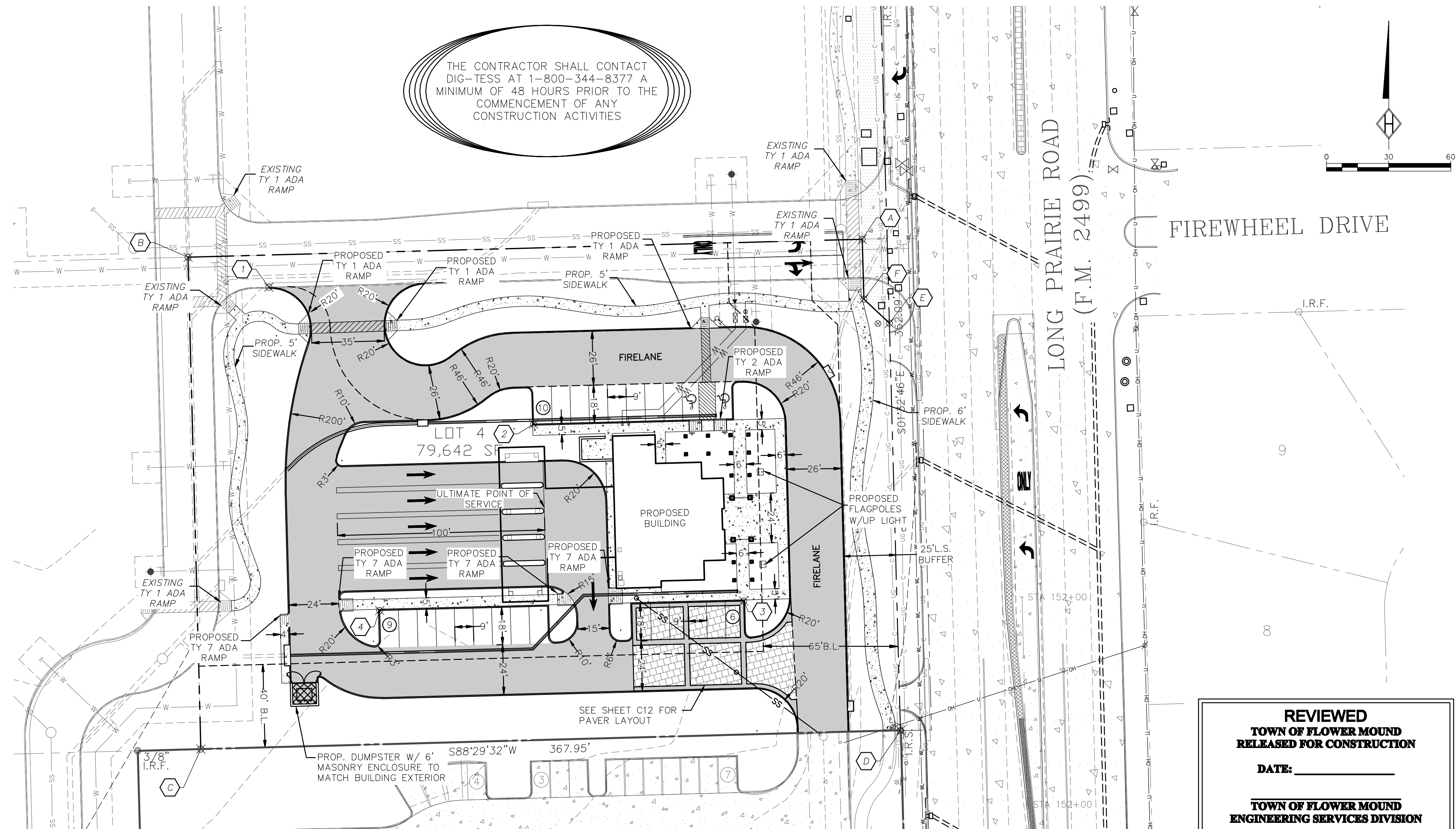


VICINITY MAP  
SCALE: 1"=1,000'

**SITE DATA SUMMARY TABLE**  
LOT 4, BLOCK A, FIREWHEEL VILLAGE  
DENTON AREA TEACHERS CREDIT UNION

<b>SITE DATA</b>		
SITE ADDRESS	SOUTHWEST CORNER OF FM 2499 & FIREWHEEL DRIVE	
GROSS SITE AREA	79,642 SF (1.828 ACRES)	
DETENTION AREA	N/A	
<b>ZONING DATA</b>		
ZONING DISTRICT:	PD 106 W/ COMMERCIAL & RETAIL (R-2) USES	
CURRENT USE:	AGRICULTURE OFFICE	
PROPOSED USE:	OFFICE	
<b>LOT COVERAGE DATA:</b>		
BUILDING COVERAGE	3.96%	3,157 SF
IMPERVIOUS AREA (ON-SITE)	57.43%	45,739 SF
IMPERVIOUS AREA (FIREWHEEL VILLAGE)	9.33%	7,434 SF
PERVIOUS AREA	33.24%	26,469 SF
<b>PARKING SUMMARY:</b>		
OFFICE (3,157 SF) (1/300)	REQUIRED 11	PROVIDED 25
<b>BUILDING DATA</b>		
BUILDING	1 STORY	
PEAK HEIGHT	24'-4.5"	
MEAN HEIGHT	17'-8.25"	
TOTAL SQUARE FOOTAGE	3,157 SF	



**REVIEWED**  
**TOWN OF FLOWER MOUND**  
**RELEASED FOR CONSTRUCTION**  
DATE: \_\_\_\_\_  
**TOWN OF FLOWER MOUND**  
**ENGINEERING SERVICES DIVISION**

MASTER PLAN 2001 FEATURES	
LAND USE PLAN	SPECIFIC PLAN AREA (SPA) 2
SPECIFIC PLANS	SPA 2 WITH OFFICE AND RETAIL USES
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	EXISTING TEXAS YELLOW STAR TRAIL ON WEST SIDE OF OLD SETTLERS
OPEN SPACE PLAN	NOT A CONSERVATION DEVELOPMENT
THOROUGHFARE PLAN	LONG PRAIRIE ROAD - MAJOR ARTERIAL WITH 120 FEET OF ROW SPA 2 MUTUAL ACCESS - 31 FOOT WIDE MUTUAL ACCESS EASEMENT
WATER PLAN	LONG PRAIRIE DISTRICT, 12 INCH WATER LINE ALONG EAST SIDE OF FM 2499
WASTEWATER PLAN	LONG PRAIRIE DISTRICT, 18 INCH SANITARY SEWER LINE ALONG SOUTH SIDE OF PROPERTY AND AN 8 INCH SANITARY SEWER LINE ALONG FM 2499

**DEVELOPER**  
March Builders & Design, Inc.  
4304 Airport Freeway, Suite 104  
Fort Worth, Texas 76117  
Contact: Glenn G. Hiser  
Phone: 817-222-0786  
Fax: 817-838-7935

**ENGINEER**  
Homeyer Engineering, Inc.  
P.O. Box 294527  
Lewisville, Texas 75029  
Contact: Steven R. Homeyer, P.E.  
Phone: 972-906-9985  
Fax: 972-906-9987

**NOTE:**  
1. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.

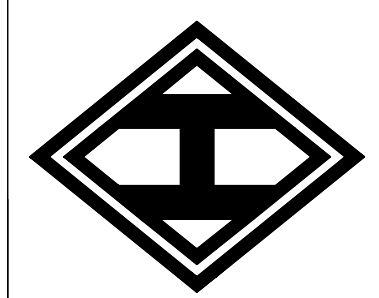
PAVEMENT LEGEND	
	DUMPSTER PAVEMENT PROPOSED 8" 4200 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
	DRIVE AISLE PAVEMENT PROPOSED 7" 3600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
	PARKING PAVEMENT PROPOSED 5" 3600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
	SIDEWALK PAVEMENT PROPOSED 4" 3000 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
	DRIVE AISLE PAVERS PROPOSED ECOSTONE PAVERS WITH COMPACTED AGGREGATE BASE

DESIGN POINTS					
PT	NORTHING	EASTING	PT	NORTHING	EASTING
A	7059010.3279	2406422.7816	1	7058987.2078	2406136.6119
B	7059001.6817	2406097.6095	2	7058921.2260	2406264.2738
C	7058764.5207	2406103.7973	3	7058835.9216	2406365.5892
D	7058773.3928	2406441.1807	4	7058831.3498	2406190.0370
E	7058969.8418	2406435.8787			
F	7058981.4437	2406423.5612			

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



**HOMEYER**  
ENGINEERING, INC.  
CIVIL ENGINEERING • PLANNING  
SITE & LAND PLANNING  
P.O. BOX 294527 • LEWISVILLE • TEXAS 75029  
972-906-9985 PHONE • 972-906-9987 FAX  
WWW.HOMEYERENGINEERING.COM



DENTON AREA TEACHERS CREDIT UNION  
LOT 4, BLOCK A,  
FIREWHEEL VILLAGE, 1.828 ACRES  
ZONED - PD-106 (OFFICE & RETAIL - 1)  
TOWN OF FLOWER MOUND  
DENTON COUNTY, TEXAS

SITE PLAN

REVISIONS:  
10-06-08  
1. ADDED CALLOUTS FOR FLAGPOLES.

DRAWN BY: CDL  
DATE: 01/25/08  
HEI #: 08-104  
SHEET NO: 03

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVEN R. HOMEYER, P.E. 86942 ON 10/06/2008.