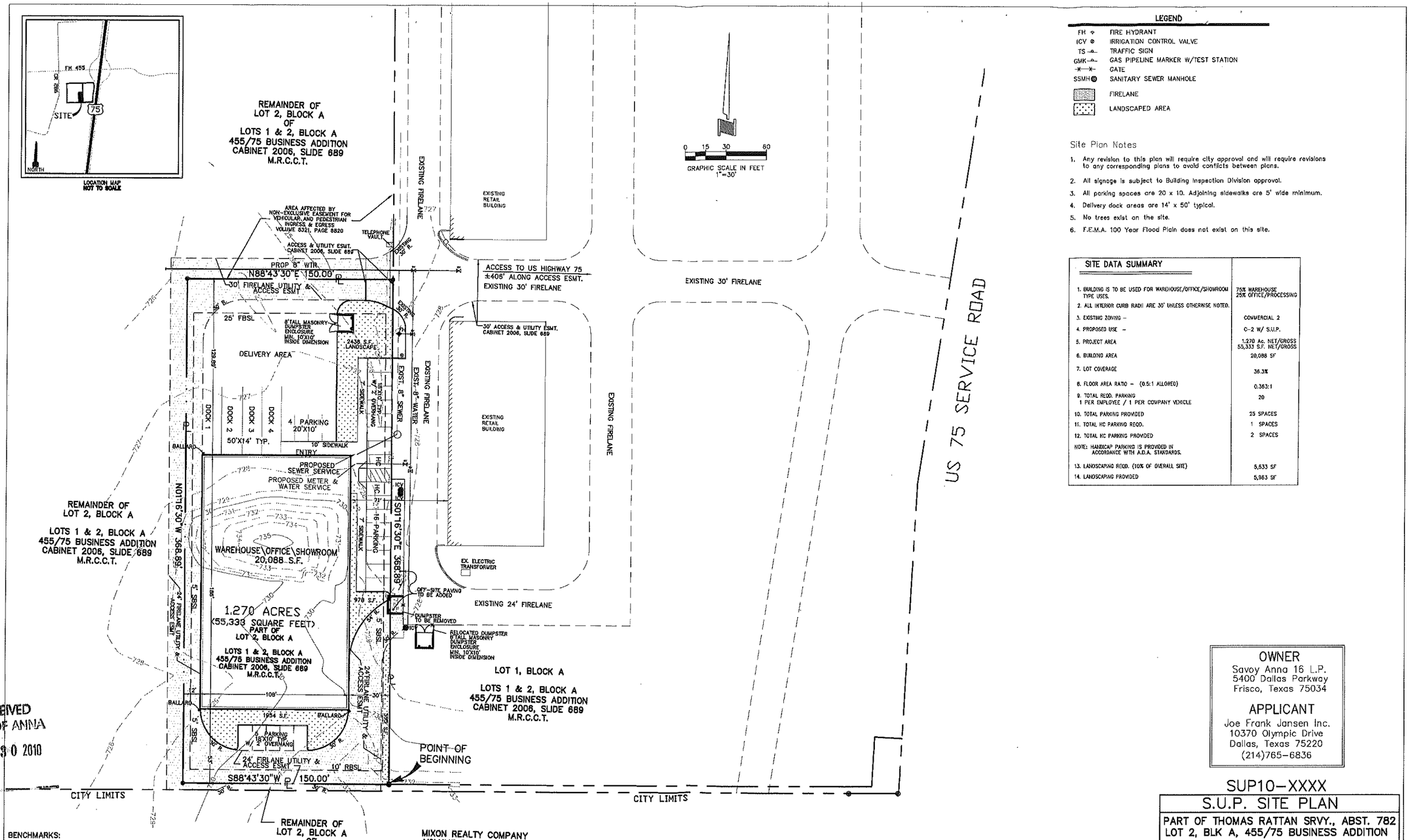
LOCATION MAP
NOT TO SCALE



LEGEND

FH	FIRE HYDRANT
ICV	IRRIGATION CONTROL VALVE
TS	TRAFFIC SIGN
GMK	GAS PIPELINE MARKER W/TEST STATION
	GATE
SSMH	SANITARY SEWER MANHOLE
	FIRELANE
	LANDSCAPED AREA

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. All signage is subject to Building Inspection Division approval.
3. All parking spaces are 20 x 10. Adjoining sidewalks are 5' wide minimum.
4. Delivery dock areas are 14' x 50' typical.
5. No trees exist on the site.
6. F.E.M.A. 100 Year Flood Plain does not exist on this site.

SITE DATA SUMMARY

1. BUILDING IS TO BE USED FOR WAREHOUSE/OFFICE/SHOWROOM TYPE USES.	75% WAREHOUSE 25% OFFICE/PROCESSING
2. ALL INTERIOR CURB RADII ARE 30' UNLESS OTHERWISE NOTED.	
3. EXISTING ZONING –	COMMERCIAL 2
4. PROPOSED USE –	C-2 W/ S.U.P.
5. PROJECT AREA	1.270 Ac. NET/GROSS 55,333 S.F. NET/GROSS
6. BUILDING AREA	20,088 SF
7. LOT COVERAGE	36.3%
8. FLOOR AREA RATIO – (0.5:1 ALLOWED)	0.363:1
9. TOTAL REQD. PARKING 1 PER EMPLOYEE / 1 PER COMPANY VEHICLE	20
10. TOTAL PARKING PROVIDED	25 SPACES
11. TOTAL HC PARKING REQD.	1 SPACES
12. TOTAL HC PARKING PROVIDED	2 SPACES
NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH A.D.A. STANDARDS.	
13. LANDSCAPING REQD. (10% OF OVERALL SITE)	5,533 SF
14. LANDSCAPING PROVIDED	5,963 SF

OWNER
Savoy Anna 16 L.P.
5400 Dallas Parkway
Frisco, Texas 75034

APPLICANT
Joe Frank Jansen Inc.
10370 Olympic Drive
Dallas, Texas 75220
(214)765-6836

RECEIVED
CITY OF ANNA
SEP 30 2010
BY:

BENCHMARKS:

1. "X" SET ON THE SOUTHWEST CORNER OF CONCRETE PAVING ±930' SOUTH OF FM 455 AND ±385' WEST OF US HIGHWAY 75; ±223' NORTH OF THE SOUTHWEST CORNER OF LOT 1, BLOCK A OF 455/75 BUSINESS ADDITION, ±41.5' WEST OF THE EXISTING CONCRETE BUILDING, AND ±32.5' SOUTH OF AN EXISTING SANITARY SEWER MANHOLE. ELEVATION=727.07'

2. "X" SET ON THE SOUTHWEST CORNER OF CONCRETE PAVING ±480' SOUTH OF FM 455 AND ±470' WEST OF US HIGHWAY 75; ±53' SOUTH AND ±38' WEST OF THE NORTHWEST CORNER OF LOT 1, BLOCK A OF 455/75 BUSINESS ADDITION, ±66' SOUTHWEST OF AN EXISTING SANITARY SEWER MANHOLE. ELEVATION=722.62'

REVISED:

STATE OF TEXAS
SCOTT D. CARUTHERS
86886
LICENSED
PROFESSIONAL ENGINEER

TEXAS REGISTERED ENGINEERING FIRM

NO.	DATE	BY	REVISION
Rev1			
Rev2			
Rev3			
Rev4			
Rev5			

SUP10-XXXX

S.U.P. SITE PLAN

PART OF THOMAS RATTAN SRVY., ABST. 782
LOT 2, BLK A, 455/75 BUSINESS ADDITION
1.270 AC.

CITY OF ANNA
COLLIN COUNTY, TEXAS

TDS
TEXAS DEVELOPMENT SERVICES
4300 SIGMA RD, SUITE 100 Dallas, Texas 75244

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
MJB	MJB	SC	9/5/10	1"=30'	10023	1/1

SUP10-XXXX