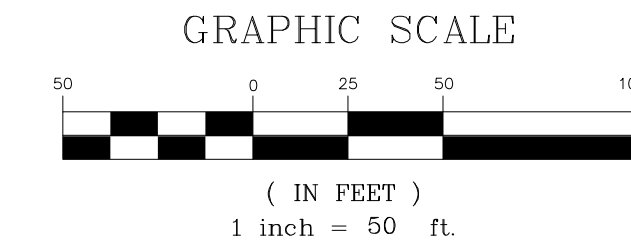
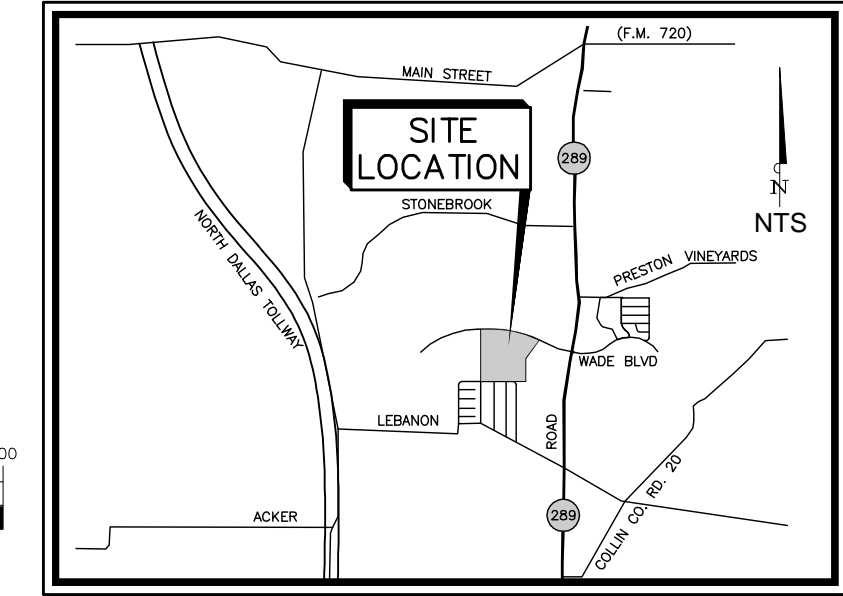


### BENCHMARKS

- Benchmark No. 1**  
Square on inlet on north side of Wade Boulevard, 1100' west of Preston Road  
Elev. 714.50
- Benchmark No. 2**  
Square on inlet on west side of Preston Road, 100' north of Wade Boulevard  
Elev. 712.74

### LOCATION MAP



### DETENTION NOTE

DETENTION IS PROVIDED AS A PART OF THE REGIONAL DETENTION POND LOCATED AT LAKESIDE OFFICE PARK (NORTHWEST CORNER OF PRESTON & WADE)

### LOT 3 SITE DATA SUMMARY TABLE

ZONING / PROPOSED USE	C-2 & I / OFFICE
LOT AREA / SQ. FT. AND AC	240,824 SQ. FT. 5.53 AC
BUILDING AREA (ALL BUILDINGS) (gross square footage)	58,440 SQ. FT.
BUILDING HEIGHT (feet and number of stories)	1 STORY, 30' MAX
LOT COVERAGE	24.27%
FLOOR AREA RATIO (for non-residential zoning)	0.24:1
TOTAL PARKING REQUIRED (with ratio)	GENERAL OFFICE (1 per 300 sq. ft.) 195 SPACES MEDICAL OFFICE (1 per 200 sq. ft.) 293 SPACES
TOTAL PARKING PROVIDED	265 SPACES
ADJACENT LOT	39 SPACES
PARKING RATIO (STALLS / SQ. FT.)	1:220
TOTAL HANDICAP REQUIRED	8 SPACES
TOTAL HANDICAP PROVIDED	8 SPACES
INTERIOR LANDSCAPING REQUIRED (15' per parking space)	3,990 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	5,378 SQ. FT.
SQ. FT. IMPERVIOUS SURFACE	99,592 SQ. FT.
USABLE OPEN SPACE REQUIRED (7.0%)	16,858 SQ. FT.
USABLE OPEN SPACE PROVIDED	35,566 SQ. FT. (14.77%)

\* HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

### WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	SAN. SEW
△	DOMESTIC	2"	6	8 - 6"
△	IRRIGATION	2"	2	N/A

### LEGEND

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### TREE PROTECTION NOTE

NO PROTECTED TREES EXIST ON THIS SITE

### CITY OF FRISCO SITE PLAN NOTES

CITY OF FRISCO SITE PLAN NOTES  
ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICT BETWEEN PLANS.

#### PLANNING DEPARTMENT

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
- OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE COMPREHENSIVE ZONING ORDINANCE.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE CITY.
- ALL ELEVATIONS SHALL COMPLY WITH APPLICABLE OVERLAY DISTRICT REQUIREMENTS.

#### FIRE DEPARTMENT

- BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- FIRE LINES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
- TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
- SPEED BUMPS ARE NOT PERMITTED WITHIN A FIRELANE.

#### BUILDING INSPECTIONS

- HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING CODE.
- ALL SIGNAGE IS SUBJECT TO BUILDING INSPECTIONS APPROVAL.
- SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
- ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING INSPECTION DEPARTMENT'S APPROVAL.

#### ENGINEERING

- SIDEWALKS OF NOT LESS THAN FOUR (4) FEET IN WIDTH AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER CITY STANDARDS.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
- SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
- ALL ELECTRICAL LINES LESS THAN 60,000 VOLTS AND COMMUNICATION UTILITIES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.

#### PARKS DEPARTMENT

- ALL SUBDIVISIONS OR ADDITIONS ARE REQUIRED TO IDENTIFY ANY EXISTING OR PROPOSED BODIES OF WATER OR WETLANDS WITHIN THE PROPOSED SUBDIVISION OR ADDITION. ALL NECESSARY PERMITS REQUIRED FOR DEVELOPMENT SHALL BE SECURED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- FOUR-INCH (4") SLEEVES FOR IRRIGATION LINES AND ELECTRICAL SERVICE SHALL BE INSTALLED IN STREET MEDIANS.
- ALL RIGHT-OF-WAY AREAS SHALL HAVE EIGHT (8") INCHES OF TOPSOIL PRIOR TO ACCEPTANCE BY CITY OF FRISCO.

### FLOOD STATEMENT

According to Community Panel No. 48085C0270G, dated January 19 1995 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Flood Zone X, which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

**OWNER / APPLICANT:**  
**Mathesa I, LTD.**  
6222 Norway Road  
Dallas, TX 75230-4061  
Phone: (972) 335-3334  
Fax: (972) 335-6428

**ENGINEER / SURVEYOR**  
**Kimley-Horn and Associates**  
9300 Wade Boulevard Suite 320  
Frisco, TX 75035  
Phone: (972) 335-3580  
Fax: (972) 335-3779  
Contact: Frank Abbott

FINAL SITE PLAN  
MATEO OFFICE PARK  
LAKESIDE OFFICE PARK  
AT  
PRESTON-WADE  
PHASE 2  
LOT 4, BLOCK A  
ZONED C2 / I  
BEING 5.5320 ACRES OUT OF  
JAMES BOLIN SURVEY ABST. NO 32  
Z. BURRIS SURVEY ABST. NO. 74  
CITY OF FRISCO, COLLIN COUNTY, TEXAS  
REVISED MAY 16, 2006

Scale: SEE GRAPHIC SCALE

Designed by: JRY

Drawn by: JRY

Checked by: FGA

Date: MAY 2006

Project No. 06704.2005

SHEET  
C-2  
OF  
12

CITY OF FRISCO PROJECT NO. SPFP 06 - 0016

MATEO OFFICE PARK

FINAL SITE PLAN

Scale: SEE GRAPHIC SCALE

SHEET  
C-2  
OF  
12

**Kimley-Horn and Associates, Inc.**  
Tel. No. (972) 335-3580  
Fax No. (972) 335-3779



PRELIMINARY  
FOR REVIEW ONLY  
Not for construction, bidding, or permit purposes.

ENGINEERING, PLANNING AND ENVIRONMENTAL CONSULTANTS  
FRANK G. ABBOTT, JR.  
P.E. No. 72881, Date 05/16/06

IN TEXAS

Images: iStockphoto.com

PRELIMINARY

FOR REVIEW ONLY

ENGINEERING, PLANNING AND ENVIRONMENTAL CONSULTANTS

Project No. 06704.2005

SHEET C-2 OF 12