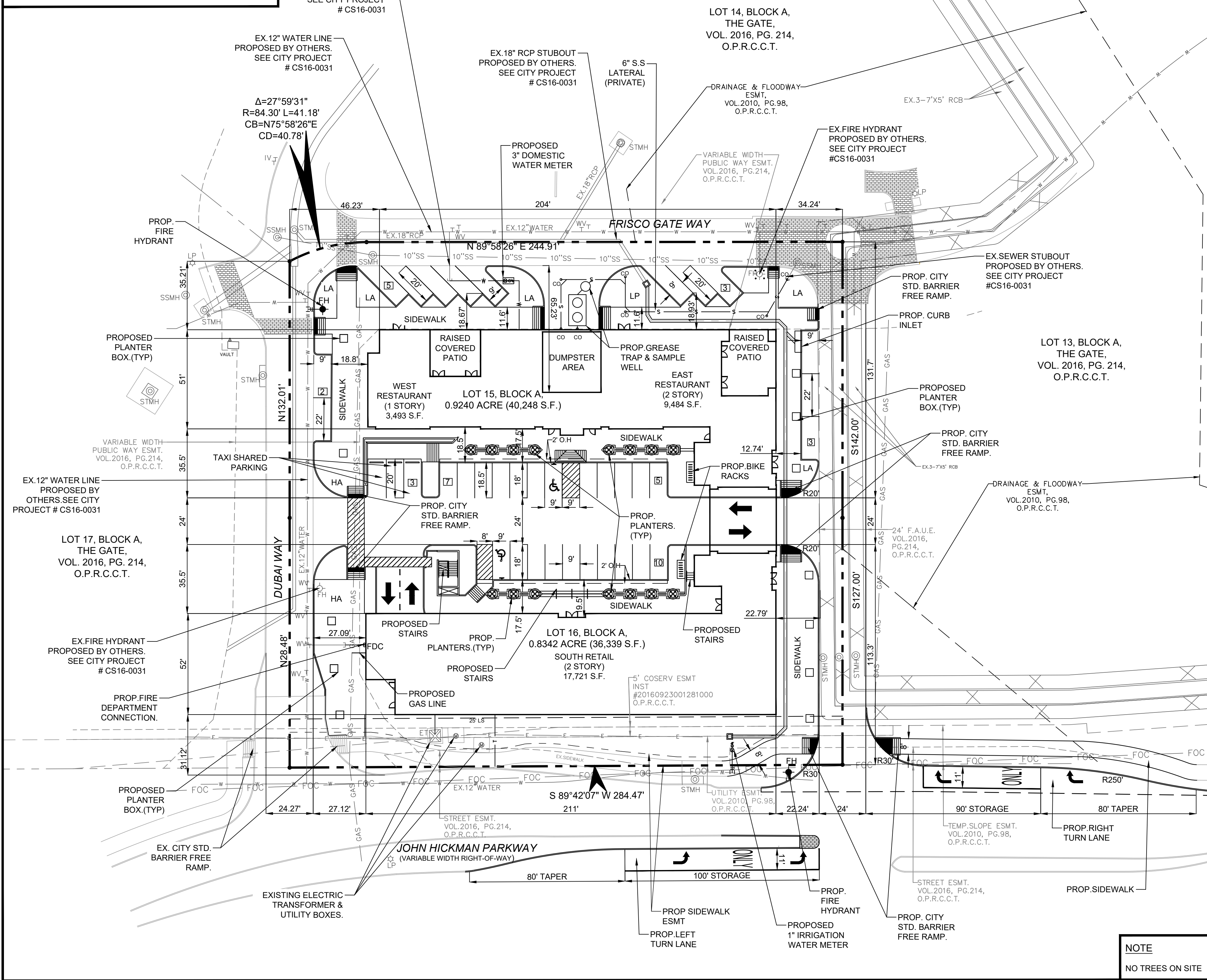


DETENTION NOTE:
REGIONAL DETENTION IS PROVIDED. REFER TO THE GATE PHASE 1 INFRASTRUCTURE (CS16-0031), DATED JUNE 13, 2017 PREPARED BY HALFF & ASSOCIATES FOR ADDITIONAL DETAILS.



DEVELOPER / OWNER
JOHN HICKMAN LLC
245 N CENTRAL EXPY
RICHARDSON, TX 75080
CONTACT: YOGESH
EMAIL: YOGESH@GOVINDJIS.COM

ENGINEER
TRIANGLE ENGINEERING LLC
TX PE FIRM #11525
1784 McDERMOTT DRIVE, SUIT 110
ALLEN, TEXAS 75013
CONTACT: KARTAVYA PATEL, P.E.
EMAIL: KPATEL@TRIANGLE-ENGR.COM
TEL: 214-609-9271

ARCHITECT
THE STENSLAND GROUP
5151 BENT TREE FOREST DR, SUITE 560
DALLAS, TEXAS 75248
CONTACT: ROBERT S. STENSLAND
EMAIL: ROBERTSTENSLAND@MAC.COM
TEL: 214-680-1387

SURVEYOR
A&W SURVEYORS, INC
P.O. BOX 870029
2220 GUS THOMASSON RD.
MESQUITE, TX 75150
CONTACT: SCOTT P. ANDERSON
(972) 681-4975

NOTE:
HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.

SITE PLAN 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 S.F. OR GREATER ON A LOT SHALL BE 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 WALL 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 AREA 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.

SITE DATA SUMMARY TABLE	
ZONING	O-2/R/RES & PD-248
USE	RETAIL & RESTAURANT
ACRES	1.758 ACRES
LOT AREA	76,587 S.F.
RETAIL AREA (1ST & 2ND FLOOR)	17,721 S.F.
RESTAURANT AREA (1ST & 2ND FLOOR)	12,977 S.F.
BUILDING SQUARE FEET	30,698 S.F.
LOT COVERAGE	40.08%
FLOOR AREA RATIO	0.401
NO OF STORIES	2 STORY ABOVE GROUND & 2 LEVELS UNDERGROUND GARAGE
BUILDING HEIGHT (FEET/STORIES)	59'-7" (2 STORY)
SURFACE PARKING AREA	8,780 S.F.
WATER RESOURCE ZONE AREA (5% OF PARKING AREA)	N/A
WATER RESOURCE ZONE AREA PROVIDED	N/A
USABLE OPEN SPACE AREA REQUIRED (7% OF LOT AREA)	N/A
USABLE OPEN SPACE AREA PROVIDED	N/A
IMPERVIOUS SURFACE	66,016 S.F. OR 86.19%
PARKING REQUIREMENTS	1,200 (30% OF BUILDING AS INLINE RESTAURANT) 1,200 (RETAIL)
PARKING SPACES REQUIRED	173 SPACES
INLINE RESTAURANT (9,210 SF)	46 SPACES
RESTAURANT (3,767 SF)	38 SPACES
RETAIL (17,721 SF)	89 SPACES
SURFACE PARKING PROVIDED	38 SPACES
LEVEL 1 GARAGE PARKING PROVIDED (9'X20')	66 SPACES
LEVEL 2 GARAGE PARKING PROVIDED (9'X20')	71 SPACES
TOTAL PARKING SPACE PROVIDED (SURFACE & GARAGE)	175 SPACES
LOADING AREA PROVIDED	1 SPACES
HANDICAP PARKING SPACE REQUIRED	6 SPACES
HANDICAP PARKING SPACE PROVIDED	8 SPACES
BIKE PARKING SPACE REQUIRED	PER PD, 15 SPACES REQUIRED
BIKE PARKING SPACE PROVIDED	15

NOTE:
REQUIRED OPEN SPACE & WATER RESOURCE ZONE FOR THIS SITE IS ACCOMMODATED WITHIN THE MASTER DEVELOPMENT. REFER TO "THE GATE" APPROVED PRELIMINARY SITE PLAN FOR PROPOSED OPEN SPACE & WATER RESOURCE ZONE LOCATION.

FLOODPLAIN NOTE
ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 48085C0355K DATED JUNE 7, 2017 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X

ACTION
 APPROVED DENIED

STAFF _____ Date _____ Initials _____
P&Z _____ Date _____ Initials _____
Neighborhood # _____

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

GOVINDJI'S
THE GATE, BLOCK A
LOTS 15
JAMES BOLIN SURVEY, ABS# 32
1.758 ACRES (76,587 S.F.)
CITY OF FRISCO
COLLIN COUNTY,
MAY 14TH, 2019
PROJECT # SP18-0095

SITE PLAN
RETAIL & RESTAURANT BUILDING
DUBAI WAY & JOHN HICKMAN PKWY
CITY OF FRISCO
COLLIN COUNTY, TEXAS



T: 214.609.9271 | F: 489.359.8709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	AR	11/06/18	SEE SCALE BAR	060-17

TX PE FIRM #11525

NO.	DATE	DESCRIPTION	BY
1	11/12/2018	1ST SITE PLAN SUBMITTAL	KP
2	02/25/2019	PER CITY COMMENTS	KP
3	04/03/2019	PER CITY COMMENTS	KP
4	05/14/2019	PER CITY COMMENTS	KP
5	05/22/2019	PER CITY COMMENTS	KP

