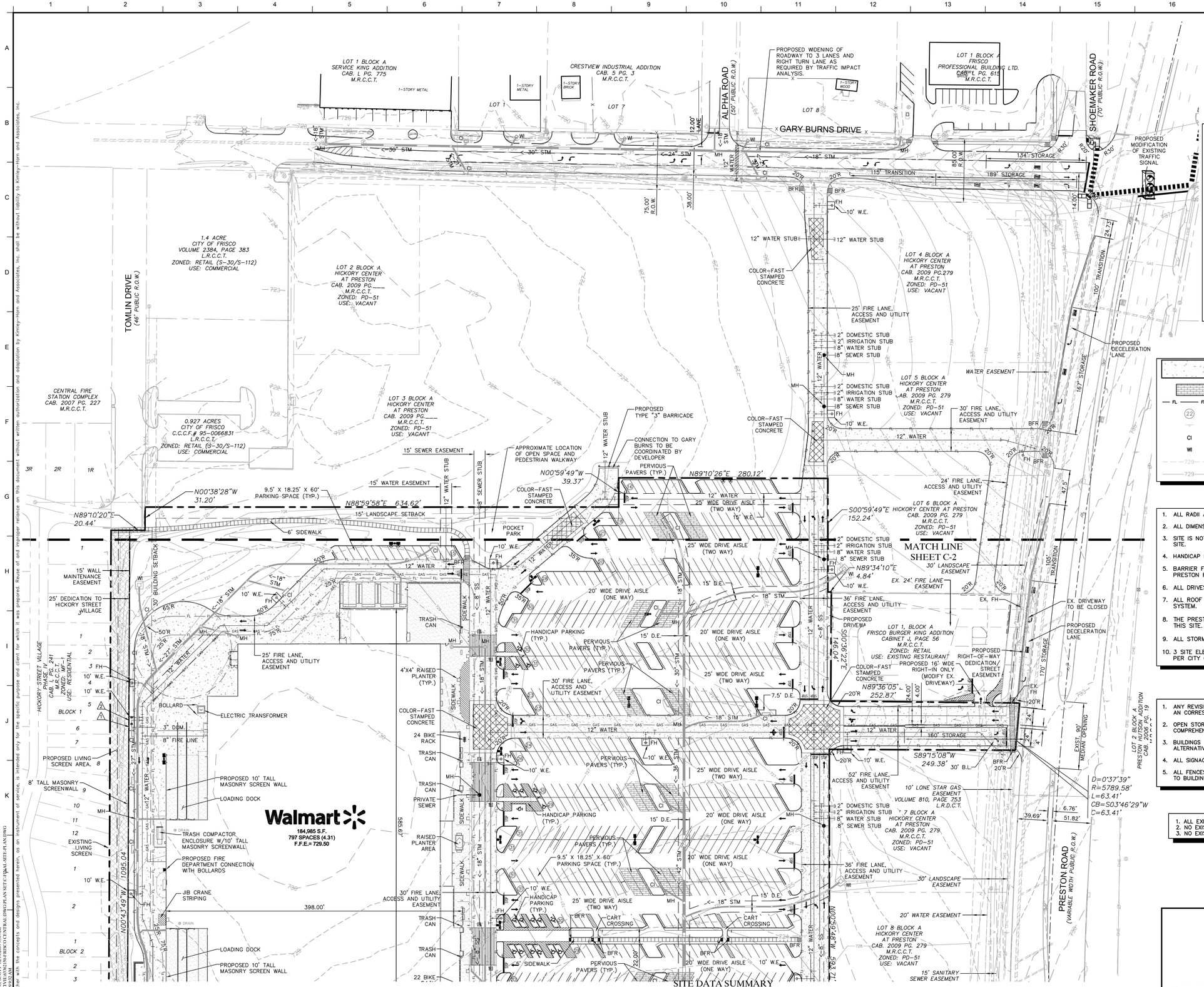

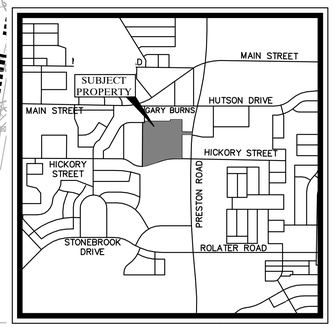

VICINITY MAP

N.T.S.

LEGEND

	FIRE LANE, ACCESS AND UTILITY EASEMENT (24' MIN.)	STM	STORM SEWER
	PERVIOUS PAVERS (57 SPACES)	FH	FIRE HYDRANT
FL	FIRE LANE	MH	MANHOLE
22	PROPOSED PARKING SPACES	SS	SANITARY SEWER
	EXISTING STREET SIGN	BFR	BARRIER FREE RAMP
CI	CURB INLET	W.E.	WATER EASEMENT
WI	WYE INLET	S.S.E.	SANITARY SEWER EASEMENT
729	EXISTING CONTOURS	D.E.	DRAINAGE EASEMENT
729	PROPOSED CONTOURS		LIGHT POLE

GENERAL NOTES

1. ALL RADII ALONG FIRE LANE ARE MIN. 20' @ FACE OF CURB.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. SITE IS NOT LOCATED IN FLOODPLAIN PER FIRM 48085C0270G. NO FLOODPLAIN EXISTS ON SITE.
4. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
5. BARRIER FREE RAMPS SHALL BE INSTALLED AT ALL DRIVEWAY INTERSECTIONS WITH PRESTON ROAD AND HICKORY STREET.
6. ALL DRIVES AND PARKING AREAS ARE TO BE CONSTRUCTED WITH CONCRETE.
7. ALL ROOF DRAINS WILL CONNECT TO PROPOSED UNDERGROUND STORM DRAINAGE SYSTEM.
8. THE PRESTON ROAD OVERLAY DISTRICT (MAIN ST. SUB-DISTRICT) STANDARDS APPLY TO THIS SITE.
9. ALL STORM LATERALS SHALL BE 18" MINIMUM.
10. 3 SITE ELEMENTS (BENCHES, CLOCKS, WATER FOUNTAINS, ETC.) SHALL BE INSTALLED PER CITY OF FRISCO ORDINANCE.

CITY OF FRISCO SITE PLAN NOTES

1. ANY REVISIONS TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO AN CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED, SHAL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
3. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY FIRE DEPARTMENT.
4. ALL SIGNAGE IS SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

TREE STATEMENT

1. ALL EXISTING TREES LIE WITHIN EXISTING LANDSCAPE EASEMENT.
2. NO EXISTING TREES EXCEED 20.1 CALIPER INCHES IN DIAMETER.
3. NO EXISTING TREES ARE PROPOSED TO BE REMOVED WITH THIS DEVELOPMENT.

WATER METER SCHEDULE

ID	TYPE	SIZE	NO.	SAN. SEW.
1	DOM.	3"	1	6"
2	IRR.	2"	1	N/A

SITE DATA SUMMARY

	GROSS LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	PROPOSED USE	BLDG. AREA (SQ. FT.)	BLDG. HGT.			LOT COVERAGE		FLR. AREA RATIO		PARKING		HANDICAP SP.		TOTAL IMPERVIOUS	INT. LANDSCAPING		TOTAL PAVED AREA (SQ. FT.)	OPEN SPACE (SQ. FT.)			CURRENT ZONING
					REQ.	PROV.	STORIES	REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.	PROV.	REQ.	PROV.		REQ.(SF)	PROV.(SF)		REQ. (7%)	PROV.	(%)	
LOT 1	21.83	951,065	RETAIL	184,985	40' MAX.	37'	1	40% MAX.	20%	0.4:1 MAX.	0.20	1: 250 RET.	740	797	17	19	76%	11,955	39,177	541,714	66,575	122,480	13	PD-51-SHOPPING CENTER W/SUP (S-187) FOR A BIG BOX

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.

SITE PLAN

HICKORY CENTER AT PRESTON CENTER
BLOCK A, LOT 1
21.83 ACRES
MORRIS AUSTIN SURVEY, ABSTRACT NO. 5
PREPARED: DECEMBER 11, 2009
CITY PROJECT NO.: SPFP09-0022

OWNER:
ALLEGIANCE FRISCO LP
14881 QUORUM DR.
SUITE 950
DALLAS, TEXAS 75254
PH. # 214 389-8058
CONTACT: JOE GAMPPER

APPLICANT:
WAL-MART REAL ESTATE BUSINESS TRUST
2001 S.E. 10TH STREET
BENTONVILLE, ARKANSAS 72716-0550

ENGINEER/ SURVEYOR:
KIMLEY-HORN AND ASSOC.
5750 GENESIS COURT
SUITE 200
FRISCO, TX. 75034
PH. # 972 335 3580
CONTACT: DANIEL MILLNER

Kimley-Horn and Associates, Inc.
Tel: No.(972) 335-3580
Fax: No.(972) 335-3779
5750 Genesis Court, Suite 200
Frisco, Texas 75034
State of Texas Registration No. F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley-Horn and Associates, Inc.
Engineer RYAN SAFFORD
P.E. No. 98417 Date 12/11/09

Walmart
STORE #5866-00
C-180-SGR-NO
HICKORY STREET AND PRESTON ROAD
FRISCO, TEXAS

SITE PLAN

Scale:	AS SHOWN
Designed by:	WSR
Drawn by:	WSR
Checked by:	RCS
Date:	12/11/09
Project No:	063362150

SHEET
C-3

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LAST SAVED: 12/11/2009 9:35 AM