

September 25, 2012

Site Plan: Newman Village Phase 2B Amenity Center, Block J, Lot 12 (SP12-0015)
Owner(s): Darling Frisco Partners, Ltd.

DESCRIPTION:

An amenity center on one lot on 2.8± acres on the southwest corner of Riverhill Road and Hickory Grove Lane. Zoned Planned Development-211-Single Family-10/Single Family-8.5/Single Family-7/Patio Home. Neighborhood #44. JE

REMARKS:

Access: Access is provided from Riverhill Road and Hickory Grove Lane.
Parking: Parking is adequate.
Tree Preservation: There are no protected trees on the site.
Landscape Plan: A landscape plan has been submitted for review.
Screening: Screening is not required.
Façade Plan: A façade has been submitted for staff review.
Additional Information: The site plan conforms to the preliminary plat and to the Planned Development standards.

RECOMMENDATION:

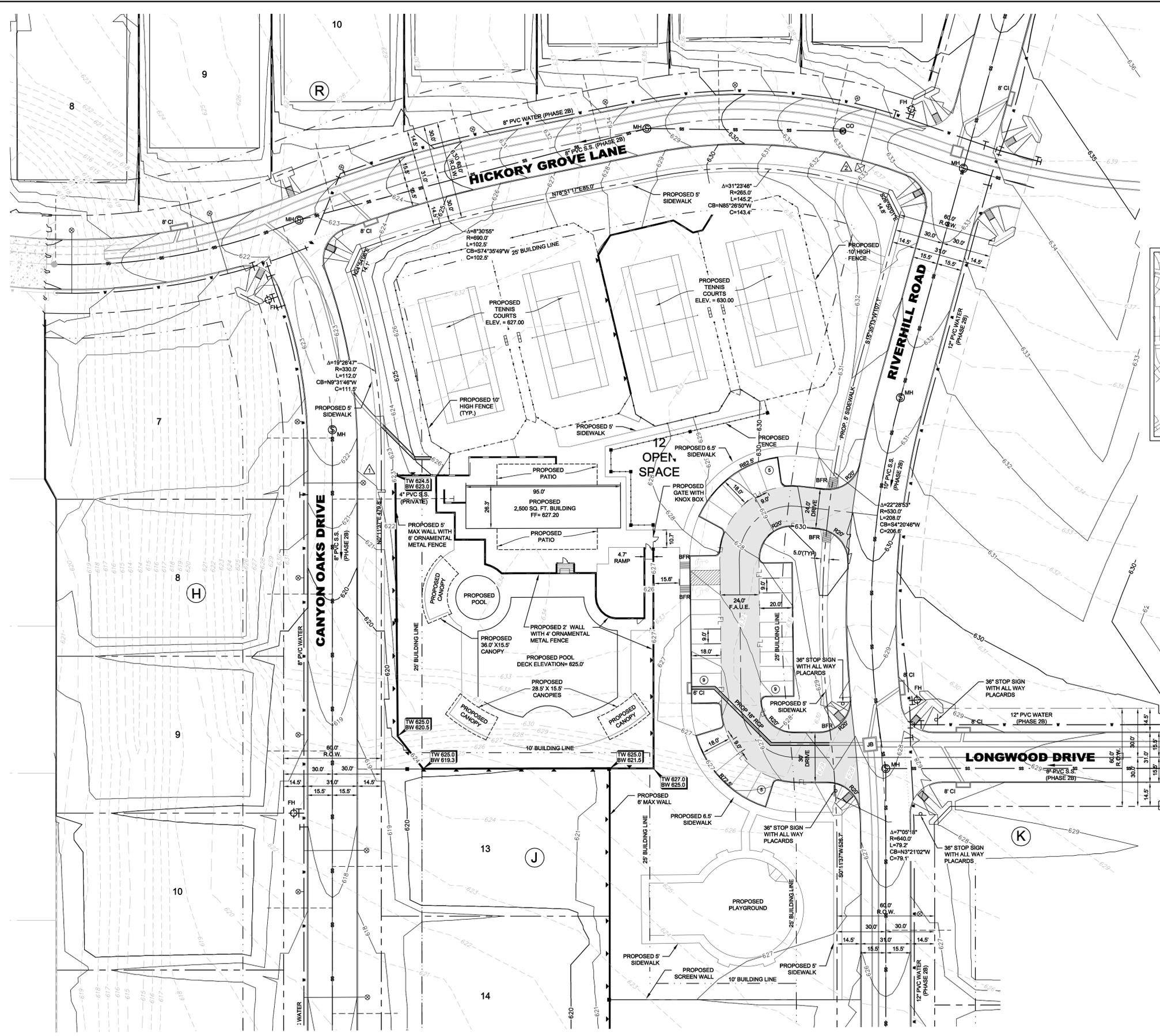
Recommended for approval subject to:

1. Staff approval of the façade plan.
2. Staff approval of landscape plan.
3. Additions and/or alterations resulting from Engineering Services' review of the construction plans.

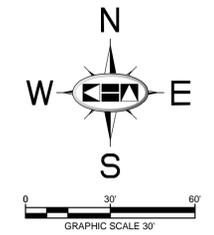
SP12-0015 Newman Village Phase 2B



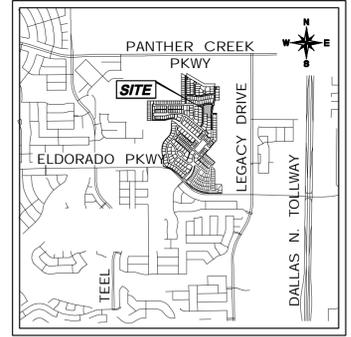
PLOTTED BY: HWYTE, AASHTO, BETH, 09/13/2012 1:04 PM
 DWG NAME: K:\P\01\01\00000 - NY PHASE 2\00PHASE 2\ENGINEERING\PLAN SETS - SITE AMENITY CENTER - LAYOUT1
 LAST SAVED: 09/13/2012 1:04 PM
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- NOTES**
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
 - ALL RADII ARE 3.0' UNLESS NOTED OTHERWISE.
 - ALL FIRE LANE RADII ARE MINIMUM 20' AT FACE OF CURB.
 - CONTRACTOR TO VERIFY T.A.S. COMPLIANCE. FOR ANY QUESTION CONTACT CIVIL ENGINEER IMMEDIATELY.
 - ALL FIRE HYDRANTS ARE TO BE IN A 10' x 10' WATER EASEMENT.
 - ALL DOMESTIC AND IRRIGATION WATER SERVICES ARE TO BE IN A 10' x 10' WATER EASEMENT.
 - TENNIS COURT LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF FRISCO ZONING ORDINANCE.



VICINITY MAP
(NOT TO SCALE)



FLOOD STATEMENT

NO FLOODPLAIN EXISTS ON-SITE.

SITE DATA SUMMARY TABLE

ZONING / PROPOSED USE	PD-211 AMENITY CENTER
LOT AREA / SQ. FT. AND AC	121,582 SQ. FT. 2.79 AC
BUILDING AREA (gross square footage)	2,500 SQ. FT.
BUILDING HEIGHT (feet and number of stories)	40', 2.5 STORY MAX
LOT COVERAGE	2.2%
FLOOR AREA RATIO	0.02:1
TOTAL PARKING REQUIRED	10 SPACES
TOTAL PARKING PROVIDED	28 SPACES
TOTAL HANDICAP REQUIRED	2 SPACES
TOTAL HANDICAP PROVIDED	2 SPACES
NOTE: HANDICAP PARKING IS IN ACCORDANCE WITH ADA STANDARDS	
WATER RESOURCE ZONE REQUIRED (1% of parking surface area)	N/A
WATER RESOURCE ZONE PROVIDED (5.9% of parking surface area)	N/A
50' FT IMPERVIOUS SURFACE	65,900 SQ. FT.
USABLE OPEN SPACE REQUIRED (12%)	9,719 SQ. FT.
USABLE OPEN SPACE PROVIDED (12.6%)	86,692 SQ. FT.

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.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
- BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- ALL SIGNAGE IS SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

LEGEND

FL	PROPOSED FIRE LANE, ACCESS & UTILITY EASEMENT	R	RADIUS
BFR	PROPOSED FENCE	BFR	BARRIER FREE RAMP
SW	PROPOSED WALL	SW	SIDEWALK
LS	PROPOSED LOT LINE	LS	LANDSCAPE SETBACK
BL	PROPOSED BLDG SETBACK	BL	BUILDING LINE / SETBACK
CS	PROPOSED LSCP SETBACK	CS	STORM SEWER CURB INLET
STW	PROPOSED WATER LINE	STW	STORM SEWER
SS	PROPOSED SANITARY SEWER	FH	FIRE HYDRANT
MS	PROPOSED STORM SEWER	MH	MANHOLE
IR	PROPOSED IRRIGATION METER	SS	SANITARY SEWER
71	PROPOSED FIRE HYDRANT	F.A.U.E.	FIRELANE, ACCESS & UTILITY EASEMENT
71	PROPOSED CONTOUR	W.E.	WATER EASEMENT
71	PROPOSED CONTOUR	D.E.	DRAINAGE EASEMENT
71	NUMBER OF PARKING SPACES		

ACTION

APPROVED DENIED

STAFF _____ Date _____ Initials _____

P&Z _____ Date _____ Initials _____

Neighborhood # _____

See the Staff Approval Letter or P&Z Results Memo for any conditions associated with the approval of the project.

WATER METER SCHEDULE

ID	TYPE	SIZE	SANITARY SEWER	COMMENTS
△	DOMESTIC	3/4"	4" PVC	PROPOSED
△	IRRIGATION	1"	N/A	PROPOSED
△	POOL	N/A	4" PVC	PROPOSED

OWNER
DARLING FRISCO PARTNERS, LTD
2500 LEGACY DRIVE, SUITE 100
FRISCO, TX 75034

APPLICANT / ENGINEER / SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
5750 GENESIS COURT SUITE 200
FRISCO, TX 75034
PHONE: (972) 335-3580
FAX: (972) 335-3779
CONTACT: TREY BRASWELL, P.E.

SITE PLAN
CITY OF FRISCO PROJECT NO. SP12-0015

NEWMAN VILLAGE PHASE 2B AMENITY CENTER
BLOCK J, LOT 12, 2.79 AC
J. MASTERS SURVEY, ABSTRACT NO. 831
CITY OF FRISCO, DENTON COUNTY, TEXAS
PREPARED SEPTEMBER 13, 2012

NEWMAN VILLAGE PHASE 2B AMENITY CENTER
 FRISCO, TEXAS
 SHEET NUMBER 1 OF 1

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NO.	REVISIONS	DATE

KHA PROJECT 067293009
 DATE 09/13/2012
 SCALE AS SHOWN
 DESIGNED BY TBB
 DRAWN BY AAE
 CHECKED BY TBB