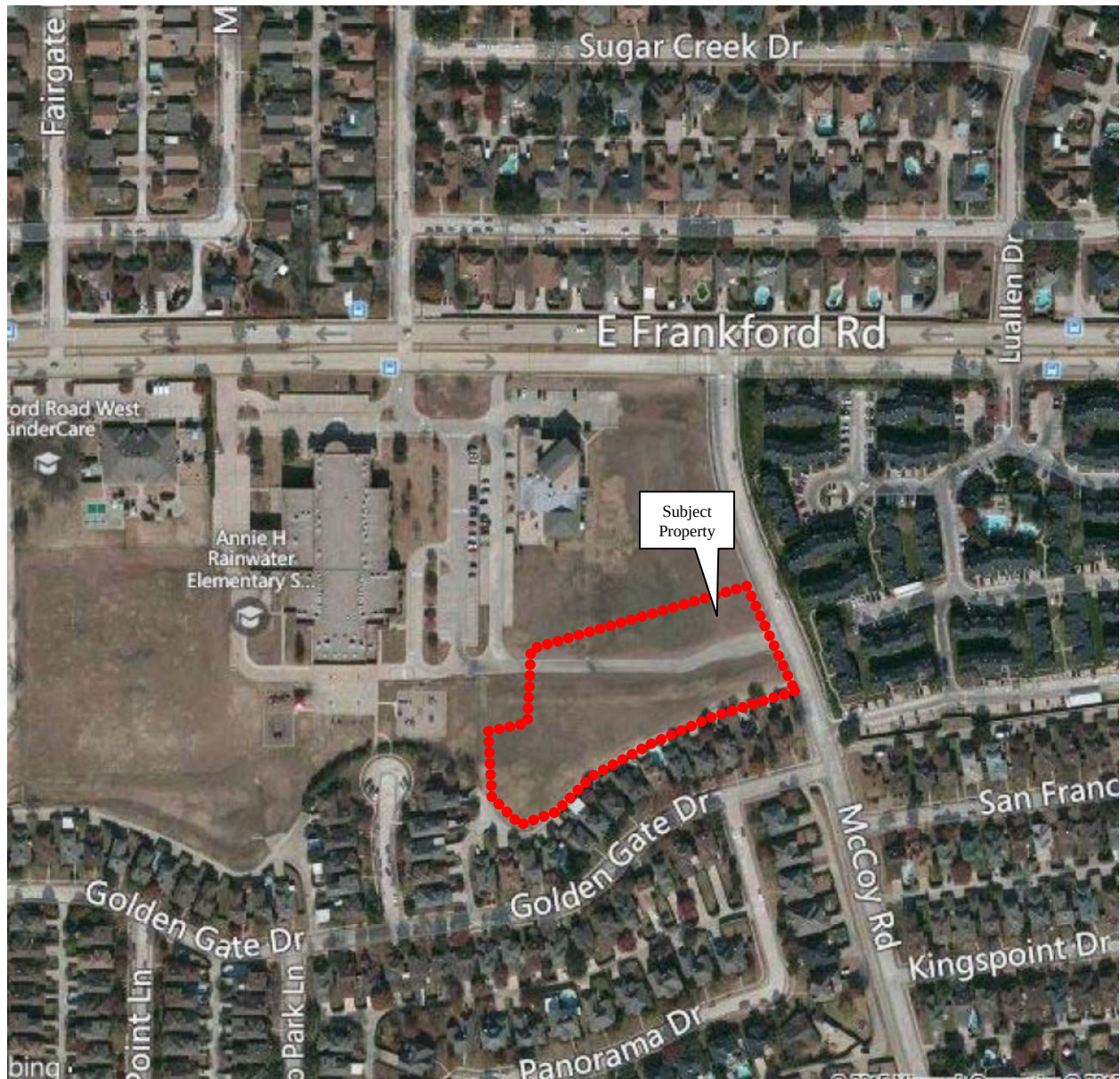
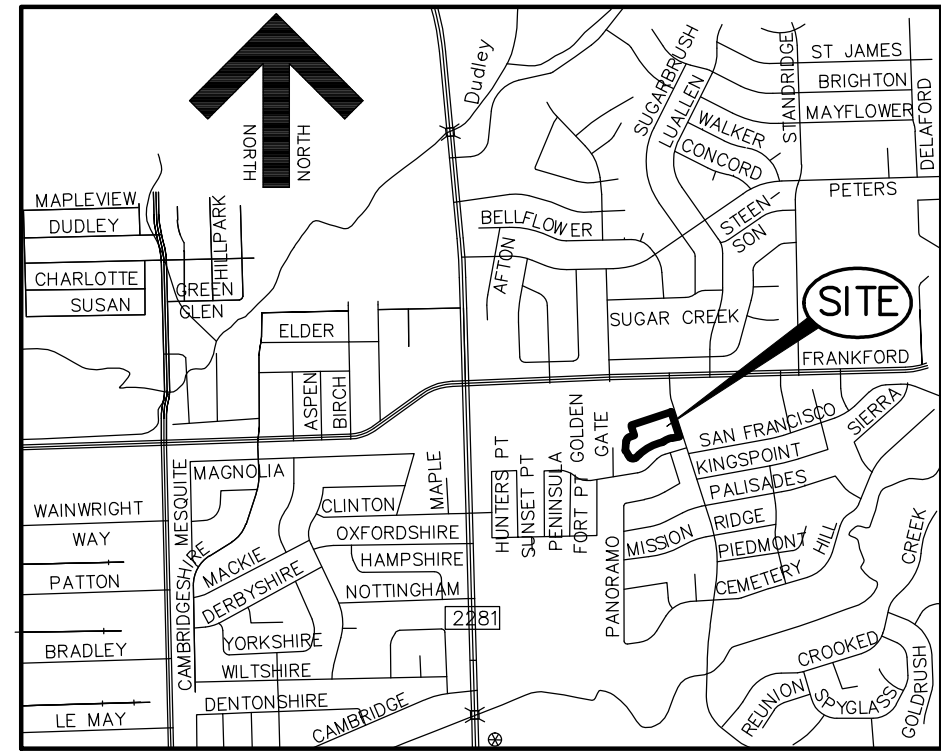
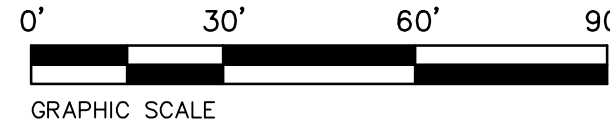
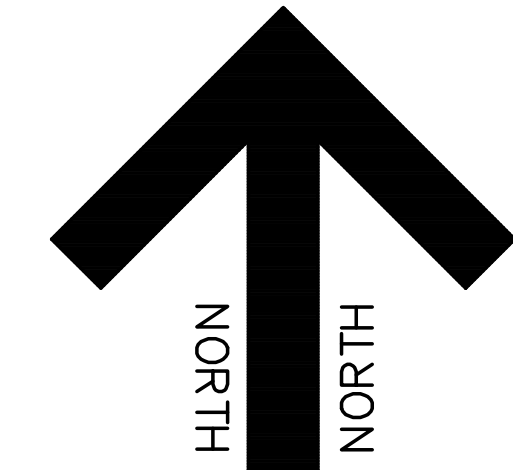


AERIAL PHOTO



CURVE DATA TABLE				
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"E 52.59'
C9	68°15'57"	50.00'	58.70'	N33°24'59"E 55.39'

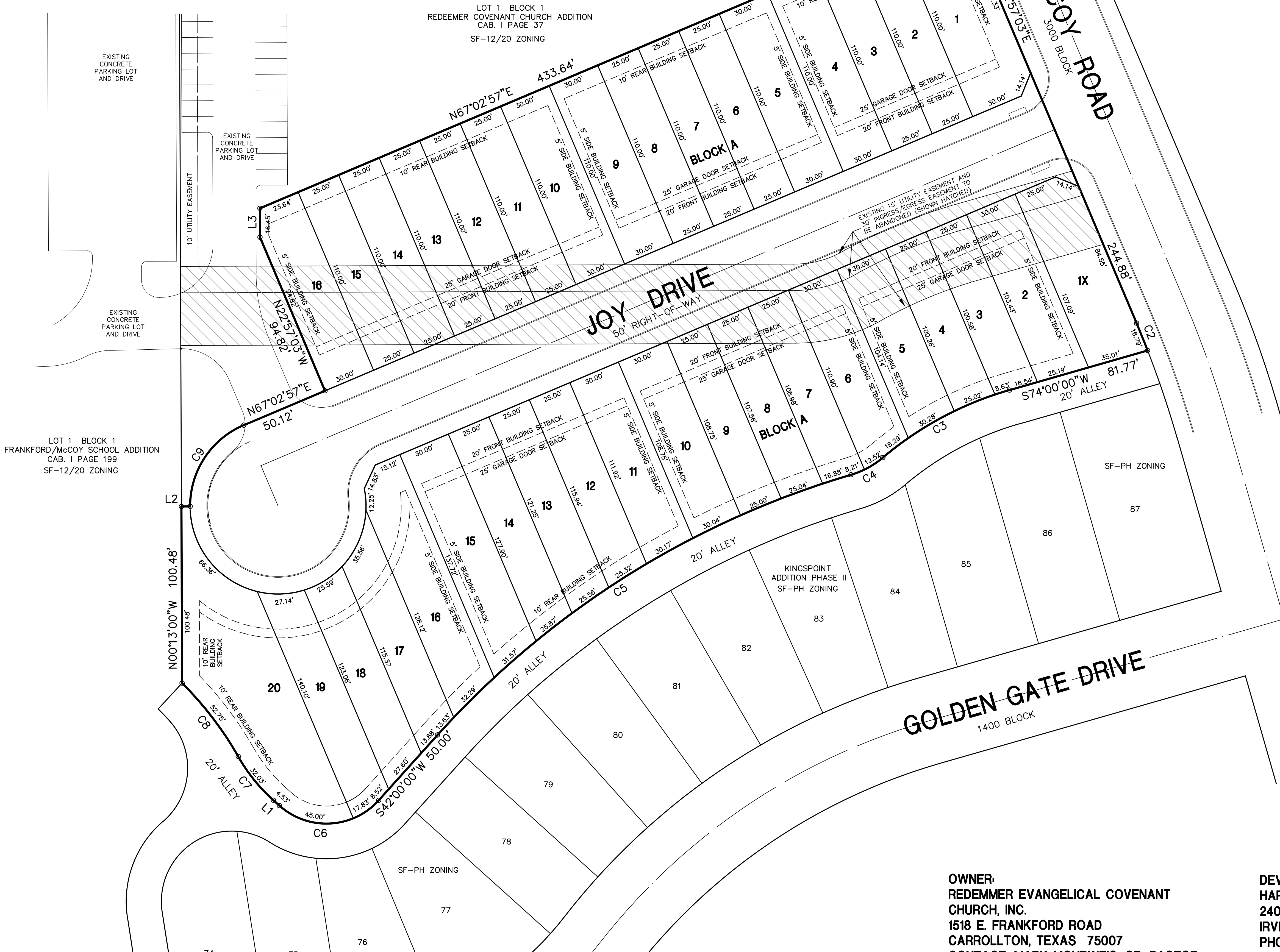
LINE TABLE		
NO.	BEARING	DISTANCE
L1	N48°00'00"W	4.53'
L2	N89°47'00"E	5.00'
L3	N00°13'00"W	16.45'



LOCATION MAP

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.



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

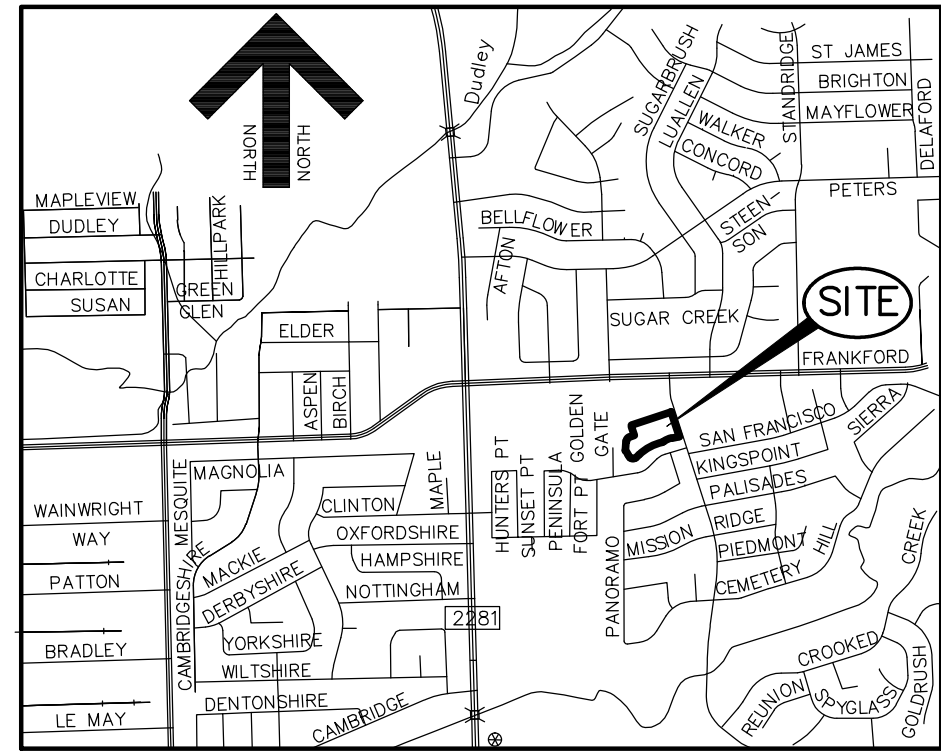
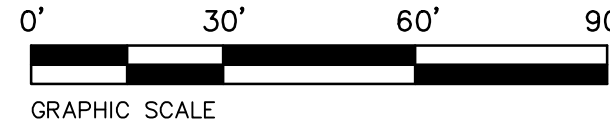
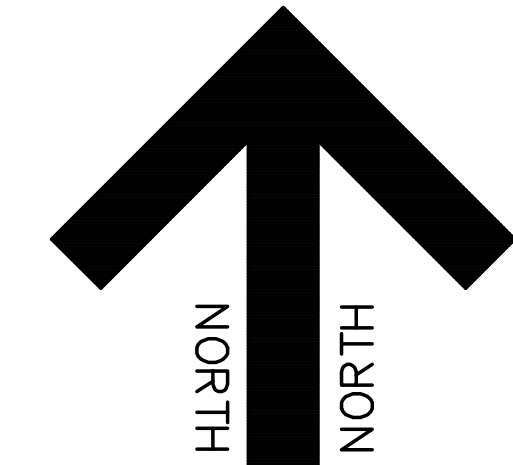
REVISIONS:	
1-9-15	CITY COMMENTS

CITY CASE NO. 10-14Z3

SHEET TITLE: ZONING EXHIBIT FOR PD FOR SF-TH McCOY VILLAS 36 TOWNHOUSE LOTS McCOY ROAD CARROLLTON, TX	
JDJR	PREPARED BY: 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 SCALE: 1" = 30'	DRAWN BY: JDJR CHECKED BY: JDJR
SHEET NO. 1 OF 1	

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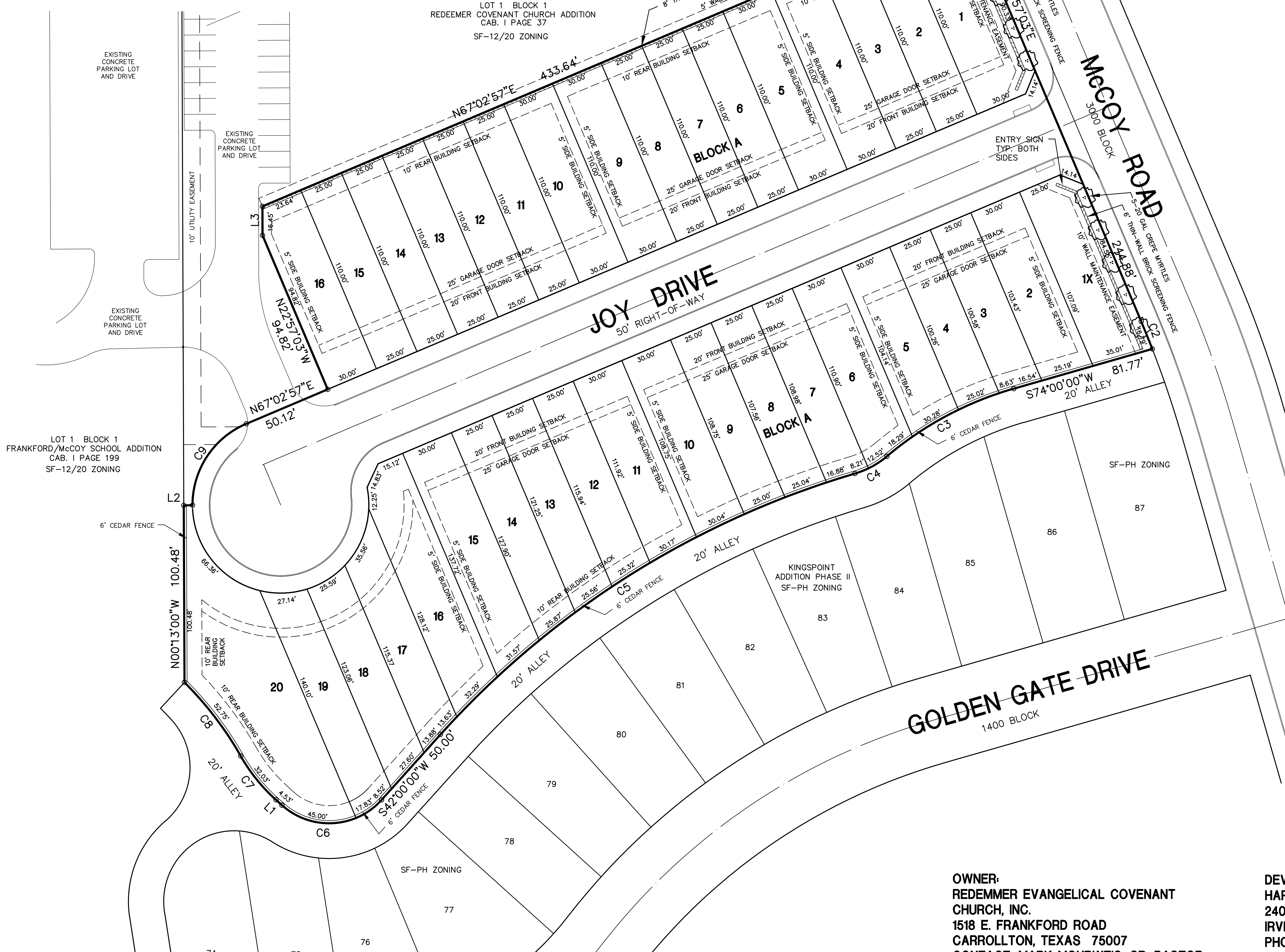
LINE TABLE		
NO.	BEARING	DISTANCE
L1	N48°00'00"W	4.53'
L2	N89°47'00"E	5.00'
L3	N00°13'00"W	16.45'



LOCATION MAP

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.



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CONTACT: MARK MOHRWEIS, SR. PASTOR
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DEVELOPER:
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IRVING, TEXAS 75062
PHONE (972) 659-0655
ATTN: SURESH SHRIDHARANI

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	
JDJR	PREPARED BY: 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 SCALE: 1" = 30'	DRAWN BY: JDJR CHECKED BY: JDJR
SHEET NO. 1 OF 2	

SCREENING WALL ENTRANCE



McCOY VILLAS
CARROLLTON

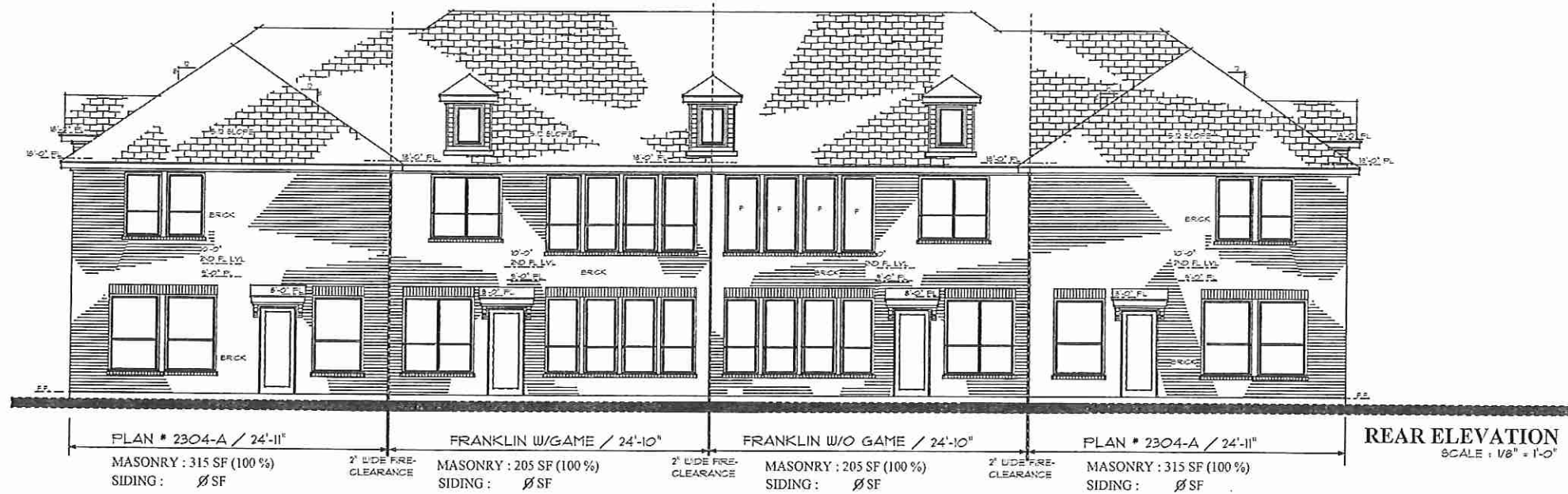
PLAN NUMBER
ELEVATIONS

COMBO-4 UNITS-ELEVATIONS

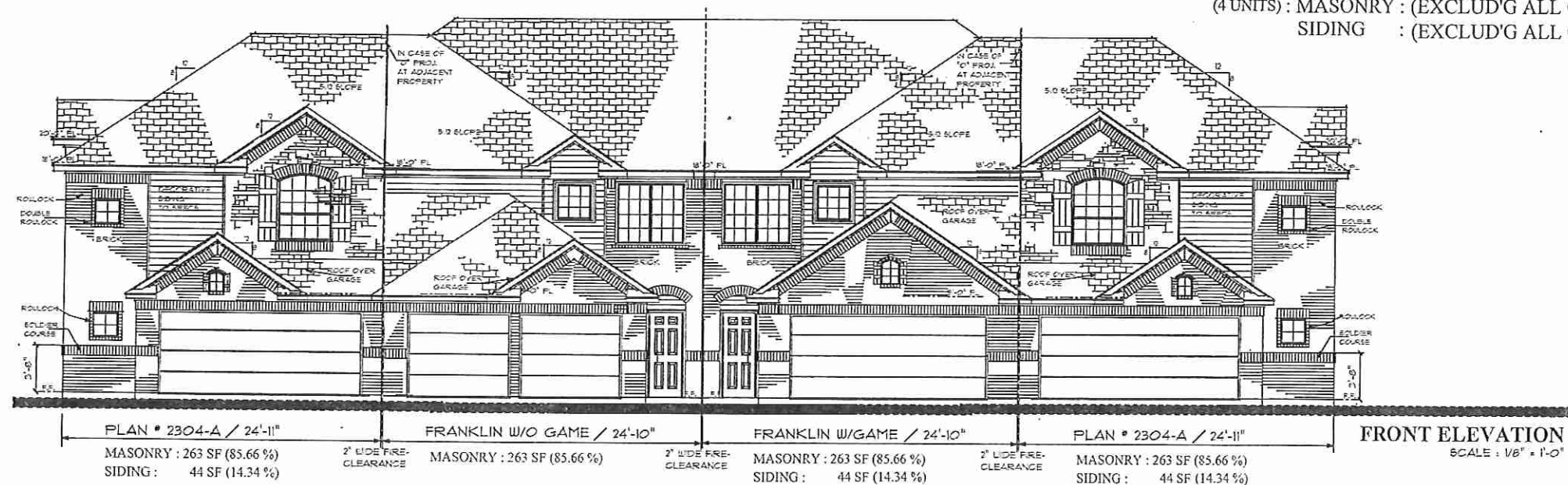
DRAWN BY
DATE 2/2/2015

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

SUMMER
HOMES



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

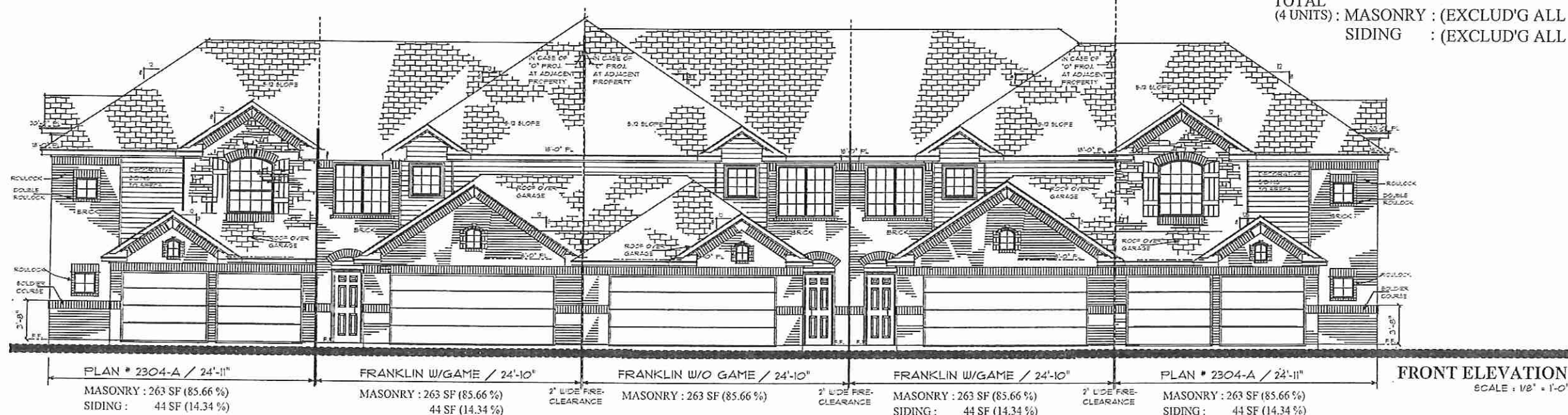
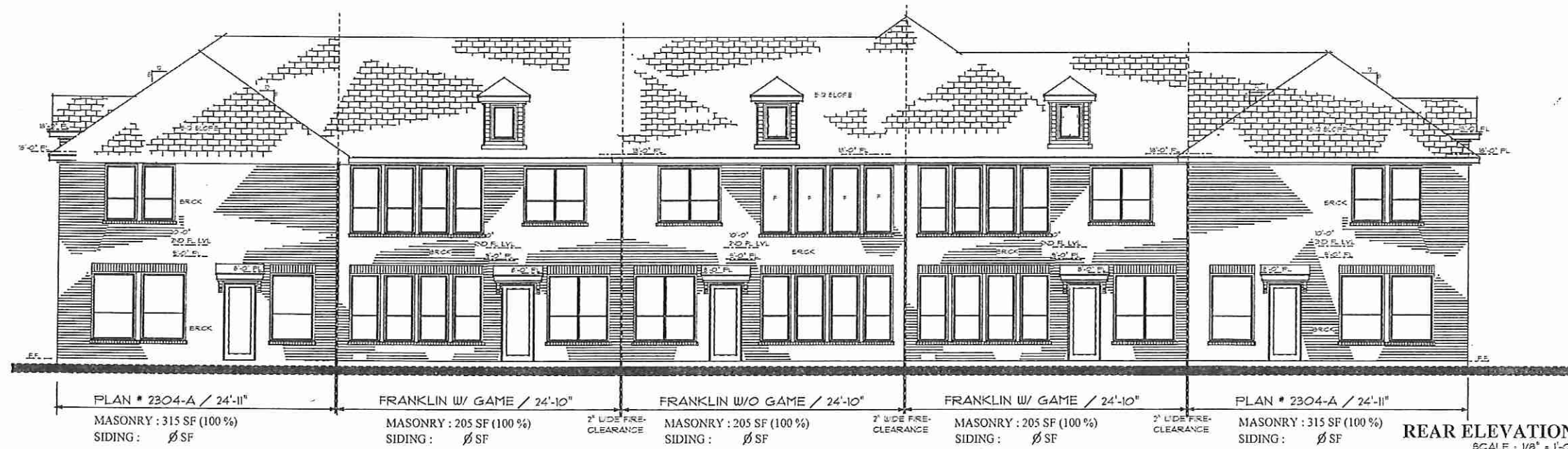
COMBO-5 UNITS-ELEVATIONS

PLAN NUMBER
ELEVATIONS

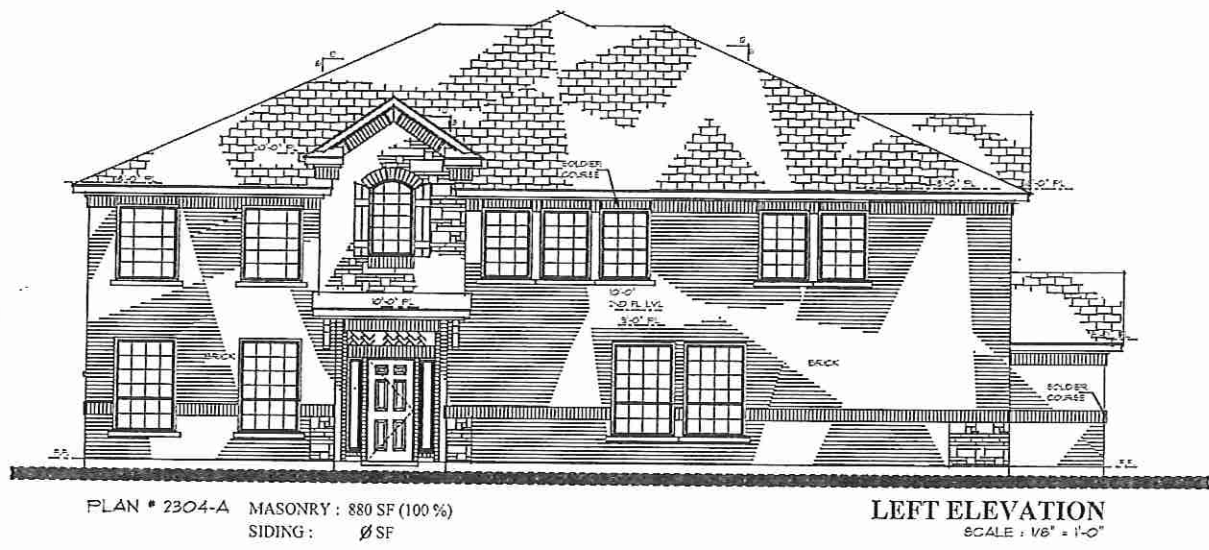
DRAWN BY
DATE 2/2/2015

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

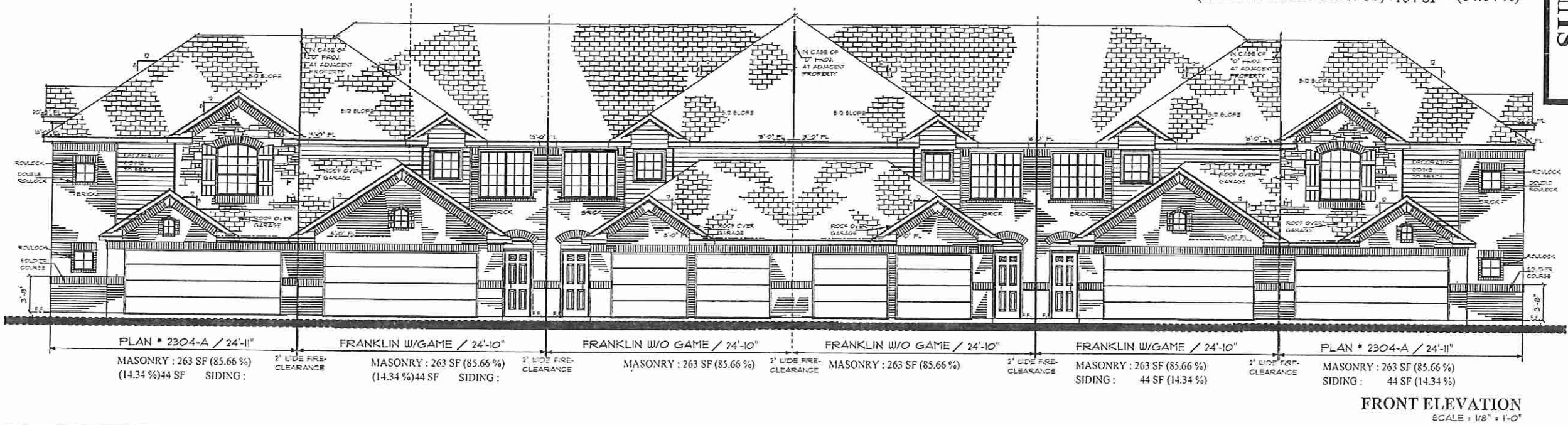
SUMMER
HOMES



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



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



McCOY VILLAS
CARROLLTON

COMBO-6 UNITS-ELEVATIONS

PLAN NUMBER

DRAWN BY

DATE 2/2/2015

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

SUMMER
HOMES



















