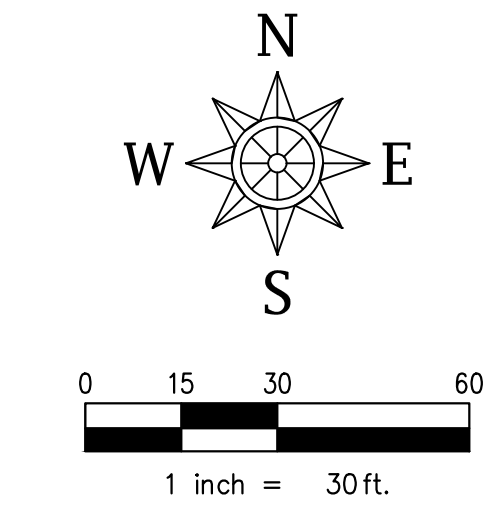


LOCATION MAP  
NTS'



Note: No Trees exist on site.

Block A, Lot 2	
Existing Zoning	PD-6 Commercial 1
Proposed Use	??
Lot Area	128,327 SF (2.946 Ac.)
Building Area	A1 - 6,644 SF ?? A2 - 9,136 SF ?? A1A - 6,298 SF Medical Office A1B - 6,298 SF Medical Office 28,376 SF (28,376 SF Footprint) Total
Building Height	1-Story, 30'-0"
Lot Coverage	22.1%
Floor Area Ratio	0.22:1
Total Parking Required	6,644 SF ?? @ 1:300 = XX Sp. 9,136 SF ?? @ 1:200 = XX Sp. 6,298 SF Medical Office(MOB) @ 1:200 = 32 Sp. 6,298 SF Medical Office(MOB) @ 1:200 = 32 Sp. XX Total Spaces
Total Parking Provided	188 Spaces (Includes 36 spaces from Lot 1)
Total HC Parking Required	X Spaces
Total HC Parking Provided	11 Spaces
Bike Parking Required	X Spaces
Bike Parking Provided	X Spaces (X racks)
Open Space Required	8,983 SF (7%)
Open Space Provided	9,141 SF (7.1%)
Total Impervious Surface	90,625 SF

\*Handicap Parking is provided in accordance with ADA Standards

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.	

City Project No. SP22-XXXX  
SITE PLAN  
**BEST BRAINS LOT 2**  
Block A, Lot 2  
2.946 Acres/128,327 Sq. Ft.  
J. COX SURVEY, ABSTRACT NO. 180  
IN THE CITY OF FRISCO, COLLIN COUNTY, TEXAS

ENGINEER / SURVEYOR / APPLICANT  
Spiors Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: Tyler Barnett

OWNER/DEVELOPER  
RS Coit Lexington 5, LLC  
Client Address  
XXXX, TX 7XXXX  
Telephone: (XXX) XXX-XXXX  
Contact: Client Contact

**Frisco 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 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.
- Handicap Parking is provided in accordance with ADA Standards.

**General Notes:**

- 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.
- Where sidewalks are provided adjacent to 18' parking spaces, a 6' sidewalk shall be required.
- Barrier Free Ramps to be a minimum of 6' in length.
- Detention underneath firelines shall be RCP or better as approved by City of Frisco.
- No protected trees exist onsite.

**Detention Note:**

- Onsite detention limiting post-development discharge to a pre-development runoff rate is provided.