

APPLICANT'S NARRATIVE

Marsh Lane Townhomes Narrative

Marsh Lane Townhomes (The Townhomes) is intended to be a community which embraces its natural assets and uses them to create a distinctive identity in this infill area of Carrollton. From the moment you arrive, an emphasis is placed on the mature stands of trees and open spaces throughout the property.

The design of The Townhomes stresses the importance of these natural features by fronting homes to them. This simple orientation allows the entire community to benefit from what has been provided on the property. The distinctive character created by the emphasis on the site's natural amenities will provide a community of lasting value as it matures. The Townhomes will attract a broad spectrum of people at the earliest and later stages of their lives. Families with children will be drawn to the abundant open spaces and community amenity center. Empty nesters who enjoy the benefits of an active lifestyle will embrace the open spaces as part of their daily exercise routine.

To achieve this vision, The Townhomes will provide approximately 91 townhomes. When the property is zoned to the PD Planned Development District it will join most residentially zoned property in this quadrant. By embracing the concept of a "Planned Development" community, the Townhomes development will complement the existing neighborhoods and provide a variety of housing types in this quadrant of Carrollton. This will serve to both enhance existing property values and provide housing for the complete life cycle.

The Townhomes community's needs for water have been coordinated with the City of Carrollton and adequate water can be provided without negatively impacting adjacent properties. The Townhomes community's needs for sewer services is being coordinated with the City of Carrollton staff so that any needed improvements to the existing sewer system will be provided prior to development taking place. Proposed improvements will be addressed accordingly so as not to have a detrimental impact on the city's street system.

The Townhomes community will not have adverse impacts on the natural environment. Activities within the community will adhere to all the city's performance standards with respect to air, water, and noise. The city's storm water management standards will be followed, as they are with all new development in the city. The Townhomes community will not have adverse impacts on the natural environment. Activities within the community will adhere to all the city's performance standards with respect to air, water, and noise. The city's storm water management standards will be followed, as they are with all new development in the city.

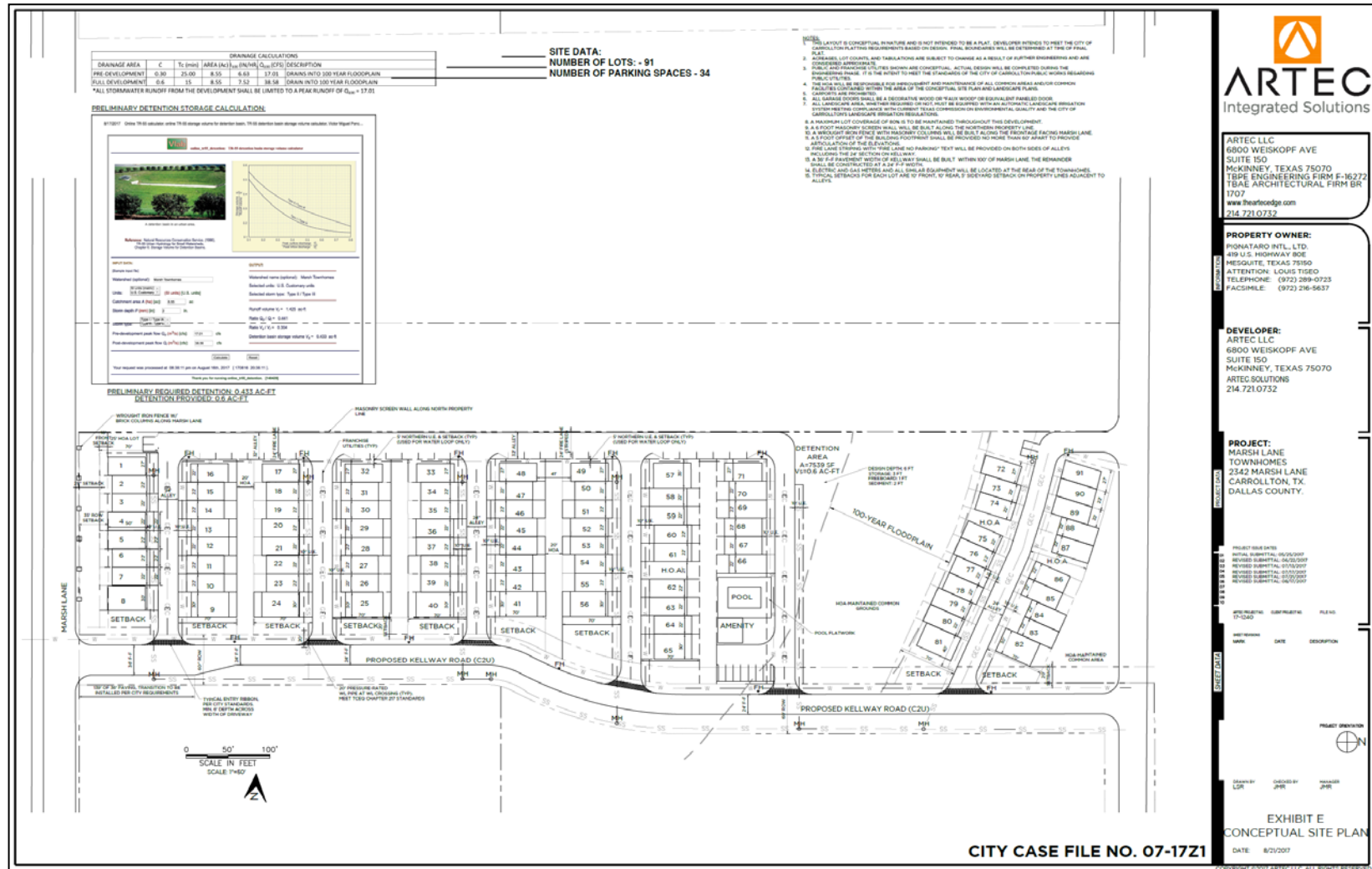
The proposed rezoning will not significantly impact other property in the vicinity. The proposed zoning allows for single family townhouse development in an area which has been primarily developed as residential uses. To the west and northwest are single-family homes and to the south beyond the golf driving range are several apartment complexes. Design elements helping to minimize the community's impact include; an approximately 10' to 80' wide landscape buffer as an edge treatment along the east side of The Townhomes community along Tarpley Road. A 25' wide landscape buffer is will be an attractive edge treatment along Marsh Lane. A 20' heavily-landscaped buffer all along Kellway Road will provide an inviting entrance to the Townhomes.

The proposed rezoning will provide a housing type to balance the existing "suburban" style single family neighborhoods and multi-family neighborhoods in this area of Carrollton. This will serve to enhance existing property values. The community's design will maximize the sense of identity, image and value-creation that can result from providing public open spaces that are integrated into the community's overall framework.

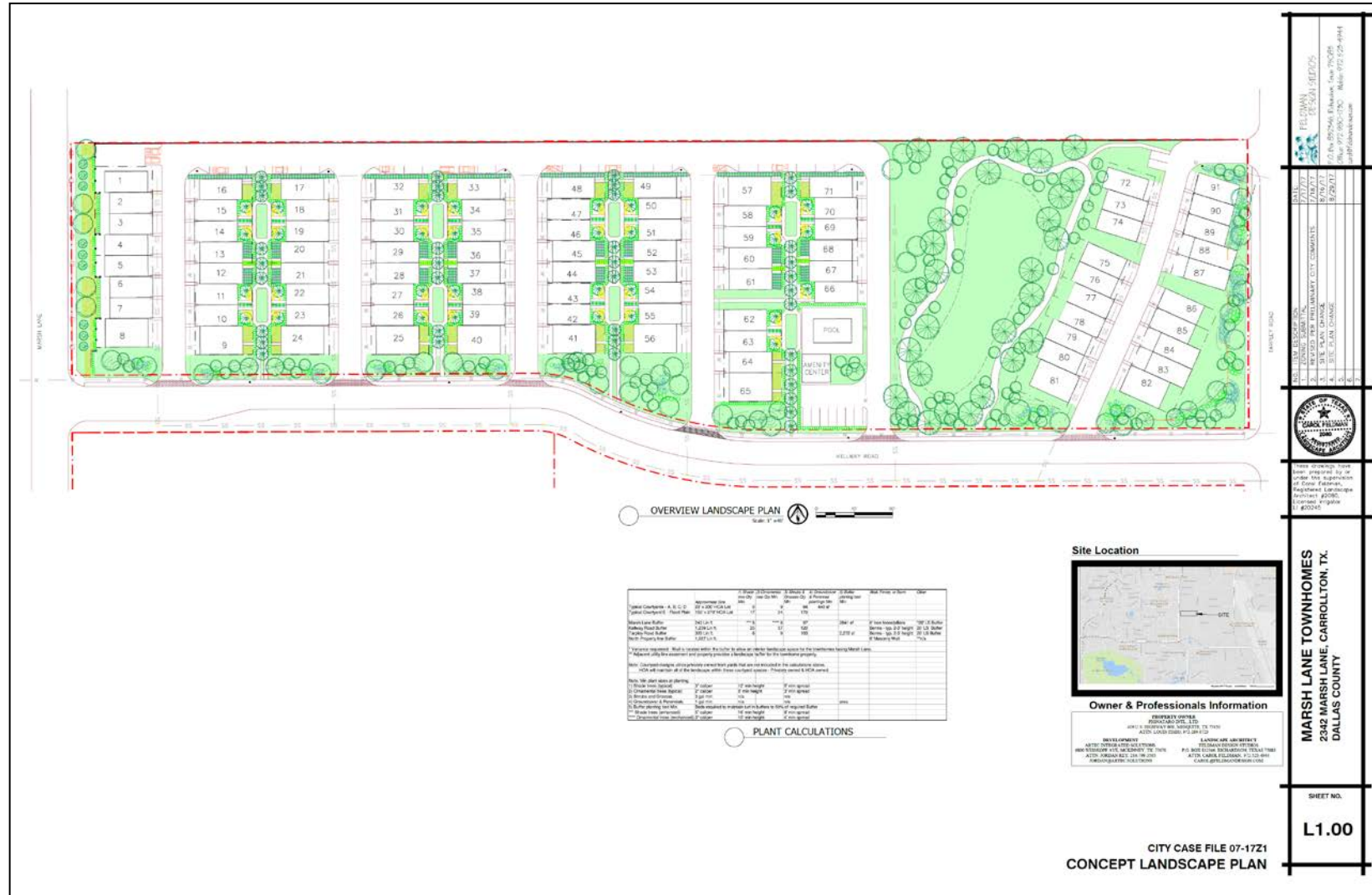
Community Standards

1. Community buffer yards, entryway treatments, and landscaping shall be designed, developed, and maintained in accordance with the standards established in the Carrollton Comprehensive Zoning Ordinance "Landscaping and Buffering" Article XXV. A preliminary landscape plan is included in our submittal for reference.
2. A detailed Landscape Plan shall be provided in conjunction with the preliminary plat. Such a plan shall comprehensively address edge treatments such as perimeter screening and landscaping. The plan shall also address treatments to the common open spaces and the amenity center. Cross sections for the various landscape elements shall be provided as requested by the City staff.
3. One community amenity center shall be provided. It shall include at a minimum, a swimming pool, restrooms and a community meeting space. The specific location of the amenity center is shown in our submittal and the final locations shall be determined during the preliminary platting process.

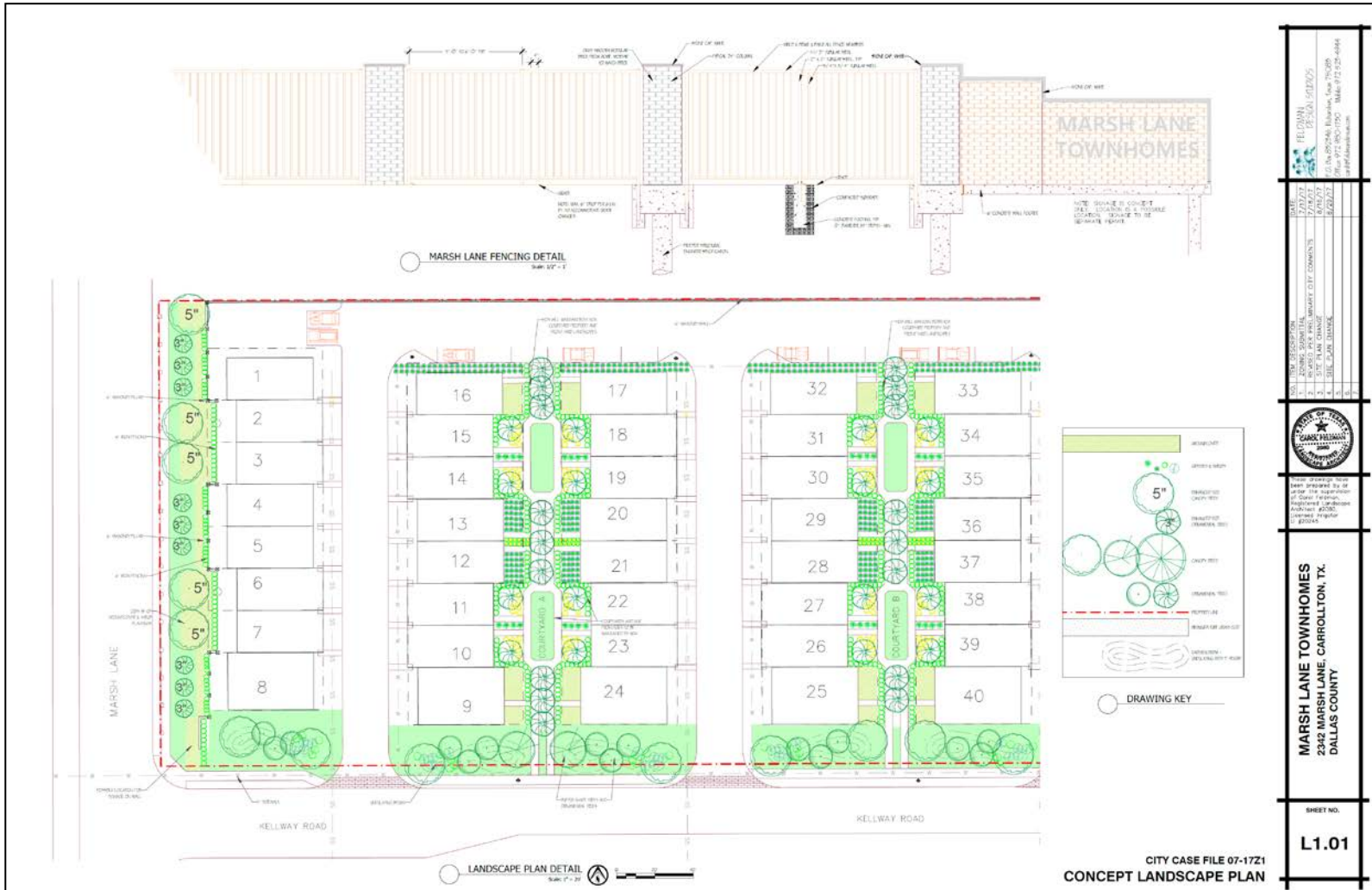
APPLICANT'S EXHIBITS (CONCEPTUAL SITE PLAN)



APPLICANT'S EXHIBITS (CONCEPTUAL LANDSCAPE PLAN)
1 OF 4



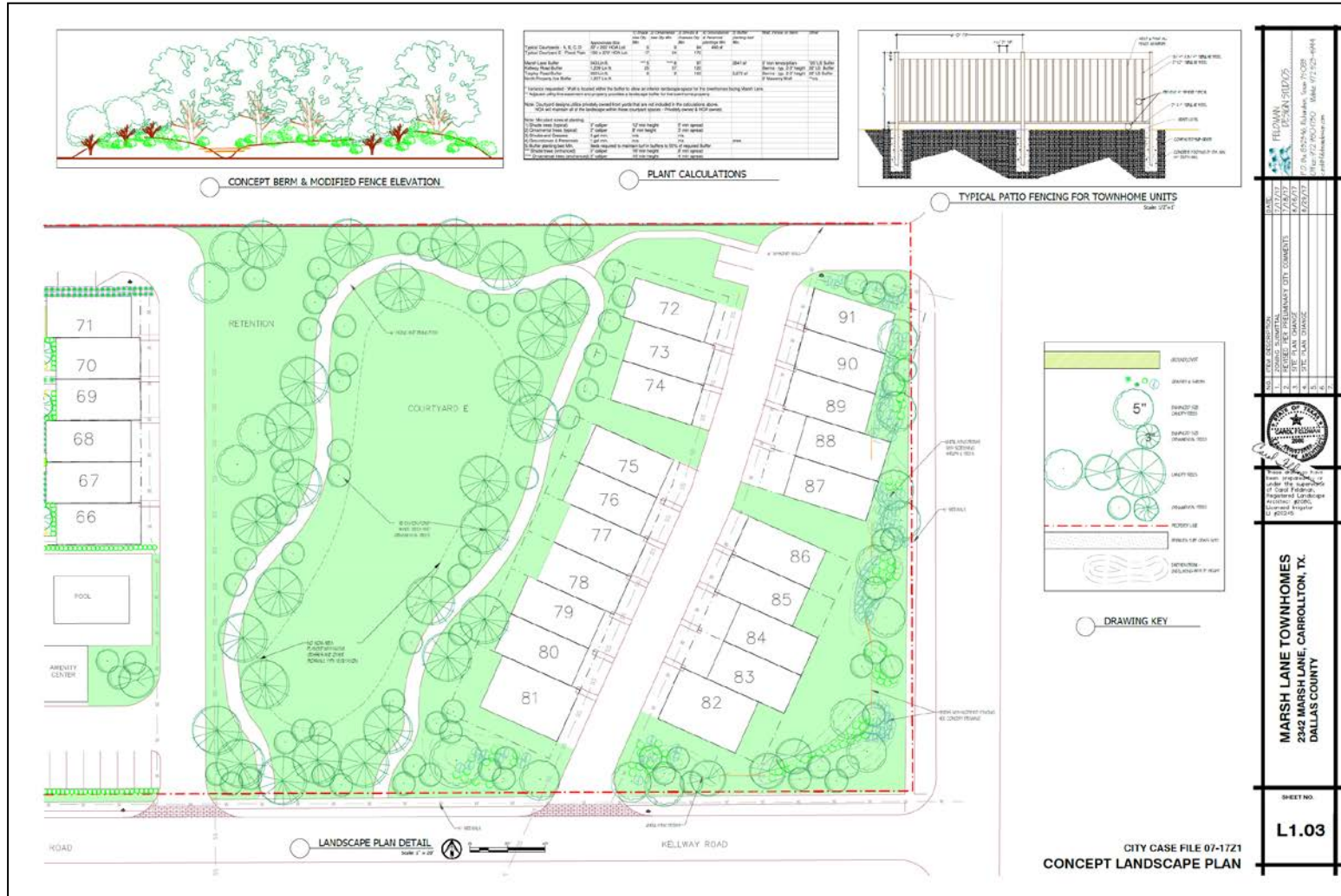
APPLICANT'S EXHIBITS (CONCEPTUAL LANDSCAPE PLAN)
2 OF 4



APPLICANT'S EXHIBITS (CONCEPTUAL LANDSCAPE PLAN)
3 OF 4



APPLICANT'S EXHIBITS (CONCEPTUAL LANDSCAPE PLAN) 4 OF 4



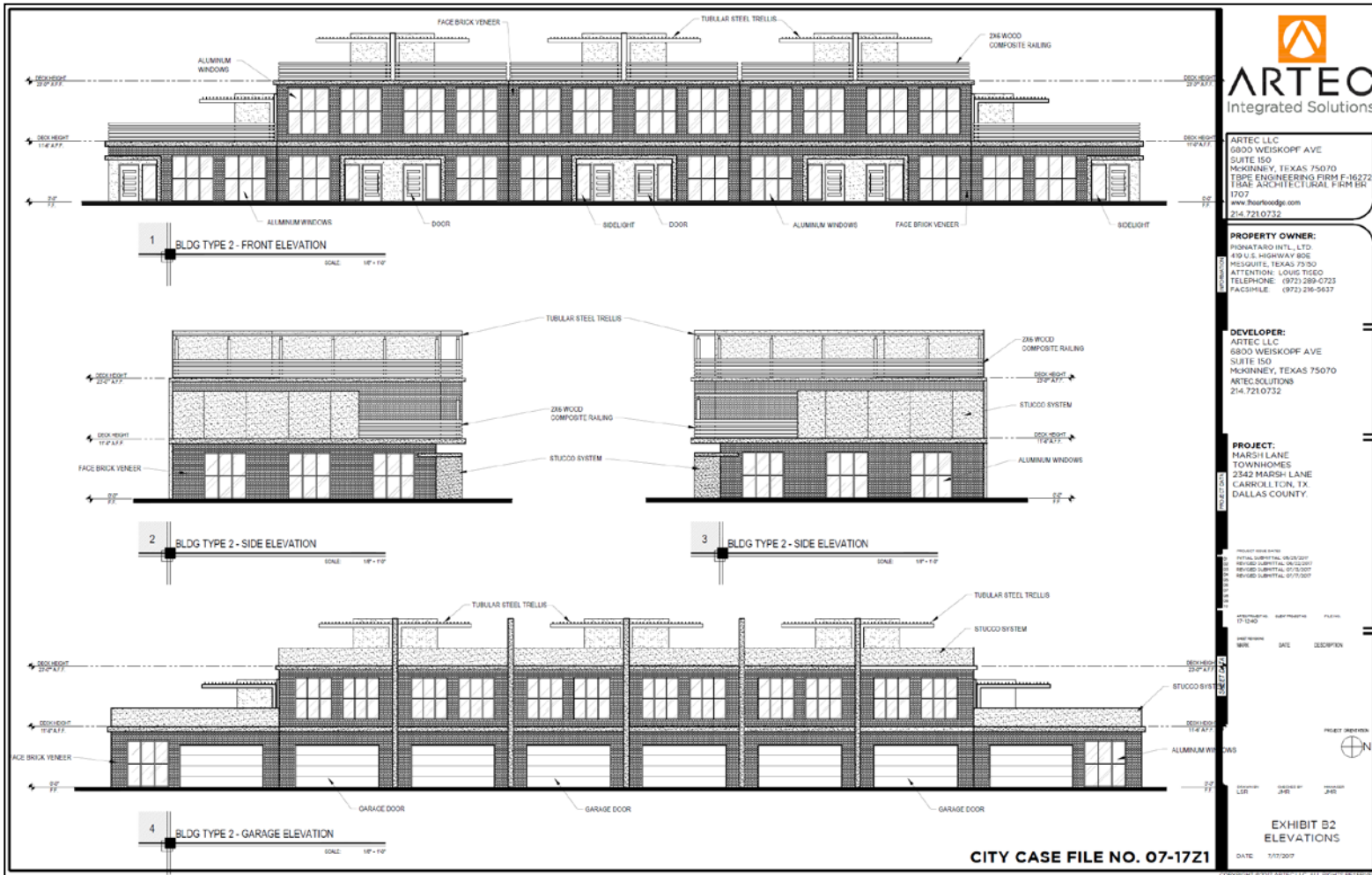
APPLICANT'S EXHIBITS (TYPICAL REAR ELEVATIONS)



APPLICANT'S EXHIBITS (TYPICAL FRONT ELEVATIONS)



APPLICANT'S EXHIBITS (TYPICAL FRONT ELEVATIONS)



APPLICANT’S EXHIBITS (CONCEPTUAL AMENITY CENTER)



CORNER



BACK



FRONT



SIDE



ARTEC
Integrated Solutions

ARTEC LLC
6800 WEISKOPF AVE
SUITE 150
MCKINNEY, TEXAS 75070
TYPE ENGINEERING FIRM F-16272
TEAE ARCHITECTURAL FIRM BR
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DEVELOPER:
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MCKINNEY, TEXAS 75070
ARTEC SOLUTIONS
214.721.0732

PROJECT:
MARSH LANE
TOWNHOMES
2342 MARSH LANE
CARROLLTON, TX
DALLAS COUNTY.

PROJECT DATE (DATE)
ARCHT. SUBMITTAL: 05/05/2017
REVISED SUBMITTAL: 06/20/2017

DATE	DATE	DESCRIPTION
07/10/2017		

PROJECT DESCRIPTION
N

DESIGNED BY	PREPARED BY	PROJECT
LOU	JPM	JPM

EXHIBIT G

DATE: 5/10/2017

CITY CASE FILE NO. 07-17Z1