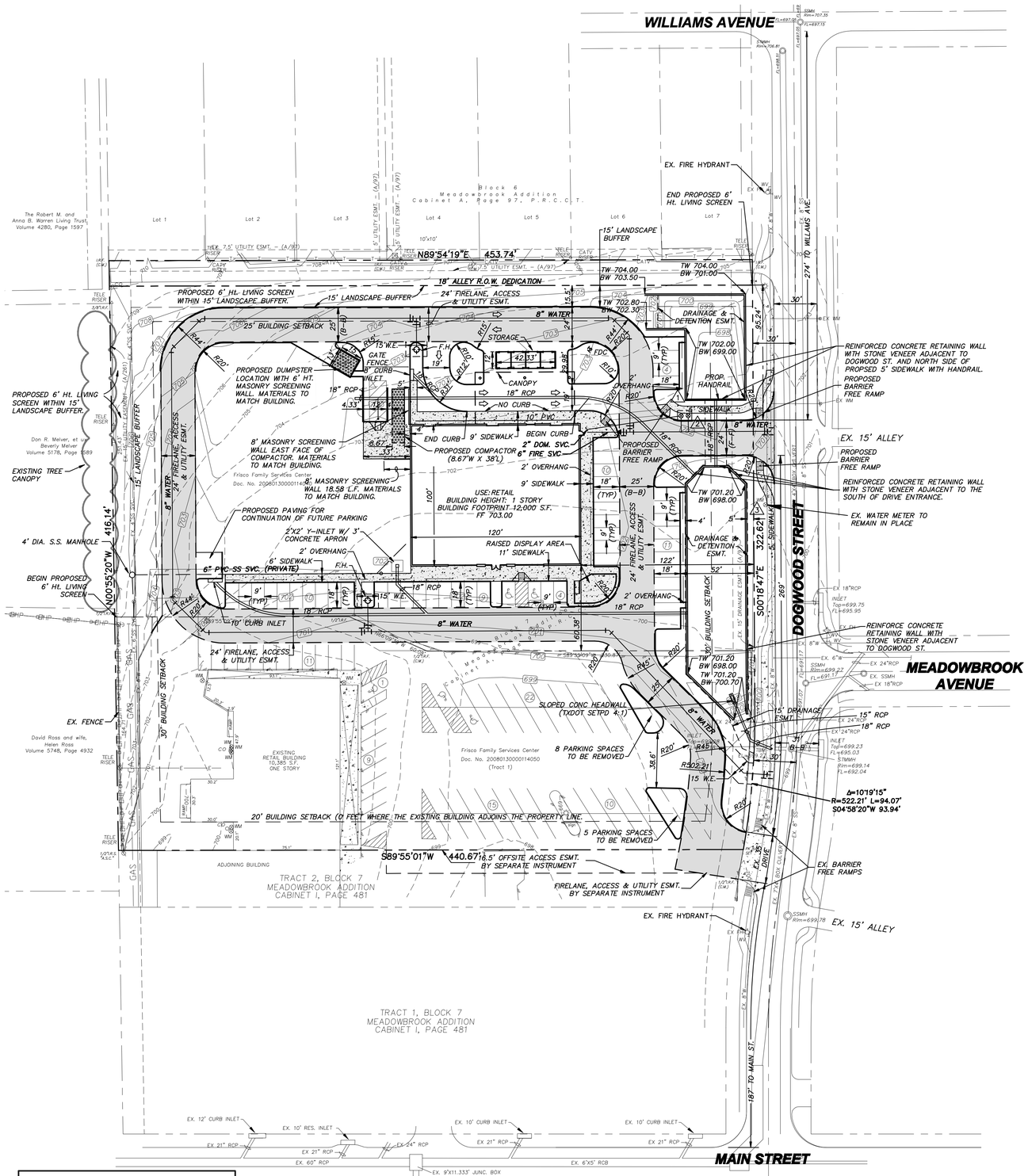

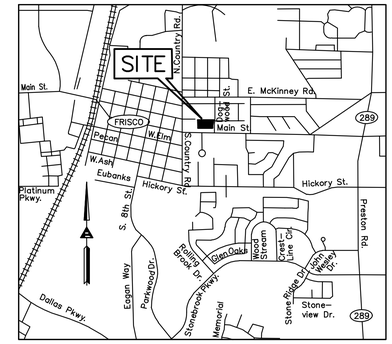

VICINITY MAP
N.T.S.

40 0 40 80
SCALE IN FEET

SITE DATA SUMMARY TABLE

	PROPOSED DEVELOPMENT	EXISTING DEVELOPMENT	OVERALL/TOTAL
ZONING:	R-RETAIL	R-RETAIL	R-RETAIL
USE:	RETAIL	RETAIL	RETAIL
LOT AREA	111,891 S.F. (2.569 AC.)	67,576 S.F. (1.551 AC.)	179,467 S.F. (4.120 AC.)
BUILDING AREA:	12,000 SF	10,385 SF	22,385 SF
BUILDING HEIGHT (FEET & STORIES)	26 FEET 1 STORY	26 FEET 1 STORY	26 FEET 1 STORY
LOT COVERAGE	10.0 %	15.4 %	12.0 %
FLOOR AREA RATIO	0.0998:1	0.1537:1	0.1193:1
PARKING REQUIRED	60 SPACES (1:200 SF)	52 SPACES (1:200 SF)	112 SPACES (1:200 SF)
PARKING PROVIDED	48 PROPOSED	68 (EXISTING)	116 SPACES
HANDICAP PARKING REQUIRED			5 SPACES
HANDICAP PARKING PROVIDED			5 SPACES
NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.			
INTERIOR LANDSCAPING REQUIRED	720 SF (15 SF/SP)	1,020 SF (15 SF/SP)	1,740 SF (15 SF/SP)
INTERIOR LANDSCAPING PROVIDED	720 SF	1,050 SF	1,770 SF
USABLE OPEN SPACE REQUIRED	7,832 SF (7.0%)	4,730 SF (7.0%)	12,562 SF (7.0%)
USABLE OPEN SPACE PROVIDED	9,719 SF (8.7%)	2,526 SF (3.7%)	12,245 SF (6.8%)
IMPERVIOUS SURFACE:	61,203 SF (55%)	59,640 SF (88%)	120,843 SF (67%)

LEGEND

- FIRELANE ACCESS & UTILITY EASEMENT
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED DUMPSTER PAD
- DIRECTION OF TRAFFIC FLOW
- 698 — EX. CONTOURS
- 702 — PROPOSED CONTOURS
- ESMT — EASEMENT
- W.E. — WATER EASEMENT
- EX. — EXISTING

NOTES:
1. ALL RADII ARE 2.0' UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO THE BACK OF CURB.
3. FIRELANES SHALL BE MARKED IN CONFORMANCE WITH FIRE CODE.
4. RETAINING WALLS USED FOR THE DETENTION POND TO BE CONSTRUCTED WITH DRY STACK BLOCK UNLESS NOTED OTHERWISE. RETAINING WALL DESIGN AND CALCULATIONS PROVIDED BY OTHERS.

NOTES:
NO FLOODPLAIN EXISTS ON THIS SITE.

CITY OF FRISCO SITE PLAN NOTES

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

WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	STATUS
1	DOMESTIC	2"	1	PROPOSED
2	IRRIGATION	1"	1	PROPOSED
3	DOMESTIC	1"	1	EXISTING

BENCHMARKS

TBM 1 –
"X" SET ON INLET LOCATED ALONG THE WEST LINE OF DOGWOOD STREET AND APPROXIMATELY 55 FEET SOUTH OF MEADOWBROOK AVENUE.
ELEVATION = 699.27

TBM 2 –
"X" FOUND IN BACK OF CURB LOCATED APPROXIMATELY 26 FEET WEST FROM THE NORTHWEST CORNER OF TRACT 3, BLOCK 7 OF MEADOWBROOK ADDITION, RECORDED IN CABINET A, PAGE 261, PLAT RECORDS, COLLIN COUNTY, TEXAS.
ELEVATION = 703.78

OWNER:
FRISCO FAMILY SERVICES CENTER
8780 THIRD ST.
FRISCO, TX 75034
TEL: (972) 335-9495
CONTACT: JILL CUMNOCK

PREPARED FOR:
TGS ARCHITECTS
5323 SPRING VALLEY RD.,
SUITE 200,
DALLAS, TX 75254
TEL: (972) 788-1945
FAX: (972) 788-2309

ENGINEER
ALLEN & RIDINGER CONSULTING, INC.
CONTACT: MICHAEL S. ALLEN, PE
285 W. SOUTHWEST PARKWAY
LEWISVILE, TX 75067
PHONE: (972) 353-8000
FAX: (972) 353-8011
EMAIL: MALLEN@ALLEN-RIDINGER.COM

SITE PLAN
FRISCO FAMILY SERVICES CENTER
Meadowbrook Addition
Block 7, Lot 1
4.120 Acres
City of Frisco
Collin County, Texas
Norris Austin Survey, Abstract No. 5
City Project No. SPRP10-0004

No.	Date	Revisions	App.

Allen & Ridinger Consulting, Inc.
Firm No. 1969
285 W. Southwest Parkway
Lewisville, Texas 75067
Tel. No. (972) 353-8000
Fax No. (972) 353-8011

PRELIMINARY
FOR REVIEW ONLY
Not for construction, bidding, or permit purposes.
Allen & Ridinger Consulting, Inc.
Engineer MICHAEL S. ALLEN
P.E. No. 88198 Date 05/16/10

FRISCO FAMILY SERVICES CENTER
CITY OF FRISCO, TEXAS

SITE PLAN

Scale: 1"=40'
Designed by: JDL
Drawn by: JDL
Checked by: MSA
Date: JUNE 16, 2010
Project No. 079-004

SHEET 1 OF 1