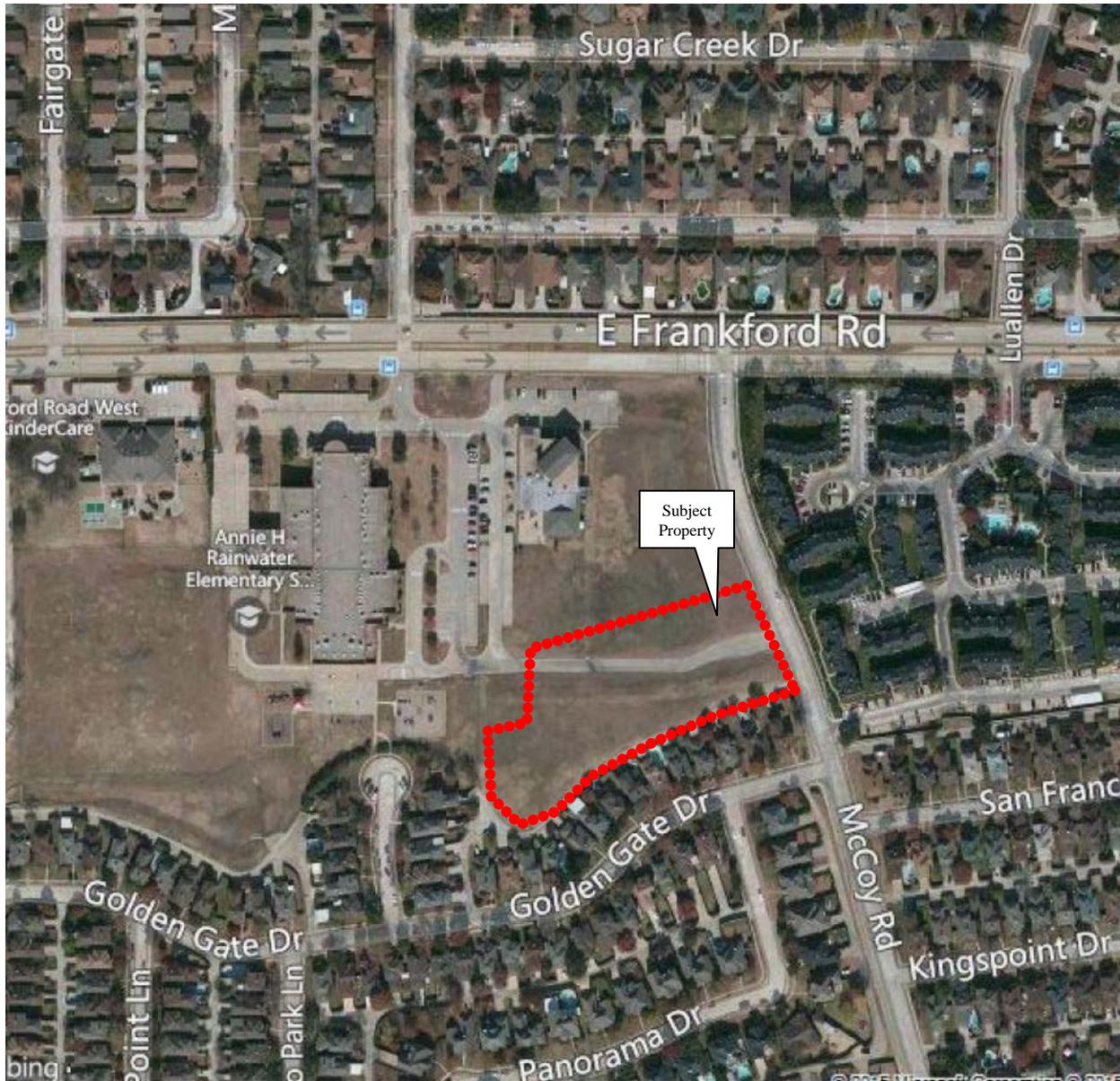
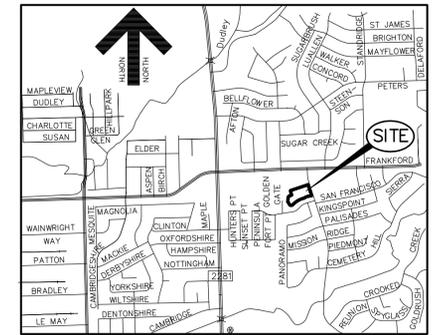
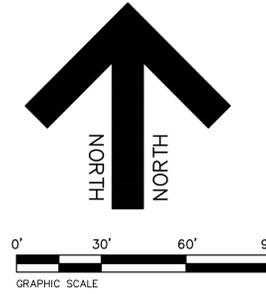


**AERIAL PHOTO**



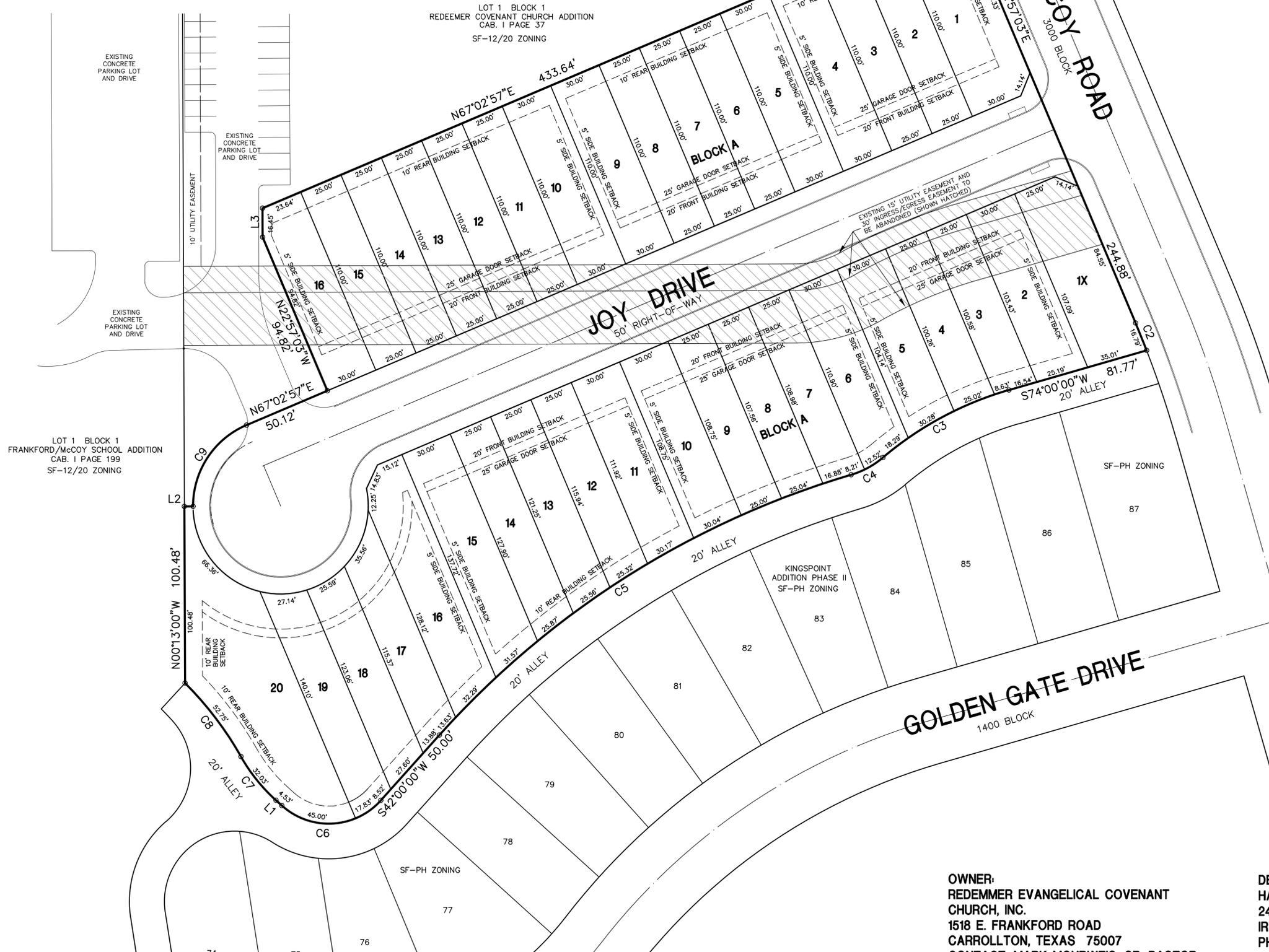
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	00°52'55"	630.00'	9.67'	S22°30'41"E 9.67'
C2	01°41'14"	570.00'	16.79'	S22°06'26"E 16.78'
C3	24°09'23"	195.00'	82.21'	S61°55'18"W 81.61'
C4	23°46'08"	50.00'	20.74'	S61°43'41"W 20.59'
C5	31°36'45"	510.00'	281.39'	S57°48'23"W 277.83'
C6	90°00'00"	40.00'	62.83'	S87°00'00"W 56.57'
C7	18°20'59"	100.00'	32.03'	N38°49'31"W 31.89'
C8	15°30'00"	195.00'	52.75'	N37°24'01"W 52.59'
C9	68°15'57"	50.00'	58.70'	N33°24'59"E 55.39'

NO.	BEARING	DISTANCE
L1	N48°00'00"W	4.53'
L2	N89°47'00"E	5.00'
L3	N00°13'00"W	16.45'



LOCATION MAP

LOT 1 BLOCK 1  
TALLOWES 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 VIII (SF-TH) TOWNHOUSE DISTRICT OF THE ZONING ORDINANCE AND ANY OTHER APPLICABLE REQUIREMENTS OF THE ZONING ORDINANCE WILL BE COMPLIED WITH, EXCEPT:
  - MINIMUM LOT AREA REQUIRED: 3,500 SQ. FEET; PROVIDED: 2,500 SQ. FEET.
  - GARAGE DOOR SETBACK FROM FRONT PROPERTY LINE REQUIRED: 20 FEET; PROVIDED: 25 FEET.
  - FLOOR AREA REQUIREMENT REQUIRED: 1,200 SQ. FEET. PROVIDED: 1400 SQ. FEET
  - MAXIMUM LOT COVERAGE REQUIRED: 45% PROVIDED: 70%
  - 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 R-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 6 FOOT SCREENING FENCE WILL BE PROVIDED ALONG MCCOY ROAD SUBJECT TO SIGHT VISIBILITY REQUIREMENTS AND EXISTING OR PROPOSED UTILITY LOCATIONS.
- ALL RESIDENTIAL UNITS WILL BE REQUIRED TO BE FIRE SPRINKLED.
- AT TIME OF PLATTING, GRADE CHANGES MAY REQUIRE GREATER EASEMENTS AND SETBACKS FROM PIONEER THAN WHAT IS SHOWN ON THIS SITE PLAN.

REVISIONS:	
1-9-15	CITY 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-8527

ENGINEERS • SURVEYORS • LAND PLANNERS  
2500 Texas Drive Suite 100 Irving, Texas 75062  
Tel 972-252-6357 Fax 972-252-8958

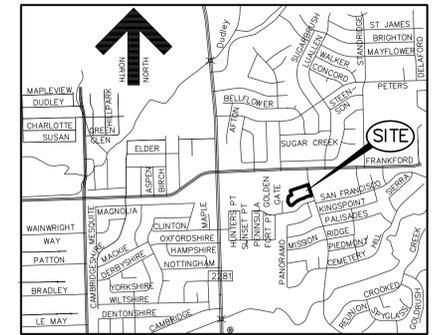
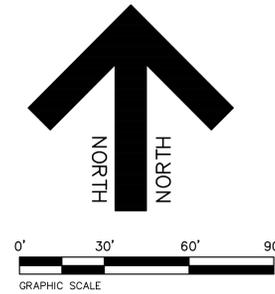
DATE: 8/26/14 DRAWN BY: JDJR SHEET NO.  
SCALE: 1" = 30' CHECKED BY: JDJR **1** OF **1**

**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 SHRIDHARANI

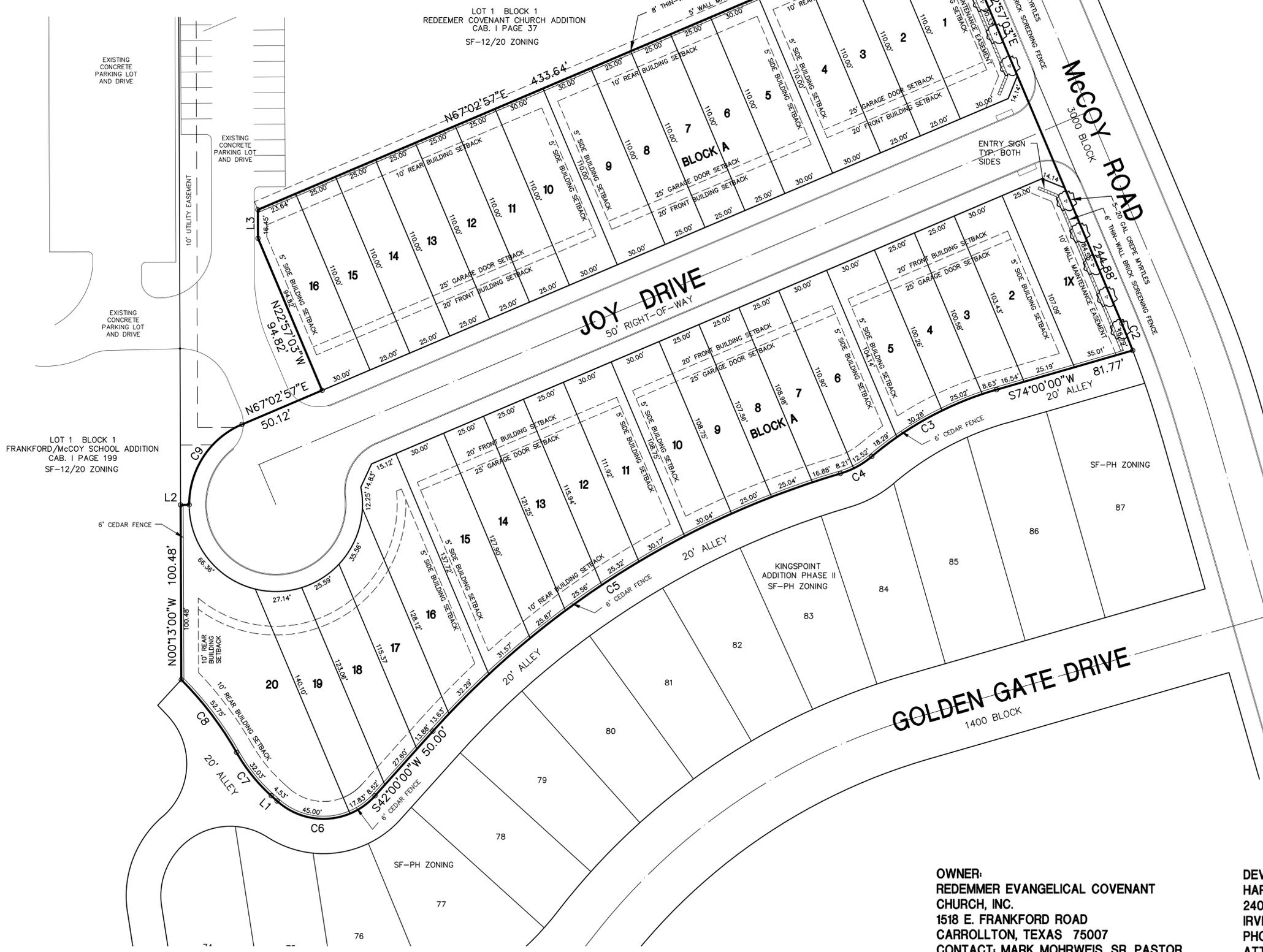
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C7	18°20'59"	100.00'	32.03'	N38°49'31"W 31.89'
C8	15°30'00"	195.00'	52.75'	N37°24'01"W 52.59'
C9	68°15'57"	50.00'	58.70'	N33°24'59"E 55.39'

NO.	BEARING	DISTANCE
L1	N48°00'00"W	4.53'
L2	N89°47'00"E	5.00'
L3	N00°13'00"W	16.45'



LOCATION MAP

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



- GENERAL NOTES:
- ALL USES PERMITTED BY ARTICLE VIII (SF-TH) WILL BE ALLOWED AND ALL REQUIREMENTS OF SECTION ARTICLE VIII (SF-TH) TOWNHOUSE DISTRICT OF THE ZONING ORDINANCE AND ANY OTHER APPLICABLE REQUIREMENTS OF THE ZONING ORDINANCE WILL BE COMPLIED WITH, EXCEPT:
    - MINIMUM LOT AREA REQUIRED: 3,500 SQ. FEET; PROVIDED: 2,500 SQ. FEET.
    - GARAGE DOOR SETBACK FROM FRONT PROPERTY LINE REQUIRED: 20 FEET; PROVIDED: 25 FEET.
    - FLOOR AREA REQUIREMENT REQUIRED: 1,200 SQ. FEET. PROVIDED: 1400 SQ. FEET
    - MAXIMUM LOT COVERAGE REQUIRED: 45% PROVIDED: 70%
    - 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 R-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 6 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 M4 (SHEETS 1 THRU 4). ALL OTHER FENCING WITHIN SUBDIVISION SHALL BE WOOD FENCING WITH A MAXIMUM HEIGHT OF 8 FEET.
  - ALL RESIDENTIAL UNITS WILL BE REQUIRED TO BE FIRE SPRINKLED.
  - AT TIME OF PLATTING, GRADE CHANGES MAY REQUIRE GREATER EASEMENTS AND SETBACKS FROM PIONEER THAN WHAT IS SHOWN ON THIS SITE PLAN.
  - SEE SHEET 2 FOR SCREENING WALL DETAILS AND LANDSCAPING DETAILS AT ENTRY SIGNS.

REVISIONS:	
1-9-15	CITY COMMENTS
2-13-15	CITY 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-8527

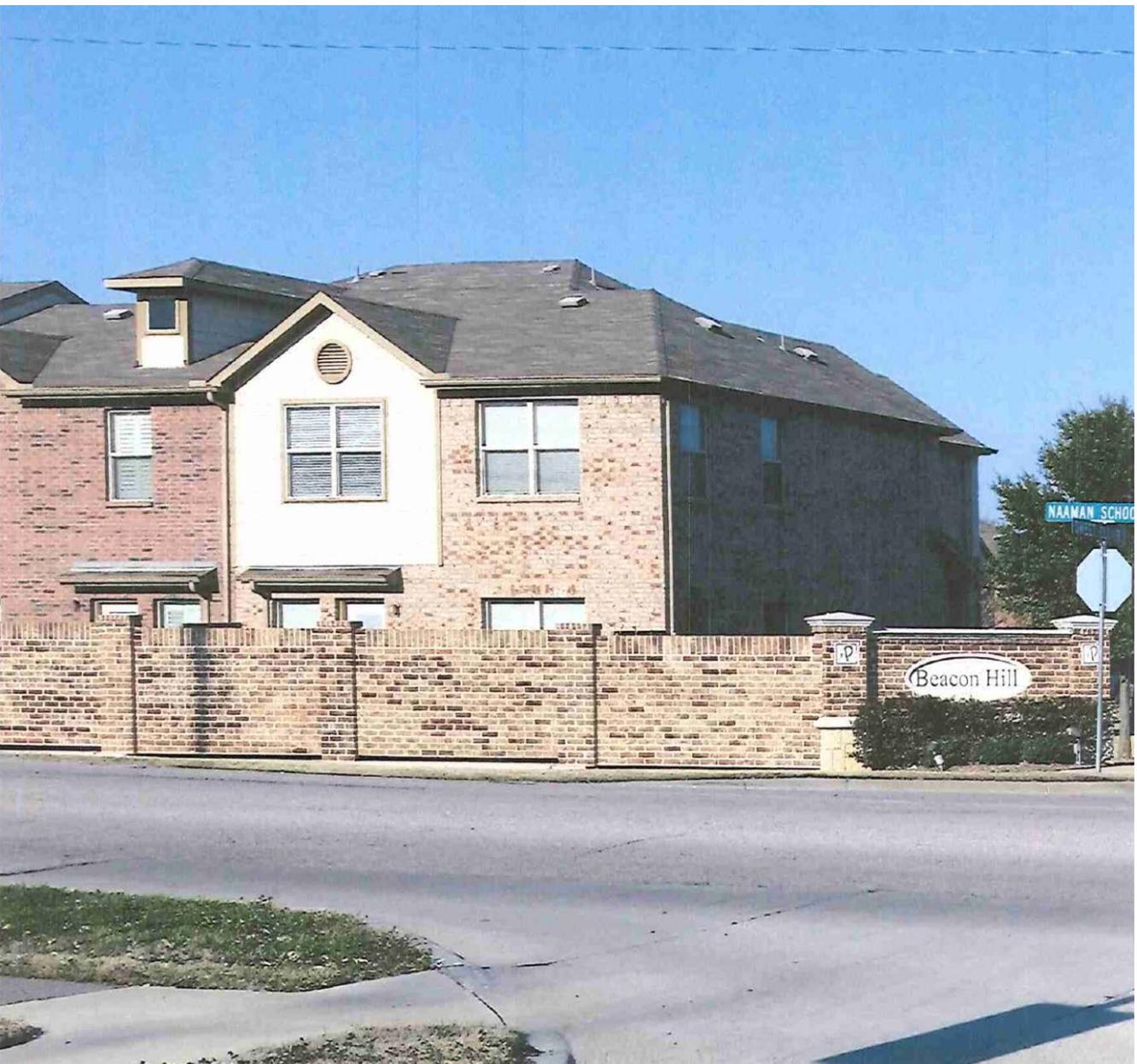
ENGINEERS • SURVEYORS • LAND PLANNERS  
2500 Texas Drive Suite 100 Irving, Texas 75062  
Tel 972-252-6357 Fax 972-252-8958

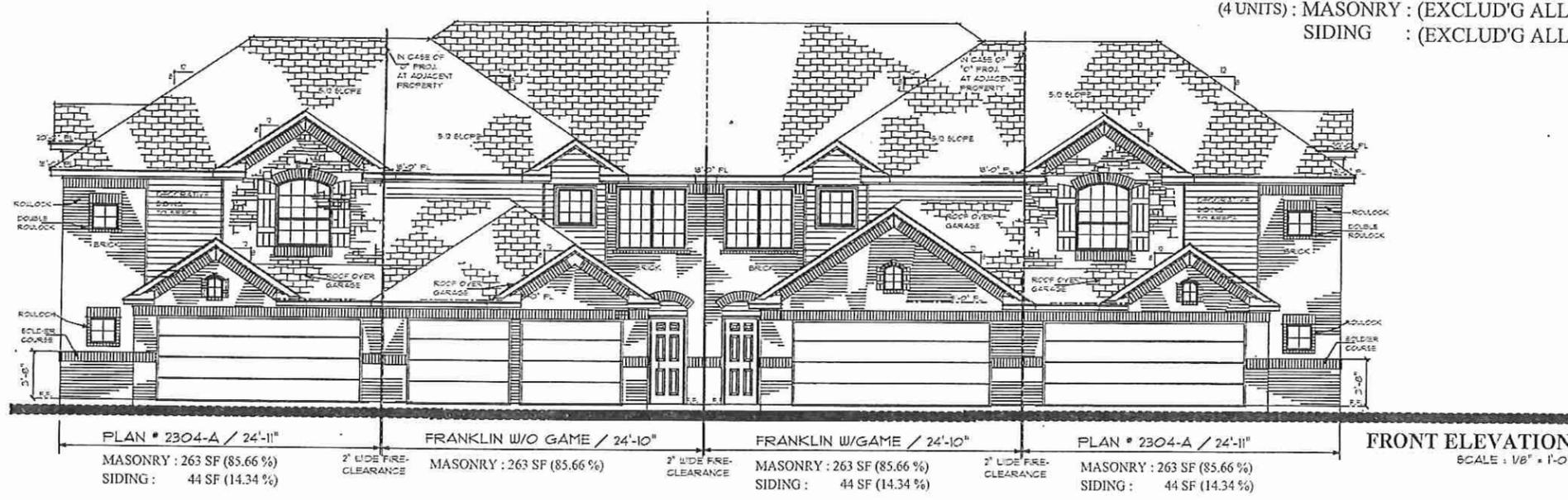
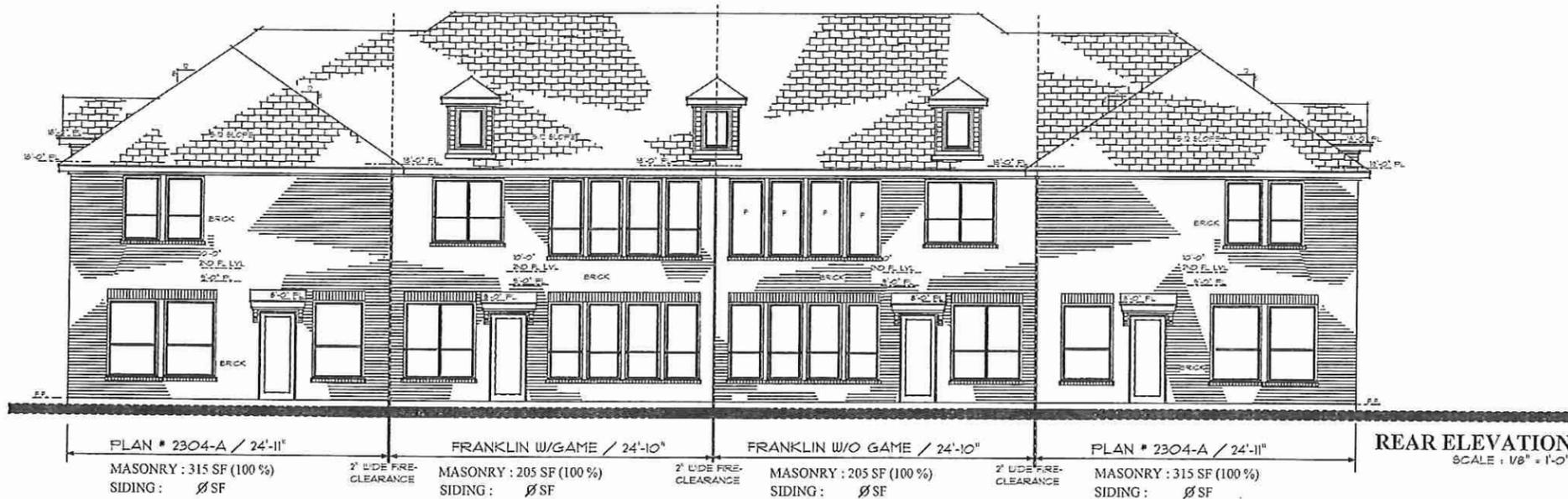
DATE: 8/26/14	DRAWN BY: JDJR	SHEET NO.
SCALE: 1" = 30'	CHECKED BY: JDJR	<b>1</b> OF <b>2</b>

**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 SHRIDHARANI

**SCREENING WALL ENTRANCE**





TOTAL  
(4 UNITS): MASONRY : (EXCLUD'G ALL OPEN'GS) 3784 SF = (95.36 %)  
SIDING : (EXCLUD'G ALL OPEN'GS) 184 SF = (04.64 %)

McCOY VILLAS  
CARROLLTON

COMBO-4 UNITS-ELEVATIONS

PLAN NUMBER  
ELEVATIONS

DRAWN BY  
DATE 2/2/2015

SUMEER HOMES, INC.  
2404 TEXAS DRIVE # 103  
IRVING, TEXAS 75062  
(214) 659-0655

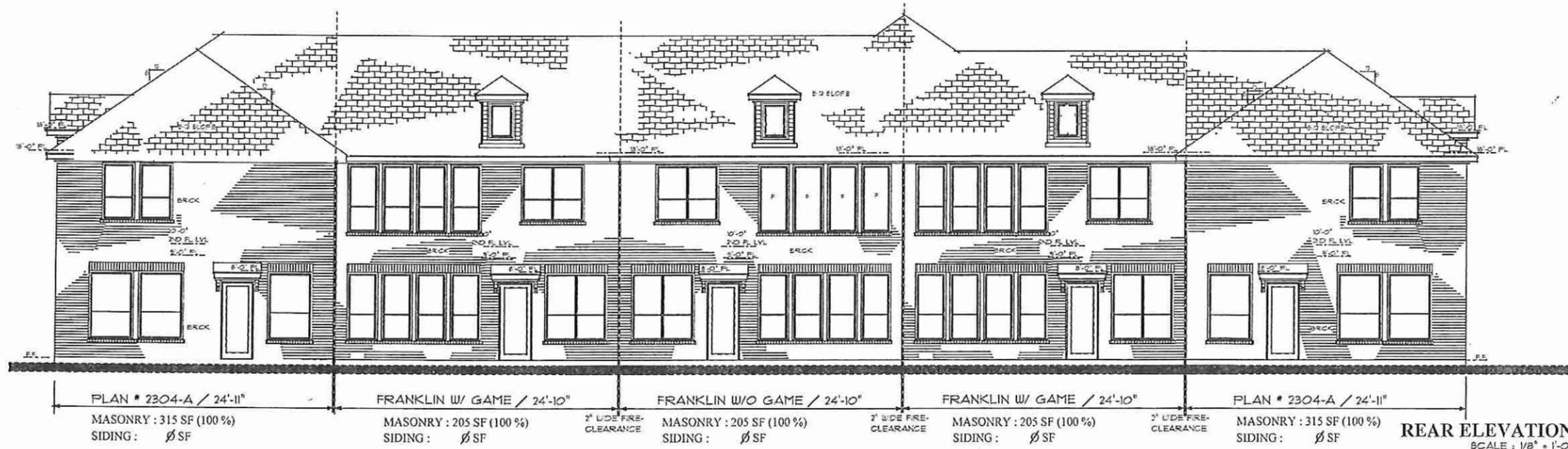
SUMEER  
HOMES

**COMBO-5 UNITS-ELEVATIONS**

DRAWN BY  
DATE 2/2/2015

SUMEER HOMES, INC.  
2404 TEXAS DRIVE # 103  
IRVING, TEXAS 75062  
(214) 659-0655

**SUMEER  
HOMES**



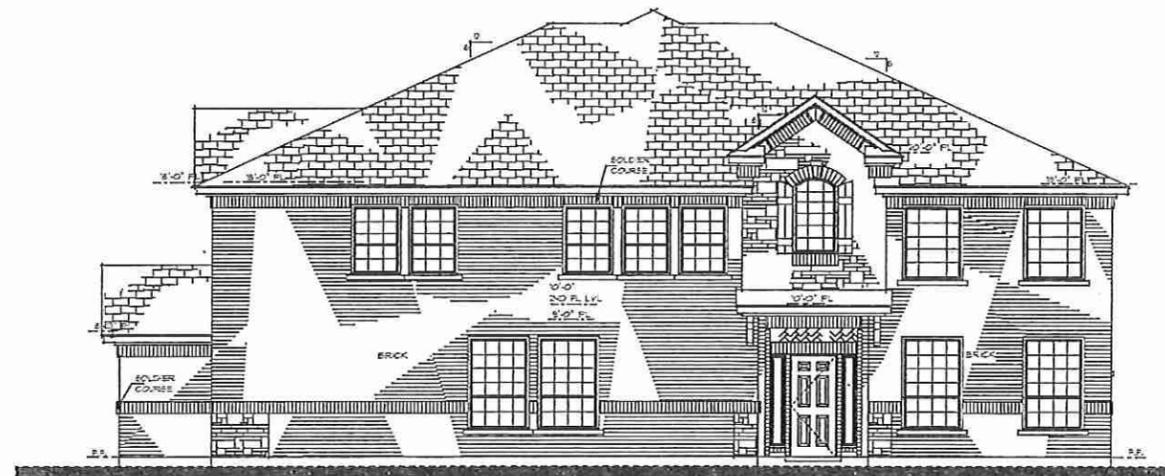
PLAN # 2304-A / 24'-11" MASONRY : 315 SF (100 %) SIDING : ∅ SF  
FRANKLIN W/ GAME / 24'-10" MASONRY : 205 SF (100 %) SIDING : ∅ SF  
FRANKLIN W/O GAME / 24'-10" MASONRY : 205 SF (100 %) SIDING : ∅ SF  
FRANKLIN W/ GAME / 24'-10" MASONRY : 205 SF (100 %) SIDING : ∅ SF  
PLAN # 2304-A / 24'-11" MASONRY : 315 SF (100 %) SIDING : ∅ SF

**REAR ELEVATION**  
SCALE : 1/8" = 1'-0"



PLAN # 2304-A MASONRY : 880 SF (100 %) SIDING : ∅ SF

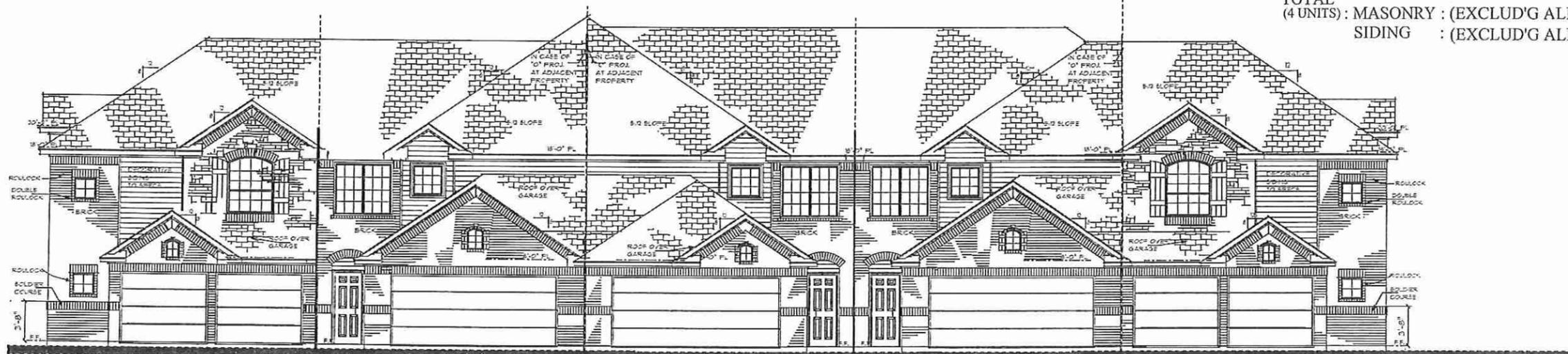
**LEFT ELEVATION**  
SCALE : 1/8" = 1'-0"



PLAN # 2304-A MASONRY : 880 SF (100 %) SIDING : ∅ SF

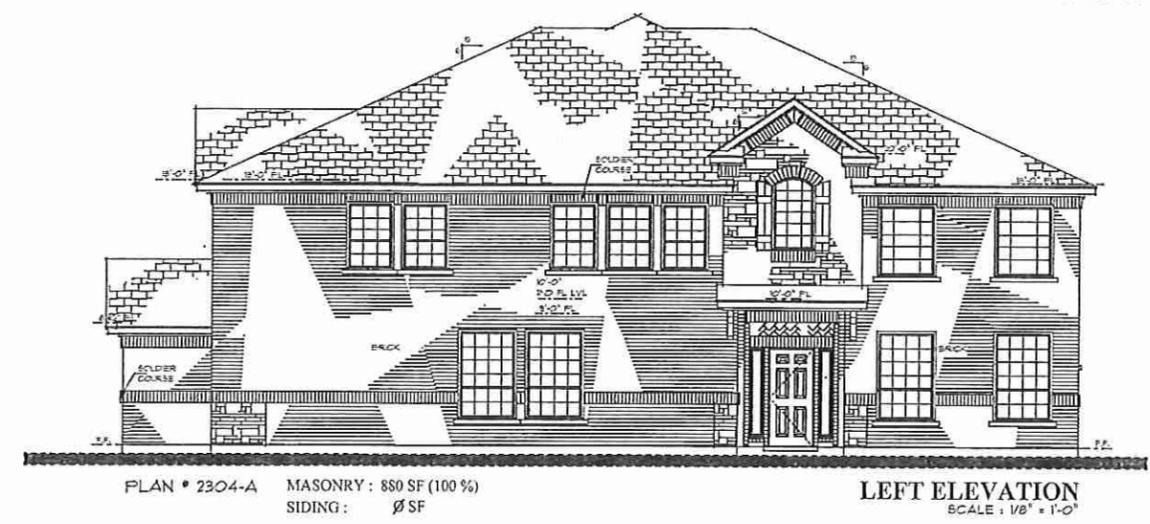
**LEFT ELEVATION**  
SCALE : 1/8" = 1'-0"

**TOTAL**  
(4 UNITS) : MASONRY : (EXCLUD'G ALL OPEN'GS) 4240 SF = (95.00 %)  
SIDING : (EXCLUD'G ALL OPEN'GS) 223 SF = (05.00 %)

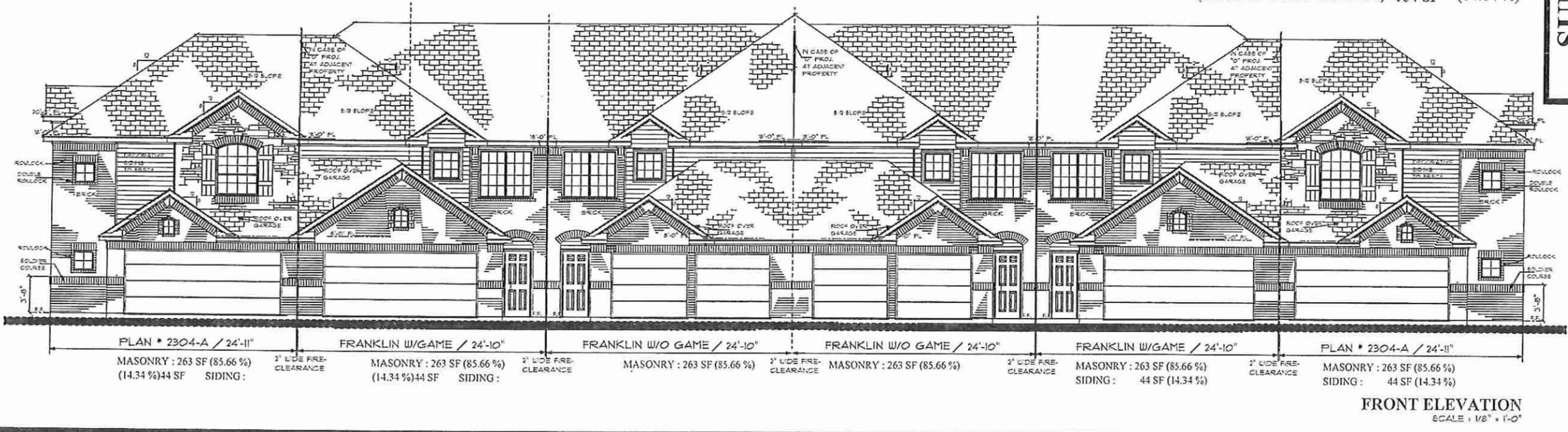


PLAN # 2304-A / 24'-11" MASONRY : 263 SF (85.66 %) SIDING : 44 SF (14.34 %)  
FRANKLIN W/GAME / 24'-10" MASONRY : 263 SF (85.66 %) SIDING : 44 SF (14.34 %)  
FRANKLIN W/O GAME / 24'-10" MASONRY : 263 SF (85.66 %) SIDING : 44 SF (14.34 %)  
FRANKLIN W/GAME / 24'-10" MASONRY : 263 SF (85.66 %) SIDING : 44 SF (14.34 %)  
PLAN # 2304-A / 24'-11" MASONRY : 263 SF (85.66 %) SIDING : 44 SF (14.34 %)

**FRONT ELEVATION**  
SCALE : 1/8" = 1'-0"



TOTAL : MASONRY : (EXCLUD'G ALL OPEN'GS) 3784 SF = (95.36 %)  
(4 UNITS) SIDING : (EXCLUD'G ALL OPEN'GS) 184 SF = (04.64 %)

















HERON  
EAGLE NEST





