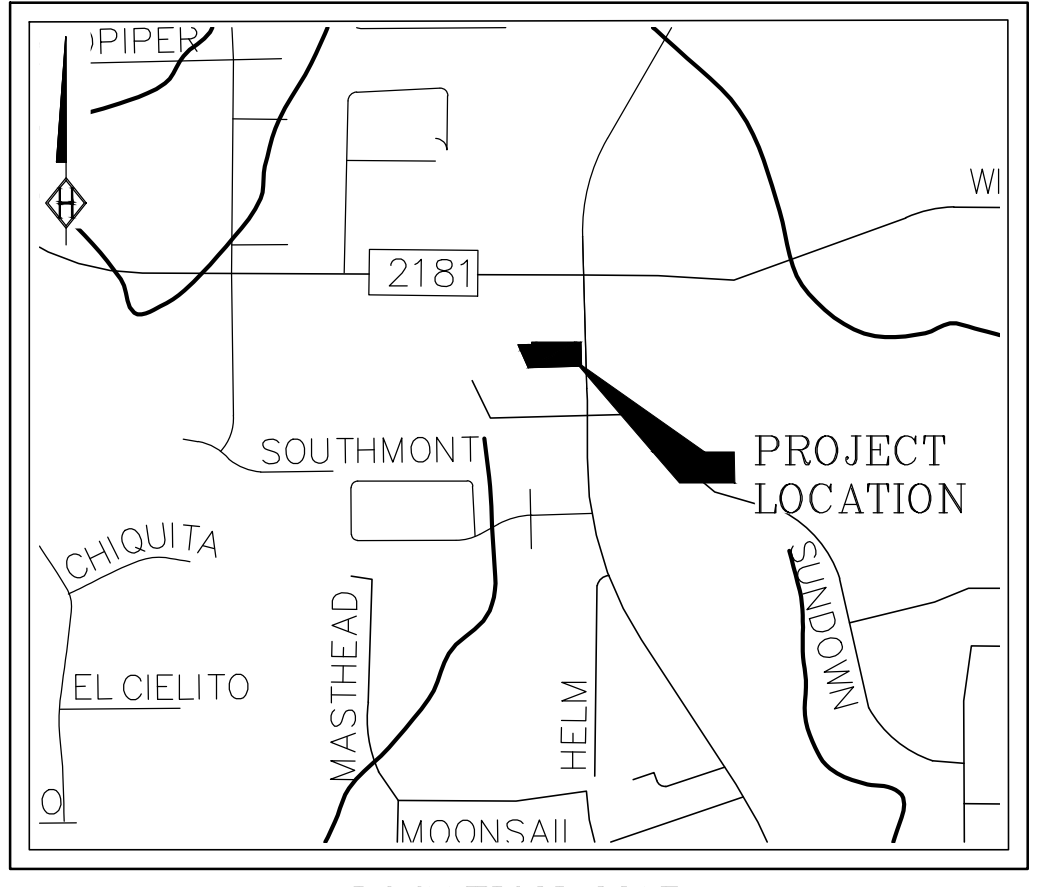
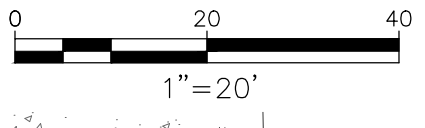


TELLER NOTES

- PROPOSED BANK RTM (REMOTE TELLER MACHINE) W/ OVERHEAD TUBING SYSTEM
- PROPOSED BANK ITM (INTERACTIVE TELLER MACHINE)



LOCATION MAP
SCALE: 1"=1,000'



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.		
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 & %) *MIN. TREE CANOPY BASED ON LOT AREA	15,852 SF (40%)	16,328 SF (42.3%)
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	

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, PANEL 48121C0386H, DATED JUNE 19, 2020, THE SUBJECT PROPERTY IS LOCATED IN ZONE X & IS NOT WITHIN THE 100-YR FLOODPLAIN.

OWNER
DATCU
5940 S. IH 35E
Corinth, Texas 76210
Contact: Jon Madsen
Phone: 940-387-8585

ENGINEER
Homeyer Engineering, Inc.
P.O. Box 294527
Lewisville, Texas 75029
Contact: Steven R. Homeyer, PE
Phone: 972-906-9985



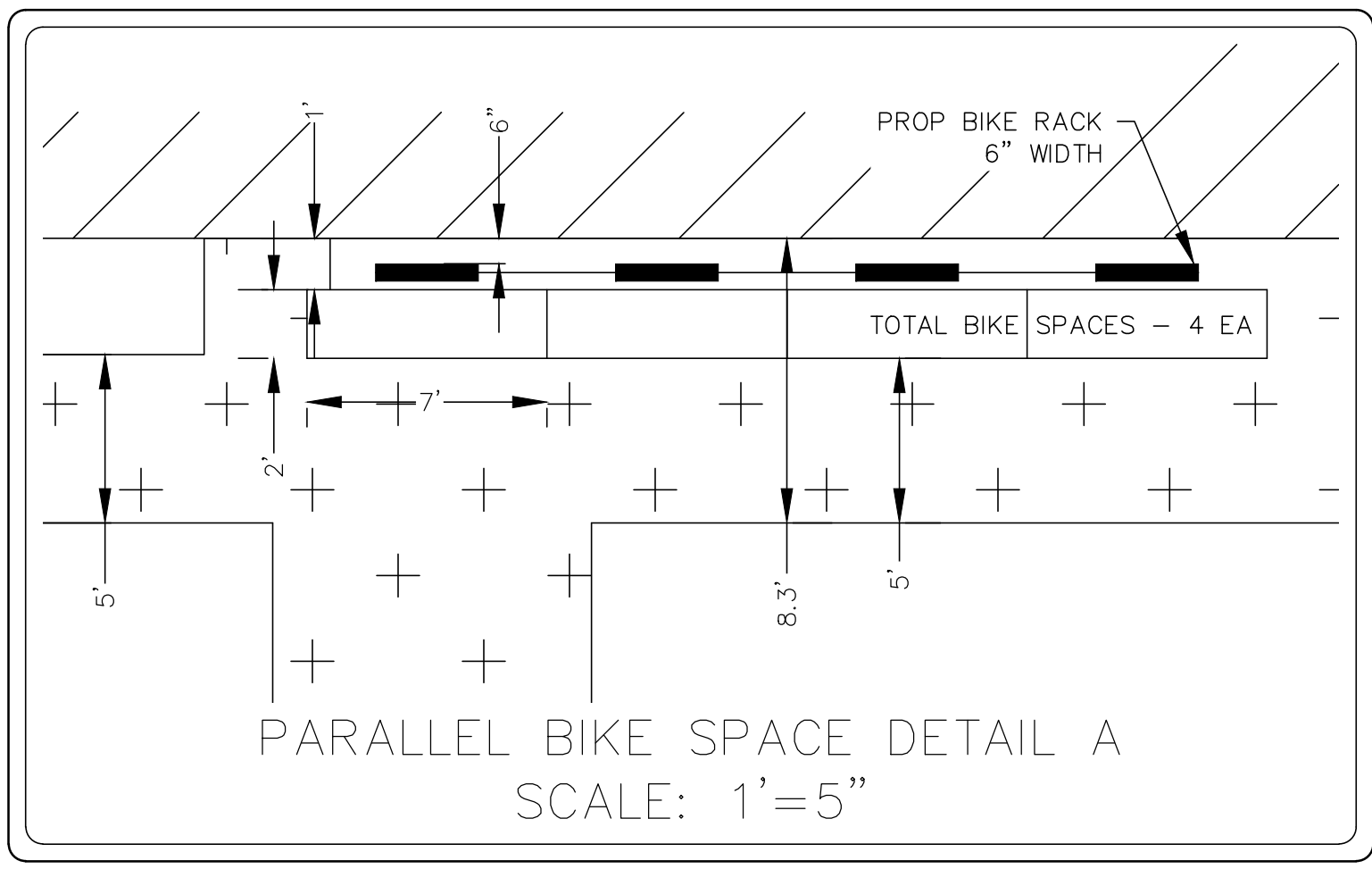
PAVEMENT LEGEND

- HEAVY DUTY PAVEMENT (DRIVE AISLE)**
PROPOSED 7" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
- SIDEWALK PAVEMENT (PRIVATE)**
PROPOSED 4" 3,000 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.

- PAVEMENT NOTES:**
- 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.
 - 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.
 - 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.R.F. | IRON ROD FOUND | | POWER POLE |
| I.R.S. | 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 | | BARRIER FREE RAMP |
| | EXISTING GAS | | 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 |

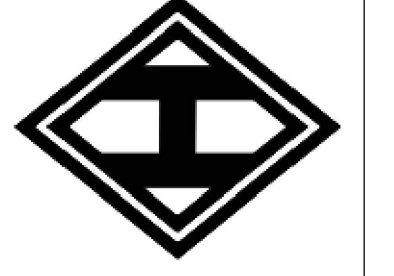


PRELIMINARY PLANS

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.
ENGINEERING, INC.
TBPELS 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