

VICINITY MAP
N.T.S.

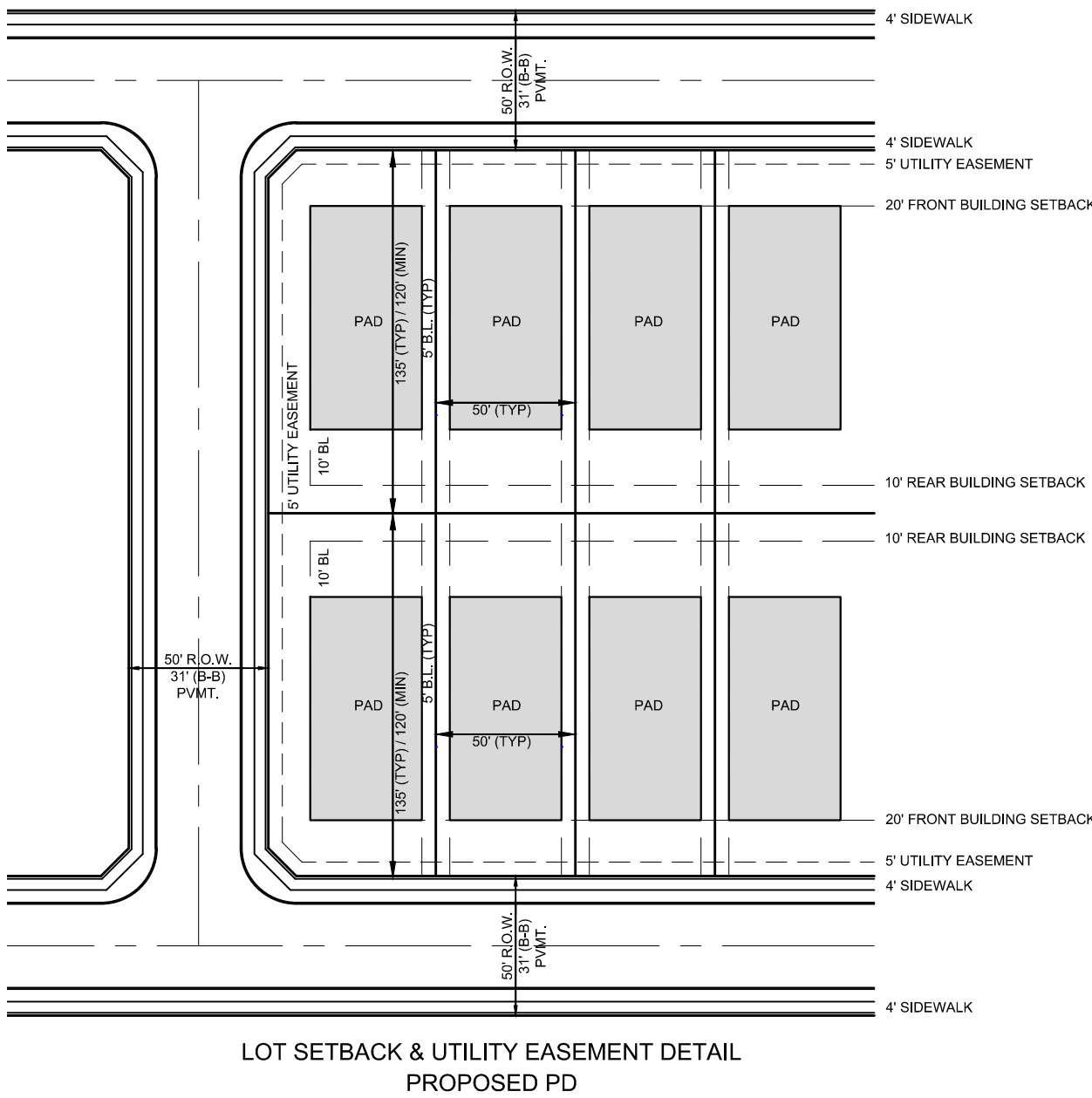
LEGEND

— 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

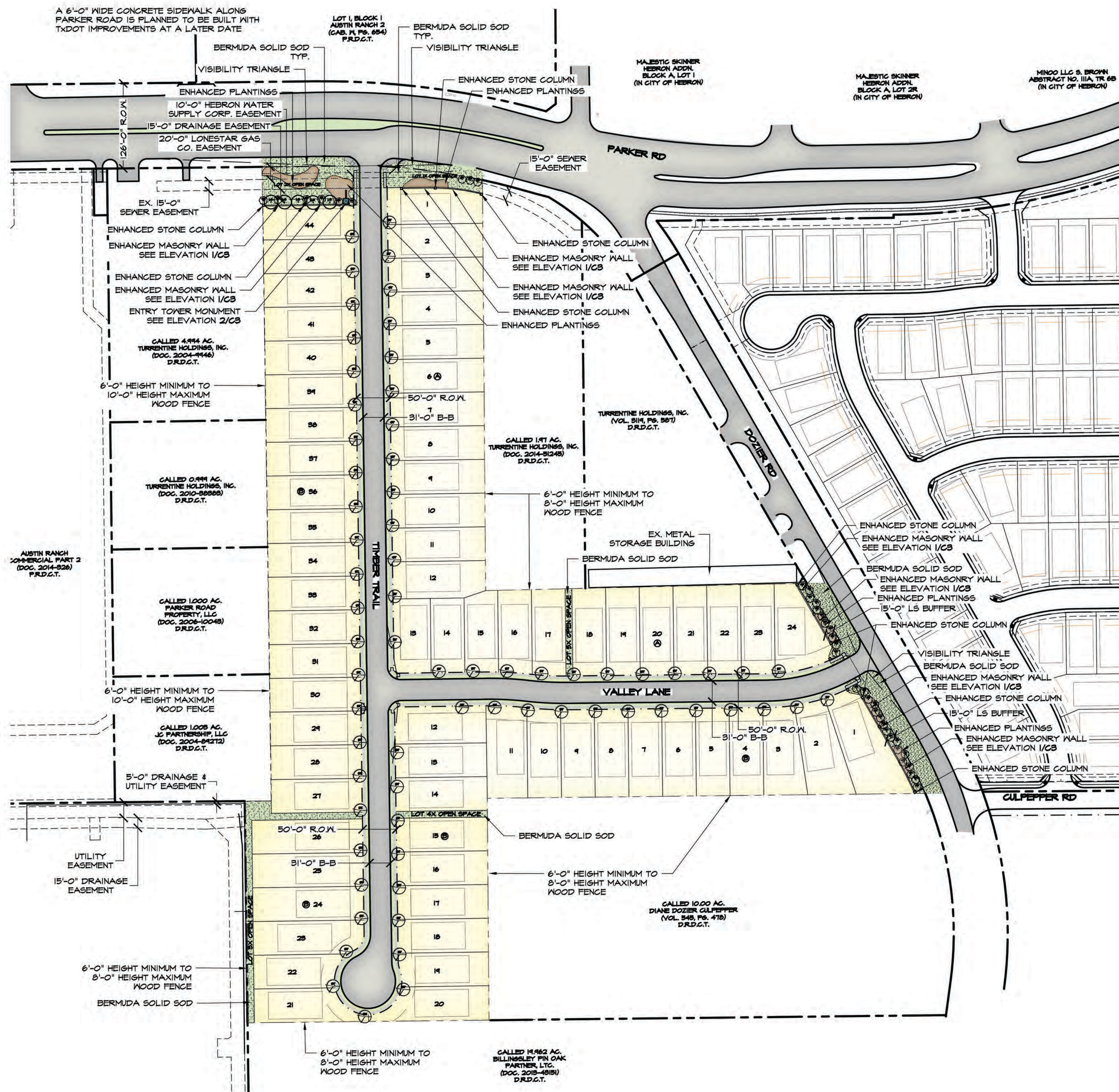
APPLICANT:
TAYLOR DUNCAN INTERESTS
12400 COIT ROAD, SUITE 850
DALLAS, TEXAS 75251
P (972)-404-8500
CONTACT: STEPHEN DAVIS

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



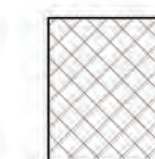
REQUIRED LANDSCAPE BUFFER TREE
PLANTED AT A RATIO OF 2 TREES / 100 LF.



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)
- GROUND COVER
- 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

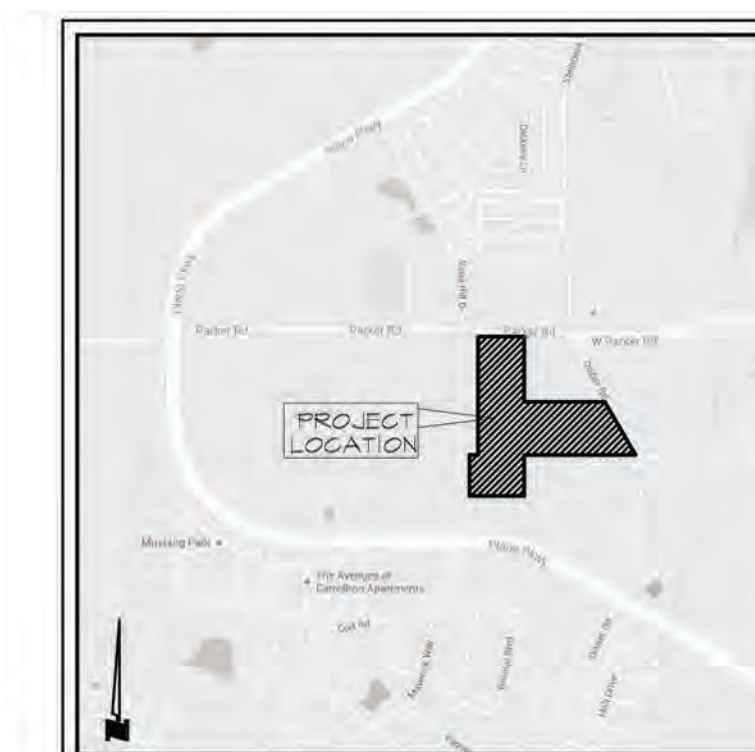
DOZIER ROAD			
Requirement	Total	Proposed	Total
1 Canopy tree / 40 Linear Feet	8	2 Canopy trees / 100 Linear Feet	7
4 Ornamental trees / 40 Linear Feet	32	2 Ornamental trees / 100 Linear Feet	7
		65 Shrubs / 100 Linear Feet	195

*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

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

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

STUDIO
DESIGN GROUP

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

TBAE Firm #BR643



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



October 26, 2016

LANDSCAPE LEGEND



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



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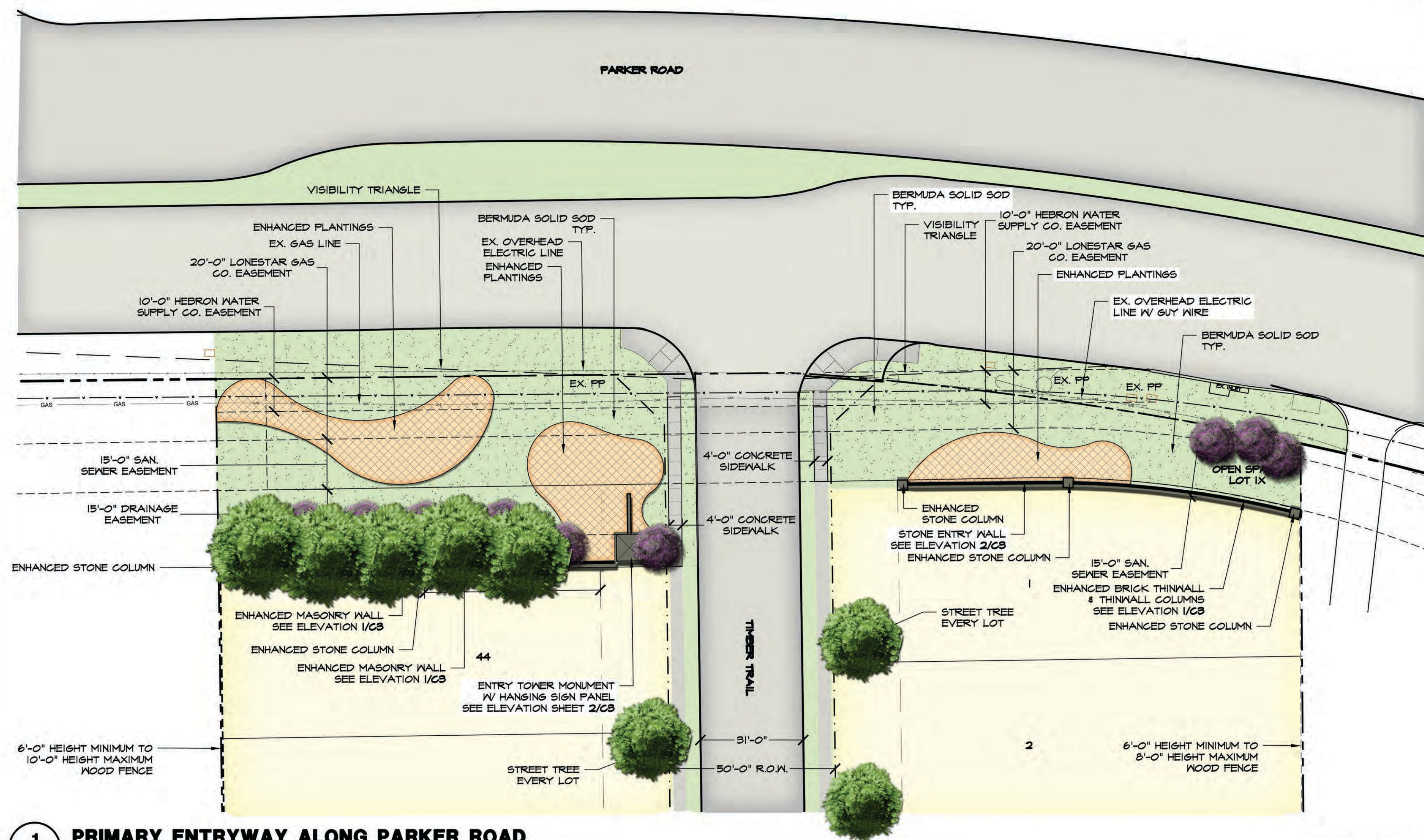


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OR COMBINATION OF MASSES OF THE FOLLOWING:

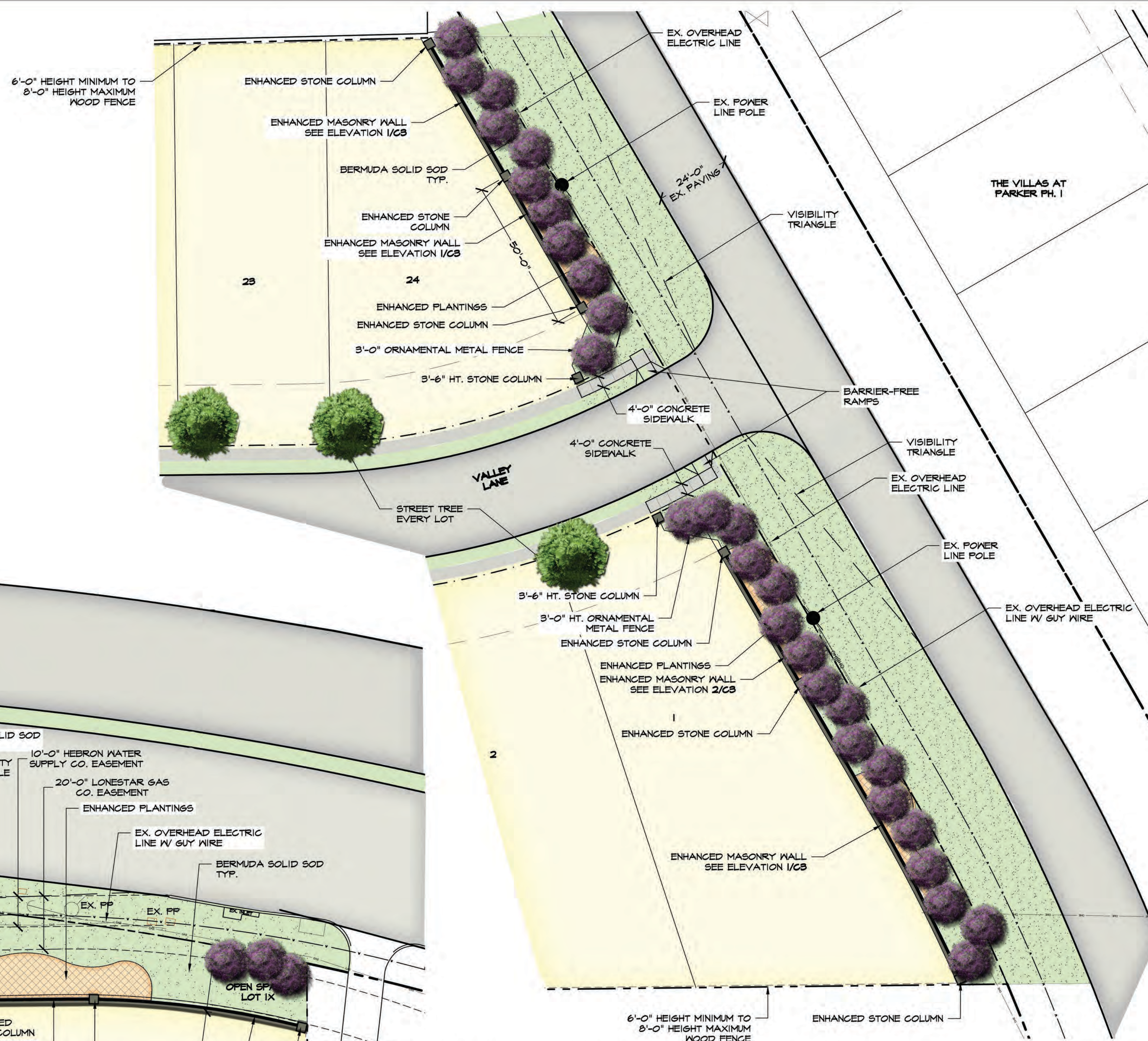
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A 6'-0" WIDE CONCRETE SIDEWALK ALONG
PARKER ROAD IS PLANNED TO BE BUILT WITH
TXDOT IMPROVEMENTS AT A LATER DATE



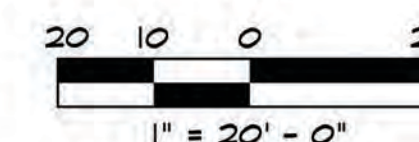
**1 C2 PRIMARY ENTRYWAY ALONG PARKER ROAD
HARDSCAPE PLAN**



**2 C2 SECONDARY ENTRYWAY ALONG DOZIER ROAD
HARDSCAPE PLAN**

SCALE: 1" = 20'-0"

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



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

One Inch

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STUDIO 13
DESIGN GROUP

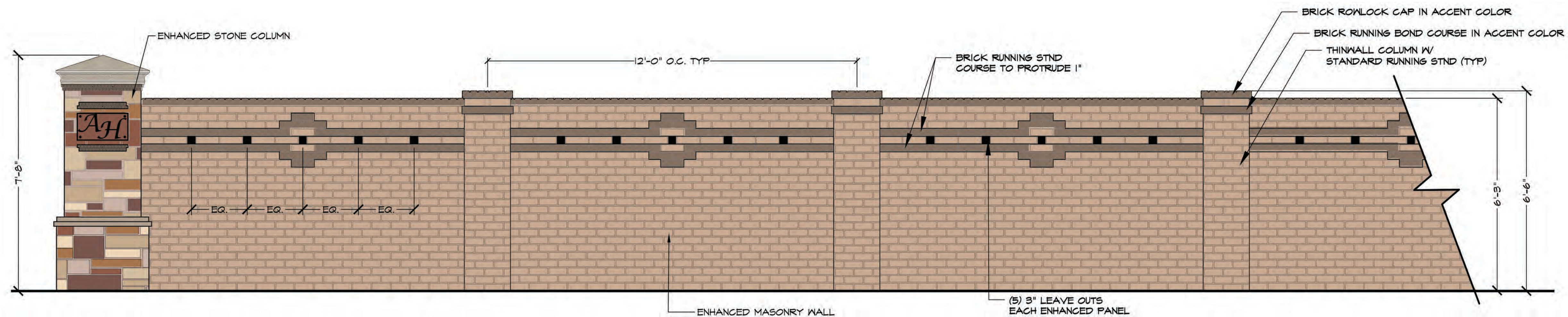
Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
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TBAE Firm #B6643



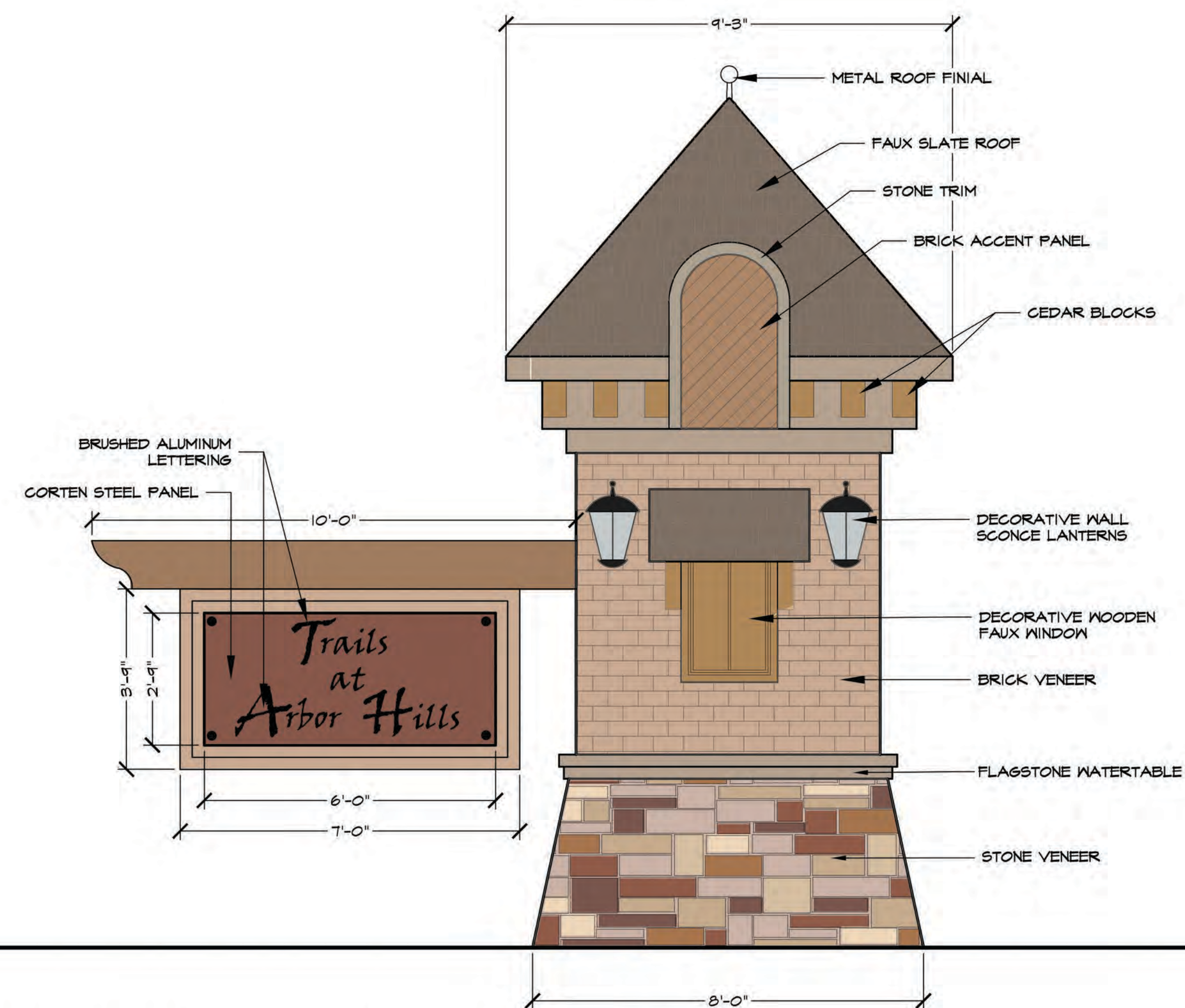
October 26, 2016

C2



1
C3 **PARTIAL ELEVATION OF ENHANCED MASONRY WALL**
ELEVATION

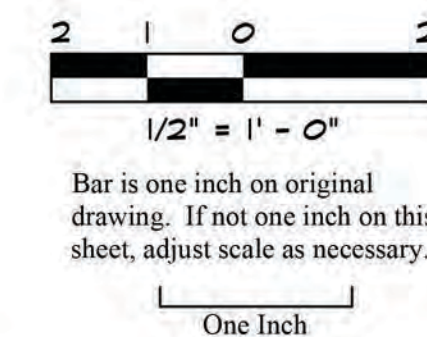
SCALE: 1/2" = 1'-0"



2
C3 **DOUBLE-SIDED ENTRY MONUMENT ALONG PARKER ROAD**
ELEVATION

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

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



EXHIBIT E



EXHIBIT E



EXHIBIT E



EXHIBIT E