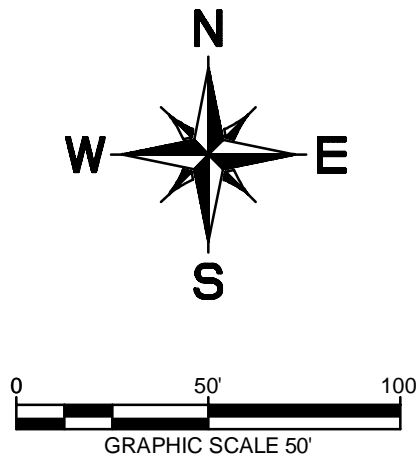
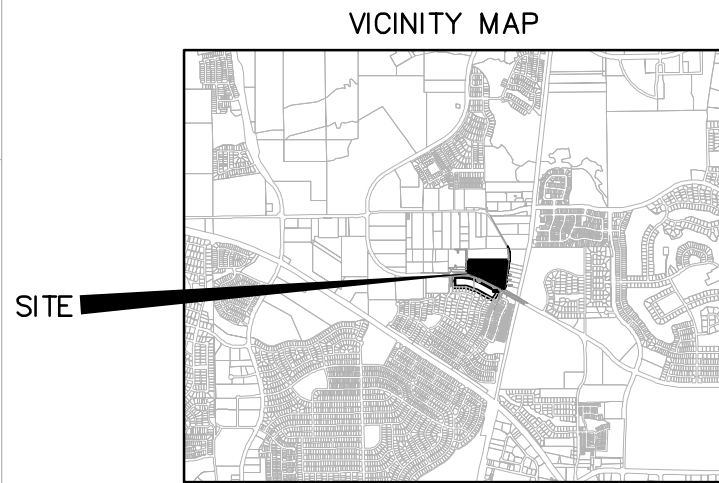


Plotted By: Ross, Casey Date: June 28, 2017 04:32:03pm File Path: K:\VRL\Civil\084497502-Latera\CAD\Preliminary\Exhibits\ZONING EXHIBIT.dwg
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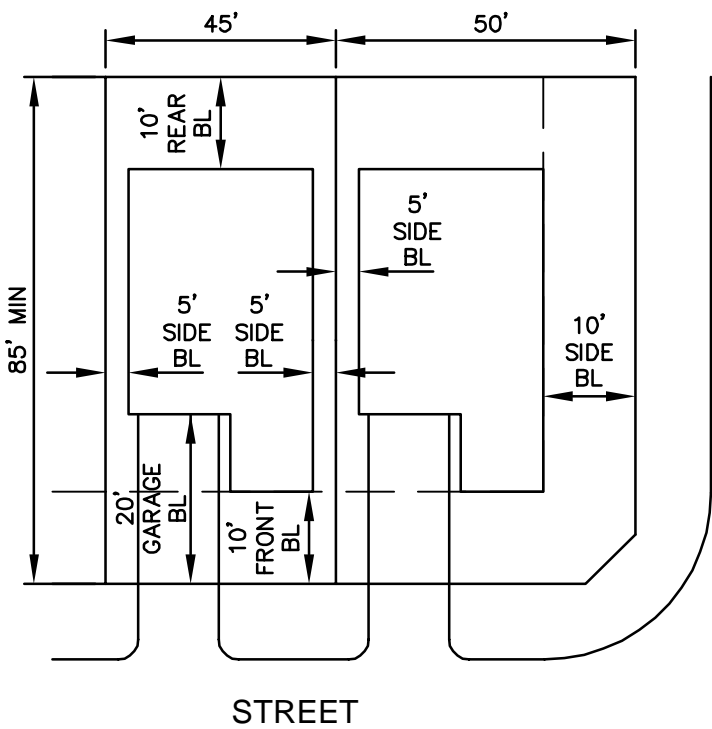
PD 193
AUSTIN RANCH COMMERCIAL
VOL. 1412, PG. 469

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

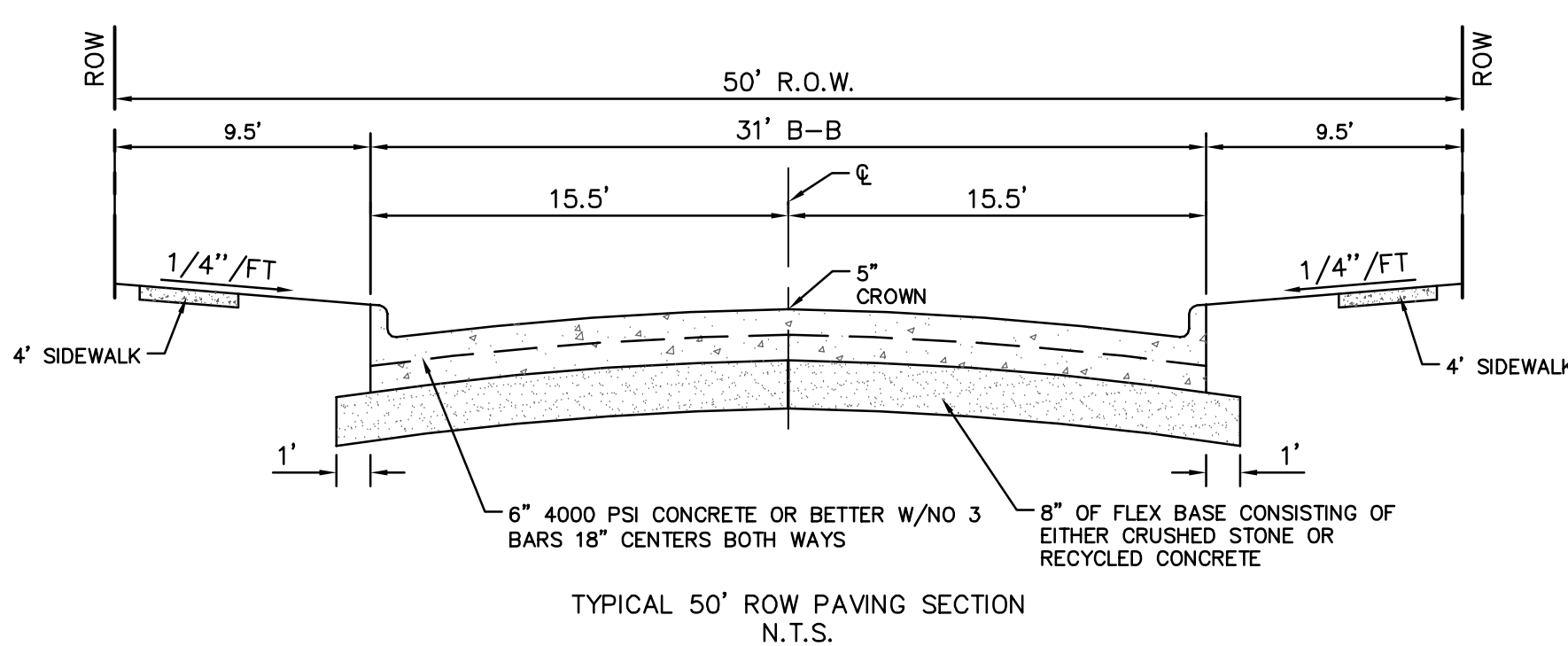
NOTES:

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. CARPOUTS 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



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
FRISSO, TX 75034
P (972) 335-3580
CONTACT: CASEY ROSS

Kimley»Horn

APPLICANT'S EXHIBITS

Conceptual Landscape Exhibit

1 of 8

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 PLANS 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 THIS MATERIALS PREPARED 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 ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF CARROLLTON ENGINEERING STANDARDS, NOTES, SPECIFICATIONS, TROTT STANDARDS, TROTT STANDARD DRAWINGS.
7. ALL BEST MANAGEMENT PRACTICES (BMPs) OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY 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 SURVEYING 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 OUTSIDE 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 STREET AND DRIVEWAYS ACCESSIBLE TO THE PROJECT PRIOR TO MUD AND DIRT 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 RECORDED 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 OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND PRIVATE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (2011 TEXAS 190.044-047) THE CONTRACTOR MAY BE REQUIRED TO CLOSE THEIR 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 LOCATIONS RECORDED.
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 PURCHASING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUD) AND TROTT BARRICADE AND CONSTRUCTION STANDARDS.
14. CONTRACTOR SHALL NOT IMPERF TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL ACQUIRE THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
15. CONTRACTOR SHALL NOT STORE MATERIAL, 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 PREPARED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PREPARED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVIEW AS DIRECTED BY THE CITY.
17. UNDESIRABLE EXCAVATED 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 SHRUBS REMAINING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE SURGEON 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. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORD.

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
1.1.2	LANDSCAPE DETAILS

OWNER / DEVELOPER:

GREEN BRICK PARTNERS
2805 N. DALLAS PARKWAY
SUITE 400
PLANO, TEXAS 75093
PH. (469) 450-5585
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 IN CITY ROW WITHOUT A ROW PERMIT. CONTACT THE PUBLIC WORKS DEPARTMENT.
 2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER 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 SIGNATURE 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 FINAL LANDSCAPE AND ROW INSPECTIONS.

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 6 FEET FROM CURBS, SIDEWALKS, UTILITY LINES, EXISTING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPEAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THIRDS HOOT (P) SHALL BE AROUND A TREE AT THE POINT OF CLEARANCE OF LANDSCAPE ADJACENT TO THE PAVEMENT.
4. OTHER TREE TRUNKS, BRANCHES, AND OTHER APPURTENANCES SHALL BE 10" MINIMUM FROM THE EDGE OF A STORM SEWER CURB DRAINAGE AND THE EDGE OF THE CURB SHALL BE 4" MINIMUM FROM THE TREE TRUNK.
5. THE AMERICAN STANDARD FOR HURRICANE RESISTANCE (ASD) 2011.2014 SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE ROLLED BACK 2" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PRECIPITATION. IF WATER DOES NOT DRAIN OUT OF THEIR PIT WITHIN 24 HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL SOIL TO HAVE 10" OF COMPOSTED SOIL, LIVING BATHS TECHNOLOGY, OR APPROVED EQUAL FILLED AND TENDED TO A DEPTH OF 10" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 1" LAYER OF HARDWOOD MULCH.
11. NATIVE SITE TUBES SHALL BE TO BE PROTECTED FROM EXCAVATION OR STOCKPILING. NATIVE SITE TUBES SHALL BE LABORATORY TESTED BY AN ACCREDITED LABORATORY AND APPROVED FOR SALE LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS

1. ANY CHANGES TO THE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER SPRAY ON TREES AND WALLS IS PROHIBITED.
4. MAINLINE, VALVE, OR CONTROL WOOD SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. IF IRRIGATION CONTROLS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (5') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE ROW DEPTH UNDER STREETS, DRIVEWAYS, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE MINIMUM.
8. IRRIGATION HEADS THAT RUN PARALLEL AND OVER PUBLIC WATER AND SANITARY SEWER LINES SHALL BE PROTECTED BY TRENCHING LATERALS OR BELL BENDS. A MINIMUM 5" PIPER (P) 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 1' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS

1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND PROTECTION OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN DETAIL AND AN APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON ROW, SIDEWALKS OR RASMENTS TO THE EXTENT THAT VISUAL OR NOISE OR TRAVEL FOR VEHICLES, PEDESTRIANS, OR BICYCLIST TRAFFIC IS IMPAIRED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) SEASON OF SEASON, NO MORE THAN (2) YEARS AFTER INSTALLATION (TYPICAL TREE STAKES, WIND, AND HORNS ARE PROHIBITED).

TREE PROTECTION NOTES

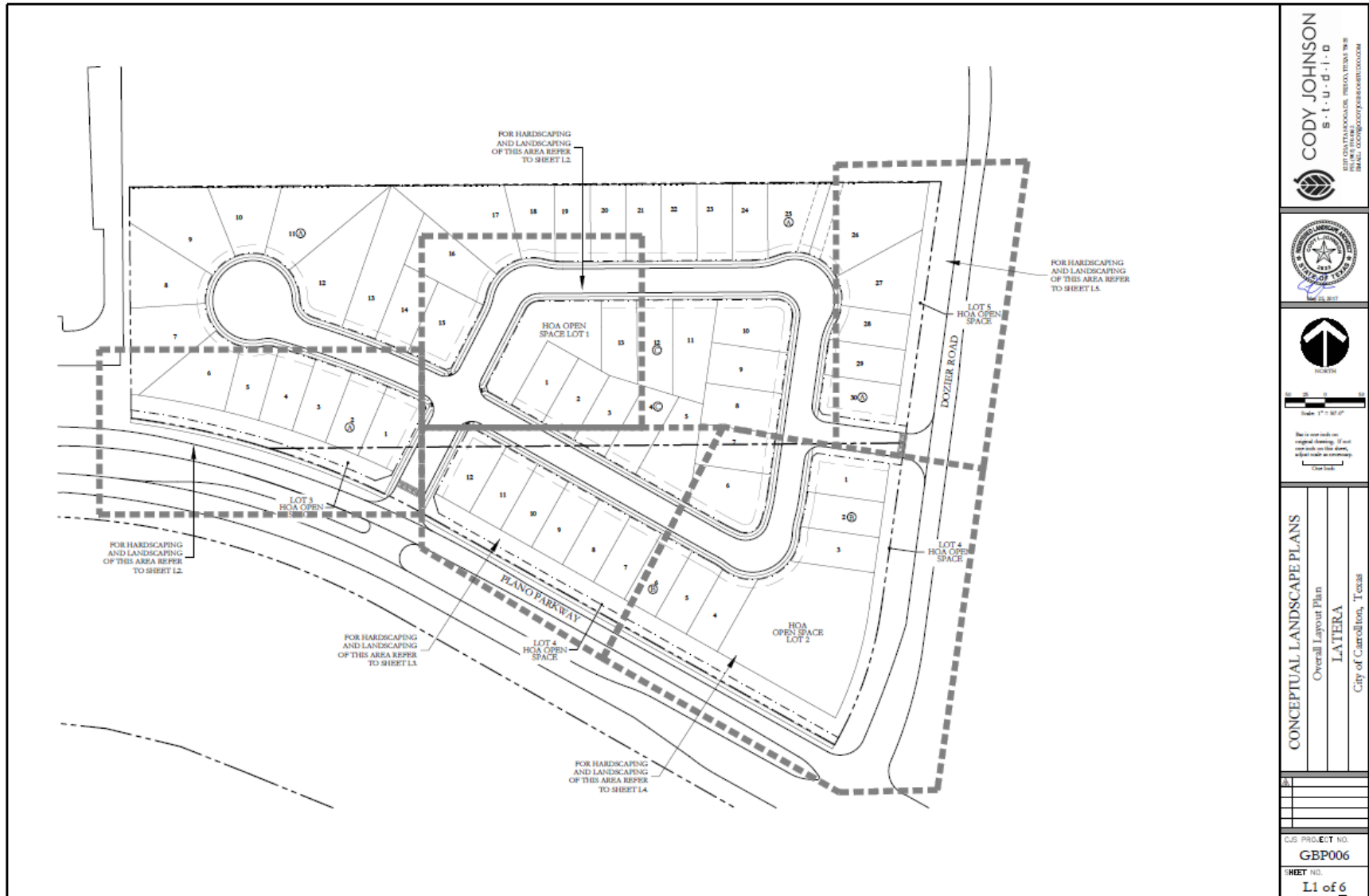
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. TREES 10" IN DBH TO REMAIN ON SITE SHALL BE PROTECTED WITH A 4" TALL, BRIGHTLY COLORED PLASTIC, PINK, OR RED PINK, PLACED AT THE DROP LINE OF THE TREE.
3. PRIOR TO THE PRE CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKERS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CHANNEL OR HANDLED, LOADED, OR DROPPED WITHIN THE LIMITS OF THE ROOT ZONE OF THE TREE WHICH REMAIN ON SITE.
5. NO SOIL, WOOD, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICLES AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DROP LINE.
7. GRASS CHARGES IN ORDER OF 10 CENTS (10¢) OR LESS SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ACCORDING TO THE PROTECTION METHODIC ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DROP LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL EXCAVATED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR Hauled OFF SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH (NATURAL) IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



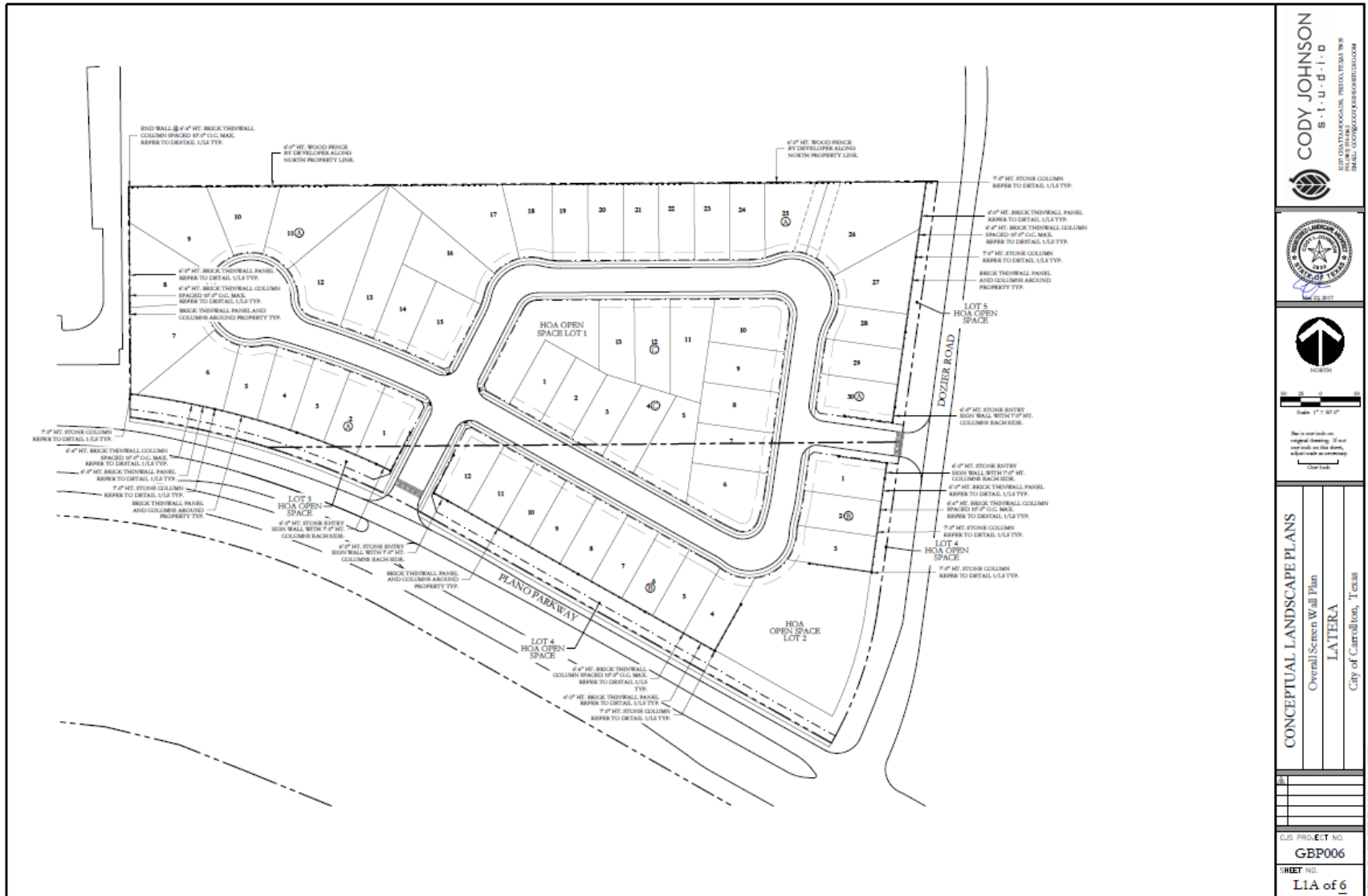
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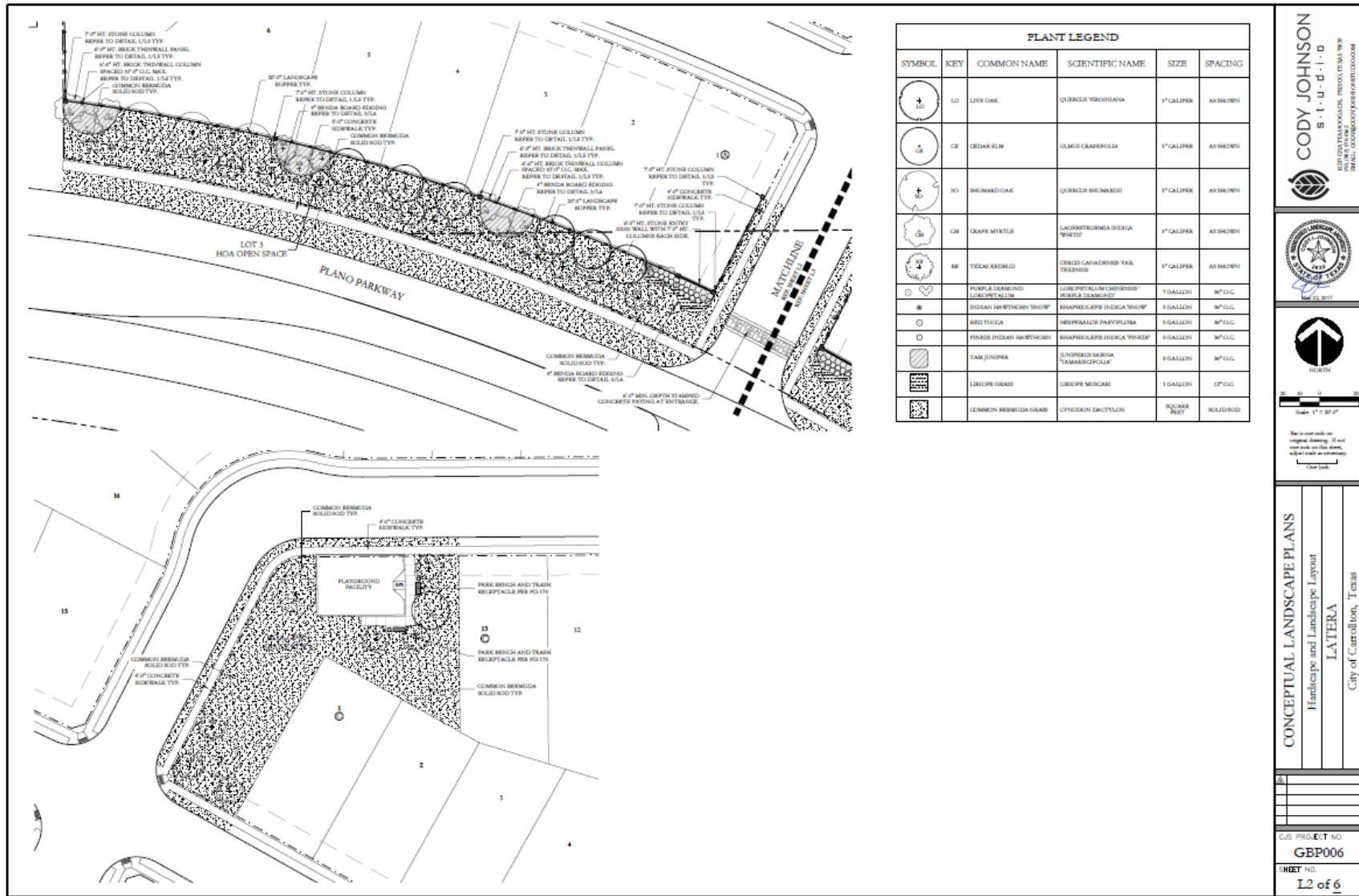
APPLICANT'S EXHIBITS
Conceptual Landscape Exhibit
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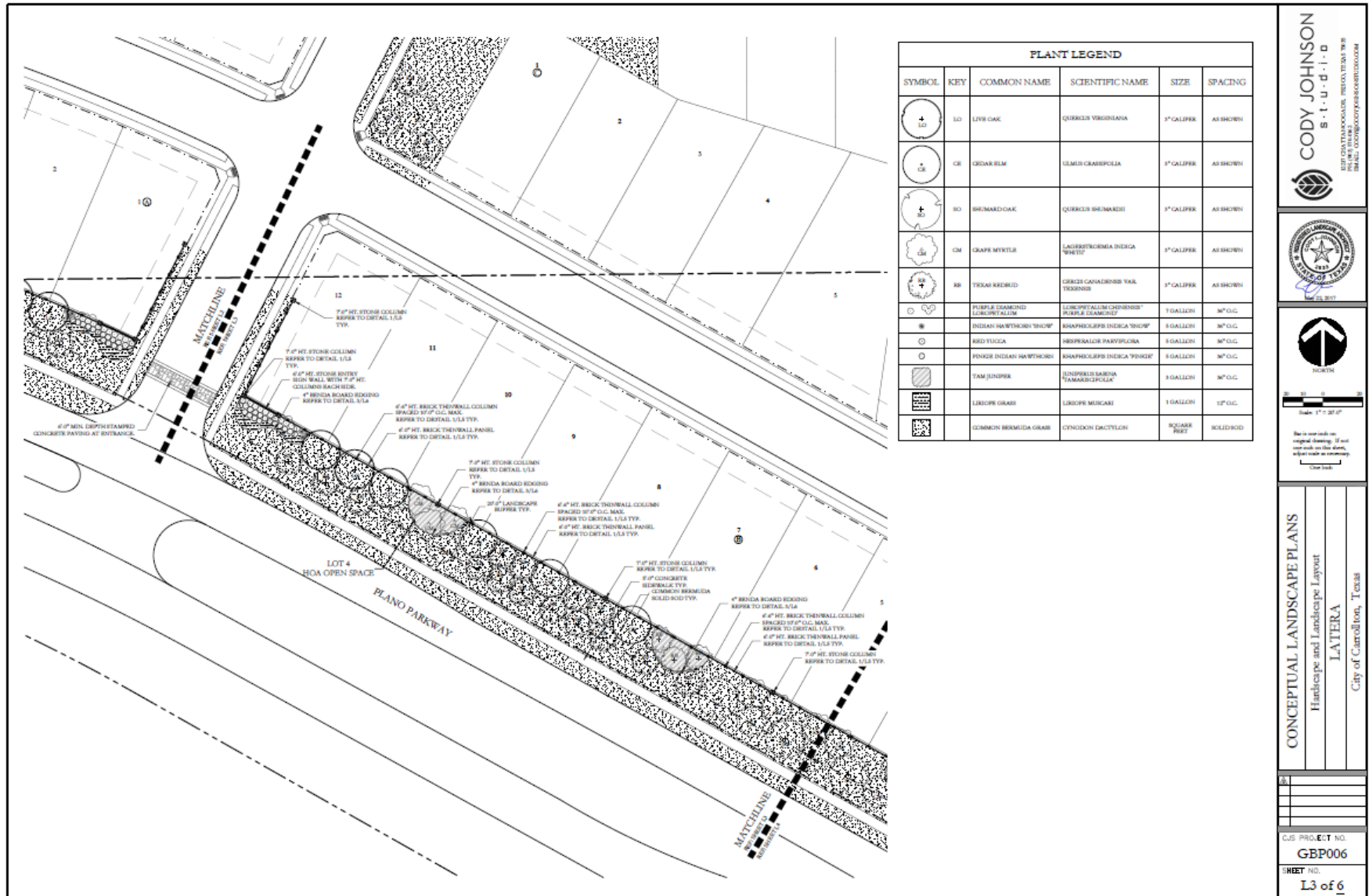
APPLICANT'S EXHIBITS **Conceptual Landscape Exhibit** **3 of 8**



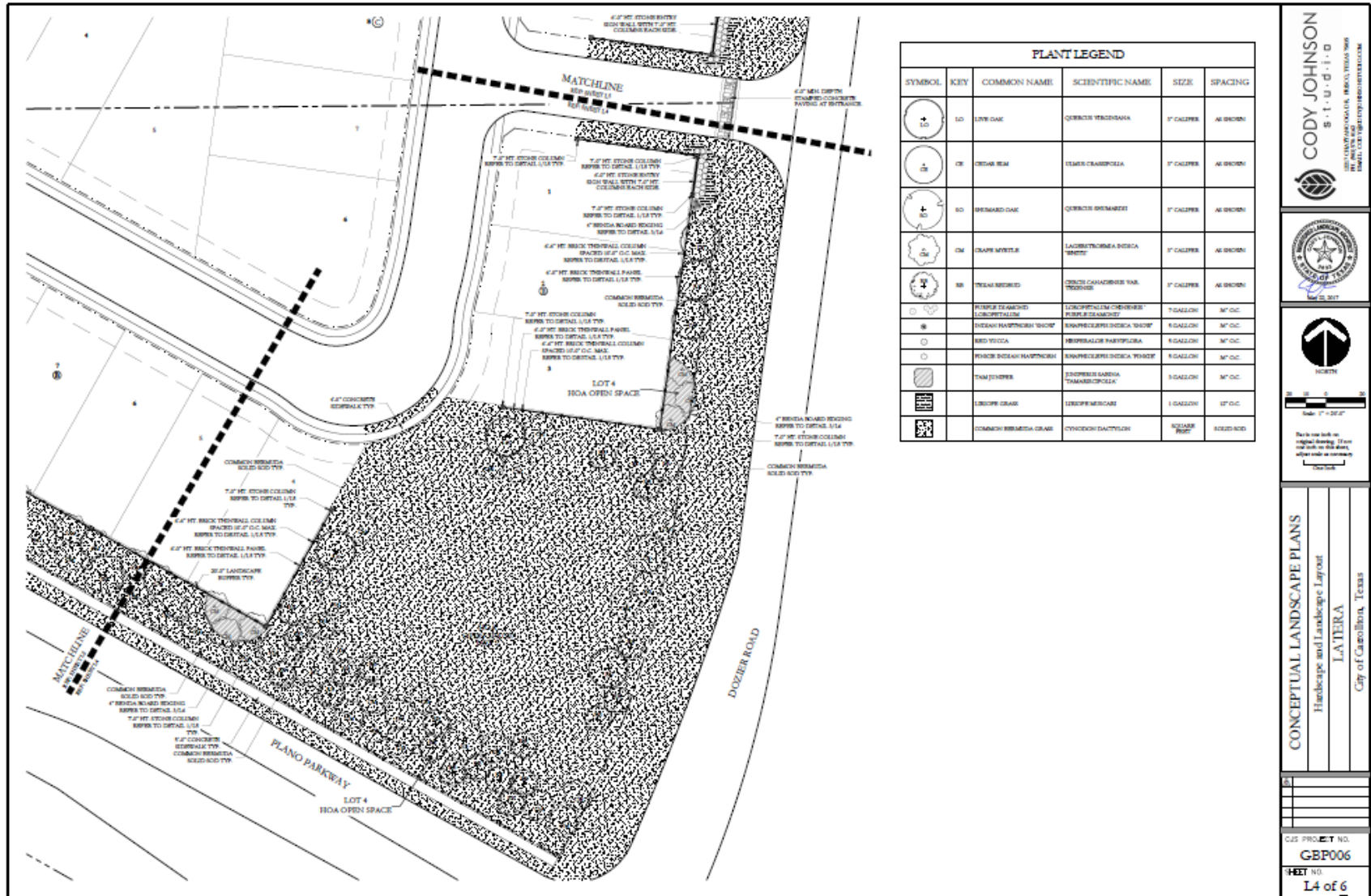
APPLICANT'S EXHIBITS Conceptual Landscape Exhibit 4 of 8



APPLICANT'S EXHIBITS **Conceptual Landscape Exhibit** **5 of 8**



APPLICANT'S EXHIBITS
Conceptual Landscape Exhibit
6 of 8



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

