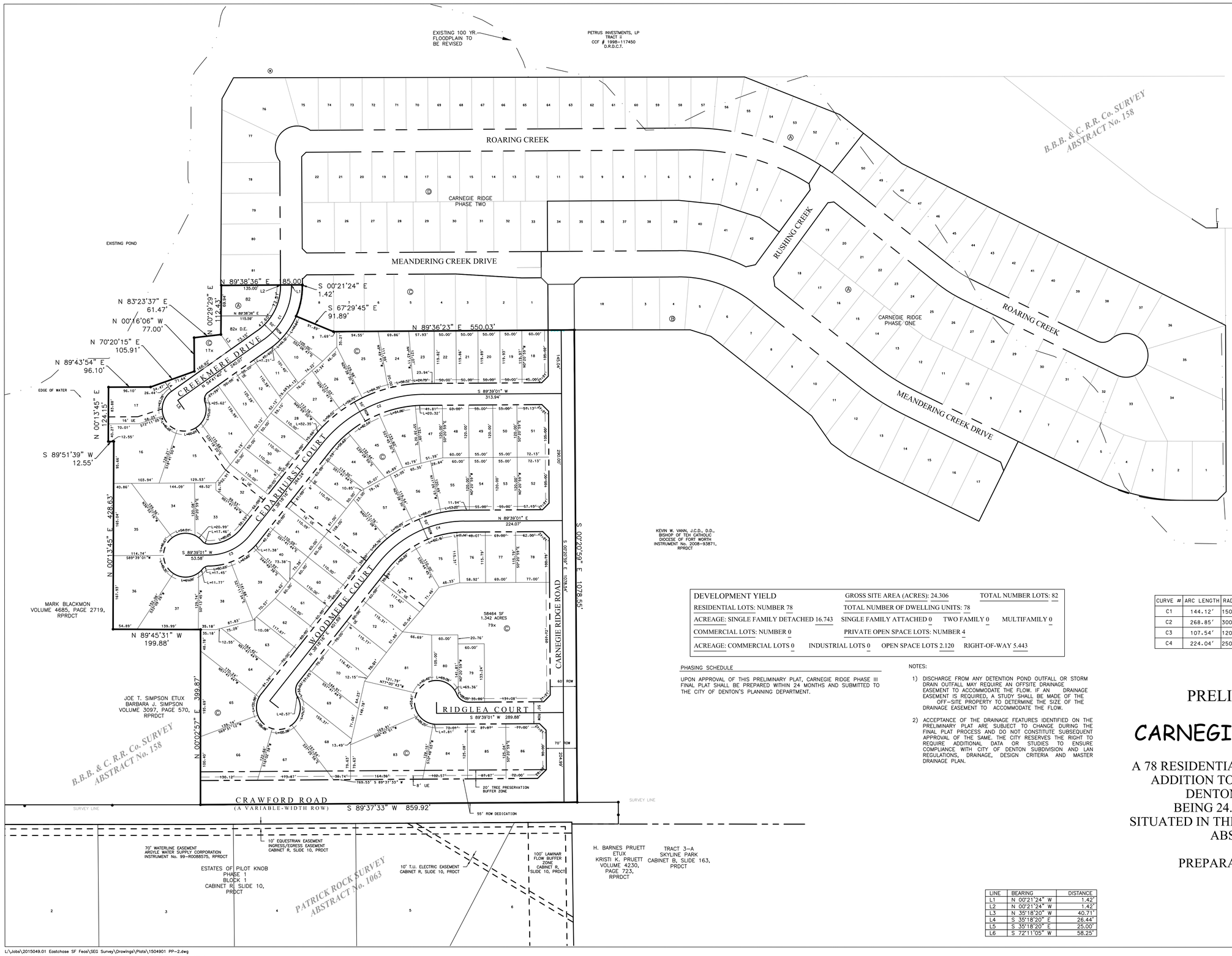

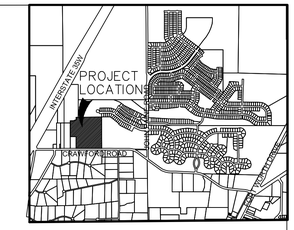

VICINITY MAP
NOT TO SCALE

0 100 200 300
GRAPHIC SCALE IN FEET

DEVELOPMENT YIELD		
RESIDENTIAL LOTS: NUMBER 78	GROSS SITE AREA (ACRES): 24.306	TOTAL NUMBER LOTS: 82
ACREAGE: SINGLE FAMILY DETACHED 16.743	TOTAL NUMBER OF DWELLING UNITS: 78	
COMMERCIAL LOTS: NUMBER 0	SINGLE FAMILY ATTACHED 0 TWO FAMILY 0	MULTIFAMILY 0
ACREAGE: COMMERCIAL LOTS 0	PRIVATE OPEN SPACE LOTS: NUMBER 4	
	INDUSTRIAL LOTS 0 OPEN SPACE LOTS 2.120	RIGHT-OF-WAY 5.443

CURVE #	ARC LENGTH	RADIUS	DELTA ANGEL	CHORD LENGTH	CHORD BEARING
C1	144.12'	150.00'	55°03'04"	138.64	N27°10'08"E
C2	268.85'	300.00'	51°20'45"	259.94	S63°58'38"W
C3	107.54'	120.00'	51°20'45"	103.98	S63°58'38"W
C4	224.04'	250.00'	51°20'45"	216.62	S63°58'38"W

PHASING SCHEDULE

UPON APPROVAL OF THIS PRELIMINARY PLAT, CARNEGIE RIDGE PHASE III FINAL PLAT SHALL BE PREPARED WITHIN 24 MONTHS AND SUBMITTED TO THE CITY OF DENTON'S PLANNING DEPARTMENT.

NOTES:

1) DISCHARGE FROM ANY DETENTION POND OUTFALL OR STORM DRAIN OUTFALL MAY REQUIRE AN OFFSITE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW. IF AN DRAINAGE EASEMENT IS REQUIRED, A STUDY SHALL BE MADE OF THE OFF-SITE PROPERTY TO DETERMINE THE SIZE OF THE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW.

2) ACCEPTANCE OF THE DRAINAGE FEATURES IDENTIFIED ON THE PRELIMINARY PLAT ARE SUBJECT TO CHANGE DURING THE FINAL PLAT PROCESS AND DO NOT CONSTITUTE SUBSEQUENT APPROVAL OF THE SAME. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL DATA OR STUDIES TO ENSURE COMPLIANCE WITH CITY OF DENTON SUBDIVISION AND LAN REGULATIONS, DRAINAGE, DESIGN CRITERIA AND MASTER DRAINAGE PLAN.

LINE	BEARING	DISTANCE
L1	N 00°21'24" W	1.42'
L2	N 00°21'24" W	1.42'
L3	N 35°18'20" W	40.71'
L4	S 35°18'20" E	26.44'
L5	S 35°18'20" E	25.00'
L6	S 72°11'05" W	58.25'

PRELIMINARY PLAT OF CARNEGIE RIDGE PH III

A 78 RESIDENTIAL LOT, 4 OPEN SPACE LOT, ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS
BEING 24.306 ACRES OF LAND
SITUATED IN THE B.B.B & C.R.R. Co SURVEY
ABSTRACT No 158

PREPARATION: MARCH 2016
REVISION:

ENGINEER/SURVEYOR
SHIELD ENGINEERING GROUP, PLLC
1600 WEST 7TH STREET, SUITE 200
FORT WORTH, TX 76102
817-810-0696

DEVELOPER/OWNER
CHC DEVELOPMENT
916 BRYAN AVENUE, SUITE 104
FORT WORTH, TEXAS 76104
Ph. 817-916-5412

DESCRIPTION

LOCATION:

DRAWN: CFD
CHECKED:

SCALE: 1"=100'

DATE: MARCH 2016

SHEET 1 OF 1

Shield Engineering Group, PLLC
Civil Engineering & Land Surveying
TBPE F-11039 TBPLS 10193890
600 West 7th Street, Ste 200
Fort Worth, Texas 76102
817.810.0696

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