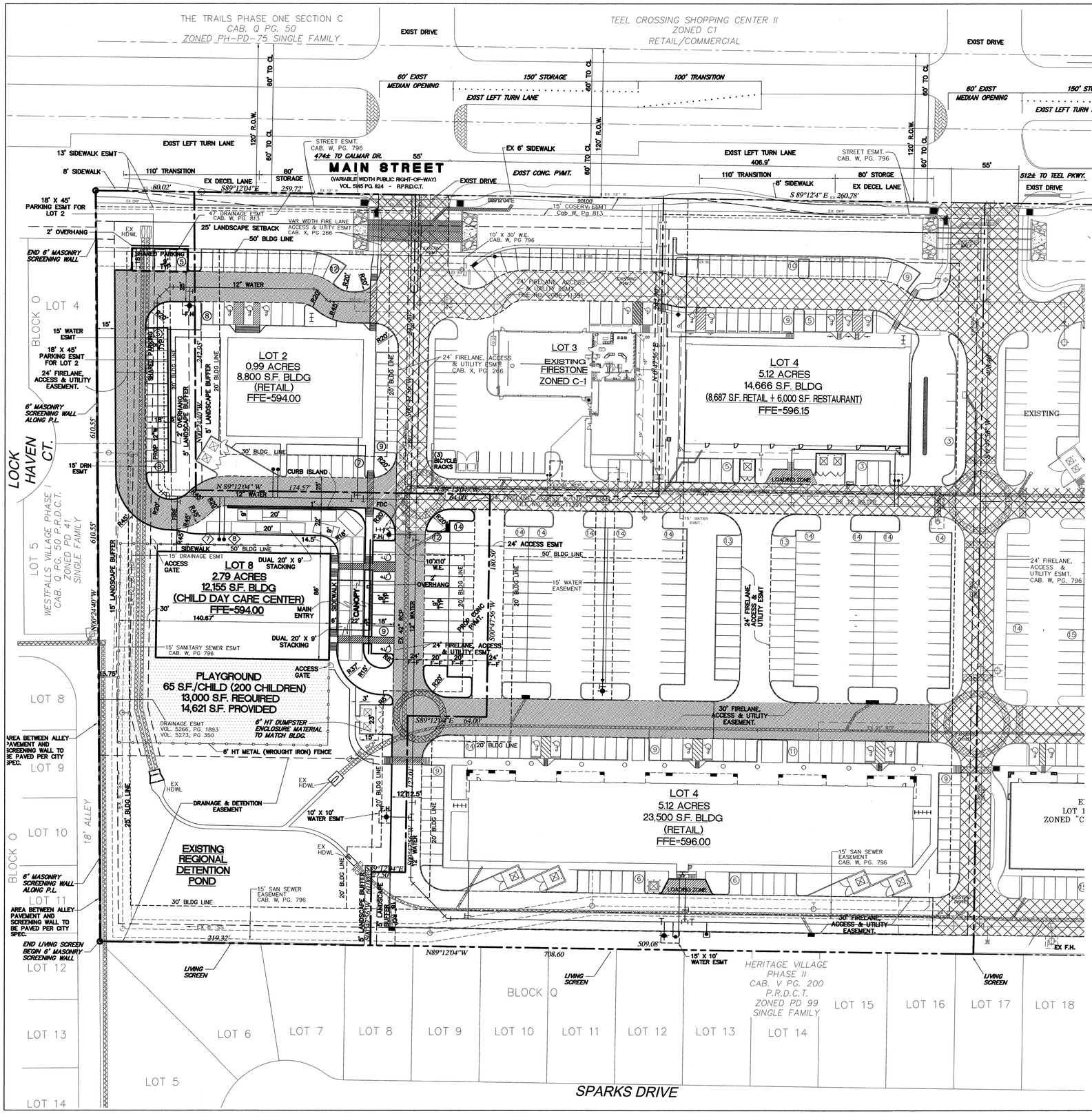

BENCHMARK

Benchmark = City of Frisco Monument no. 11, Standard City of Frisco monument located in the center median of FM 720 approximately 1600' east of FM 423. This monument is 24' south of the north back of curb of the center median, 27' north of the south back of curb of the center median, and 73' northeast of a power pole. Elevation = 592.51

SITE SUMMARY TABLE LOT 8

Project Name	TEEL VILLAGE - PHASE IV	
Zoning District	C1-COMMERCIAL	
Proposed use	CHILD DAY CARE CENTER	
Site Area:	2.79 Acres / 121,475 Sq. Ft.	
Building Area	12,155 Sq.Ft.	
Building Height:	1 Story - 37'-4"	
Lot Coverage:	12,155/ 121,475 = 10.0%	
Floor Area Ratio:	12,155 s.f. / 121,475 = 0.10:1	
Parking Required (Retail):	Regular (1spc/10 CHILDREN (200 CHILDREN))	= 20
	(1spc/Employee Max per Shift)	= 20
	Total	= 40
Parking Provided:	Regular	= 40
	Handicap	= 3
	Total	= 43
Interior Landscaping Required:	645 SF (15 SF/PKG SPC)	
Interior Landscaping Provided:	3,323 SF	
Impervious Area:	50,002 SF	
Open Space Required:	7% (8,503 Sq.Ft.)	
Provided:	10.31% (12,525 Sq. Ft.)	
Bicycle Racks Required:	1:20 PARKING SPCS	= 3
Provided:		= 3

"HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA & TAS STANDARDS"
"NO FLOOD PLAIN EXISTS ON THIS SITE."
"ALL INTERNAL FIRELANE RADII ARE 20' UNLESS OTHERWISE NOTED."

WATER METER SCHEDULE			
	SIZE	TYPE	SAN. SEW.
7	2"	DOM.	6" SS
8	1"	IRRIG.	N/A

CITY OF FRISCO 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 COMPREHENSIVE ZONING ORDINANCE.
3) BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIV 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.

SURVEYOR:
PEISER SURVEYING
623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
CONTACT: MR. HUGH PEISER
PHONE: 817 481-1806
FAX: 817-481-1809

EXHIBIT B: SUP #09-0012

TEEL VILLAGE - CHILD DAY CARE CENTER

TEEL VILLAGE, PHASE IV
BLOCK A, LOT 8
2.79 ACRES
JANUARY 18, 2010

CRAIN & WARREN SURVEY, ABSTRACT NO. 229

CITY OF FRISCO
DENTON COUNTY, TEXAS

APPLICANT/OWNER:
HEBRON HEIGHTS-1, L.P.
1837 W. FRANKFORD
SUITE # 108
CARROLLTON, TX 75007
CONTACT: MR. MOYEZ THANAWALLA
PHONE: 972 323-0000

ENGINEER
TOMDEN ENGINEERING, L.L.P.
12655 N. CENTRAL EXPWY.
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DALLAS, TEXAS 75243
CONTACT: JUAN VASQUEZ, P.E.
(972) 386-6446
FAX (972) 386-6409

NO.	DATE	NOTE:	APP.

TOMDEN ENGINEERING, L.L.P.
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Ph: 972.386.6446 Fax: 972.386.6409
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TX Registration # F-5496

THE HEBRON GROUP
1837 W. FRANKFORD
SUITE 108
CARROLLTON, TEXAS

EXHIBIT B: SUP #09-0012
TEEL VILLAGE - CHILD DAY CARE CENTER
TEEL VILLAGE, PHASE IV
BLOCK A, LOT 8
FRISCO, TEXAS

Scale: 1" = 40'
Designed by: J.J.V.
Drawn by: J.N.M.
Checked by: J.J.V.
361-07\dwg\01C01SP2 PRELIM SUP
01/18/10 08:58

SHEET
EXB