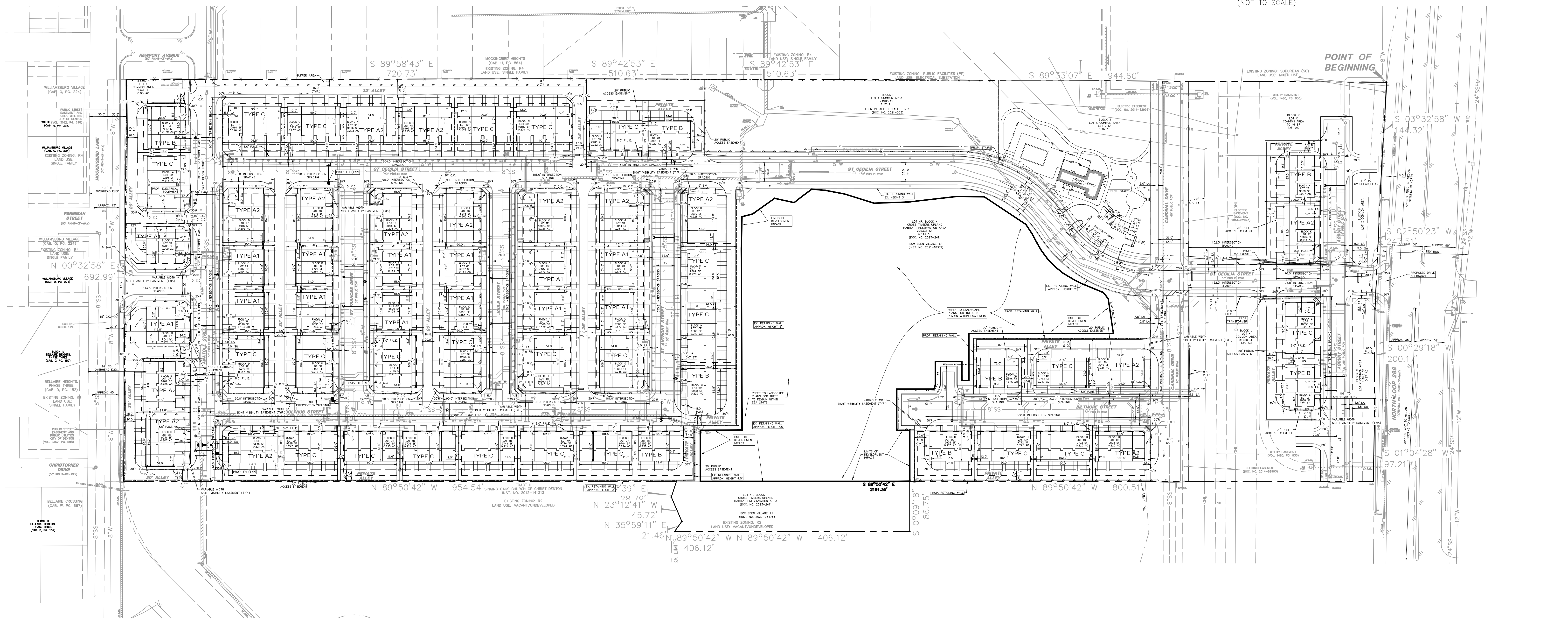
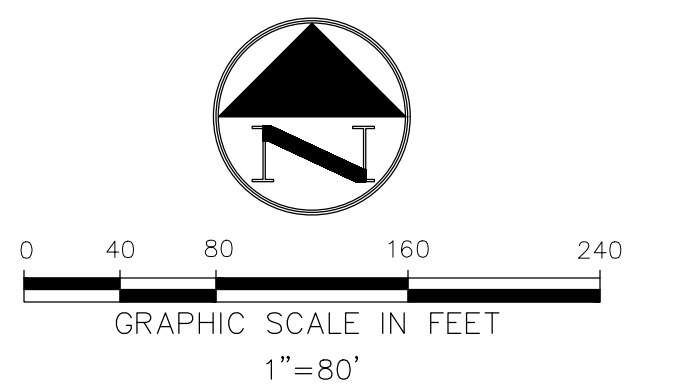
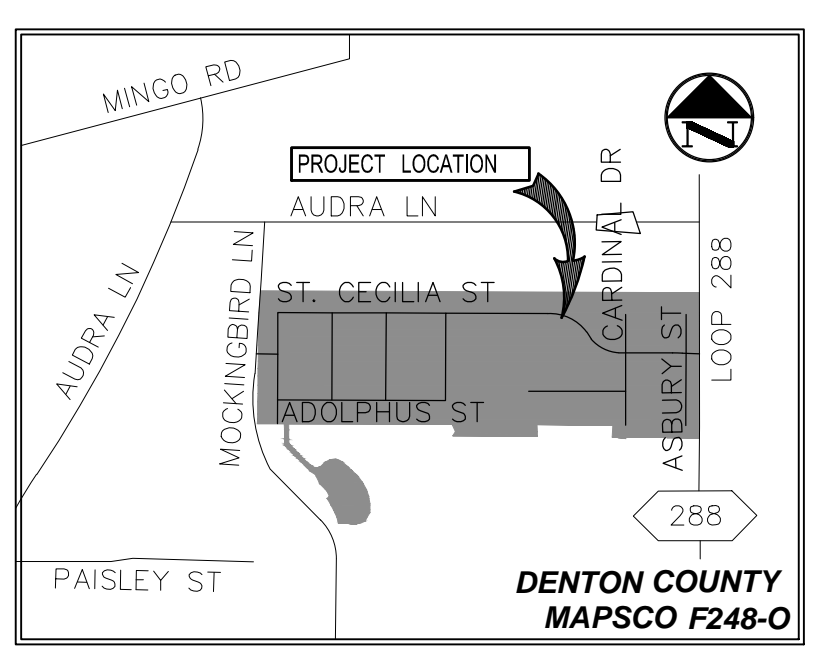


- SITE PLAN NOTES:**
1. ALL MECHANICAL EQUIPMENT WILL BE LOCATED IN THE BACK OR SIDES OF EACH UNIT
 2. RESIDENTIAL TRASH ENCLOSURES SHALL BE STORED WITHIN THE GARAGES AND PULLED OUT TRASH PICK-UP DAYS.
 3. PLEASE NOTE THAT APPROVAL OF THIS SITE PLAN AND CORRESPONDING PRELIMINARY PLAT IS CONTINGENT UPON EITHER A SUBSEQUENT OR CONTEMPORANEOUS APPROVAL OF AN ALTERNATIVE ENVIRONMENTALLY SENSITIVE AREA (AESA) PLAN THAT IS CONSISTENT WITH THE ENVIRONMENTALLY SENSITIVE AREAS AND MITIGATION MEASURES IDENTIFIED ON THE PRELIMINARY PLAT. SUCH APPROVAL OF AN AESA MUST BE OBTAINED BEFORE AN APPLICATION FOR THE FINAL PLAT IS FILED WITH THE CITY. THE FINAL PLAT MUST SUBSTANTIALLY CONFORM TO THE PRELIMINARY PLAT AND MEET ALL NECESSARY REQUIREMENTS, OR A NEW PRELIMINARY PLAT MUST BE FILED. DENIAL OF THE AESA PLAN WILL RESULT IN THE NEED TO FILE A NEW PRELIMINARY PLAT THAT CONFORMS WITH THE TECHNICAL REQUIREMENTS OF THE CITY OF DENTON.
 4. STREET PARKING SHALL BE PROHIBITED IN THESE AREAS VIA PRIVATE REGULATORY CONTROLS OR DESIGN TREATMENTS.

NOTE: ALLEYS IN PUBLIC ACCESS EASEMENTS WILL BE CONSTRUCTED TO CITY STANDARDS AND PRIVATELY MAINTAINED.

ITE Land Use Code (LUC)	ITE Land Use	Quantity	Variable	Weekday 24-Hour (Daily) Trips	AM Peak Hour Trips	PM Peak Hour Trips
215	Single Family Housing	222		1641	110	129
Total Trips->				1641	110	129



BENCH MARK LIST

BM # 1	" (" CUT SET ON A CURB INLET ON THE WEST SIDE OF LOOP 288 ±590' SOUTH OF THE INTERSECTION OF LOOP 288 AND HOLLAND LANE ±20' SOUTH OF A GAS RISER AND ±50' WEST IF THE NOSE OF A MEDIAN IN LOOP 288.	SURFACE NORTHING=7,139,960.78' SURFACE EASTING=2,399,862.63' ELEV=605.27'
BM # 2	" (" CUT SET ON A CONCRETE CURB ON THE WEST SIDE OF LOOP 288 ±150' SOUTH OF THE INTERSECTION OF LOOP 288 AND HOLLAND LANE ±15' NORTHEAST OF A COMMUNICATION SIGN AND ±100' SOUTH OF A FIRE HYDRANT.	SURFACE NORTHING=7,132,426.63' SURFACE EASTING=2,399,883.60' ELEV=605.78'
BM # 4	" (" CUT SET ON A CONCRETE SIDEWALK ON THE WEST SIDE OF MOCKINGBIRD LANE ±120' SOUTH OF THE INTERSECTION OF MOCKINGBIRD LANE AND PENNINGMAN ROAD ±10' EAST OF A TELEPHONE RISER AND ±100' SOUTH OF A SANITARY SEWER MANHOLE.	SURFACE NORTHING=7,132,020.88' SURFACE EASTING=2,397,628.10' ELEV=615.09'

LEGEND

TYPE A1	3-PLEX UNIT	10' C.C.	10'x10' R.O.W. CORNER CLIP
TYPE A2	4-PLEX UNIT	5' C.C.	5'x5' R.O.W. CORNER CLIP
TYPE B	3-PLEX UNIT	*	EXISTING BFR PER CEP21-0011
TYPE C	4-PLEX UNIT	◆	PROPOSED FIRE HYDRANT
P.U.E.	PUBLIC UTILITY EASEMENT	—	DEVELOPMENT IMPACT AREA
V.S.E.	VISIBILITY SIGHT EASEMENT	---	PROPERTY LINE
8"SS	SANITARY SEWER LINE	---	6"-0" WOOD FENCE (REF LANDSCAPE PLANS)
8"W	WATER LINE	---	6"-0" MASONRY FENCE (REF LANDSCAPE PLANS)
▨	STORM LINE	---	4"-0" METAL FENCE (REF LANDSCAPE PLANS)
---	OVERHEAD ELECTRIC LINE	---	6"-0" METAL FENCE (REF LANDSCAPE PLANS)
---	BUILDING SETBACK	---	RIGHT-OF-WAY CENTERLINE
*	PROPOSED CURB RAMPS TYPE 1A PER CITY OF DENTON CITY DETAIL P101A		
---	UNDERGROUND ELECTRIC LINE		



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JASON J. LEHIGH, P.E. 135544 ON 10/17/2025. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

NO.	DATE	REVISION				
<p>Westwood 7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 T:972.235.3031 westwoodpe.com</p>						
<p>OVERALL SITE PLAN</p> <p>EDEN VILLAGE COTTAGE HOMES</p> <p>EDEN VILLAGE BLOCKS A-L, 35.20 AC</p> <p>M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 927</p> <p>CITY OF DENTON, DENTON COUNTY, TEXAS</p>						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JUL	AJ	OCT 2025	1"=80'			C6.01