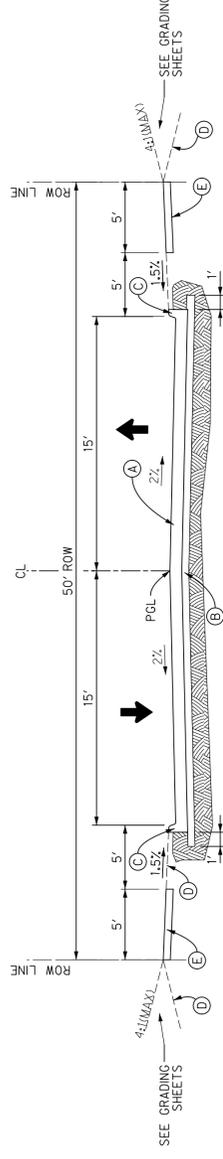


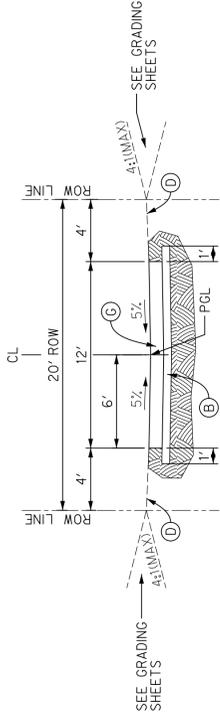
TYPICAL SECTION OF WITTINGTON PLACE (80' R.O.W.)

- LEGEND:
- (A) 8-INCH THICK 3600 PSI CLASS C REINFORCED CONCRETE WITH #4 BARS ON 18" CENTERS EACH WAY.
 - (B) 8-INCH DEEP COMPACTED SUBGRADE PER GEOTECH REPORT
 - (C) 6-INCH CONCRETE INTEGRAL CURB
 - (D) HYDROMULCH ALL DISTURBED AREAS ESTABLISH GRASS ON 4" INCH TOPSOIL WITHIN PARKWAY AND OTHER IMPACTED AREAS.
 - (E) 4-INCH THICK CONC. SIDEWALK
 - (F) 4-INCH THICK CONC. TRAIL



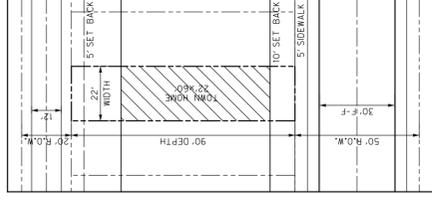
TYPICAL SECTION OF RESIDENTIAL STREET (50' R.O.W.)

- LEGEND:
- (A) 8-INCH THICK 3600 PSI CLASS C REINFORCED CONCRETE WITH #4 BARS ON 18" CENTERS EACH WAY.
 - (B) 8-INCH DEEP COMPACTED SUBGRADE PER GEOTECH REPORT
 - (C) 6-INCH CONCRETE INTEGRAL CURB
 - (D) HYDROMULCH ALL DISTURBED AREAS ESTABLISH GRASS ON 4" INCH TOPSOIL WITHIN PARKWAY AND OTHER IMPACTED AREAS.
 - (E) 4-INCH THICK CONC. SIDEWALK
 - (F) 4-INCH THICK CONC. TRAIL

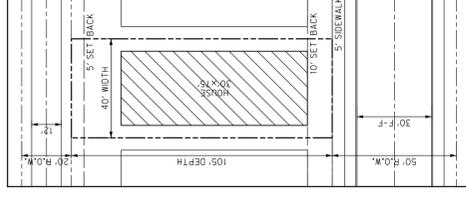


ALLEY SECTION

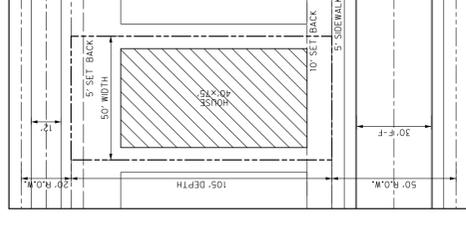
- LEGEND:
- (A) 7-INCH THICK 3600 PSI CLASS C REINFORCED CONCRETE WITH #3 BARS ON 18" CENTERS EACH WAY.
 - (B) 8-INCH DEEP COMPACTED SUBGRADE PER GEOTECH REPORT
 - (C) 6-INCH CONCRETE INTEGRAL CURB
 - (D) HYDROMULCH ALL DISTURBED AREAS ESTABLISH GRASS ON 4" INCH TOPSOIL WITHIN PARKWAY AND OTHER IMPACTED AREAS.
 - (E) 4-INCH THICK CONC. SIDEWALK
 - (F) 4-INCH THICK CONC. TRAIL



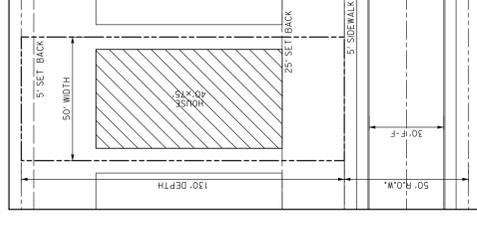
PROPOSED 22' REAR-LOADED LOT STANDARD.



PROPOSED 40' REAR-LOADED LOT STANDARD.

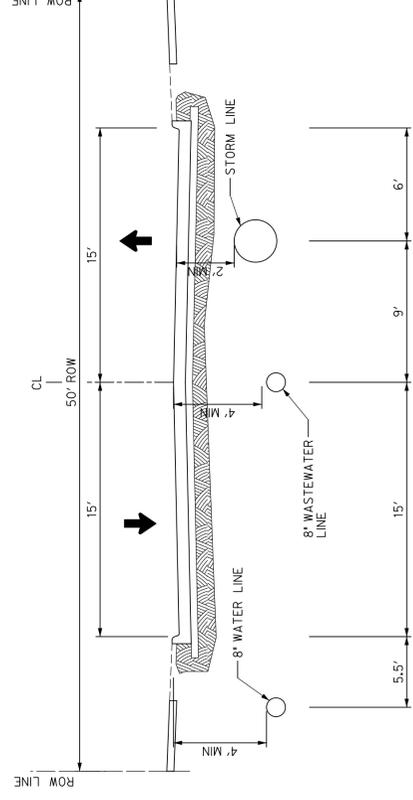


PROPOSED 50' REAR-LOADED LOT STANDARD.

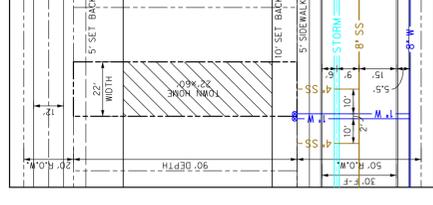


PROPOSED 50' FRONT-LOADED LOT STANDARD.

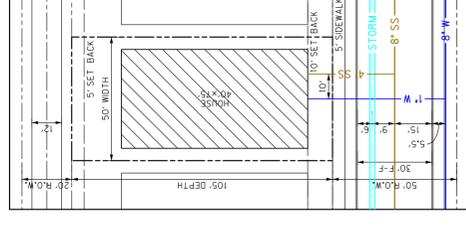
MINIMUM TOP OF CURB = 429.50
MINIMUM FINISH FLOOR = 431.50



TYPICAL SECTION OF PROPOSED UTILITIES
SEE PLAN SHEETS FOR EXACT LOCATIONS



TYPICAL UTILITY LOCATION



TYPICAL UTILITY LOCATION

DEVELOPMENT PLAN - DETAILS
MERCER CROSSING WEST ADDITION,
BLOCK 1, LOT 1

90.807 ACRE TRACT

SITUATED IN THE
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

CENTURION AMERICAN

ENGINEER
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081
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SURVEYOR
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OWNER
CENTURION AMERICAN
DEVELOPMENT GROUP
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
CONTACT: MICHAEL BEATY, PHD ABD
TEL: 214-267-9009



SCALE: NTS AWD 3/15/17
AUGUST 2018