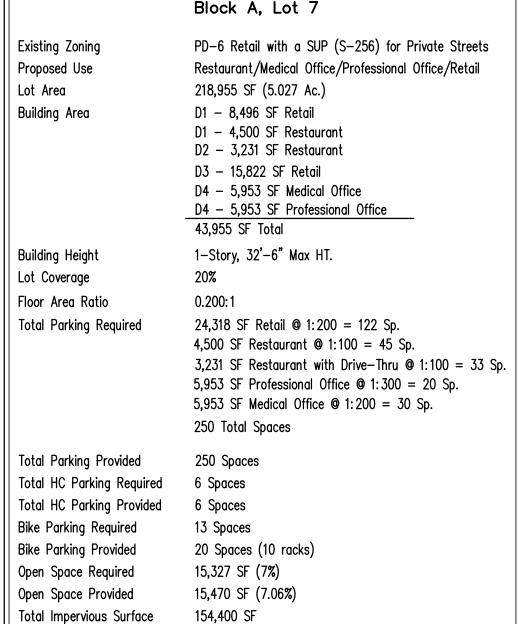


LOCATION MAP

Curve Table						
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.	
BC1	45.00°	180.00'	14°19'21"	S 83°14'59" E	44.88	
BC2	23.26'	180.00'	7°24′14″	S 79°47′26" E	23.24'	
BC3	65.38'	670.00'	5°35'27"	S 80°41'49" E	65.35	
BC4	27.73'	180.00'	8°49'31"	S 82°18'51" E	27.70'	
BC5	45.22	180.00'	14°23'35"	S 79°31′49" E	45.10'	
BC6	81.40'	675.00'	6°54'33"	S 68°52'45" E	81.35	
BC7	78.41	161.50	27°49'08"	S 79°20'03" E	77.65	

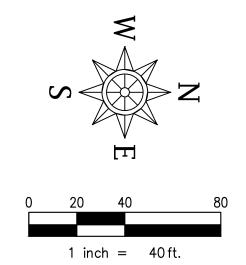


*Handicap Parking is provided in accordance with ADA Standards

Note: No Trees will be removed on site.

Notes:

1. Any revision to this plan will require City of Frisco approval and will require revisions to any corresponding plans to avoid conflicts between plans. 2. This property is subject to the 2002 Brinkmann Ranch Development Agreement, Resolution Number



Frisco Site Plan Notes:

- 1. Any revision to this plan will require City approval and will require revisions to any corresponding plans to avoid conflicts between plans.
- 2. Open storage, where permitted, shall be screened in accordance
- with the Zoning Ordinance. 3. 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.
- 4. All signage is subject to Building Inspection Division approval. 5. All fences and retaining walls shall be shown on the site plan
- and are subject to Building Inspection Division approval. 6. 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. 7. Handicap Parking is provided in accordance with ADA Standards.

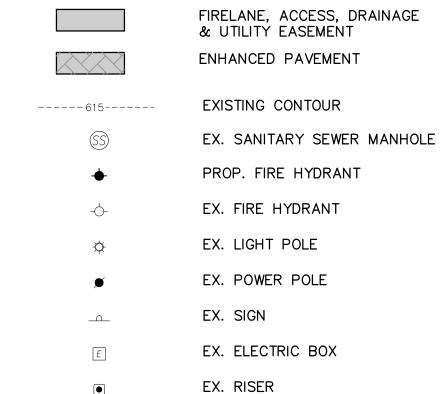
General Notes:

1. According to Flood Insurance Rate Map (FIRM) Map No. 48085C0240K dated 6/7/2017 prepared by the Federal Emergency Management Agency for Collin County, Texas, no floodplain exists onsite.

Detention Note:

1. Onsite detention limiting post—development discharge discharge to a pre-development runoff rate has been provided.

SYMBOL LEGEND



<u>ACTION</u>							
	APPROVED	DENIED					
STAFF							
	DATE	INITIALS					
P&Z							
	DATE	INITIALS					
Neighborhood #							
See the S	taff Approval Letter	or P&Z Result memo					

Prop. Tree Well

City Project No. PSP23-0011 PRELIMINARY SITE PLAN

for any conditions associated with the approval of the

BEST BRAINS, BLOCK A, LOT 7

IN THE CITY OF FRISCO, COLLIN, TEXAS J. COX SURVEY ABSTRACT NO. 160 218,955 Sq. Ft./5.027 Acres

ENGINEER / SURVEYOR/ APPLICANT Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077

> TBPE No. F-2121Contact: Tyler Barnett

project.

OWNER/DEVELOPER Suniksha Lexington LP & Suniksha Gunter Pride Exchange LLC 8105 Rasor Blvd, Ste 299 Plano, TX 75024 Contact: Srinivasulu Mupparaju

Sheet 1 of 1 Scale: 1"=40' Prepared: April 2023 SEI Job No. 23-007