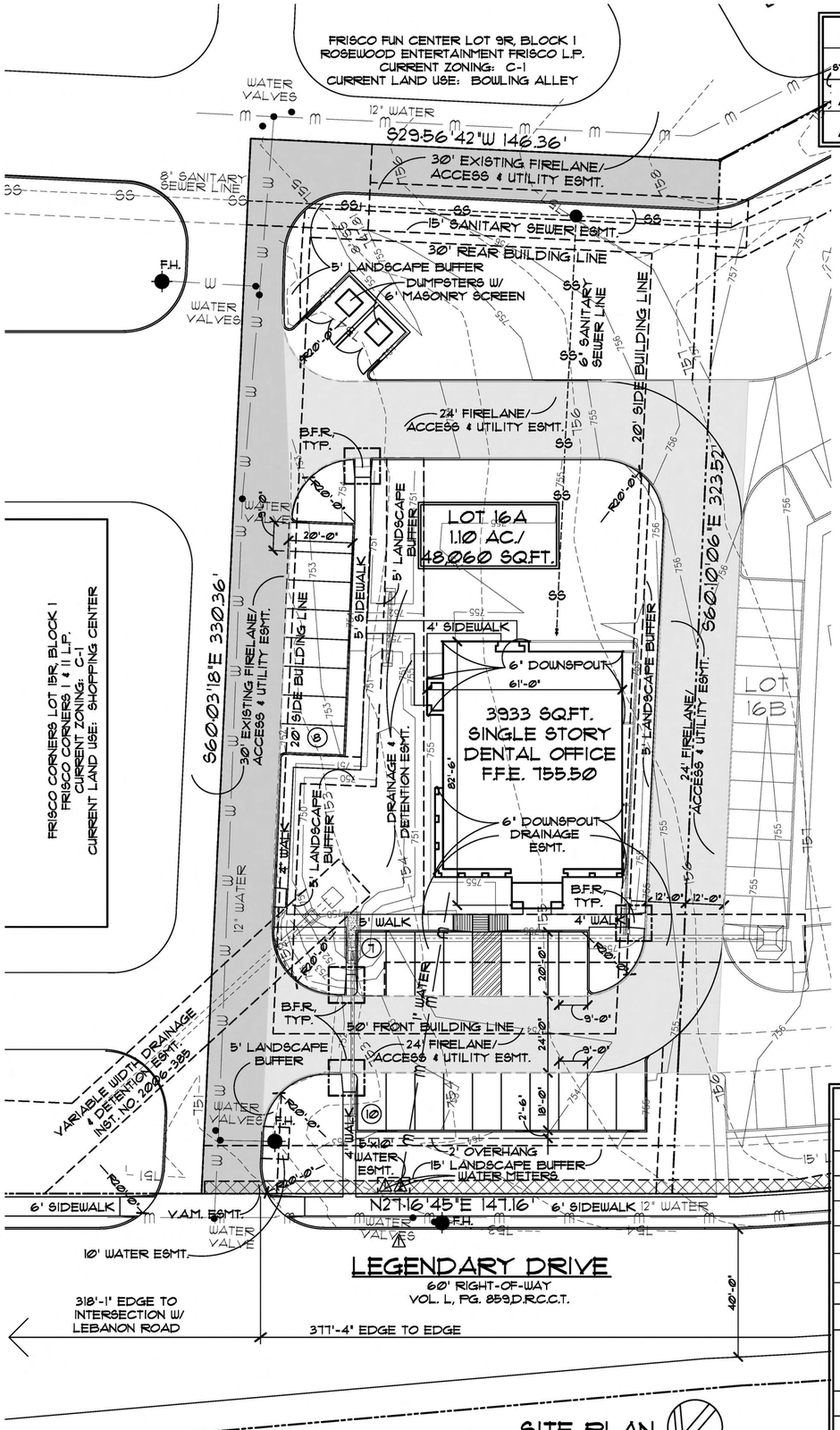
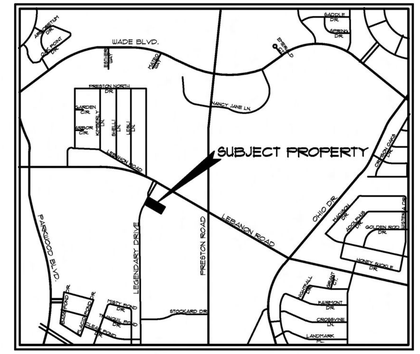


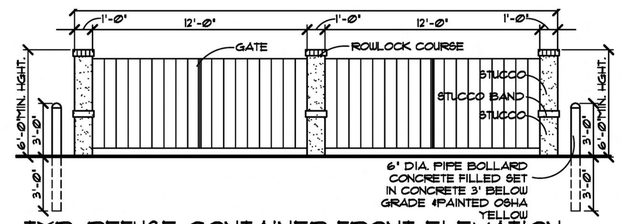
SITE PLAN
SCALE 1"=20'
0 10 20 40
NORTH

WATER METER TABLE

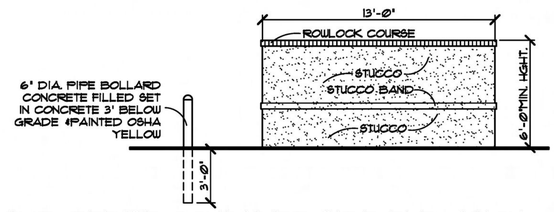
SYMBOL	SIZE (INCHES)	TYPE	QUANTITY
1	1	DOMESTIC	1
2	1	IRRIGATION	1



VICINITY MAP

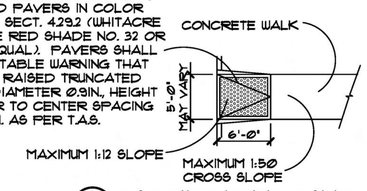


TYP. REFUSE CONTAINER FRONT ELEVATION
1/4"=1'-0"



TYP. REFUSE CONTAINER SIDE ELEVATION
1/4"=1'-0"

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 0.9IN., 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"

SITE PLAN LEGEND

SYMBOL		SYMBOL GRAPHIC
(1)	24' FIRELANE/ACCESS & UTILITY ESMT.	
(2)	PROPERTY LINE	
(3)	EASEMENT LINE	
(4)	BUILDINIG LINE	
(5)	PROPOSED WATER LINE	W W W W
(6)	EXISTING WATER LINE	W W W W
(7)	PROPOSED SEWER LINE	SS SS SS
(8)	EXISTING SEWER LINE	SS SS SS
(9)	FIRE HYDRANT	
(10)	EXISTING CONTOUR LINE	162
(11)	V.A.M. EASEMENTS	

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.

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 SQFT. / 1.10 ACRES
(4A) BUILDING AREA	3,933 SQFT. (TOTAL A/C) / 4,319 SQFT. (UNDER ROOF)
(5) BUILDING HEIGHT (FEET/STORIES)	29'-1" MAX HEIGHT
(6) LOT COVERAGE	4,319 SQFT./ 48,060 SQFT. = 9%
(7) FLOOR AREA RATIO	4,319 SQFT./ 48,060 SQFT. = 9%
(8) PARKING SPACES REQUIRED 1:200 MEDICAL OFFICE (3,933 SQFT.)	20 SPACES
(9) PARKING SPACES PROVIDED	25 SPACES
(10) INTERIOR LANDSCAPE REQUIRED	580 SQFT. (SEE SHEET L-1)
(11) INTERIOR LANDSCAPE PROVIDED	815 SQFT. (SEE SHEET L-1)
(11) OPEN SPACE	14,183 SQFT./30% OPEN SPACE CVRG.

OWNER: LEGACY PLATINUM PARTNERS II, LTD.
4008 WISHING WELL LANE
PLANO, TEXAS 75093
PHONE (972)-403-1814

APPLICANT: WILSON ORTHODONTICS
DR. EVAN WILSON D.D.S., M.S., P.A.
4110 PRESTON ROAD, STE. 300
FRISCO, TEXAS 75034
PHONE (972)-371-0500

ARCHITECT: M. J. WRIGHT & ASSOCIATES, INC.
MICHAEL J. WRIGHT, PRINCIPAL
8233 MID-CITIES BOULEVARD, SUITE A
NORTH RICHLAND HILLS, TEXAS 76180
PHONE (817)-268-5555 XT. 1#

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 FAIN, PRINCIPAL
8233 MID-CITIES BOULEVARD, STE B
NORTH RICHLAND HILLS, TEXAS 76180
PHONE (817)-683-5043

SURVEYOR: DOUG CONNALLY & ASSOCIATES, INC.
BRIAN CONNALLY, SURVEYOR
11545 PAGEMILL ROAD, SUITE #200
DALLAS, TEXAS 75243
PHONE (214)-349-2216

SITE PLAN OF
WILSON ORTHODONTICS
FRISCO CORNERS ADDITION LOT 16A, BLOCK 1
IN THE CITY OF FRISCO, COLLIN COUNTY, TEXAS
1.10 ACRES
M. J. WRIGHT & ASSOCIATES, INC., 8233 MID-CITIES BLVD., STE A,
NORTH RICHLAND HILLS, TEXAS (817)-268-5555
PREPARED ON JUNE 29, 2009
REVISED ON JULY 17, 2009

SITE PLAN
WILSON ORTHODONTICS OFFICE BUILDING

PROJECT NAME: WILSON ORTHODONTICS OFFICE BUILDING
PROJECT ADDRESS: LEGENDARY DRIVE
LEGAL DESCRIPTION: FRISCO CORNERS ADDITION, LOT 16A, BLOCK 1
PROJECT NUMBER: SFFP09-0014

Date 07/17/09
Drawn By MJW
Checked By NEH
Revisions

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WILSON ORTHODONTICS
OFFICE BUILDING
LEGENDARY DRIVE
FRISCO, TEXAS

REGISTERED ARCHITECT MICHAEL J. WRIGHT 11130 STATE OF TEXAS

M. J. WRIGHT & ASSOCIATES, INC.
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Project No.
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