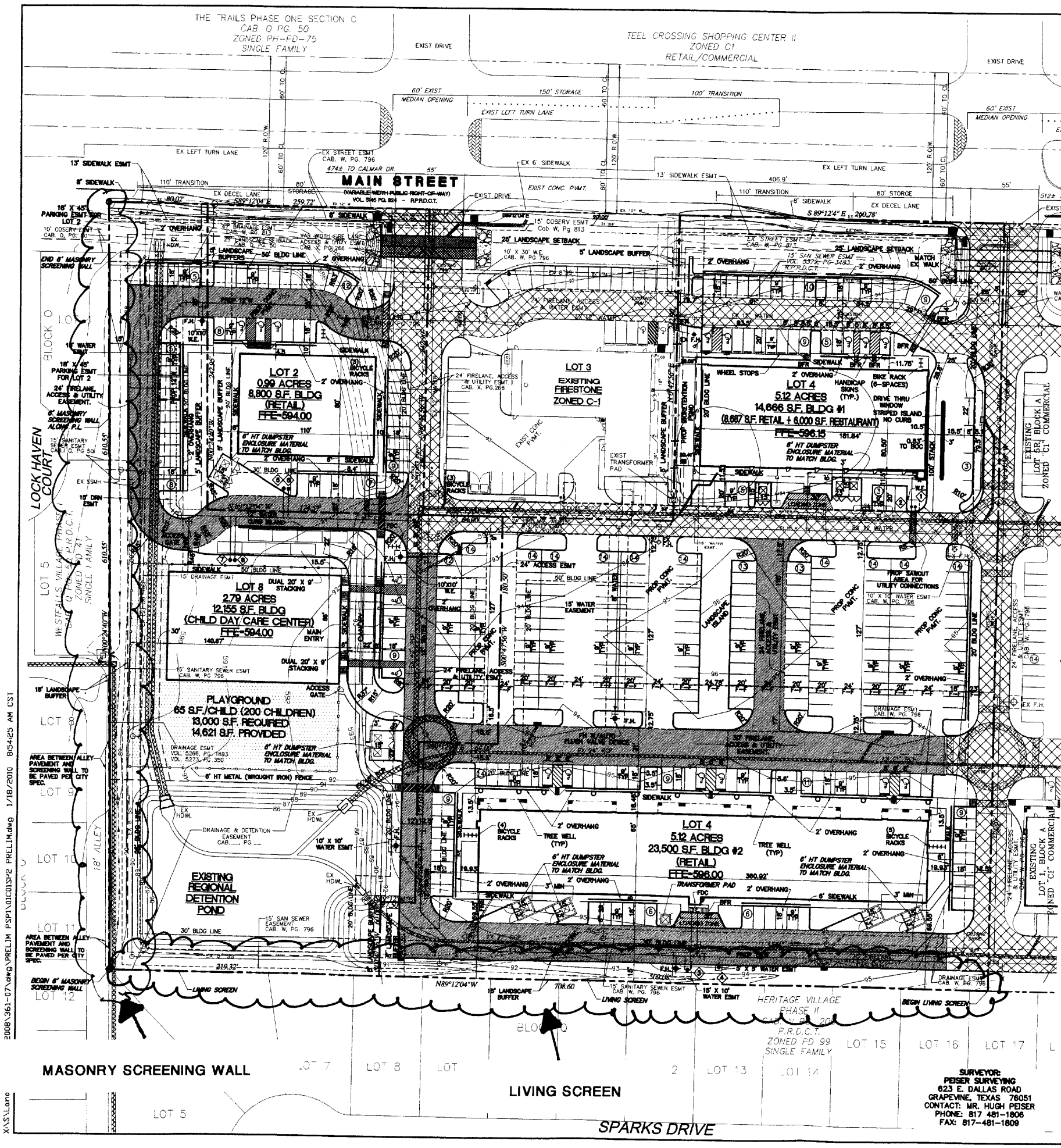


SITE SUMMARY TABLE LOT 2

Project Name	TEEL VILLAGE - PHASE IV		
Zoning District	C1-COMMERCIAL		
Proposed use	RETAIL		
Site Area:	0.99 Acres / 43,026 Sq. Ft.		
Building Area	8,800 Sq.Ft.		
Building Height:	1 Story - 37'-4"		
Lot Coverage:	8,800/ 43,026 = 20.5%		
Floor Area Ratio:	8,800 s.f. / 43,026 = 0.21:1		
Parking Required (Retail):	Regular (1spc/200 sf) (8,800/200)	=	44
Parking Provided:	Regular	=	33
	Handicap	=	3
Parking on Lot 8 (Parking Eamt)		=	10
	Total	=	46
Interior Landscaping Required:	690 SF (15 SF/PKG SPC)		
Interior Landscaping Provided:	1,363 SF		
Impervious Area:	32,385 SF		
Open Space Required:	7% (3,012 Sq.Ft.)		
Provided:	14.7% (6,339 Sq. Ft.)		
Bicycle Racks Required:	1:20 PARKING SPCS	=	3
Provided:		=	3

SITE SUMMARY TABLE LOT 4

Project Name	TEEL VILLAGE - PHASE IV		
Zoning District	C1-COMMERCIAL		
Proposed use	RESTAURANT/RETAIL		
Site Area:	5.12 Acres / 223,150 Sq. Ft.		
Building Area	14,666 S.F. + 23,500 S.F. = 38,166 Sq.Ft.		
Building Height:	1 Story - 37'-4"		
Lot Coverage:	38,166 / 223,150 = 17.1%		
Floor Area Ratio:	38,166 s.f. / 223,150 = 0.17:1		
Parking Required (Restaurant):	Regular (1spc/100 sf) (6,000/100)	=	60
Parking Required (Retail):	Regular (1spc/200 sf) (32,166/200)	=	161
	TOTAL	=	221
Parking Provided:	Regular	=	249
	Handicap	=	11
	Total	=	260
Interior Landscaping Required:	3,900 SF (15 SF/PKG SPC)		
Interior Landscaping Provided:	13,684 SF		
Impervious Area:	187,668 SF		
Open Space Required:	7% (15,621 Sq.Ft.)		
Provided:	9.14% (20,392 Sq. Ft.)		
Bicycle Racks Required	1:20 Parking Spaces	=	14
Provided:		=	15

SITE SUMMARY TABLE LOT 8

Project Name	TEEL VILLAGE - PHASE IV		
Zoning District	C1-COMMERCIAL W/SUP		
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

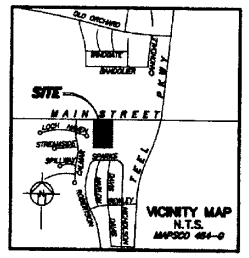
"HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA & TAS STANDARDS"
"NO FLOOD PLAIN EXISTS ON THIS SITE."
"ALL INTERNAL FIRELANE RADII ARE 20' UNLESS OTHERWISE NOTED."

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. alternative fire protection measures may be approved by the fire dept.
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.

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



LEGEND

EXISTING		PROPOSED
W EX. W	WATER LINE W/ F.H. & METERS	
SS EX. SS	SAN. SEW. LINE	
	STM. SEW.	
UG	TELE. LINE	T
	PROPERTY LINE	
	PAVEMENT	
590	CONTOUR	
	FIRELANE	
OHP	ELEC. LINE	E
	BRICK PAVERS	
	PLAYGROUND	
	FENCE	
	SAWCUT PAVEMENT TO BE REPLACED	

WATER METER SCHEDULE

	SIZE	TYPE	SAN. SEW.
1	2"	DOM.	6" SS
2	2"	IRRIG.	N/A
3	2"	DOM.	6" SS
4	2"	IRRIG.	N/A
5	2"	DOM.	6" SS
6	2"	IRRIG.	N/A
7	2"	DOM.	6" SS
8	1"	IRRIG.	N/A

PROJECT PSPCP09-0009

REVISED PRELIMINARY SITE PLAN

TEEL VILLAGE, PHASE IV
BLOCK A, LOTS 2, 4 & 8
8.90 ACRES

CRAIN & WARREN SURVEY, ABSTRACT NO. 229

CITY OF FRISCO
DENTON COUNTY, TEXAS

APPLICANT/OWNER:
HEBRON HEIGHTS-1, L.P.
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CARROLLTON, TX 75007
CONTACT: MR. MOYEZ THANAWALLA
PHONE: 972 323-0000

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FAX (972) 386-6409

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

NO.	DATE	NOTE:	APP.

TOMDEN ENGINEERING, L.L.P.
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Dallas, Texas 75243
Ph: 972.386.6446 Fax: 972.386.6409
mail@tomden.com
TX Registration # F-5496

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

REVISED PRELIMINARY SITE PLAN
TEEL VILLAGE, PHASE IV
BLOCK A, LOTS 2, 4 & 8
FRISCO, TEXAS

Scale: 1" = 40'
Designed by: J.J.V.
Drawn by: J.N.M.
Checked by: J.J.V.
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01/18/10 08:52

SHEET
PSP1

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X:\S\Lana