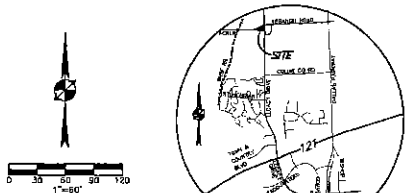
PREVIOUSLY APPROVED

SITE DATA SUMMARY TABLE LOT 3	
ZONING	RETAIL
PROPOSED USE	RETAIL/OFFICE
LOT AREA (EXCLUDING RIGHT OF WAY)	156,464 SF / 3.592 AC
BUILDING AREA	30,000 SF
BUILDING HEIGHT (FEET AND STORIES)	35'(MAX) 1 STORY
LOT COVERAGE	19.17%
FLOOR AREA RATIO	0.19/1
** TOTAL PARKING REQUIRED	117 SPACES
TOTAL PARKING PROVIDED	151 SPACES
HANDICAP PARKING REQUIRED	5 SPACES
HANDICAP PARKING PROVIDED	6 SPACES
INTERIOR LANDSCAPING REQUIRED	2295 S.F.
INTERIOR LANDSCAPING PROVIDED	4430 SF
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	99,645 SF

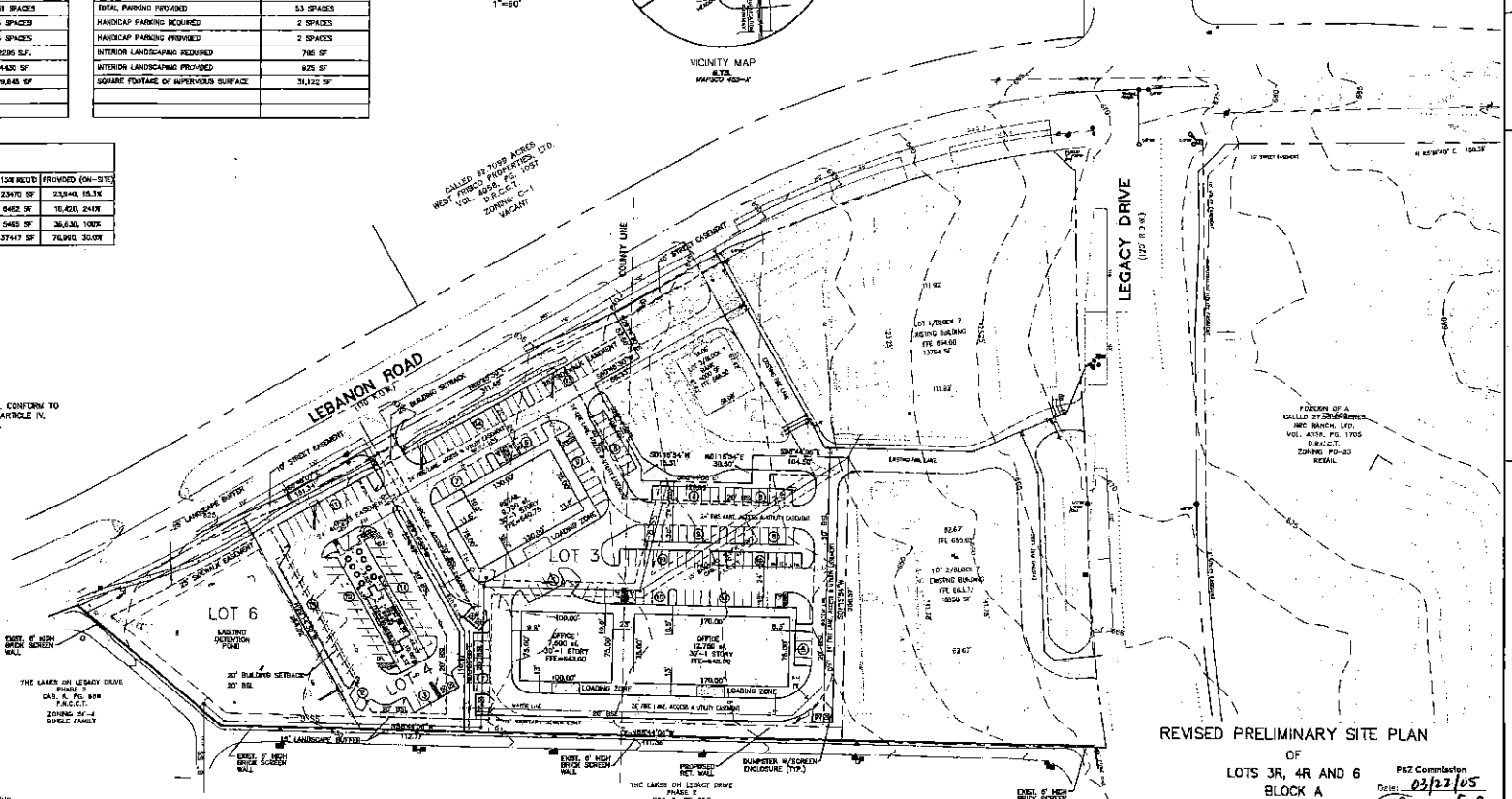
** (9750 SF RETAIL AND 20250 SF OFFICE GENERAL)

SITE DATA SUMMARY TABLE LOT 4	
ZONING	RETAIL
PROPOSED USE	RESTAURANT
LOT AREA (EXCLUDING RIGHT OF WAY)	43,214 SF / 0.992 AC
BUILDING AREA	1,372 SF
BUILDING HEIGHT (FEET AND STORIES)	35'(MAX) 1 STORY
LOT COVERAGE	3.17%
FLOOR AREA RATIO	0.03/1
TOTAL PARKING REQUIRED (REST 1:100)	14 SPACES
TOTAL PARKING PROVIDED	53 SPACES
HANDICAP PARKING REQUIRED	2 SPACES
HANDICAP PARKING PROVIDED	2 SPACES
INTERIOR LANDSCAPING REQUIRED	765 SF
INTERIOR LANDSCAPING PROVIDED	925 SF
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	31,122 SF

OPEN SPACE					
	BLDG. S.F.	BLDG. TYPE	AREA	15% REQ'D	PROVIDED (ON-SITE)
LOT 3	30,000	RETAIL/OFFICE	156,464 SF	23470 SF	23,840, 15.1%
LOT 4	1,372	RESTAURANT	43,214 SF	6482 SF	16,420, 24.1%
LOT 6	0	DETENTION POND	38,630 SF	5485 SF	38,630, 100%
			238,308 SF	37437 SF	78,890, 30.0%



VICINITY MAP
NTS
MAPSCO 49S-W



LEGEND

FFE=642.50	FINISH FLOOR
	FIRELANE
	SIDEWALK
FH	FIRE HYDRANT

NOTE:
ALL BUILDING WITHIN THIS DEVELOPMENT SHALL CONFORM TO EXISTING ARCHITECTURAL STANDARDS AS PER ARTICLE IV, SECTION 1) OF THE RETAIL DESIGN GUIDE LINES.

GENERAL NOTES:

1. THIS SITE DOES NOT FALL IN THE 100 YR. FLOOD PLAIN.
2. ALL FIRELANES ARE TO BE 24' WITH A 20' INTERIOR RADIUS OR LARGER. FIRE HYDRANTS TO BE PLACED AT ALL INTERSECTIONS OF A FIRELANE WITH A PUBLIC STREET AND EVERY 300' ALONG A FIRE LANE.
3. ALL PARKING STALLS ARE 20' DEEP UNLESS NOTED OTHERWISE. SPEED BUMPS/HUMPS ARE PROHIBITED.
4. 10' STREET EASEMENT TO BE PROVIDED WITH ALL DECELERATION LANES.
5. NO EXISTING PROTECTED TREES LOCATED ON THIS SITE.
6. 4' SIDEWALK TO BE PROVIDED IN SIDEWALK EASEMENT.
7. OUTSIDE DISPLAY AREAS PROHIBITED.
8. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
9. 2 FOOT PARKING OVERHANG WILL BE PROVIDED FOR 16 FOOT PARKING.
10. HEADLIGHT SCREENS WILL BE PROVIDED ALONG LEBANON ROAD.
11. LOT 6 IS TO REMAIN UNDEVELOPED AND SHALL SERVE AS A DETENTION POND FOR LOTS 1-5.
12. 5' LANDSCAPE BUFFERS SHALL BE PROVIDED AT ALL LOT LINES.
2 FOOT OVERHANG WITHIN THIS AREA IS NOT ALLOWED.

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 THE COMPREHENSIVE ZONING ORDINANCE.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN 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 SQUARE FEET 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 FIRE LANE.

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 IS SUBJECT TO BUILDING INSPECTIONS APPROVAL.
3. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL.
4. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING INSPECTION DEPARTMENT'S 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 40,000 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 ACCEPTANCE BY THE CITY OF FRISCO.

REVISED PRELIMINARY SITE PLAN
OF
LOTS 3R, 4R AND 6
BLOCK A
LEGACY WEST

BEING A 5.425 ACRE TRACT
OF LAND SITUATED IN THE
COLLIN COUNTY LAND SURVEY, ABSTRACT NO. 149
S.R. COLLIN SURVEY, ABSTRACT NO. 286, AND THE
W.C. DUFFIELD SURVEY, ABSTRACT NO 361,
CITY OF FRISCO, COLLIN AN DENTON COUNTIES, TEXAS

FEBRUARY 21, 2005

P&Z Commission
Date: 03/22/05
Approved/Denied 5-0

CIVIL ENGINEER:
BURY + PARTNERS-DFW, INC.
3310 HARVEST HILL ROAD
SUITE 100
DALLAS, TEXAS 75230
(972) 991-0011
FAX: 972-991-0278
ATTN: BRUCE F. DUNNE, P.E.

DEVELOPER/OWNER:
REGENCY CENTERS
8140 WALNUT HILL LANE
SUITE 400
DALLAS, TEXAS 75231
(214) 706-2580
FAX: (214) 696-8512
ATTN: DOROTHY PARKS

Bury+Partners
Consulting Engineers and Surveyors
Dallas, Texas TBPE Firm #F-1011 Fax 972/991-0278
Bury+Partners-DFW, Inc. Copyright 2002

REVISED PRELIMINARY SITE PLAN

LEGACY WEST
REGENCY CENTERS
FRISCO, TEXAS

Scale: 1"=60' Date: FEB. 2005
Designed By: BFD
Drawn By: MAM
Checked By: BFD
File: F:\3030-49/2004SPR.dwg
Project No.: 3030-49

SHEET
1