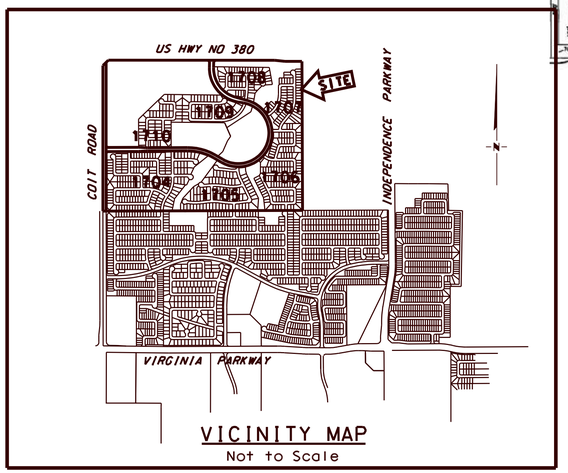
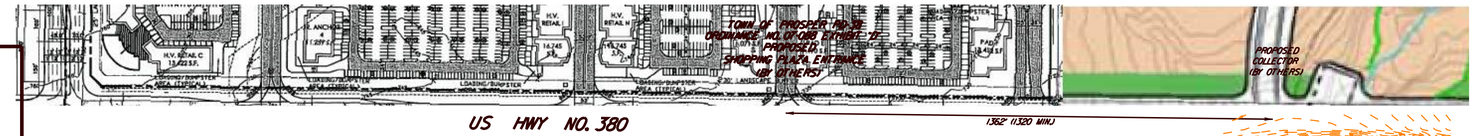
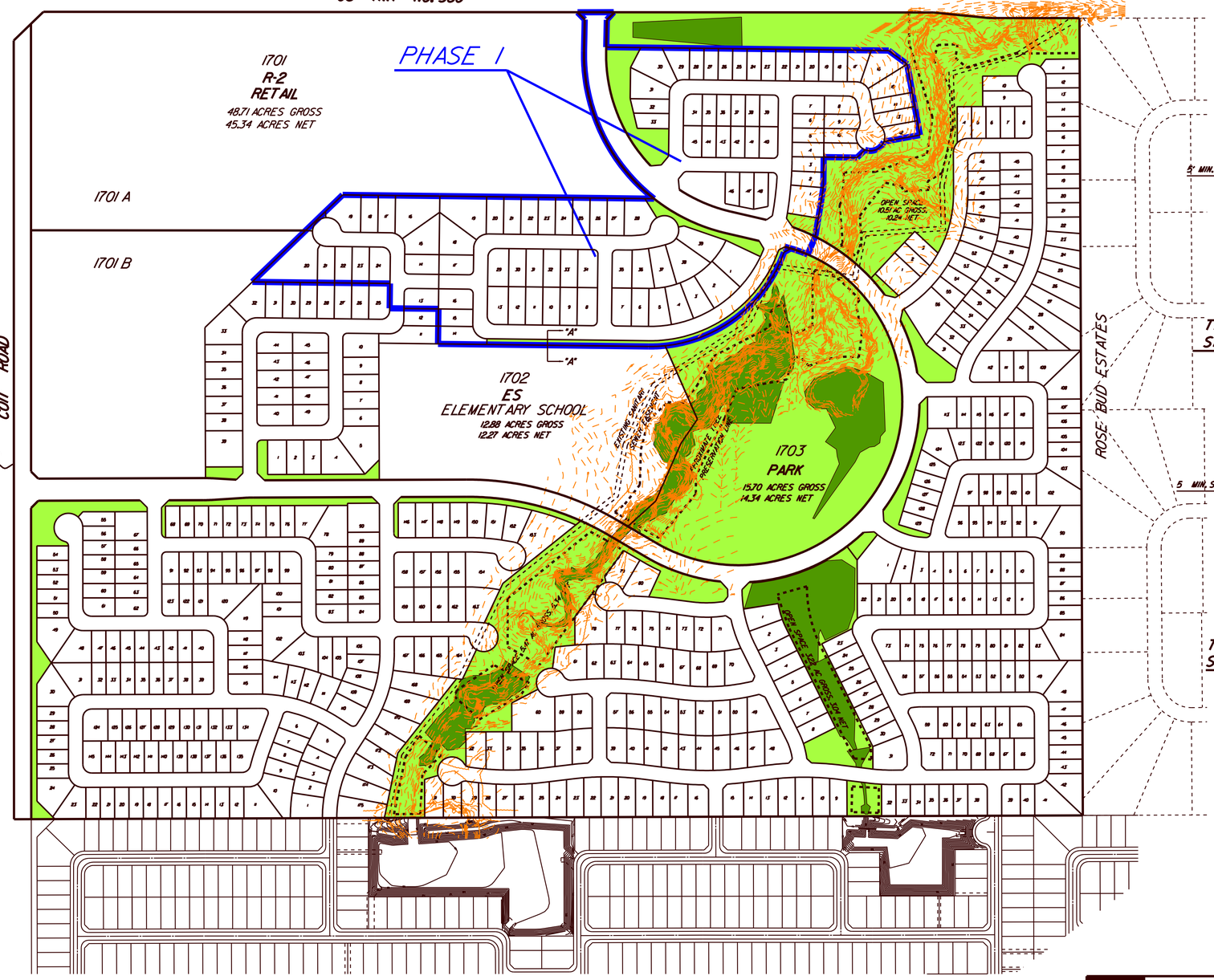
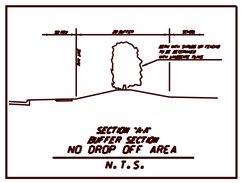
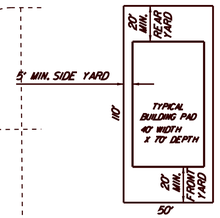


VICINITY MAP
Not to Scale

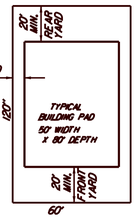








TRACT 1704,1706,1707 & 1708
STANDARD LOT DIMENSIONS
n.t.s.



TRACT 1704,1705,1709 & 1710
STANDARD LOT DIMENSIONS
n.t.s.

NOTE:
NET AREA = GROSS AREA MINUS THOROUGHFARES & SUB COLLECTOR STREETS

SITE DATA :	TRACT 1704
ZONING	SF-2
SITE AREA	41.97 ACRES GROSS, 38.93 NET
NUMBER OF UNITS	175
DENSITY	4.17 UNITS / ACRE

SITE DATA :	TRACT 1705
ZONING	SF-1
SITE AREA	21.25 ACRES GROSS, 20.88 NET
NUMBER OF UNITS	80
DENSITY	3.76 UNITS / ACRE

SITE DATA :	TRACT 1706
ZONING	SF-2
SITE AREA	26.54 ACRES GROSS, 26.11 NET
NUMBER OF UNITS	129
DENSITY	4.86 UNITS / ACRE

SITE DATA :	TRACT 1707
ZONING	SF-2
SITE AREA	12.31 ACRES GROSS, 12.02 NET
NUMBER OF UNITS	56
DENSITY	4.55 UNITS / ACRE

SITE DATA :	TRACT 1708
ZONING	SF-2
SITE AREA	12.45 ACRES GROSS, 11.50 NET
NUMBER OF UNITS	48
DENSITY	3.85 UNITS / ACRE

SITE DATA :	TRACT 1709
ZONING	SF-2
SITE AREA	13.74 ACRES GROSS, 13.26 NET
NUMBER OF UNITS	39
DENSITY	2.84 UNITS / ACRE

SITE DATA :	TRACT 1710
ZONING	SF-2
SITE AREA	14.15 ACRES GROSS, 13.72 NET
NUMBER OF UNITS	49
DENSITY	3.46 UNITS / ACRE

SITE DATA :	PA 17 SUMMATION - RESIDENTIAL
SITE AREA	142.41 ACRES GROSS, 136.42 NET
NUMBER OF UNITS	576
DENSITY	4.04 UNITS / ACRE

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
												9-2011	JAF	REVISED PER UPDATED LOT LAYOUT	10-11-10	JAF	REVISED PER CITY COMMENTS
															10-14-10	JAF	REVISED PER CITY COMMENTS
															12-2010	JAF	REVISED PER CITY SUBMITTAL

PETSCHE & ASSOCIATES, INC.
Professional Engineers - Land Surveyors - Development Consultants
Texas Registered Engineering Firm F-3252
2600 Eldorado Pkwy., Suite 240, McKinney, Texas 75070 (972) 562-9606

PLANNING AREA 17
Centurion American Development Group

CONCEPT SITE PLAN

Drawn by: JAF	Date: 7-10	SCALE: 1"=200'	JOB NUMBER: 10-204	SHEET 1-1
Designed by:	Checked by: PJP			