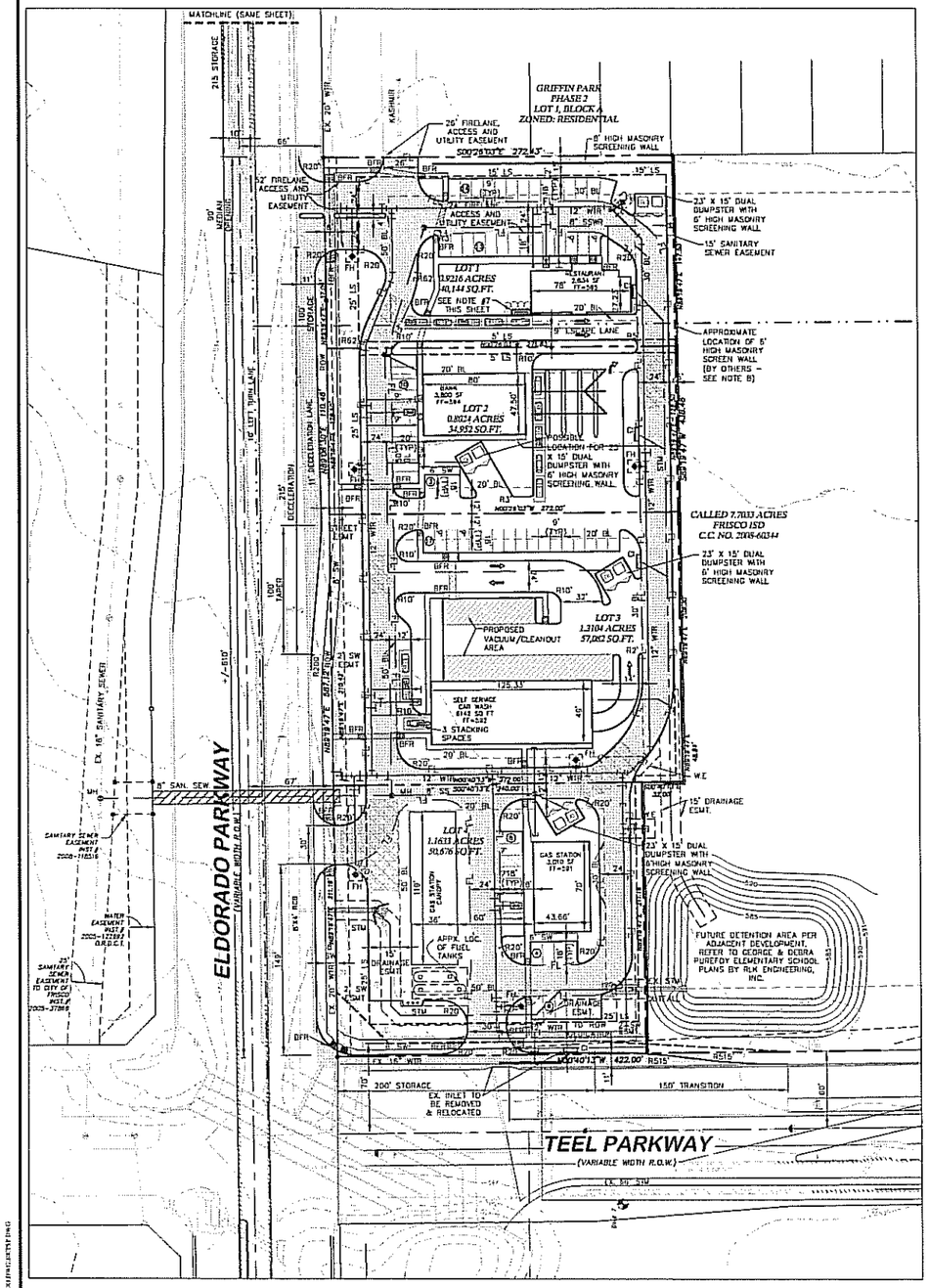
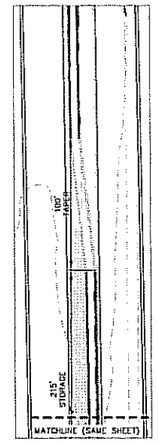




SITE DATA SUMMARY TABLE

	LOT 1	LOT 2	LOT 3	LOT 4
ZONING	C-1	C-1	C-1	C-1
PROPOSED USE	RESTAURANT	BANK	CAR WASH	GAS STATION
LOT AREA (AC)	0.9216	0.8024	1.3104	1.1611
BUILDING AREA (FT²)	2,634	3,800	6,142	3,010
BUILDING HEIGHT ALLOW.	40'	40'	40'	40'
MAX LOT COVERAGE ALLOW.	50.0%	50.0%	50.0%	50.0%
LOT COVERAGE	6.56%	10.47%	10.38%	6.53%
MAX FLOOR AREA RATIO ALLOW.	0.5:1.0	0.5:1.0	0.5:1.0	0.5:1.0
FLOOR AREA RATIO	0.064:1.0	0.109:1.0	0.108:1.0	0.063:1.0
TOTAL PARKING REQUIRED	10 (1/150 SF) 1.27	11 (1/350 SF) 3.13	7	16
TOTAL PARKING PROVIDED	27	13	17	18
INTERIOR LANDSCAPING REQUIRED (SF) (15 SF PER PARKING STALL)	405	195	255	225
INTERIOR LANDSCAPING PROVIDED (SF)	508	273	447	969
OPEN SPACE REQUIRED SF (1%)	2,910	2,450	3,595	3,348
OPEN SPACE PROVIDED (SF)	4,260	4,014	7,233	4,578
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	26,164	23,254	42,416	35,213
HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS	YES	YES	YES	YES

CITY OF FRISCO SITE PLAN NOTES

CITY OF FRISCO SITE PLAN NOTES ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICT 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 FIRELANE.

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 INSPECTIONS APPROVAL.
3. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTIONS DEPARTMENT APPROVAL.
4. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING INSPECTIONS DEPARTMENTS 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 RIGHTS-OF-WAY AREAS SHALL HAVE EIGHT (8") INCHES OF TOPSOIL PRIOR TO ACCEPTANCE BY CITY OF FRISCO.

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE
2. ALL RADII ARE 3'-0" UNLESS NOTED OTHERWISE
3. ALL WATER METERS ARE TO BE LOCATED IN A 10' x 10' WATER EASEMENT
4. ALL FIRE HYDRANTS ARE TO BE LOCATED IN A 10' x 10' WATER EASEMENT
5. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS
6. ALL ROOF DRAINS SHALL CONNECT TO THE MAIN STORM DRAIN LINES.
7. THE ORDER WINDOW AND SPEAKER SHALL BE SCREENED WITH A 6' MASONRY SCREEN WALL AND LANDSCAPING SHALL WRAP THE PERIMETER OF THE SCREEN WALL.
8. SCREEN WALL TO BE INSTALLED ON FISD TRACT PER GEORGE & DEBRA PURETOY ELEMENTARY SCHOOL PLANS BY RLK.

FLOOD STATEMENT

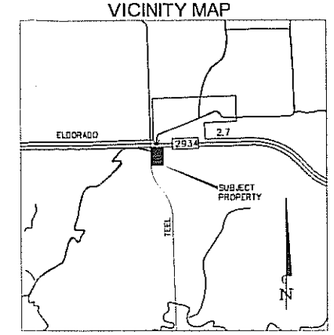
ACCORDING TO COMMUNITY PANEL NO. 48085C0255G DATED JANUARY 19, 1995 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION. THIS PROPERTY IS WITHIN FLOOD ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

VICINITY MAP



LEGEND

	HEAVY DUTY CONCRETE PAVEMENT
	LIGHT DUTY CONCRETE PAVEMENT
	BRICK PAVERS
⊖	NUMBER OF PARKING SPACES
TYP	TYPICAL
R	RADIUS
B-B	BACK OF CURB - BACK OF CURB
BFR	BARRIER FREE RAMP
BL \ LS	BUILDING LINE / LANDSCAPE SETBACK
CI	STORM SEWER CURB INLET
MH	MANHOLE
FH	FIRE HYDRANT
STM	STORM SEWER
VAM	VISIBILITY, ACCESS AND MAINTENANCE EASEMENT
	EXISTING TOPOGRAPHIC CONTOUR (NCTCOG)

DETENTION STATEMENT

ON-SITE DETENTION WILL BE REQUIRED AND PROVIDED BY ADJACENT DEVELOPMENT WHEN THE COMPOSITE RUNOFF COEFFICIENT OF THE ENTIRE SITE EXCEEDS 0.55 (RESIDENTIAL RUNOFF RATES)

PROPOSED PRELIMINARY SITE PLAN CONDITIONS:
LOTS 1-4 - DEVELOPED - 4.1 ACRES @ 0.90

TREE PROTECTION NOTE

NO PROTECTED TREES EXIST ON SITE.

PROPOSED THOROUGHFARE NOTE

THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF THE FINAL PLAT.

PSP 08-0011

PRELIMINARY SITE PLAN
SEC Eldorado Parkway and Teel

LOTS 1-4
BEING 4.1977 ACRES
SITUATED IN THE
L. MORRELL SURVEY, ABSTRACT NO. 863
J.W. COX SURVEY, ABSTRACT NO. 219
CITY OF FRISCO, DENTON COUNTY, TEXAS

DATE : February 19, 2009

OWNER:
FLCT LTD. &
FIELD STREET DEVELOPMENT I, LTD
P.O. Box 190746
Dallas, TX 75219
P: (972) 818-9950
F: (972) 818-7021
Contact: Stephen Williamson

Engineer/Applicant:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. 972-335-3580
Fax No. 972-335-3779
Contact: David K. Kitchens, P.E.

Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

PRELIMINARY
FOR REVIEW ONLY
Not for construction, bidding or permit purposes.
Kimley-Horn and Associates, Inc.
Engineering, Planning and Environmental Consultants
Texas Reg. DAVID K. KITCHENS
P.E. No. 87785 Date 04.09.09

SEC ELDORADO PARKWAY & TEEL PARKWAY
City of Frisco Collin County

PRELIMINARY SITE PLAN

Scale: AS NOTED
Designed by: RLK
Drawn by: RLK
Checked by: DKK
Date: FEBRUARY 2009
Project No. 067294002

SHEET 1 OF 1