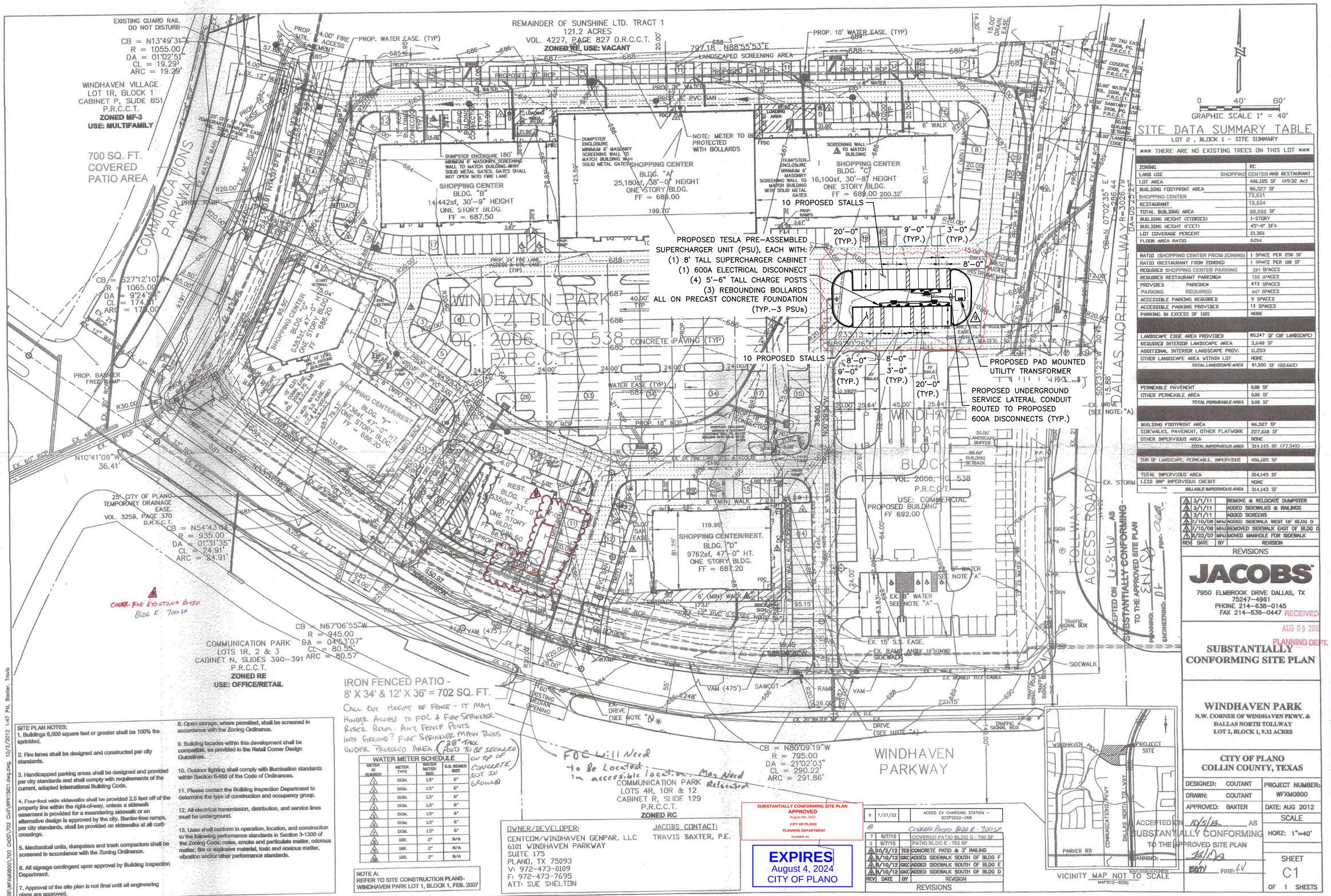

SITE DATA SUMMARY TABLE

LOT 2, BLOCK 1 - SITE SUMMARY

THERE ARE NO EXISTING TREES ON THIS LOT

ZONING	RC
LAND USE	SHOPPING CENTER AND RESTAURANT
LOT AREA	406,185 SF (+9.32 Ac)
BUILDING FOOTPRINT AREA	86,527 SF
SHOPPING CENTER	72,631
RESTAURANT	15,624
TOTAL BUILDING AREA	88,055 SF
BUILDING HEIGHT (STORIES)	1-STORY
BUILDING HEIGHT (FEET)	45'-0" SF±
LOT COVERAGE PERCENT	21.30%
FLOOR AREA RATIO	0.214
RATIO (SHOPPING CENTER FROM ZONING)	1 SPACE PER 250 SF
RATIO (RESTAURANT FROM ZONING)	1 SPACE PER 100 SF
REQUIRED SHOPPING CENTER PARKING	291 SPACES
REQUIRED RESTAURANT PARKING	156 SPACES
PROVIDED PARKING	473 SPACES
PARKING REQUIRED	447 SPACES
ACCESSIBLE PARKING REQUIRED	9 SPACES
ACCESSIBLE PARKING PROVIDED	13 SPACES
PARKING IN EXCESS OF 110%	NONE
LANDSCAPE EDGE AREA PROVIDED	80,247 SF (38' LANDSCAPE)
REQUIRED INTERIOR LANDSCAPE AREA	3,648 SF
ADDITIONAL INTERIOR LANDSCAPE PROV.	11,253
OTHER LANDSCAPE AREA WITHIN LOT	NONE
TOTAL LANDSCAPE AREA	91,500 SF (22.66%)
PERMEABLE PAVEMENT	0.00 SF
OTHER PERMEABLE AREA	0.00 SF
TOTAL PERMEABLE AREA	0.00 SF
BUILDING FOOTPRINT AREA	86,527 SF
SIDEWALKS, PAVEMENT, OTHER FLATWORK	227,618 SF
OTHER IMPERVIOUS AREA	NONE
TOTAL IMPERVIOUS AREA	314,145 SF (77.34%)
SUM OF LANDSCAPE, PERMEABLE, IMPERVIOUS	406,185 SF
TOTAL IMPERVIOUS AREA	314,145 SF
LESS BMP IMPERVIOUS CREDIT	NONE
BILLABLE IMPERVIOUS AREA	314,145 SF

REV	DATE	BY	REVISION
1	3/1/11		REMOVE & RELOCATE DUMPSTER
2	3/1/11		ADDED SIDEWALKS & RAILINGS
3	3/1/11		ADDED SCREENS
4	7/10/08	MHJ	ADDED SIDEWALK WEST OF BLDG D
5	7/10/08	MHJ	REMOVED SIDEWALK EAST OF BLDG D
6	8/22/07	MHJ	MOVED MANHOLE FOR SIDEWALK

REVISIONS

JACOBS

7950 ELMBROOK DRIVE DALLAS, TX 75247-4961
PHONE 214-638-0101
FAX 214-638-0447

RECEIVED AUG 09 2012 PLANNING DEPT.

ACCEPTED ON 10-8-12 AS SUBSTANTIALLY CONFORMING TO THE APPROVED SITE PLAN
PLANNING: EMY ENGINEERING: DT FIRE: CW

SUBSTANTIALLY CONFORMING SITE PLAN

WINDHAVEN PARK

N.W. CORNER OF WINDHAVEN PKWY. & DALLAS NORTH TOLLWAY
LOT 2, BLOCK 1, 9.32 ACRES

CITY OF PLANO
COLLIN COUNTY, TEXAS

DESIGNED:	COUTANT	PROJECT NUMBER:	WFXM0800
DRAWN:	COUTANT		
APPROVED:	BAXTER	DATE: AUG 2012	
		SCALE	
		HORZ: 1"=40'	
		SHEET	C1
		OF 1 SHEETS	

ACCEPTED ON 8-9-12 AS SUBSTANTIALLY CONFORMING TO THE APPROVED SITE PLAN
PLANNING: EMY ENGINEERING: BW FIRE: JT

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 right-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.
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.

WATER METER SCHEDULE

METER ID NUMBER	METER TYPE	WATER METER SIZE	S.S. SEWER SIZE
1	DOM.	1.5"	6"
2	DOM.	1.5"	6"
3	DOM.	1.5"	6"
4	DOM.	1.5"	6"
5	DOM.	1.5"	6"
6	DOM.	1.5"	6"
7	DOM.	1.5"	6"
8	IRR.	2"	N/A
9	IRR.	2"	N/A
10	IRR.	2"	N/A

NOTE A:
REFER TO SITE CONSTRUCTION PLANS-WINDHAVEN PARK LOT 1, BLOCK 1, FEB. 2007

OWNER/DEVELOPER:
CENTCOM/WINDHAVEN GENPAR, LLC
6101 WINDHAVEN PARKWAY
SUITE 175
PLANO, TX 75093
V: 972-473-0109
F: 972-473-7695
ATT: SUE SHELTON

JACOBS CONTACT:
TRAVIS BAXTER, P.E.

SUBSTANTIALLY CONFORMING SITE PLAN
APPROVED
August 4th, 2022
CITY OF PLANO
PLANNING DEPARTMENT
PLANNER: KC

EXPIRES
August 4, 2024
CITY OF PLANO

REV	DATE	BY	REVISION
9	7/27/22		ADDED EV CHARGING STATION - SCSP2022-068
8			COVERED PATIO BLDG G - 700 SF
7	6/7/16		COVERED PATIO BLDG G - 700 SF
6	6/7/16		PATIO BLDG E - 702 SF
5	10/2/12	TEB	CONCRETE PATIO & 3' RAILING
4	8/10/12	GKC	ADDED SIDEWALK SOUTH OF BLDG F
3	8/10/12	GKC	ADDED SIDEWALK SOUTH OF BLDG E
2	8/10/12	GKC	ADDED SIDEWALK SOUTH OF BLDG D

REVISIONS

VICINITY MAP NOT TO SCALE
MAPSCO-635C

ACCEPTED ON 10/5/12 AS SUBSTANTIALLY CONFORMING TO THE APPROVED SITE PLAN
PLANNING: EMY ENGINEERING: FIRE: CW

G:\JOB\WFXM0800\700 CADD\702 Civil\WFK1SC01.dwg,dwg, 10/2/2012 1:47 PM, Baxter, Travis