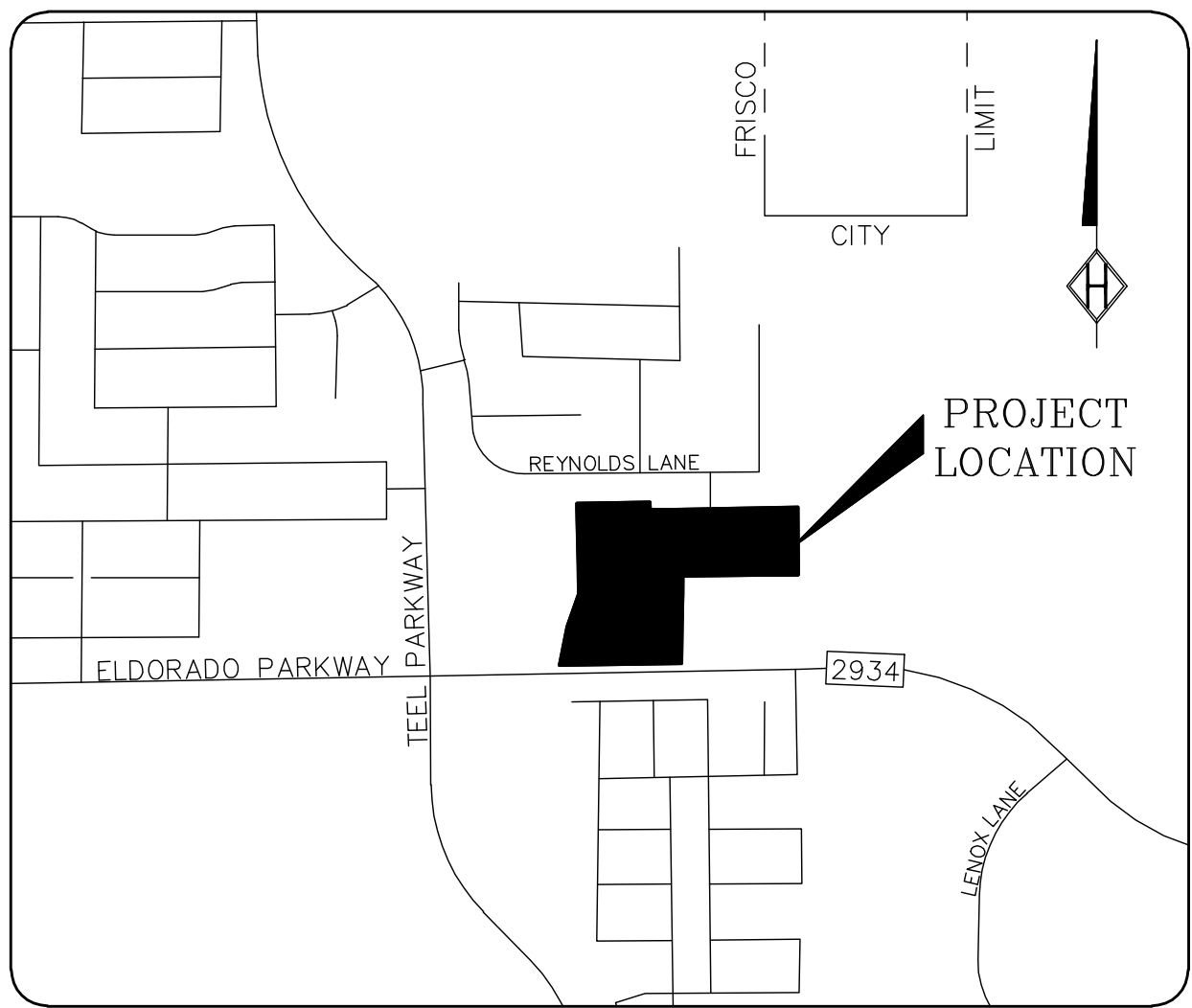




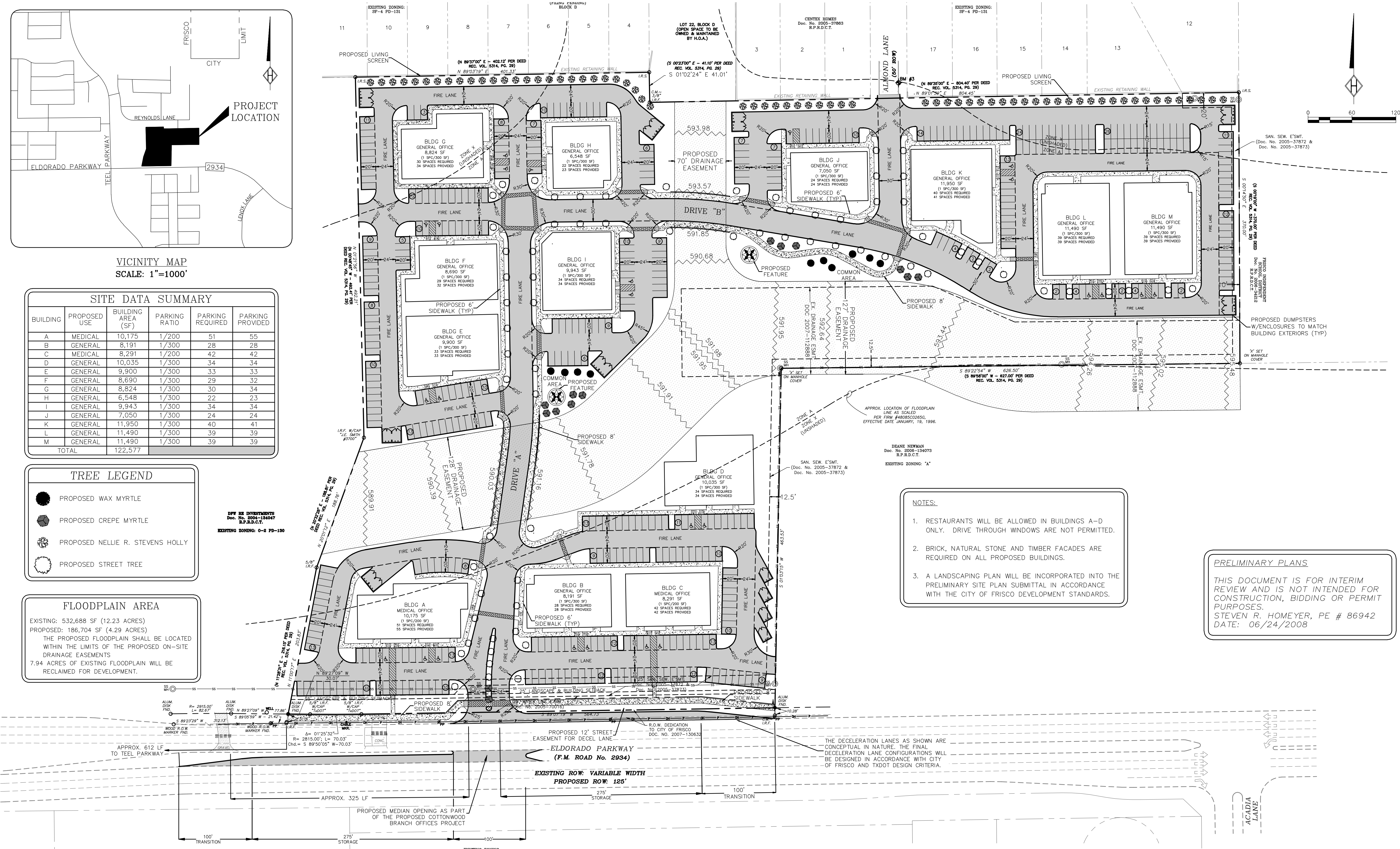
VICINITY MAP
SCALE: 1"=1000'

SITE DATA SUMMARY					
BUILDING	PROPOSED USE	BUILDING AREA (SF)	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
A	MEDICAL	10,175	1/200	51	55
B	GENERAL	8,191	1/300	28	28
C	MEDICAL	8,291	1/200	42	42
D	GENERAL	10,035	1/300	34	34
E	GENERAL	9,900	1/300	33	33
F	GENERAL	8,690	1/300	29	32
G	GENERAL	8,824	1/300	30	34
H	GENERAL	6,548	1/300	22	23
I	GENERAL	9,943	1/300	34	34
J	GENERAL	7,050	1/300	24	24
K	GENERAL	11,950	1/300	40	41
L	GENERAL	11,490	1/300	39	39
M	GENERAL	11,490	1/300	39	39
TOTAL		122,577		39	39

TREE LEGEND	
	PROPOSED WAX MYRTLE
	PROPOSED CREPE MYRTLE
	PROPOSED NELLIE R. STEVENS HOLLY
	PROPOSED STREET TREE

FLOODPLAIN AREA
EXISTING: 532,688 SF (12.23 ACRES)
PROPOSED: 186,704 SF (4.29 ACRES)
THE PROPOSED FLOODPLAIN SHALL BE LOCATED WITHIN THE LIMITS OF THE PROPOSED ON-SITE DRAINAGE EASEMENTS
7.94 ACRES OF EXISTING FLOODPLAIN WILL BE RECLAIMED FOR DEVELOPMENT.

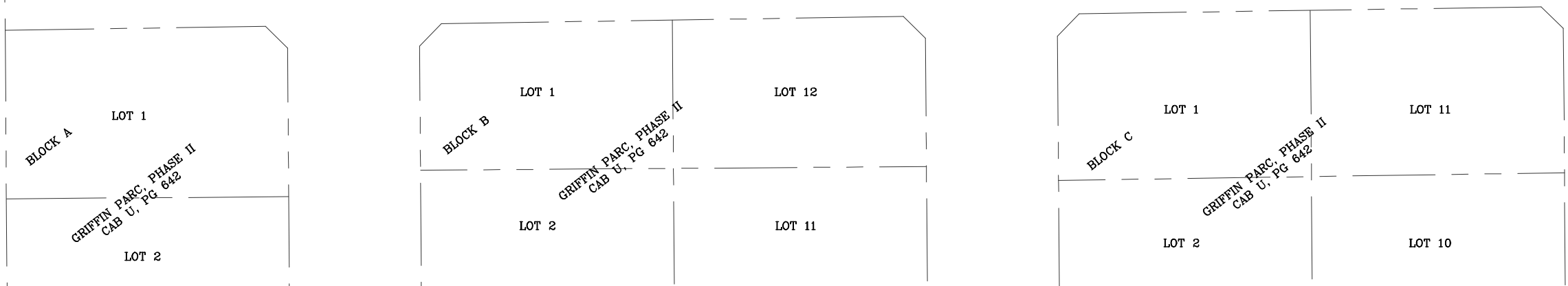
DPW DE INVESTMENT
Doc. No. 2004-134047
R.P.D.C.T.
EXISTING ZONING: O-2 PD-150



- NOTES:**
- RESTAURANTS WILL BE ALLOWED IN BUILDINGS A-D ONLY. DRIVE THROUGH WINDOWS ARE NOT PERMITTED.
 - BRICK, NATURAL STONE AND TIMBER FACADES ARE REQUIRED ON ALL PROPOSED BUILDINGS.
 - A LANDSCAPING PLAN WILL BE INCORPORATED INTO THE PRELIMINARY SITE PLAN SUBMITTAL IN ACCORDANCE WITH THE CITY OF FRISCO DEVELOPMENT STANDARDS.

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 06/24/2008

LEGEND			
I.R.F.	IRON ROD FOUND		POWER POLE
I.R.S.	IRON ROD SET		LIGHT POLE
CUT	CUT X IN CONCRETE		WATER VALVE
F.C.P.	FENCE CORNER POST		SANITARY SEWER MANHOLE
ASPH	ASPHALT		FIRE HYDRANT
TM	TELEPHONE MANHOLE		WATER METER

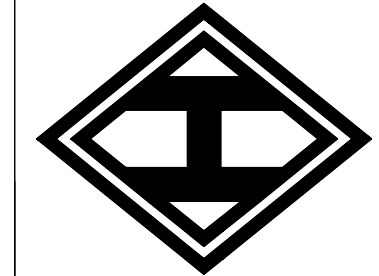


OWNER/APPLICANT
G.R. ARTHUR, LTD
P.O. BOX 54
LEWISVILLE, TEXAS 75067
CONTACT: DOUG ARTHUR
PHONE: 972-221-9439

ENGINEER
HOMEYER ENGINEERING, INC.
P.O. BOX 294527
LEWISVILLE, TEXAS 75029
CONTACT: STEVEN R. HOMEYER, P.E.
PHONE: 972-906-9985

EXHIBIT D: FOR Z# 08-0007
COTTONWOOD BRANCH ADDITION
17.037 ACRES
PROPOSED ZONING: PLANNED
DEVELOPMENT OFFICE-1
J. HAWKINS SURVEY, ABST. 579
CITY OF FRISCO
DENTON COUNTY, TEXAS
MAY 30, 2008

HOMEYER
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CIVIL ENGINEERING & PLANNING
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WWW.HOMEYERENGINEERING.COM



COTTONWOOD BRANCH OFFICES
COTTONWOOD BRANCH ADDITION
17.037 ACRES
PROPOSED ZONING: PD-OFFICE-1
CITY OF FRISCO, TEXAS

CONCEPT PLAN

DATE: 03/20/07

HEI #: 07-122

SHEET NO:

1 OF 1