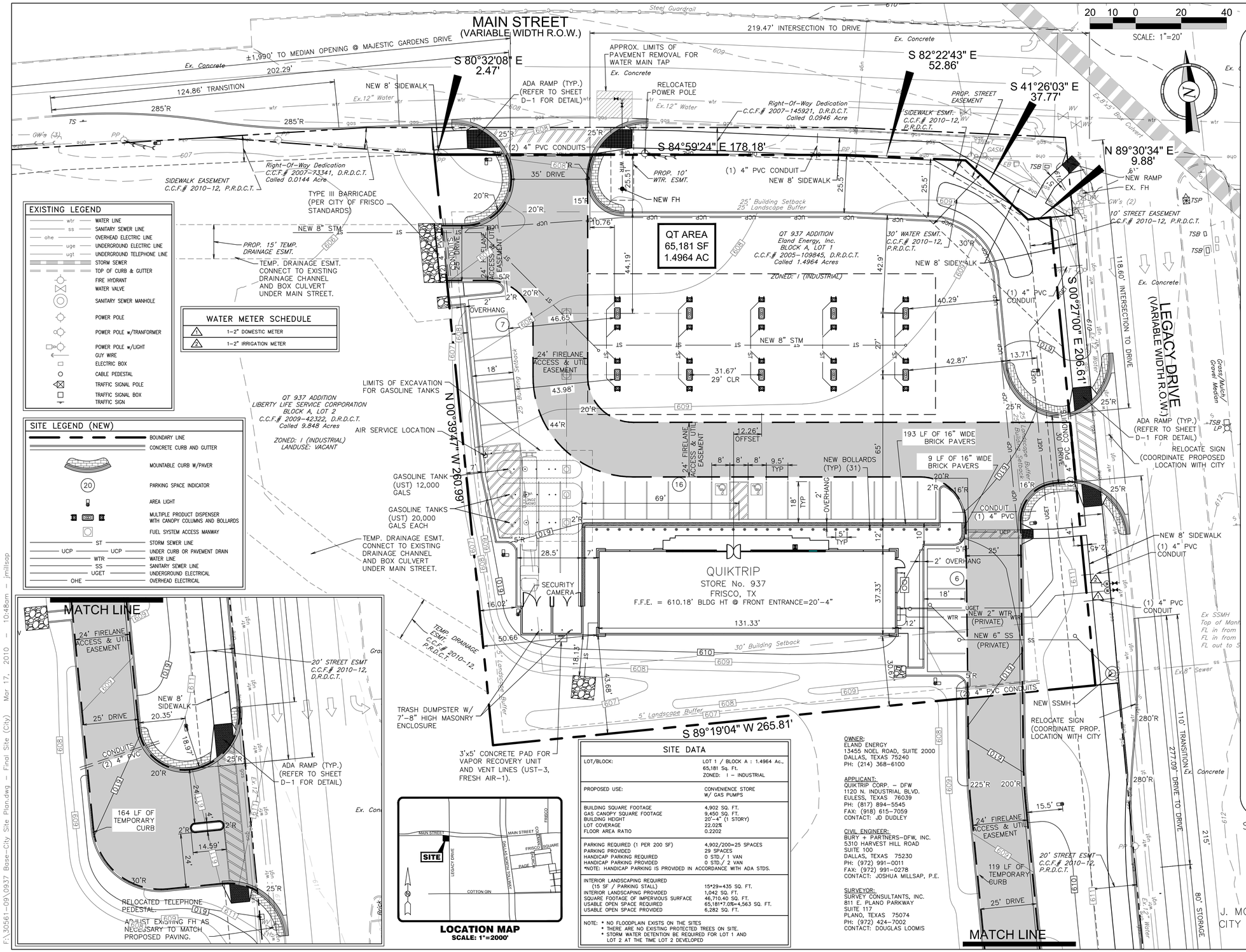

EXISTING LEGEND

- WATER LINE
- SANITARY SEWER LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- STORM SEWER
- TOP OF CURB & GUTTER
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- POWER POLE
- POWER POLE w/TRANFORMER
- POWER POLE w/LIGHT
- GUY WIRE
- ELECTRIC BOX
- CABLE PEDESTAL
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGN

SITE LEGEND (NEW)

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/PAVER
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- FUEL SYSTEM ACCESS MANWAY
- ST — STORM SEWER LINE
- UCP — UCP — UNDER CURB OR PAVEMENT DRAIN
- WTR — WATER LINE
- SS — SANITARY SEWER LINE
- UGET — UNDERGROUND ELECTRICAL
- OHE — OVERHEAD ELECTRICAL

WATER METER SCHEDULE

1	1-2" DOMESTIC METER
2	1-2" IRRIGATION METER

SITE DATA

LOT/BLOCK:	LOT 1 / BLOCK A : 1.4964 Ac., 65,181 Sq. Ft. ZONED: I – INDUSTRIAL
PROPOSED USE:	CONVENIENCE STORE W/ GAS PUMPS
BUILDING SQUARE FOOTAGE	4,902 SQ. FT.
GAS CANOPY SQUARE FOOTAGE	9,450 SQ. FT.
BUILDING HEIGHT	20'-4" (1 STORY)
LOT COVERAGE	22.02%
FLOOR AREA RATIO	0.2202
PARKING REQUIRED (1 PER 200 SF)	4,902/200=25 SPACES
PARKING PROVIDED	29 SPACES
HANDICAP PARKING REQUIRED	0 STD./ 1 VAN
HANDICAP PARKING PROVIDED	0 STD./ 2 VAN
*NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STDS.	
INTERIOR LANDSCAPING REQUIRED (15 SF / PARKING STALL)	15*29=435 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	1,042 SQ. FT.
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	46,710.40 SQ. FT.
USABLE OPEN SPACE REQUIRED	65,181*7.0%=4,563 SQ. FT.
USABLE OPEN SPACE PROVIDED	6,282 SQ. FT.

NOTE:
* NO FLOODPLAIN EXISTS ON THE SITES
* THERE ARE NO EXISTING PROTECTED TREES ON SITE.
* STORM WATER DETENTION BE REQUIRED FOR LOT 1 AND LOT 2 AT THE TIME LOT 2 DEVELOPED

OWNER:
ELAND ENERGY
13455 NOEL ROAD, SUITE 2000
DALLAS, TEXAS 75240
PH: (214) 368-6100

APPLICANT:
QUIKTRIP CORP. – DFW
1120 N. INDUSTRIAL BLVD.
EULESS, TEXAS 76039
PH: (817) 894-5545
FAX: (918) 615-7059
CONTACT: JD DUDLEY

CIVIL ENGINEER:
BURY + PARTNERS-DFW, INC.
5310 HARVEST HILL ROAD
SUITE 100
DALLAS, TEXAS 75230
PH: (972) 991-0011
FAX: (972) 991-0278
CONTACT: JOSHUA MILLSAP, P.E.

SURVEYOR:
SURVEY CONSULTANTS, INC.
811 E. PLANO PARKWAY
SUITE 117
PLANO, TEXAS 75074
PH: (972) 424-7002
CONTACT: DOUGLAS LOOMIS

LOCATION MAP
SCALE: 1"=2000'

QuikTrip
1120 NORTH INDUSTRIAL BLVD.
EULESS, TEXAS 76039
(817) 358-7680

FRISCO, TX

GENERAL 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.

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No.	Revision	Date

Bury+Partners
ENGINEERING SOLUTIONS
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Texas Registration #F-1048

SITE PLAN

DRAWN BY: JAM	SHEET 1 OF 1
DESIGNED BY: JAM	
CHECKED BY: BPI	
ISSUE DATE: 3/12/10	

SITE PROJECT NO. SPFP10-0005
SITE PLAN
QT 937 ADDITION
BLOCK A, LOT 1
BEING A 1.4964 ACRE TRACT
OF LAND SITUATED IN THE
J. MORRELL SURVEY, ABSTRACT NO. 864
CITY OF FRISCO, DENTON COUNTY, TEXAS
MARCH 12, 2010

S.W.C. MAIN STREET AND LEGACY DRIVE

QuikTrip Store No. : 937

F:\30561-09\0937 Base-City Site Plan.dwg – Final Site (City) Mar 17, 2010 – 10:48am – jmillsap