This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES
XREFS
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XREF c428c-RE - XREF survey - canopy - XREF c428c-cbr - XREF suite-concept - XREF sbatch - XREF dbody-CONCEPT - XREF 2018suite-Bac - XREF 2018suite-hrcb - XREF iSite - HTEL - XREF eastt - XREF dbody-CONCEPT - XREF siteevs
H:\RL CIVIL\68671029 - JCP HOME OFFICE\DWG\CAMPUS AT LEGACY WEST\PLANSHEETS\CONCEPT PLAN\ OF 1 CONCEPT PLAN.DWG
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NOTE

ALL FIRELANE RADII TO BE 20'.

SITE DATA SUMMARY TABLE

GENERAL SITE DATA	BLOCK E
LOT	2R, 5, 6R, 7R, 8
CURRENT ZONING	CB-1
LAND USE	GENERAL OFFICE, RESTAURANT, RETAIL, HOTEL , MULTIFAMILY RESIDENCE
TOTAL LOT AREA	102.00 ACRES
TOTAL BUILDING AREA	3,980,000 SF
MULTIFAMILY RESIDENCE	650,000 SF (795 UNITS)
GENERAL OFFICE (EXISTING)	1,830,000 SF
GENERAL OFFICE (PROPOSED)	1,000,000 SF
RESTAURANT / RETAIL	200,000 SF
HOTEL	600,000 SF (500 ROOMS)

N
W Kimley»Horn E
S

0 100' 200'
GRAPHIC SCALE 100'

VICINITY MAP
N.T.S.
SITE
HEADQUARTERS
LEGACY
TENNYSON
COMMUNICATIONS PARKWAY
(VARIABLE WIDTH R.O.W.)
(CAB. G, PAGE 783)

MATCH LINE 2 OF 2

HEADQUARTERS DRIVE
(VARIABLE WIDTH R.O.W.)
(CAB. C, PAGE 774)

PROPOSED 8 STORY OFFICE
PROPOSED 1 STORY RETAIL/ 4 STORY OFFICE W/GARAGE
PROPOSED 4 STORY GARAGE
PROPOSED RETAIL
PROPOSED 1 STORY RETAIL
PROPOSED 10 STORY HOTEL W/GARAGE
PROPOSED 4 STORY OFFICE/RETAIL W/GARAGE
PROPOSED 4 STORY OFFICE
PROPOSED 2 STORY GARAGE
PROPOSED 11 STORY HOTEL W/GARAGE
PROPOSED 8 STORY OFFICE/ 1 STORY RETAIL W/4 STORY GARAGE
PROPOSED 8 STORY OFFICE/ 1 STORY RETAIL W/4 STORY GARAGE
PROPOSED 8 STORY OFFICE W/ 4 STORY GARAGE
PROPOSED 8 STORY OFFICE/ 1 STORY RETAIL W/4 STORY GARAGE

PROP. CONCRETE FIRE LANE
PROP. 22' F.A.U.E
PROP. 24' F.A.U.E
PROPOSED 7' SIDEWALK
PROPOSED 22' WIDE FAUE
PROPOSED 22' UME
EX. 6' SW
EX. CONCRETE PARKING
EXISTING BUILDING ENTRANCE AREA
EXISTING STAIRS AND PEDESTRIAN PATH
EXISTING FOUNTAIN
EXISTING COURTYARD AND LANDSCAPE AREA
EX. CONCRETE AND GRASSCRETE FIRE LANE
EX. BRIDGE CONNECTION TO GARAGE PARKING
EX. BRIDGE CONNECTION
EX. CONCRETE FIRE LANE
EX. CONC. FIRE LANE
EX. 26' F.A.U.E.
EX. 24' F.A.U.E.
EX. 26.0' DRIVE
EX. 24.0' DRIVE
EX. ENTRANCE TO BELOW GRADE PARKING
EX. CONCRETE PARKING
EX. DIVIDED ENTRY DRIVE
EX. RIGHT TURN LANE
EX. LEFT TURN LANE
EX. 68.8' MEDIAN OPENING
EX. 69.8' MEDIAN OPENING
EX. 70.1 MEDIAN OPENING
EX. 80.0'
EX. 100.0' TRANSITION
EX. 100.9' TRANSITION
EX. 137.1' STORAGE
EX. 148.0' STORAGE
EX. 226' STORAGE
EXST 85.0' STORAGE
EXST 110.0' TRANSITION
120.0' STORAGE
±779 LF TO NEXT DRIVE
±1,010 LF TO NEXT DRIVE
SIGHT EASEMENT CAB. H, PG. 698 M.R.C.C.T.
SIGHT EASEMENT CAB. H, PG. 698 M.R.C.C.T.
PROPOSED DETENTION POND EDGE
PROPOSED 15' BOARDWALK
27' UTILITY AND FIRE LANE EASEMENT CAB. H, PG. 698
27' UTILITY AND FIRE LANE EASEMENT CAB. H, PG. 698
UTILITY AND FIRE LANE EASEMENT CAB. H, PG. 698.
59' F.L.A.U.E. CAB. 2015, PG. 63
24' F.L.A.U.E. CAB. 2016, PG. 234
VAM
CONCRETE PAD
CHAIN LINK FENCE
COMMUNICATIONS EQUIPMENT
CONCRETE

EXISTING 3 STORY (68' MAX) OFFICE
EXISTING 3 STORY (65' MAX) PARKING GARAGE

LOT 2R, BLOCK E
55.122 AC / 2,401,124 SF
ZONING: CB-1
USE: GENERAL OFFICE

LOT 2R, BLOCK E
55.122 AC / 2,401,124 SF
ZONING: CB-1
USE: GENERAL OFFICE

LEGACY WEST ADDITION
LOTS 2R, 3, 4, 5, 6, & 7, BLOCK E
CAB. 2016, PG. 234
M.R.C.C.T

LOT 5R, BLOCK E
37.3307 / 1,626,123 SF
ZONING: CB-1
USE: VACANT

LOT 8, BLOCK E
LEGACY WEST ADDITION
LOTS 2R, 5R, & 8, BLOCK E
VOL. 2018, PG. 654

LOT 3R, BLOCK E
7.116 AC / 309,964 SF
ZONING: CB-1
USE: PARK

LOT 2R, BLOCK D
LEGACY WEST ADDITION
LOT 2R, BLOCK D
VOL. 2017, PG. 356

USE: RETAIL STORE
LOT 9R, BLOCK E
1.4540 / 63,335 SF
VOL. 2019, PG. 408

USE: BANK
LOT 4R, BLOCK E
LEGACY WEST ADDITION
LOTS 4R, BLOCK E
VOL. 2017, PG. 825

FOURTH REPLAT
LOT 1B, BLOCK 1
FRITO-LAY NATIONAL HQ.
VOL. L, PG. 146
O.P.R.C.C.T.

LOT 1R, BLOCK 1
COUNTRYWIDE ADDITION
INST. NO. 2003-0212626
O.P.R.C.C.T.

LOT 1, BLOCK A
INST. NO. 20081202010004190
O.P.R.C.C.T.

DIODES INC.
INST. NO. 20080701000802860
O.P.R.C.C.T.

LEGACY DRIVE
(VARIABLE WIDTH R.O.W.)
(CAB. G, PAGE 783)

CORPORATE DRIVE
(85' R.O.W.)

12' TRAIL ALONG LEGACY DRIVE

CONCEPT PLAN
LEGACY WEST ADDITION
LOTS 2R, 5R, 6R, 7R & 8
BLOCK E
CP2019 - 007

102.0 ACRES SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY NO. 5
ABSTRACT NO. 149
J.C. BARROW SURVEY ABSTRACT NO. 91
H.N. THOMPSON SURVEY, ABSTRACT NO. 896
HENRY COOK SURVEY ABSTRACT NO. 183
CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNER:
Kintetsu Enterprises Company of America
21241 S Western Ave Ste 100
Torrance, CA 90501-2973
Contact: Brian Straley

OWNER:
Silos Harvesting Partners LP
1901 N Akard St
Dallas, TX 75201
Phone: (214) 979-6172
Contact: Brian Straley
Email: Brian.Straley@cbre.com

CIVIL ENGINEER:
Kimley»Horn
5750 Genesis Ct. Suite 200
Frisco, TX 75034
Phone: (972) 335-3580
Fax: (972) 335-3779
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Email: Trey.Braswell@kimley-horn.com

DATE OF PREPARATION: 8/23/2019

No.	REVISIONS	DATE	BY

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TEXAS REGISTERED ENGINEERING FIRM F-928

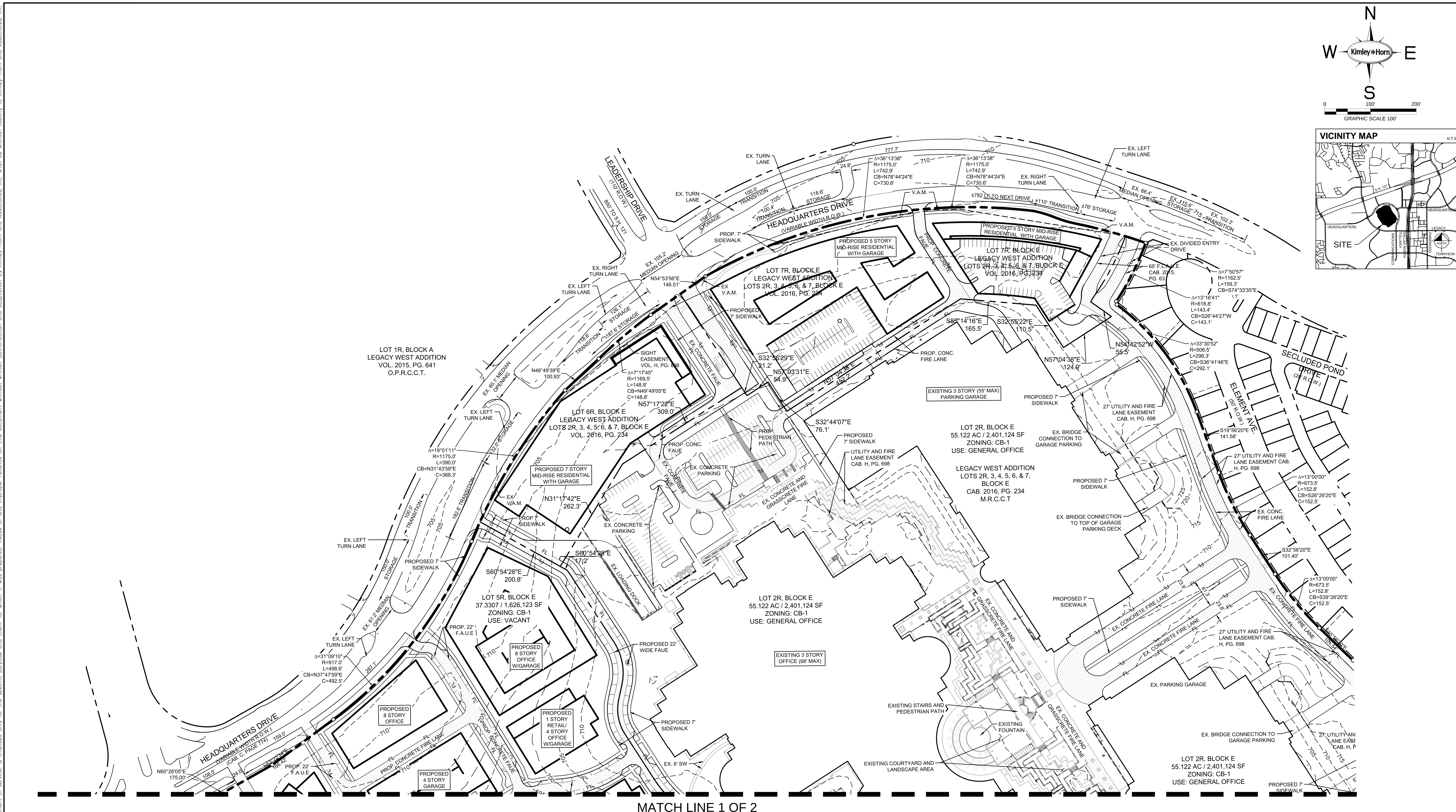
PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer ROY BRASWELL
P.E. No. 104908 Date 8/23/2019

KHA PROJECT 068671029
DATE: AUGUST 2019
SCALE AS SHOWN
DESIGNED BY: CRH
DRAWN BY: CRH
CHECKED BY: TBB

THE CAMPUS AT LEGACY WEST
LEGACY WEST ADDITION
LOTS 2R & 5R BLOCK E
PLANO, COLLIN COUNTY, TEXAS

CONCEPT PLAN

SHEET NUMBER
1 OF 2



CITY OF PLANO SITE PLAN GENERAL 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. FIVE-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 ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.

LEGEND

Symbol	Description	Symbol	Description
	PROPERTY LINE		EXISTING FIRE HYDRANT (FH)
FL / FL	EXISTING FIRE, ACCESS, AND UTILITY EASEMENT (F.A.U.E.)	D	EXISTING STORM MANHOLE
W	EXISTING WATER LINE		EXISTING STORM CURB INLET (CI)
	EXISTING SANITARY SEWER LINE	S	EXISTING SAN. SWR. MANHOLE (MH)
	EXISTING STORM LINE		EXISTING SIGN
OHE	EXISTING OVERHEAD ELECTRIC	E	EXISTING ELECTRIC MANHOLE
X X	EXISTING FENCE	T	EXISTING TELEPHONE MANHOLE
596	EXISTING GRADING		EXISTING FIBER VAULT
	EXISTING LIGHT POLE		EXISTING TRAFFIC SIGNAL POLE
	EXISTING SANITARY CLEANOUTS	LS	LANDSCAPE AREA
W	EXISTING WATER METER (WM)		EXISTING BARRIER FREE RAMP (BFR)
			EXISTING DUCT BANK MANHOLE
			EXISTING DROP INLET (DI)

NOTE

ALL FIRELANE RADII TO BE 20'.

CONCEPT PLAN
LEGACY WEST ADDITION
LOTS 2R, 5R, 6R, 7R & 8
BLOCK E
CP2019 - 007

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Kimley»Horn
Engineer ROY BRASWELL
P.E. No. 104908 Date 8/23/2019

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
68671029	AUGUST 2019	AS SHOWN	CRH	CRH	TBB

THE CAMPUS AT LEGACY WEST
LEGACY WEST ADDITION
LOTS 2R & 5R BLOCK E
PLANO, COLLIN COUNTY, TEXAS

CONCEPT PLAN

SHEET NUMBER
2 OF 2

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DWG NAME K:\FRI_CIVIL\68671029 - JCP HOME OFFICE\DWG\CAMPUS AT LEGACY WEST\PLANSHEETS\CONCEPT PLAN 2 OF 2 CONCEPT PLAN.DWG
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