

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

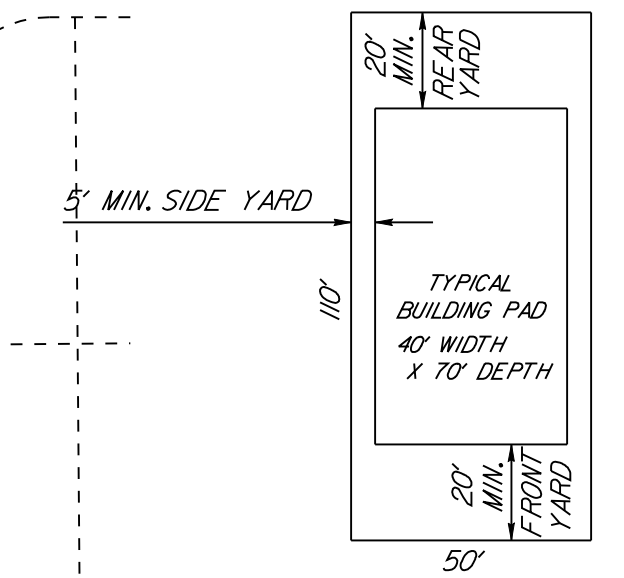
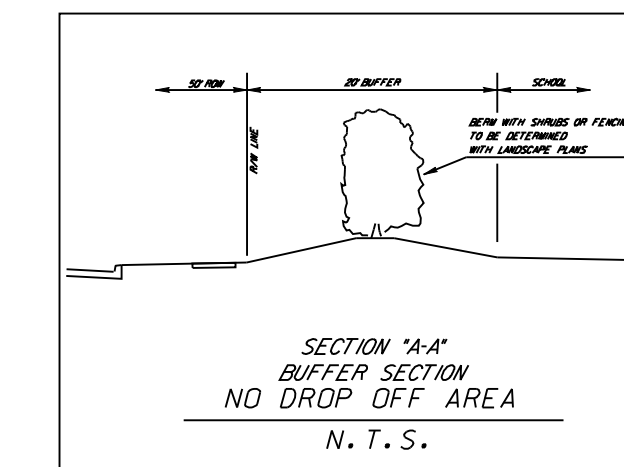
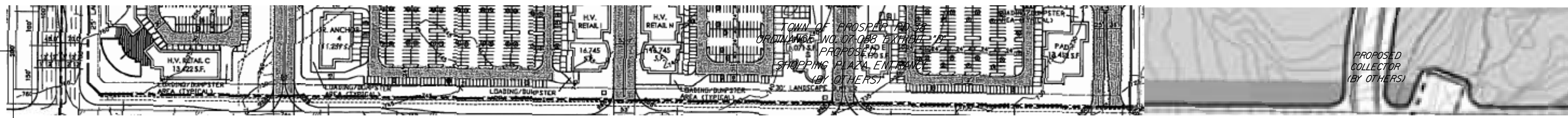
SITE DATA : TRACT 1707
ZONING SF-2
SITE AREA 12.31 ACRES GROSS, 12.02 NET
NUMBER OF UNITS 56
DENSITY 4.55 UNITS / ACRE

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

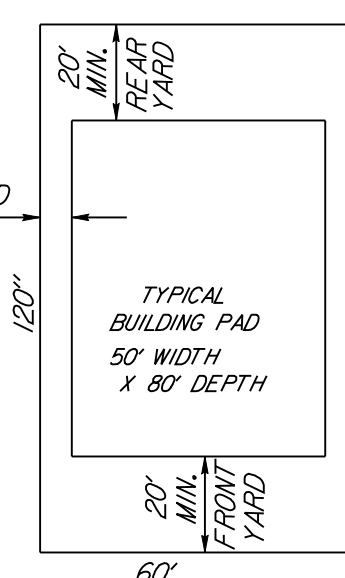
SITE DATA : TRACT 1709
ZONING SF-2
SITE AREA 13.74 ACRES GROSS, 13.26 NET
NUMBER OF UNITS 39
DENSITY 2.84 UNITS / ACRE

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



TRACT 1704, 1706, 1707 & 1708
STANDARD LOT DIMENSIONS
N.T.S.



TRACT 1704, 1705, 1709 & 1710
STANDARD LOT DIMENSIONS
N.T.S.

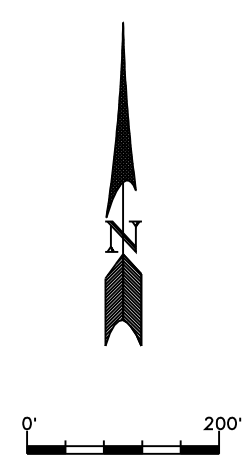


EXHIBIT C

RECEIVED
OCT 15 2010
PLANNING

PETSCHÉ & 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

REVISIONS											
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
10-11-10	JAF	REVISED PER CITY COMMENTS									
10-14-10	JAF	REVISED PER CITY COMMENTS									

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