BOUNDARY CURVE TABLE

NUMBER	DELTA	RADIUS	ARC	BEARING	CHORD
C1	97°44'58"	55.00'	93.83'	S 05°32'56" W	82.86'
C2	05°12'59"	1,940.00'	176.62'	S 87°28'30" E	176.56'
C3	01°01'56"	2,060.00'	37.11'	N 85°22'59" W	37.11'
C4	04°58'16"	2,070.00'	179.60'	S 87°27'42" W	179.54'
C5	04°28'36"	2,380.00'	185.96'	S 04°46'06" W	185.91'

FRISCO SITE DATA SUMMARY TABLE

SITE DATA DESCRIPTION	DATA
ZONING	PLANNED DEVELOPMENT–2–NEIGHBORHOOD COMMERCIAL (AREA "B") (ORDINANCE #89–11–02)
PROPOSED USE	CHURCH
BUILDING HEIGHT	BUILDING @ 31'–2" + STEEPLE @ 38'–11", TOTAL = 70'–1"; 1 (ONE) STORY
LOT COVERAGE	26,779 SQUARE FEET
FLOOR AREA RATIO	26,779/253,232 SQUARE FEET = 10.57%
LOT AREA (EXCLUDING R.O.W.)	252,778 SQUARE FEET; 5.8030 ACRES
BUILDING AREA (INCL. MECHANICAL PADS, PORCHES, APRONS & PAVILLION)	28,333 SQUARE FEET
SQUARE FOOTAGE OF IMPERVIOUS SURFACES (SIDE WALKS & PAVING)	155,367 SQUARE FEET
TOTAL PARKING REQUIRED (SANCTUARY SEATING = 271)	68 SPACES (1 SPACE PER 4 SEATS = 271/4)
TOTAL PARKING PROVIDED*	301 SPACES (INCLUDES 7 HANDICAPPED AND 1 HANIDCAPPED VAN ACCESSIBLE SPACE)
INTERIOR LANDSCAPING REQUIRED	301 SPACES @ 15 SQ. FT PER PARKING SPACE = 4,515 SQ FT
INTERIOR LANDSCAPING PROVIDED	11,531 SQUARE FEET
LANDSCAPING BUFFERS (15' @ RESIDENTIAL ZONING, 25' @ THOROUGHFARE R.O.W.)	40,528 SQUARE FEET
OPEN SPACE REQUIRED (7% OF LOT AREA)	17,726 SQUARE FEET
OPEN SPACE PROVIDED	45,352 SQUARE FEET
TOTAL LANDSCAPING PROVIDED	97,411 SQUARE FEET

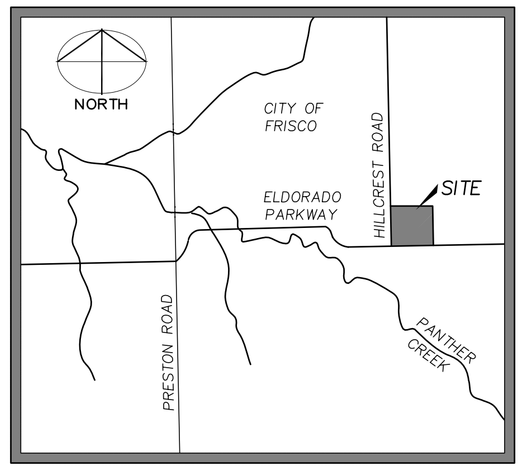
*NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

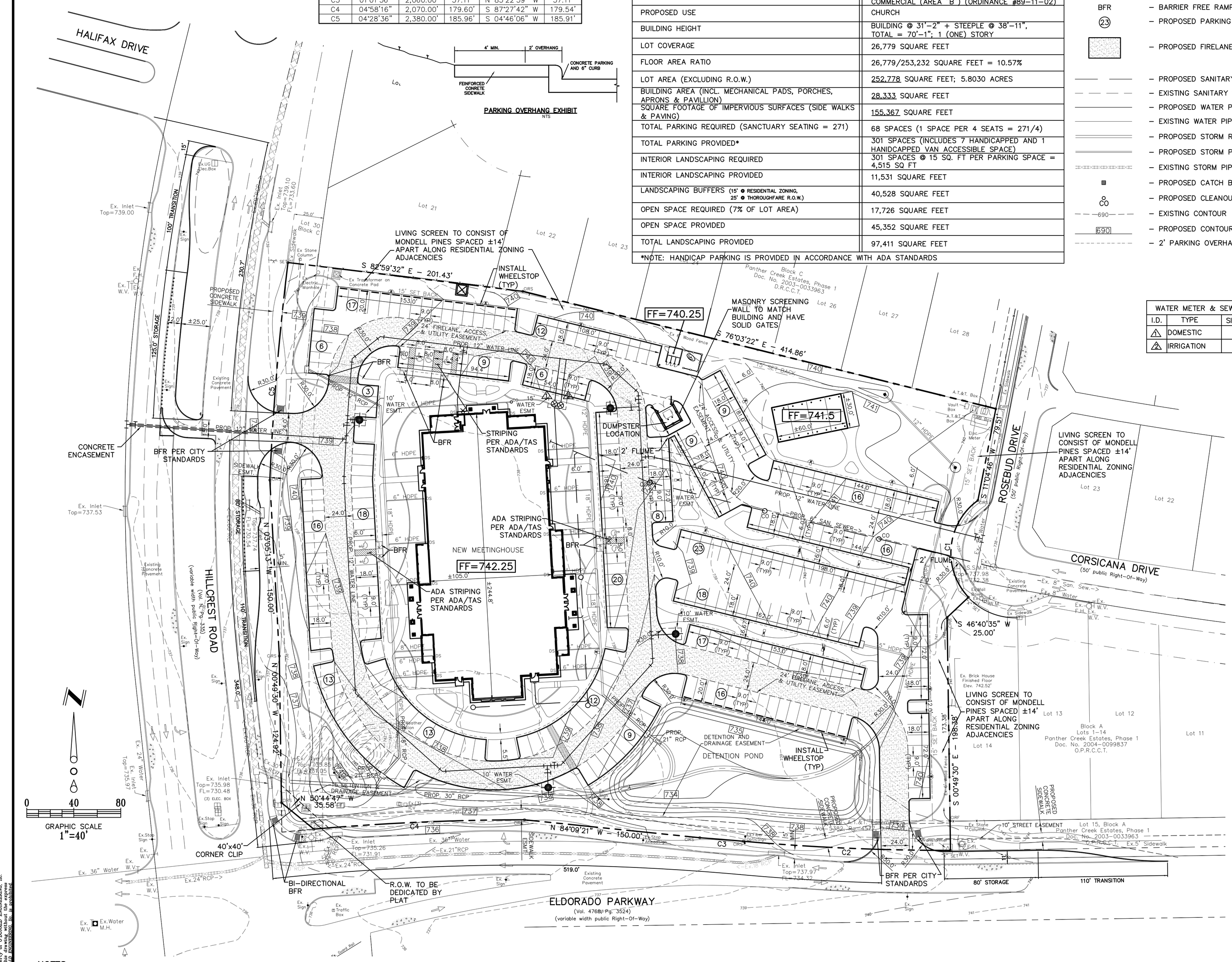
LEGEND

- EXISTING CURB
- PROPOSED CURB
- BFR – BARRIER FREE RAMP
- (23) – PROPOSED PARKING SPACES IN A ROW
- PROPOSED FIRELANE
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED WATER PIPE
- EXISTING WATER PIPE
- PROPOSED STORM RCP PIPE
- PROPOSED STORM PVC PIPE
- EXISTING STORM PIPE
- PROPOSED CATCH BASIN
- CO – PROPOSED CLEANOUT
- 690 – EXISTING CONTOUR
- 690 – PROPOSED CONTOUR
- 2' PARKING OVERHANG

VICINITY MAP

nts





WATER METER & SEWER SCHEDULE

I.D.	TYPE	SIZE	NO.	SEWER
1	DOMESTIC	2"	1	6"
2	IRRIGATION	2"	1	----

SITE PLAN NOTES

ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

PLANNING DEPARTMENT

1. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE COMPREHENSIVE ZONING ORDINANCE.
4. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE CITY.
5. ALL ELEVATIONS SHALL COMPLY WITH APPLICABLE OVERLAY DISTRICT REQUIREMENTS.
6. REMOVAL, TRANSPLANTING, PROTECTION AND OR MITIGATION OF PROTECTED TREES, SHALL COMPLY WITH THE COMPREHENSIVE ZONING ORDINANCE. TREE SURVEYS AND TREE PROTECTION ARE SUBJECT TO CITY INSPECTION AND APPROVAL.

FIRE DEPARTMENT

1. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100%%% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
2. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
3. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
4. SPEED BUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.

BUILDING INSPECTIONS

1. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
2. ALL SIGNAGE IS SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
3. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
4. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING INSPECTION DIVISION'S APPROVAL.

ENGINEERING

1. SIDEWALKS AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER CITY STANDARDS.
2. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
3. SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.

PARKS DEPARTMENT

1. ALL SUBDIVISIONS OR ADDITIONS ARE REQUIRED TO IDENTIFY ANY EXISTING OR PROPOSED BODIES OF WATER OR WETLANDS WITHIN THE PROPOSED SUBDIVISION OR ADDITION. ALL NECESSARY PERMITS REQUIRED FOR DEVELOPMENT SHALL BE SECURED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. FOUR–INCH (4") SLEEVES FOR IRRIGATION LINES AND ELECTRICAL SERVICE SHALL BE INSTALLED IN STREET MEDIANS.
3. ALL RIGHT–OF–WAY AREAS SHALL HAVE EIGHT (8") INCHES OF TOPSOIL PRIOR TO ACCEPTANCE BY THE CITY.

BENCHMARK

The City of Frisco Geodetic Control Monuments Numbers 5 and 12.

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. THERE ARE NO TREES TO BE PROTECTED ON SITE.
3. ALL 9'x18' PARKING STALLS SHOWN TO ALLOW FOR 2' PARKING OVERHANG (TYPICAL).

NOTE:
NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN ANY AREA OF 100–YEAR FLOOD ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP NO. 48085C0270G, DATED JANUARY 19, 1996. PROPERTY IS IN ZONE X.

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CITY PROJECT # SPFP09–0007

SITE PLAN
ELDORADO PARKWAY CHURCH ADDITION
LOT 1, BLOCK A, 5.8134 ACRES
CITY OF FRISCO
COLLIN COUNTY, TEXAS

O'DONALD ENGINEERING LLC
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DATE	05/18/09
SCALE	1"=40'
JOB NO	OD09003
SHEET	SP

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