

**LEGEND**

- ZONING BOUNDARY
- EXISTING PROPERTY BOUNDARY
- ADJACENT PROPERTY LINES
- PROPOSED CENTERLINE
- PROPOSED RIGHT OF WAY
- PROPOSED SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED BUILDING
- PROPOSED PUBLIC SIDEWALK

**Land Use Acreage Summary**

Perimeter Thoroughfare Landscape Buffer	0.1
Open Space	1.6
Residential Lots / Residential Rights of Way	6.1
<b>Total</b>	<b>7.8</b>

**Open Space Acreage Summary**

Open Space	1.6
Area (Net of Thoroughfare Landscape Buffer)	7.7
<b>Total Percent Open Space</b>	<b>20.8%</b>

**Lot Summary - Phase 1**

TH	54
<b>Total</b>	<b>54</b>

**Density Summary (Units per Acre)**

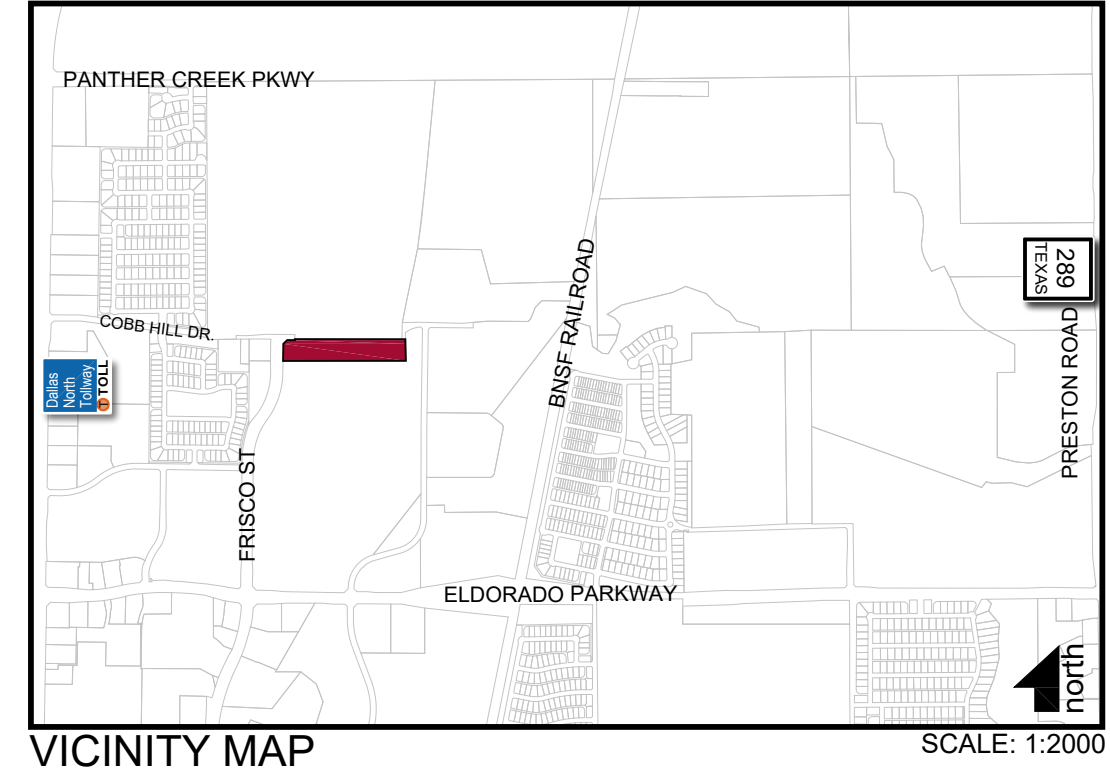
Gross	6.9
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- NOTES:**
- The thoroughfare alignments shown on this exhibit are for illustrative purposes only. The alignment of each thoroughfare will be finalized at the time of preliminary plat and will be established at the time of final plat.
  - Refer to Exhibit B for residential density.
  - Existing zoning district boundaries from City of Frisco GIS site, 5/7/2019.
  - According to Flood Insurance Rate Map (FIRM) map no. 48085C0240J prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas this property is within Zone X.
  - Refer to Preliminary Utility Plan for existing and proposed utilities.
  - Refer to Preliminary Drainage Plan for proposed drainage.
  - On-site detention limiting post-development discharge to a pre-development runoff rate is provided.

**ACTION**

	APPROVED	DENIED
STAFF	_____	_____
	Date	Initials
P&Z	_____	_____
	Date	Initials
Neighborhood #	_____	

See the Staff Approval Letter or P&Z Result Memo for any conditions associated with the approval of the project.



**EXHIBIT "C": Z21-0012**

# Oasis at Cobb Hill

±7.797 ACRES IN THE WILLIAM ROGERS SURVEY, ABSTRACT #780 IN THE CITY OF FRISCO, COLLIN COUNTY, TEXAS

April 2021 Revised: ~~May 2022~~ Jan 2022, Mar 2022, Apr 2022, Jul 2022,

<b>APPLICANT:</b> Urban Genesis, LLC 306 Avondale St Ste 200 Houston, TX 77006 P 972-900-5765 E sameer@urban-genesis.com	<b>OWNER:</b> Esfahani & Rahele Lameh Saled 6831 Lakelhurst Ave Dallas, TX 75230-5207	<b>ENGINEER / SURVEYOR:</b> Kimley-Horn and Associates State of Texas Registration No. F-928 400 N. Oklahoma Dr, Suite 105 Celina, TX 75034 P (469) 501-2200 Contact: Anthony Loeffel, PE
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**Kimley-Horn**



**Exhibit D**  
**Character Elevations – Townhomes**



The townhomes will have a traditional home design, with the majority of the facades comprised of brick and stone. These images are intended to convey a general range of façade architectural features and materials that would be approved as described in the regulatory text. The Property will have differentiated façade designs from building to building. These images are intended to convey a general sense of the front porch design (excluding the materials shown) that would be approved as described in the regulatory text. Front porches will be covered and be located adjacent to the front door entryway. The Property will comply with Building Materials Standards per City of Frisco.



REVISIONS	DATE	BY

**OPEN SPACE CONCEPTS**

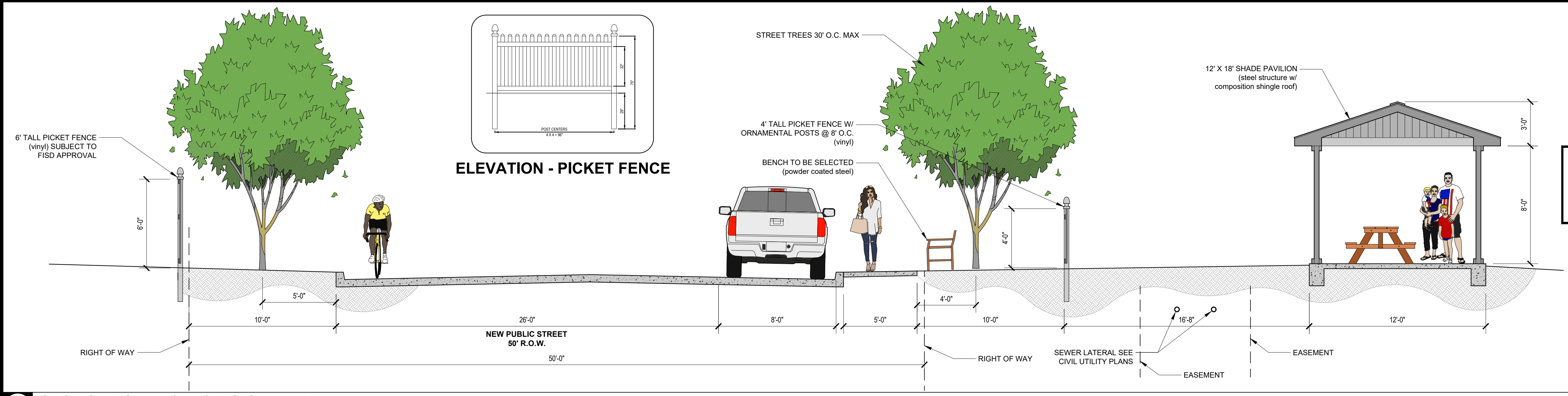
JOB: Oasis at Cobb Hill  
6391 Cobb Hill Dr.  
Frisco, TX 75033

Z21-0012  
PROJECT#  
MARCH 20, 2023  
DATE

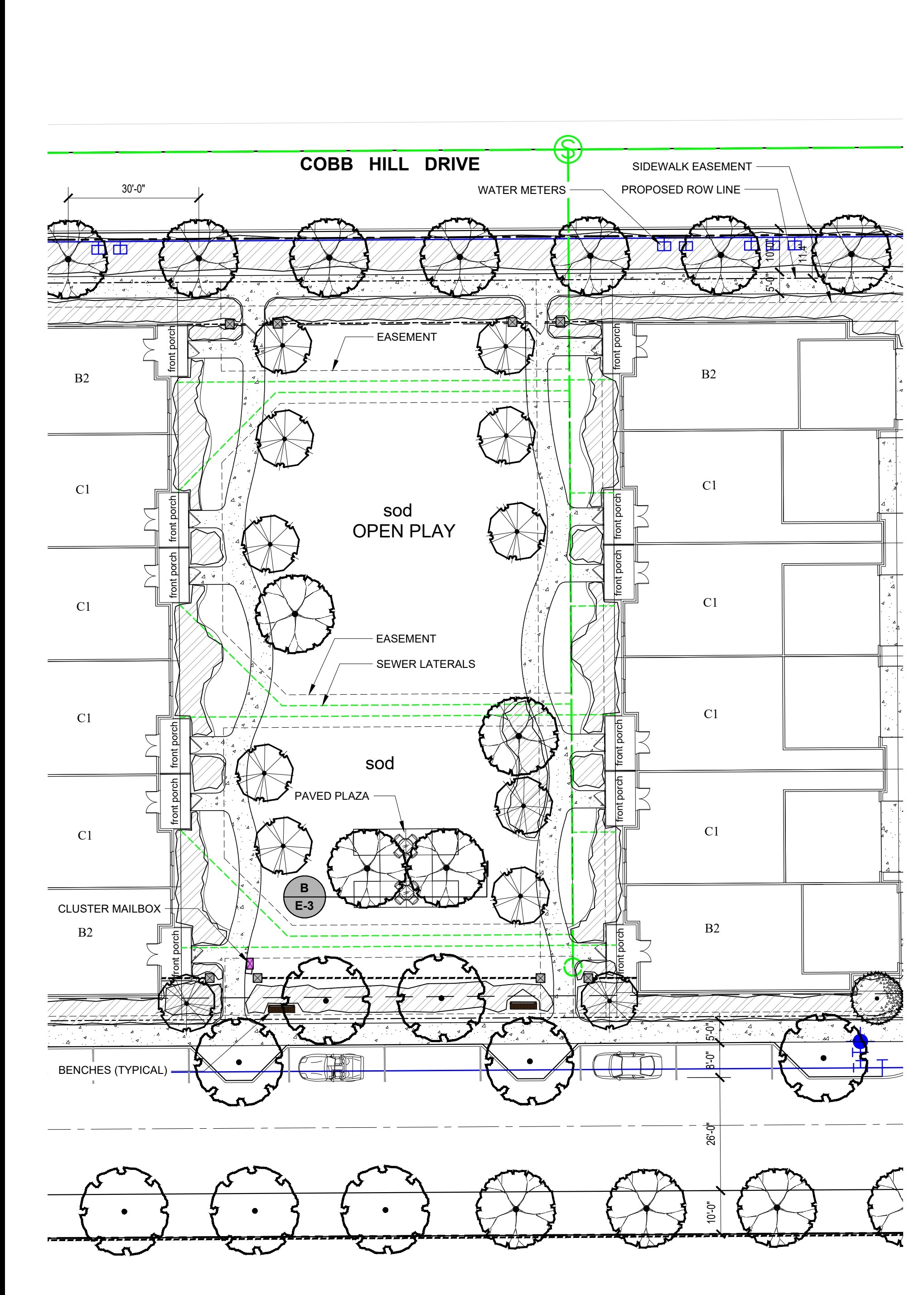
E-1  
SHEET

**CITY OF FRISCO LANDSCAPE REQUIREMENTS**  
**STREET TREE REQUIREMENTS**  
1 3.5" caliper tree for every 30' of frontage.  
**TOWN HOME LANDSCAPE REQUIREMENTS**  
1 tree for every town home

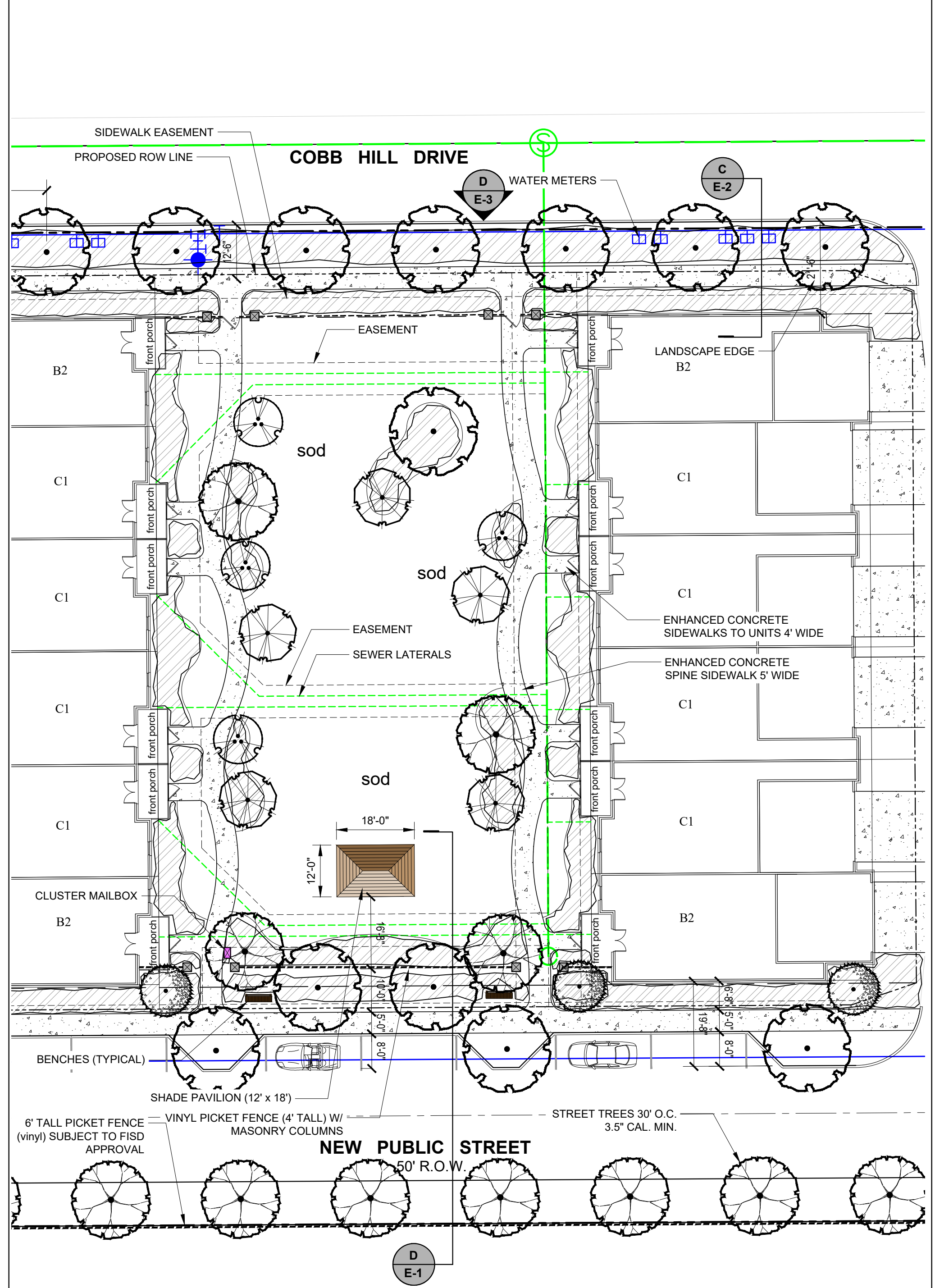
**UTILITY NOTES:**  
TREES TO BE AT LEAST 4' FROM ANY UNDERGROUND UTILITY.  
INSTALLING CONTRACTOR TO HAVE ALL UTILITY LINES MARKED BY TEXAS 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.



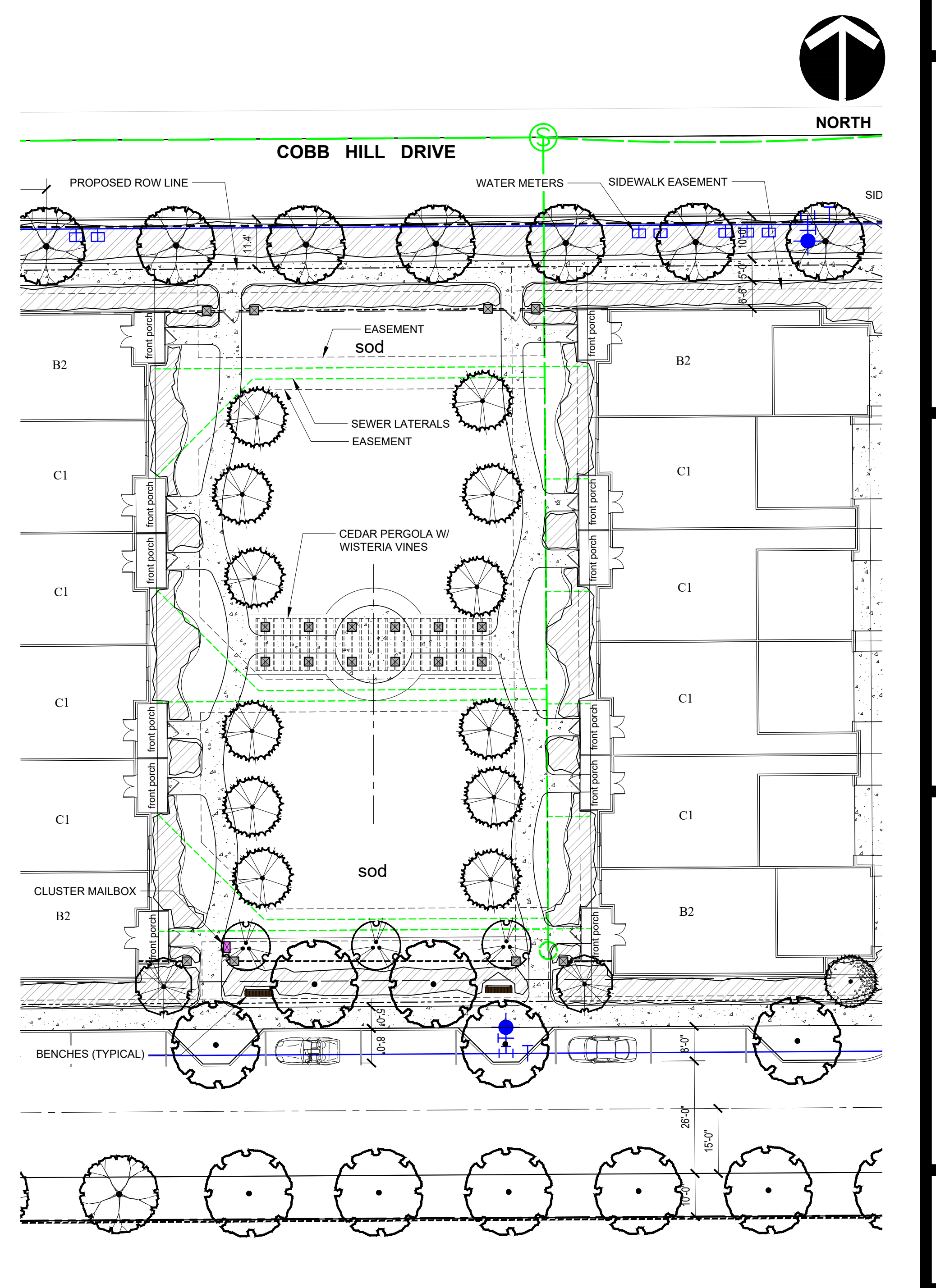
**D** SECTION - OPEN SPACE @ STREET



**C** OPEN SPACE PLAN C



**B** OPEN SPACE PLAN B



**A** OPEN SPACE PLAN A





**POWDER COATED STEEL BENCH**  
 Manufacturer: Thomas Steel

**RESIDENTIAL MAILBOXES & POSTS • CELL PHONE LOCKERS**

<p><b>DESCRIPTION</b>          3316R<sup>1,2</sup>          Regency® Decorative CBU          16" A" Size Doors - Type III          (16) 1" mail compartments          (2) parcel lockers</p> <p><b>UNIT SIZE</b>          31" W x 71-3/4" H x 18-1/2" D          Mail compartment size:          12" W x 3" H x 15" D          Parcel locker compartment sizes:          (1) 12" W x 10" H x 15" D          (1) 12" W x 10" H x 15" D</p> <p><b>WEIGHT</b>          215 lbs.</p> <p><b>PRICE</b>          \$3,175.00</p>	<p><b>DESCRIPTION</b>          3313R<sup>1,2</sup>          Regency® Decorative CBU          13" B" Size Doors - Type IV          (13) 1" mail compartments</p> <p><b>UNIT SIZE</b>          31" W x 71-3/4" H x 18-1/2" D          Mail compartment size:          12" W x 4-3/4" H x 15" D          Parcel locker compartment size:          12" W x 10" H x 15" D</p> <p><b>WEIGHT</b>          205 lbs.</p> <p><b>PRICE</b>          \$3,150.00</p>	<p><b>DESCRIPTION</b>          3306R<sup>1,2</sup>          Regency® Decorative CBU          8" A" Size Doors - Type VI          (8) 1" mail compartments          (4) parcel lockers</p> <p><b>UNIT SIZE</b>          31" W x 71-3/4" H x 18-1/2" D          Mail compartment size:          12" W x 3" H x 15" D          Parcel locker compartment sizes:          (3) 12" W x 13-1/2" H x 15" D          (1) 12" W x 10" H x 15" D</p> <p><b>WEIGHT</b>          205 lbs.</p> <p><b>PRICE</b>          \$3,275.00</p>
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**COLOR TO BE SELECTED**

1 Specify sandstone bronze white green black

2 Specify - for U.S.P.S. access or private access (order master commercial lock #3375 for access door and parcel locker/s)

See specifications & options on page 15

Phone 1.800.MAILBOX www.mailboxes.com

**CLUSTER MAILBOX**

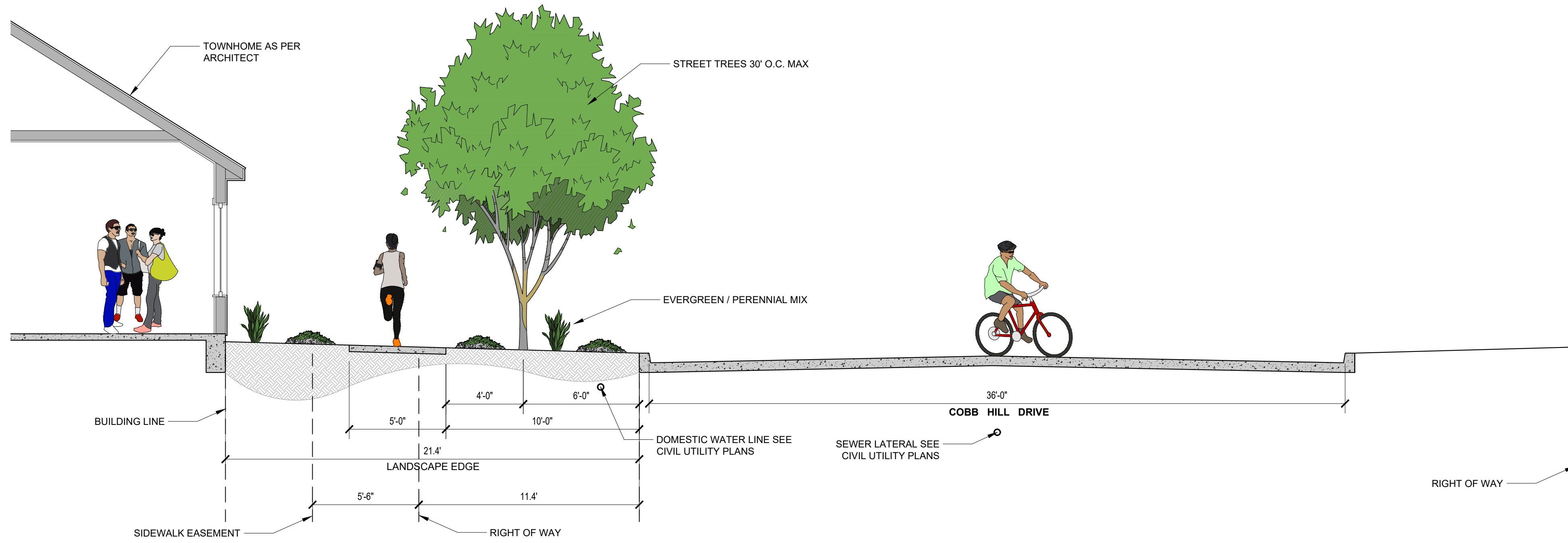
**WISTERIA VINES**



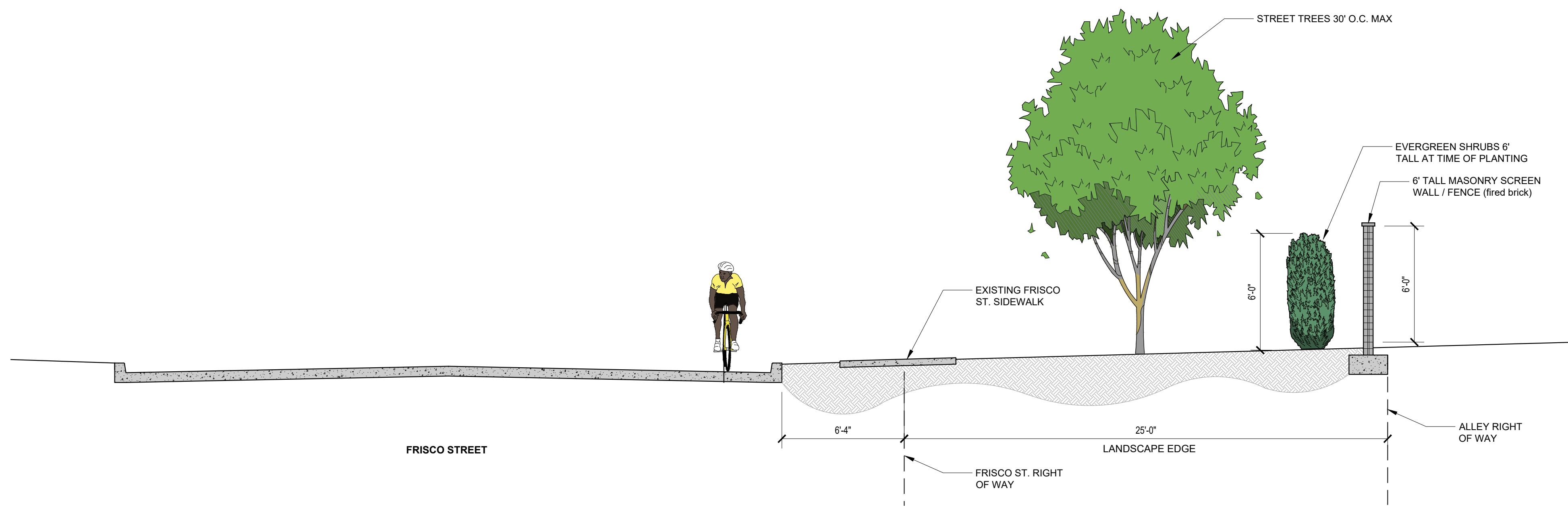
**CEDAR PERGOLA W/ VINES**



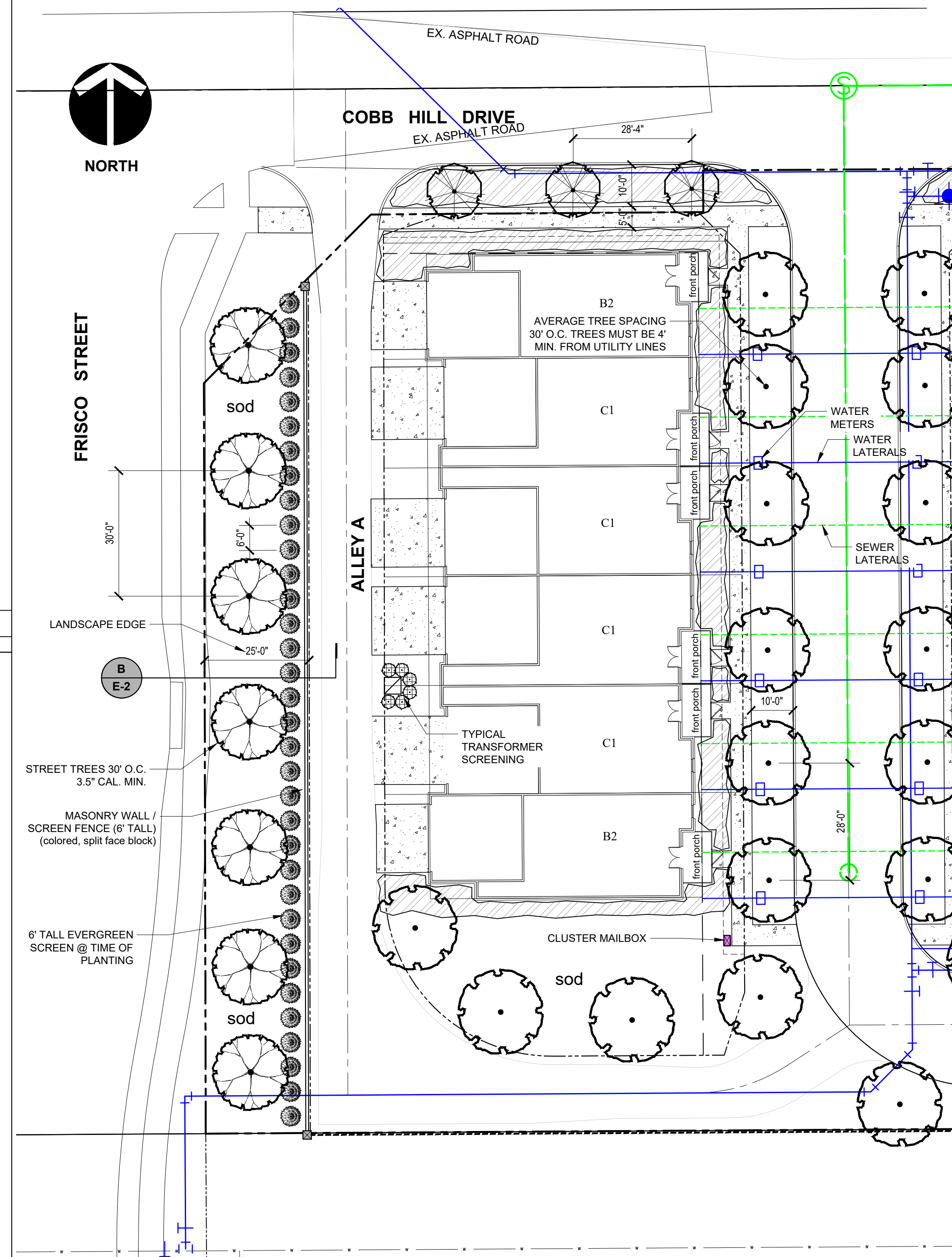
**D LANDSCAPE IMAGES**



**C SECTION - STREETScape @ COBB HILL DRIVE**



**B SECTION - STREETScape @ FRISCO STREET**



**A THOROUGHFARE SCREENING PLAN W/ INTERNAL STREET TREES**

REVISIONS	BY	DATE

**OPEN SPACE SECTIONS**

JOB: Oasis at Cobb Hill  
 6391 Cobb Hill Dr.  
 Frisco, TX 75033

Z21-0012  
 PROJECT#  
 NOVEMBER 11, 2022  
 DATE

E-2  
 SHEET



REVISIONS	DATE	BY

DETENTION AREA  
OPEN SPACE

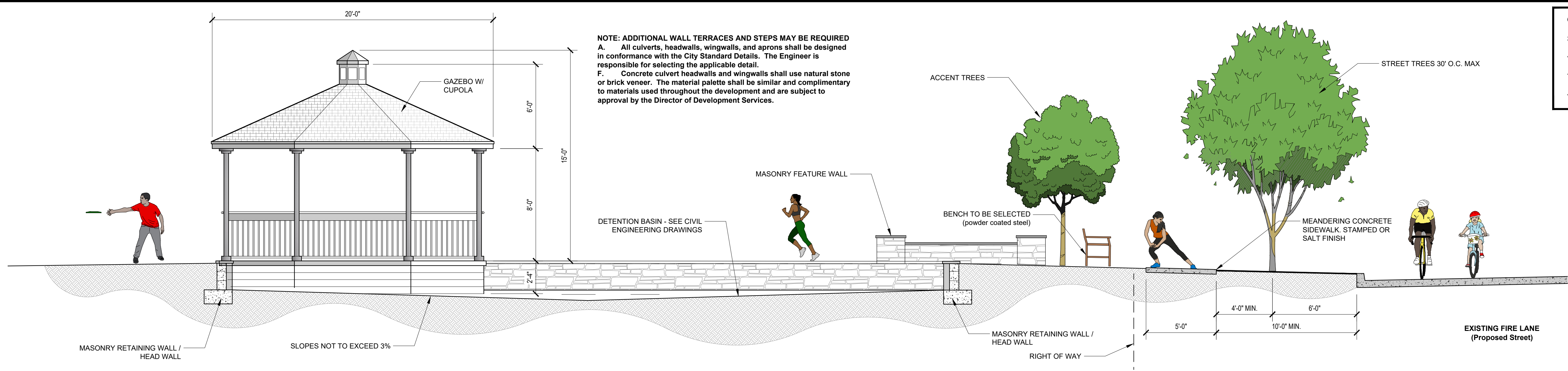
JOB:  
Oasis at Cobb Hill  
6391 Cobb Hill Dr.  
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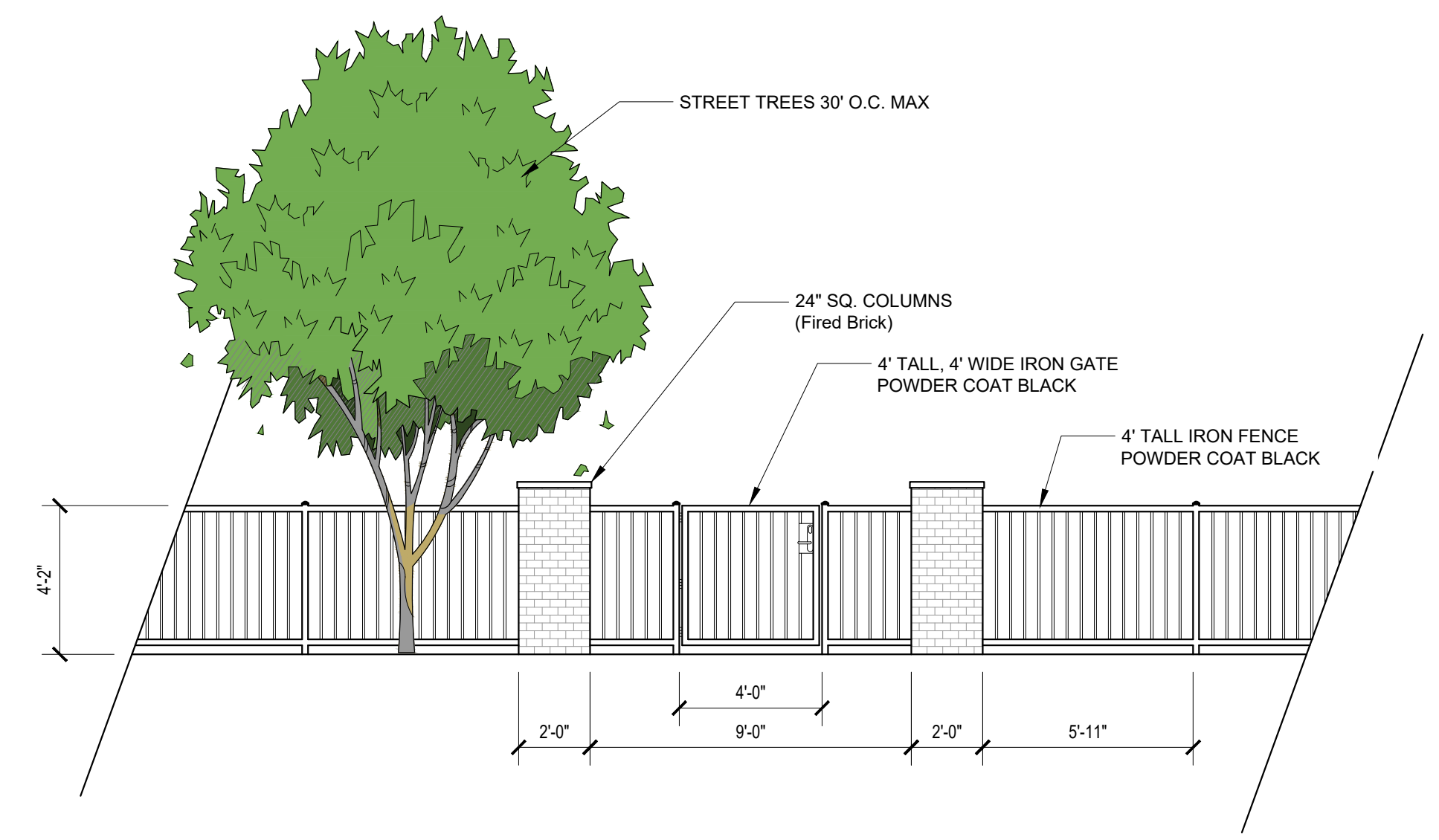
E-3  
SHEET

**CITY OF FRISCO LANDSCAPE REQUIREMENTS**  
**STREET TREE REQUIREMENTS**  
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1 tree for every town home

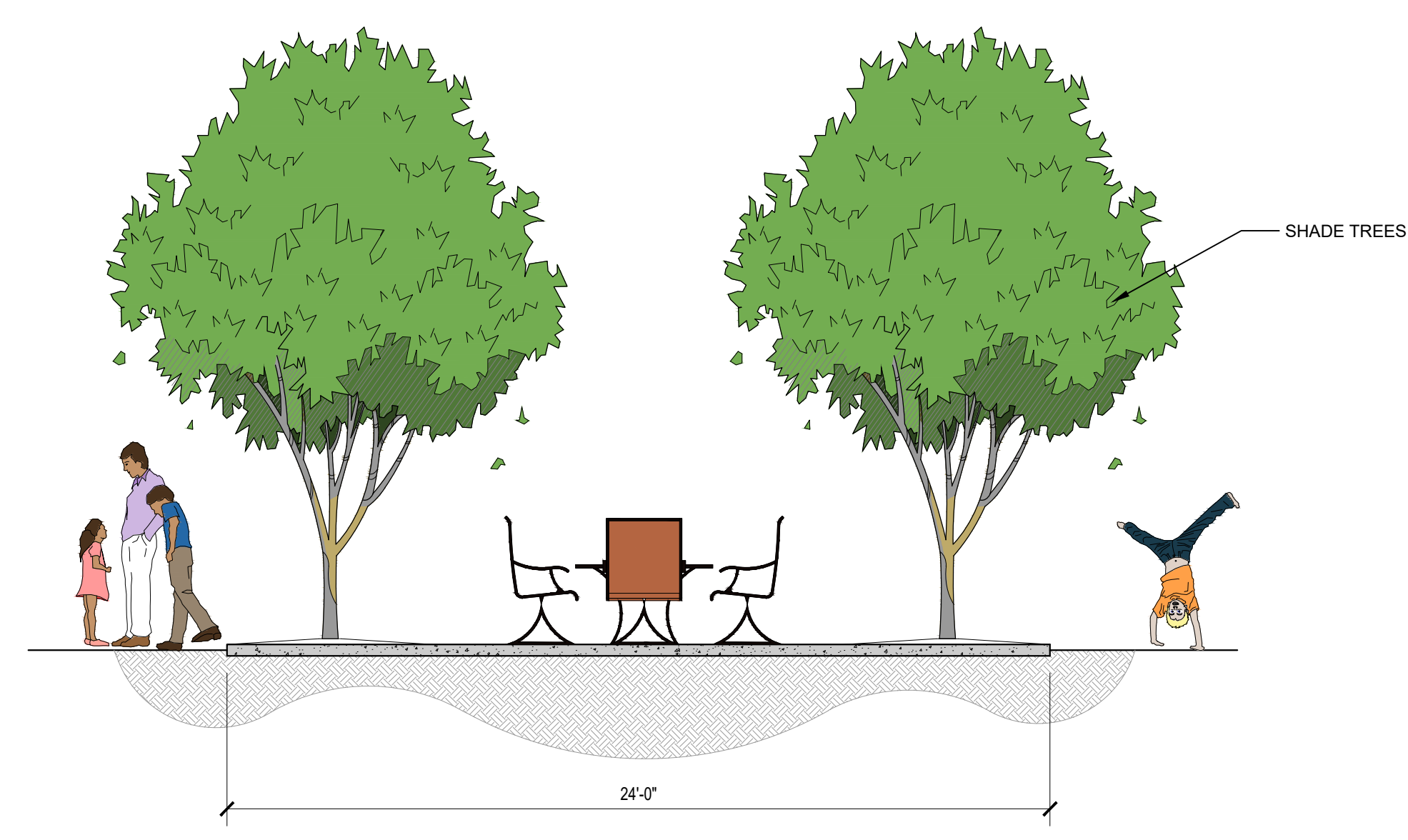
**NOTE: ADDITIONAL WALL TERRACES AND STEPS MAY BE REQUIRED**  
A. All culverts, headwalls, wingwalls, and aprons shall be designed in conformance with the City Standard Details. The Engineer is responsible for selecting the applicable detail.  
F. Concrete culvert headwalls and wingwalls shall use natural stone or brick veneer. The material palette shall be similar and complimentary to materials used throughout the development and are subject to approval by the Director of Development Services.



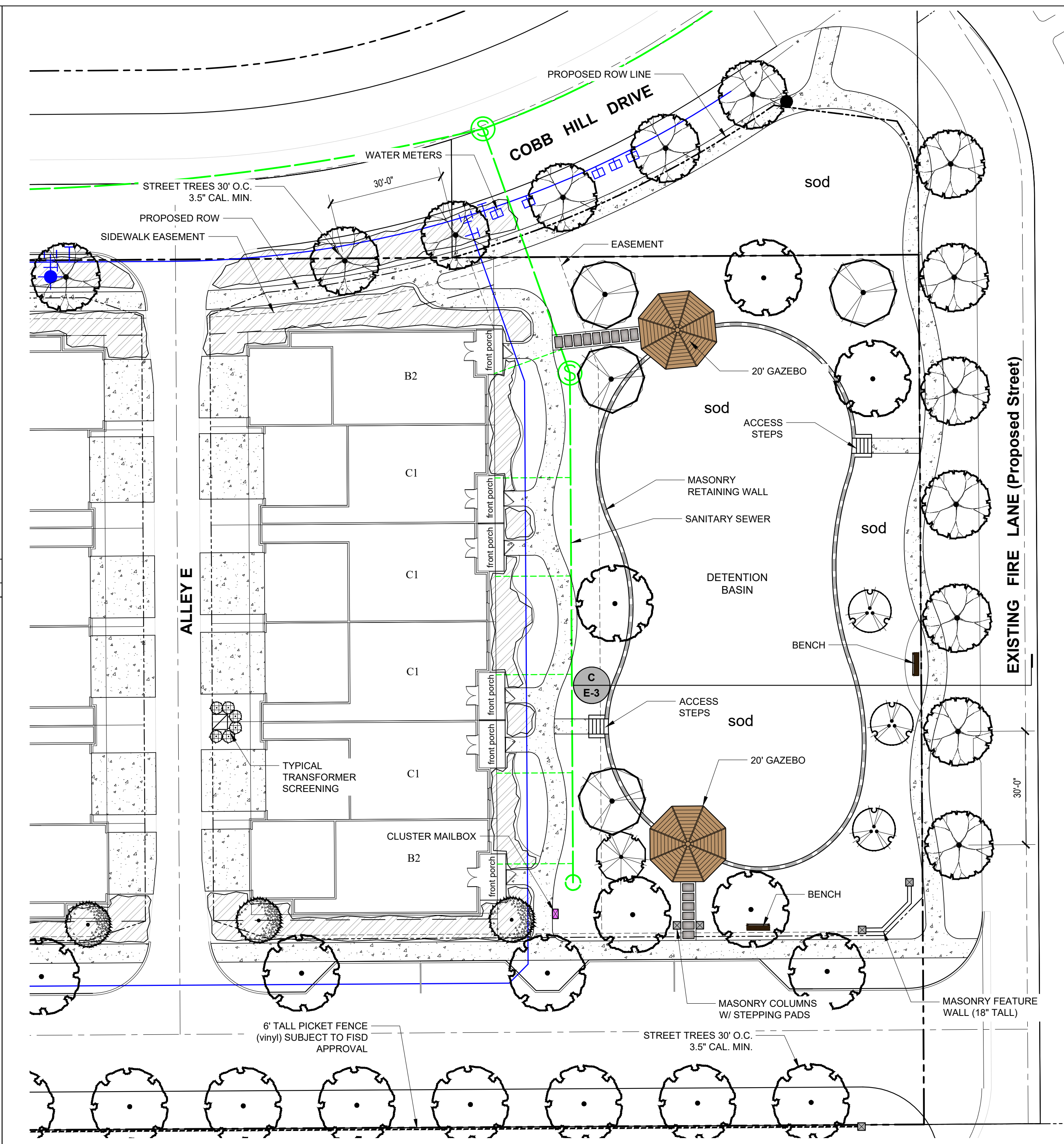
**C SECTION - OPEN SPACE @ DETENTION** SCALE: 1/4" = 1'-0"



**D ELEVATION - FENCE AND GATE** SCALE: 1/4" = 1'-0"

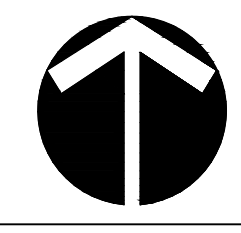


**B SECTION - PAVED PLAZA** SCALE: 1/4" = 1'-0"



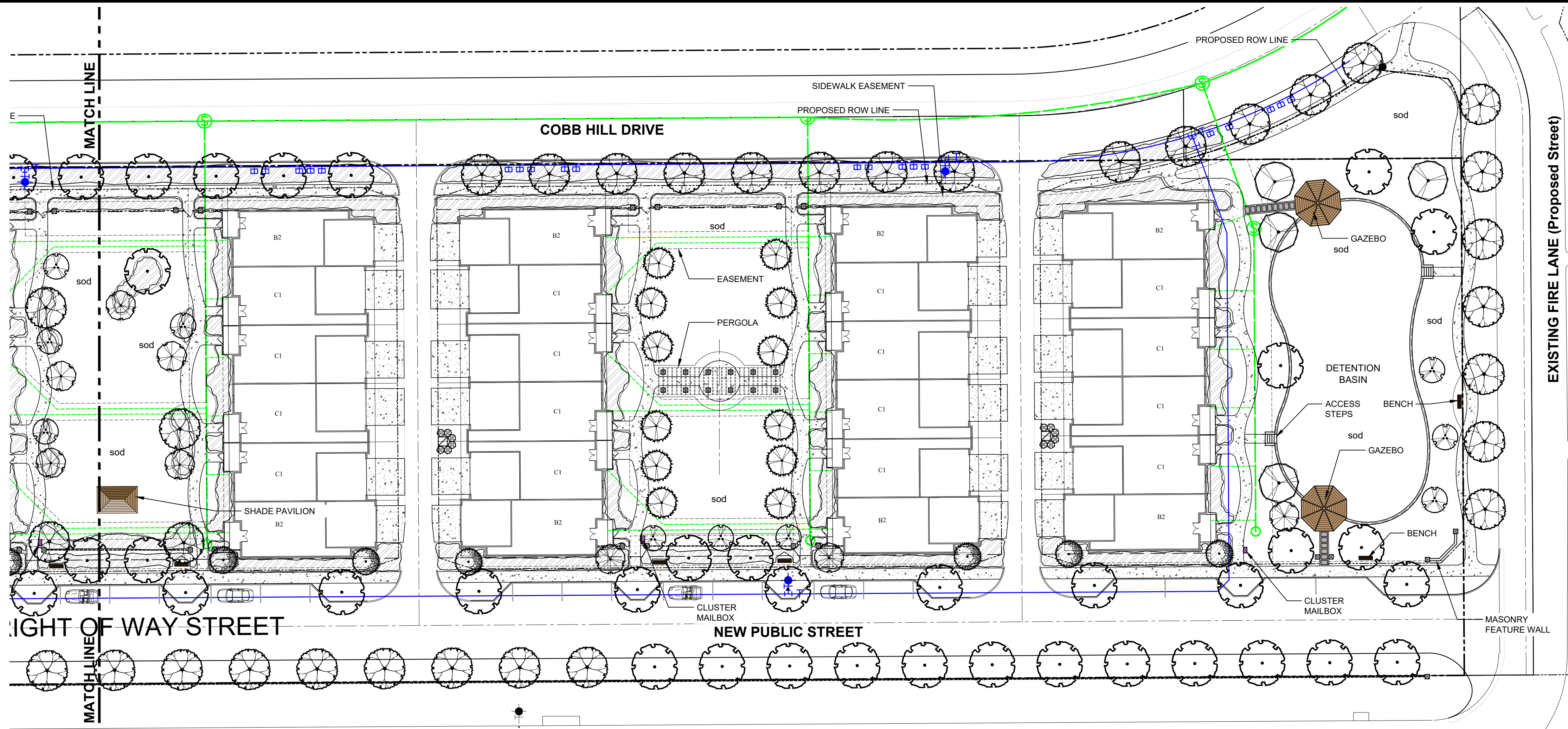
**A OPEN SPACE @ DETENTION** SCALE: 1" = 20'-0"

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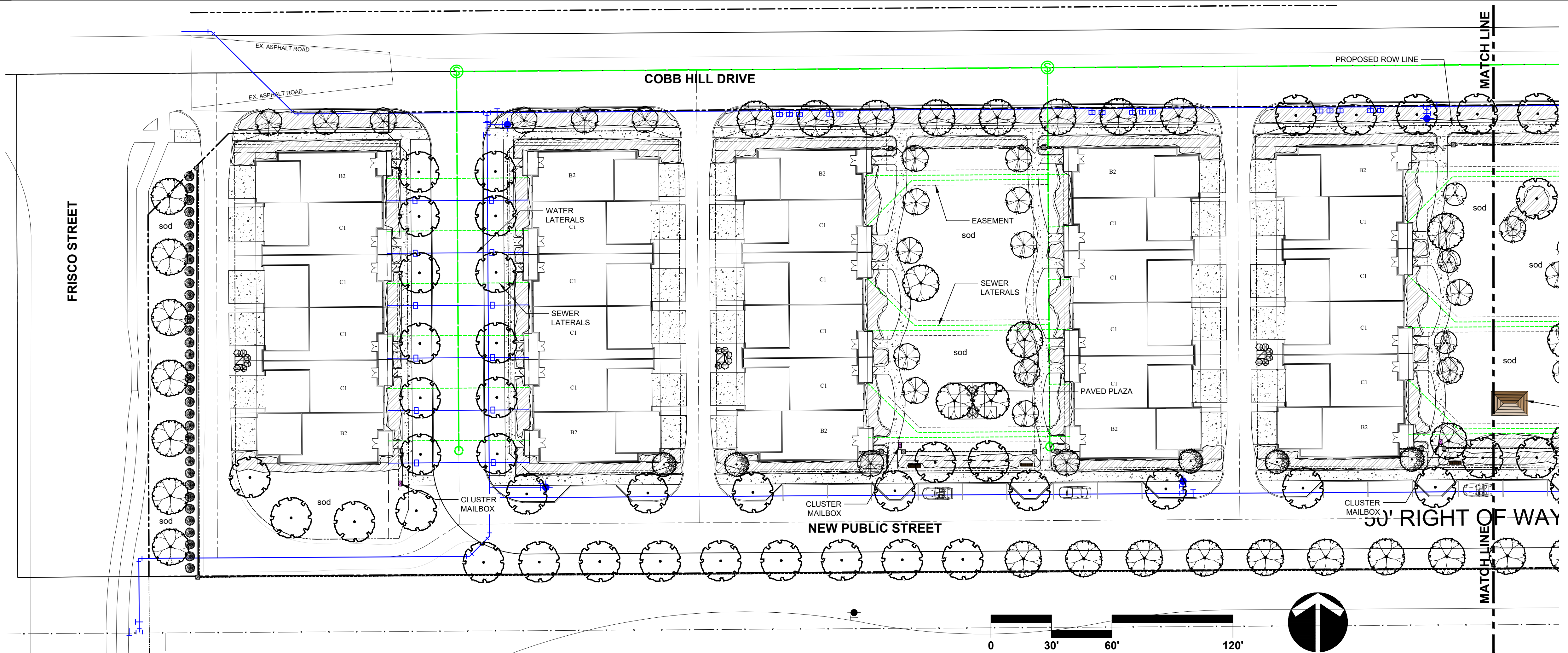
REVISIONS	DATE	BY



**UTILITY NOTES:**  
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BY TEXAS 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.

**B** OVERALL LANDSCAPE PLAN

SCALE: 1" = 30'-0"



**A** OVERALL LANDSCAPE PLAN

