



# APPLICANT'S EXHIBITS Conceptual Site Plan



ESSEX PARK

EXHIBIT C City Case No. 06-18Z1

CONCEPTUAL SITE PLAN  
Carrollton, Texas



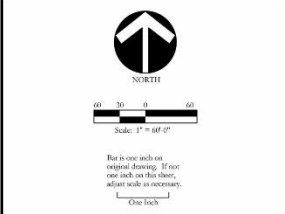
# APPLICANT'S EXHIBITS

## Conceptual Streetscape, Fencing and Perimeter Landscaping Plan



- SCREENING LEGEND**
- 6'-0" HT. BRICK SCREENING WALL WITH ENHANCED MASONRY COLUMNS SPACED APPROX. 100' O.C.
  - 6'-0" HT. ENTRY SIGN WALL WITH COLUMNS AT EACH END
  - 6'-0" HT. BOARD ON BOARD WOOD FENCE
  - 3" CALIPER SHADE TREE, 10' MIN. HEIGHT
  - 3" SHADE TREES PER 40 FEET OF FRONTAGE SHALL BE REQUIRED.
  - 3" CALIPER EASTERN RED CEDAR TO CREATE CONTINUOUS LIVING SCREEN
  - 3" CALIPER ORNAMENTAL TREE, 7' MIN. HEIGHT
  - 3" CALIPER ORNAMENTAL TREES PER 40 FEET OF FRONTAGE SHALL BE REQUIRED.
  - 3" CALIPER ORNAMENTAL TREE, 7' MIN. HEIGHT PROVIDED BY THE BUILDER AT TIME OF HOME CONSTRUCTION
  - SHRUBS AND GROUND COVER BED (5) 5 GALLON SHRUB PER 100 FEET OF FRONTAGE SHALL BE REQUIRED. EVERGREEN SHRUBS PLANTED ALONG THE PERIMETER WALL MUST BE 24" IN HEIGHT AT TIME OF PLANTING.
- GENERAL SCREENING NOTES**
- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLANTING
  - GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO CONSTITUTE THE SHOW OR REPRESENT ACTUAL LAND USE OR EXISTING LANDSCAPE DESIGN.
  - ALL ROADS, DRIVEWAYS, DRIVE LINES, DRIVE ASSES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF CARROLLTON ENGINEERING DESIGN AND STANDARD REGULATIONS OF WHAT IS SHOWN ON THIS EXHIBIT.
  - PERMITS SHALL BE OBTAINED FROM THE CITY OF CARROLLTON AND ALL STANDARDS REGARDING USE OF WHAT IS SHOWN ON THIS EXHIBIT.
  - TREE PLACEMENT ALONG CITY STREETS SHALL COMPLY WITH CITY OF CARROLLTON STANDARD REGULATIONS OF WHAT IS SHOWN ON THIS EXHIBIT. A PORTION OF TREES FOR SCREENING PURPOSES MAY BE PLANTED TO BE PLANTED WITHIN THE PERMITS AREA MAINTAINED COMMON AREAS IF UTILITY AND 40' VERTICAL CLEARANCE EXISTING WITHIN THE PERMITS AREA. WHERE NECESSARY TREES SHALL NOT OBSTRUCT OR IMPAIR THE VIEW OF ANY STOP SIGN.
  - ALL MASONRY SCREENING WALLS SHOWN ON THESE EXHIBITS SHALL BE OWNED AND MAINTAINED BY THE HOUS.
  - TREE SURVEY PLANS WILL BE SUBMITTED AT A LATER DATE.
  - ALL OPEN SPACE AREAS SHALL BE COVERED BY 100% COVER OF COLUMBIA BERMUDA SCS.
  - ALL LANDSCAPE AREAS WHETHER REQUIRED OR NOT SHALL BE IRRIGATED WITH A FULLY AUTOMATIC LANDSCAPE IRRIGATION SYSTEM DESIGNED AND INSTALLED PER CURRENT TEXAS COMMISSION OF ENVIRONMENTAL QUALITY AND THE CITY OF CARROLLTON LANDSCAPE IRRIGATION REQUIREMENTS.
  - ORNAMENTAL TREES SHOWN ON PRIVATE LOTS AND IN LAYOUT ARRANGED TO PRIVATE LOTS SHALL BE INSTALLED BY THE BUILDER AT TIME OF HOME CONSTRUCTION.
  - TREES, REGARDLESS OF SPECIES PLANTED BETWEEN THE BACK OF CURB AND THE SIDEWALK MUST HAVE A ROOT BARRIER INSTALLED NO MORE THAN 1/4" OF A SINGLE TREE SPECIES MAY BE PLANTED IN THE NEIGHBORHOOD.

**ESSEX PARK**  
 Exhibit D  
 Conceptual Streetscape, Fencing, and  
 Perimeter Landscaping  
 City of Carrollton, Denton County, Texas



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CITY CASE NO. 06-1821



**APPLICANT'S EXHIBITS**  
**Conceptual Home Designs**



**APPLICANT'S EXHIBITS**  
**Conceptual Home Designs**

