

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, ROCKBROOK DEVELOPMENT LLC, is the owner of a 2.996 acre tract of land situated in the J.G. CARLOCK SURVEY, ABSTRACT NO. 312, Dallas County, Texas and being a portion of that certain tract of land conveyed to IDI Services Group, L.L.C, by deed recorded in Instrument 201300315141, Official Public Records, Dallas County, Texas; said 2.996 acre tract of land being more particularly described as follows:

BEGINNING at a capped iron rod stamped "HALFF" found for the southern most corner of herein described tract, same being in the northwesterly right-of-way line of East Belt Line Road (120' public R.O.W.) at its intersection with the northeasterly line of that certain tract of land conveyed to Dallas Power & Light Company by deed recorded in Volume 4414, Page 82, Deed Records, Dallas County, Texas;

THENCE North 63°16'03" West, departing said right-of-way, along the southwesterly line of herein described tract, for a distance of 333.20 feet to capped iron rod stamped "HALFF" found for corner, said iron being the beginning of a curve to the left with a radius of 704.36 feet and a chord which bears North 68°12'33" West, for a distance of 121.28 feet;

THENCE continuing along said curve to the left, through a central angle of 09°52'40" and having an arc length of 121.43 feet to a capped iron rod stamped "HALFF" found for the northwest corner of herein described tract, same being in the southeasterly line of a tract of land conveyed to D.A.R.T. as recorded in Volume 91008, Page 1341, Deed Records, Dallas County, Texas;

THENCE North 75°57'00" East, along said southeasterly line of said D.A.R.T. tract, for a distance of 751.51 feet to a 1/2" iron rod found for corner;

THENCE South 28°45'51" East, departing said D.A.R.T. tracts, for a distance of 122.60 feet to a capped iron rod stamped "HALFF" found in the aforementioned northwesterly right-of-way line of East Belt Line Road, said iron being the beginning of a curve to the left, having a radius of 1,969.68 feet and a chord which bears South 54°27'44" West, for a distance of 464.31 feet;

THENCE continuing along said curve to the left, through a central angle of 13°32'16" and having an arc length of 465.39 feet to the POINT OF BEGINNING and containing 130,524 square feet or 2.996 acres of land, more or less.

SITE DATA TABLE			
SUMMARIES			
PROPOSED USE	PD (TH-2)		
MAXIMUM LOT COUNT	15 UNITS		
TOTAL SITE	130,680 SF	SF	3.00 ACRES
MINIMUM LOT SIZE	3,710 SF		
AVERAGE LOT SIZE	4,738 SF		
MINIMUM LOT DEPTH	90.23'		
MINIMUM LOT WIDTH	34.92'		
AVERAGE LOT DEPTH	111'		
AVERAGE LOT WIDTH	40.60'		
LOT 1X AREA	4,951 SF		
LOT 2X AREA	28,696 SF		
TH-2 LAND	130,680 SF		3.00 ACRES
GROSS DENSITY	5 (TH-2 land area)		
MIN UNIT SIZE	1,500 SQFT - 2 STORY		
MIN UNIT SIZE	1,200 SQFT - 1 STORY		
GROSS BUILDING AREA	NA		
MAX. LOT COVERAGE	47%		
MIN FRONT SETBACK	15'		
MIN REAR SETBACK	15'		
MIN SIDE SETBACK	5		
MAX BLDG. HEIGHT	35' (2012 IRC)		
PARKING PER UNIT	2 GARAGE		
	.5 OFF-STREET		
	2.5 PER UNIT		

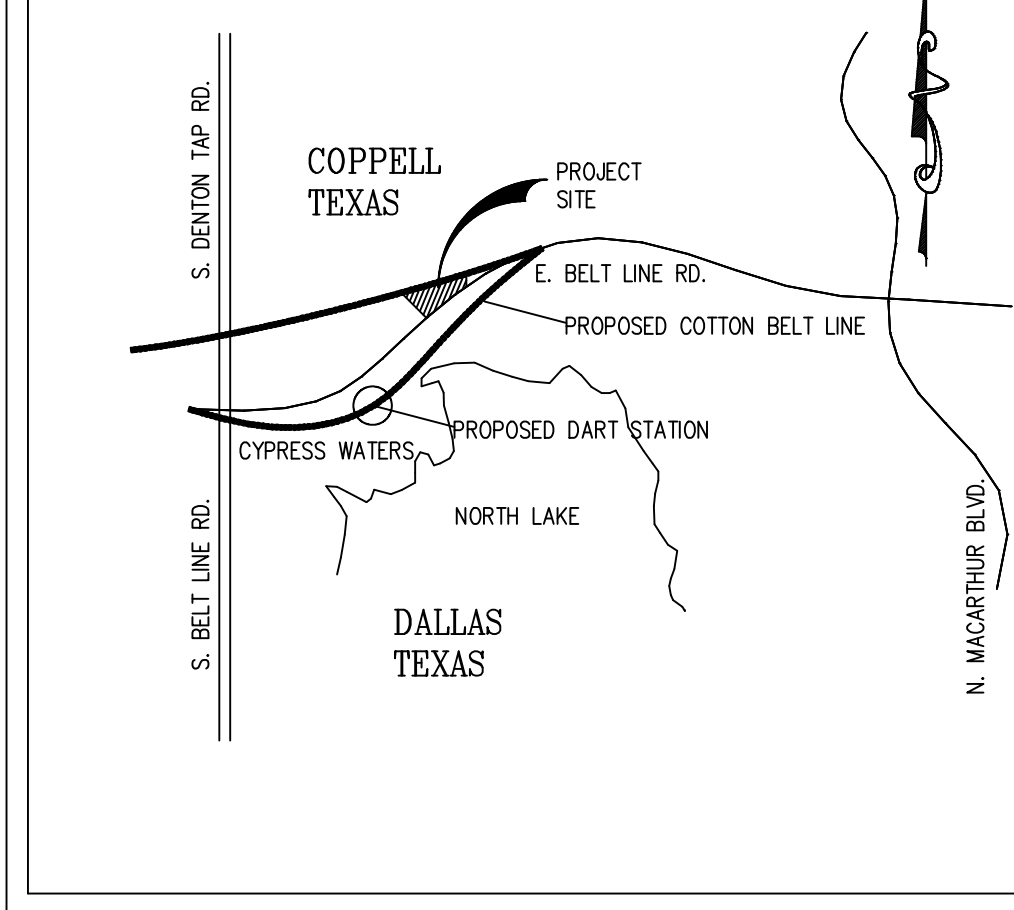
PLANNED DEVELOPMENT CONDITIONS

- PER TABLE R302.1 OF THE 2009 IRC (r302.1(1) OF THE 2012 IRC), THE FOLLOWING APPLY (2009-ALL DWELLINGS; 2012-DWELLINGS WITHOUT FIRE SPRINKLER SYSTEMS);
i. <5' SEPARATION REQUIRES A 1 HOUR FIRE RESISTANCE RATED WALL, PROTECTED FROM BOTH SIDES.
ii. 2' TO <5' SEPARATION REQUIRES ALL PROJECTIONS TO HAVE THEIR UNDERSIDE PROTECTED BY A 1 HOUR FIRE RESISTANCE RATED COVERING.
iii. OPENINGS: <3': NO OPENINGS ALLOWED; 3'-5': MAXIMUM OF 25% OF WALL AREA.
*CURRENTLY ADOPTED CODE AT THE TIME OF PERMIT APPLICATION WILL APPLY.
- MINIMUM FRONT SETBACK OF 15'.
- MINIMUM GARAGE DOOR SETBACKS 22' FROM ROW LINE
- NO PROPOSED EXTERIOR ELEVATION SHALL ENCOMPASS MORE THAN 25% OF PROPOSED DEVELOPMENT.
- NO PARKING ALONG STREET
- RESIDENCES SHALL BE A MAXIMUM OF THREE (3) BEDROOMS.
- CITY OF COPPELL PUBLIC SIDEWALKS TO BE 5' WIDE.

GENERAL NOTES

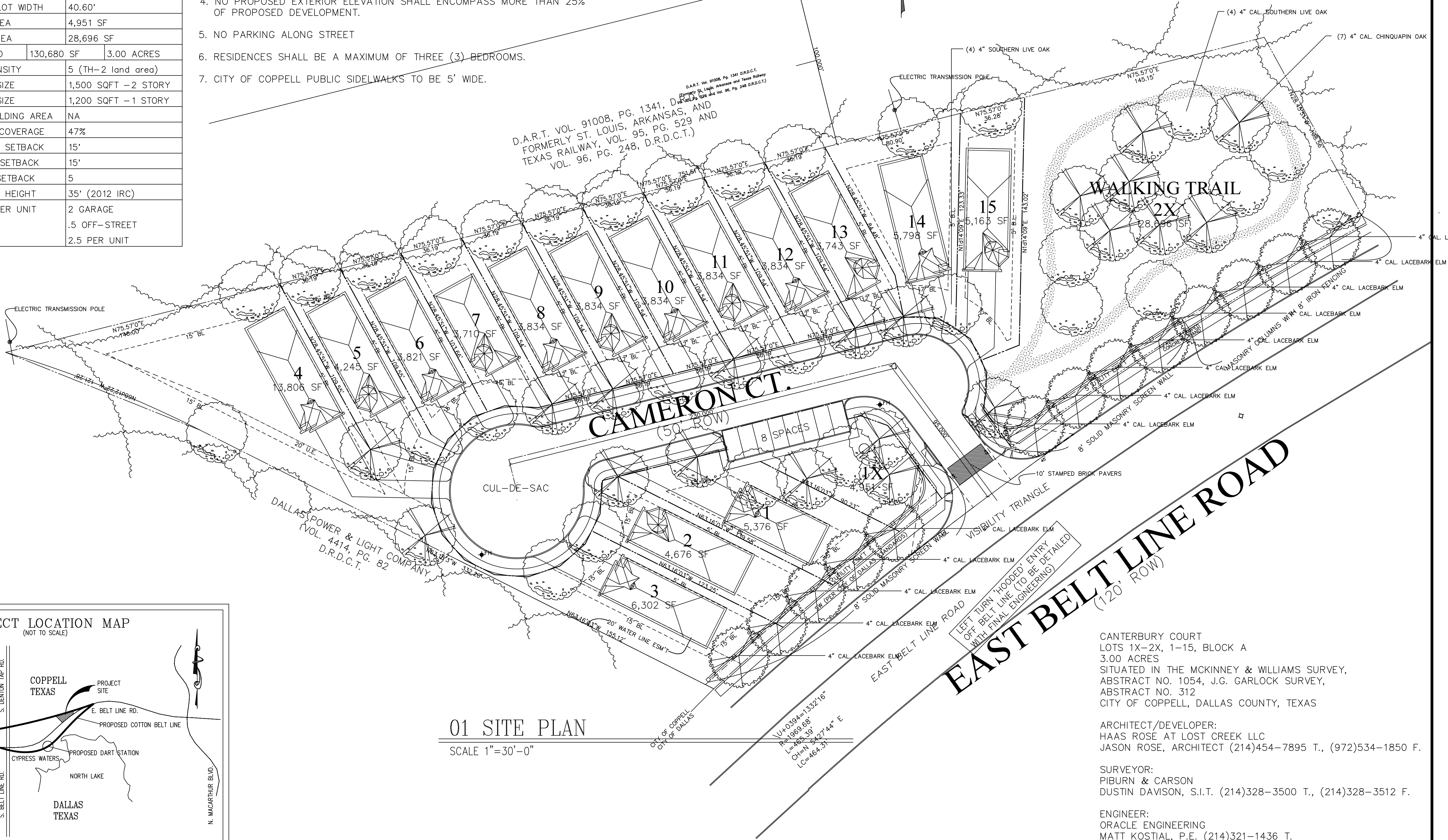
- BESIDES UTILITY CONNECTIONS, NO CONSTRUCTION WILL BE ALLOWED WITHIN THE 100 YEAR FLOODPLAIN.
- THE MANDATORY HOME OWNERS ASSOCIATION WILL OWN AND MAINTAIN ALL COMMON AND OPEN SPACES, CUL-DE-SAC PARKING, SCREENING WALLS, MONUMENT SIGNAGE, AND ALL COMMON AREA LANDSCAPING WITHIN THE DEVELOPMENT.

PROJECT LOCATION MAP
(NOT TO SCALE)



01 SITE PLAN

SCALE 1"=30'-0"



CANTERBURY COURT
LOTS 1X-2X, 1-15, BLOCK A
3.00 ACRES
SITUATED IN THE MCKINNEY & WILLIAMS SURVEY,
ABSTRACT NO. 1054, J.G. GARLOCK SURVEY,
ABSTRACT NO. 312
CITY OF COPPELL, DALLAS COUNTY, TEXAS

ARCHITECT/DEVELOPER:
HAAS ROSE AT LOST CREEK LLC
JASON ROSE, ARCHITECT (214)454-7895 T., (972)534-1850 F.

SURVEYOR:
PIBURN & CARSON
DUSTIN DAVISON, S.I.T. (214)328-3500 T., (214)328-3512 F.

ENGINEER:
ORACLE ENGINEERING
MATT KOSTIAL, P.E. (214)321-1436 T.

LANDSCAPE ARCHITECT:
DFL GROUP, LLC
JOHN FAIN, ASLA, LEED AP (817) 479-0730 T.

Drawn By:
Jason R. Rose
Preparation Date:
November 11, 2013
Revisions:
JANUARY 2, 2014

Notes:

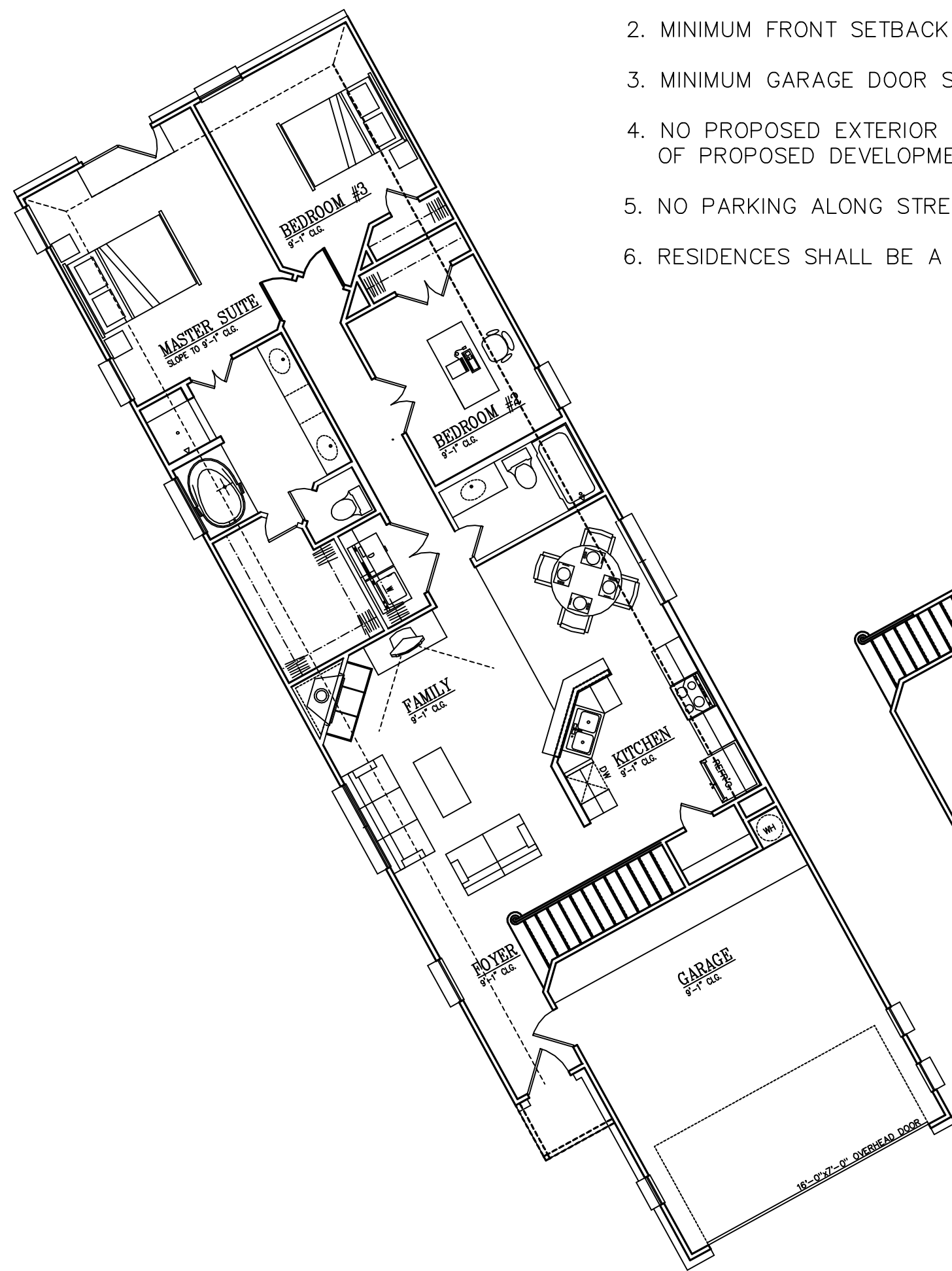
CANTERBURY COURT
Coppel, Texas



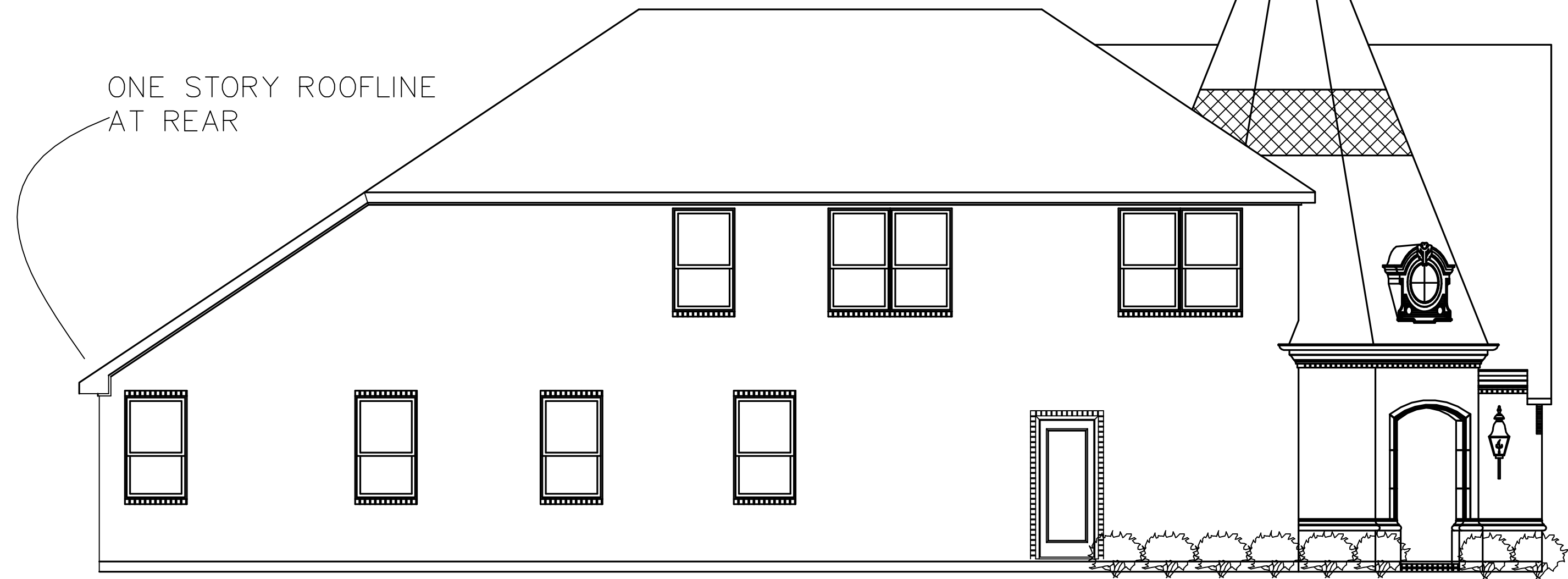
1-2-2014

JR ROSE
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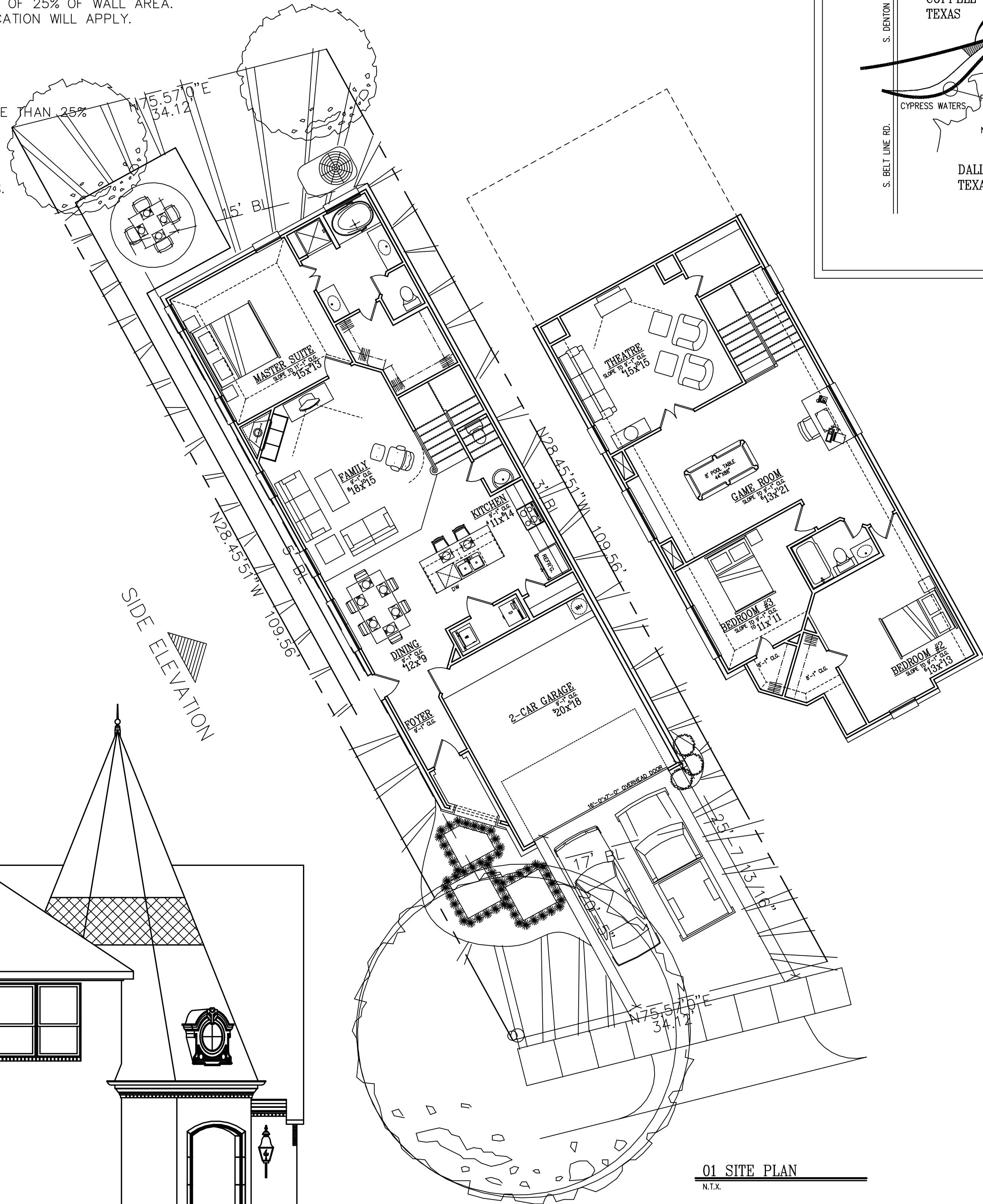
SHEET
01



02 ONE STORY PLAN
N.T.X.



SIDE ELEVATION

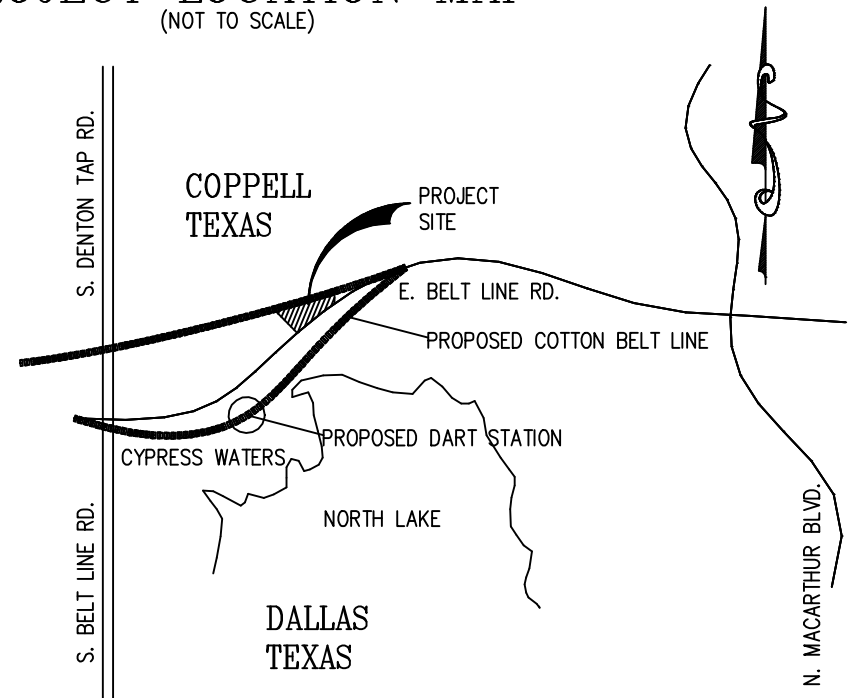


01 SITE PLAN
N.T.X.

PLANNED DEVELOPMENT CONDITIONS

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 - iii. OPENINGS: <3': NO OPENINGS ALLOWED; 3'-5': MAXIMUM OF 25% OF WALL AREA.*CURRENTLY ADOPTED CODE AT THE TIME OF PERMIT APPLICATION WILL APPLY.
2. MINIMUM FRONT SETBACK OF 15'.
3. MINIMUM GARAGE DOOR SETBACKS 22' FROM ROW LINE
4. NO PROPOSED EXTERIOR ELEVATION SHALL ENCOMPASS MORE THAN 25% OF PROPOSED DEVELOPMENT.
5. NO PARKING ALONG STREET
6. RESIDENCES SHALL BE A MAXIMUM OF THREE (3) BEDROOMS.

PROJECT LOCATION MAP
(NOT TO SCALE)



Drawn By:
Jason R. Rose
Preparation Date:
July 15, 2013
Revisions:
January 2, 2014
Notes:



1-2-2014

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SHEET
A1



DFL Group, LLC
PARKS + OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE
82338 MID CITIES BLVD., NORTH RICHLAND HILLS, TX 76180 817-479-0730



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF JOHN R. FAIR, LANDSCAPE ARCHITECT REGISTRATION NUMBER 809, ON 01/28/21, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

Rev. No.	Note	Description	By		
CANTERBURY COURT					
TREE REMOVAL PLAN					
2.996 acres					
CITY OF COPPELL					
DALLAS COUNTY, TEXAS					
DESIGN	DRAWN	DATE	SCALE	CITY CASE #	NO.
		06/13	1"=30' at 24"x36"	—	L1

TREE SURVEY

	Cal.	Species	Canopy N	Canopy S	Canopy E	Canopy W	Crown Class	% Live Crown	Condition	Preserve	Remove
101	4	Live Oak	3	3	3	3	Dom	70	Poor	Exempt	0
102	4	Live Oak	3	3	3	3	Dom	50	Poor	Exempt	0
103	5	Cedar Elm	5	5	3	5	Dom	70	Good	Exempt	0
104	5	Cedar Elm	4	4	4	4	Dom	90	Good	Exempt	0
105	4	Cedar Elm	4	3	4	4	Dom	70	Good	Exempt	0
106	8	Willow	12	25	10	12	Dom	90	Good		8
107	12	Mesquite	20	8	12	25	CoDom	50	Poor	Poor	0
108	8	Pecan	10	8	12	12	CoDom	50	Good		8
109	14	Mesquite	6	10	10	1	CoDom	30	Fair		14
110	6	Mulberry	12	3	3	6	Sup	20	Fair		6
111	6	Mulberry	3	3	3	8	Sup	50	Good	0%	6
112	8	Pecan	10	6	8	19	Dom	60	Good		8
113	7	Hackberry	9	4	6	3	Co Dom	50	Good		7
114	6	Hackberry	8	12	15	12	Dom	60	Good		6
115	9	Ash	15	8	10	12	Dom	60	Good		9
116	11	Amer. Elm	11	12	10	8	Co Dom	60	Poor	Poor	0
117	15	Ash	20	14	20	10	Co Dom	50	Good		15
118	16	Hackberry	18	15	30	22	Dom	80	Good		16
119	4	Cedar Elm	6	3	10	6	Dom	60	Poor	Exempt	0

TOTAL 152
Caliper Inches

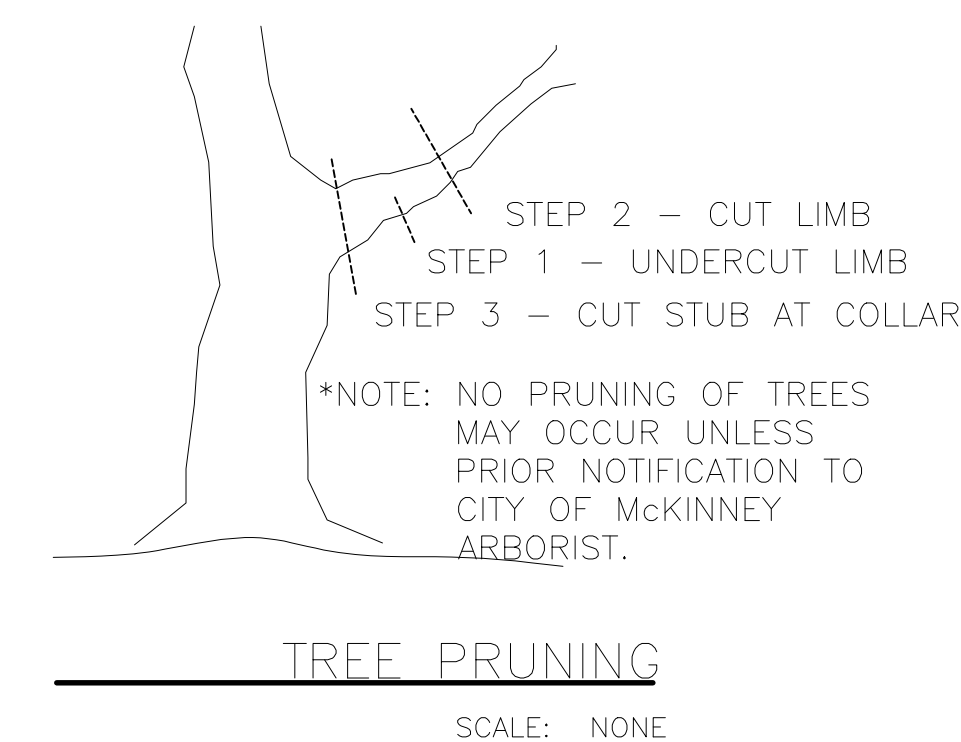
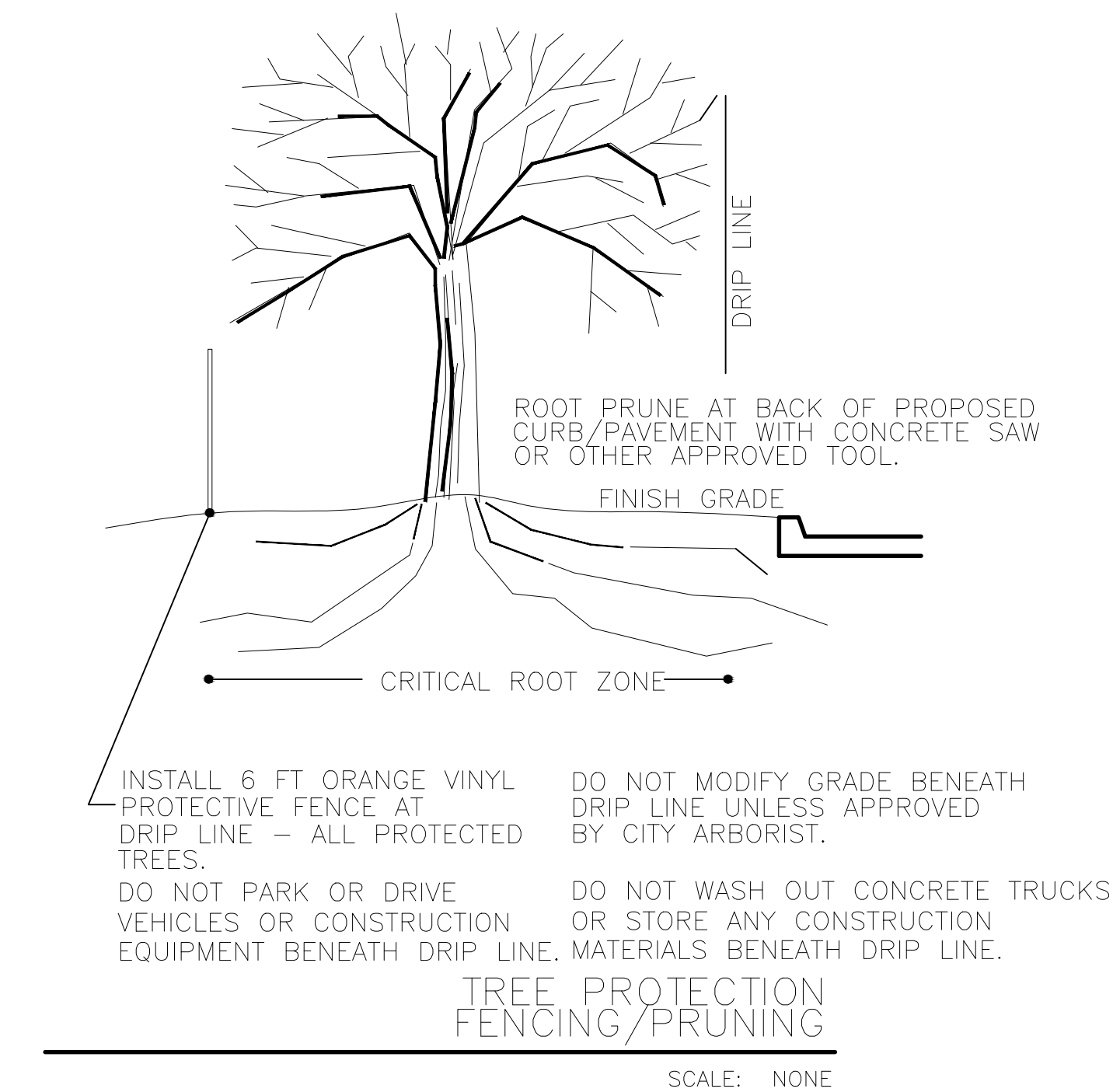
0	103
Inches	Inches
Preserved	Not
	Protected

TOTAL CALIPER INCHES ON SITE	152
TOTAL CALIPER INCHES (EXEMPT)	103
TOTAL PROTECTED TREES	49
TOTAL PROTECTED CALIPER INCHES REMOVED	49
TOTAL PROTECTED CALIPER INCHES PRESERVED	0
PERCENTAGE PROTECTED TREES PRESERVED	0%

REQUIRED MITIGATION 49

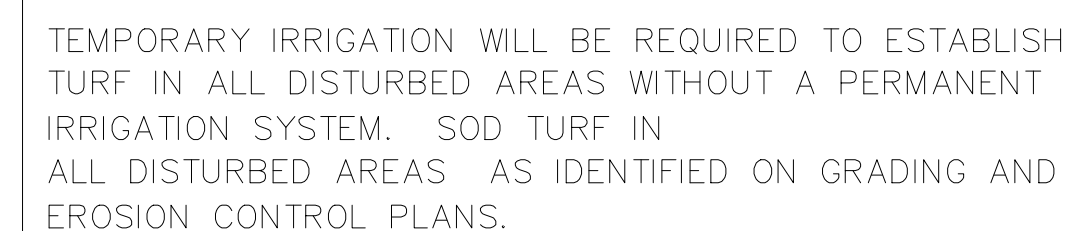
TREE REPLACEMENT CREDITS -
23@4" CALIPER = 92/2= **46**

PAYMENT INTO TREE FUND	\$300
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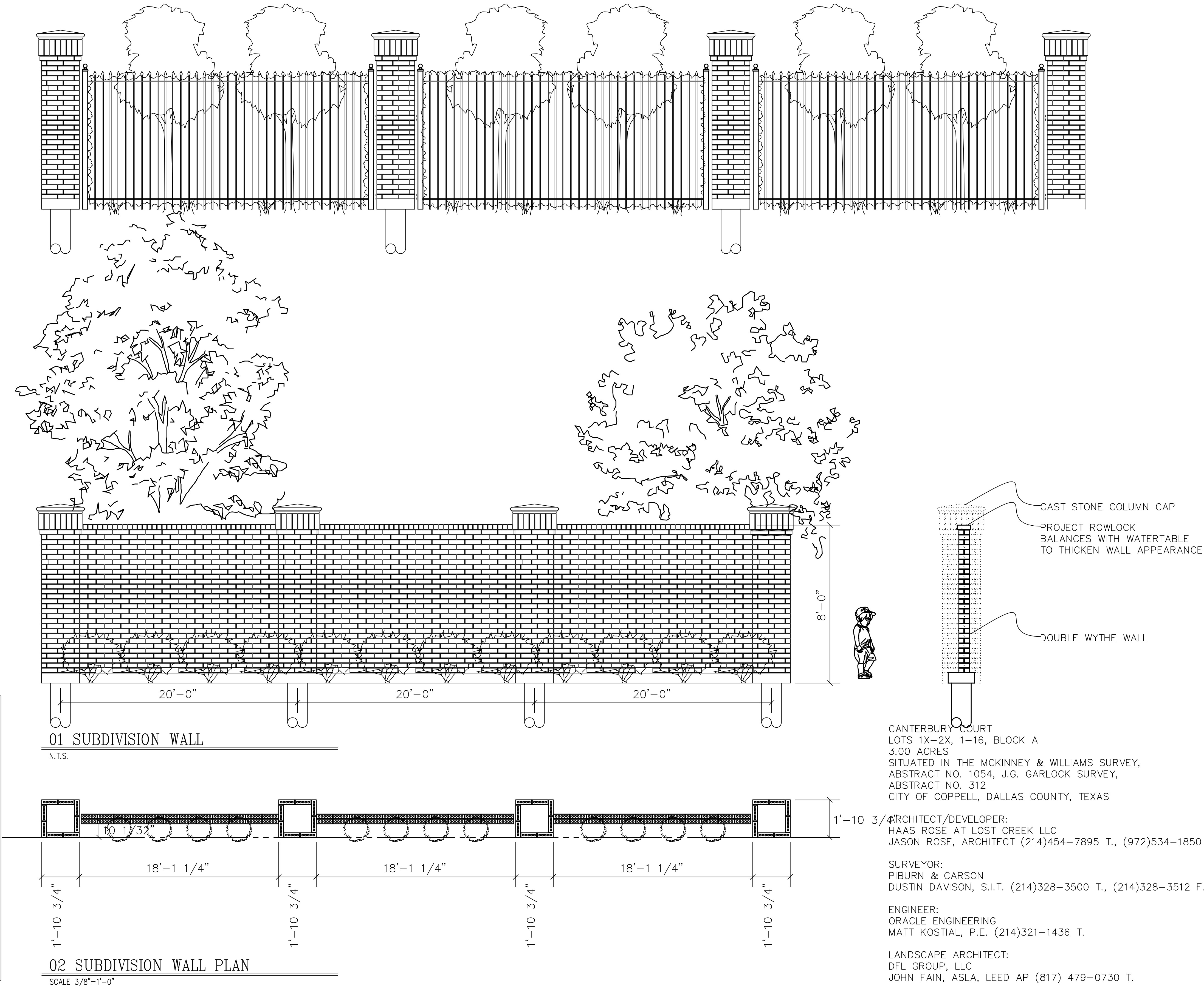
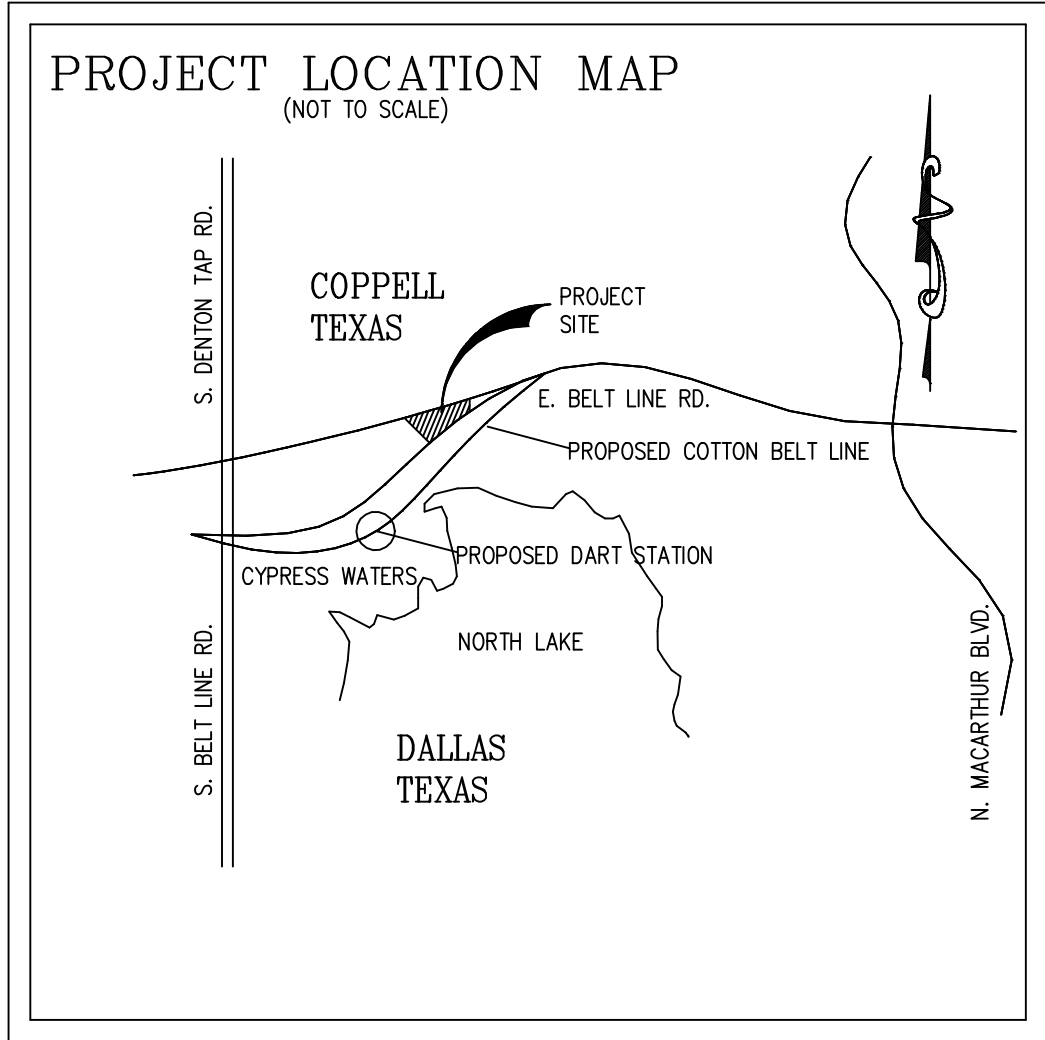


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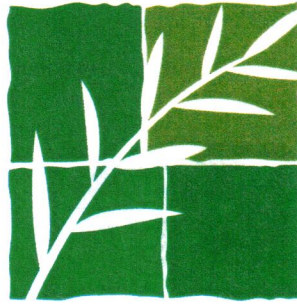
Drawn By:
Jason R. Rose
Preparation Date:
July 15, 2013
Revisions:
December 19, 2013
Notes:

CANTERBURY COURT
Coppell, Texas



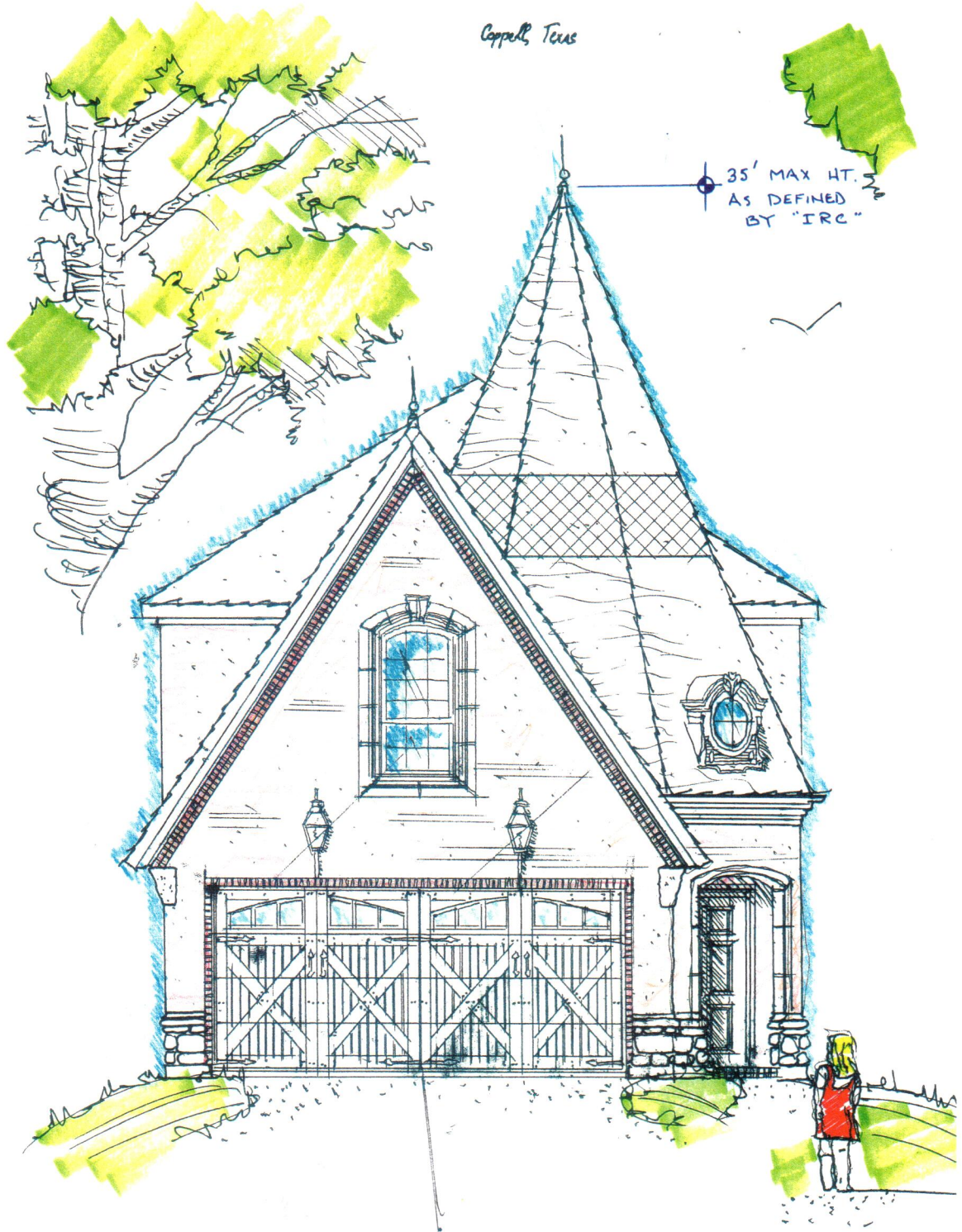
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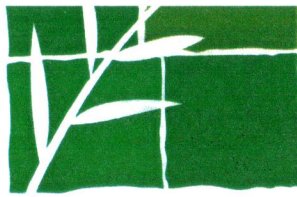
SHEET
S1



CANTERBURY COURT

Coppell, Texas

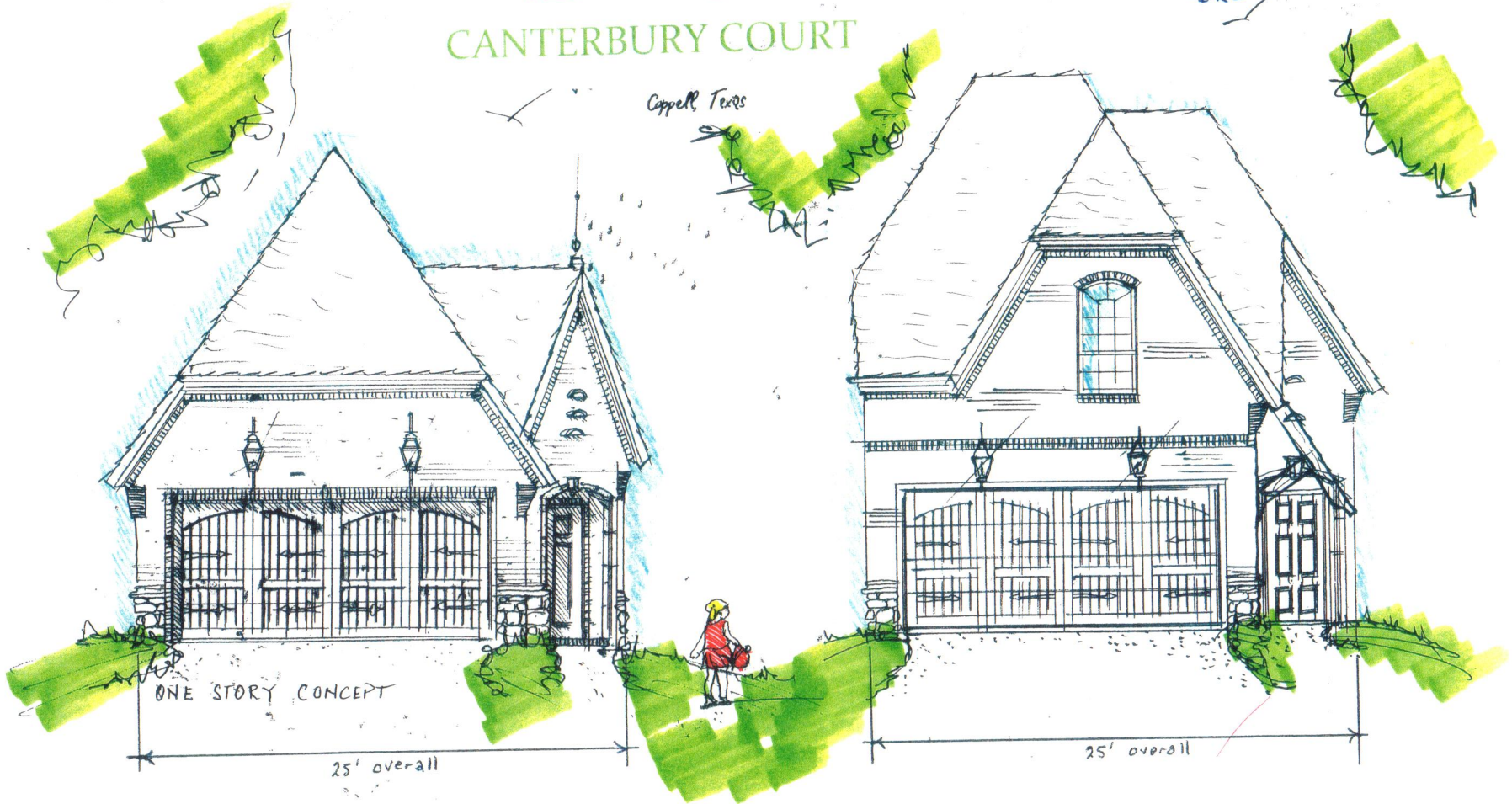




35' max Height
AS DEFINED BY
"IRC"

CANTERBURY COURT

Coppell, Texas



10 of 12



CANTERBURY COURT

Coppell, Texas

35' MAX HE
AS DEFINED
"IRC"

35' MAX HEIGHT
AS DEFINED BY
"IRC"





AS 1

35' MAX. HEIGHT
AS DEFINED BY
"IRC"

CANTERBURY COURT

Coppell, Texas

