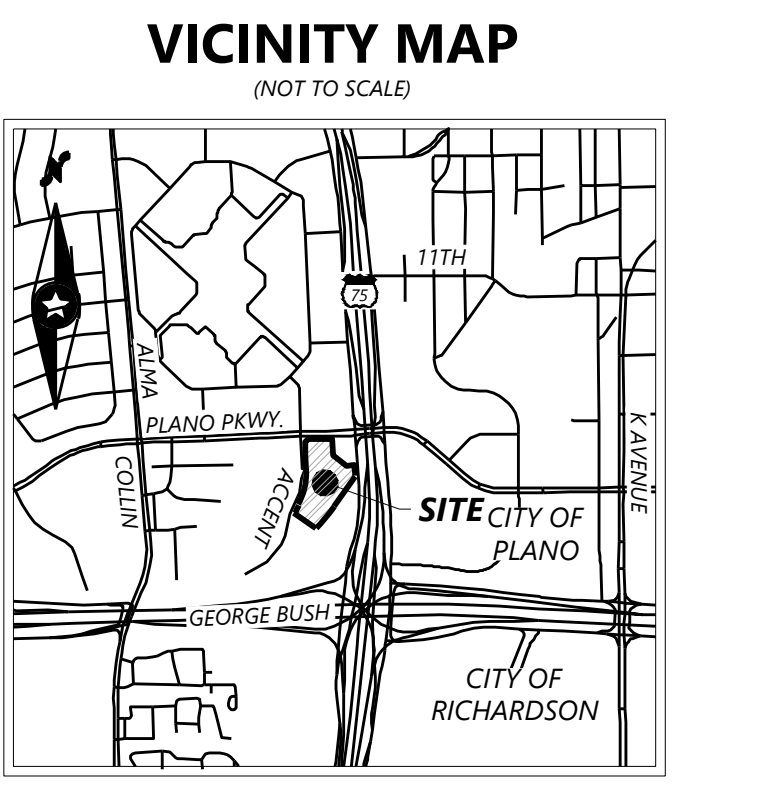


SITE DATA SUMMARY TABLE	
ITEM	LOT 7
GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	CC-Corridor Commercial within 190 TOLLWAY / PLANO PARKWAY OVERLAY DISTRICT
LAND USE (FROM ZONING ORDINANCE)	RETAIL
LOT AREA (SQUARE FEET)	348,050
LOT AREA (ACRES)	7.94
BUILDING FOOTPRINT AREA (SF) - EXISTING	97,932
TOTAL BUILDING AREA (SF)	97,932
BUILDING HEIGHT (#STORIES)	1
BUILDING HEIGHT (FT DIST TO TALLEST ELEMENT)	23'-10"
LOT COVERAGE (%)	28.30%
FLOOR AREA RATIO (X:XX:1)	0.28
PARKING TABULATION	
PARKING RATIO (RETAIL)	1 SPACE PER 250 SF
PARKING REQUIRED (# OF SPACES)	392
EXISTING PARKING PROVIDED	417
REGULAR SPACES	407
HANDICAPPED SPACES	10
REQUIRED ACCESSIBLE PARKING	9
TOTAL PARKING (IN EXCESS OF 110% OR REQ)	0
LANDSCAPE AREA TABULATION	
LANDSCAPE EDGE AREA PROVIDED (SF)	9,530
INTERIOR LANDSCAPE AREA REQUIRED (SF)	3,130
INTERIOR LANDSCAPE AREA PROVIDED (SF)	3,640
OTHER LANDSCAPE AREA WITHIN LOT INCLUDING STORM WATER CONSERVATION AREAS (SF)	47,521
TOTAL LANDSCAPE AREA (SF)	59,691
BUILDING FOOTPRINT AREA (SF)	97,932
OTHER IMPERVIOUS AREA (SF)	188,427
TOTAL IMPERVIOUS AREA (SF)	286,359
SUM OF TOTAL LANDSCAPE AREA + TOTAL PERMEABLE AREA + TOTAL IMPERVIOUS AREA (SF)	348,050
TOTAL IMPERVIOUS AREA (SF)	286,359
LESS BMP IMPERVIOUS AREA CREDIT	0
BILLABLE IMPERVIOUS AREA	286,359



LEGEND	
R	RADIUS
FC	FACE OF CURB
BFR	BARRIER FREE RAMP
TYP.	TYPICAL
	FUTURE PARKING SPACES
	EXISTING FIRE LANE
	EXISTING EASEMENT LINE
	EXISTING SETBACK LINE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM SEWER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

NOTE:
ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.

**REVISED SITE PLAN
CITY PROJECT: RSP2024-001**

600 ACCENT DRIVE, PLANO, TX 75075
LOT 2, BLOCK A, ACCENT PLAZA
7.94 ACRES
CITY OF PLANO, COLLIN COUNTY, TEXAS
SAMUEL KLEPPER SURVEY,
ABSTRACT NO. 216

JANUARY 2024

OWNER:
KIMVEN CORPORATION
500 N. BROADWAY, SUITE 201,
JERICHO, NY 11753
CONTACT: CHRISTOPHER HERMAN
(682) 204-9484
CHERMAN@KIMCOREALTY.COM

- SITE PLAN GENERAL NOTES:**
- BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
 - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
 - HANDICAPPED AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
 - FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF 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.
 - MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
 - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
 - OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITH SECTION 6-466 OF THE CODE OF ORDINANCES.
 - PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
 - ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND WHERE REQUIRED.
 - 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.

Line #	Length	Direction
L1	23.74'	S54°23'44"E
L2	15.91'	S58°53'08"W
L3	25.81'	N88°31'15"E
L4	26.63'	S54°27'00"E
L5	10.97'	S49°14'41"W
L6	44.44'	N88°31'14"E
L7	26.51'	S31°28'46"E

WATER METER SCHEDULE				
PHASING	ID	TYPE	SIZE	SAN. SEWER
EXISTING	1	DOMESTIC	2.0"	6"
EXISTING	2	IRRIGATION	2.0"	-

THE PURPOSE OF THIS REVISED SITE PLAN IS TO CREATE A NEW SUBDIVISION NAME, REVISE THE LOT LINE BETWEEN LOTS 1 & 2, COMBINE THE PREVIOUS LOT 1R AND LOT 4 INTO THE PROPOSED LOT 2, AND REVISE THE FIRELANE AND ACCESS EASEMENT.

Westwood
 Phone (214) 473-4640 Parkway Centre 1
 Toll Free (888) 937-5150 2891 Dallas Parkway, Suite 400
 Plano, TX 75093
 westwoodps.com
 Westwood Professional Services, Inc.
 TPLS FIRM REGISTRATION NO. 211729
 TPLS FIRM REGISTRATION NO. 10074301