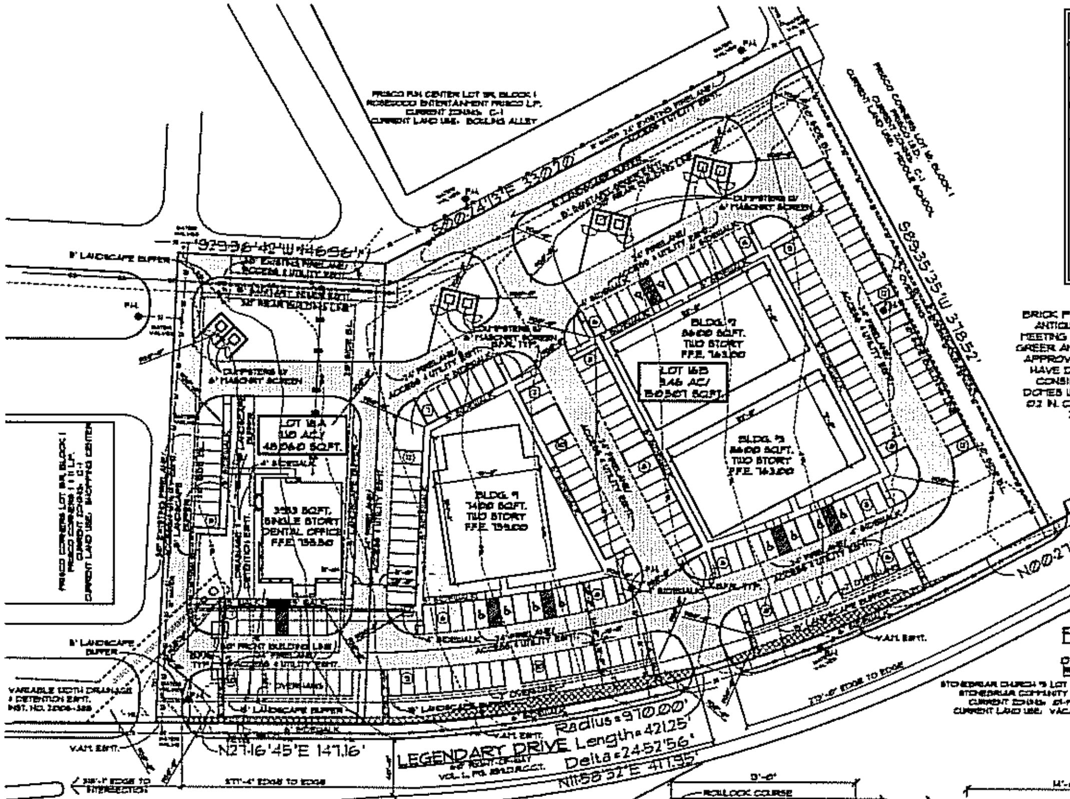
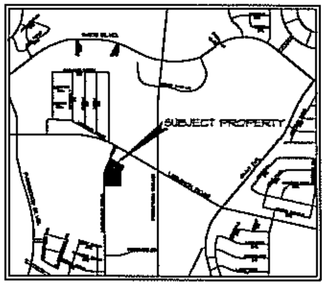


PRELIMINARY SITE PLAN

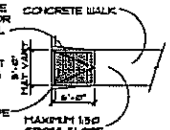
SCALE 1"=40' NORTH

0 10 20 40 80 160



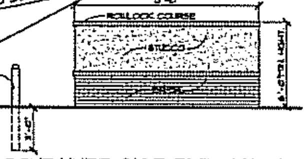
VICINITY MAP

BRICK PAVERS SHALL BE 8"x4"x2-½" ANTIQUE RED PAVERS IN COLOR MEETING A.D.A. SECT. 4.29.2 (WHITACRE GREER ANTIQUE RED SHADE NO. 32 OR APPROVED EQUAL). PAVERS SHALL HAVE DETECTABLE WARNING THAT CONSIST OF RAISED TRUNCATED DOMES WITH DIAMETER 0.9 IN., HEIGHT 0.2 IN. CENTER TO CENTER SPACING 2.35 IN. AS PER T.A.S.



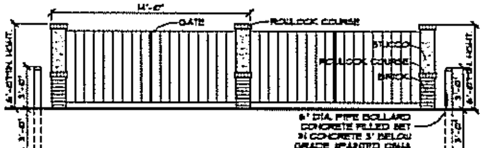
2 A1 BARRIER FREE RAMP

1/8"=1'0"



TYP. REFUSE CONTAINER SIDE ELEVATION

1/4"=1'-0"



TYP. REFUSE CONTAINER FRONT ELEVATION

1/4"=1'-0"

SITE DATA SUMMARY CHART FOR LOT 16A

DATA CATEGORY	PROPERTY TOTALS
(1) CURRENT ZONING	C-1 (COMMERCIAL DISTRICT-1)
(2) PROPOSED USE	ORTHODONTIST OFFICE
(3) LOT AREA	48,060 SQ.FT. / 1.10 ACRES
(4A) BUILDING AREA	3,533 SQ.FT. (TOTAL A/C) / 4,375 SQ.FT. (UNDER ROOF)
(5) BUILDING HEIGHT (FEET/STORIES)	25'-1" MAX HEIGHT
(6) LOT COVERAGE	4,375 SQ.FT./ 48,060 SQ.FT. = 9%
(7) FLOOR AREA RATIO	4,375 SQ.FT./ 48,060 SQ.FT. = 9%
(8) PARKING SPACES REQUIRED 1:200 MEDICAL OFFICE (3,533 SQ.FT.)	18 SPACES
(9) PARKING SPACES PROVIDED	29 SPACES
(10) INTERIOR LANDSCAPE REQUIRED	960 SQ.FT. (SEE SHEET L-1)
(11) INTERIOR LANDSCAPE PROVIDED	915 SQ.FT. (SEE SHEET L-1)
(12) OPEN SPACE	14,185 SQ.FT./30% OPEN SPACE CVRG.

SITE DATA SUMMARY CHART FOR LOT 16B

DATA CATEGORY	BUILDING 9 TOTALS	BUILDING 7 TOTALS	BUILDING 5 TOTALS
(1) CURRENT ZONING	C-1 (COMMERCIAL DISTRICT-1)	C-1 (COMMERCIAL DISTRICT-1)	C-1 (COMMERCIAL DISTRICT-1)
(2) PROPOSED USE	MEDICAL/PROFESSIONAL OFFICE	MEDICAL/PROFESSIONAL OFFICE	MEDICAL/PROFESSIONAL OFFICE
(3) LOT AREA	150,361 SQ.FT. / 3.46 ACRES	150,361 SQ.FT. / 3.46 ACRES	150,361 SQ.FT. / 3.46 ACRES
(4A) BUILDING AREA			
MEDICAL OFFICE	11,400 SQ.FT. (TOTAL A/C)	8,200 SQ.FT. (TOTAL A/C)	10,200 SQ.FT. (TOTAL A/C)
PROFESSIONAL OFFICE	18,400 SQ.FT. (TOTAL A/C)	12,300 SQ.FT. (TOTAL A/C)	15,300 SQ.FT. (TOTAL A/C)
(5) BUILDING HEIGHT (FEET/STORIES)	40'-0" MAX HEIGHT/2 STORY	40'-0" MAX HEIGHT/2 STORY	40'-0" MAX HEIGHT/2 STORY
(6) LOT COVERAGE	7,400 SQ.FT./ 150,361 SQ.FT. = 5%	8,600 SQ.FT./ 150,361 SQ.FT. = 6%	8,600 SQ.FT./ 150,361 SQ.FT. = 6%
(7) FLOOR AREA RATIO	7,400 SQ.FT./ 150,361 SQ.FT. = 5%	8,600 SQ.FT./ 150,361 SQ.FT. = 6%	8,600 SQ.FT./ 150,361 SQ.FT. = 6%
(8) PARKING SPACES REQUIRED			
1:200 MEDICAL OFFICE	61 SPACES REQUIRED	41 SPACES REQUIRED	51 SPACES REQUIRED
1:300 GENERAL OFFICE	61 SPACES REQUIRED	41 SPACES REQUIRED	51 SPACES REQUIRED
(9) PARKING SPACES PROVIDED	61 SPACES PROVIDED	41 SPACES PROVIDED	41 SPACES PROVIDED
(10) INTERIOR LANDSCAPE REQUIRED	10,536 SQ.FT.	10,536 SQ.FT.	10,536 SQ.FT.
(11) INTERIOR LANDSCAPE PROVIDED	44,183 SQ.FT.	44,183 SQ.FT.	44,183 SQ.FT.
(12) OPEN SPACE	44,183 SQ.FT./30% OPEN SPACE CVG.	44,183 SQ.FT./30% OPEN SPACE CVG.	44,183 SQ.FT./30% OPEN SPACE CVG.

OWNER:	LEGACY PLATINUM PARTNERS II, LTD. 4209 CUSHING BELL LANE PLANO, TEXAS 75093 PHONE (972)-403-7314
APPLICANT:	WILSON ORTHODONTICS DR. EVAN WILSON D.D.S., M.S., P.A. 4750 PRESTON ROAD, STE. 308 FRISCO, TEXAS 75034 PHONE (972)-377-0600
ARCHITECT:	M. J. WRIGHT & ASSOCIATES, INC. MICHAEL J. WRIGHT, PRINCIPAL 8233 MID-CITIES BOULEVARD, SUITE A NORTH RICHLAND HILLS, TEXAS 76180 PHONE (817)-268-5885 XT. 7
CIVIL ENGINEER:	HAMILTON DUFFY, P.C. KEITH HAMILTON P.E., OWNER 8241 MID-CITIES BOULEVARD STE. A NORTH RICHLAND HILLS, TEXAS 76180 PHONE (817)-268-0408
LANDSCAPE ARCHITECT:	D.F.L. GROUP JOHN FAN, PRINCIPAL 8233 MID-CITIES BOULEVARD, STE B NORTH RICHLAND HILLS, TEXAS 76180 PHONE (817)-605-5643
SURVEYOR:	DOUG CONNALLY & ASSOCIATES, INC. BRIAN CONNALLY, SURVEYOR 5646 PAGEMILL ROAD, SUITE 7200 DALLAS, TEXAS 75243 PHONE (214)-349-1219

SITE PLAN LEGEND

SYMBOL		SYMBOL GRAPHIC
(1)	24' FIRELANE/ACCESS & UTILITY ESMT.	(stippled)
(2)	PROPERTY LINE	
(3)	EASEMENT LINE	— — — —
(4)	BUILDING LINE	— — — —
(5)	PROPOSED WATER LINE	—w—w—w—
(6)	EXISTING WATER LINE	—w—w—w—
(7)	PROPOSED SEWER LINE	—SS—SS—SS—
(8)	EXISTING SEWER LINE	—SS—SS—SS—
(9)	FIRE HYDRANT	●
(10)	EXISTING CONTOUR LINE	~~767~~
(11)	V.A.M. EASEMENTS	XXXXXX

GENERAL NOTES:

- HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH AMERICANS WITH DISABILITY ACT (ADA) STANDARDS.
- NO FLOOD PLAIN EXISTS ON THIS SITE.
- REQUIRED FOUNDATION UNDERSTRUCTURE, PAVING, AND AREA DRAINAGE MUST BE IN PLACE IN CASE OF ANY EXEMPTION RECALL (OR CHANGE OF BLDG. OWNERSHIP) AT ANY TIME.

PLANNING DEPARTMENT NOTES:

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

FIRE DEPARTMENT NOTES:

- BUILDINGS OF 5,000 SQ.FT. OR GREATER SHALL BE 100% FIRE SPRINKLERED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- FIRELANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
- TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
- SPEED BUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.

BUILDING INSPECTIONS NOTES:

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

ENGINEERING NOTES:

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

PARKS DEPARTMENT NOTES:

- 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.
- FOUR-INCH (4") SLEEVES FOR IRRIGATION LINES AND ELECTRICAL SERVICE SHALL BE INSTALLED IN THE STREET MEDIANS.
- ALL RIGHT-OF-WAY AREAS SHALL HAVE EIGHT INCHES (8") OF TOPSOIL PRIOR TO ACCEPTANCE BY THE CITY.

PRELIMINARY SITE PLAN OF
WILSON ORTHODONTICS
FRISCO CORNERS ADDITION LOT 16-A, BLOCK 1
IN THE CITY OF FRISCO, COLLIN COUNTY, TEXAS

M. J. WRIGHT & ASSOCIATES, INC. 8233 MID-CITIES BLVD., STE A
NORTH RICHLAND HILLS, TEXAS (817)-268-5885
PREPARED ON MAY 22, 2009
REVISED ON JUNE 12, 2009

PRELIMINARY SITE PLAN

WILSON ORTHODONTICS OFFICE BUILDING

PROJECT NAME:	WILSON ORTHODONTICS OFFICE BUILDING
PROJECT ADDRESS:	LEGENDARY DRIVE
LEGAL DESCRIPTION:	FRISCO CORNERS ADDITION, LOT 16-A, BLOCK 1
PROJECT NUMBER:	PSP09-0007

Date: 06/17/09
Drawn By: MJW
Checked By: NEH
Revisions

WILSON ORTHODONTICS OFFICE BUILDING
LEGENDARY DRIVE
FRISCO, TEXAS

M. J. WRIGHT & ASSOCIATES, INC.
8233 MID-CITIES BOULEVARD, STE. A, NRH, TX 76180
OFFICE: 817/268-5885
FAX: 817/268-5826

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Project No.
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