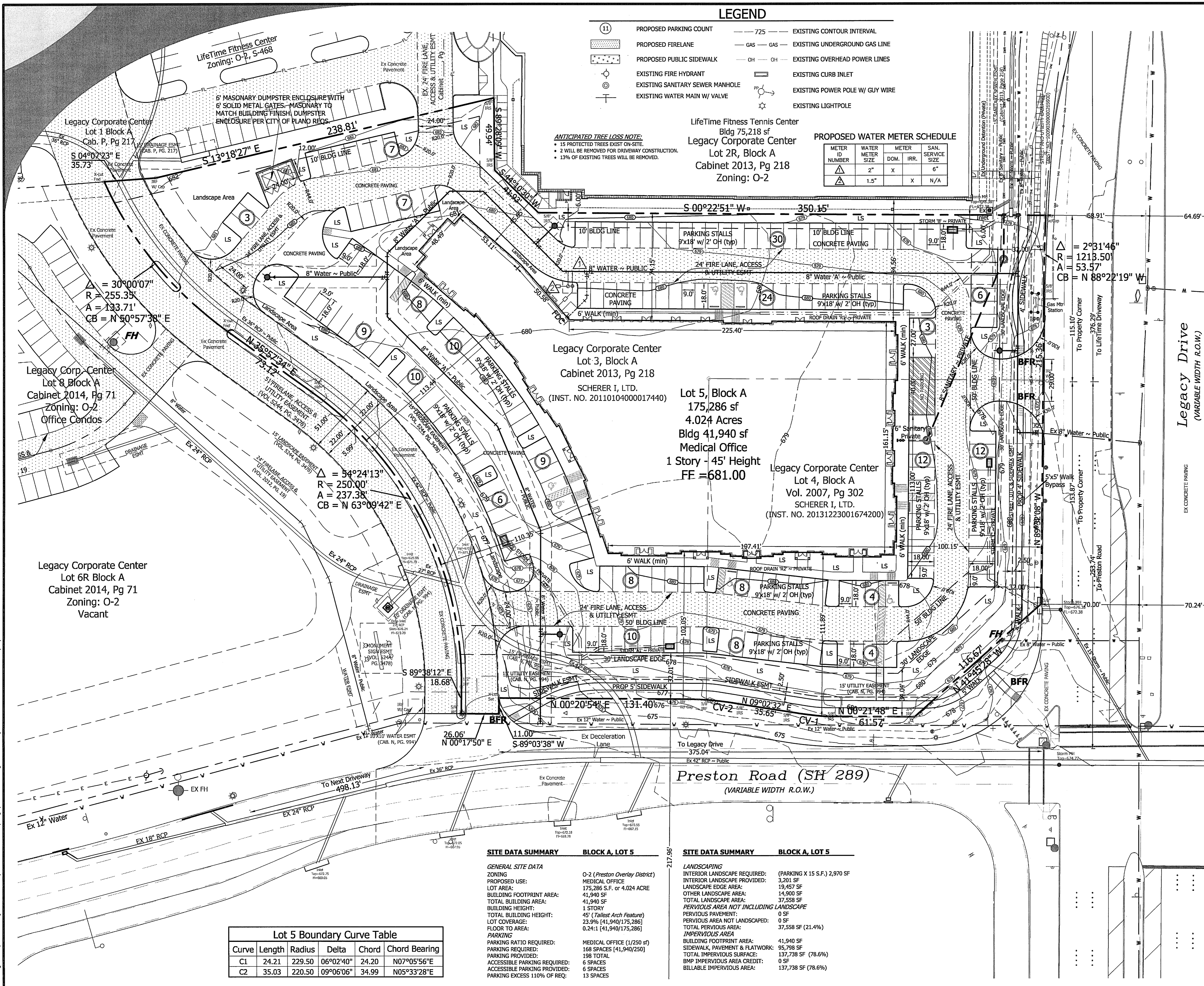


Drawing: C:\land_projects\2006\PLANO-SI012SP.dwg (SI012SP.dwg) Saved By: Save Time: 11/3/2014 9:49 AM



LEGEND

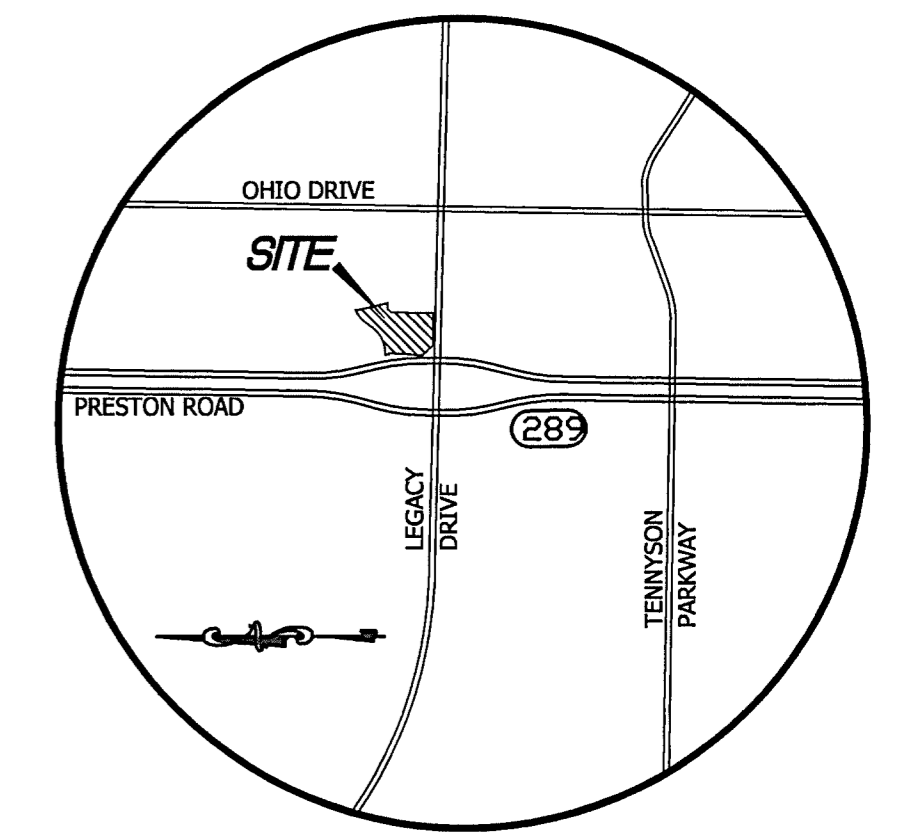
- (11) PROPOSED PARKING COUNT
- PROPOSED FIRELANE
- PROPOSED PUBLIC SIDEWALK
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER MAIN W/ VALVE
- 725 --- EXISTING CONTOUR INTERVAL
- GAS --- GAS --- EXISTING UNDERGROUND GAS LINE
- OH OH EXISTING OVERHEAD POWER LINES
- EXISTING CURB INLET
- EXISTING POWER POLE W/ GUY WIRE
- EXISTING LIGHTPOLE

ANTICIPATED TREE LOSS NOTE:
 • 15 PROTECTED TREES EXIST ON-SITE.
 • 2 WILL BE REMOVED FOR DRIVEWAY CONSTRUCTION.
 • 13% OF EXISTING TREES WILL BE REMOVED.

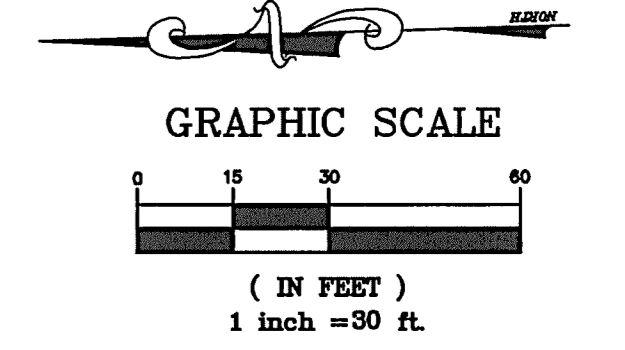
LifeTime Fitness Tennis Center
 Bldg 75,218 sf
 Legacy Corporate Center
 Lot 2R, Block A
 Cabinet 2013, Pg 218
 Zoning: O-2

PROPOSED WATER METER SCHEDULE

METER ID NUMBER	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
△	2"	X		6"
△	1.5"	X		N/A



LOCATION MAP
NOT TO SCALE



Site Plan Notes:

1. Buildings 6,000 square feet or greater shall be 100% fire sprinkled.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.
4. Four-foot wide sidewalks shall be provided 2.5 feet off of the property line within the rights-of-way, unless a sidewalk easement is provided for a meandering sidewalk or an alternative design is approved by the city. Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.
5. Mechanical units, dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
6. All signage contingent upon approval by Building Inspection Department.
7. Approval of the site plan is not final until all engineering plans are approved.
8. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
9. Building facades within this development shall be compatible, as provided in the Retail Corner Design Guidelines.
10. Outdoor lighting shall comply with illumination standards within Section 6-466 of the Code of Ordinances.
11. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
12. All electrical transmission, distribution, and service lines must be underground where required.
13. Uses shall conform in operation, location, and construction to the following performance standards in Section 3-1300 of the Zoning Code: noise, smoke and particulate matter, odorous matter, fire or explosive material, toxic and noxious matter, vibration and/or other performance standards.

**SITE PLAN
 LEGACY CORPORATE CENTER
 BLOCK A, LOT 5**

**4.024 ACRES OUT OF THE
 JESSE STIFF SURVEY, ABSTRACT #793
 PLANO, COLLIN COUNTY, TEXAS**

OWNER / DEVELOPER:
 SCHERER I, LTD.
 CONTACT: ALFI SCHERER
 4800 HEDGCOXE ROAD, STE 100
 PLANO, TEXAS 75024
 (972) 788-2222

SURVEYOR:
 AJ BEDFORD GROUP, INC.
 301 NORTH ALAMO ROAD
 ROCKWALL, TEXAS 75087
 (972) 722-0225

CIVIL ENGINEER:
 DR RANKIN, PLLC
 TBPE FIRM #8838
 2321 DAYBREAK TRAIL
 PLANO, TEXAS 75093
 (972) 378-0683

LANDSCAPE ARCHITECT:
 ROUNDTREE LANDSCAPING
 4325 BELMONT AVENUE
 DALLAS, TEXAS 75204
 (214) 824-7036

Submittal: 09-11-14
 Revised: 09-30-14
 Revised: 11-04-14

SITE DATA SUMMARY BLOCK A, LOT 5

GENERAL SITE DATA
 ZONING: O-2 (Preston Overlay District)
 PROPOSED USE: MEDICAL OFFICE
 LOT AREA: 175,286 S.F. or 4.024 ACRE
 BUILDING FOOTPRINT AREA: 41,940 SF
 TOTAL BUILDING AREA: 41,940 SF
 BUILDING HEIGHT: 1 STORY
 TOTAL BUILDING HEIGHT: 45' (Tallest Arch Feature)
 LOT COVERAGE: 23.5% (41,940/175,286)
 FLOOR TO AREA: 0.24:1 (41,940/175,286)
PARKING
 PARKING RATIO REQUIRED: MEDICAL OFFICE (1/250 sf)
 PARKING PROVIDED: 168 SPACES (41,940/250)
 PARKING PROVIDED: 198 TOTAL
 ACCESSIBLE PARKING REQUIRED: 6 SPACES
 ACCESSIBLE PARKING PROVIDED: 6 SPACES
 PARKING EXCESS 110% OF REQ: 13 SPACES

SITE DATA SUMMARY BLOCK A, LOT 5

LANDSCAPING
 INTERIOR LANDSCAPE REQUIRED: (PARKING X 15 S.F.) 2,970 SF
 INTERIOR LANDSCAPE PROVIDED: 3,201 SF
 LANDSCAPE EDGE AREA: 19,457 SF
 OTHER LANDSCAPE AREA: 14,900 SF
 TOTAL LANDSCAPE AREA: 37,558 SF
PERVIOUS AREA NOT INCLUDING LANDSCAPE
 PERVIOUS PAVEMENT: 0 SF
 PERVIOUS AREA NOT LANDSCAPED: 0 SF
 TOTAL PERVIOUS AREA: 37,558 SF (21.4%)
IMPERVIOUS AREA
 BUILDING FOOTPRINT AREA: 41,940 SF
 SIDEWALK, PAVEMENT & FLATWORK: 95,798 SF
 TOTAL IMPERVIOUS SURFACE: 137,738 SF (78.6%)
 BMP IMPERVIOUS AREA CREDIT: 0 SF
 BILLABLE IMPERVIOUS AREA: 137,738 SF (78.6%)

Lot 5 Boundary Curve Table

Curve	Length	Radius	Delta	Chord	Chord Bearing
C1	24.21	229.50	06°02'40"	24.20	N07°05'56"E
C2	35.03	220.50	09°06'06"	34.99	N05°33'28"E