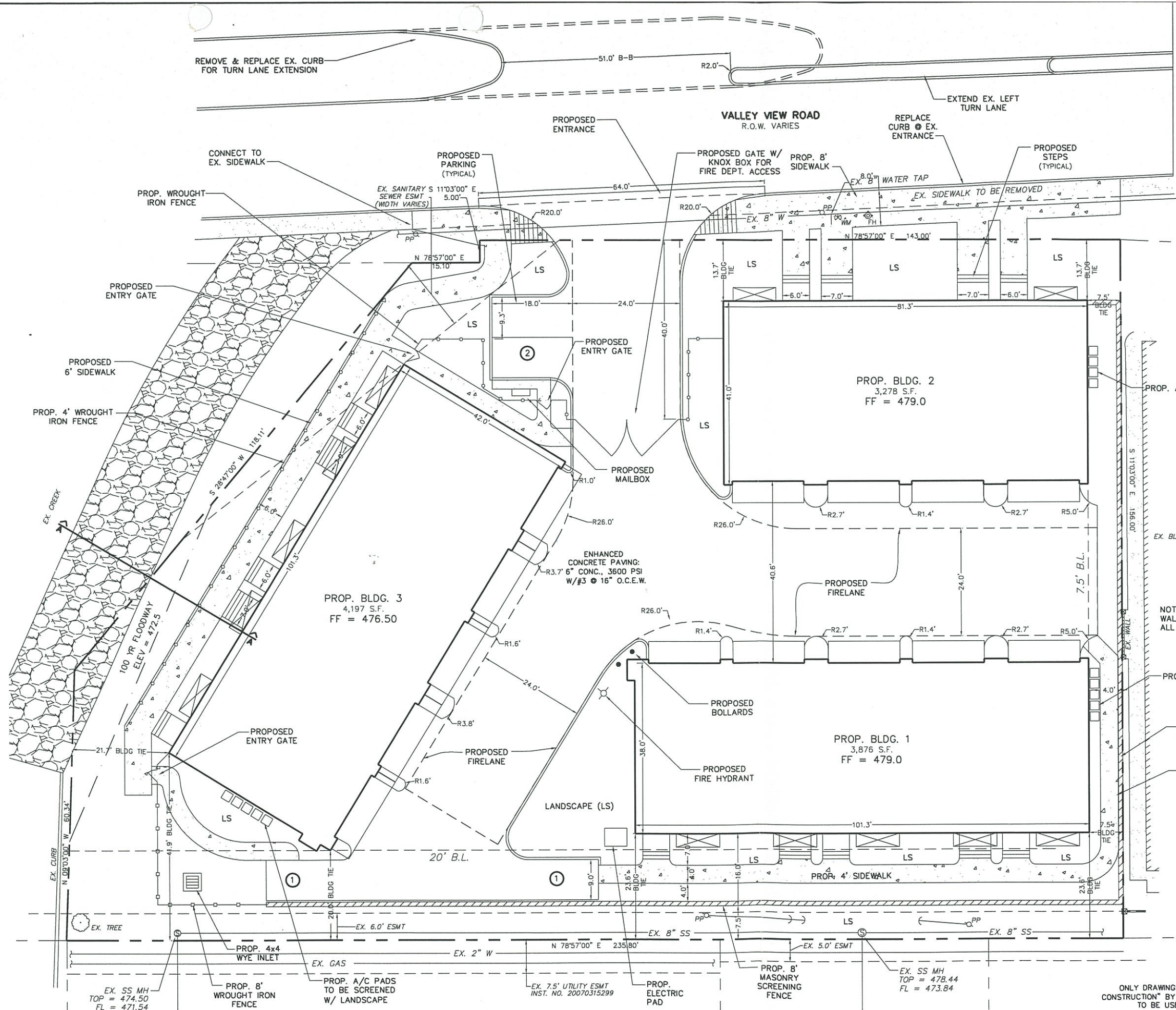




SITE DATA:

LOT AREA:
 0.749 Acres, 32,643 sq. ft.
 LOT COVERAGE:
 34.77%
 FLOOR TO AREA RATIO:
 2.88:1
 BUILDING AREA:
 11,351 sq.ft.
 BUILDING HEIGHT:
 (Three Story)
 BUILDING SETBACKS:
 Rear: 20'
 Side: 7.5'
 PROPOSED USE:
 Townhomes
 IMPERVIOUS AREA
 (including buildings):
 24,116 sq.ft.
 ZONING:
 PD26
 PARKING:
 Provided = 4
 LANDSCAPE AREA:
 Provided: 8,850 sq.ft.
 * THERE IS AN EX. BUILDINGS
 & EXISTING TREES ON THIS SITE

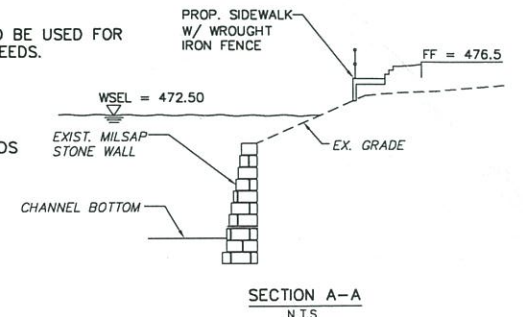
LEGEND

- = PROPERTY LINE
- EX. W. = EX. WATER
- EX. SS = EX. SANITARY SEWER
- PP = EX. POWER POLE
- SS MH = EX. SS MANHOLE
- SS CLEANOUT = EX. SS CLEANOUT
- WM = EX. WATER METER
- FH = EX. FIRE HYDRANT
- EXIST. or EX. = EXISTING
- ESMNT. = EASEMENT
- LS = LANDSCAPE
- BC = BACK OF CURB
- B-B = BACK OF CURB TO BACK OF CURB
- CL = CENTERLINE
- PRO. FIRE HYDRANT

NOTES:

- 1) ALL WORK MUST CONFORM TO CITY OF FARMERS BRANCH STDS.
- 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF FARMERS BRANCH STANDARDS AND DETAILS
- 3) SEE STD. DETAILS SHEETS FOR PRIVATE DETAILS. ALL PRIVATE DETAILS ARE SUPERSEDED BY STD CITY DETAILS.
- 4) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
- 5) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 6) ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE CITY CONSTRUCTION STANDARDS (IF AVAILABLE) & GOVERNED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) STD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 3RD EDITION AND TCEQ STANDARDS & DETAILS

NOTE: WALL PACKS TO BE USED FOR ALL LIGHTING NEEDS.



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CONCEPTUAL SITE PLAN CARTIER CUSTOM HOMES

2620 VALLEY VIEW
 VALLEY VIEW ADDITION
 LOTS 6, 7, 8, & 9, 0.749 Acres
 City of Farmers Branch, Dallas County, Texas

owner/developer

JOHN WARD
 P.O. Box 816112, Dallas, TX 75381
 972 877-4883

prepared by

MONK CONSULTING ENGINEERS
 1200 W. State Street, Garland Texas 75040
 972 272-1763 Fax 972 272-8761

PROJECT NO.: 2008-09

date: 5/27/08 scale: 1" = 10' sheet: C101

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF FARMERS BRANCH TO BE USED FOR CONSTRUCTION.