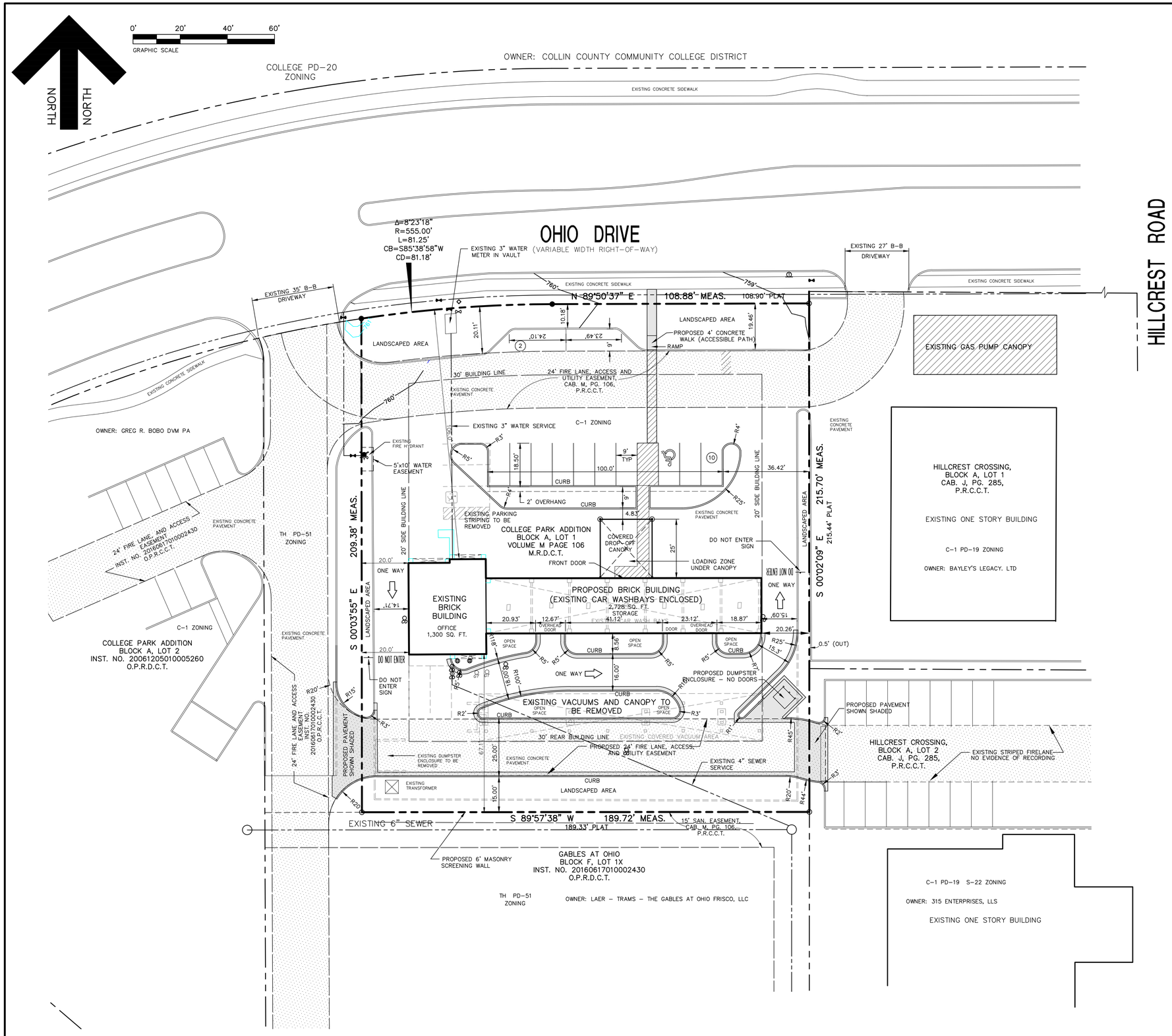

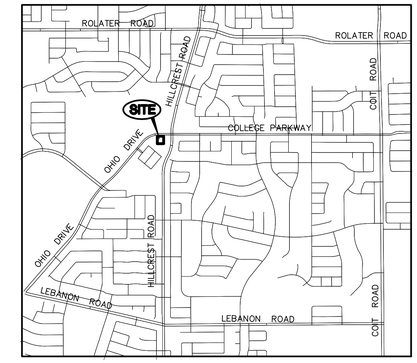

LOCATION MAP

NOT TO SCALE

SITE TABULATION

ZONING	C-1
PROPOSED USE	OFFICE/WAREHOUSE/DISTRIBUTION CENTER
LOT AREA	40,739 SQ. FT. OR 0.9352 ACRES
PROPOSED BUILDING AREA	4,028 SQ. FT. OFFICE - 1,300 SF WARREHOUSE - 2,728 SF
BUILDING HEIGHT	ONE STORY - 32'-11"
LOT COVERAGE	0.099 OR 9.9%
FLOOR AREA RATIO	0.099 OR 9.9%
TOTAL PARKING REQUIRED	7 SPACES
1/350 OFFICE	1300/350 = 4
1/1000 STORAGE	2728/1000 = 3
TOTAL PARKING PROVIDED	12 SPACES
WATER RESOURCE ZONE REQUIRED	OPTION 1 - 5% OF PARKING AREA
WATER RESOURCE ZONE PROVIDED	PERVIOUS AREA 5,682 SF OR 13.9%
IMPERVIOUS AREA	35,057 SQ. FT.
USABLE OPEN SPACE REQUIRED	7% OF LOT AREA = 2,852 SQ. FT.
USABLE OPEN SPACE PROVIDED	2,852 SQ. FT. OR 7%

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 be 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. Handicap parking is provided in accordance with ADA standards.
7. According to Flood Insurance Rate Map (FIRM) MAp No. 48085C0245J dated June 2, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within Zone X.

LEGEND

PROPERTY LINE

FIRELANE

PROPOSED CONCRETE PAVEMENT
ALL OTHER PAVEMENT IS EXISTING

REVISIONS:	
8-9-16	CITY COMMENTS
8-13-16	CITY COMMENTS
9-19-16	CITY COMMENTS
8-10-16	CITY COMMENTS

SHEET TITLE:

EXHIBIT B: SUP16-0007
NRS RECYCLING FACILITY
COLLEGE PARK ADDITION, BLOCK A, LOT 1
0.9352 ACRES ZACHARIAH BURRIS SURVEY, ABSTRACT NO. 74
10601 OHIO DRIVE FRISCO, TEXAS

JDJR

PREPARED BY:
ENGINEERS AND CONSULTANTS

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Tel 972-252-5357 Fax 972-252-8958

DATE: 7-10-16	DRAWN BY: JDJR	SHEET NO.
SCALE: 1" = 20'	CHECKED BY: JDJR	1 OF 1

JDJR PROJECT NO. 1184-1-06

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