

EXHIBIT C - CONCEPTUAL SITE PLAN

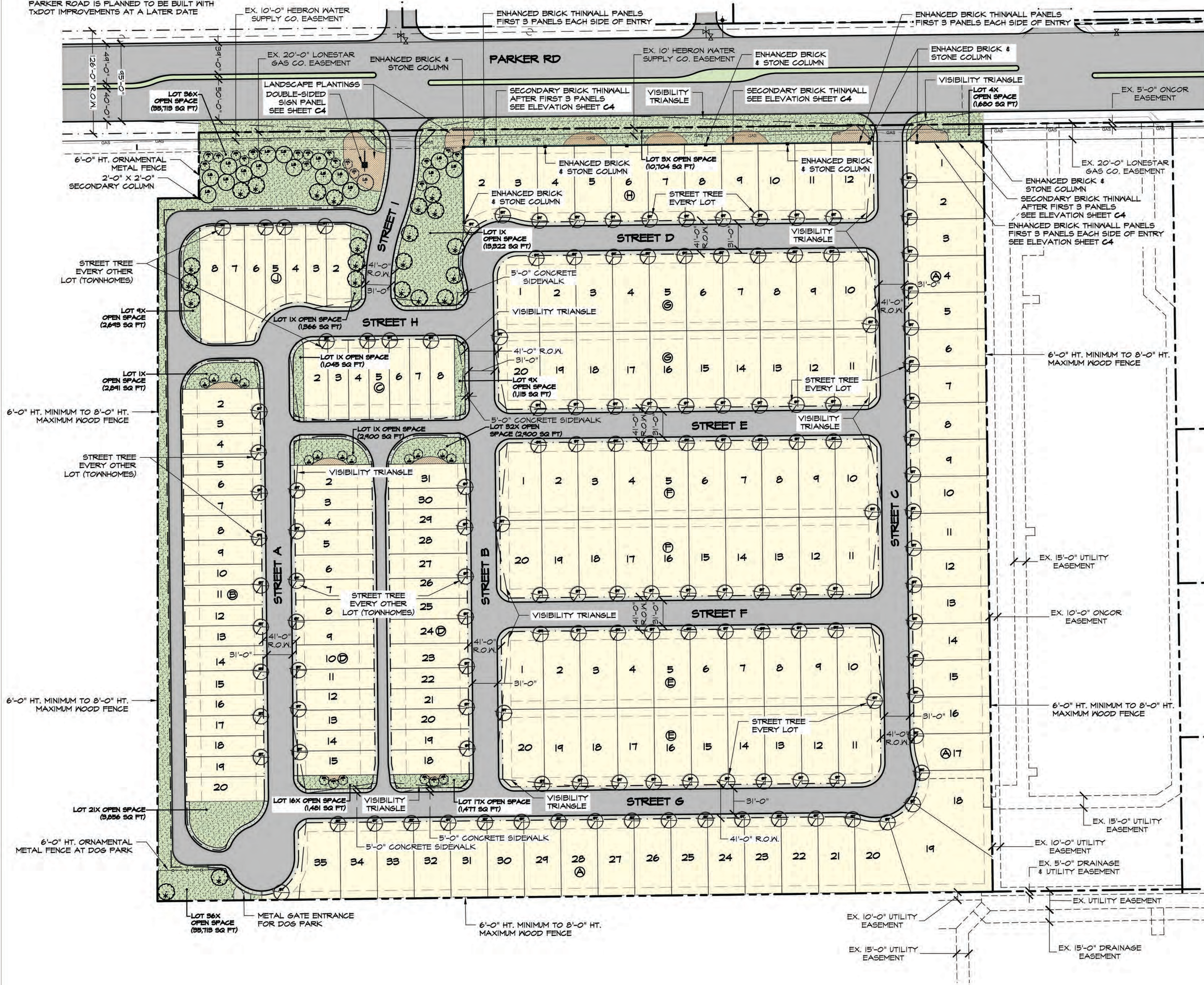
PARKER RANCH

21.844 ACRES OF LAND SITUATED IN THE
S.B. EVANS SURVEY, ABST NO. 397

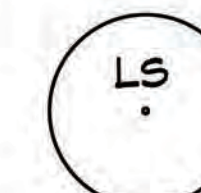
Kimley»»Horn

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

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



LANDSCAPE LEGEND



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



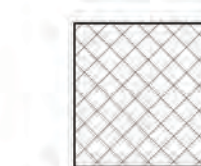
REQUIRED LANDSCAPE BUFFER TREE
PLANTED AT A RATIO OF 2 TREES / 100 LF.
SUBSTITUTE 1 CANOPY TREE / 3 ORNAMENTAL TREES
TREES TO BE PLANTED ON HOMEOWNERS' LOTS



ADDITIONAL TREES TO BE PLANTED WITHIN OPEN SPACES
(SPECIES TO BE DETERMINED AT LATER DATE)



INTERIOR STREET TREE BY BUILDER TO BE
PLANTED ON EVERY LOT FOR EACH PATIO HOME LOT
& EVERY OTHER LOT FOR EACH TOWNHOME 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.
- DUE TO CONFLICT WITH EXISTING GAS CO. EASEMENT, REQUIRED LANDSCAPE BUFFER TREES SHALL BE INSTALLED WITHIN OPEN SPACES OUTSIDE OF LANDSCAPE BUFFER

REQUIRED LANDSCAPE / PROPOSED LANDSCAPE

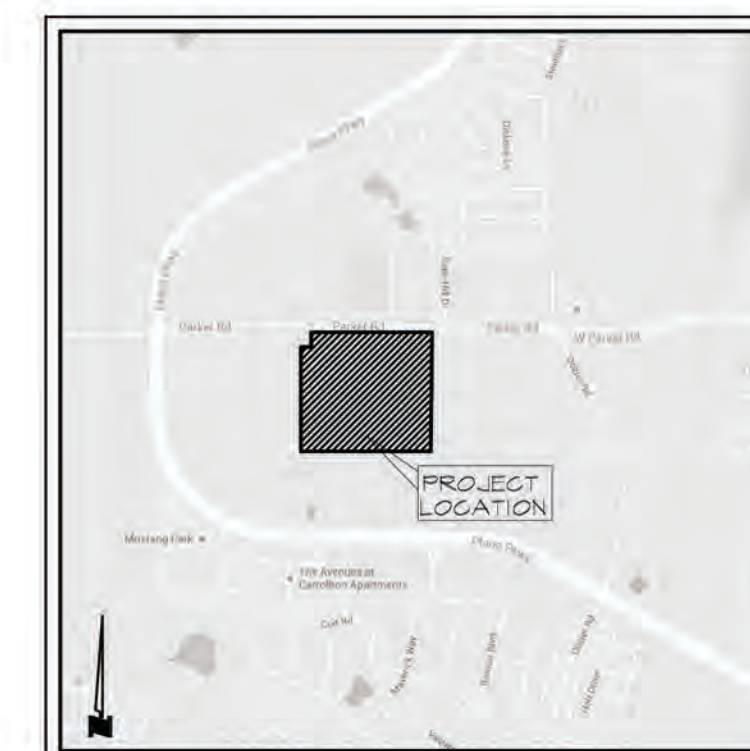
PARKER ROAD			
Requirement	Total	Proposed	Total
1 Canopy tree / 40 Linear Feet	22	2 Canopy trees / 100 Linear Feet	17
4 Ornamental trees / 40 Linear Feet	88	2 Ornamental trees / 100 Linear Feet	17
		65 Shrubs / 100 Linear Feet	572

INTERIOR STREETS			
Requirement	Total	Proposed	Total
No Requirements	0	1 Canopy / Every Other Lot (Townhomes)	31
No Requirements	0	1 Canopy / Every Lot (Patio Homes)	102

STREET TREES

# TREES	STREET NAMES	LIVE OAK	CHINESE PISTACHE	CEDAR ELM	TEXAS ASH
16	STREET 'A'		X		
10	STREET 'B'			X	
20	STREET 'C'	X			
20	STREET 'D'				X
18	STREET 'E'		X		
18	STREET 'F'				X
27	STREET 'G'	X			
4	STREET 'H'			X	

EXHIBIT 'D' PARKER RANCH ~CONCEPTUAL SITE AND LANDSCAPE PLAN~



LOCATION MAP
NOT TO SCALE



60 30 0 60
1" = 60' - 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.

STUDIO
DESIGN GROUP

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

TBAE Firm #B6643



October 26, 2016

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



LANDSCAPE LEGEND



REQUIRED LANDSCAPE BUFFER TREE
PLANTED AT A RATIO OF 1 TREE / 40 LF.



REQUIRED LANDSCAPE BUFFER TREE
SUBSTITUTE 1 CANOPY TREE / 3 ORNAMENTAL TREES
TREES TO BE PLANTED ON HOMEOWNERS' LOTS



ADDITIONAL TREES TO BE PLANTED WITHIN OPEN SPACES
(SPECIES TO BE DETERMINED AT LATER DATE)



INTERIOR STREET TREE BY BUILDER TO BE
PLANTED ON EVERY OTHER LOT
-REFER TO CHART BELOW FOR TREE SPECIES
(LOCATION SHOWN FOR CONCEPTUAL PURPOSES -
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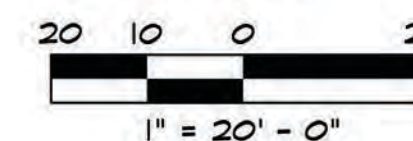


ENHANCED LANDSCAPE AREA TO BE INDIVIDUAL MASSES
OR COMBINATION OF MASSES OF THE FOLLOWING:
• SHRUBS
• NATIVE GRASSES (HYDROMULCH)
• GROUNDCOVER
• DECOMPOSED GRANITE
• STONE / ROCK
• MULCH

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. DUE TO CONFLICT WITH EXISTING GAS CO. EASEMENT, REQUIRED LANDSCAPE BUFFER TREES SHALL BE INSTALLED WITHIN OPEN SPACES OUTSIDE OF LANDSCAPE BUFFER

EXHIBIT 'D' PARKER RANCH ~CONCEPTUAL SITE AND LANDSCAPE PLAN~



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LANDSCAPE LEGEND



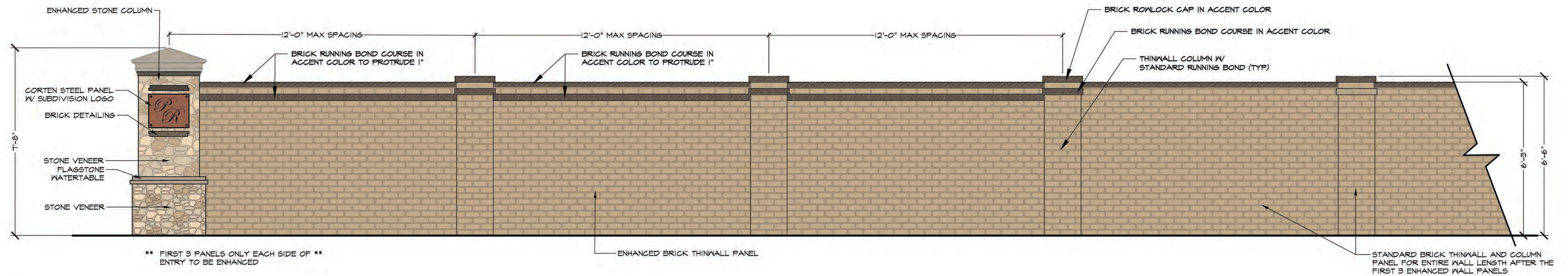
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EXHIBIT 'D'
PARKER RANCH
~CONCEPTUAL SITE AND
LANDSCAPE PLAN~

October 26, 201

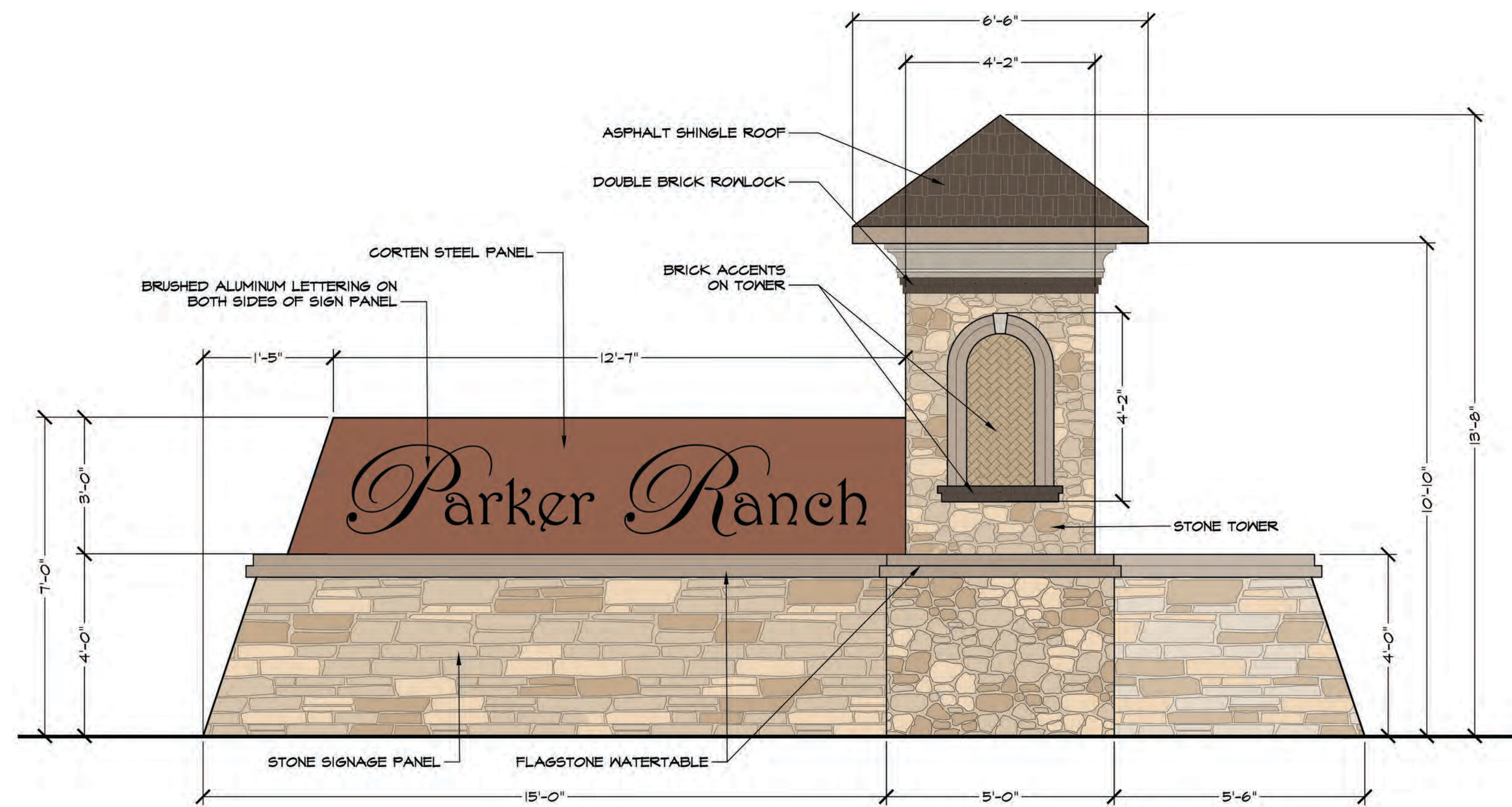
C3

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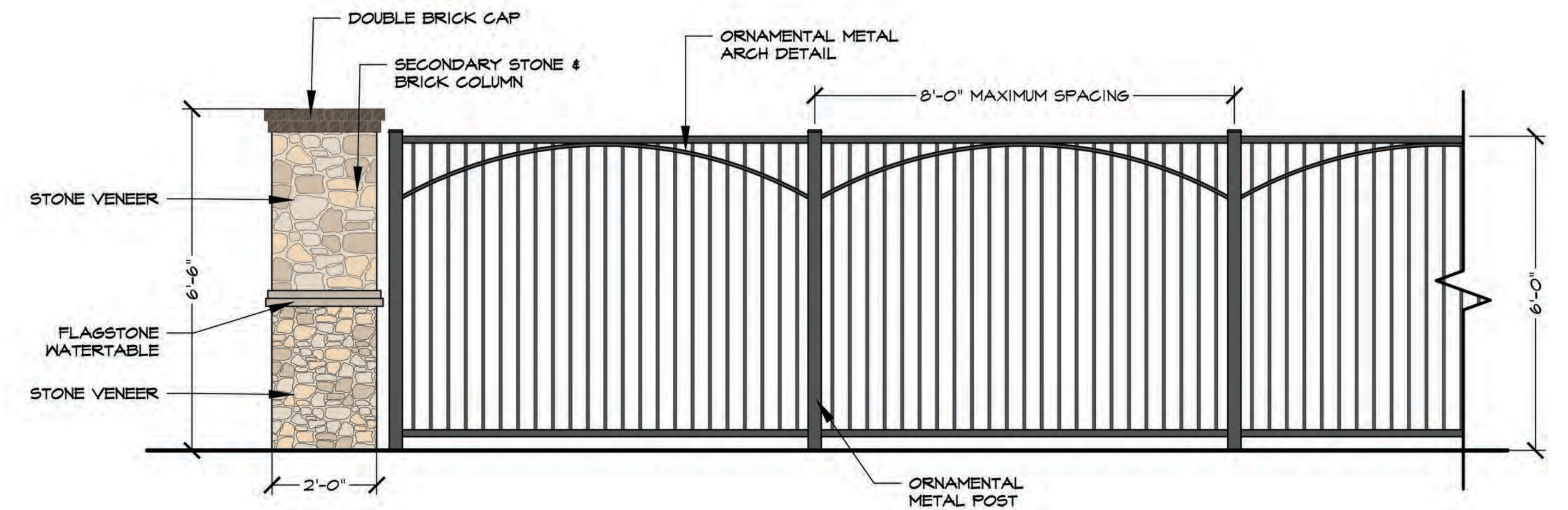
1 PARTIAL ELEVATION OF ENHANCED WALL ALONG PARKER ROAD AT ENTRANCE
C4 ELEVATION

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



2 DOUBLE-SIDED ENTRY MONUMENT ALONG PARKER ROAD
C4 ELEVATION

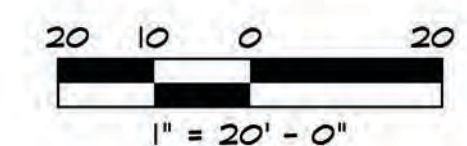
SCALE: 1/2" = 1'-0"



3 PARTIAL ELEVATION OF ORNAMENTAL METAL FENCING
C4 ELEVATION

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

EXHIBIT 'D'
PARKER RANCH
~CONCEPTUAL SCREENING & MONUMENTATION~



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EXHIBIT E1



EXHIBIT E1



EXHIBIT E1



3R

4 COVER AT PORCH

1

4 COVER AT PORCH

2

4

4 UNIT BLDG ELEV. A
RED DESIGN CPG00397 9/8/10



3RND

2

4 COVER AT PORCH

3R

1

4 COVER AT PORCH

2R

4

6 UNIT BLDG ELEV. B
RED DESIGN CPG00397 9/8/10

EXHIBIT E2

EXHIBIT F

TYPICAL STREET SECTION AND UTILITY LOCATION EXHIBIT 41 FT R.O.W. WITH MOUNTABLE CURBS AND 6' UTILITY EASEMENT

N.T.S.

