Vicinity Map 1"=500'

NOTES:

1. NO 100-YR FLOODPLAIN EXISTS ON THE SITE.
2. BARRIER FREE RAMPS WILL BE LOCATED AT ALL CROSSWALKS, ENTRY DRIVES AND HANDICAPPED PARKING SPACES AS SHOWN.
3. ALL FIRE HYDRANTS TO BE PLACED IN EASEMENTS.
4. BUILDING DESIGN AND CONSTRUCTION TO ABIDE BY ALL CITY OF FRISCO CODES AND ORDINANCES IN RESPECT TO BUT NOT LIMITED TO FIRE PROTECTION, BUILDING CODES, ETC.
5. NO PROTECTED TREES EXIST ON THIS SITE.
6. CONNECT ROOF DRAINS TO STORM MAIN LINE.

LEGEND

I.R.F.	IRON ROD FOUND		POWER POLE
I.R.S.	IRON ROD SET		LIGHT POLE
"X"	CUT X IN CONCRETE		WATER VALVE
F.C.P.	FENCE CORNER POST	SSMH	SANITARY SEWER MANHOLE
	ASPHALT		FIRE HYDRANT
	TELEPHONE MANHOLE	WM	WATER METER

DETENTION POND DATA

LOT	POND DEPTH	POND VOLUME
1	2 FT	5,850 CF
2	2 FT	2,450 CF
3	3 FT	9,900 CF

SITE PARKING DATA TABLE

	BUILDING	PROPOSED USE	BUILDING AREA (SF)	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	HANDICAP PARKING REQUIRED	HANDICAP PARKING PROVIDED
LOT 1	A	GENERAL	5,000	1/300	17	18	1	2
	B	MEDICAL	3,500	1/200	18	23	1	1
		GENERAL	1,500	1/300	5			
	TOTAL		10,000		40	41	3	4
LOT 2	C	GENERAL	6,000	1/300	20	20	1	2
	D	MEDICAL	5,690	1/200	29	30	2	2
	TOTAL		11,690		49	50	3	4
LOT 3	E	GENERAL	4,785	1/300	16	18	1	2
	F	MEDICAL	4,760	1/200	24	30	2	2
	G	MEDICAL	4,785	1/200	24	26	2	2
	H	GENERAL	5,730	1/300	20	22	1	2
	TOTAL		20,060		84	98	6	8
	TOTAL		41,750		173	188		

SITE DATA SUMMARY

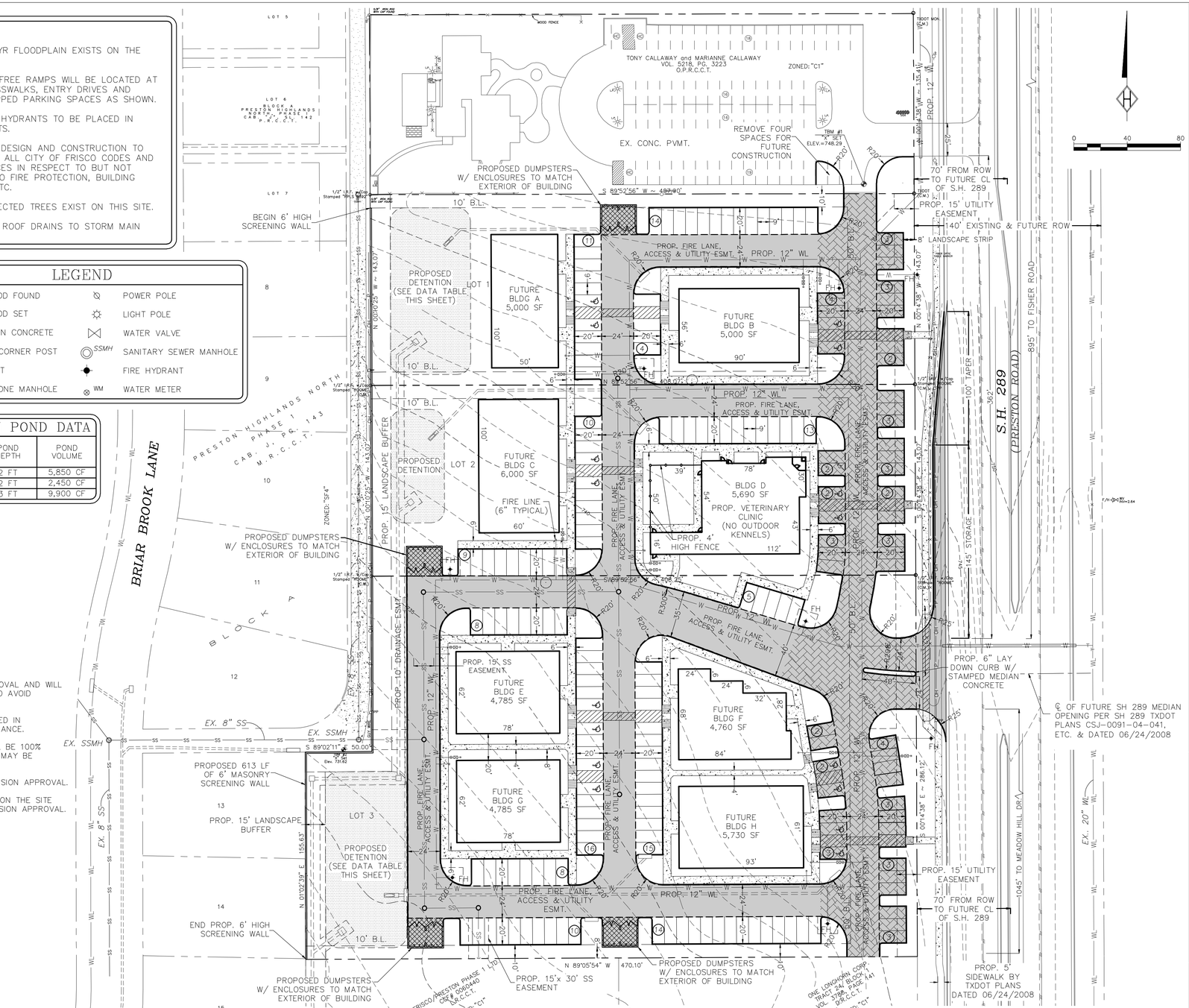
1. ZONING: C1 (COMMERCIAL)
2. PROPOSED USE: GENERAL & MEDICAL OFFICE
3. PROJECT AREA:
   LOT 1: 1.340 ACRES/58,395 SF
   LOT 2: 1.341 ACRES/58,370 SF
   LOT 3: 2.867 ACRES/124,853 SF
4. BUILDING AREA: LOT 1: 10,000 SF
   LOT 2: 11,690 SF
   LOT 3: 20,060 SF
5. BUILDING HEIGHT: ONE STORY, 29 FT
6. LOT COVERAGE: LOT 1: 17.12%
   LOT 2: 20.03%
   LOT 3: 16.07%
7. FLOOR AREA RATIO:
   LOT 1: 0.1712
   LOT 2: 0.2003
   LOT 3: 0.1607
8. INTERIOR LANDSCAPE REQUIRED:
   LOT 1: 820 SF
   LOT 2: 1,000 SF
   LOT 3: 1,960 SF
9. INTERIOR LANDSCAPE PROVIDED:
   LOT 1: 12,175 SF
   LOT 2: 8,420 SF
   LOT 3: 14,913 SF
10. SQUARE FOOTAGE OF IMPERVIOUS SURFACE:
    LOT 1: 32,759 SF
    LOT 2: 42,329 SF
    LOT 3: 87,396 SF
11. OPEN SPACE REQUIRED (7% OF NET AREA):
    LOT 1: 4,088 SF
    LOT 2: 4,086 SF
    LOT 3: 8,740 SF
12. OPEN SPACE PROVIDED:
    LOT 1: 8,371 SF (14.33%)
    LOT 2: 4,330 SF (7.68%)
    LOT 3: 13,679 SF (10.96%)
13. HANDICAPPED PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.

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% 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.

PAVEMENT LEGEND

- PARKING PAVEMENT
- FIRE LANE PAVEMENT
- ENHANCED PAVEMENT CONSISTING OF BRICK OR STAMPED CONCRETE
- SIDEWALK PAVEMENT
- DUMPSTER PAVEMENT
- EXISTING PAVEMENT



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PRESTON AT MEADOW HILL: PSPCP09-0005
LOTS 1-3, BLOCK A,
PRESTON AT MEADOW HILL ADDITION
5.548 ACRES ZONED: C1 (COMMERCIAL)
CITY OF FRISCO
DENTON COUNTY, TEXAS

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 08/14/2009

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PRESTON AT MEADOW HILL
LOTS 1-3, BLOCK A,
PRESTON AT MEADOW HILL ADDITION
5.548 ACRES, ZONED C1
CITY OF FRISCO
COLLIN COUNTY, TEXAS

PRELIMINARY SITE PLAN

DATE: 07/03/08
HEI #: 08-134
SHEET NO: 1 OF 4

S:\CAD FILES\HEI-08-134 HWY 289 (PRESTON ROAD)\PRELIMINARY SITE PLAN\HEI-134 SITE PLAN.DWG Wednesday, August 26, 2009 3:20:18 PM
HOMEYER ENGINEERING, INC. – REGISTRATION NO. 8440