



5200 State Highway 121
Colleyville, Texas 76034
Phone: 817-488-4960

DEVELOPER/OWNER

INDOPAK FRISCO LLC



JOB NUMBER: SAJ19001

DESIGNED BY: STW

DRAWN BY: EDL

CHECKED BY: PCF

ISSUE DATE: 09/14/20

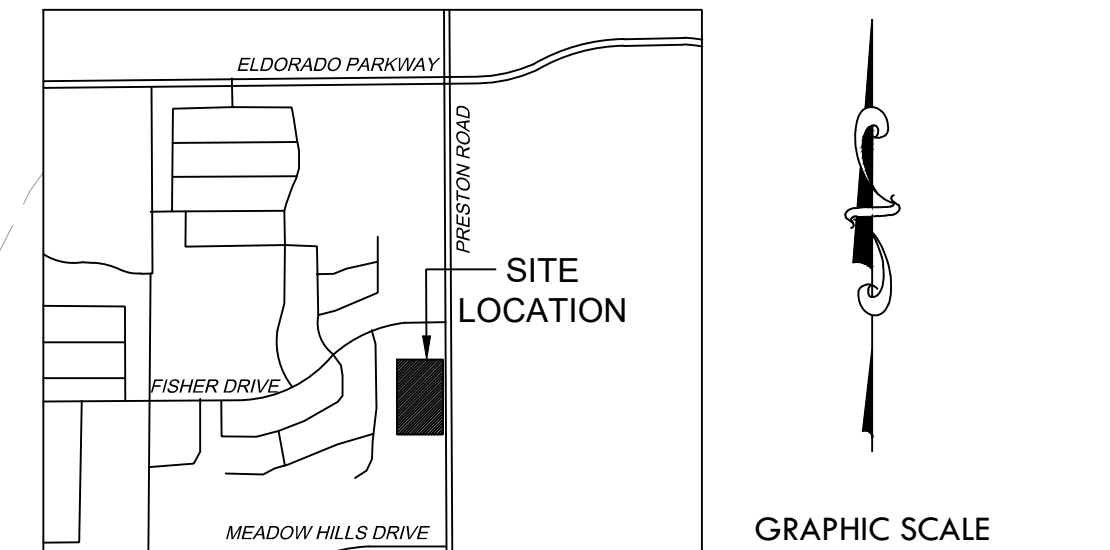
REV:

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
PATRICK C. FILSON
P.E.# 108577
DATE: September 10, 2020
Kirkman Engineering, LLC
Texas Firm No: 15874

PRESTON PLAZA
FRISCO, TEXAS

SITE PLAN

SHEET:
SP1.0



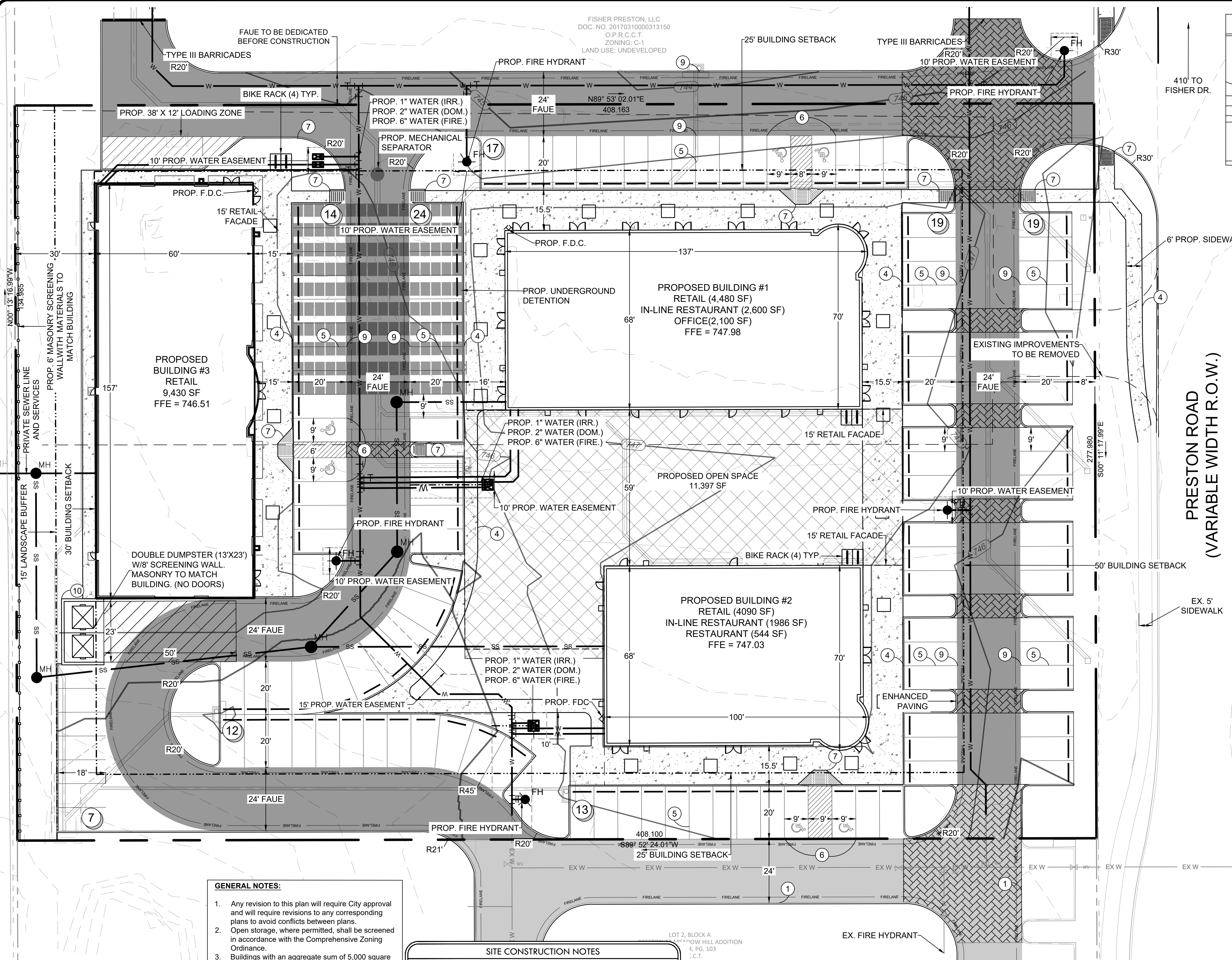
LEGEND

PROPOSED FACE AND BACK OF CURB	[Symbol]
PROPOSED FIRELANE PAVEMENT	[Symbol]
EXISTING CONCRETE PAVEMENT	[Symbol]
PROPOSED OPEN SPACE	[Symbol]
PROPOSED SIDEWALK	[Symbol]
ENHANCED BRICK PAVING	[Symbol]
50' DUMPSTER APPROACH	[Symbol]
SCREENING WALL	[Symbol]
FIRE LANE STRIPING	[Symbol]
PARKING COUNT	1
EXISTING CONTOUR	630
PROPOSED CONTOUR	630
FIRE, ACCESS & UTILITY EASEMENT	FAUE
BICYCLE PARKING	[Symbol]

SITE DATA

Lot Area	2.61 Ac. (113,554 S.F.)
Zoning	R - Retail
Proposed Use	Retail/Restaurant/Office
Building Area	25,230 Sq. Ft. Total
Building Height	1 Story, 30'
Lot Coverage	25.5%
Floor Area Ratio	0.26:1
Parking Ratio	
Retail @ 1/100	90 Spaces - 18,000 SF (72%)
In-Line Restaurant @ 1/200	23 Spaces - 4,586 SF (18%)
Restaurant @ 1/100	6 Spaces - 544 SF (2%)
Professional Office @ 1/200	6 Spaces - 2,000 SF (8%)
Parking Required	122 Spaces (Incl. 5 HC)
Parking Provided	125 Spaces (Incl. 6 HC)
Bicycle Parking Required	12 Spaces
Bicycle Parking Provided	12 Spaces
Total Parking Surface Area (Drives & Parking)	44,152 Sq. Ft.
Total Open Space Required	11,355 Sq. Ft.
Total Open Space Provided	11,634 Sq. Ft.
Total Impervious Surface	84,905 Sq. Ft.

Note: Handicap parking is provided in accordance with ADA standards.
Note: 30% of restaurant to be parked at in-line restaurant 1/200 SF.
Note: Automobile parking reduced by 3 per bicycle parking reduction.



- GENERAL NOTES:**
- Any revision to this plan will require City approval and will require revisions to any corresponding plans to avoid conflicts 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.
 - When used, wheel stops shall be installed so that all surface parking spaces are a minimum of 18 feet deep measured from the face of the wheel stop. Any vertical obstruction in front of a surface parking space shall be located 20 feet from the back of the parking space.

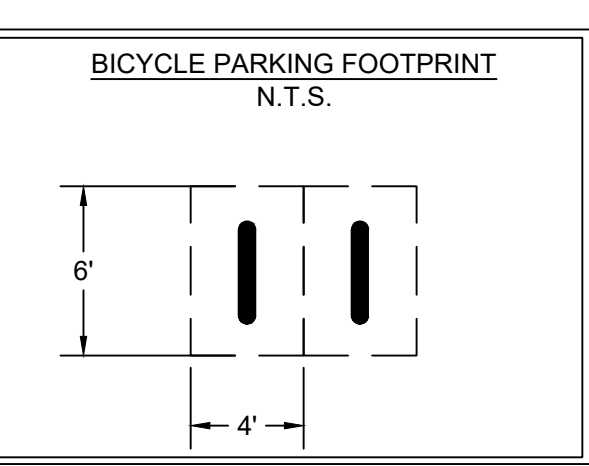
DETENTION NOTE:
ONSITE DETENTION IS PROVIDED TO LIMIT THE POST CONSTRUCTION DISCHARGE TO A PRE-DEVELOPMENT RATE

FLOODPLAIN NOTE:
ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48085C0245K, DATED 6/7/2017 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS THIS PROPERTY IS WITHIN ZONE X.

- SITE CONSTRUCTION NOTES**
- | | |
|---|------------------------------|
| 1 EXISTING 6" CURB | 6 9' ACCESSIBLE PARKING |
| 2 CONSTRUCT 6" INTEGRAL CURB | 7 CONSTRUCT ACCESSIBLE RAMP |
| 3 CONSTRUCT 6" INTEGRAL CURB WITH ADJACENT SIDEWALK | 8 PAINT ACCESSIBLE CROSSWALK |
| 4 CONSTRUCT SIDEWALK | 9 PAINT FIRE LANE STRIPE |
| 5 PAINT PARKING STALLS | 10 DUMPSTER ENCLOSURE |
| | 11 BICYCLE RACKS |

NOTE

- ALL DIMENSIONS FROM THE FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL CURB RADII SHALL BE 3' AT FACE OF CURB UNLESS OTHERWISE NOTED.
- INFRASTRUCTURE VENEERS: NATURAL STONE OR BRICK VENEER IS REQUIRED ON PERMANENT HEADWALLS, BRIDGES, WALLS, CULVERTS, STAIRS, AND LIKE STRUCTURES. THE MATERIAL PALETTE SHALL BE SIMILAR AND COMPLIMENTARY TO MATERIALS USED THROUGHOUT THE DEVELOPMENT, AND ARE SUBJECT TO APPROVAL BY THE DIRECTOR OF DEVELOPMENT SERVICES.



ACTION

STAFF	APPROVED	DENIED
P&Z	9/25/2020	JP
	DATE	INITIAL
NEIGHBORHOOD #	11	

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

FILE PATH: K:\0816131001_Preston\Drawings\01_ENGINEERING\01_Preston\Drawings\01_SITE_PLAN.dwg
PLOTTER: HP DesignJet T1100e
PLOT DATE: 09/14/2020