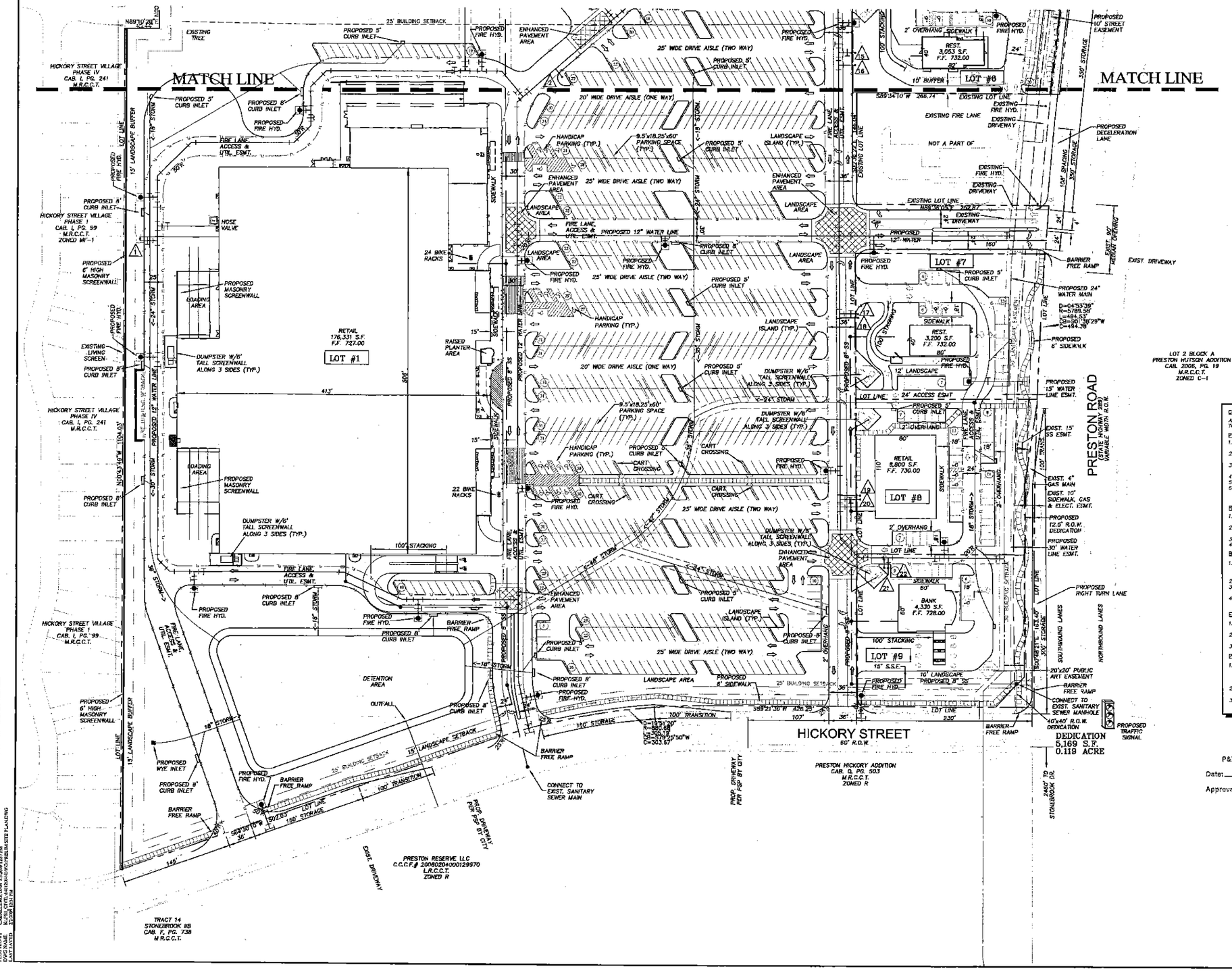
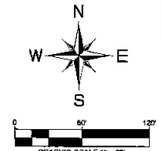
APPROVE PRELIMINARY SITE PLAN





LEGEND

- FIRE LANE, ACCESS, & UTIL. ESMT. (24' MIN. WIDTH)
- F.F. FINISH FLOOR
- TREE WELLS
- ENHANCED PAVEMENT AREA

SEE SHEET 2 FOR WATER METER SCHEDULE (△)

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 SPRINKLERED. 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 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 INSPECTIONS DEPARTMENT APPROVAL.
4. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING INSPECTION DEPARTMENT'S 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 RIGHT-OF-WAY AREAS SHALL HAVE EIGHT (8") INCHES OF TOPSOIL PRIOR TO ACCEPTANCE BY CITY OF FRISCO.

P&Z Commission

Date: _____

Approved / Denied _____

PRELIMINARY SITE PLAN

HICKORY CENTER
(NWC) PRESTON ROAD AND
HICKORY STREET
LOTS 1 THRU 9, BLOCK A
36.6367 ACRES
ZONED R
City Project No. PSPCP08-0007

OWNER:
ALLEGIANCE FRISCO LP
14881 QUORUM DR.
SUITE 950
DALLAS, TEXAS 75254
PH. # 214. 389-8054
CONTACT: JOE GAMPPER

APPLICANT:
ALLEGIANCE DEVELOPMENT
14881 QUORUM DROVE
SUITE 950
DALLAS, TEXAS 75254
PH. # 214. 389-8054
CONTACT: JOE GAMPPER

ENGINEER:
KIMLEY-HORN AND ASSOC.
5750 GENESIS COURT
SUITE 200
FRISCO, TX. 75034
PH. # 972. 335. 3580
CONTACT: MATT MOORE

SURVEYOR:
KIMLEY-HORN AND ASSOC.
5750 GENESIS COURT
SUITE 200
FRISCO, TX. 75034
PH. # 972. 335. 3580
CONTACT: DANA BROWN

No.	Date	Revisions	App.

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

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley-Horn and Associates, Inc.
Engineer MATT A. MOORE
P.E. No. 95851 Date 3/03/2009

HICKORY CENTER AT PRESTON
FRISCO, TEXAS

PRELIMINARY SITE PLAN

Scale: AS SHOWN
Designed by: CMK
Drawn by: CMK
Checked by: MAM
Date: FEBRUARY 2009
Project No. 049120004

SHEET
1

IMAGES:
XREFS:
PLOTTED BY:
DWG NAME: K:\FRI_CIVIL\049120-HWY\PRELIM\SITE PLANDWG
LAYOUT(S): SITEPRELIM

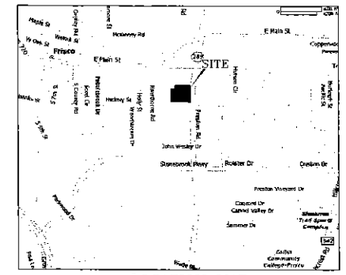
APPROVE PRELIMINARY SITE PLAN

SITE DATA SUMMARY-OVERALL SITE

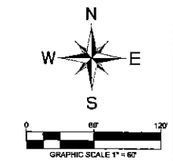
ZONED: R

	GROSS LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	PROPOSED USE	BLDG. AREA (SQ. FT.)	BLDG. HGT. REQ.	BLDG. HGT. PROV.	LOT COVERAGE REQ.	LOT COVERAGE PROV.	FLR. AREA RATIO REQ.	FLR. AREA RATIO PROV.	PARKING REQ. RATIO	PARKING REQ.	PARKING PROV.	HANDICAP SP. REQ.	HANDICAP SP. PROV.	TOTAL IMPERVIOUS REQ.	TOTAL IMPERVIOUS PROV.	INT. LANDSCAPING REQ. (SF)	INT. LANDSCAPING PROV. (SF)	TOTAL PAVED AREA (SQ. FT.)	OPEN SPACE (SQ. FT.) REQ. (7%)	OPEN SPACE (SQ. FT.) PROV. (%)	CURRENT ZONING
LOT 1	22.46	978,555	RETAIL	176,331	2 STORY OR 40' MAX.	1 ST.	50% MAX.	16%	0.5:1 MAX.	0.18	1:250 RET.	706	842	17	18	61%	60%	12,630	30,808	592,644	68,499	133,550	14	R
LOT 2	0.879	38,294	RETAIL	3,939		1 ST.	"	11%	"	0.11	1:200 RET.	20	22	1	2	60%	57%	330	1,570	22,791	2,681	9,994	26	R
LOT 3	6.133	267,189	RETAIL	36,496		1 ST.	"	14%	"	0.14	1:200 RET.	183	217	7	8	57%	54%	3,255	7,936	153,049	18,704	50,380	19	R
LOT 4	1.476	64,299	BANK	3,949		1 ST.	"	6%	"	0.06	1:300 BANK	14	46	2	2	72%	70%	690	1,378	46,543	4,501	12,429	19	R
LOT 5	1.013	44,141	REST.	3,936		1 ST.	"	9%	"	0.09	1:100 REST.	40	44	2	2	70%	70%	660	798	30,803	3,090	8,604	20	R
LOT 6	0.972	42,379	REST.	3,053		1 ST.	"	7%	"	0.07	1:100 REST.	31	35	2	2	74%	74%	525	626	31,397	2,966	7,303	17	R
LOT 7	1.065	46,393	REST.	3,200		1 ST.	"	7%	"	0.07	1:100 REST.	32	32	1	2	64%	64%	480	1,398	29,873	3,248	11,922	26	R
LOT 8	1.051	45,817	RETAIL	8,500		1 ST.	"	19%	"	0.19	1: 200 RET.	46	46	2	3	56%	56%	690	1,568	25,713	3,207	8,736	21	R
LOT 9	0.985	42,915	BANK	4,330		1 ST.	"	10%	"	0.10	1:300 BANK	15	15	1	2	59%	59%	225	628	25,147	3,004	12,810	30	R
OVERALL	36.03	1,569,982		244,034			"	12%	"	0.12		1087	1299	35	41	60%	60%	19,485	45,710	947,886	109,900	256,728	18	

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS



LOCATION MAP



No.	Date	Revisions	App.

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PRELIMINARY
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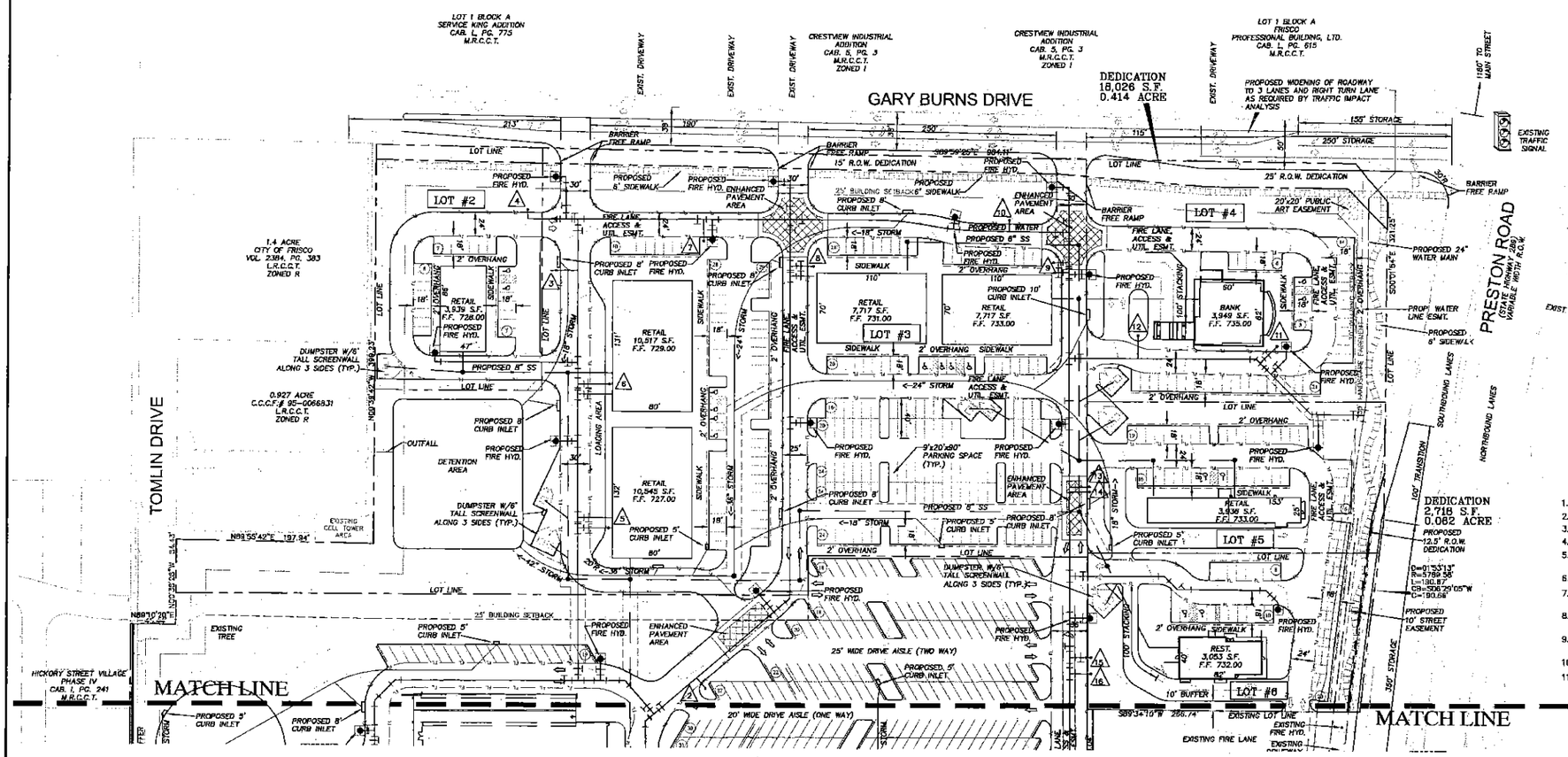
Kimley-Horn and Associates, Inc.
Engineer MATT A. MOORE
P.E. No. 85813 Date 2/03/2009



LEGEND

- FIRE LANE, ACCESS, & UTIL. ESMT. (24' MIN. WIDTH)
- F.F. FINISH FLOOR
- TREE WELLS
- ENHANCED PAVEMENT AREA

WATER METER SCHEDULE

ID	TYPE	SIZE	NO.	SAN. SEW.
1	DOM.	3"	1	6"
2	IRR.	2"	1	N/A
3	DOM.	2"	1	6"
4	IRR.	2"	1	N/A
5	DOM.	2"	1	6"
6	DOM.	2"	1	6"
7	IRR.	2"	1	N/A
8	DOM.	2"	1	6"
9	DOM.	2"	1	6"
10	IRR.	2"	1	N/A
11	DOM.	2"	1	6"
12	IRR.	2"	1	N/A
13	DOM.	2"	1	6"
14	IRR.	2"	1	N/A
15	DOM.	2"	1	6"
16	IRR.	2"	1	N/A
17	DOM.	2"	1	6"
18	IRR.	2"	1	N/A
19	DOM.	2"	1	6"
20	IRR.	2"	1	N/A
21	DOM.	2"	1	6"
22	IRR.	2"	1	N/A

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
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. ALL TRASH DUMPSTER DRAINS WILL CONNECT TO PROPOSED UNDERGROUND SANITARY SEWER SYSTEM.
9. THE PRESTON ROAD OVERLAY DISTRICT (MAIN ST. SUB-DISTRICT) STANDARDS APPLY TO THIS SITE.
10. ALL STORM LATERALS SHALL BE 18" MINIMUM.
11. 3 SITE ELEMENTS (BENCHES, CLOCKS, WATER FOUNTAINS, ETC.) SHALL BE INSTALLED PER CITY OF FRISCO ORDINANCE.

PRELIMINARY SITE PLAN

HICKORY CENTER
(NWC) PRESTON ROAD AND
HICKORY STREET
LOTS 1 THRU 9, BLOCK A
36.6367 ACRES
ZONED R
City Project No. PSPCP08-0007

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HICKORY CENTER AT PRESTON
FRISCO, TEXAS

PRELIMINARY SITE PLAN

Scale:	AS SHOWN
Designed by:	CMK
Drawn by:	CMK
Checked by:	MAM
Date:	FEBRUARY 2009
Project No.	048135004

SHEET
2