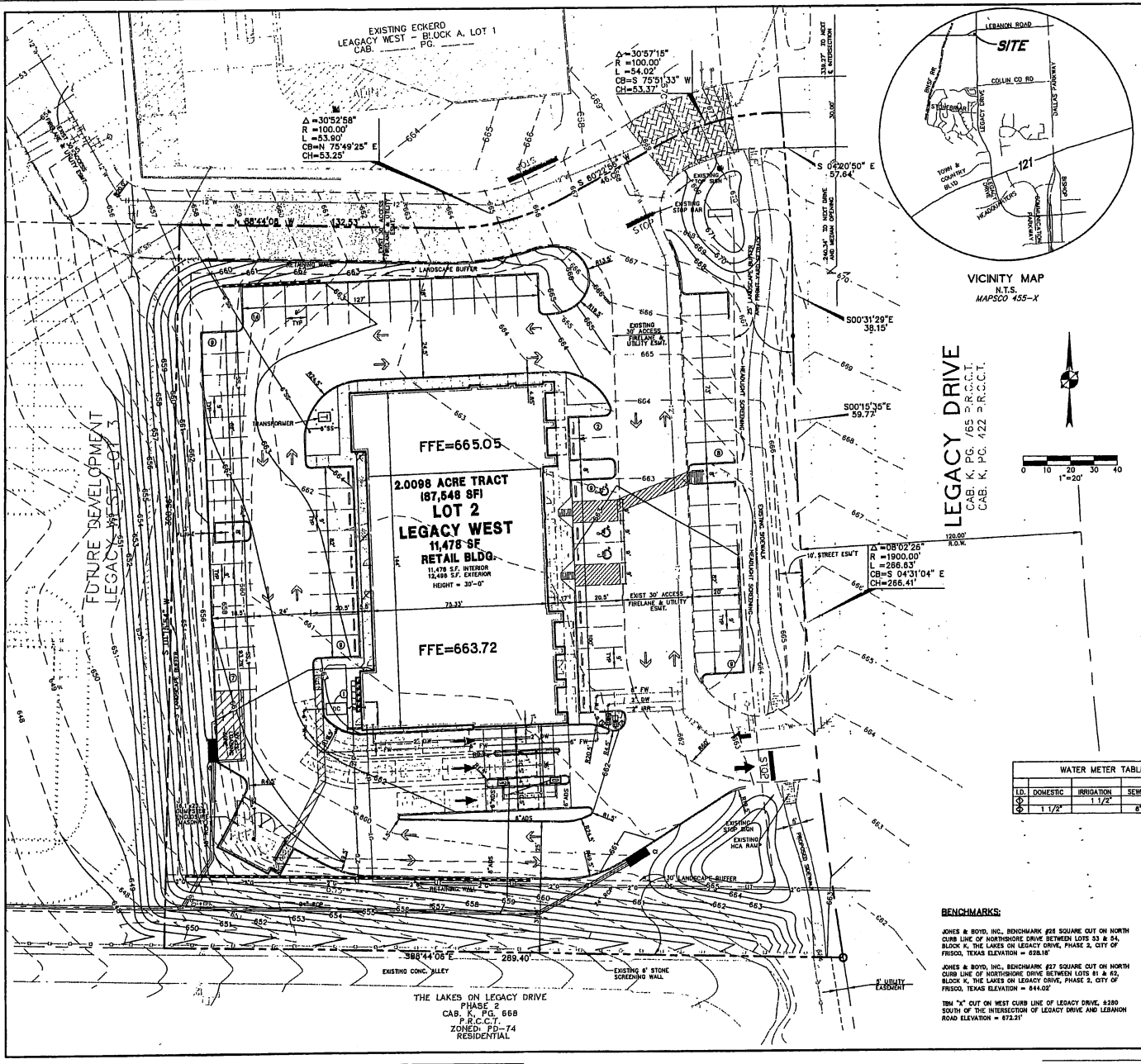

VICINITY MAP
N.T.S.
MAPSCO 455-X

FIRELANE

① DETECTOR CHECK

CITY OF FRISCO SITE PLAN NOTES

ANY REVISIONS TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

PLANNING DEPARTMENT:

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

FIRE DEPARTMENT

1. BUILDINGS OF 5,000 S.F. OR 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.
3. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
4. SPEED BUMPS ARE NOT PERMITTED WITHIN A FIRELANE.

BUILDING INSPECTIONS

1. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICAN WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING
2. ALL SIGNAGE IS SUBJECT TO BUILDING INSPECTIONS APPROVAL.
3. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO APPROVAL BY BUILDING INSPECTIONS.
4. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING APPROVAL.

ENGINEERING

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

PARKS DEPARTMENT

1. 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.
2. FOUR-INCH (4") SLEEVES FOR IRRIGATION LINES AND ELECTRICAL SERVICE SHALL BE INSTALLED IN STREET MEDIANS.
3. ALL RIGHT-OF-WAY AREAS HAVE EIGHT (8") INCHES OF TOPSOIL PRIOR TO ACCEPTENCE BY THE CITY OF FRISCO.

0 10 20 30 40
1"=20'

SITE DATA SUMMARY TABLE LOT 1		
ZONING		PD-33-BUSINESS CENTER
PROPOSED USE		RETAIL
LOT AREA (EXCLUDING RIGHT OF WAY)		87,548 SF / 2.0098 AC
BUILDING AREA		12,470 SF
BUILDING HEIGHT (FEET AND STORIES)		30'-0" - 1 STORY
LOT COVERAGE		14.3%
FLOOR AREA RATIO		0.14:1
TOTAL PARKING REQUIRED		63 SP - 1/200
TOTAL PARKING PROVIDED		67 SP, 65 FOR LOT 2 (2 SPACES ARE FOR LOT 1)
HANDICAP PARKING REQUIRED		3 SP
HANDICAP PARKING PROVIDED		3 SP
INTERIOR LANDSCAPING REQUIRED		1,005 SF
INTERIOR LANDSCAPING PROVIDED		23,278 SF
SQUARE FOOTAGE OF IMPERVIOUS SURFACE		62,272 SF
OPEN SPACE	7% REQ'D = 8,128 S.F.	PROVIDED = 21,750 S.F.

NOTE:
1. NO 100-YEAR FLOODPLAIN EXISTS ON-SITE
2. DETENTION FOR SITE IS PROVIDED BY DEVELOPER ON LOT 3.

WATER METER TABLE				
I.D.	DOMESTIC	IRRIGATION	SEWER	LOT #
⊕		1 1/2"		1
⊕	1 1/2"		6"	1

P&Z Commission
Date: 1/27/04
Approved / Denied 6-0

SITE PLAN
LEGACY WEST
BLOCK A, LOT 2
BEING A 2.0098 ACRE TRACT
OF LAND SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 149,
WILLIAM C. DUFFIELD SURVEY, ABSTRACT NO. 361
& S.R. COLLINS SURVEY, ABSTRACT NO. 286
CITY OF FRISCO, COLLIN & DENTON COUNTIES, TEXAS

NOVEMBER 24, 2003

BENCHMARKS:

JONES & BOYD, INC., BENCHMARK #26 SQUARE CUT ON NORTH CURB LINE OF NORTHSHORE DRIVE BETWEEN LOTS 53 & 54, BLOCK K, THE LAKES ON LEGACY DRIVE, PHASE 2, CITY OF FRISCO, TEXAS ELEVATION = 628.18'

JONES & BOYD, INC., BENCHMARK #27 SQUARE CUT ON NORTH CURB LINE OF NORTHSHORE DRIVE BETWEEN LOTS 81 & 82, BLOCK K, THE LAKES ON LEGACY DRIVE, PHASE 2, CITY OF FRISCO, TEXAS ELEVATION = 644.02'

TBM "X" CUT ON WEST CURB LINE OF LEGACY DRIVE, ±280 SOUTH OF THE INTERSECTION OF LEGACY DRIVE AND LEBANON ROAD ELEVATION = 672.21'

CIVIL ENGINEER:
BURY + PARTNERS-DFW, INC.
5310 HARVEST HILL ROAD
SUITE 100
DALLAS, TEXAS 75230
(972) 991-0011
FAX: 972-991-0278
ATTN: ROBERT K. MANAOIS P.E.

DEVELOPER/APPLICANT:
REGENCY CENTERS
8140 WALNUT HILL LANE
SUITE 400
DALLAS, TEXAS 75231
(214) 706-2500
FAX: (214) 696-9512
ATTN: MARK FIFORD

Bury+Partners
Consulting Engineers and Surveyors
5310 Harvest Hill Road, Suite 100, Dallas, Texas 75230-5805
Bury+Partners-DFW, Inc. © Copyright © 2003

BRUCE F. DUNNE
62654
LICENSED
PROFESSIONAL ENGINEER

SITE PLAN

LEGACY WEST - LOT 2
11,478 S.F. RETAIL BUILDING
FRISCO, TEXAS

Scale: 1"=20' Date: 01/07/04
Designed By: B.F.D.
Drawn By: J.N.M. & M.A.M.
Checked By: B.F.D.
File: 03043SPN.DWG
Project No.: 30030-43

SHEET
C1.3

F:\3030-43\C1\03SPN.dwg by --martinez at Jan 12, 2004 - 5:16pm

PREVIOUSLY APPROVED SITE PLAN