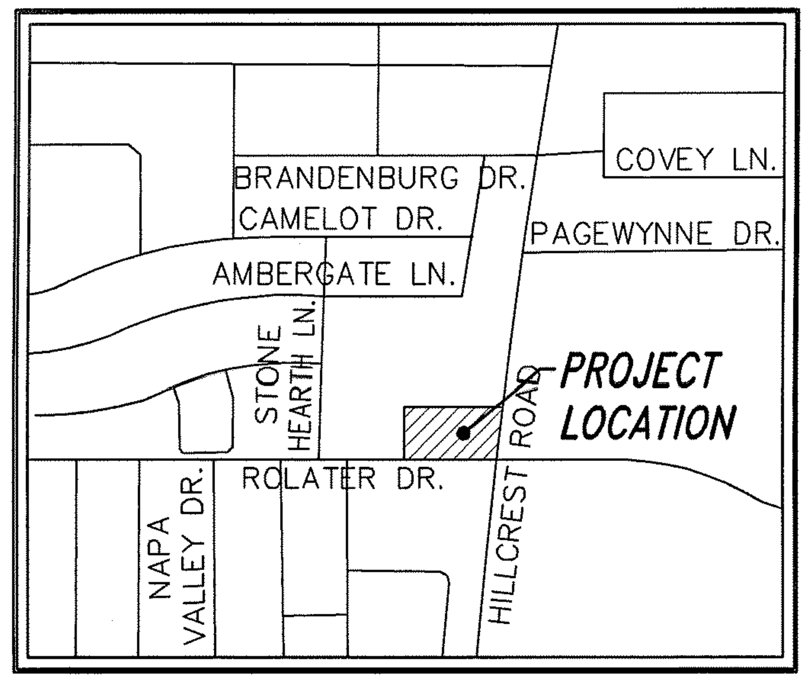


VICINITY MAP
N.T.S.

SITE DATA TABLE LOT 4

ZONING OF PROPERTY	PD-37- RETAIL
PROPOSED USE	RETAIL
TOTAL LOT AREA	1.275 Ac. (55,523 S.F.)
BUILDING SQUARE FOOTAGE	7,200 S.F.
BUILDING HEIGHT	22'-8" (1 STORY BUILDING) 27'-8 3/4" (TOWER)
LOT COVERAGE	12.97%
FLOOR AREA RATIO	1:0.1297
PARKING REQUIRED	36 SPACES (1 SPACE PER 200 S.F.)
PARKING PROVIDED	47 SPACES + 3 BICYCLE SPACES
*HANDICAP PARKING REQUIRED	2 SPACES
HANDICAP PARKING PROVIDED	2 SPACES
OPEN SPACE REQUIRED	3,887 SF
OPEN SPACE PROVIDED	4,985 SF
IMPERVIOUS AREA	0.844 Ac. (36,774 S.F.)

NOTES:
1. *HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS
2. NO EXISTING TREES ON SITE

WATER METER TABLE

ID	SIZE	TYPE	SAN SEWER
1	1"	DOM. (POS. DISP.)	6"
2	1"	IRR. (TURBINE)	N/A

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.

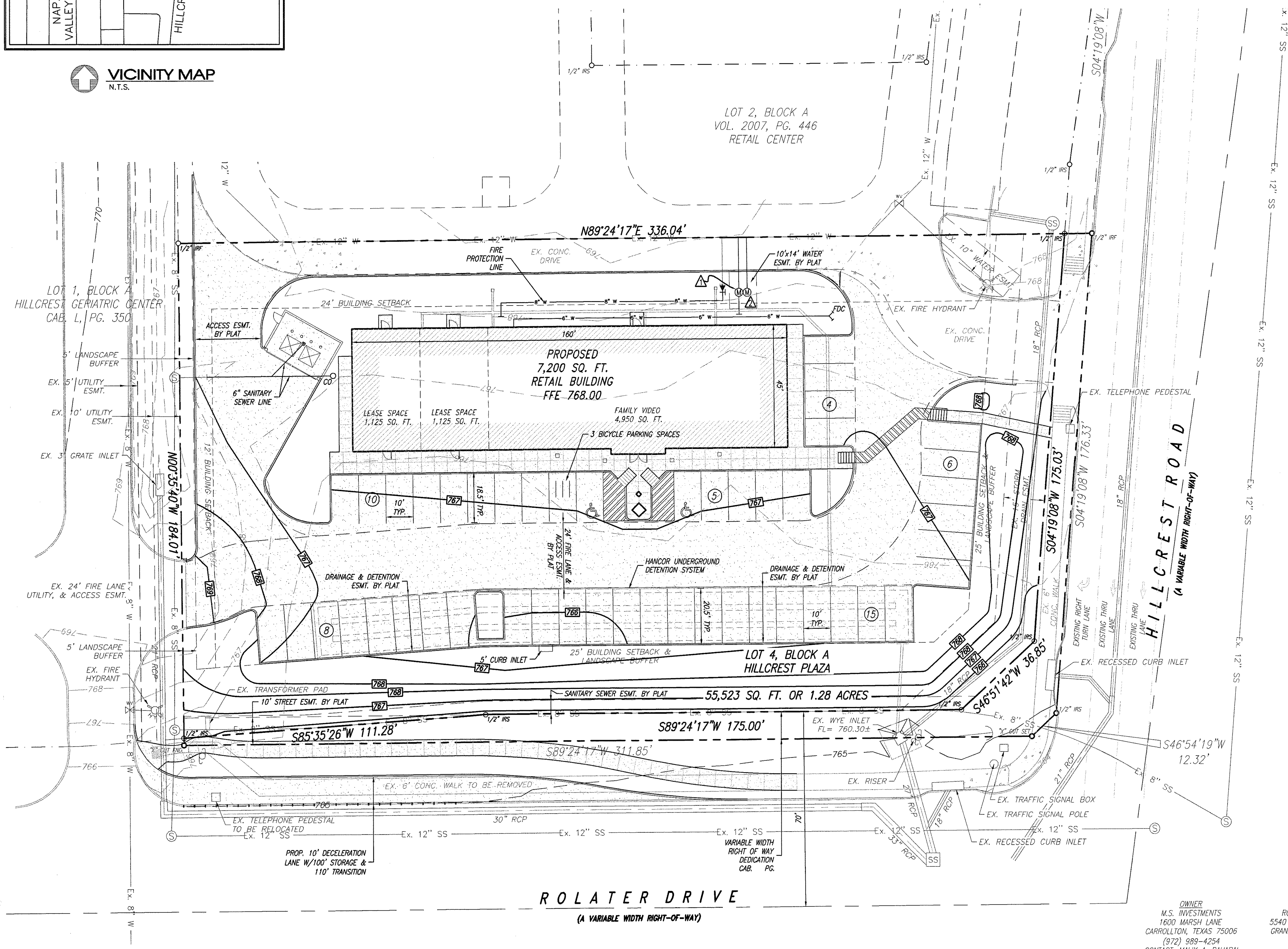
FIRE DEPARTMENT
1) BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
2) FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
3) TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
4) SPEED BUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.

BUILDING INSPECTIONS
1) HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WIT DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL 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 INSPECTION 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.

LEGEND
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- FIRE LANE STRIPING
- 515 PROPOSED CONTOUR
- 515 EXISTING INDEX CONTOUR
- 517 EXISTING CONTOUR
- Ex. 12" W EXISTING 12" WATER LINE
- Ex. 8" W EXISTING 8" WATER LINE
- Ex. 12" SS EXISTING 12" SANITARY SEWER LINE
- Ex. 8" SS EXISTING 8" SANITARY SEWER LINE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- EXISTING CONCRETE PAVEMENT



SITE PLAN

40 30 20 0 20 40
SCALE IN FEET

NOTE:
NO FLOOD PLAIN IS LOCATED WITHIN THE PROPOSED DEVELOPMENT.

BENCH MARK 1:
'X' CUT IN THE SIDEWALK LOCATED AT THE SOUTH CORNER OF THE INTERSECTION OF BEDFORD ROAD & FOREST RIDGE DRIVE.
ELEVATION 595.64'

BENCH MARK 2:
1" IRF LOCATED AT THE NORTHWEST PROPERTY CORNER.
ELEVATION 592.34'

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ENGINEER
IEG
5450 STRATUM DRIVE
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(817) 244-9483 FAX
CONTACT: LARRY OBY, P.E.

SITE PLAN
OF
LOT 4, BLOCK A HILLCREST PLAZA ADDITION
BEING 1.28 ACRES
OUT OF THE
JAMES BOUNDS SURVEY, ABSTRACT No. 77
CITY OF FRISCO,
COLLIN COUNTY, TEXAS
JULY 2007

CAUTION EXISTING UTILITIES !!!

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

CLOUGH HARBOUR & ASSOCIATES LLP
FORMERLY IEG

ROCKFORD CONSTRUCTION

family Video
CORNER OF HILLCREST RD. & ROLATOR DR.
FRISCO, TX

PERMITS
REVISED PER REVIEW
REVIEW
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ISSUED FOR:

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STATE OF TEXAS
LARRY J. OBY, JR.
94653
LICENSED PROFESSIONAL ENGINEER

SEAL

DATE	7-10-07
DRAWN BY	SMC
CHECKED BY	LJO
PROJECT NUMBER	IEG07075

TITLE:
SITE PLAN

C1.1