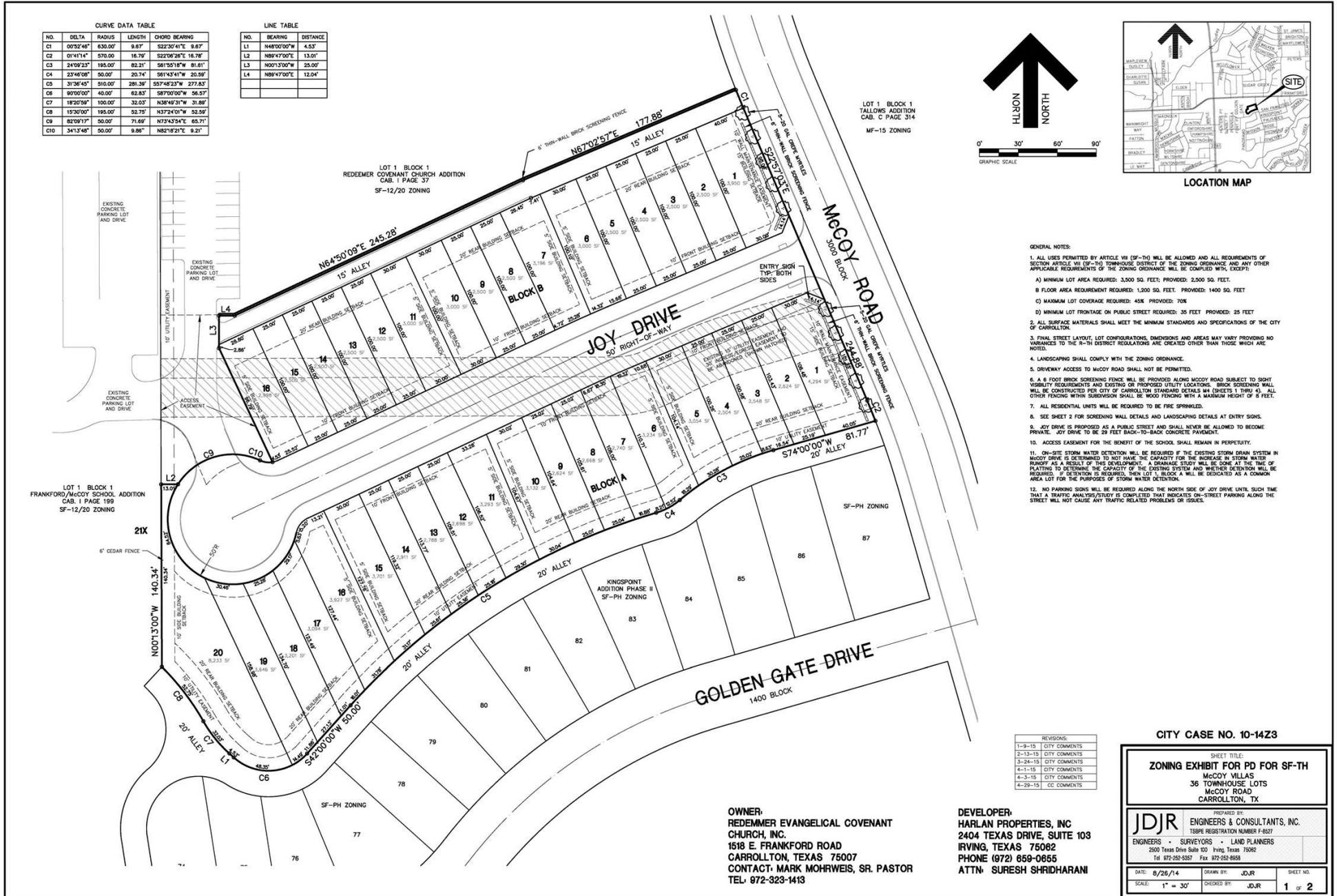


Revised Conceptual Site Plan

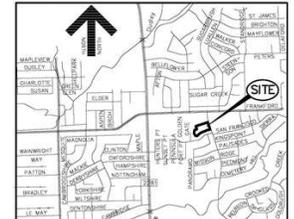
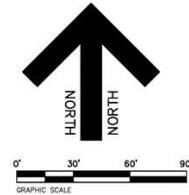


CURVE DATA TABLE

NO	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	0°52'48"	630.00'	9.67'	S22°30'41"E 9.67'
C2	01°41'14"	570.00'	16.79'	S22°06'28"E 16.78'
C3	24°59'23"	195.00'	82.21'	S61°35'18"W 81.61'
C4	23°46'08"	50.00'	20.74'	S61°43'41"W 20.59'
C5	31°36'45"	516.00'	289.25'	S57°49'23"W 277.63'
C6	8°07'00"	40.00'	42.83'	S87°00'00"W 46.57'
C7	18°52'59"	100.00'	32.03'	N38°49'31"W 31.89'
C8	19°30'00"	195.00'	52.75'	N37°24'01"W 52.99'
C9	82°09'17"	90.00'	71.69'	N73°43'54"E 65.71'
C10	34°13'48"	50.00'	9.86'	N82°18'21"E 9.21'

LINE TABLE

NO	BEARING	DISTANCE
L1	N48°00'00"W	4.53'
L2	N89°47'00"E	13.01'
L3	N00°13'00"W	25.00'
L4	N89°47'00"E	12.04'



LOT 1 BLOCK 1
TALLOWS ADDITION
CAB. C PAGE 314
MF-15 ZONING

- GENERAL NOTES:**
- ALL USES PERMITTED BY ARTICLE VII (SF-TH) WILL BE ALLOWED AND ALL REQUIREMENTS OF SECTION ARTICLE VII (SF-TH) TOWNHOUSE DISTRICT OF THE ZONING ORDINANCE AND ANY OTHER APPLICABLE REQUIREMENTS OF THE ZONING ORDINANCE WILL BE COMPLIED WITH EXCEPT:
 - A) MINIMUM LOT AREA REQUIRED: 3,500 SQ. FEET, PROVIDED: 2,500 SQ. FEET
 - B) FLOOR AREA REQUIREMENT REQUIRED: 1,200 SQ. FEET, PROVIDED: 1,400 SQ. FEET
 - C) MAXIMUM LOT COVERAGE REQUIRED: 45% PROVIDED: 70%
 - D) MINIMUM LOT FRONTAGE ON PUBLIC STREET REQUIRED: 35 FEET PROVIDED: 25 FEET
 - ALL SURFACE MATERIALS SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE CITY OF CARROLLTON.
 - FINAL STREET LAYOUT, LOT CONFIGURATIONS, DIMENSIONS AND AREAS MAY VARY PROVIDING NO VARIANCES TO THE 8-TH DISTRICT REGULATIONS ARE CREATED OTHER THAN THOSE WHICH ARE NOTED.
 - LANDSCAPING SHALL COMPLY WITH THE ZONING ORDINANCE.
 - DRIVEWAY ACCESS TO MCCOY ROAD SHALL NOT BE PERMITTED.
 - A 4' & 8' FOOT BRICK SCREENING FENCE WILL BE PROVIDED ALONG MCCOY ROAD SUBJECT TO SIGHT VISIBILITY REQUIREMENTS AND EXISTING OR PROPOSED UTILITY LOCATIONS. BRICK SCREENING WALL WILL BE CONSTRUCTED PER CITY OF CARROLLTON STANDARD DETAILS WA (SHEETS 1 THRU 4). ALL OTHER FENCING WITHIN SUBDIVISION SHALL BE WOOD FENCING WITH A MAXIMUM HEIGHT OF 6 FEET.
 - ALL RESIDENTIAL UNITS WILL BE REQUIRED TO BE FIRE SPRINKLED.
 - SEE SHEET 2 FOR SCREENING WALL DETAILS AND LANDSCAPING DETAILS AT ENTRY SIGNS.
 - JOY DRIVE IS PROPOSED AS A PUBLIC STREET AND SHALL NEVER BE ALLOWED TO BECOME PRIVATE. JOY DRIVE TO BE 28 FEET BACK-TO-BACK CONCRETE PAVEMENT.
 - ACCESS EASEMENT FOR THE BENEFIT OF THE SCHOOL SHALL REMAIN IN PERPETUITY.
 - ON-SITE STORM WATER DETENTION WILL BE REQUIRED IF THE EXISTING STORM DRAIN SYSTEM IN WOODY DRIVE IS DETERMINED TO NOT HAVE THE CAPACITY FOR THE INCREASE IN STORM WATER RUNOFF AS A RESULT OF THIS DEVELOPMENT. A DRAINAGE STUDY WILL BE DONE AT THE TIME OF PLATTING TO DETERMINE THE CAPACITY OF THE EXISTING SYSTEM AND WHETHER DETENTION WILL BE REQUIRED. IF DETENTION IS REQUIRED, THEN LOT 1, BLOCK A WILL BE DESIGNATED AS A COMMON AREA LOT FOR THE PURPOSES OF STORM WATER DETENTION.
 - NO PARKING SIGNS WILL BE REQUIRED ALONG THE NORTH SIDE OF JOY DRIVE UNTIL SUCH TIME THAT A TRAFFIC ANALYSIS/STUDY IS COMPLETED THAT INDICATES ON-STREET PARKING ALONG THE STREET WILL NOT CAUSE ANY TRAFFIC RELATED PROBLEMS OR ISSUES.

REVISIONS:

1-9-15	CITY COMMENTS
2-13-15	CITY COMMENTS
3-24-15	CITY COMMENTS
4-1-15	CITY COMMENTS
4-3-15	CITY COMMENTS
4-29-15	CC COMMENTS

CITY CASE NO. 10-14Z3

SHEET TITLE:
ZONING EXHIBIT FOR PD FOR SF-TH
McCoy Villas
36 TOWNHOUSE LOTS
McCoy Road
CARROLLTON, TX

PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-8827

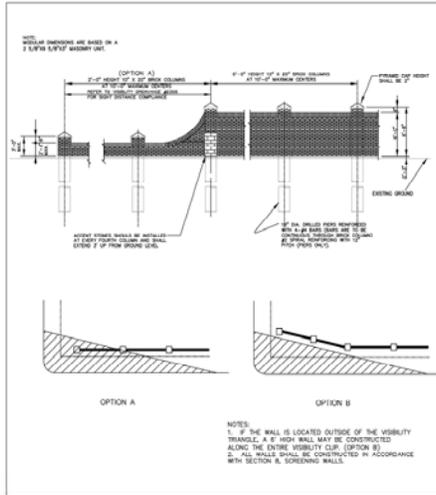
ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5357 Fax 972-252-8658

DATE: 8/26/14 DRAWN BY: JDJR SHEET NO.
SCALE: 1" = 30' CHECKED BY: JDJR 1 OF 2

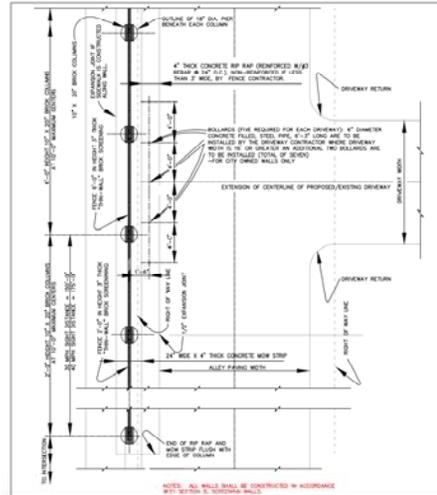
OWNER:
REDEEMER EVANGELICAL COVENANT
CHURCH, INC.
1518 E. FRANKFORD ROAD
CARROLLTON, TEXAS 75007
CONTACT: MARK MOHRWEIS, SR. PASTOR
TEL: 972-323-1413

DEVELOPER:
HARLAN PROPERTIES, INC
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062
PHONE (972) 658-0655
ATTN: SURESH SHRIDHARAN

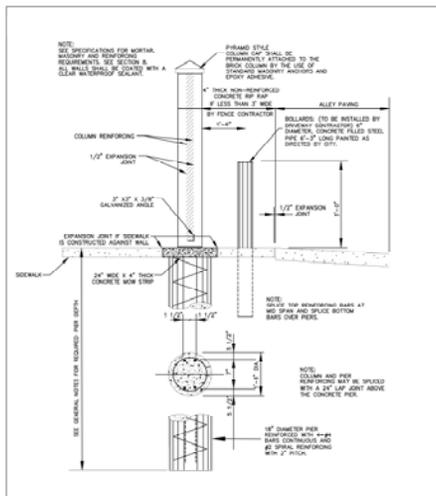
New Fence and Entry Sign Details



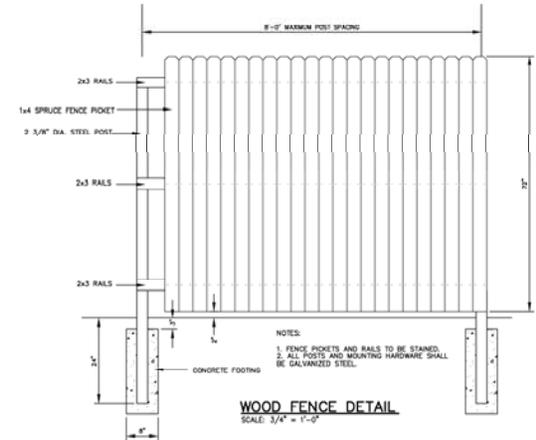
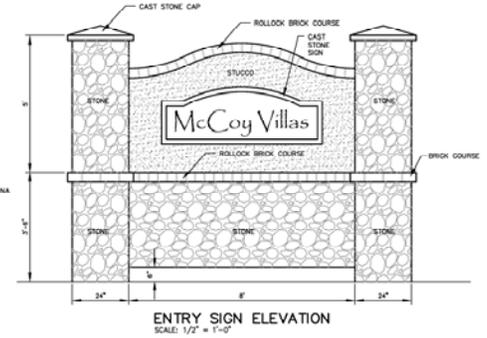
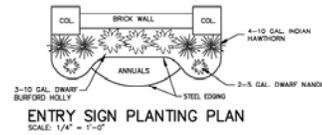
GENERAL DESIGN STANDARDS
MISCELLANEOUS DETAILS
BRICK SCREENING WALL ELEVATION
SCALE: 1/2" = 1'-0"
DATE: 01/20/14
SHEET 2 OF 4
M-4 ENGINEERING DEPARTMENT



GENERAL DESIGN STANDARDS
MISCELLANEOUS DETAILS
BRICK SCREENING WALL SECTIONAL PLAN VIEW
SCALE: 1/2" = 1'-0"
DATE: 01/20/14
SHEET 2 OF 4
M-4 ENGINEERING DEPARTMENT



GENERAL DESIGN STANDARDS
MISCELLANEOUS DETAILS
BRICK SCREENING WALL CROSS SECTION
SCALE: 1/2" = 1'-0"
DATE: 01/20/14
SHEET 2 OF 4
M-4 ENGINEERING DEPARTMENT



REVISIONS:	
1-8-15	CITY COMMENTS
2-13-15	CITY COMMENTS
4-27-15	CC COMMENTS

OWNER:
REDEMMEER EVANGELICAL COVENANT CHURCH, INC.
1518 E. FRANKFORD ROAD
CARROLLTON, TEXAS 75007
CONTACT: MARK MOHRWEIS, SR. PASTOR
TEL: 972-323-1413

DEVELOPER:
HARLAN PROPERTIES, INC
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062
PHONE (972) 659-0655
ATTN: SURESH SHRIDHARAN

CITY CASE NO. 10-14Z3

SHEET TITLE
SCREENING FENCE DETAILS
McCoy Villas
36 TOWNHOUSE LOTS
McCoy Road
CARROLLTON, TX

PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
ENGINEERS - SURVEYORS - LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel: 972-282-6367 Fax: 972-282-8968

DATE: 8/26/14 DRAWN BY: JDJR SHEET NO.
SCALE: 1" = 30' CHECKED BY: JDJR 2 OF 2

New Elevation Drawings
Five-Unit Elevations



REAR ELEVATION



SIDE ELEVATION

New Elevation Drawings
Six-Unit Elevations



REAR ELEVATION



SIDE ELEVATION