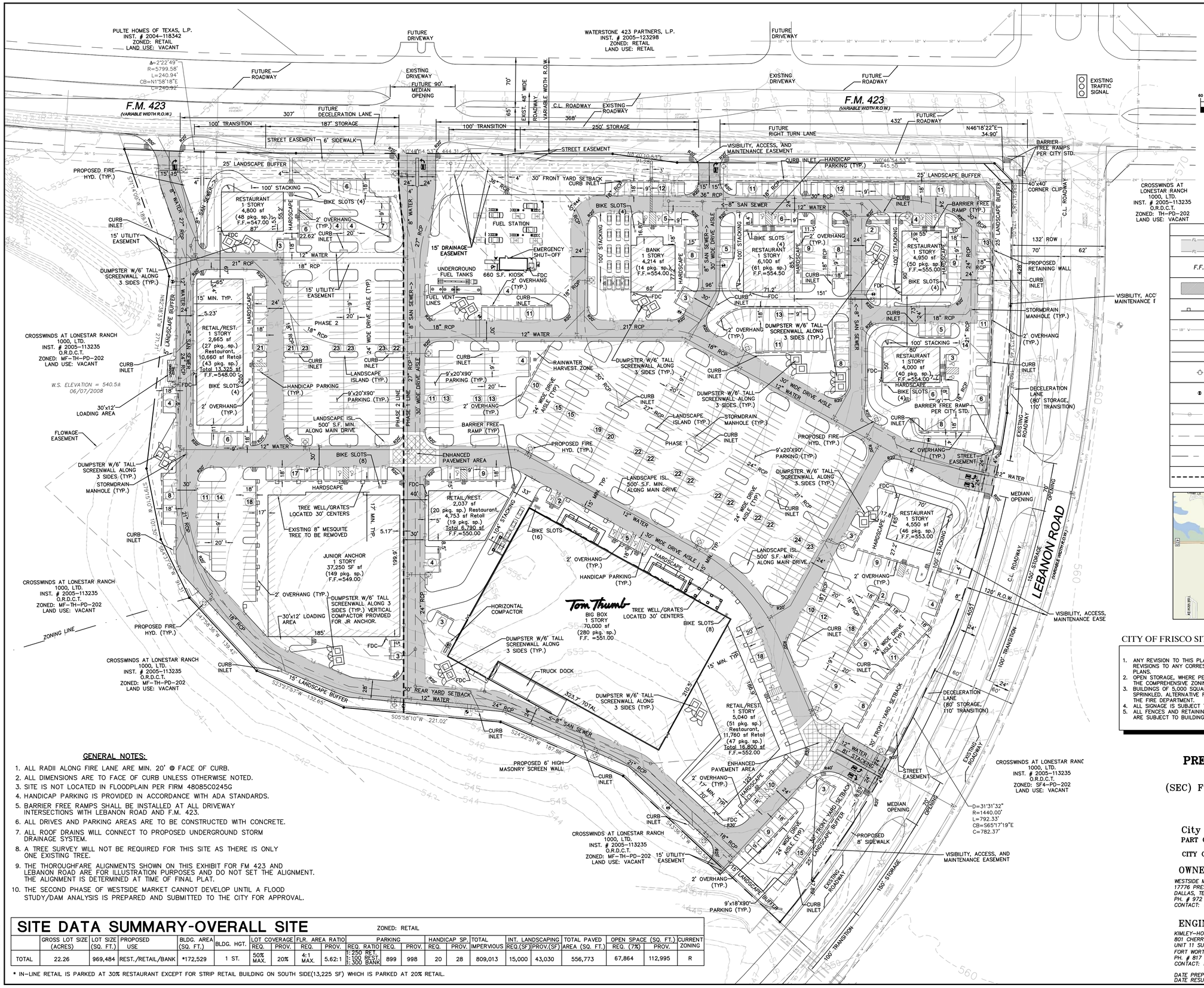


## GENERAL NOTES:

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 48085C0245G
4. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
5. BARRIER FREE RAMPS SHALL BE INSTALLED AT ALL DRIVEWAY INTERSECTIONS WITH LEBANON ROAD AND F.M. 423.
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. A TREE SURVEY WILL NOT BE REQUIRED FOR THIS SITE AS THERE IS ONLY ONE EXISTING TREE.
9. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT FOR FM 423 AND LEBANON ROAD ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
10. THE SECOND PHASE OF WESTSIDE MARKET CANNOT DEVELOP UNTIL A FLOOD STUDY/DAM ANALYSIS IS PREPARED AND SUBMITTED TO THE CITY FOR APPROVAL.

## SITE DATA SUMMARY-OVERALL SITE

ZONED: RETAIL

| | GROSS LOT SIZE (ACRES) | LOT SIZE (SQ. FT.) | PROPOSED USE | BLDG. AREA (SQ. FT.) | BLDG. HGT. | 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 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TOTAL | 22.26 | 969,484 | REST./RETAIL/BANK | *172,529 | 1 ST. | 50% MAX. | 20% | 4:1 MAX. | 5.62:1 | 1:250 RET. 1:100 REST. 1:300 BANK | 899 | 998 | 20 | 28 | 809,013 | 15,000 | 43,030 | 556,773 | 67,864 | 112,995 | R |

* IN-LINE RETAIL IS PARKED AT 30% RESTAURANT EXCEPT FOR STRIP RETAIL BUILDING ON SOUTH SIDE(13,225 SF) WHICH IS PARKED AT 20% RETAIL.

| LEGEND | |
|---|---|
| FL | FIRE LANE, ACCESS AND UTILITY EASEMENT |
| F.F. | FINISHED FLOOR |
| | LOADING ZONE |
| | TREE WELLS |
| 18" W | EXISTING WATER MAIN |
| | PROPOSED WATER LINE AND GATE VALVE |
| | PROPOSED FIRE HYDRANT ASSEMBLY |
| | PROPOSED WATER METER |
| 24" S | EXISTING SANITARY SEWER AND MANHOLE |
| | PROPOSED SANITARY SEWER AND MANHOLE |
| | PROPOSED STORM DRAIN AND MANHOLE |
| | PHASE LINE |

LOCATION MAP

## CITY OF FRISCO SITE PLAN NOTES

1. ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED, SHALL 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 THE 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.

PSP10-0001

# PRELIMINARY SITE PLAN

WESTSIDE MARKET
(SEC) F.M. 423 AND LEBANON ROAD
BLOCK A, LOT 1
22.26 ACRES
ZONED R
City Project No. PSP10-0001
PART OF THE DAVID S. LAWHORN SURVEY, ABSTRACT NO. 727
CITY OF FRISCO, DENTON COUNTY, TEXAS


**OWNER:**
*WESTSIDE MARKET FRISCO, LLC*
*17776 PRESTON ROAD*
*DALLAS, TEXAS 75252*
*PH. # 972 738 0136*
*CONTACT: THOMAS B. ACEVEDO*

**APPLICANT:**
*WESTSIDE MARKET FRISCO, LLC*
*17776 PRESTON ROAD*
*DALLAS, TEXAS 75252*
*PH. # 972 738 0136*
*CONTACT: THOMAS B. ACEVEDO*

**ENGINEER:**
*KIMLEY-HORN AND ASSOC.*
*UNIT 11 SUITE 950*
*FORT WORTH, TX. 76102*
*PH. # 817 335 6511*
*CONTACT: MATT MOORE*

**SURVEYOR:**
*KIMLEY-HORN AND ASSOC.*
*12700 PARK CENTRAL DRIVE*
*SUITE 1800*
*DALLAS, TX. 75251*
*PH. # 972 770 1300*
*CONTACT: DANA BROWN*


*DATE PREPARED: MARCH 29, 2010*
*DATE RESUBMITTED: APRIL 13, 2010*

| No. | Date | Revisions | App. |
|---|---|---|---|


Kimley-Horn and Associates, Inc.
Texas Registration No. 928
801 Cherry Street, Unit 11, Suite 1025
Fort Worth, TX 76102
Tel. No. (817) 335-6511
Fax No. (817) 335-5070


PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
Kimley-Horn and Associates, Inc.
ENGINEERING, PLANNING AND ENVIRONMENTAL CONSULTANTS
Engineer: MATT MOORE
P.E. No. 95813 Date 04/13/10

FOR PERMIT ONLY NOT FOR CONSTRUCTION

WESTSIDE MARKET FRISCO, LLC
SOUTHEAST CORNER OF
F.M. 423 & LEBANON ROAD
CITY OF FRISCO, TEXAS

PRELIMINARY SITE PLAN

| | |
|---|---|
| Scale: | AS SHOWN |
| Designed by: | MAM |
| Drawn by: | CLC |
| Checked by: | MAM |
| Date: | MARCH 2010 |
| Project No. | 061274900 |

SHEET
PSP-1

PLOTTED BY CRISTY, CLAY 4/19/2010 8:44 AM
DWG NAME K:\FTW_CIVIL\061294004 - LEBANON & 423\CADD\EXHIBIT\PRELIM SITE PLAN\C-0 SITE-PRELIM.DWG
LAST SAVED 4/16/2010 3:28 PM
XREFS ACAD2007\?
IMAGES $(IMAGES)??