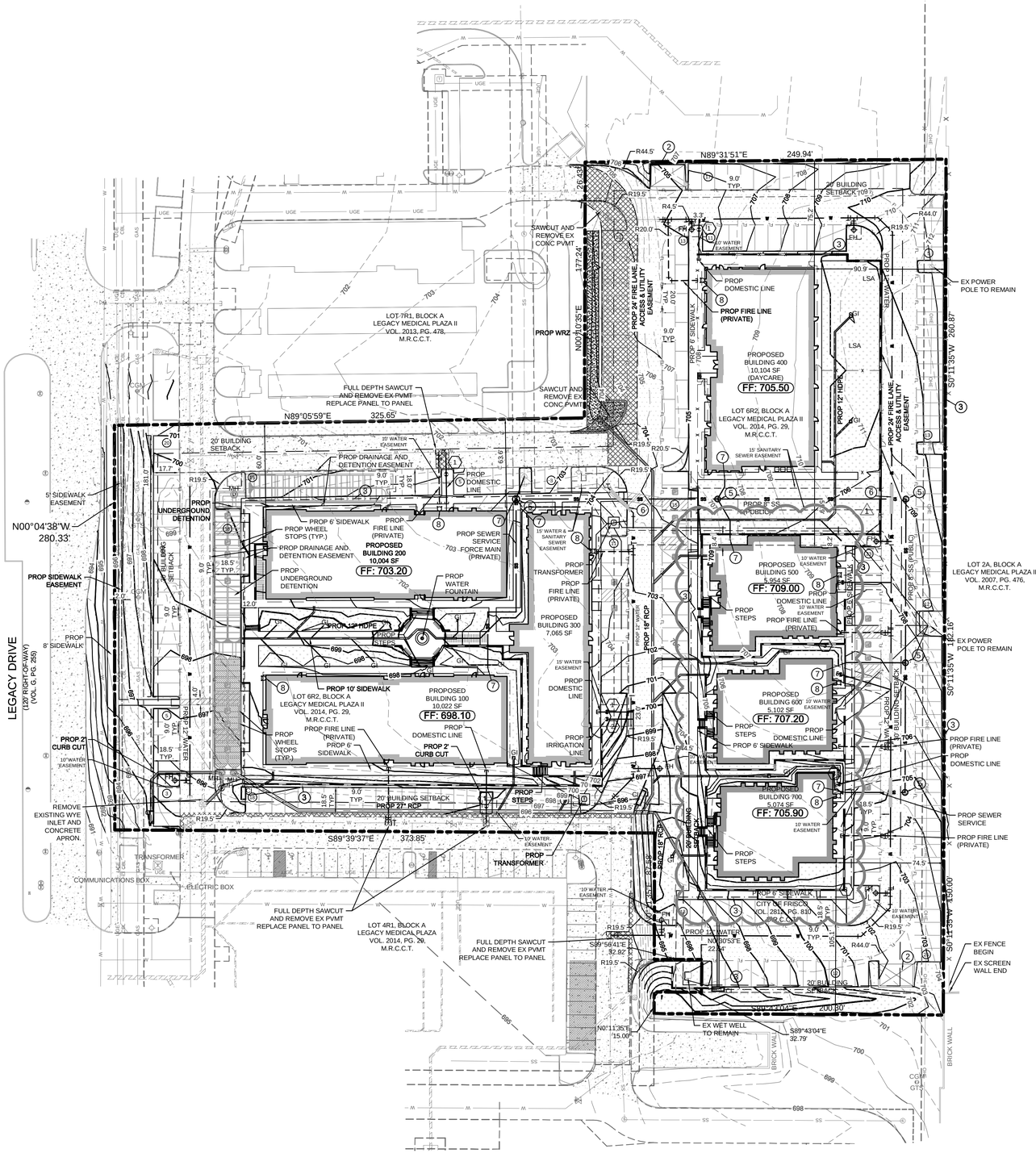


NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40' @ 24"X36"

*BUILDING 500,600,AND 700 NOT SPACE PLANNED. SHAPES SHOWN ARE APPROXIMATE.

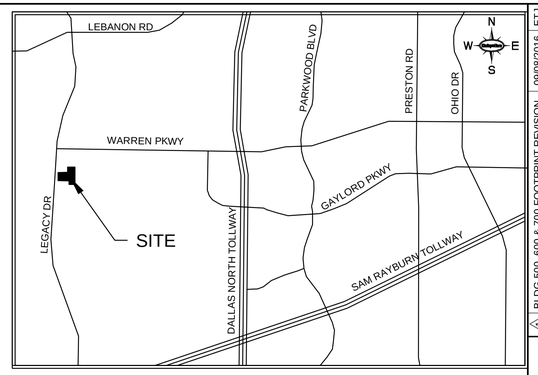
SITE DATA TABLE

ZONING	COMMERCIAL-1 DISTRICT
PROPOSED USE	OFFICE, MEDICAL
LOT AREA / SQFT AND AC	203,774 SF 4.678 AC
TOTAL BUILDING FLOOR AREA (GROSS SF)	53,325 SF
BUILDING HEIGHT (PEAK HEIGHT) BUILDING 100	129' - 6"
BUILDING HEIGHT (PEAK HEIGHT) BUILDING 200	130' - 4"
BUILDING HEIGHT (PEAK HEIGHT) BUILDING 300	133' - 1"
BUILDING HEIGHT (PEAK HEIGHT) BUILDING 400	128' - 7"
BUILDING HEIGHT (PEAK HEIGHT) BUILDING 500	133' - 11"
BUILDING HEIGHT (PEAK HEIGHT) BUILDING 600	133' - 11"
BUILDING HEIGHT (PEAK HEIGHT) BUILDING 700	133' - 11"
ACTUAL LOT COVERAGE	26.17%
FLOOR AREA RATIO	0.2617:1
TOTAL PARKING REQUIRED (1 SPACE PER EVERY 200 SF OF BUILDING)	262 SPACES
TOTAL HANDICAP REQUIRED	7 SPACES
TOTAL HANDICAP PROVIDED	20 SPACES
TOTAL STACKING REQUIRED	10 SPACES
TOTAL STACKING PROVIDED	13 SPACES
TOTAL PARKING PROVIDED	264 SPACES
WATER RESOURCE ZONE REQUIRED (5% OF PARKING SURFACE)	2,314 SF
WATER RESOURCE ZONE PROVIDED AREA DRAINING TO ZONE	13,504 SF
OPEN SPACE REQUIRED (7%)	14,264 SF
OPEN SPACE PROVIDED	25,985 SF
TOTAL PAVING AREA	83,793 SF
TOTAL IMPERVIOUS AREA	149,724 SF

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS.

KEY NOTES

1	PROPOSED DOUBLE CLEANOUT
2	6' TALL MASONRY SCREEN WALL DOUBLE DUMPSTER ENCLOSURE (23'X15')
3	2' PARKING OVERHANG
4	FULL DEPTH SAWCUT AND REMOVE EXISTING CURB AND GUTTER
5	SANITARY SEWER MANHOLE
6	CONCRETE ENCASEMENT
7	SANITARY SEWER SERVICE LATERAL (PRIVATE)
8	FIRE DEPARTMENT CONNECTION REFERENCE MEP PLANS FOR CONTINUATION



1 BUILDINGS 500, 600, AND 700 WERE ENLARGED AND RECONFIGURED. DOMESTIC, FIRE, AND SANITARY SEWER SERVICE CONNECTIONS WERE RELOCATED TO SERVE BUILDINGS 500, 600, AND 700.

LEGEND

PROPOSED BUILDING	
PROPERTY BOUNDARY LINE	
PROPOSED EASEMENT	
PROPOSED SETBACK	
EXISTING FIRE LANE	
PROPOSED FIRE LANE	
PROPOSED WATER RESOURCE ZONE	
PROPOSED WATER LINE	
PROPOSED SANITARY SEWER LINE	
PROPOSED STORM SEWER LINE	
PROPOSED FIRE HYDRANT	
PROPOSED WATER METER	
PROPOSED SANITARY SEWER MANHOLE	
PARKING OVERHANG	
EX PAVEMENT TO BE REMOVED	
SAWCUT LINES	
EXISTING CONCRETE PAVEMENT	
EXISTING WATER LINE	
EXISTING SANITARY SEWER LINE	
EXISTING STORM SEWER LINE	
EXISTING EASEMENT	
EXISTING FIRE HYDRANT	
EXISTING SANITARY SEWER MANHOLE	
EXISTING STORM SEWER MANHOLE	
ACCESSIBLE HANDICAP PARKING	
PARKING COUNT (TYP.)	X

No.	REVISIONS	DATE	BY
1	BLDG 500, 600 & 700 FOOTPRINT REVISION	09/08/2016	ETJ

Kimley»Horn
106 WEST LOUISIANA STREET, MCKINNEY, TX 75069
PHONE: 469-301-2585
WWW.KIMLEY-HORN.COM TX F-928

STATE OF TEXAS
JOSEPH E. HELMBERGER
66040
LICENSED PROFESSIONAL ENGINEER
09/08/2016

KHA PROJECT: 068222007
DATE: OCTOBER 2016
SCALE: AS SHOWN
DESIGNED BY: ETJ
DRAWN BY: ETJ
CHECKED BY: JEH

1 REVISED SITE PLAN

ACTION

APPROVED DENIED

STAFF _____ DATE _____ INITIALS

P&Z _____ DATE _____ INITIALS

NEIGHBORHOOD # _____

SEE THE STAFF APPROVAL LETTER OR P&Z RESULT MEMO FOR ANY CONDITIONS ASSOCIATE WITH THE APPROVAL OF THE PROJECT.

BENCHMARKS

STATION NUMBER 22
- STANDARD CITY OF FRISCO MONUMENT LOCATED APPROXIMATELY 275' EAST OF THE INTERSECTION OF DALLAS PARKWAY AND WARREN PARKWAY IN THE CENTER MEDIAN OF WARREN PARKWAY. THE MONUMENT IS LOCATED 23' EAST OF A LIGHT POLE, 60' WEST OF A TRAFFIC SIGN, AND 16' NORTH OF THE SOUTH BACK OF CURB OF THE CENTER MEDIAN.
  ELEVATION = 707.13

STATION NUMBER 23
- STANDARD CITY OF FRISCO MONUMENT LOCATED APPROXIMATELY 270' EAST OF THE INTERSECTION OF RUSHMORE DRIVE AND LEBANON PARKWAY IN THE CENTER MEDIAN OF LEBANON PARKWAY. THE MONUMENT IS LOCATED 134' EAST OF A TRAFFIC SIGN, 23' NORTHWEST OF A TRAFFIC SIGN, AND 143' EAST OF AN OVERHANGING TRAFFIC SIGN.
  ELEVATION = 690.36

CITY OF FRISCO, TEXAS 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. BUILDING 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 THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, MAP NO. 48085C0355J, MAP REVISED JUNE 02, 2009, THE HEREIN DESCRIBED PROPERTY IS LOCATED IN ZONE "X", DESCRIBED BY SAID MAP TO BE, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

GENERAL SITE NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
2. ALL RADII ARE 2' UNLESS NOTED OTHERWISE.
3. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
4. RETAINING WALL TO BE STONE VENEER OR BRICK TO MATCH BUILDING.

REVISED SITE PLAN
LEGACY MEDICAL III
BLOCK A, LOT 6R3
BEING 5.351 ACRES
OUT OF THE COLLIN COUNTY SCHOOL
LAND SURVEY NO. 6, ABSTRACT NO. 149
CITY OF FRISCO, COLLIN COUNTY, TEXAS
CITY PROJECT NO. SP16-0086
SUBMITTED: OCTOBER 17, 2016

OWNER/APPLICANT:
LEGACY MEDICAL PARK III, LLC
5880 ASHMILL DR, SUITE 100
PLANO, TEXAS 75024
CONTACT: MR. JERRY HUFFMAN
TEL: 214-552-1445

SURVEYOR:
NORTH TEXAS SURVEYING LLC
1515 SOUTH McDONALD ST.
SUITE 110
McKINNEY, TX 75096
TEL: 469-424-2074
FAX: 469-424-1997

ENGINEER:
KIMLEY-HORN AND ASSOCIATES
106 WEST LOUISIANA STREET
McKINNEY, TX 75069
CONTACT: MR. JOE HELMBERGER, P.E.
TEL: 469-301-2585

LEGACY MEDICAL III
FRISCO, TX
PREPARED FOR
HUFFMAN BUILDERS

SHEET NUMBER
C-002

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MAKES: 1 REF: KA Logo2 LAST SAVED: 10/13/2016 11:05 AM PLOTTED BY: Joe Helmberger DWG PATH: K:\MKN_Civil\068222007 Legacy Medical III\CAD\Plan Sheets DWG NAME: C-002.dwg