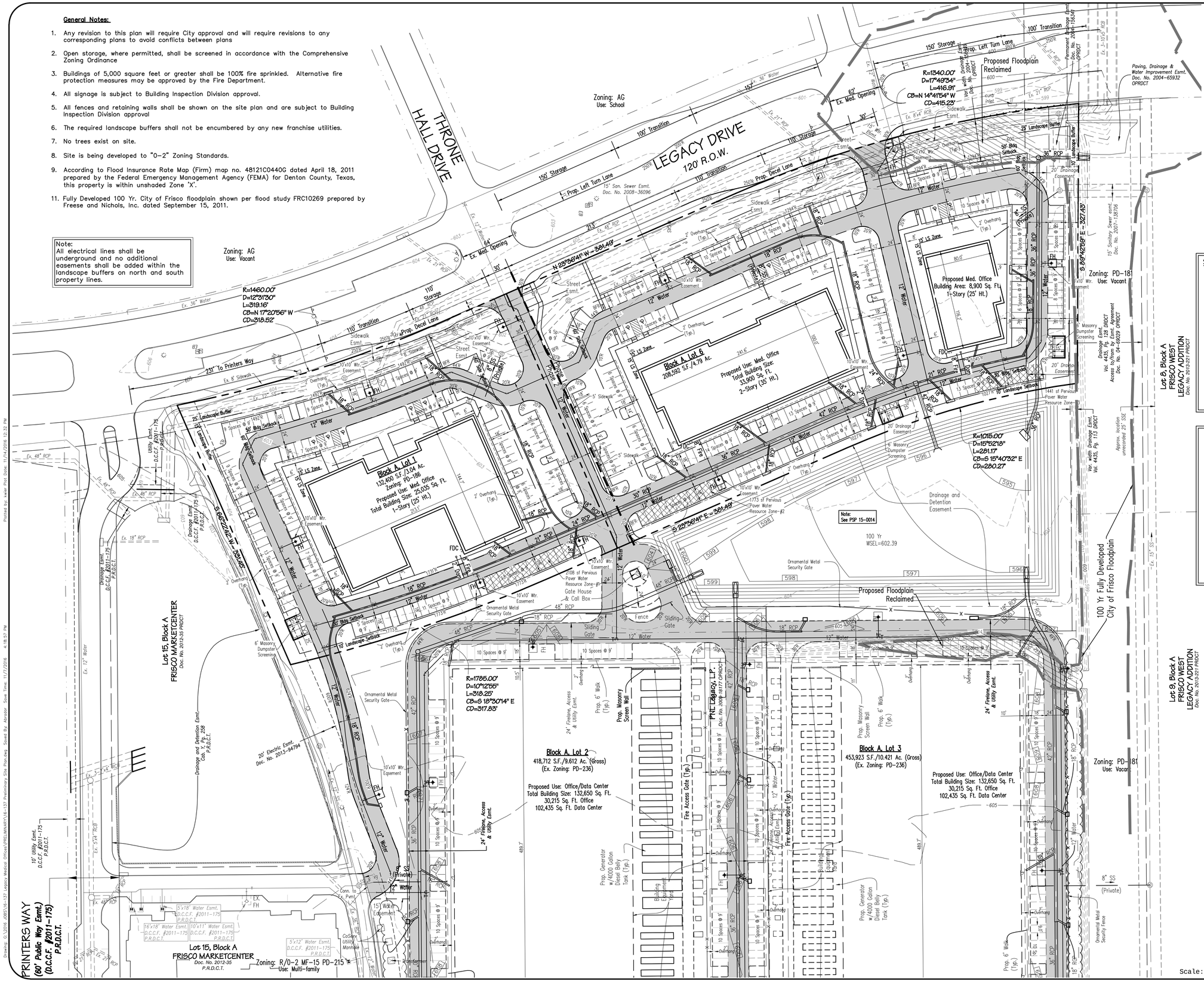
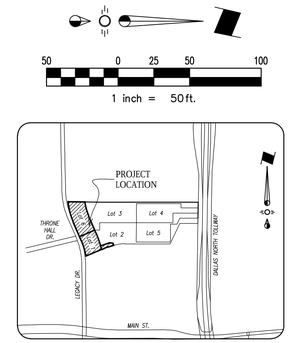
General Notes:

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 Comprehensive Zoning Ordinance
3. Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. 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. The required landscape buffers shall not be encumbered by any new franchise utilities.
7. No trees exist on site.
8. Site is being developed to "O-2" Zoning Standards.
9. 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, this property is within unshaded Zone 'X'.
11. Fully Developed 100 Yr. City of Frisco floodplain shown per flood study FRC10269 prepared by Freese and Nichols, Inc. dated September 15, 2011.

Note:
All electrical lines shall be underground and no additional easements shall be added within the landscape buffers on north and south property lines.





Vicinity Map
NTS

SITE DATA	BLOCK A, LOT 1
Ex. Zoning	PD-186 C-1/O-2
Proposed Use	Medical Office
Lot Area (Gross)	3.04 Ac. (132,400 S.F.)
Building Area	25,035 Sq. Ft. Total
Building Height:	1 Story, 25'
Lot Coverage	19.10%
Floor Area Ratio	0.191:1
Parking Required:	25,035 Med. Ofc. @ 1 Sp/200 Sq. Ft
Total Parking Required:	126 Spaces
Total Parking Provided:	134 Spaces (Incl. 5 HC)
Total Impervious Surface	64,250 Sq. Ft.
Water Resource Zone Req'd (5%)	1,809 Sq. Ft.
Water Resource Zond Provided	2,108 Sq. Ft.
Total Open Space Required	9,268 S.F. (7% of Site required)
Total Open Space Provided	9,291 S.F.

SITE DATA	BLOCK A, LOT 6
Ex. Zoning	PD-186 C-1/O-2
Proposed Use	Medical Office
Lot Area (Gross)	4.79 Ac. (208,592 S.F.)
Building Area	42,900 Sq. Ft. Total
Building Height:	2 Story, 35'
Lot Coverage	12.4%
Floor Area Ratio	0.205:1
Parking Required:	42,900 Med. Ofc. @ 1 Sp/200 Sq. Ft
Total Parking Required:	215 Spaces
Total Parking Provided:	215 Spaces (Incl. 7 HC)
Total Impervious Surface	103,440 Sq. Ft.
Water Resource Zone Req'd (5%)	2,903 Sq. Ft.
Water Resource Zond Provided	3,214 Sq. Ft.
Total Open Space Required	14,602 S.F. (7% of Site required)
Total Open Space Provided	15,244 S.F.

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 Result memo for any conditions associated with the approval of the project.

SYMBOL LEGEND

- FIRELANE, ACCESS & UTILITY EASEMENT
- 605 — EXISTING CONTOUR
- SANITARY SEWER MANHOLE
- FIRE HYDRANT

REVISED PRELIMINARY SITE PLAN
City Project No. PSP16-0046

PATRONUS DATA

BLOCK A, LOT 1 - 3.04 Acres
BLOCK A, LOT 6 - 4.79 Acres
7.828 Acres Total
M.E.P. & P.R.R. SURVEY, ABST. 918
IN THE CITY OF FRISCO, DENTON COUNTY, TEXAS

OWNER/APPLICANT
PRESIDIO VILLAGE, LLC.
2012 RANDOL MILL RD., STE. 211
Arlington, TX. 76011
Telephone: (817) 274-3546
Contact: Reza Mirzadeh

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

Scale: 1"=50' October, 2016 SEI Job No. 16-137