



DATA TABLE:	
SITE	3.48 AC
JURISDICTION	FRISCO, TEXAS
ZONING	PD - 113 - COMMERCIAL
BUILDING AREA	GBA - 30,000 SF NLA - 28,750 SF
BUILDING HEIGHT	2-STORY (±35')
PARKING	
REQUIRED	150 PS (@5 PS / 1k) (MEDICAL OFFICE)
PROVIDED	150 PS (@5 PS / 1k)
OPEN SPACE	
REQUIRED	0.34 AC (10% OF SITE)
PROVIDED	0.34 AC

- GENERAL NOTES:**
- NONRESIDENTIAL OPEN SPACE REQUIREMENTS - ORDINANCE NO. 17-08-51**
- **TYPE A - SINGLE LOT DEVELOPMENTS.** ALL NONRESIDENTIAL DEVELOPMENTS ON A SINGLE LOT SHALL PROVIDE A MINIMUM OF TEN (10) PERCENT OF THE NET TOTAL LOT AREA AS CONSOLIDATED AND USABLE OPEN SPACE.
 - **OPEN SPACE AMENITY REQUIREMENTS**
 - THE FOLLOWING SHALL NOT COUNT TOWARD OPEN SPACE REQUIREMENT**
 - VEHICULAR PAVING
 - PARKING LOT TREE ISLANDS
 - BUILDING FOOTPRINT
 - UTILITY YARDS
 - REQUIRED LANDSCAPE
 - REQUIRED LICENSE CHILD-CARE PLAY AREAS
 - OPEN SPACE THAT IS NOT VIEWABLE FROM THE PUBLIC RIGHT-OF-WAY
 - THE FOLLOWING AMENITIES AREA REQUIRED WITHIN THE OPEN SPACE (NOT SHOWN ON SITE PLAN)**
 - A PEDESTRIAN PATHWAY CONSTRUCTED OF BRICK OR CONCRETE PAVERS A MINIMUM OF EIGHT (8) FEET IN WIDTH TRAVERSING THE CONSOLIDATED OPEN SPACE WITH PEDESTRIAN LIGHTING
 - ONE SHADE TREE, A MINIMUM OF TEN (10) TO TWELVE (12) FEET IN HEIGHT AND A MINIMUM OF SIX INCH IN CALIPER AT THE TIME OF PLANTING, PLANTED A MINIMUM OF THIRTY (30) FEET ON CENTER STAGGERED ON EACH SIDE OF THE EIGHT FOOT WALKING PATH.
 - PLAZA OR COURTYARD COVERED WITH BRICK OR CONCRETE PAVERS.
 - LAWN; A MINIMUM OF 30 (THIRTY) PERCENT OF THE CONSOLIDATED OPEN SPACE REQUIREMENT.
 - FURNITURE, SUCH AS BENCHES AND/OR LOW MASONRY SEATING WALLS

PRELIMINARY SITE PLAN

Scale: 1" = 40'-0"



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COMMERCIAL DEVELOPMENT

June 9, 2022 STONEBROOK PARKWAY @ DALLAS NORTH TOLLWAY
FRISCO, TX

21119-00_SITE_22.06.09

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