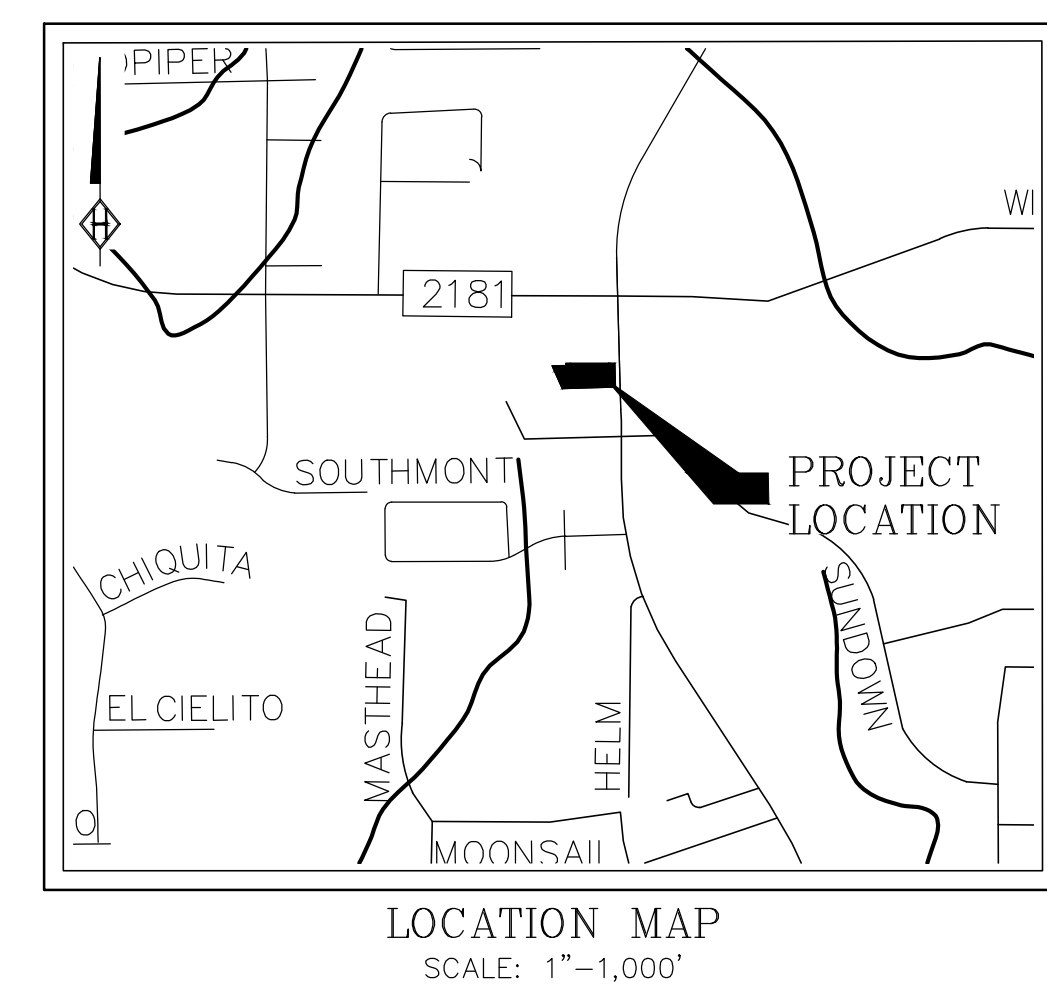
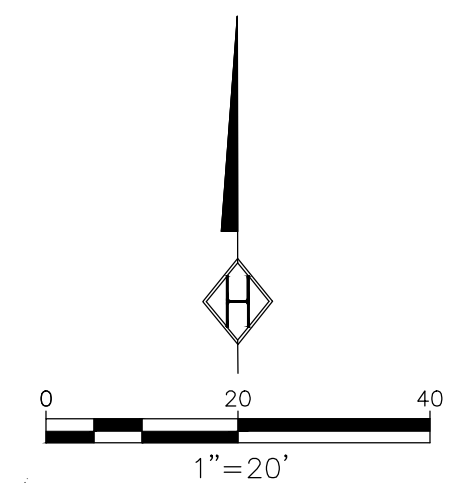
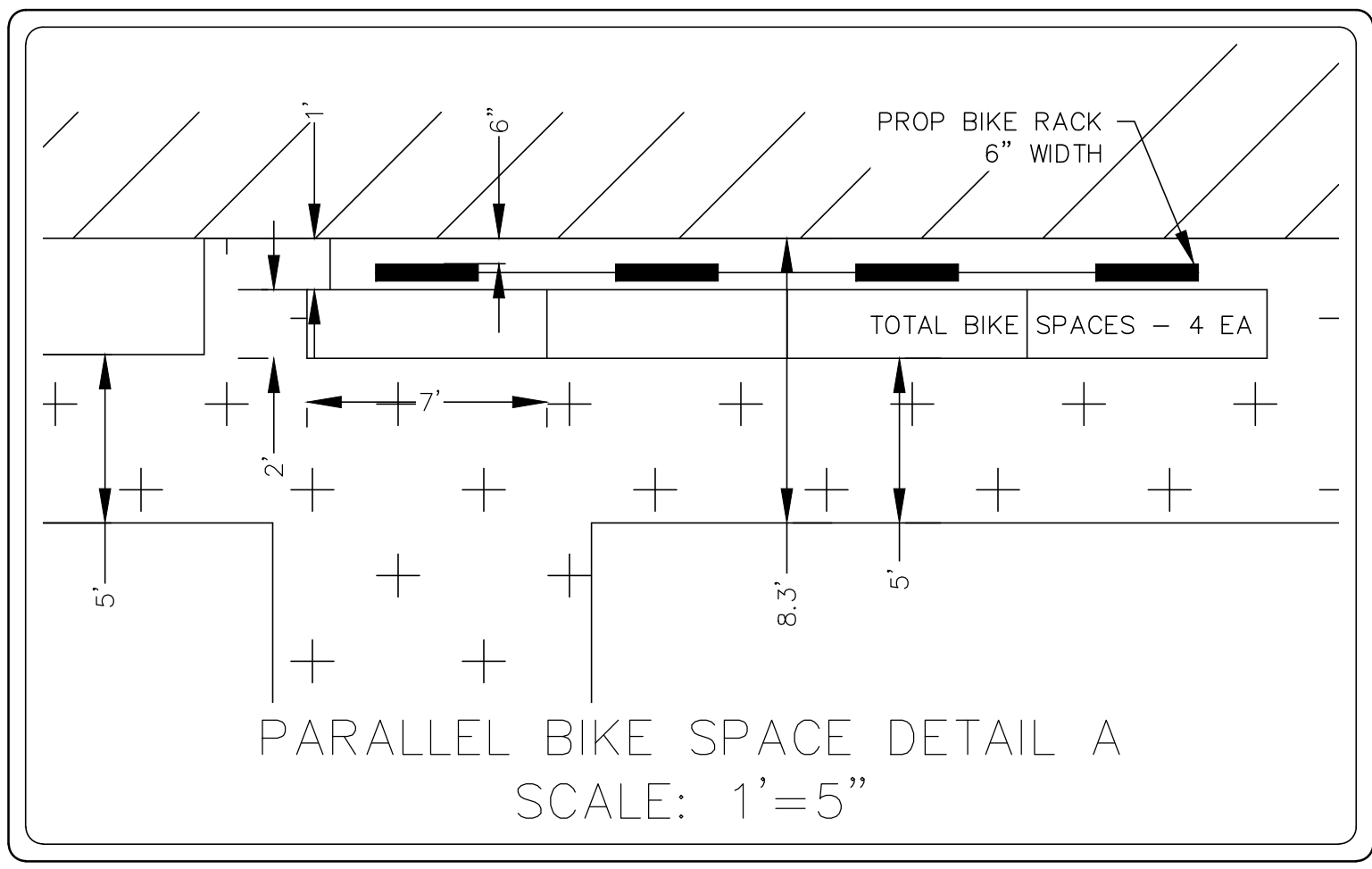
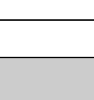


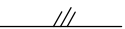
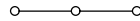
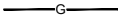
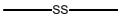
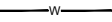


SITE INFORMATION

	REQUIRED	PROVIDED	
LOT AREA (SF & ACRES)	(MIN) 2,500	38,630 (0.887 AC)	
EXISTING BUILDING AREA (SF)	(MAX) 25,000	4,028 (0.09 AC)	
PROPOSED BUILDING ADDITION (SF)		88 (0.002 AC)	
EXISTING BUILDING HEIGHT	(MAX) 65'	28'-8" (TOWER)	
		22'-8" (BUILDING)	
EXISTING BUILDING COVERAGE	(MAX) 80%	10.42%	
DEVELOPMENT IMPACT AREA (SF & ACRES)	—	13,403 (0.31 AC)	
PARKING REQUIRED (SUP): 20 SPACES			
EXISTING PARKING: 14 SPACES			
PROPOSED PARKING: 5 SPACES			
TOTAL PARKING: 19 SPACES			
TOTAL HANDICAP PARKING REQUIRED: 1 SPACES			
TOTAL HANDICAP PARKING PROVIDED: 2 SPACES			
BICYCLE PARKING REQUIRED: 2 SPACES			
BICYCLE PARKING PROVIDED: 6 SPACES			
**PER 2002 DDC 35.14.7.G, THE REQUIRED PARKING IS REDUCED WITH ADDITIONAL BIKE SPACES.			
	REQUIRED	PROVIDED	
MINIMUM OPEN SPACE (SF & %)	NONE	NONE	
MINIMUM LANDSCAPE AREA (SF & %)			
(DEVELOPMENT IMPACT AREA)	2,681 SF (20%)	2,993	SF (22%)
MINIMUM TREE CANOPY (SF & %)	15,852 SF (40%)	16,328	SF (42.3%)
*MIN. TREE CANOPY BASED ON LOT AREA			
EXISTING TREE CANOPY (SF & %)		15,072	SF (39%)
PROPOSED TREE CANOPY (SF & %)		1,256	SF (3.25%)
EXISTING CONDITIONS			
PERVIOUS AREA (SF)	—	7,416	SF (19.2%)
IMPERVIOUS AREA (SF)	—	31,222	SF (80.8%)
	TOTAL	38,638	SF
PROPOSED CONDITIONS			
PERVIOUS AREA (SF)	—	7,016	SF (18.2%)
IMPERVIOUS AREA (SF)	—	31,622	SF (81.8%)
	TOTAL	38,638	SF
ZONING SETBACKS			
FRONT: 10'			
SIDE: NONE			
REAR: NONE			



	<u>HEAVY DUTY PAVEMENT (DRIVE AISLE)</u> PROPOSED 7" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
	<u>SIDEWALK PAVEMENT (PRIVATE)</u> PROPOSED 4" 3,000 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
<u>PAVEMENT NOTES:</u> 1. ALL PAVEMENT SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6" AND COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT OR ABOVE OPTIMUM MOISTURE. 2. THE CONTRACTOR SHALL DOWEL & EPOXY #4 X 24" SMOOTH BARS @ 24" CENTERS ALONG ALL PROPOSED TO EXISTING CONCRETE EDGES W/ 3/4" EXPANSION JOINT & SELF LEVELING JOINT SEALING COMPOUND. 3. THE CONTRACTOR SHALL PROVIDE A 1/2" EXPANSION JOINT W/ SELF LEVELING JOINT SEALING COMPOUND BETWEEN THE PROPOSED CONCRETE PAVEMENT AND THE PROPOSED BUILDING.	

LEGEND			
<i>I.R.F.</i>	IRON ROD FOUND		POWER POLE
<i>I.R.S.</i>	IRON ROD SET		WATER VALVE
"X"	CUT X IN CONCRETE		SANITARY SEWER MANHOLE
	ASPHALT		FIRE HYDRANT
	TELEPHONE MANHOLE		WATER METER
	CHAINLINK FENCE		ELECTRIC TRANSFORMER
	PIPE & CABLE FENCE		ELECTRIC METER
	DEVELOPMENT AREA		WATER MANHOLE
	PROPERTY LINE	BFR	BARRIER FREE RAMP
	EXISTING GAS	SB	SETBACK
	EXISTING SS		EXISTING UGT
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS		EXISTING WATER
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS	CAB.	CABINET
		PG.	PAGE

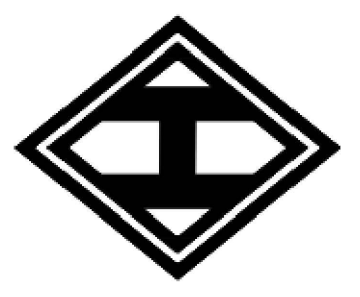
PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM
REVIEW AND IS NOT INTENDED FOR
CONSTRUCTION, BIDDING OR PERMIT
PURPOSES.

STEVEN R. HOMEYER, PE # 86942
DATE: 04/23/2024

S24-0002
DATCU DENTON - TEASLEY
LOT 2, BLOCK A, TEASLEY COMMONS PHASE II
AREA: 38,630 SF / 0.887 AC
ZONING: MIXED USE NEIGHBORHOOD (MN-S)
LAND USE: BANK/FINANCIAL INSTITUTION
CITY OF DENTON
DENTON COUNTY, TEXAS

HOMEYER
ENGINEERING, INC.
TBP&LS FIRM REGISTRATION NO. F-84440
P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEI.US.COM



DATCU DENTON - TEASLEY
LOT 2, BLOCK A
TEASLEY COMMONS PHASE II
CITY OF DENTON
DENTON COUNTY, TEXAS

SITE PLAN

DRAWN: SRH/JG

DATE: 01/03/24

HEI #: 23-1202

SHEET NO:
C2