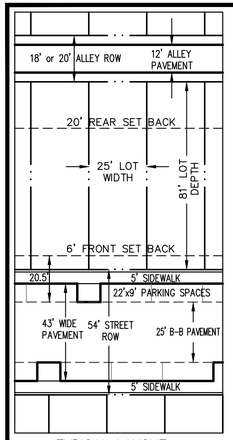
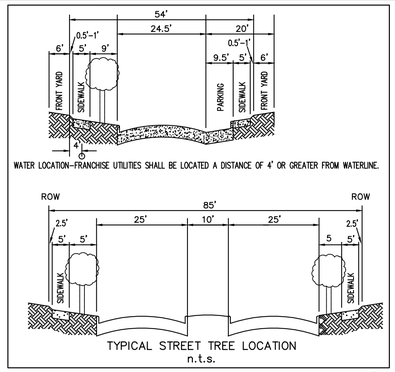
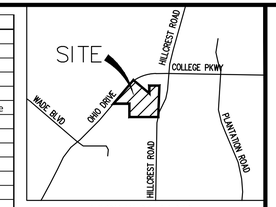


TYPICAL LAYOUT
n.t.s.



TYPICAL STREET TREE LOCATION
n.t.s.

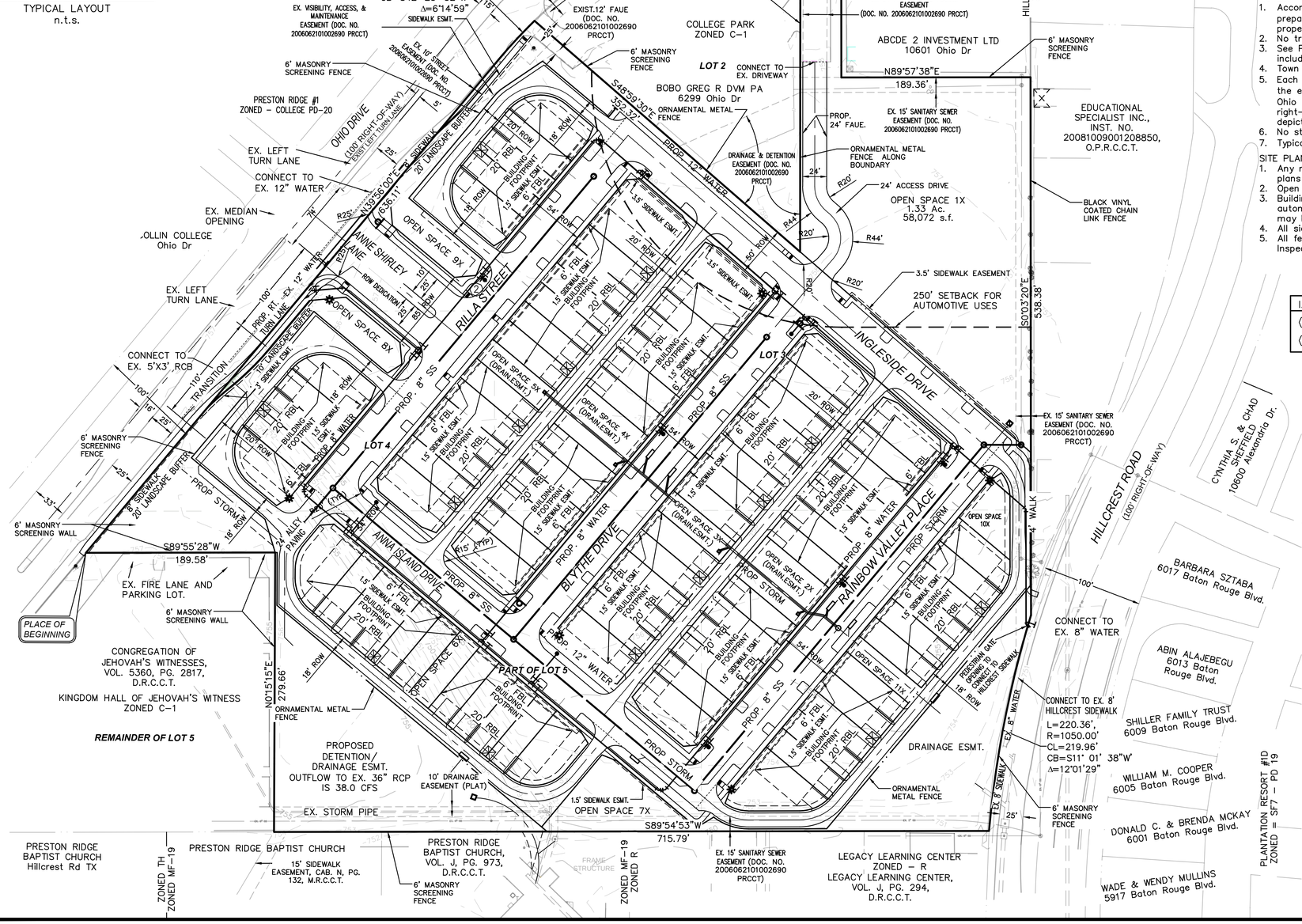
Development Standards			
Zoning	PD Townhome - Zoning Case Z15-0025		
Min. Front Yard Setback	6 ft.	Porch can extend 5 feet in front of building line.	
Min. Side Yard Setback	0 ft.	Adjacent to open space	
	15 ft.	Adjacent to a street	
	20 ft.	Building sepration	
Min. Rear Yard Setback	20 ft.	Second story can extend 5 feet over the building line	
Min. Lot Area	2025 s.f.		
Min. Lot Width	25 ft.		
Min. Lot Depth	81 ft.		
Max. Height Feet/Stories	40 ft./2.5		
Street Right-of-Way	54 ft.		
Street Pavement Width	24 ft. F-F		
Min. Alley Right-of-Way	18 ft.		
Alley Pavement Width	12 ft.		
Min. Porch Size	5 ft. wide by 6 ft. deep		
Open Space Required	15%	1.91	acre
Open Space Provided	13.21%	1.68	acre
Additional Onstreet Parking Provided	84 spaces		



VICINITY MAP
n.t.s.

OPEN SPACE CHART

LOT	AREA
1X	58,012 s.f.
2X	4,050 s.f.
4X	4,050 s.f.
7X	7,268 s.f.
Total	73,380 s.f.
	1.68 ac.
	13.21%



NOTES:
1. According to Flood Insurance Rate Map (FIRM) Map No. 48085C0245J dated June 2, 2009 prepared by the Federal Emergency Management Agency (FEMA) for County, Texas, this property is within Zone X
2. No trees exist on this site.
3. See PD Landscape exhibits for landscaping and screening information. Full landscape plans, including screening wall and fencing will be submitted with final engineering plans.
4. Town home infrastructure to be engineered and constructed to residential standards.
5. Each Single Family Lot will have planted a minimum of one (1) 2" tree per lot. There shall be the equivalent of one (1) 3" tree planted for every 60' of arterial right–of–way frontage along Ohio Drive. There shall be the equivalent of one (1) 3" tree planted for every 60' of arterial right–of–way frontage along Hillcrest Road planted behind the masonry screening wall as depicted on the Concept Plan.
6. No street trees are allowed to block signs.
7. Typical corner alley street radii is 15'. Typical corner street radii is 20'.

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 Zoning Ordinance.
3. Buildings with an aggregate sum of 5,000 square feet or greater on a lot shall be shall have automatic fire sprinklers installed throughout all structures. 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.

WATER METER CHART

I.D.	TYPE	SIZE	QUANTITY	SAN SWR.
1	DOM.	2"	85	YES
2	IRRG	1 1/2"	1	NO

LEGEND
- BARRIER FREE RAMP
- LIGHT POLE
- SIGN
- FIRE HYDRANT

GRAPHIC SCALE
60 30 0 60 180
(IN FEET)
1 inch = 60 ft.

OWNER/APPLICANT
SARATOGA II, LP
BRIAN BERGERSEN
1414 ELM STREET, STE 200
DALLAS, TEXAS 75202
214–379–8672

ENGINEERS/REPRESENTATIVE
TEXAS DEVELOPMENT SERVICES
MARDY BROWN
906 W. MCDERMOTT DR., SUITE 116–269 ALLEN, TX 75013
469–853–6538

SURVEYOR
A&W SURVEYING, INC
P.O. BOX 870029
MESQUITE, TEXAS
(972) 681–4975

ACTION

	APPROVED	DENIED	
STAFF	_____ Date		_____ Initials
P&Z	_____ Date		_____ Initials
NEIGHBORHOOD #	_____		

FRISCO SP–0057

SITE PLAN

GABLES AT OHIO
A REPLAT OF COLLEGE PARK ADDITION
BLOCK A, LOT 3, 4, 6 & PART OF 5
12.75 ACRES OF LAND

CITY OF FRISCO

COLLIN COUNTY, TEXAS

TEXAS DEVELOPMENT SERVICES
906 W. McDermott Dr., Ste 116-269
Allen, Texas 75013
TEXAS REGISTERED ENGINEERING FIRM #12790

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
MJB	MJB	BLU	5/2015	1"=60'	14041	1

SITE PLAN
85 TOWN HOMES
11 OPEN SPACE LOTS
PD TOWN HOME - Z14-0025

GABLES AT OHIO ADDITION
ZACHARIAH BURRIS SURVEY, ABST. 74
CITY OF FRISCO, COLLIN COUNTY, TEXAS

LAER TRAMS - THE GABLES AT OHIO FRISCO, LLC
17330 PRESTON ROAD, SUITE B
DALLAS, TX 75252
Case No. SP15–0057

REVISIONS:

TEXAS DEVELOPMENT SERVICES
1800 VALLEY VIEW LANE
SUITE 140
FARMER BRANCH, TX 75234
972-427-4100
TX FIRM NO. 12790

TDS PROJECT NO. 14041

C-04

CAD FILE: C:\TDS–Projects\Dropbox\TDS\14041–TT–FRISCO\DWG\Civil\14041–GEN.dwg
PLOT DATE/TIME: 12/2/2015 – 12:27pm