FRISCO STANDARD 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. LANDSCAPE SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY CITY.
5. ALL ELEVATIONS SHALL COMPLY WITH APPLICABLE OVERLAY DISTRICT REQUIREMENTS.

FIRE DEPARTMENT

1. BUILDINGS OF 5,000 SQUARE FEET OF 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

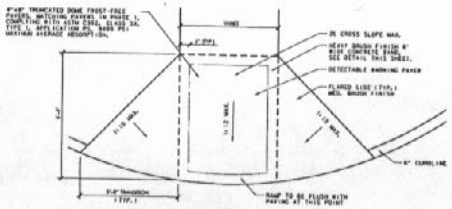
1. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING CODE.
2. ALL SIGNAGE IS SUBJECT TO BUILDING INSPECTIONS APPROVAL.
3. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE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

ENGINEERING

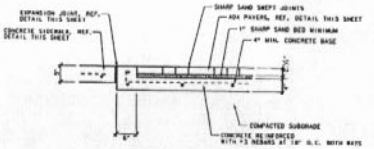
1. SIDEWALKS OF NOT LESS THAN SIX (6') FEET IN WIDTH AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER CITY STANDARDS.
2. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
3. SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
4. ALL ELECTRICAL LINES LESS THAN 60,000 VOLTS AND COMMUNICATION UTILITIES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.

PARKS DEPARTMENT

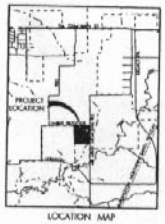
1. ALL SUBDIVISIONS OR ADDITIONS ARE REQUIRED TO IDENTIFY ANY EXISTING OR PROPOSED BODIES OF WATER OR WETLANDS WITHIN THE PROPOSED SUBDIVISION OR ADDITION. ALL NECESSARY PERMITS REQUIRED FOR DEVELOPMENT SHALL BE SECURED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. FOUR-INCH (4") SLEEVES FOR IRRIGATION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



HANDICAP RAMP AT ROAD /TRAIL CONNECTION



HANDICAP RAMP PAVER SECTION



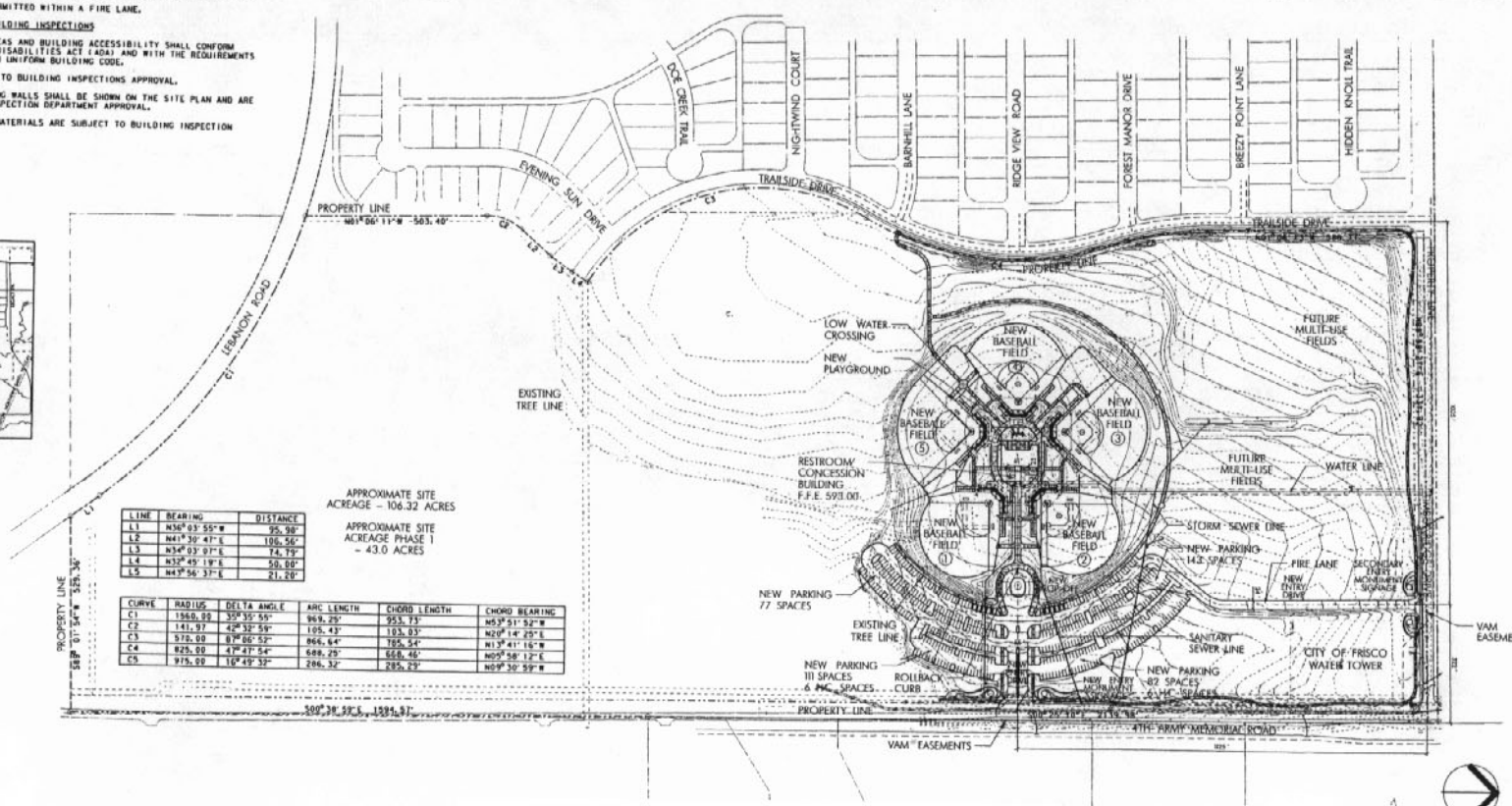
LOCATION MAP

LINE	BEARING	DISTANCE
L1	N36° 03' 55" W	95.98'
L2	N41° 30' 47" E	106.56'
L3	N34° 03' 07" E	74.75'
L4	N32° 45' 19" E	50.00'
L5	N43° 56' 37" E	21.20'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1560.00	35° 35' 55"	969.25'	953.75'	N53° 51' 52" W
C2	141.97	42° 32' 59"	105.43'	103.03'	N20° 14' 25" E
C3	570.00	87° 06' 52"	866.64'	785.54'	N13° 41' 16" W
C4	825.00	47° 47' 54"	688.25'	668.46'	N05° 58' 12" E
C5	975.00	18° 49' 32"	286.32'	285.29'	N09° 30' 59" W

APPROXIMATE SITE ACREAGE – 106.32 ACRES

APPROXIMATE SITE ACREAGE PHASE I – 43.0 ACRES



PREVIOUSLY APPROVED SITE PLAN

Approved 1-22-07

NORTH

0 150 240

PRELIMINARY – FOR REVIEW ONLY
These documents are for design review and not intended for construction, bidding, or permit purposes. They were prepared by, or under the supervision of:
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SOUTHWEST COMMUNITY PARK – PHASE 1

CITY OF FRISCO
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FRISCO, TEXAS 75034

C&B JOB NUMBER: 022487.010

DATE ISSUED: Oct. 10, 2006

REVISIONS:

100% SUBMITTAL

SHEET NUMBER: