

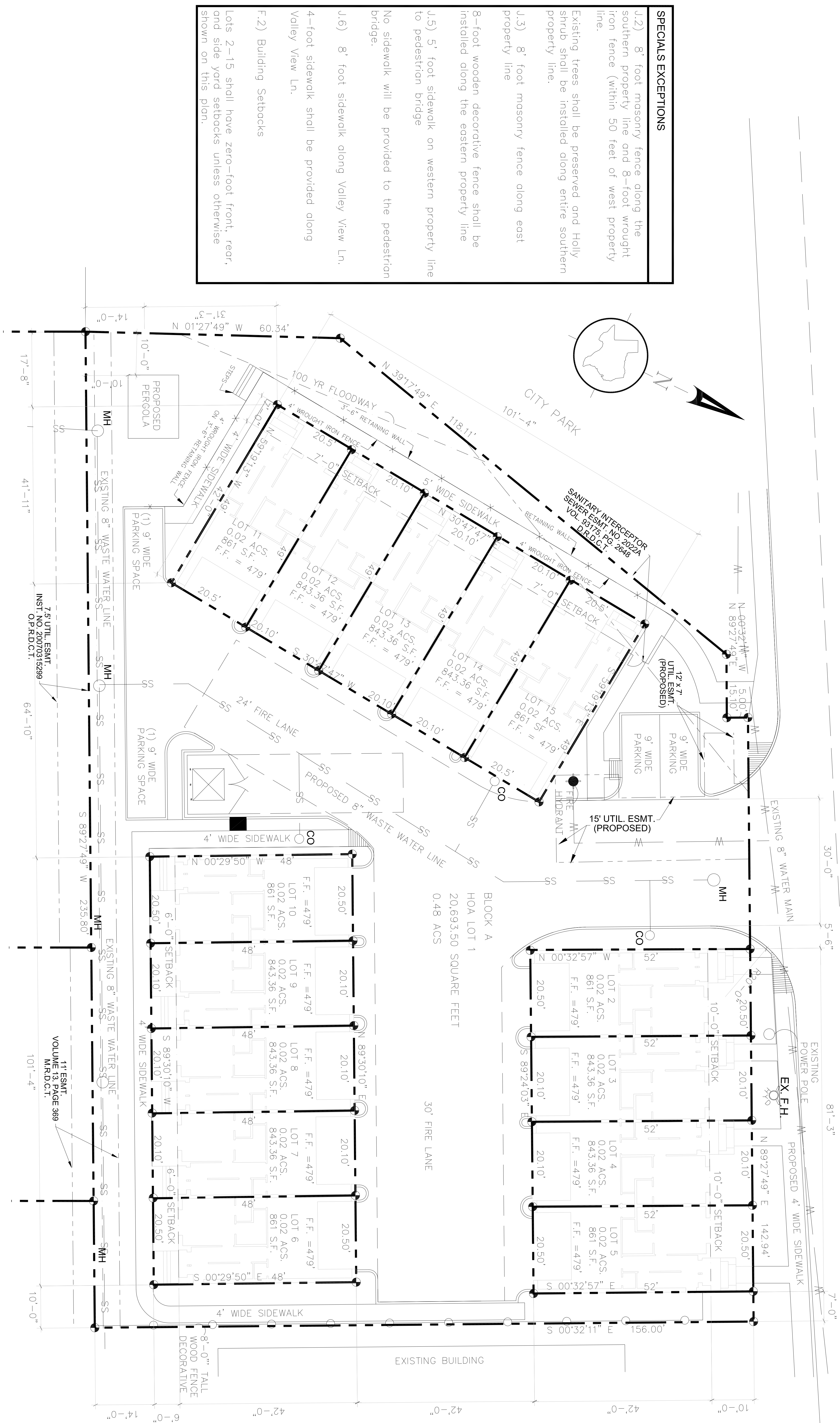


VICINITY MAP

N.T.S.

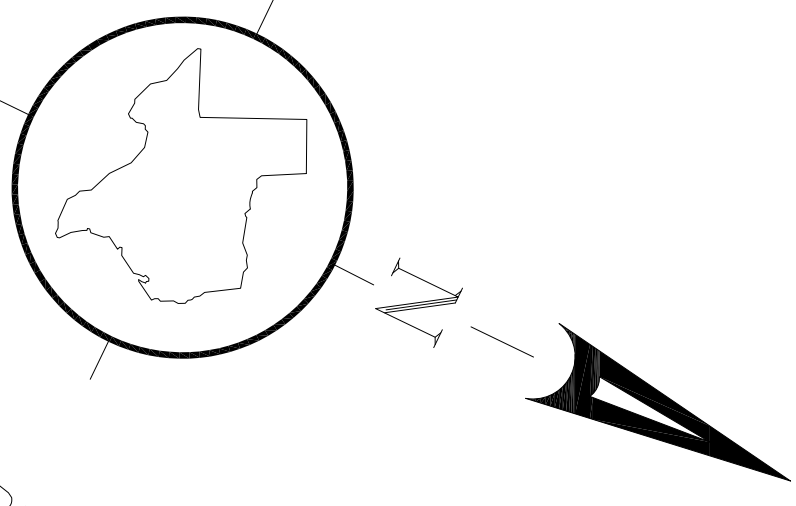
PROPOSED MEDIAN LEFT TURN
LANE MODIFICATIONS
(SEE CIVIL DRAWING C-1.1)

VALLEY VIEW LANE
(EAST BOUND TRAFFIC)



SPECIALS EXCEPTIONS

- J(2) 8' foot masonry fence along the southern property line and 8-foot wrought iron fence (within 50 feet of west property line.
- Existing trees shall be preserved and Holly shrub shall be installed along entire southern property line.
- J(3) 8' foot masonry fence along east property line
- J(4) 8-foot wooden decorative fence shall be installed along the eastern property line
- J(5) 5' foot sidewalk on western property line to pedestrian bridge
- No sidewalk will be provided to the pedestrian bridge.
- J(6) 8' foot sidewalk along Valley View Ln.
- 4-foot sidewalk shall be provided along Valley View Ln.
- F(2) Building Setbacks
- Lots 2-15 shall have zero-foot front, rear, and side yard setbacks unless otherwise shown on this plan.



SITE PLAN – 14 TOWNHOUSE UNITS
2620 VALLEY VIEW LANE, FARMERS BRANCH, TX

SCALE: 1" = 10'-0"

NOTES:

- 1) HOA MUST BE ESTABLISHED FOR THIS DEVELOPMENT. ALL PROPERTY OWNERS MUST BE FINANCIAL PARTICIPANTS FOR THE MAINTENANCE OF ALL COMMON AREAS, LANDSCAPING, FENCES AND PARKING AREAS.
- 2) ESTABLISHMENT OF HOA MUST BE PROVIDED FOR REVIEW BY CITY ATTORNEY'S AND FILED BEFORE THE PLAT BEING FILED FOR RECORDING.
- 3) BLANKET ACCESS EASEMENT FOR THE ENTIRE HOA LOT WILL BE DEDICATED WITH THE PLAT TO ALLOW FOR VEHICLE AND PEDESTRIAN ACCESS.

SITE AREA	=32,638 S.F.
TOTAL SLAB AREA	12,142 S.F.
SLAB COVERAGE	37.2%
PUBLIC SIDEWALK AREA:	1,278 S.F.
PRIVATE SIDEWALK AREA:	2,910 S.F.
DRIVE & PARKING AREA:	9,475 S.F.
MASONRY WALL AREA:	191 S.F.
ENTRY PORCH AREA:	560 S.F.
TOTAL IMPERVIOUS COVERAGE	25,087 S.F.
IMPERVIOUS COVERAGE	76.86%
PARKING ANALYSIS	LOT SPACES = 2 GARAGE PARKING HOA SPACES = 4 GUEST PARKING
TOTAL SPACES =	32
ZONING – PD-93	
OCCUPANCY – R3	
USE – TOWNHOMES	
CONSTRUCTION – 5B	
130 FIRE SPRINKLER SYSTEM	

LINE DISCRPTION	
WATER MAIN	— W —
SEWER MAIN	— SS —
WOOD FENCE	— X —
WROUGHT IRON FENCE	— * —
BUILDING LINE	— — —
UTILITY ESMT	— — —
PROPERTY CORNERS	— ● —

ROSE CREEK TOWN HOMES

14 UNIT TOWNHOUSE PROJECT
2620 VALLEY VIEW LN
FARMERS BRANCH, TEXAS

AJ REAL ESTATE INVESTMENTS, LLC
3265 BROADWAY BLVD. SUITE#100
GARLAND, TEXAS 75043-1620
OWNER: ARLEEN MACIAS
PHONE: 214-728-1881

CRC – DESIGN AND ENGINEERING

9846 NW COUNTY RD FM 2221
BARRY, TX 75102
PHONE: 469-688-1719

A1

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JOB #: 155

DATE: 08/20/20
REVISIONS
NAME: TC