
| wtr | WATER LINE |
| ss | SANITARY SEWER LINE |
| uge | UNDERGROUND ELECTRIC LINE |
| gas | GAS LINE |
| ugc | UNDERGROUND CABLE LINE |
| ugfo | UNDERGROUND FIBER OPTIC |
| st | STORM SEWER |
| | TOP OF CURB & GUTTER |
| | FENCE |
| | STORM SEWER MANHOLE |
| | SANITARY SEWER MANHOLE |
| | STORM INLET |
| | WATER VALVE |
| | LIGHT |
| | FIBER OPTIC BOX |
| | CABLE BOX |

| SITE LEGEND | |
|---|---|
| | BOUNDARY LINE |
| | CONCRETE CURB AND GUTTER |
| 7 | PARKING SPACE (ROW) |
| | AREA LIGHT |
| | SIGN |
| 10'R | CURB RADIUS |
| | EASEMENTS |

TOTAL PARKING SPACES : 628




| SITE DATA TABLE | |
|---|---|
| ZONING | PLANNED DEVELOPMENT-23-BC |
| PROPOSED USE | INVENTORY PARKING LOT |
| LOT AREA (SQ FT.) | 253,136 SQ. FT. |
| LOT AREA (ACRE) | 5.811 ACRES |
| BUILDING AREA | N/A |
| BUILDING HEIGHT | N/A |
| LOT COVERAGE | N/A |
| FLOOR AREA RATIO | N/A |
| TOTAL PARKING REQUIRED | N/A |
| TOTAL PARKING PROVIDED | 628 |
| WATER RESOURCE ZONE REQUIRED | 5% 8,451 SQ FT |
| WATER RESOURCE ZONE PROVIDED | 5% 8,494 SQ FT |
| SQUARE FOOTAGE OF IMPERVIOUS SURFACE | 183,996 SQ FT |
| USABLE OPEN SPACE REQUIRED | 10% 25,313 SQ FT |
| USABLE OPEN SPACE PROVIDED | 11.6% 29,392 SQ FT |

## ACTION

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

SEE THE STAFF APPROVAL LETTER OF P&Z RESULTS MEMO FOR ANY CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE PROJECT.

PRELIMINARY SITE PLAN

STONEBRIAR CHEVROLET
BLOCK A, LOT 2, 5.811± ACRES
STONEBRIAR CHEVROLET, S.A. & M.G. RAILWAY CO. SURVEY, ABSTRACT 880

CITY PROJECT NUMBER: PSP16-0042

DATE: 10/31/2016

40 20 0 40 80

| # | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

FREELAND and KAUFFMAN, INC.
Engineers • Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
PHONE 864-233-5497
FAX 864-233-8915
TEXAS REGISTERED ENGINEERING FIRM F-8891

STONEBRIAR CHEVY INVENTORY
FRISCO, TX

BERKSHIRE HATHAWAY AUTOMOTIVE
8333 ROYAL RIDGE PARKWAY, SUITE 130
IRVING, TEXAS 75063
ROBERT SANDERS
972-536-2926

BERKSHIRE HATHAWAY AUTOMOTIVE

| | |
|---|---|
| DRAWN BY | ELO |
| CHECKED BY | CAG |
| DATE | 10-03-16 |
| SCALE | 1"=40' |
| SHEET | 1 |