

WARMINGTON MEADOWS ADDITION
CAB. X, PAGE 646-647
P.R.D.C.T.

293 S.F. DRAINAGE ESMT. CITY OF CARROLLTON
DOC# 2006-132727, R.P.R.D.C.T.

N 88°13'22"E 519.90'

N 88°13'22"E 690.59'

N 88°13'22"E 170.69'

5' LANDSCAPE AND WALL MAINTENANCE EASEMENT

45' R.O.W.

82'-4" R.O.W.

45' R.O.W.

17' ALLEY

45' R.O.W.

10' R.O.W.

10' LANDSCAPE EASEMENT

PLANO PARKWAY

CHARLES STREET

SITE NOTES:

MINIMUM FLOOR AREA EACH UNIT: 1800 SF AC

MINIMUM LOT SIZE: 1500 SF

MINIMUM LOT WIDTH: 23 FEET @ ALLEY-ACCESSED LOTS
28 FEET @ FRONT-LOADED LOTS

MAXIMUM LOT COVERAGE: 80 %

MINIMUM FRONT YARD SETBACK: 5 FEET (EXCLUDING GARAGES)

MINIMUM GARAGE SETBACKS: 22 FEET @ FRONT-LOADED DRIVEWAYS
6 FEET @ ALLEY-LOADED DRIVEWAYS

MINIMUM REAR YARD TO ALLEYS: 6 FEET

10 FEET @ FRONT-LOADED DRIVEWAYS

24 - CHARLES RIDGE TOWNHOMES

3.10 ACRES
134857 S.F.

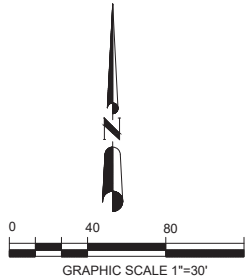
SCALE: 1"=30'-0"

CONCEPTUAL SITE PLAN

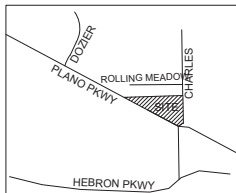
STONE COLUMNS
W/ DBL STONE CAP

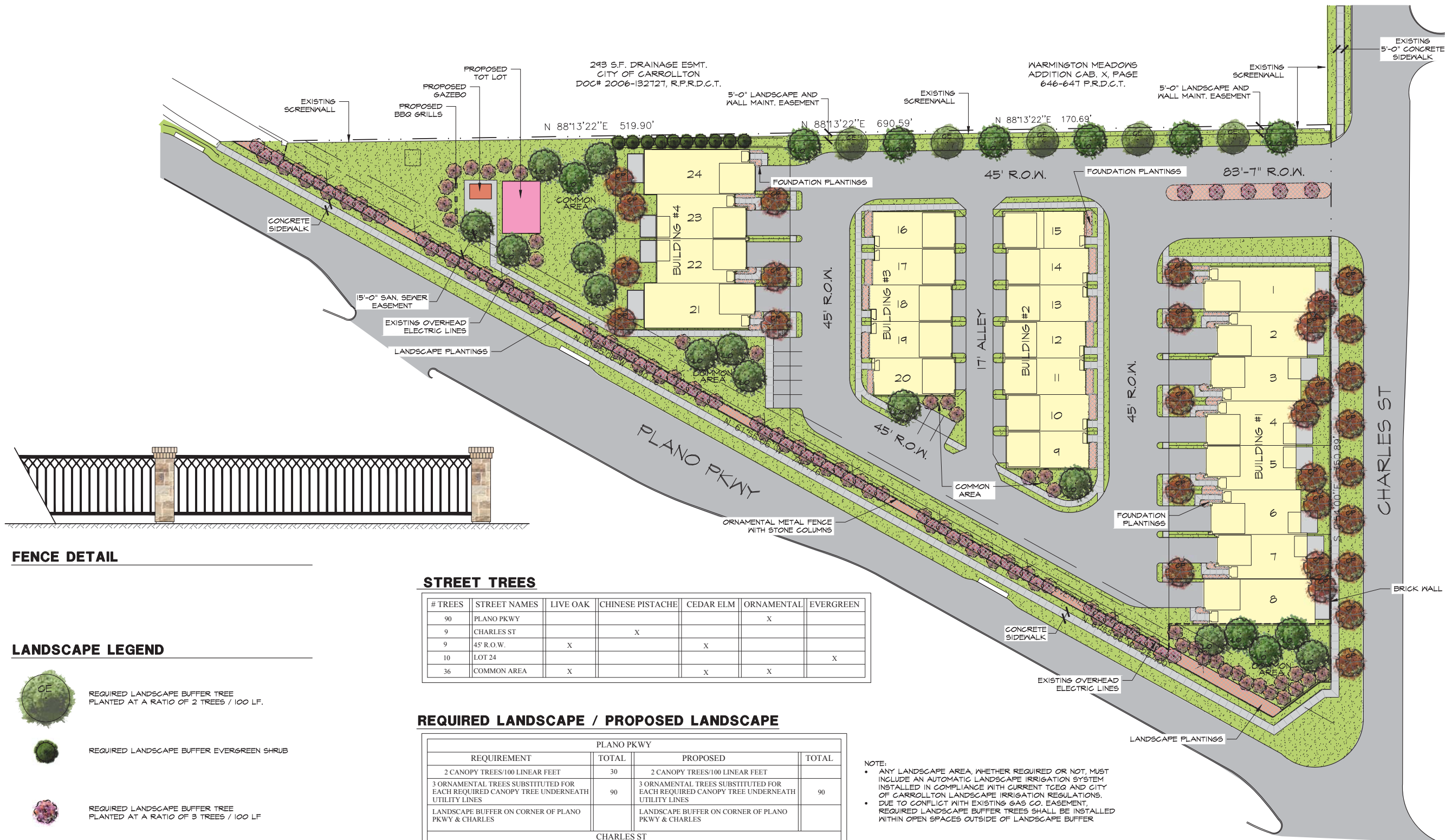
W.I. FENCE

FENCE DETAIL



Line	Bearing	Distance
1	S 88°28'06"W	8.90'
2	S 52°28'35"W	36.74'





FENCE DETAIL

LANDSCAPE LEGEND

- REQUIRED LANDSCAPE BUFFER TREE PLANTED AT A RATIO OF 2 TREES / 100 LF.
- REQUIRED LANDSCAPE BUFFER EVERGREEN SHRUB
- REQUIRED LANDSCAPE BUFFER TREE PLANTED AT A RATIO OF 3 TREES / 100 LF
- 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)
 - * GROUNDCOVER
 - * DECOMPOSED GRANITE
 - * STONE / ROCK
 - * MULCH

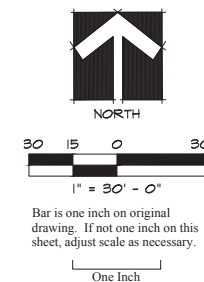
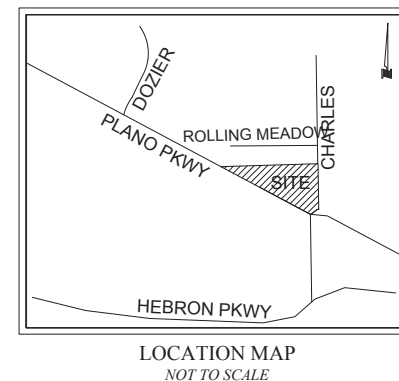
STREET TREES

# TREES	STREET NAMES	LIVE OAK	CHINESE PISTACHE	CEDAR ELM	ORNAMENTAL	EVERGREEN
90	PLANO PKWY				X	
9	CHARLES ST		X			
9	45' R.O.W.	X		X		
10	LOT 24					X
36	COMMON AREA	X		X	X	

REQUIRED LANDSCAPE / PROPOSED LANDSCAPE

PLANO PKWY			
REQUIREMENT	TOTAL	PROPOSED	TOTAL
2 CANOPY TREES/100 LINEAR FEET	30	2 CANOPY TREES/100 LINEAR FEET	
3 ORNAMENTAL TREES SUBSTITUTED FOR EACH REQUIRED CANOPY TREE UNDERNEATH UTILITY LINES	90	3 ORNAMENTAL TREES SUBSTITUTED FOR EACH REQUIRED CANOPY TREE UNDERNEATH UTILITY LINES	90
LANDSCAPE BUFFER ON CORNER OF PLANO PKWY & CHARLES		LANDSCAPE BUFFER ON CORNER OF PLANO PKWY & CHARLES	
CHARLES ST			
CANOPY TREES & EVERGREEN SHRUBS PLACED ALONG CHARLES ST TO AVOID POWER LINES	7	CANOPY TREES & EVERGREEN SHRUBS PLACED ALONG CHARLES ST TO AVOID POWER LINES	9
INTERIOR STREETS			
1 CANOPY TREE IN EACH BACKYARD UNIT OF BUILDING #1	8	1 CANOPY TREE IN EACH BACKYARD UNIT OF BUILDING #1	8
1 CANOPY TREE IN EACH BACKYARD UNIT OF BUILDING #4	4	1 CANOPY TREE IN EACH BACKYARD UNIT OF BUILDING #4	4
CANOPY TREES (LIVE OAK & CEDAR ELM) ON NORTHERN PROPERTY LINE	6	CANOPY TREES (LIVE OAK & CEDAR ELM) ON NORTHERN PROPERTY LINE	11
EVERGREEN SHRUBS ALONG NORTH SIDE OF UNIT 24		EVERGREEN SHRUBS ALONG NORTH SIDE OF UNIT 25	10
FOUNDATION PLANTINGS		FOUNDATION PLANTINGS	
CANOPY TREES IN FRONT YARDS OF FRONT ENTRY DRIVEWAY LOTS		CANOPY TREES IN FRONT YARDS OF FRONT ENTRY DRIVEWAY LOTS	8

- 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



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

CASE NO. 05-19ZI
CHARLES RIDGE
~CONCEPTUAL
LANDSCAPE PLAN~





① BLDG #1 FRONT ELEV

1/8"=1'-0"SCALE:



② BLDG #1 LEFT ELEV

1/8"=1'-0"SCALE:



③ BLDG #1 RIGHT ELEV

1/8"=1'-0"SCALE:



④ BLDG #1 REAR ELEV

1/8"=1'-0"SCALE:



1 BLDG #2 FRONT ELEV

1/8"=1'-0"SCALE:



2 BLDG #2 LEFT ELEV

1/8"=1'-0"SCALE:



3 BLDG #2 RIGHT ELEV

1/8"=1'-0"SCALE:



4 BLDG #2 REAR ELEV

1/8"=1'-0"SCALE:



1 BLDG #3 FRONT ELEV

1/8"=1'-0"SCALE:



2 BLDG #3 LEFT ELEV

1/8"=1'-0"SCALE:



3 BLDG #3 RIGHT ELEV

1/8"=1'-0"SCALE:



4 BLDG #3 REAR ELEV

1/8"=1'-0"SCALE:



1 BLDG #4 FRONT ELEV

1/8"=1'-0"SCALE:



2 BLDG #4 LEFT ELEV

1/8"=1'-0"SCALE:



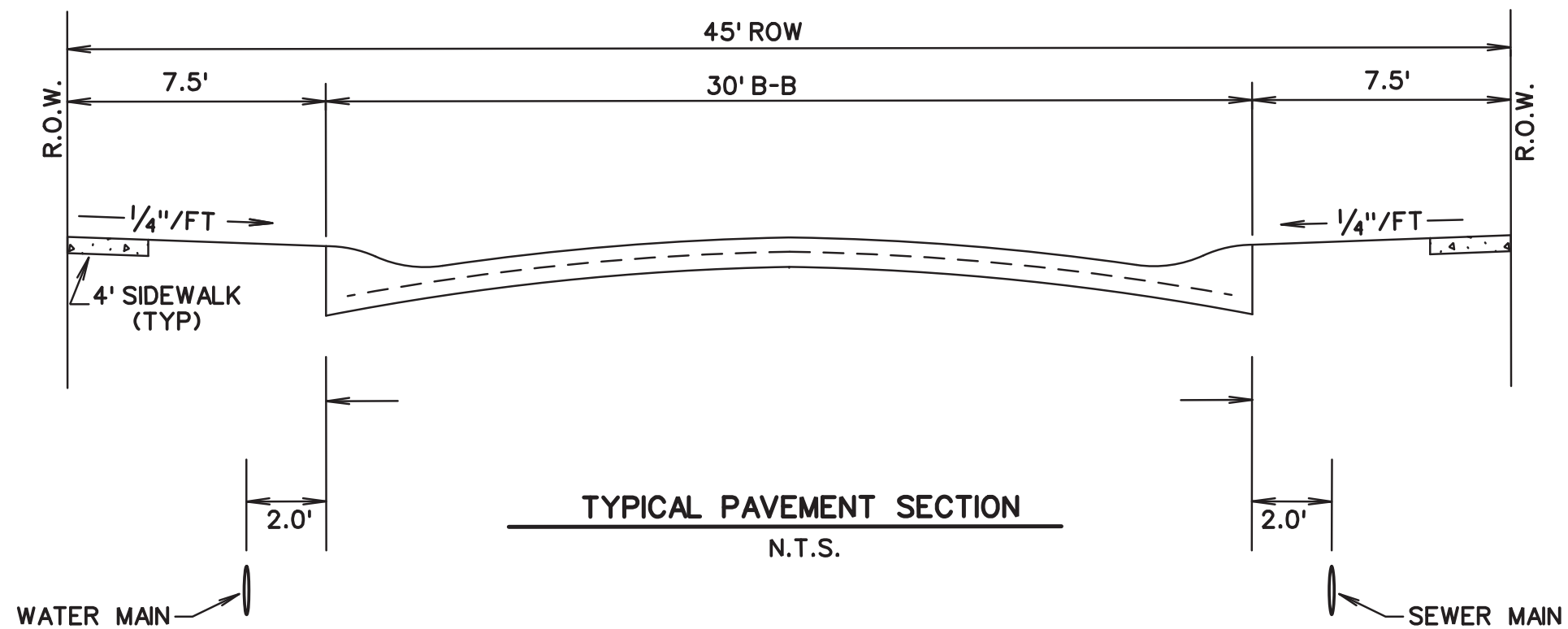
3 BLDG #4 RIGHT ELEV

1/8"=1'-0"SCALE:



4 BLDG #4 REAR ELEV

1/8"=1'-0"SCALE:



PAVING SECTION
 CHARLES RIDGE TOWNHOMES
 CITY OF CARROLLTON
 DALLAS COUNTY, TEXAS