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.

TREE PROTECTION NOTE

NO PROTECTED TREES WILL BE REMOVED FOR THIS DEVELOPMENT

THOROUGHFARE NOTE

THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NO. 48085C0360J, DATED JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THE SITE PLAN AREA (APPROXIMATELY 20 ACRES) AS SHOWN IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

SITE DATA TABLE

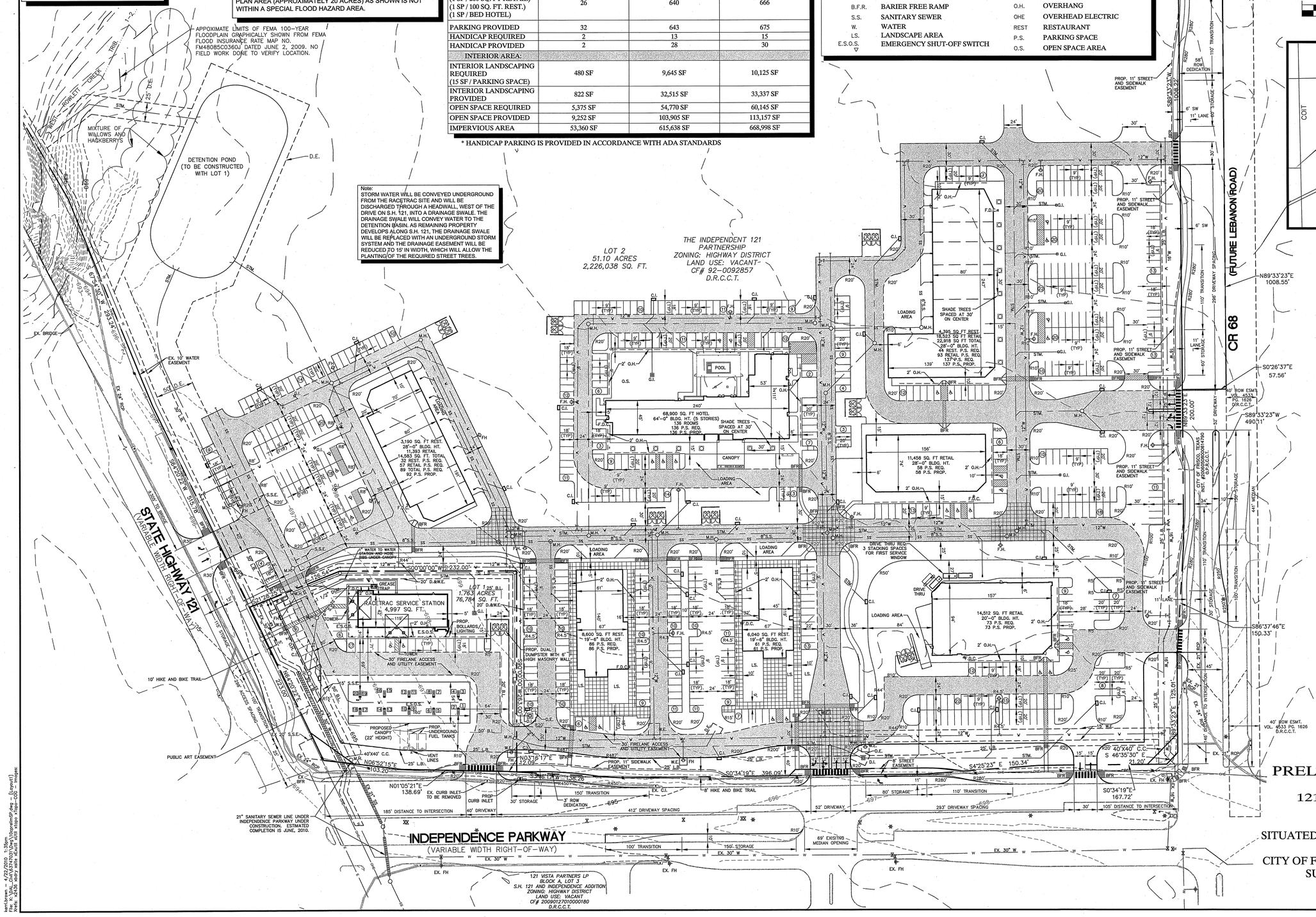
LAND INFORMATION	LOT 1	LOT 2	TOTAL
ZONED	HIGHWAY DISTRICT	HIGHWAY DISTRICT	HIGHWAY DISTRICT
PROPOSED USE	CONVENIENCE STORE W/ PUMPS	RETAIL/REST./HOTEL	-
TOTAL LOT AREA	76,784 SF / 1.76 AC	2,226,038 SF / 51.10 AC	2,298,822 SF / 52.86 AC
BUILDING:			
BUILDING AREA	4,997 SF	92,406 SF	97,403 SF
BUILDING HEIGHT	27'	64'	-
LOT COVERAGE	6.50%	4.15%	4.24%
FLOOR AREA RATIO	0.065:1	0.066:1	0.066:1
PARKING:			
PARKING REQUIRED (1 SP / 200 SQ. FT RETAIL) (1 SP / 100 SQ. FT. REST.) (1 SP / BED HOTEL)	26	640	666
PARKING PROVIDED	32	643	675
HANDICAP REQUIRED	2	13	15
HANDICAP PROVIDED	2	28	30
INTERIOR AREA:			
INTERIOR LANDSCAPING REQUIRED (15 SF / PARKING SPACE)	480 SF	9,645 SF	10,125 SF
INTERIOR LANDSCAPING PROVIDED	822 SF	32,515 SF	33,337 SF
OPEN SPACE REQUIRED	5,375 SF	54,770 SF	60,145 SF
OPEN SPACE PROVIDED	9,252 SF	103,905 SF	113,157 SF
IMPERVIOUS AREA	53,360 SF	615,638 SF	668,998 SF

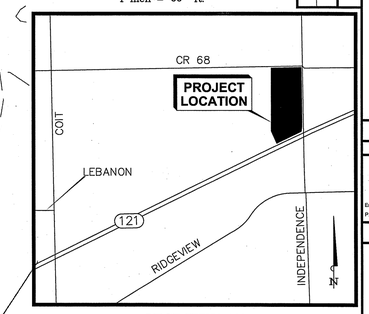
* HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

LEGEND

(12)	PARKING COUNT	STM.	STORM SEWER
[12]	FUEL PUMP NUMBER	C.I.	CURB INLET
—700—	EXISTING CONTOUR	G.I.	GRATE INLET
• •	PROPOSED BOLLARDS/ DECORATIVE LIGHTING AROUND BUILDING	D.I.	DROP INLET
		M.H.	MANHOLE
		S.S.E.	SANITARY SEWER EASEMENT
	FIRELANE, ACCESS AND UTILITY EASEMENT	W.E.	WATER EASEMENT
		D.E.	DRAINAGE EASEMENT
	BRICK PAVERS OR DECORATIVE STAMPED CONCRETE	REQ.	REQUIRED
		PROP.	PROPOSED
B.L.	BUILDING LINE SETBACK	EX.	EXISTING
L.B.	LANDSCAPE BUFFER	F.D.C.	FIRE DEPT. CONNECTION
B.F.R.	BARIER FREE RAMP	O.H.	OVERHANG
S.S.	SANITARY SEWER	OHE	OVERHEAD ELECTRIC
W.	WATER	REST	RESTAURANT
L.S.	LANDSCAPE AREA	P.S.	PARKING SPACE
E.S.O.S.	EMERGENCY SHUT-OFF SWITCH	O.S.	OPEN SPACE AREA

Note:
STORM WATER WILL BE CONVEYED UNDERGROUND FROM THE RACETRAC SITE AND WILL BE DISCHARGED THROUGH A HEADWALL, WEST OF THE DRIVE ON S.H. 121, INTO A DRAINAGE SWALE. THE DRAINAGE SWALE WILL CONVEY WATER TO THE DETENTION BASIN. AS REMAINING PROPERTY DEVELOPS ALONG S.H. 121, THE DRAINAGE SWALE WILL BE REPLACED WITH AN UNDERGROUND STORM SYSTEM AND THE DRAINAGE EASEMENT WILL BE REDUCED TO 15' IN WIDTH, WHICH WILL ALLOW THE PLANTING OF THE REQUIRED STREET TREES.





VICINITY MAP
N.T.S.

APPLICANT:
RaceTrac Petroleum, Inc.
3225 CUMBERLAND BLVD.
SUITE 100
ATLANTA, GA 30339
PHONE: (770) 431-7600
Fax: (678) 503-1318
CONTACT: ANITA JAMES

OWNER:
The Independent 121 Partnership
5818 WINDMIER LANE
DALLAS, TEXAS 75252
PHONE: (972) 818-8868
CONTACT: JEN HAN

ENGINEER:
Kimley-Horn and Associates, Inc.
12700 PARK CENTRAL DRIVE
SUITE 1800
DALLAS, TX 25251
PHONE: (972) 770-1300
FAX: (972) 239-3820
CONTACT: LANCE ORITI, P.E.

SURVEYOR:
Baird, Hampton & Brown, Inc.
4550 S.H. 360, SUITE 1900
GRAPEVINE, TX 76051
PHONE: (817) 251-8550
FAX: (817) 251-8810
CONTACT: DOUG MCKOY

PSPCP10-0003
PRELIMINARY SITE PLAN
RACETRAC
121/INDEPENDENCE
BLOCK 1, LOTS 1 & 2
52.86± ACRES
SITUATED IN THE JACOB BACCUS SURVEY
ABSTRACT NO. 053
CITY OF FRISCO, COLLIN COUNTY, TEXAS
SUBMITTED: APRIL 22, 2010

No.	Date	Revisions	App.

Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820
Certificate of Authorization #928

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION PURPOSES
Kimley-Horn and Associates, Inc.
Engineer LANCE ORITI, P.E.
P.E. No. 96173 Date 4/22/10

RaceTrac®
PROJECT #933
FRISCO, TEXAS

PRELIMINARY SITE PLAN

Scale:	1" = 60'
Designed by:	LO/RLK
Drawn by:	RLK
Checked by:	LO
Date:	APRIL 22, 2010
Project No.	063747031

SHEET
C-1