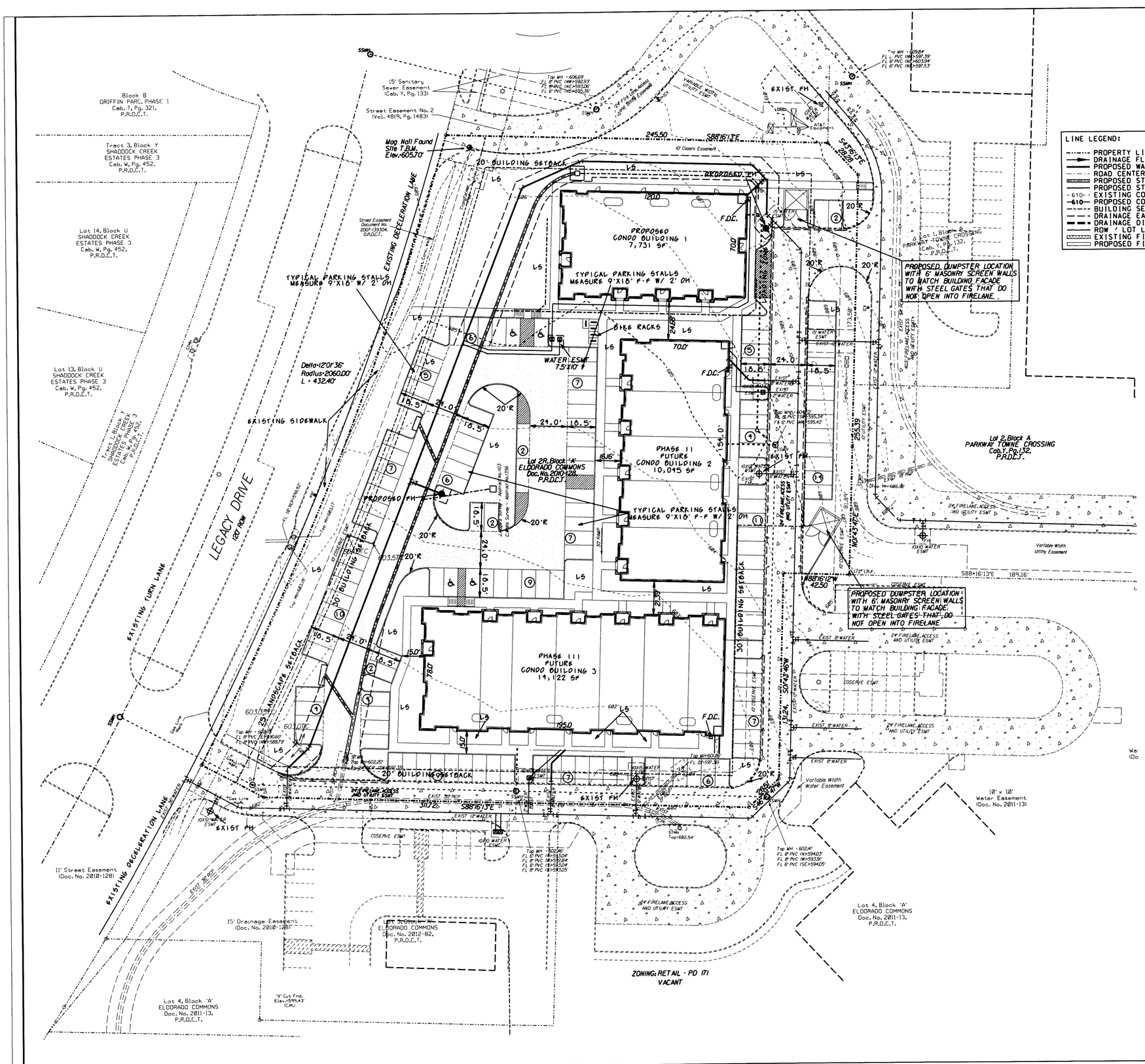


LINE LEGEND:

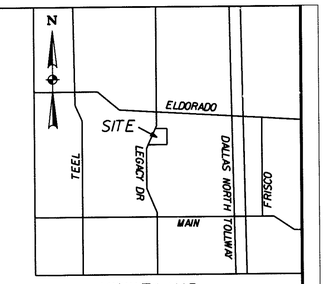
- PROPERTY LINE
- DRAINAGE FLOW
- PROPOSED WATER LINE
- ROAD CENTER LINE
- PROPOSED STORM SEWER
- PROPOSED STREET
- 610 EXISTING CONTOUR LINE
- 610 PROPOSED CONTOUR LINE
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT
- DRAINAGE DIVIDE LINE
- ROW / LOT LINE
- EXISTING FIRELANE
- PROPOSED FIRELANE

N

0 10 20 30 45 60 90

SCALE IN FEET

SCALE: 1" = 30'



VICINITY MAP
NOT TO SCALE

SITE PLAN NOTES

1. ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVALAND WILL REQUIRE REVISIONS TO CORRESSPONDING 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 SUMM OF 5000 SQUARE FEET OF GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THOUGHOUT 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. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO.48121C0440G DATED 04-18-11, THE HEREIN DESCRIBED PROPERTY IS LOCATED IN ZONE "X", DESCRIBED BY SAID MAP TO BE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. ALL WALKS ADJACENT TO HEAD-IN PARKING IS 6' MINIMUM
8. ALL FRANCHISE UTILITY CROSSINGS WITH CITY MAINS MUST HAVE 18' SEPARATION MINIMUM
9. THERE ARE NOT TREES ON-SITE

BLOCK A, LOT 2R - SITE DATA SUMMARY

1. ZONING: PD-171 / RETAIL
2. PROPOSED USE: MEDICAL AND PROFESSIONAL OFFICE
3. PROPERTY AREA: 135,615 SF - 3.11 ACRES
4. BUILDING AREA:
   BUILDING 1 - 7,731 SF
   (3,092 SF PROFESSIONAL - 4,639 SF MEDICAL)
   BUILDING 2 - 10,045 (FUTURE BUILDING)
   (4,018 SF PROFESSIONAL - 6,027 SF MEDICAL)
   BUILDING 3 - 4,122 SF (FUTURE BUILDING)
   (5,650 SF PROFESSIONAL - 8,472 SF MEDICAL)
5. BUILDING HEIGHT: 1 STORY - 32'-8"
6. LOT COVERAGE: 25.1%
7. FLOOR AREA RATIO - F.A.R. = 0.25:1
8. PARKING REQUIRED: 19,138/200 = 96 SPACES (MEDICAL: 1:200 SF)
   12,760/350 = 36 SPACES (PROFESSIONAL: 1:350 SF)
9. PARKING PROVIDED: 130 SPACES + 6 ACCESSIBLE = 136 SPACES
   "HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS"
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 104,273 SF
11. WATER RESOURCE ZONE REQUIRED (5% PARKING AND DRIVE): 2,058 SF
    WATER RESOURCE ZONE PROVIDED: 2,530 SF
12. USABLE OPEN SPACE REQUIRED (7% SITE AREA) = 9,493 SF
    USABLE OPEN SPACE PROVIDED: 10,598 SF

ACTION:

APPROVED DENIED

STAFF _____ DATE _____ INITIALS

P&Z _____ DATE _____ INITIALS

NEIGHBORHOOD NO: _____

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

FRISCO PROJECT NO. SP16-0036

DEVELOPER/APPLICANT:
MCG CONSTRUCTION, LLC
275 W. PRINCETON DRIVE
PRINCETON, TEXAS 75407
MR. MARVIN GATHRIGHT
(972) 734-6772

ENGINEER:
HELMBERGER ASSOCIATES, INC.
1525 BOZMAN ROAD
WYLIE, TEXAS 75098
MR. RANDALL T. HELMBERGER, P.E.
(972) 442-7459

SITE PLAN

ELDORADO COMMONS - BLOCK A, LOT 2R

JAY ROGERS & C WHITE ABST, NOS. 1103 & 1356

CITY OF FRISCO, DENTON COUNTY, TEXAS

TBPE REGISTRATION NO. 000756

HELMBERGER ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS
1525 BOZMAN ROAD, WYLIE TEXAS 75098 (972) 442-7459

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	SEPTEMBER 2016	1"=30'	SPLAN	1545	C1

...\SPLAN.dgn 11/1/2016 2:09:28 PM