

PROJECT SUMMARY SHEET: Ridgeline Townhomes at Carrollton Owners' Association, Inc. – Monument Sign

Background:

Ridgeline Townhomes at Carrollton Owners' Association, Inc. is a mandatory homeowners' association created over 21 years ago. Ridgeline proposes completing a community identity monument sign project at the northeast corner of Keller Springs Road and Tarpley Road. In addition to community identification, the proposed project will beautify an intersection on one of Carrollton's main thoroughfares.

Proposal:

The project includes: landscaping installed by members of the homeowners' association; irrigation extended from Ridgeline's existing sprinkler system; and a monument sign, consisting of a stone wall with a wall cap and die cast stone sign reading "RIDGELINE." The tract of land that Ridgeline proposes to beautify now requires lawn care and needs irrigation. Under the proposed project, Ridgeline Townhomes at Carrollton Owners' Association, Inc. would "adopt" this public area and provide an attractive, well-designed, and well-constructed monument sign and landscaping that would be permanently maintained by the neighborhood organization.

Budget/Materials/Labor:

The total budget for this project is \$6,822.90. Of this sum, the grant request from the city is \$3,000.00, or approximately 44% of the total project cost. Ridgeline Townhomes at Carrollton Owners' Association, Inc. will contribute the remaining 56% of the project resources, which include \$3,462.90 in neighborhood funds and \$360.00 of sweat equity.

Neighborhood Advisory Commission (NAC) Recommendations:

On August 12, 2004 the NAC heard a presentation from the Ridgeline Townhomes at Carrollton Neighborhood Association regarding the neighborhood's Fall 2004 Matching Grant Proposal. On that day, the NAC discussed the proposal and voted on a recommendation. The Ridgeline Townhome Proposal was voted on by the NAC and was **approved for recommendation with a unanimous vote of 6-0.**



The northeast corner of Tarpley Road and Keller Springs as viewed from across Tarpley. **Before**

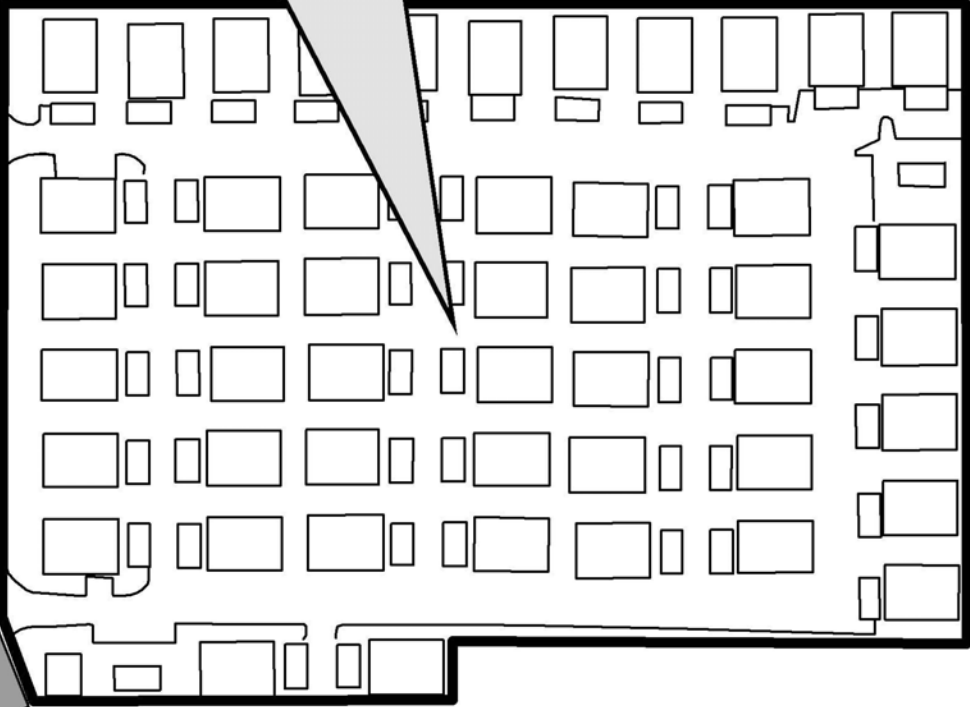


The northeast corner of Tarpley Road and Keller Springs as viewed from across Tarpley. **After**

Ridgeline Garden Apartments
AKA
Ridgeline Townhomes

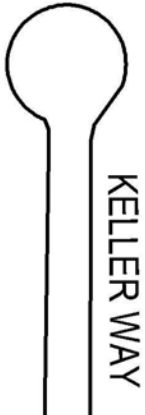


TARPLEY RD

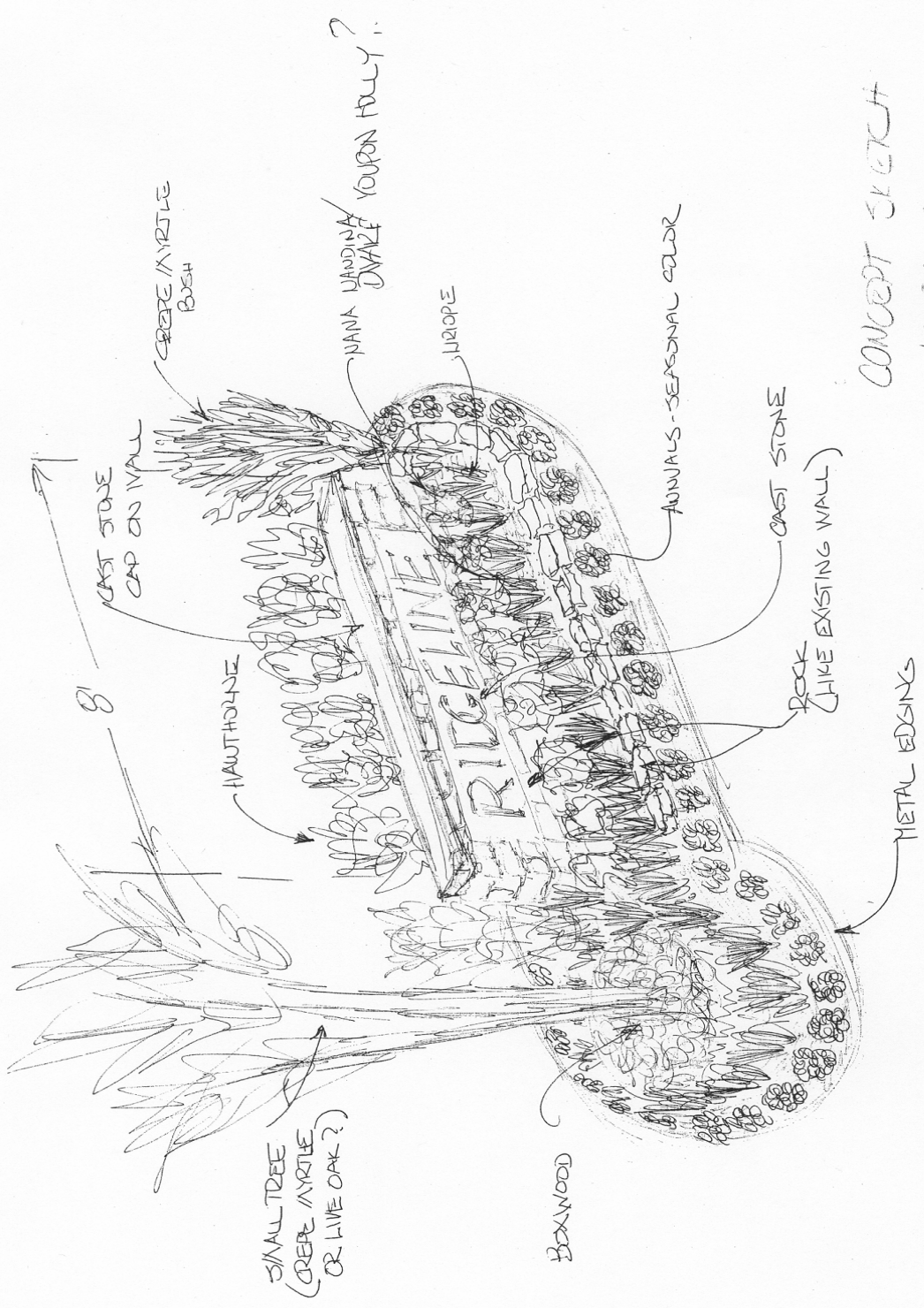


Proposed Project Area

KELLER SPRINGS



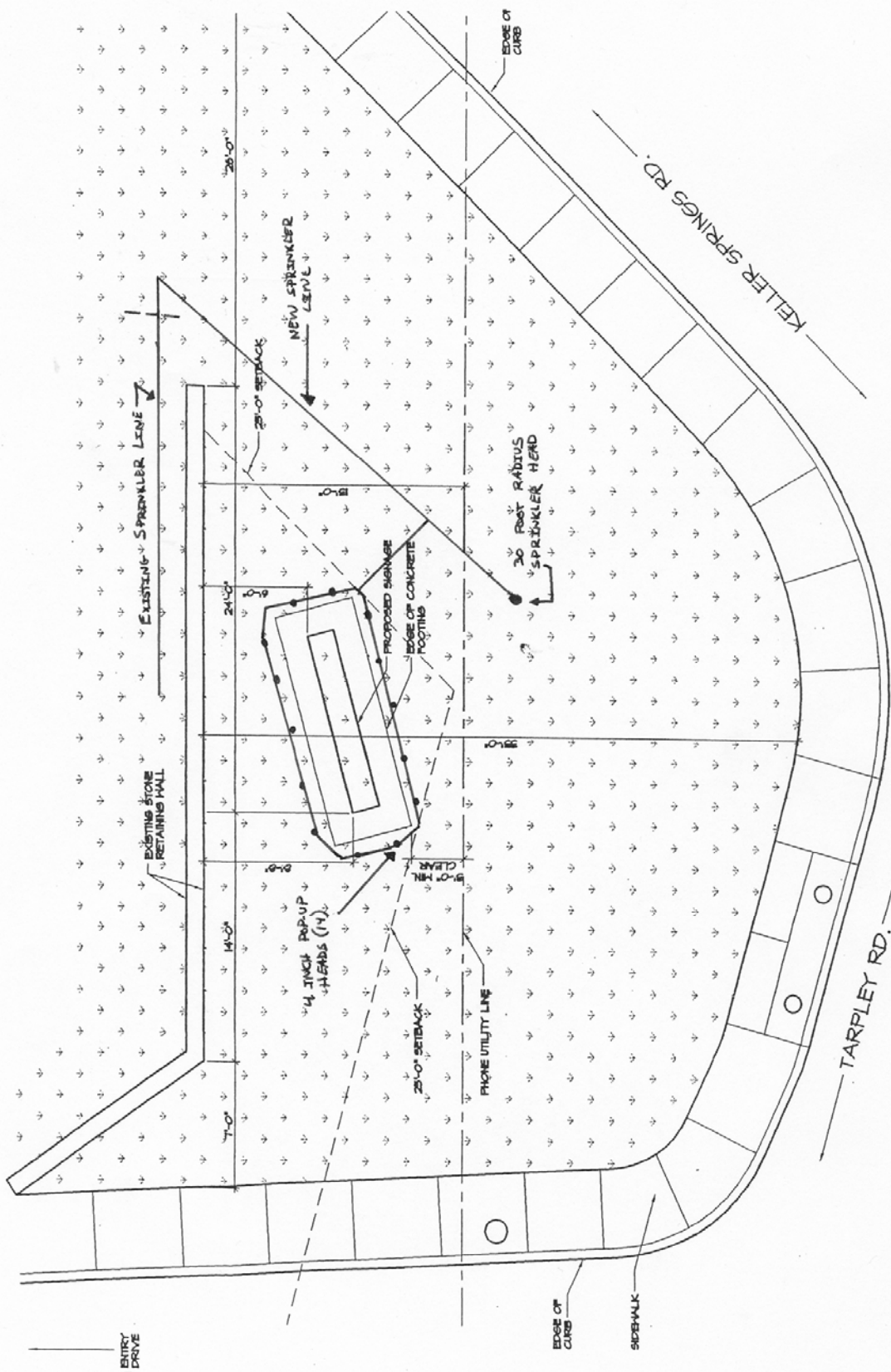
KELLER WAY



CONCEPT SKETCH
LANDSCAPING

SIGN ITSELF IS ON APPEX OF DUGHT BERK

- 11 SMALL SHRUBS (NANA WANDINA, BOXWOODS) #900
- 6 LARGE SHRUBS (HAUTHORNE) #1500
- 1 CREPE MYRTLE HEDGE #2000
- 1 CREPE MYRTLE TREE #2000
- 50 LIRIOPE #900
- 5 FLATS SEASONAL #1200



* EXACT LOCATIONS TBD

SITE PLAN
SCALE: 1/4" = 1'-0"

