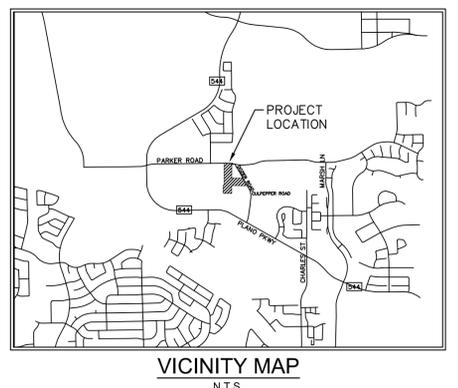
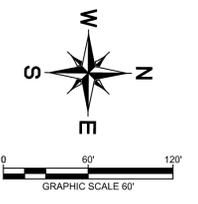
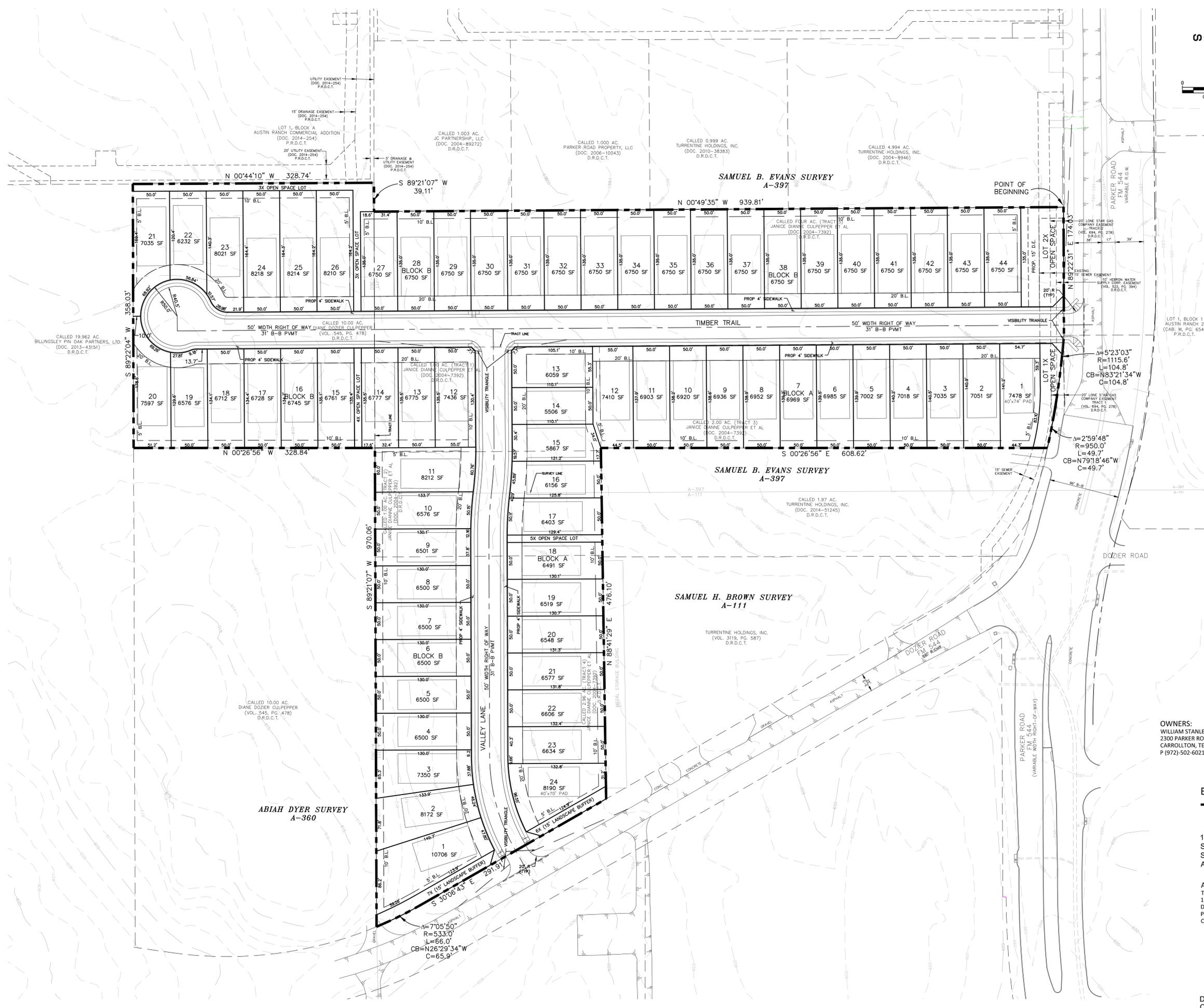


Plotted By: Lusk, Lori Date: October 27, 2016 09:42:48am File Path: \\F:\Civil\Single Family Pursuits\2016060-Villas at Parker-Pk2\Cad\Preliminary\PlanStreets\Z-1_Zoning Exhibit-102516.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. House of and improper 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.



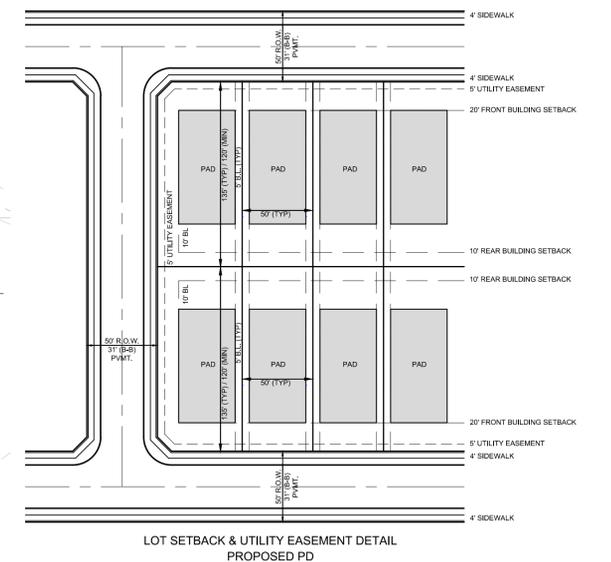
LEGEND

- ORIGINAL TRACT LINE
- SURVEY BOUNDARY LINE
- █ BLOCK A BLOCK DESIGNATION

NOTES:

1. PADS AS SHOWN ARE MIN. 5' SETBACK FROM SIDE LOT LINES.
2. ALL PADS SHOWN ARE 40'X80' UNLESS OTHERWISE NOTED IN PLAN.

EXISTING ZONING: N/A (UNASSIGNED)
 PROPOSED ZONING: PD (SF-5/12)



OWNERS:
 WILLIAM STANLEY DOZIER, JR.
 2300 PARKER ROAD
 CARROLLTON, TEXAS 75010
 P (972)-502-6021

OWNER:
 DIANNE CULPEPPER
 4741 DOZIER ROAD
 CARROLLTON, TEXAS 75010
 P (972)-492-1444

OWNER:
 SHIRLEY LUMAN
 4213 CHARLES STREET
 CARROLLTON, TEXAS 75010
 P (972)-948-3248

OWNER:
 SHIRLEY SHEARIN
 4233
 CARROLLTON, TEXAS 75010
 P (214)-797-7490

EXHIBIT C - CONCEPTUAL SITE PLAN
TRAILS AT ARBOR HILLS

13.693 ACRES OF LAND SITUATED IN THE
 SAMUEL H. BROWN, ABST NO. 111
 SAMUEL B. EVANS, ABST NO. 397
 ABIAH DYER SURVEY, ABST NO. 360

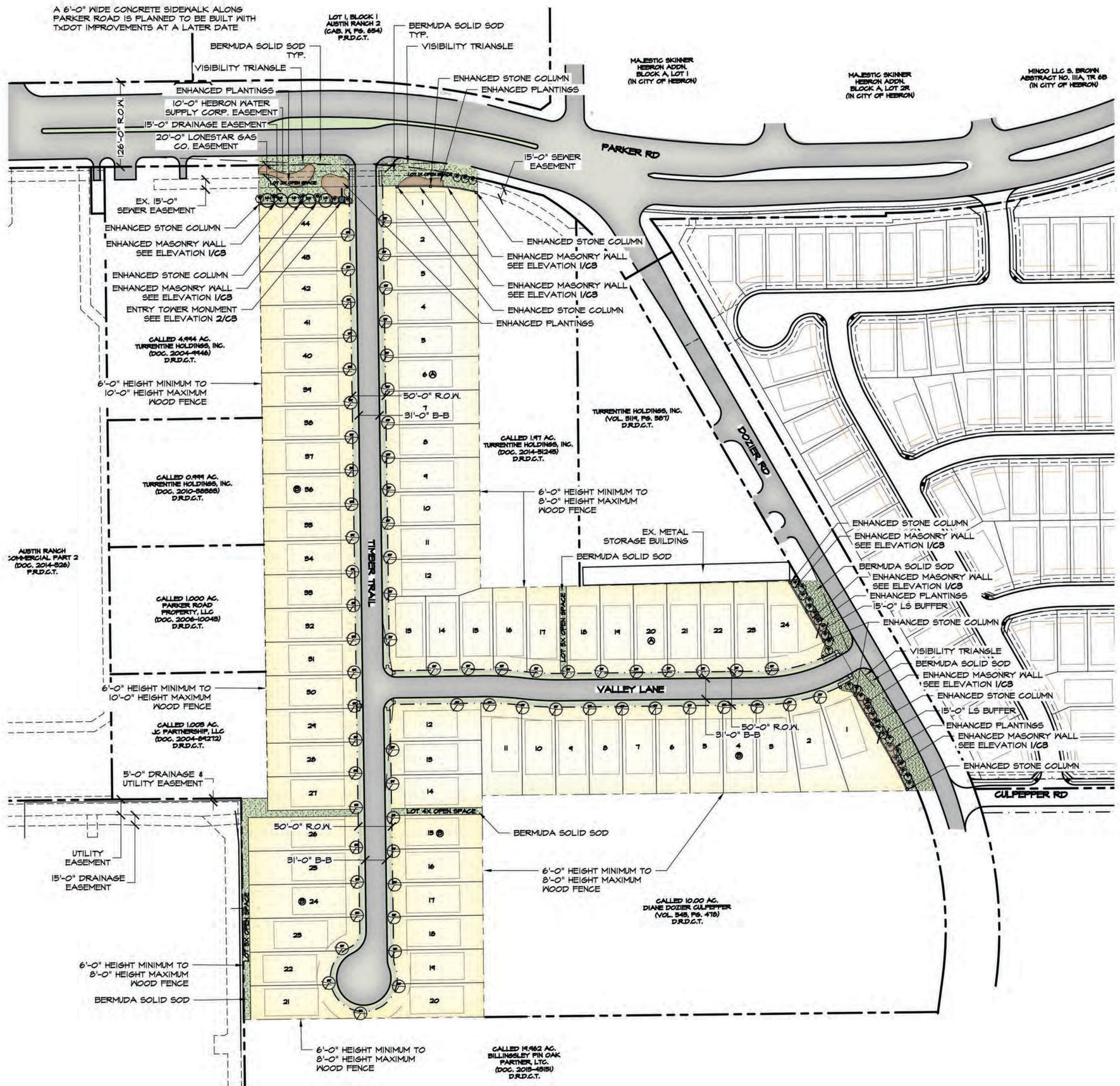
APPLICANT:
 TAYLOR DUNCAN INTERESTS
 12400 COIT ROAD, SUITE 850
 DALLAS, TEXAS 75251
 P (972)-404-8500
 CONTACT: STEPHEN DAVIS

SURVEYOR:
 R.C. MYERS SURVEYING, LLC
 FIRM# 10192300
 488 ARROYO CT.
 SUNNYVALE, TX 75182
 P (214)-532-0636
 CONTACT: CALVIN MYERS, RPLS

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES
 STATE OF TEXAS
 REGISTRATION NO. F-928
 5750 GENESIS COURT, SUITE 200
 FRISCO, TX 75034
 P (972)-335-3580
 F (972)-335-3779
 CONTACT: CRAIG MALAN, PE

Kimley»Horn

DATE OF PREPARATION: OCTOBER 24, 2016
 CITY FILE NO.



LANDSCAPE LEGEND

- LS**
REQUIRED LANDSCAPE BUFFER TREE PLANTED AT A RATIO OF 2 TREES / 100 LF.
- OR**
REQUIRED LANDSCAPE BUFFER TREE PLANTED AT A RATIO OF 2 TREES / 100 LF. SUBSTITUTE 1 CANOPY TREE / 3 ORNAMENTAL TREES TO BE PLANTED ON HOMEOWNERS' LOTS
- ST**
INTERIOR STREET TREE BY BUILDER TO BE PLANTED ON EVERY LOT. REFER TO CHART BELOW FOR TREE SPECIES (LOCATION SHOWN FOR CONCEPTUAL PURPOSES - EXACT LOCATION TO BE DETERMINED AT TIME OF PLANTING)
- ENHANCED LANDSCAPE AREA TO BE INDIVIDUAL MASSES OR COMBINATION OF MASSES OF THE FOLLOWING:**
 - SHRUBS
 - NATIVE GRASSES (HYDROMULCH)
 - GROUNDCOVER
 - DECOMPOSED GRANITE
 - STONE / ROCK
 - MULCH

NOTE: ANY LANDSCAPE AREA, WHETHER REQUIRED OR NOT, MUST INCLUDE AN AUTOMATIC LANDSCAPE IRRIGATION SYSTEM INSTALLED IN COMPLIANCE WITH CURRENT TCEQ AND CITY OF CARROLLTON LANDSCAPE IRRIGATION REGULATIONS.

REQUIRED LANDSCAPE / PROPOSED LANDSCAPE

PARKER ROAD			
Requirement	Total	Proposed	Total
1 Canopy tree / 40 Linear Feet	7	2 Canopy trees / 100 Linear Feet	6
4 Ornamental trees / 40 Linear Feet	28	2 Ornamental trees / 100 Linear Feet	6
		65 Shrubs / 100 Linear Feet	180

*Required Canopy Trees may be substituted at a rate of 3 Ornamental Trees to 1 Canopy Tree

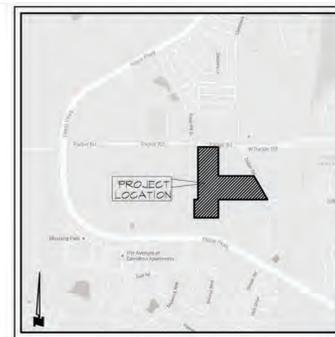
DOZIER ROAD			
Requirement	Total	Proposed	Total
1 Canopy tree / 40 Linear Feet	8	2 Canopy trees / 100 Linear Feet	7
4 Ornamental trees / 40 Linear Feet	32	2 Ornamental trees / 100 Linear Feet	7
		65 Shrubs / 100 Linear Feet	195

*Required Canopy Trees may be substituted at a rate of 3 Ornamental Trees to 1 Canopy Tree

INTERIOR STREETS			
Requirement	Total	Proposed	Total
No Requirements	0	1 Canopy Tree / Every Other Lot	68

STREET TREES

# TREES	STREET NAMES	LIVE OAK	CHINESE PISTACHE
45	TIMBER TRAIL	X	
23	VALLEY LANE		X



LOCATION MAP NOT TO SCALE

EXHIBIT 'D'
TRAILS AT ARBOR HILLS
~CONCEPTUAL SITE AND LANDSCAPE PLAN~



80 40 0 80
1" = 80' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch



Studio 13 Design Group, PLLC
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643



October 26, 2016

NOTE:
ALL IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE & SUBJECT TO CHANGE.

LANDSCAPE LEGEND



REQUIRED LANDSCAPE BUFFER TREE PLANTED AT A RATIO OF 2 TREES / 100 LF.



REQUIRED LANDSCAPE BUFFER TREE PLANTED AT A RATIO OF 2 TREES / 100 LF SUBSTITUTE 1 CANOPY TREE / 3 ORNAMENTAL TREES TREES TO BE PLANTED ON HOMEOWNERS' LOTS



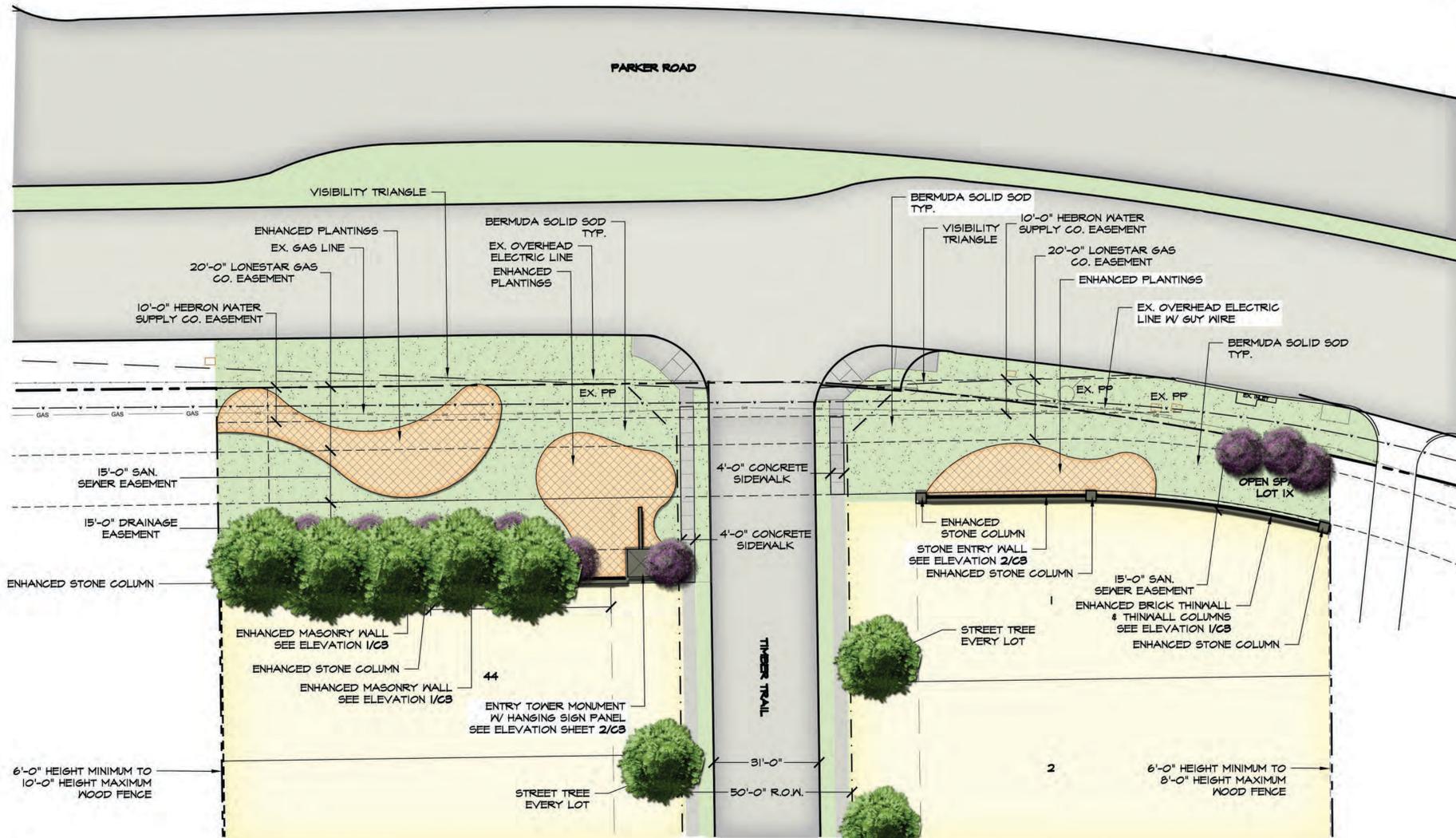
INTERIOR STREET TREE BY BUILDER TO BE PLANTED ON EVERY LOT -REFER TO CHART BELOW FOR TREE SPECIES (LOCATION SHOWN FOR CONCEPTUAL PURPOSES - EXACT LOCATION TO BE DETERMINED AT TIME OF PLANTING)



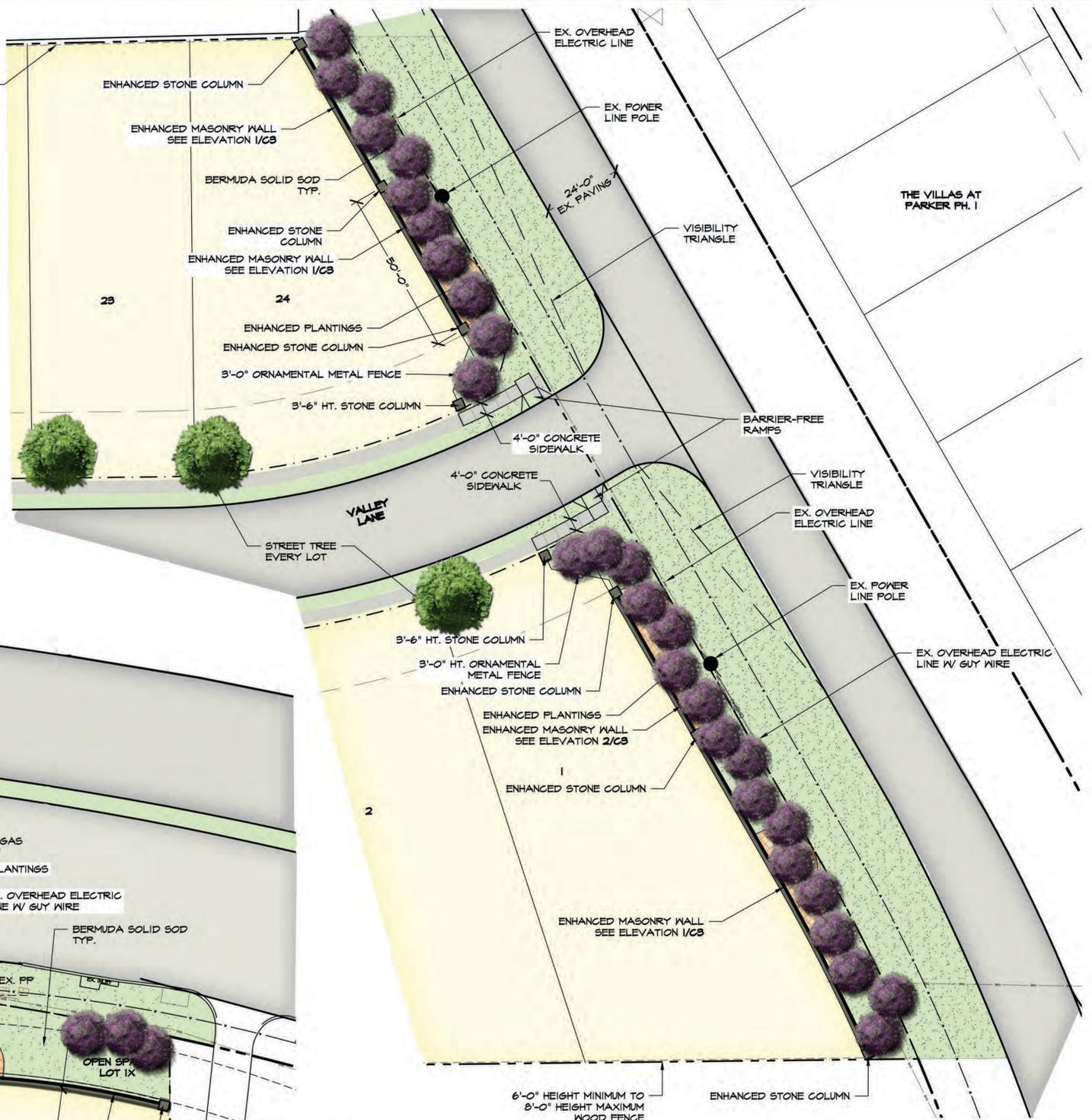
ENHANCED LANDSCAPE AREA TO BE INDIVIDUAL MASSES OR COMBINATION OF MASSES OF THE FOLLOWING:
 * SHRUBS
 * NATIVE GRASSES (HYDROMULCH)
 * GROUNDCOVER
 * DECOMPOSED GRANITE
 * STONE / ROCK
 * MULCH

NOTE: ANY LANDSCAPE AREA, WHETHER REQUIRED OR NOT, MUST INCLUDE AN AUTOMATIC LANDSCAPE IRRIGATION SYSTEM INSTALLED IN COMPLIANCE WITH CURRENT TCEG AND CITY OF CARROLLTON LANDSCAPE IRRIGATION REGULATIONS.

A 6'-0" WIDE CONCRETE SIDEWALK ALONG PARKER ROAD IS PLANNED TO BE BUILT WITH TxDOT IMPROVEMENTS AT A LATER DATE

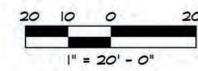


1 C2 PRIMARY ENTRYWAY ALONG PARKER ROAD HARDSCAPE PLAN



2 C2 SECONDARY ENTRYWAY ALONG DOZIER ROAD HARDSCAPE PLAN

SCALE: 1" = 20'-0"



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
 One Inch

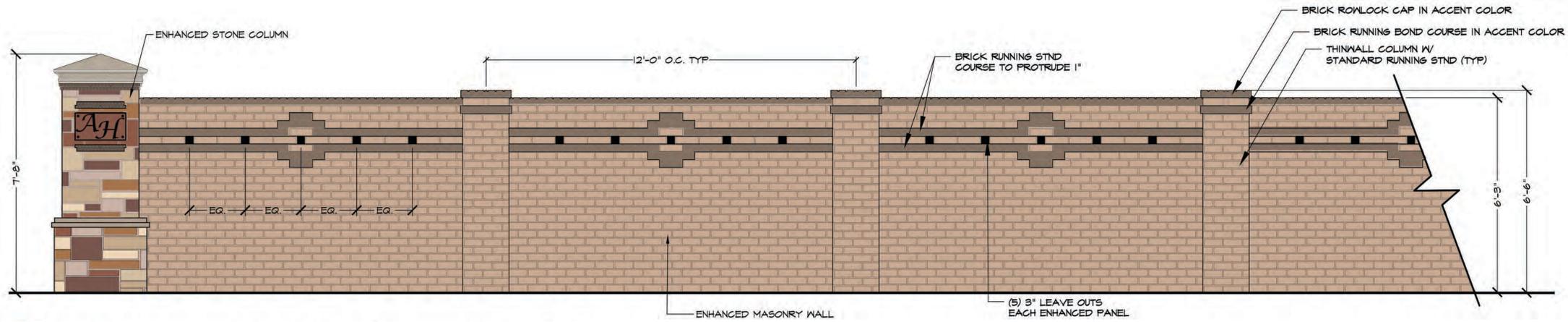
NOTE: ALL IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE & SUBJECT TO CHANGE.

EXHIBIT 'D' TRAILS AT ARBOR HILLS ~CONCEPTUAL MONUMENTATION~

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 469-635-1900
 TBAE Firm #BR643

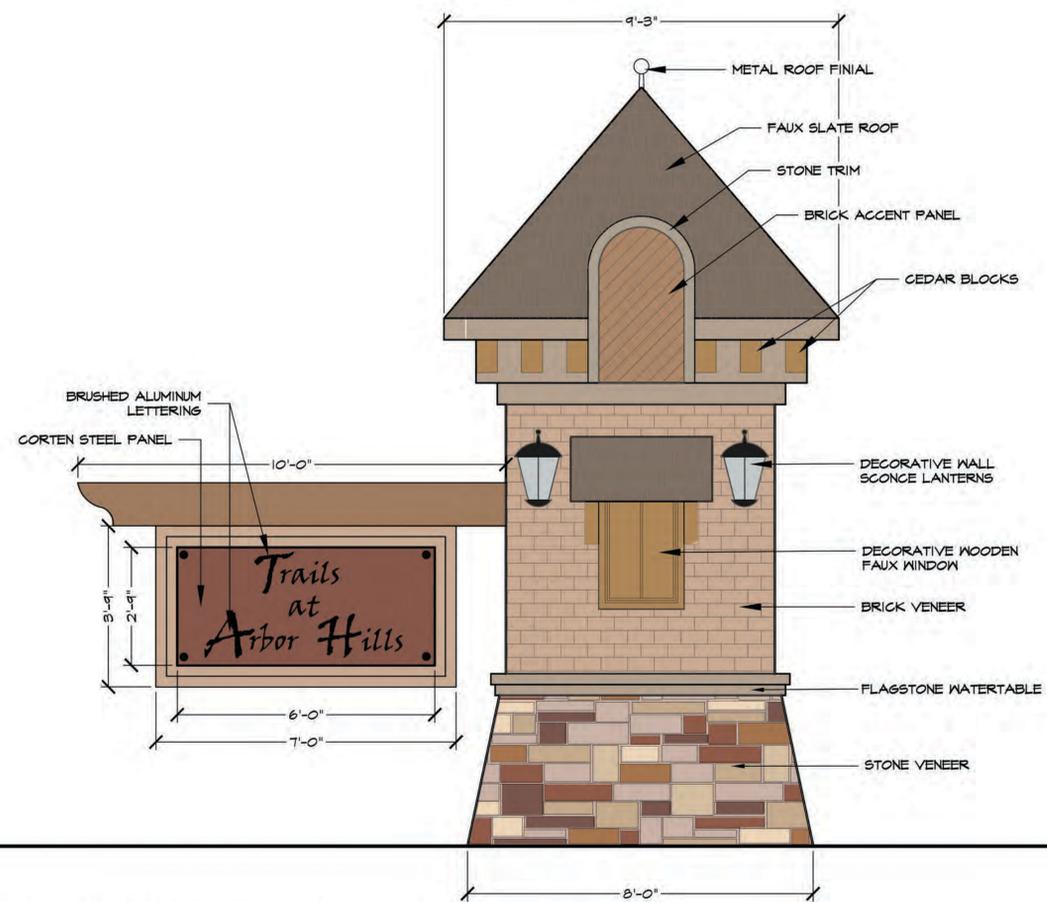


October 26, 2016



1
C3 PARTIAL ELEVATION OF ENHANCED MASONRY WALL
ELEVATION

SCALE: 1/2" = 1'-0"



2
C3 DOUBLE-SIDED ENTRY MONUMENT ALONG PARKER ROAD
ELEVATION

SCALE: 1/2" = 1'-0"

NOTE:
ALL IMPROVEMENTS SHOWN ON
THIS PLAN ARE CONCEPTUAL IN
NATURE & SUBJECT TO CHANGE.

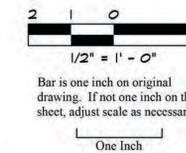


EXHIBIT 'D'
TRAILS AT ARBOR HILLS
~CONCEPTUAL MONUMENTATION~

STUDIO 13
DESIGN GROUP
Studio 13 Design Group, PLLC.
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Lewisville, Texas 75057
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TBAE Firm #BR643



October 26, 2016



EXHIBIT E



EXHIBIT E



EXHIBIT E



EXHIBIT E