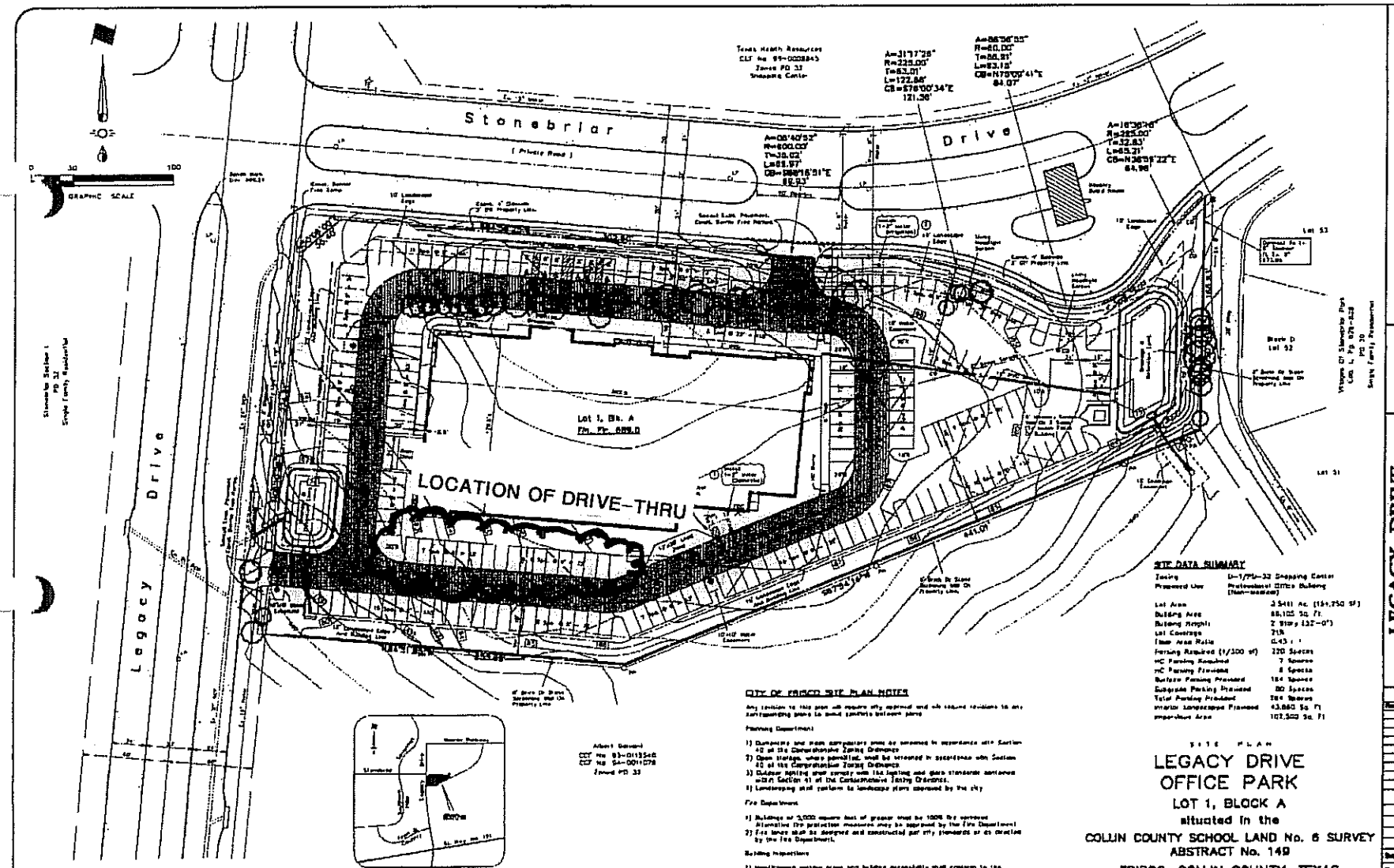


VICINITY MAP

BENCH MARK:

Head of Mission at intersection of Stonebriar & Legacy as shown on survey prepared by Kurtz Dodford dated July 15, 1999.
Elevation 688.21

## SITE DATA SUMMARY

| | |
|---|---|
| Zoning | U-1/PD-32 Shopping Center |
| Proposed Use | Professional Office Building (Non-medical) |
| Lot Area | 3.5411 Ac. (154,250 SF) |
| Building Area | 88,105 Sq. Ft. |
| Building Height | 2 Story (32'-0") |
| Lot Coverage | 21% |
| Floor Area Ratio | 0.43 : 1 |
| Parking Required (1/300 sf) | 220 Spaces |
| HC Parking Required | 7 Spaces |
| HC Parking Provided | 8 Spaces |
| Surface Parking Provided | 184 Spaces |
| Subgrade Parking Provided | 80 Spaces |
| Total Parking Provided | 264 Spaces |
| Interior Landscaped Provided | 43,860 Sq. Ft. |
| Impervious Area | 102,500 Sq. Ft. |

## 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 conflicts between plans.

Planning Department

1) Dumpsters and trash compactors shall be screened in accordance with Section 40 of the Comprehensive Zoning Ordinance.
2) Open storage, where permitted, shall be screened in accordance with Section 40 of the Comprehensive Zoning Ordinance.
3) Outdoor lighting shall comply with the lighting and glare standards contained within Section 41 of the Comprehensive Zoning Ordinance.
4) Landscaping shall conform to landscape plans approved by the city.

Fire Department

1) Buildings of 3,000 square feet of greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
2) Fire lanes shall be designed and constructed per city standards or as directed by the Fire Department.

Building Inspections

1) 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.
2) All signage must be approved by Building Inspection.
3) All fences and retaining walls shall be shown on the site plan and are subject to approval by Building Inspection.
4) All exterior building materials are subject to Building Inspection approval.

SITE PLAN

# LEGACY DRIVE OFFICE PARK

LOT 1, BLOCK A

situated in the

COLLIN COUNTY SCHOOL LAND No. 6 SURVEY

ABSTRACT No. 149

FRISCO, COLLIN COUNTY, TEXAS


Owner
Lanoflex Development Corporation
3400 North Dallas Parkway
Frisco, Texas 75034
Telephone (972) 712-3100

Engineer
RLK Engineering
803 E. Main Street, Suite B
Allen, Texas 75002
Telephone (972) 359-1733


PREVIOUSLY APPROVED SITE PLAN

RLK ENGINEERING

LEGACY DRIVE OFFICE PARK
CITY OF FRISCO, TEXAS
SITE PLAN

Sheet C2 of 10