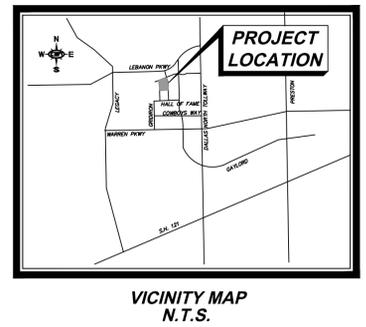
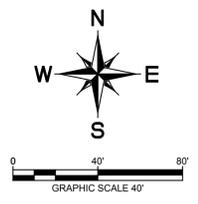
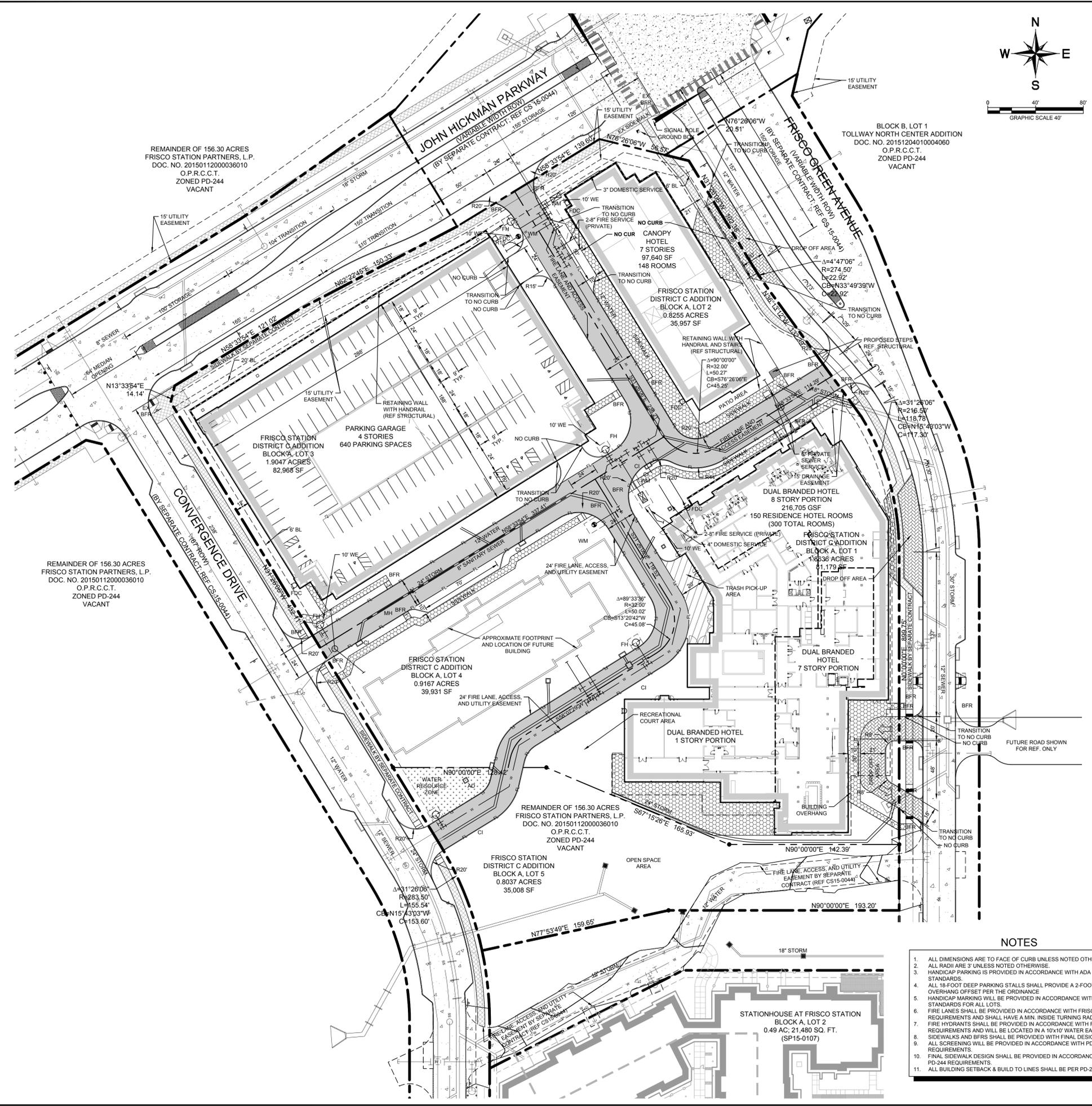


This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability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



LEGEND

	PROPOSED FIRE LANE
	EXISTING PAVEMENT
	PROPOSED ROADS BY SEPARATE CONTRACT (REF CS15-0044)
	PROPOSED BUILDING
	SIDEWALK (BY SEPARATE CONTRACT)
	PROPOSED SIDEWALK
	EXISTING CONTOUR LINE - MAJOR
	EXISTING CONTOUR LINE - MINOR
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
	RETAINING WALL
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	TYPICAL
	SANITARY SEWER EASEMENT
	WATER EASEMENT
	DRAINAGE EASEMENT
	BARRIER FREE RAMP
	SIDEWALK
	BUILDING LINESETBACK
	CURB INLET
	MANHOLE
	EXISTING
	PROPOSED

FRISCO STATION DISTRICT C ADDITION, BLOCK A, LOTS 1 & 3 SITE DATA SUMMARY TABLE

ZONING/PROPOSED USE	PD-244 W/ SUP FOR EXTENDED STAY HOTEL CONFERENCE CENTER
LOT AREA/ SQ. FT. AND AC	240,035 SQ. FT., 5.51 AC
TOTAL BUILDING AREA (gross square footage)	DUAL BRAND 210,654 SF CANOPY 97,540 SF PARKING GARAGE 203,510 SF
BUILDING HEIGHT (number of stories)	DUAL BRAND 8 STORIES MAX. CANOPY 7 STORIES PARKING GARAGE 4 STORIES
LOT COVERAGE (excludes parking garage)	48.9 %
FLOOR AREA RATIO (for non-residential zoning)	2.13:1
USEABLE OPEN SPACE REQUIRED	16,802 SF (7%)
USEABLE OPEN SPACE PROVIDED	PROVIDED IN LOT 5
WATER RESOURCE ZONE REQUIRED	1,906 SF (6%)
WATER RESOURCE ZONE PROVIDED	1,906 SF (6%) (PER PD-244 WRZ NOT REQUIRED FOR PARKING STRUCTURE)
IMPERVIOUS SURFACE	38,119 SF
TOTAL PARKING REQUIRED (HOTEL - 1 SPACE/ROOM)	CANOPY: 148 ROOMS DUAL BRAND (RES. HOTEL): 150 ROOMS DUAL BRAND (AC): 150 ROOMS TOTAL REQUIRED: 448 SPACES
TOTAL PARKING PROVIDED	640 SPACES
TOTAL ADA REQUIRED	13 SPACES
TOTAL ADA PROVIDED*	13 SPACES**

*ADA PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS
**ADA PARKING PROVIDED IN PARKING GARAGE

CITY OF FRISCO SITE PLAN NOTES

- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
- BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT. ALL SIGNAGE IS SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

PURPOSE STATEMENT

THE PURPOSE OF THIS EXHIBIT B IS TO ALLOW FOR A SPECIFIC USE PERMIT (SUP) FOR A RESIDENCE HOTEL. THIS USE IS ALLOWED BY SUP IN SUB-DISTRICT C OF PD-244 WHEN CONDITIONS ARE MET. THE PROPOSED PLAN MEETS CONDITIONS A-E SET FORTH IN PD-244.

TREE PROTECTION NOTE

PROTECTED TREES DO NOT EXIST ON THIS SITE.

THOROUGHFARE NOTE

THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE IN CONFORMANCE WITH THE APPROVED FRISCO STATION ZONING EXHIBIT.

FLOOD STATEMENT

FLOOD STATEMENT: According to Community Panel No. 480550355J, revised June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, portions of this property are within Zone X, which is not a Special Flood Hazard Area.

NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL RADII ARE 3' UNLESS NOTED OTHERWISE.
- HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
- ALL 18-FOOT DEEP PARKING STALLS SHALL PROVIDE A 2-FOOT PARKING OVERHANG OFFSET PER THE ORDINANCE.
- HANDICAP MARKING WILL BE PROVIDED IN ACCORDANCE WITH ADA STANDARDS FOR ALL LOTS.
- FIRE LANES SHALL BE PROVIDED IN ACCORDANCE WITH FRISCO REQUIREMENTS AND SHALL HAVE A MIN. INSIDE TURNING RADIUS OF 20'.
- FIRE HYDRANTS SHALL BE PROVIDED IN ACCORDANCE WITH FRISCO REQUIREMENTS AND WILL BE LOCATED IN A 10'x10' WATER EASEMENT.
- SIDEWALKS AND BFRS SHALL BE PROVIDED WITH FINAL DESIGN.
- ALL SCREENING WILL BE PROVIDED IN ACCORDANCE WITH PD-244 REQUIREMENTS.
- FINAL SIDEWALK DESIGN SHALL BE PROVIDED IN ACCORDANCE WITH PD-244 REQUIREMENTS.
- ALL BUILDING SETBACK & BUILD TO LINES SHALL BE PER PD-244.

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.

EXHIBIT B

EXHIBIT B: SUP 16-0018
FRISCO STATION DISTRICT C ADDITION, BLOCK A, LOTS 1 & 3
 Being 5.51 Acres Out Of The COLLIN COUNTY SCHOOL LAND NO. 6 SURVEY Abstract No. 149
 City of Frisco, Collin County, Texas
 City Project No. SUP 16-0018
 Submitted August 29, 2016
 Revised November 15, 2016

Owner: Frisco Station Partners, L.P.
 13600 Heritage Parkway,
 Suite 200
 Fort Worth, Texas 76177
 Contact: Mehul Patel
 Phone: (817) 224-6000

Developer: Kimley-Horn and Associates, Inc.
 700 State Highway 121
 Suite #175
 Lewisville, TX 75067
 Contact: Robert Folzenlogen
 Phone: (214) 736-5180

Engineer/Surveyor: Kimley-Horn and Associates, Inc.
 106 West Louisiana Street
 McKinney, Texas 75069
 Contact: Joe Riccardi, P.E.
 Phone: (469)301-2580

REVISIONS

No.	DATE

DATE

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 WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY

FOR REVIEW ONLY
 Not for construction or permit purposes.

Engineer: JOSEPH C. RICCARDI
 P.E. No. 100472 Date: 11/15/2016

KHA PROJECT
063530007

DATE
11/15/2016

SCALE
AS SHOWN

DESIGNED BY
JCK

DRAWN BY
JCK

CHECKED BY
JCR

FRISCO STATION HOTELS

FRISCO STATION DISTRICT C ADDITION, BLOCK A, LOTS 1-5

CITY OF FRISCO, TEXAS

FRISCO DISTRICT C ADDITION, BLOCK A, LOTS 1-5

PROGRESS IN MOTION

EXHIBIT B

SHEET NUMBER