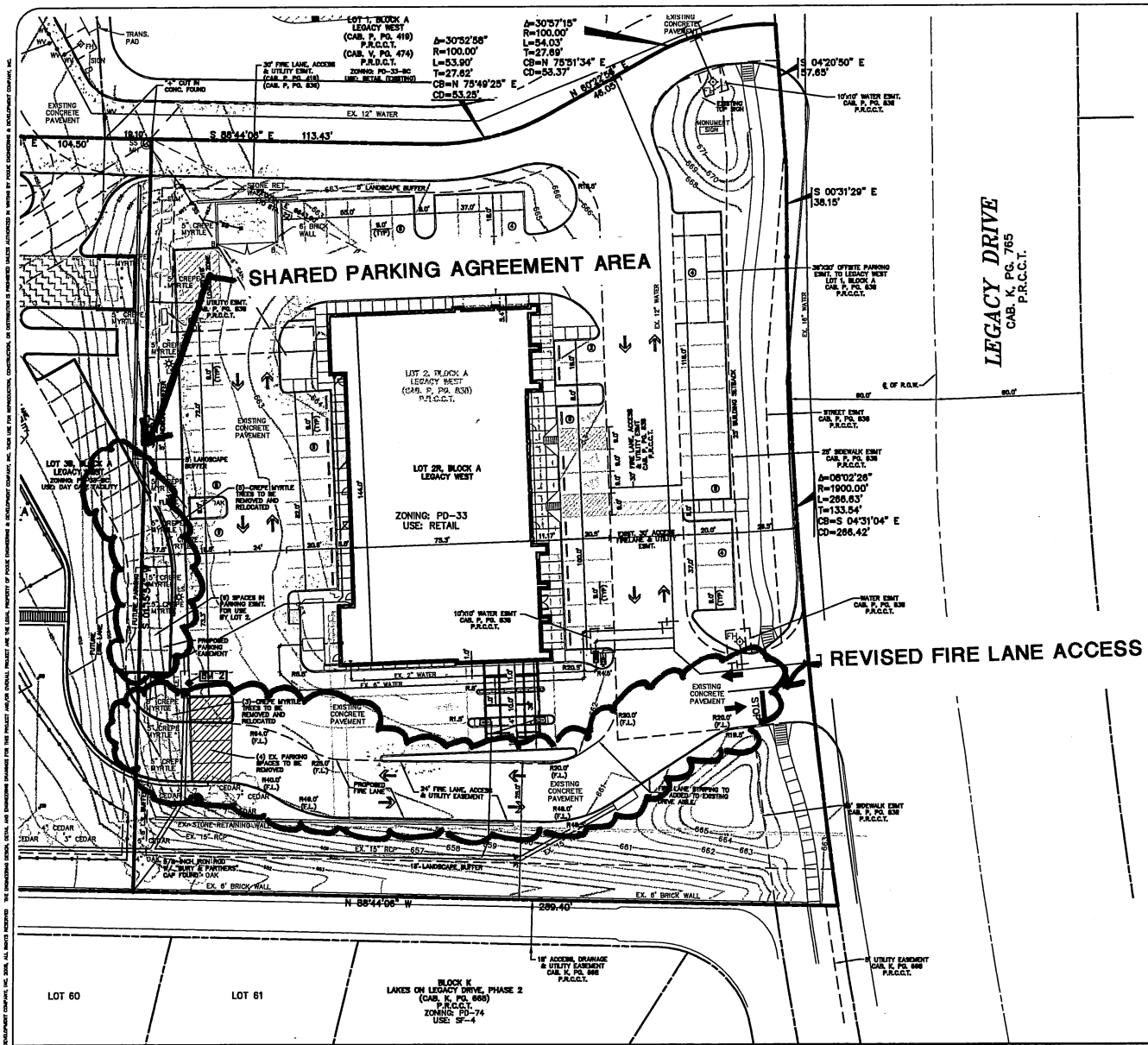
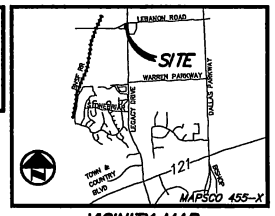


BENCH MARK LIST:

BENCHMARK #1 (CITY OF FRISCO STATION NUMBER 33)
STANDARD CITY OF FRISCO MONUMENT FOUND LOCATED 270'± EAST OF THE INTERSECTION OF RUSHMORE DR. AND LEBANON PKWY IN THE CENTER MEDIAN OF LEBANON PKWY.
ELEVATION = 600.36

BENCHMARK #2
SQUARE CUT SET IN CENTER OF CURB INLET LOCATED 85'± NORTH OF SOUTHEAST CORNER OF SITE.
ELEVATION = 591.44



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE IN FEET
SCALE 1" = 20'

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- CLEAN OUT
- MANHOLE
- GAS METER
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGN
- TELEPHONE BOX
- TV BOX
- FLAG POLE
- L.A. LANDSCAPE AREA
- PROPERTY LINE
- O.H. POWER LINES
- U/G TELEPHONE LINES
- U/G WATER LINE
- U/G GAS LINE
- FENCE
- EXISTING CONTOURS
- XXX.XX EXISTING SPOT GRADES
- (C.M.) CONTROLLING MONUMENT
- 5/8-INCH IRON ROD WITH "POGUE ENG & DEV" CAP SET
- EXISTING FIRE LANE
- PROPOSED FIRE LANE

WATER METER TABLE				
LO.	DOMESTIC	IRRIGATION	SEWER	LOT/2R
1		1 1/2"		1
2	1 1/2"		6"	1

NOTES:
1. NO 100-YEAR FLOODPLAIN EXISTS ON-SITE.
2. DETENTION FOR SITE IS PROVIDED BY DEVELOPER ON LOT 6.
3. (10) EXISTING 8" CREPE MYRTLE TREES TO BE REMOVED & RELOCATED. THESE TREES ARE NOT PROTECTED BY ORDINANCE.

CITY OF FRISCO 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 Comprehensive Zoning Ordinance.
3. Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. 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 site plan and are subject to Building Inspection Division approval.

FLOOD NOTE:
THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 480130C0245 G, DATED JANUARY 19, 1995. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE "X" ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "X" – AREAS DETERMINED TO BE OUTSIDE OF THE 500-YR FLOOD PLAIN.

THE PURPOSE OF THE REVISED SITE PLAN IS TO ADD THE FIRE LANE, ACCESS & UTILITY EASEMENT SOUTH OF THE BUILDING AND TO ADD SHARED PARKING EASEMENT WITH LOT 3R, BLOCK A.

SITE DATA SUMMARY TABLE

ITEM		LOT 2R
ZONING		PD-33-BUSINESS CENTER
PROPOSED USE		RETAIL
LOT AREA (EXCLUDING RIGHT OF WAY)		87,548 / 2.0098 AC
BUILDING AREA		11,475 SF
BUILDING HEIGHT (FEET AND STORIES)		30'-0" – 1 STORY
LOT COVERAGE (%)		13.1%
FLOOR AREA RATIO		0.13:1
TOTAL PARKING REQUIRED		57 SP – 1/200
TOTAL PARKING PROVIDED		66 FOR LOT 2, (INCL. 6 IN PARKING EMNT.) 4 FOR LOT 1
HANDICAPPED PARKING REQUIRED		3 SPACES
HANDICAPPED PARKING PROVIDED		3 SPACES
INTERIOR LANDSCAPE REQUIRED		1,005 SF
INTERIOR LANDSCAPE PROVIDED		25,276 SF
SQUARE FOOTAGE OF IMPERVIOUS SURFACE		62,272 SF
OPEN SPACE	75% REQ'D = 6,126 SF	PROVIDED = 21,750 SF

SPRP09–0004

NO.	DATE	REVISION / DESCRIPTION		
DESIGN	DRAWN	DATE	SCALE	NOTES
AWS	ML	07-27-09	AS SHOWN	–

OWNER
LIBERTY BANK OF ARKANSAS
270 SW BUSINESS CENTER
JONESBORO, ARKANSAS 72401
MR. RONALD WURTZ

APPLICANT
POGUE ENGINEERING & DEVELOPMENT CO., INC.
1512 BRAY CENTRAL DRIVE, SUITE 100
McKINNEY, TEXAS 75069
MR. ARLYN W. SAMUELSON, P.E.
(214) 544-8880 PHONE
(214) 544-8882 FAX

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INITIAL REVIEW UNDER THE AUTHORITY OF ARLYN W. SAMUELSON, P.E. 59871 ON 07-27-09. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

FOR PERMIT REVIEW ONLY
NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES
Engineer: ARLYN W. SAMUELSON, P.E.
P.E. No.: 59871
Date: 07-27-09
POGUE

POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
1512 BRAY CENTRAL DRIVE
SUITE 100
McKINNEY, TEXAS 75069
(214) 544-8880 PHONE
(214) 544-8882 FAX
www.PogueEngineering.com

REVISED SITE PLAN

BLOCK A, LOT 2 R, LEGACY WEST ADDITION
2.0098 ACRES
COLLIN COUNTY SCHOOL LAND SURVEY, A-149
CITY OF FRISCO, TEXAS

SHEET NO. SP.02

PE NO: 1227-09-025

DWG NO: 1227-09-025-07A

KDS R KDS

M.EANDE 08/13/2009 – 3:22PM
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