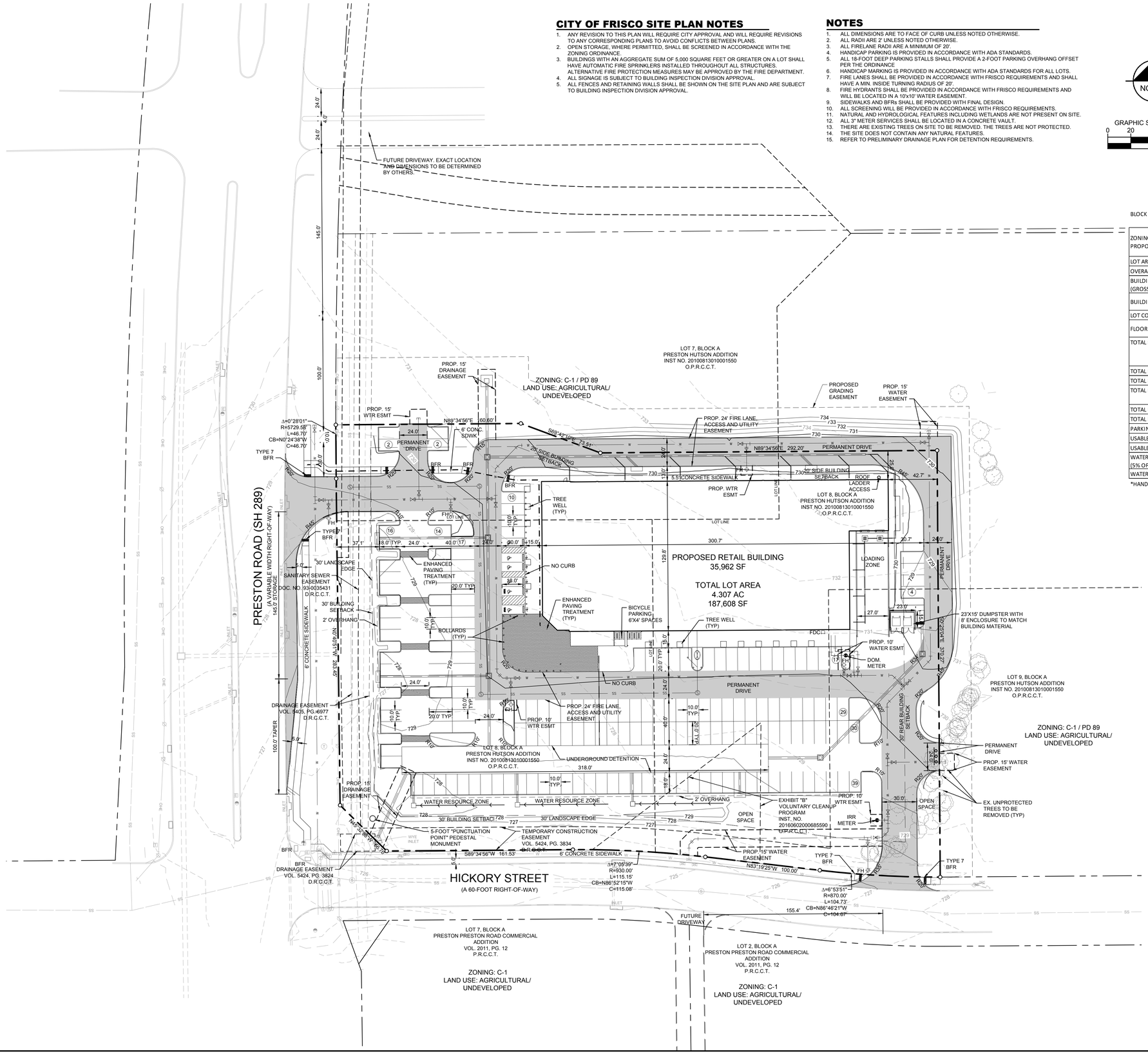
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates,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

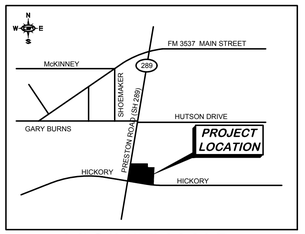
CITY OF FRISCO SITE PLAN NOTES

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. 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.

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL RADII ARE 2' UNLESS NOTED OTHERWISE.
3. ALL FIRELANE RADII ARE A MINIMUM OF 20'.
4. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
5. ALL 18-FOOT DEEP PARKING STALLS SHALL PROVIDE A 2-FOOT PARKING OVERHANG OFFSET PER THE ORDINANCE
6. HANDICAP MARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS FOR ALL LOTS.
7. FIRE LANES SHALL BE PROVIDED IN ACCORDANCE WITH FRISCO REQUIREMENTS AND SHALL HAVE A MIN. INSIDE TURNING RADIUS OF 20'.
8. FIRE HYDRANTS SHALL BE PROVIDED IN ACCORDANCE WITH FRISCO REQUIREMENTS AND WILL BE LOCATED IN A 10'x10' WATER EASEMENT.
9. SIDEWALKS AND BFRs SHALL BE PROVIDED WITH FINAL DESIGN.
10. ALL SCREENING WILL BE PROVIDED IN ACCORDANCE WITH FRISCO REQUIREMENTS.
11. NATURAL AND HYDROLOGICAL FEATURES INCLUDING WETLANDS ARE NOT PRESENT ON SITE.
12. ALL 2" METER SERVICES SHALL BE LOCATED IN A CONCRETE VAULT.
13. THERE ARE EXISTING TREES ON SITE TO BE REMOVED. THE TREES ARE NOT PROTECTED.
14. THE SITE DOES NOT CONTAIN ANY NATURAL FEATURES.
15. REFER TO PRELIMINARY DRAINAGE PLAN FOR DETENTION REQUIREMENTS.





VICINITY MAP

N.T.S.

SITE DATA TABLE

BLOCK A, LOT 7-9

ZONING PROPOSED USE	C-1 PD-89 COMMERCIAL
LOT AREA/SF AND AC	187,608 SF/4.307 AC
OVERALL AREA/SF AND AC	187,608 SF/4.307 AC
BUILDING AREA (GROSS SQUARE FOOTAGE)	35,962 SF
BUILDING HEIGHT (FEET AND NUMBER OF STORIES)	30'-0" (1-STORY)
LOT COVERAGE	19.17%
FLOOR AREA RATIO (FOR NON-RESIDENTIAL ZONING)	0.19
TOTAL PARKING REQUIRED (WITH RATIO)	COMMERCIAL (1 SPACE PER 200 SF) 180
TOTAL PARKING PROVIDED	184
TOTAL HANDICAP REQUIRED	6
TOTAL BICYCLE PARKING REQUIRED (WITH RATIO)	(10 SPACES FOR NON-RESIDENTIAL) 10
TOTAL BICYCLE PARKING PROVIDED	10
TOTAL HANDICAP PROVIDED*	6
PARKING PAVEMENT	90,169 SF
USABLE OPEN SPACE REQUIRED	13,133 SF (7%)
USABLE OPEN SPACE PROVIDED	13,142 SF (7.01%)
WATER RESOURCE ZONE REQUIRED (5% OF PAVED SURFACE)	4,508 SF (5%)
WATER RESOURCE ZONE PROVIDED	4,508 SF (5%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.

LEGEND

- PROPOSED CONCRETE FIRE LANE, ACCESS AND UTILITY EASEMENT
- # OF PARKING SPACES
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM LINE
- PROPOSED ADA ROUTE
- FH — PROPOSED FIRE HYDRANT
- FDC — PROPOSED FIRE DEPARTMENT CONNECTION

KEY

TYP	TYPICAL	CI	CURB INLET
BFR	BARRIER FREE RAMP	AD	AREA DRAIN
FH	FIRE HYDRANT	GI	GRATE INLET
MH	MANHOLE	FDC	FIRE DEPARTMENT CONNECTION

FLOOD STATEMENT

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.

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.

PRELIMINARY SITE PLAN
GROCER AT PRESTON AND HICKORY
PRESTON HUTSON ADDITION
BLOCK A LOTS 7–9

Being 4.307 Acres Out Of The
GEORGE McNEIL SURVEY,
Abstract No. 608
City of Frisco, Collin County, Texas
City Project No. PSP16–0034
Submitted September 9, 2016
Revised November 18, 2016

Owner
Joyce Hutson
PO Box 90
Frisco, TX 75034

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Contact: Sarah Williamson, P.E.
Phone: (972) 770-1300

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DRIVE, SUITE 1000, DALLAS, TX 75251
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT	064500119
DATE	11/18/2016
SCALE	AS SHOWN
DESIGNED BY	SBW
DRAWN BY	KB
CHECKED BY	KSG

GROCER
PRESTON ROAD AND HICKORY STREET
FRISCO, TEXAS

PRELIMINARY SITE PLAN

SHEET NUMBER
PSP

IMAGES
XREFS
ASTI SHEET
PLOT STYLE
DWG NAME
DWG TIME
x2436-PSP x0-Site-Frisco x0-Util-Frisco x1-Site-Frisco x1-Util-Frisco x3bm-Frisco x3ent-Frisco x3city-Frisco
KERBY BUTCHAN 11/18/2016 10:52 AM
K:\DAL-CIVIL\064500119-FRISCO - PRESTON\DWG\PLAN SHEETS
PSP - PRELIMINARY SITE PLAN (11x17).dwg