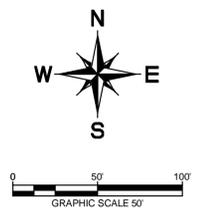
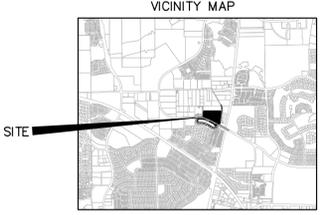


Priced By: Ross, Casey Date: June 28, 2017 04:32:03pm File Path: K:\VRL\Civil\04-497502-Latera\CAD\Preliminary\Exhibits\ZONING EXHIBIT.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PD 193
 AUSTIN RANCH COMMERCIAL
 VOL. 1412, PG. 469

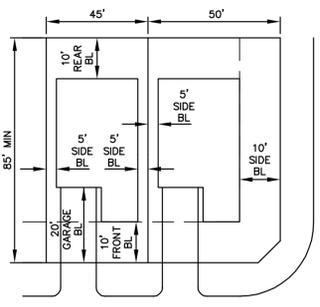
AREA DESIGNATION	CUMULATIVE AREA (AC)	PARCEL 19493 AREA (AC)	PARCEL 99137 AREA (AC)
RIGHT-OF-WAY	2.607 AC	1.726 AC	0.881 AC
OPEN SPACE	0.797 AC	0.226 AC	0.571 AC
RESIDENTIAL LOT	6.964 AC	5.391 AC	1.573 AC
BUFFER	0.649 AC	0.219 AC	0.430 AC

ZONED LR-2
 MUSTANG/CARROLLTON
 PROPERTIES, LTD VOL. 4151,
 PG.1374
 VOL. 4151, PG.1381
 D.R.D.C.T.

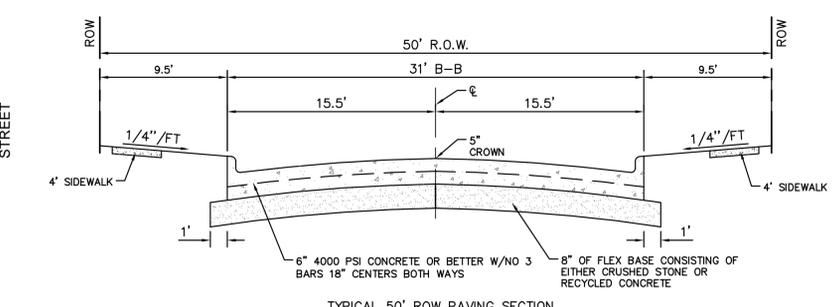
ZONED LR-2
 MUSTANG/CARROLLTON
 PROPERTIES, LTD VOL. 4151,
 PG.1374
 VOL. 4151, PG.1381
 D.R.D.C.T.

- NOTES:**
1. PROPOSED ZONING IS PD-175 FOR THE (SF-5/12) SINGLE FAMILY RESIDENTIAL DISTRICT.
 2. ACCORDING TO FIRM MAP NO. 48085C0365J PREPARED BY FEMA FOR DENTON COUNTY, TEXAS THIS PROPERTY IS WITHIN ZONE X.
 3. ALL NEW UTILITIES TO BE INSTALLED UNDERGROUND.
 4. ALL SETBACKS ARE AS FOLLOWS:
 - 4.1. MINIMUM LOT AREA 4,000 SF
 - 4.2. MINIMUM LOT WIDTH 45' (40' ALONG CUL-DE-SACS & ELBOWS)
 - 4.3. MINIMUM LOT DEPTH 85'
 - 4.4. MINIMUM SIDE YARD SETBACK 5' (10' ON STREET)
 - 4.5. MINIMUM REAR YARD SETBACK 10'
 - 4.6. MINIMUM FRONT YARD LIVING AREA SETBACK IS 10'/MAXIMUM IS 20' (MINIMUM 20' TO GARAGE)
 - 4.7. MAXIMUM LOT COVERAGE 65%
 - 4.8. MINIMUM FLOOR AREA OF DWELLING UNIT 1,800 SF
 5. ALL LOTS LABELED "OPEN SPACE LOT" SHALL BE IRRIGATED WITH A FULLY AUTOMATED SPRINKLER SYSTEM.
 6. ALL LOTS LABELED "OPEN SPACE LOT" ARE COMMON AREAS AND SHALL BE MAINTAINED BY THE HOA.
 7. SIDEWALKS (WHICH ARE REQUIRED IN ALL DISTRICTS, WITH THE SINGLE EXCEPTION OF LOCAL INDUSTRIAL STREETS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CARROLLTON'S SPECIFICATIONS.
 8. THE DEVELOPER WILL CONSTRUCT SIDEWALKS ALONG THE REAR AND SIDE OF LOTS THAT ABOUT COLLECTOR OR ARTERIAL THOROUGHFARES OR WHICH ABOUT PERIMETER STREETS, NO SIDEWALK SHALL BE BUILT ALONG DOZIER ROAD.
 9. THE BUILDER ON A LOT WILL CONSTRUCT ALL OTHER SIDEWALKS ON THE FRONT AND SIDE OF LOTS ON INTERNAL STREETS.

10. A SIX FOOT (6') HIGH MASONRY SCREENING WALL SHALL BE CONSTRUCTED ALONG THE ENTIRE SOUTHERN, EASTERN AND WESTERN BOUNDARY (EXCEPT ADJACENT TO HOA LOT 2) ENSURING THE DETAIL OF THE WALL IS CONSISTENT WITH PD-175. THE NORTHERN PERIMETER SCREENING SHALL BE A BOARD-ON-BOARD WOODEN PRIVACY FENCE (SIX-FOOT MINIMUM HEIGHT) WITH METAL POSTS FACING INWARD AND CONSTRUCTED BY THE DEVELOPER.
11. THE LANDSCAPING MUST BE LOCATED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE, BE IDENTIFIED BY A SHADING PATTERN WHICH IS IDENTIFIED IN THE LEGEND AND IDENTIFIED IN SQUARE FEET ON THE PLAN.
12. SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION WITHOUT A REPLAT BEING APPROVED BY THE CITY OF CARROLLTON IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMIT.
13. PER COMPREHENSIVE ZONING ORDINANCE, ARTICLE XXVIII, SECTION A. (1) (D), BLOCK C LOTS 6 & 10 ARE KEY LOTS AND WILL HAVE TWO (2) FRONT YARD SETBACKS.
14. THE HOA WILL BE RESPONSIBLE FOR THE IMPROVEMENT AND MAINTENANCE OF ALL COMMON AREAS AND/OR COMMON FACILITIES CONTAINED WITHIN THE AREA OF THE CONCEPTUAL SITE PLAN AND LANDSCAPE PLANS.
15. ALLEYS ARE NOTE REQUIRED.
16. CARPORTS ARE PROHIBITED.
17. FRONT-ENTRY GARAGES ARE PERMITTED.
18. ALL GARAGE DOORS SHALL BE A DECORATIVE WOOD OR "FAUX WOOD" OR EQUIVALENT PANELED DOOR.
19. CHIMNEYS PROVIDED ON HOMES ADJACENT TO PLANO PARKWAY AND DOZIER ROAD SHALL EITHER BE 100% MASONRY OR DIRECT VENT.



TYPICAL LOT DIMENSION DETAIL NTS



TYPICAL 50' ROW PAVING SECTION N.T.S.

1ST SUBMITTAL - FEBRUARY 22, 2017
 2ND SUBMITTAL - APRIL 14, 2017
 3RD SUBMITTAL - MAY 18, 2017

ZONING EXHIBIT
LATERA
 55 RESIDENTIAL LOTS, 5 HOA LOTS
 CITY OF CARROLLTON CASE NO. 04-17Z1

MAY 2017
APPLICANT:
 GREEN BRICK PARTNERS
 2805 N. DALLAS PARKWAY
 SUITE 400
 PLANO, TX 75093
 P (469) 573-6762
 CONTACT: JED DOLSON
OWNER:
 MUSTANG CARROLLTON
 PROPERTIES, LTD.
 16475 DALLAS PARKWAY
 SUITE 800
 ADDISON, TX 75001
 P (972) 931-7400
 CONTACT: STEVE FOLSOM
OWNER:
 BILLINGSLEY PIN OAK
 PARTNERS, LTD.
 1722 ROUTH STREET
 SUITE 770
 DALLAS, TX 75201
 P (214) 270-1000
 CONTACT: KEITH MABRY
ENGINEER / SURVEYOR:
 KIMLEY-HORN & ASSOCIATES
 STATE OF TEXAS
 REGISTRATION No. F-928
 5750 GENESIS COURT
 SUITE 200
 FRISCO, TX 75034
 P (972) 335-3580
 CONTACT: CASEY ROSS



APPLICANT'S EXHIBITS
Conceptual Landscape Exhibit
1 of 8

CONSTRUCTION PLANS
FOR
CONCEPTUAL LANDSCAPE
PLANS
 ~LATERA~
CITY OF CARROLLTON
TEXAS

SUBMITTAL DATE May 22, 2017



LOCATION MAP
 NOT TO SCALE

SHEET INDEX	
1.1	OVERALL LAYOUT PLAN
1.1.1	HARDSCAPE & LANDSCAPE PLANS
1.1.1.1	LANDSCAPE DETAILS

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION, TESTING AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY CURRENT STANDARDS, DETAILS AND SPECIFICATIONS.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLAN INCLUDING ALL NOTES, STANDARDS, SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
3. TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL SUBMIT MATERIALS OR SPECIMENS FOR TESTING AND SHALL PROVIDE SUFFICIENT EVIDENCE THAT THE MATERIALS PROVIDED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
4. CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
6. CONTRACTOR MUST KEEP AVAILABLE COPIES AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ARISING WITHIN THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF CARROLLTON, ENGINEERING STANDARDS, NOTICES SPECIFICATIONS, TROCK SPECIFICATIONS, TROCK STANDARD DRAWINGS.
7. ALL BEST MANAGEMENT PRACTICES (BMPs) DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR 14 CALENDAR DAYS IN ADVANCE OF BEGINNING CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYS AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO BEGINNING WITH ANY WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING BENCH MARKS, PROPERTY CORNERS, OR SURVEY MEASUREMENTS WITHIN THE LIMITS OF CONSTRUCTION AND CONTROL ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
10. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND UTILITIES ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DIRT.
11. THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND PRIVATE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM A AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND PROVIDING NOTICE 48 HOURS PRIOR TO CONSTRUCTION. (2011 TEXAS 190.044 (b)7) THE CONTRACTOR MAY BE REQUIRED TO PROVIDE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGE TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATED PROPERLY.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMCD) AND TROCK BARRICADE AND CONSTRUCTION STANDARDS.
14. CONTRACTOR SHALL NOT IMPAIR TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR PARK LANE OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR PARK LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
15. CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT OF WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
16. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD VERIFICATION AS DIRECTED BY THE CITY.
17. UNDESIRABLE EXCAVATION MATERIAL OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF CORRECTLY AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
18. CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND ROOTS TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE SUPERVISION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
19. EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
20. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
21. IF THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE MOUND OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORD.

OWNER / DEVELOPER:
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 2805 N. DALLAS PARKWAY
 SUITE 400
 PLANO, TEXAS 75093
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 CONTACT: JED DOLSON

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES
 5750 GENESIS COURT
 SUITE 200
 FRISCO, TEXAS 75034
 PH. (972) 335-3580
 CONTACT: CASEY ROSS

LANDSCAPE ARCHITECT:
CODY JOHNSON STUDIO, LLC
 12217 CHATTANOOGA DR.
 FRISCO, TEXAS 75035
 PH. (903) 570-0162
 CONTACT: CODY JOHNSON, RLA, ASLA, LI

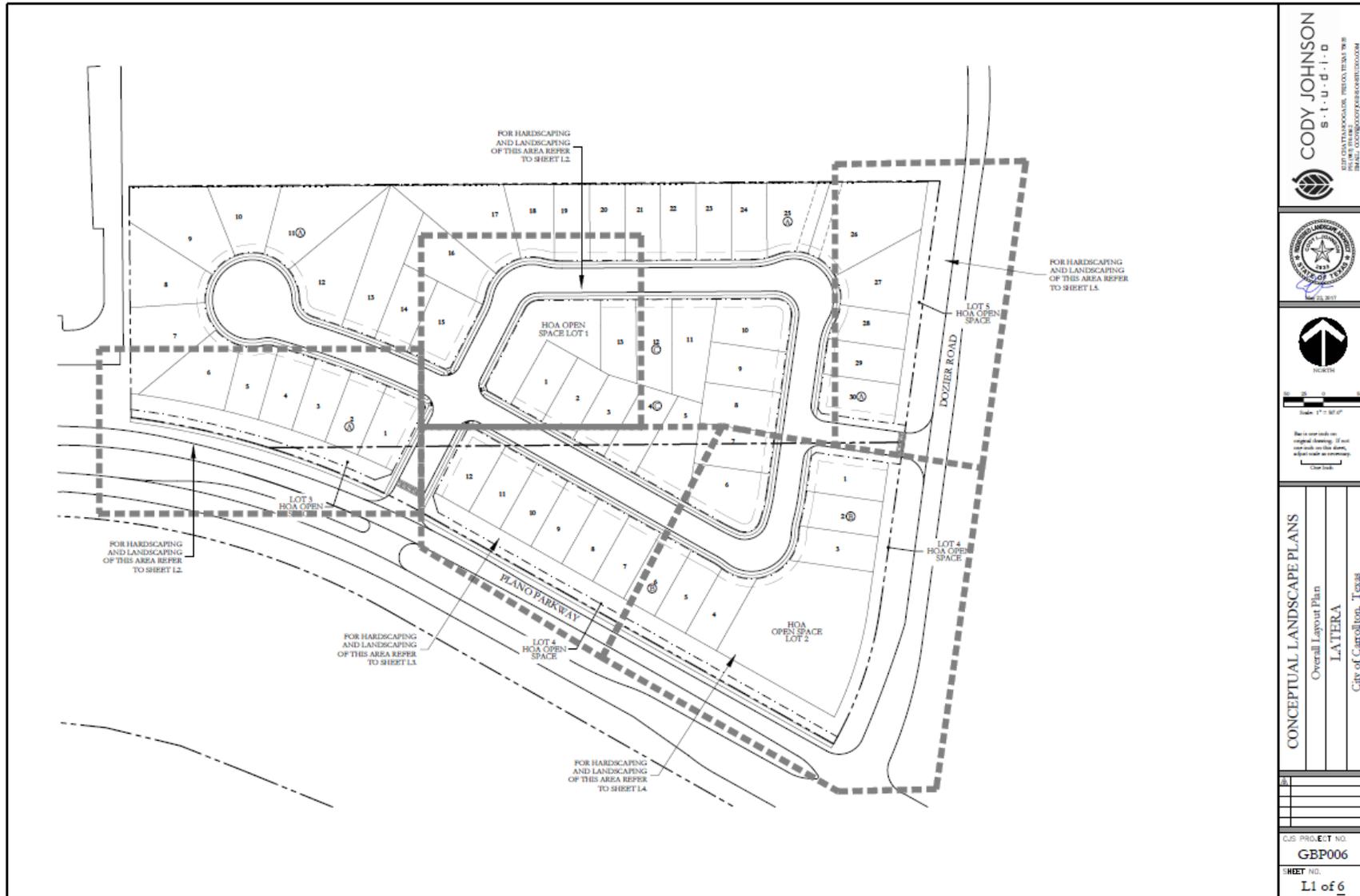
GENERAL LANDSCAPE NOTES:

- INSPECTIONS**
1. NO EXCAVATION SHALL OCCUR TO CITY ROW WITHOUT A ROW PERMIT. CONTACT THE PUBLIC WORKS DEPARTMENT.
 2. THE CONTRACTOR SHALL MARK ALL WATER LINES, UTILITY LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
 3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH PLAGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR ROW.
- LANDSCAPE STANDARDS**
1. PLANTING AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC ROW, VISIBILITY REQUIREMENTS.
 2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4 FEET FROM CURBS, SIDEWALKS, UTILITY LINES, BORROWING WALLS AND OTHER STRUCTURES.
 3. THE CITY HAS FINAL APPEAL FOR ALL TREE PLACEMENTS.
 4. A MINIMUM THREE FOOT (3) RADIIES AROUND A TREE STEM MUST REMAIN CLEAR OF LANDSCAPE PLANTING TO THE TREE CROWN.
 5. STREET TREE TRUNKS, BRANCHES ACQUIRED SHALL BE 10" MINIMUM FROM THE EDGE OF A STITCH CURB OR DRAINAGE CURB AND THE EDGE OF THE CURB SHALL BE (4) MINIMUM FROM THE TREE TRUNK.
 6. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z603.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND SETBACKS.
 7. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
 8. A 2" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE RILLED BACK 4" FROM THE TRUNK OF THE TREE.
 9. TREE PITS SHALL BE TYPED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24 HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
 10. ALL SOIL TO BE USED FOR PLANTING SHALL BE LOOSE, FERTILE, WELL-AERATED, OR APPROVED SOIL, FILLED AND TAMPED TO A DEPTH OF 10" MINIMUM.
 11. ALL PLANT BEDS SHALL BE 18" DEEP WITH A MINIMUM OF 1" INCHES OF HARDWOOD MULCH.
 12. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EXCAVATION OR STOCKPILING. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AN ACCREDITED LABORATORY AND AMENDED PER SAU LABORATORY'S RECOMMENDATIONS.
- IRRIGATION STANDARDS**
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE APPROVED BY THE CITY.
 2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
 3. IRRIGATION OVER SPRAY OR FOGGERS AND WALKS IS PROHIBITED.
 4. MAINLINE, VALVES, OR CONTROL WOODS SHALL NOT BE LOCATED IN THE CITY'S ROW.
 5. IF IRRIGATION CONTROLS SHALL BE PROGRAMMED AND APPROVED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO INSTALLATION OF LANDSCAPE INSTALLATION.
 6. VALVES SHALL BE LOCATED A MINIMUM OF (7) FEET FROM STORM SEWERS, AND SANITARY SEWER LINES AND 3 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
 7. THE ROW DEPTH UNDER STREETS, DRIVEWAYS, AND PARK LANE SHALL PROVIDE (7) OF CLEARANCE MINIMUM.
 8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES SHALL BE 18" FROM TYPICAL LATERAL BELL BENDS. A MINIMUM FIVE FOOT (5) SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
 9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, CHECK VALVES ETC. SHALL BE LOCATED CLOSER THAN 18" FROM THE CURB AT STREET OR DRIVE INTERSECTION.
- MAINTENANCE STANDARDS**
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND TENDR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
 2. LANDSCAPE AND CURB AREAS SHALL BE FREE OF SMALL LITTER AND DEBRIS.
 3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENDSICH ON CURB, SIDEWALKS OR ROADWAYS TO THE EXTENT THAT VISUAL OR NOISE OF TRAFFIC FOR VISUALS, PRESENT OR BECAUSE OF TRAFFIC IS IMPAIRED.
 4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
 5. TREE TAGGED MATERIALS, IF USED, SHALL BE REMOVED AFTER (3) CROPPING SEASONS, NO MORE THAN (1) YEAR AFTER INSTALLATION (STIAL TREE TAGS, WIND, AND HOLES ARE PROHIBITED).
- TREE PROTECTION NOTES**
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPORTATION OF ANY TREES.
 2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A 6" TALL BRIGHTLY COLORED PLASTIC FENCING, OR SILT FENCING, PLACED AT THE DRP LINE OF THE TREE.
 3. PRIOR TO THE PER CONSTRUCTION MOVING OR OBTAINING A GRADING PERMIT, ALL TREE BRANCHES AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
 4. NO EQUIPMENT SHALL BE CHANNEL OR MANIPULATED LOCATED WITHIN THE LIMITS OF THE ROOT ZONE OF THE TREE WHICH REMAIN ON SITE.
 5. NO SOILS, WIND, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
 6. VEHICLE AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRP LINE.
 7. GRADE CHANGES IN EXCESS OF 2 INCHES (2") OR MORE SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ACCORDING TO TREE PROTECTION METHODS ARE APPROVED BY THE CITY.
 8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRP LINE OF A TREE, UNLESS APPROVED BY THE CITY.
 9. ALL EXCAVATED HOLES SHALL BE COVERED AND USED FOR MULCH ON SITE OR FILLED OFF-SITE.
 10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



CITY CASE FILE NO. 04-17Z1

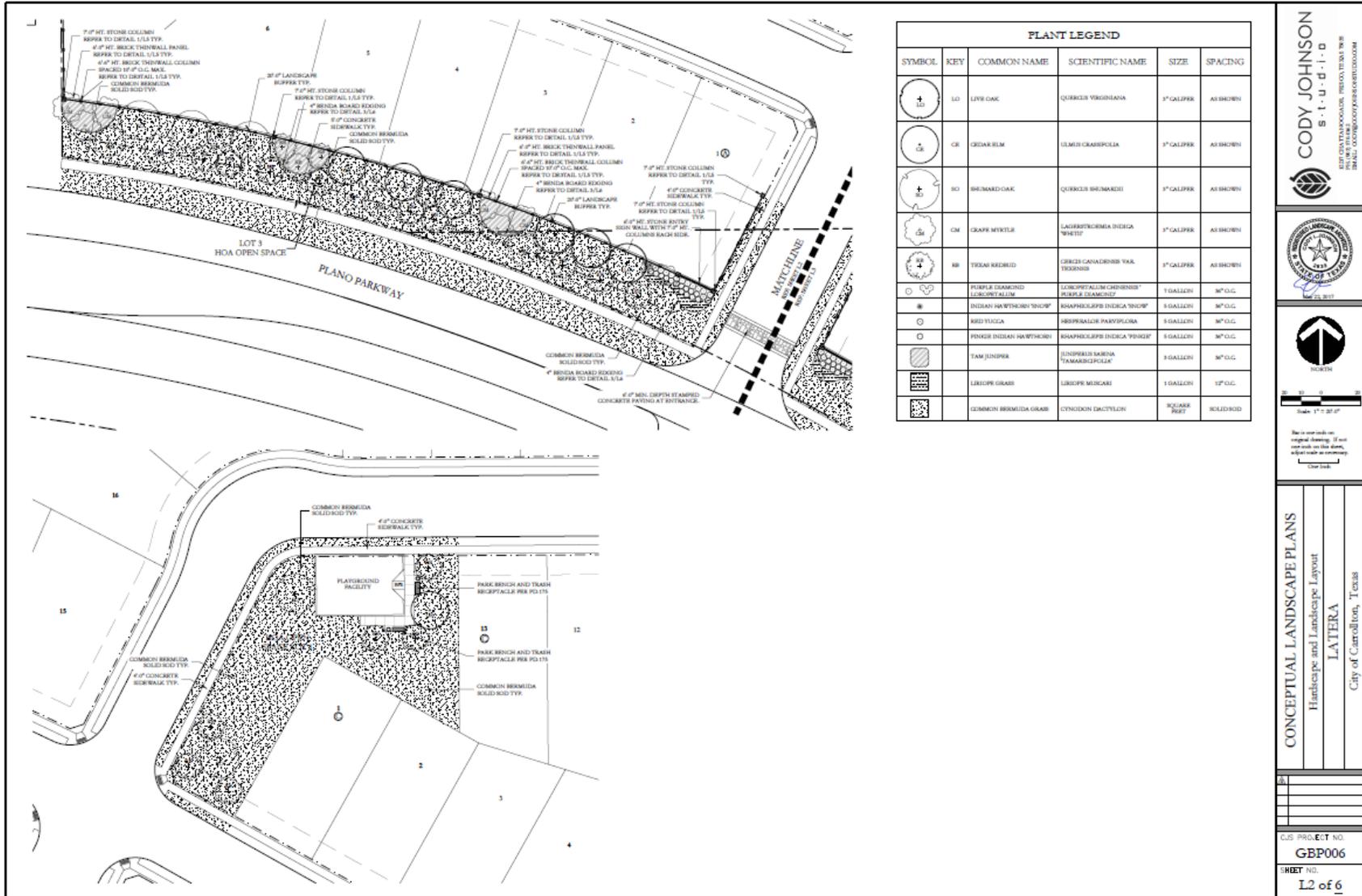
APPLICANT'S EXHIBITS
Conceptual Landscape Exhibit
 2 of 8



APPLICANT'S EXHIBITS

Conceptual Landscape Exhibit

4 of 8



CODY JOHNSON
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Landscape Architecture, Inc.
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HOUSTON, TEXAS 77036

CITY OF TEXAS
PLANNING DEPARTMENT
APR 23 2015

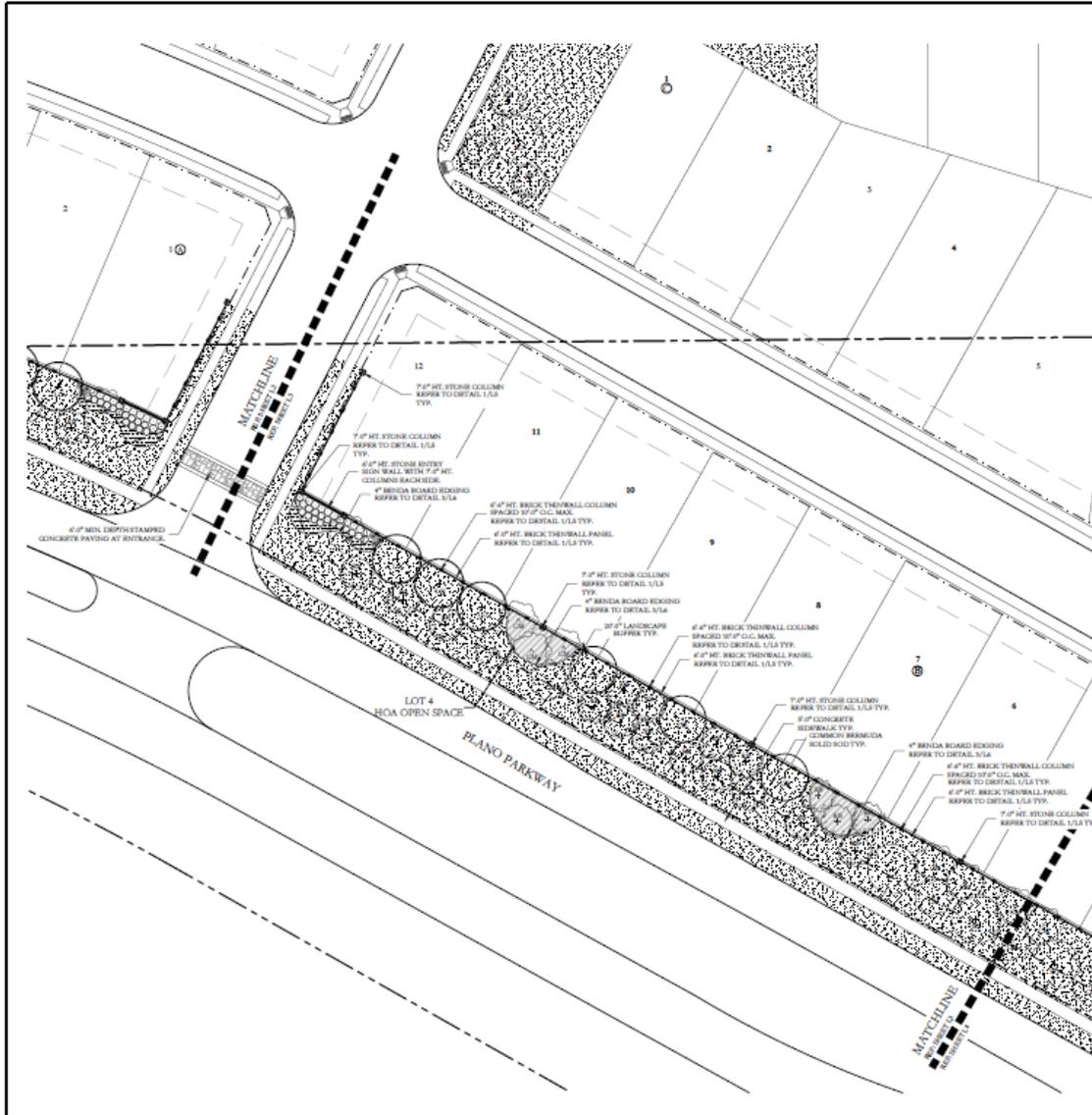
CONCEPTUAL LANDSCAPE PLANS
Landscape and Landscape Layout
LA/TERA
City of Carrollton, Texas

CITY CASE FILE NO. 04-17Z1

C/S PROJECT NO.
GBP006

SHEET NO.
L2 of 6

APPLICANT'S EXHIBITS
Conceptual Landscape Exhibit
 5 of 8



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	GM	GRAPE MYRTLE	LAGRISYCEBIA INDECA WHITEI	3" CALIPER	AS SHOWN
	TR	TEXAS REDBUD	CECILIJA CANADENSIS 'VIVA TEXENSIS'	3" CALIPER	AS SHOWN
		PURPLE DIAMOND LONICERA ALUM	LONICERA ALUM CHINENSIS 'PURPLE DIAMOND'	1 GALLON	36" O.C.
		INDIAN HAWTHORN 'SNOW'	ERAPHELLEPS INDECA 'SNOW'	1 GALLON	36" O.C.
		RED YUCCA	HEPHALICE PARSIFLORA	1 GALLON	36" O.C.
		PIONEER INDIAN HAWTHORN	ERAPHELLEPS INDECA 'PIONEER'	1 GALLON	36" O.C.
		TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	3 GALLON	36" O.C.
		LINDERO GRASS	LINDERO MEXICANI	1 GALLON	12" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID BOLD

CODY JOHNSON
 S · i · u · d · i · o
LANDSCAPE ARCHITECTURE, INC.
1001 N. PARKWAY, SUITE 100, DALLAS, TEXAS 75201

STATE OF TEXAS
 LANDSCAPE ARCHITECT
 No. 125,811

NORTH

Scale: 1" = 20'-0"

Note: materials are suggested drawings. If not available on the site, select a substitute as necessary.

CONCEPTUAL LANDSCAPE PLANS

LATERA

City of Carrollton, Texas

C.J.S. PROJ. E.C.T. NO.

GBP006

SHEET NO.

L3 of 6

CITY CASE FILE NO. 04-17Z1

APPLICANT'S EXHIBITS
Conceptual Building Elevations
1 of 3



APPLICANT'S EXHIBITS
Conceptual Building Elevations
2 of 3



APPLICANT'S EXHIBITS
Conceptual Building Elevations
3 of 3

