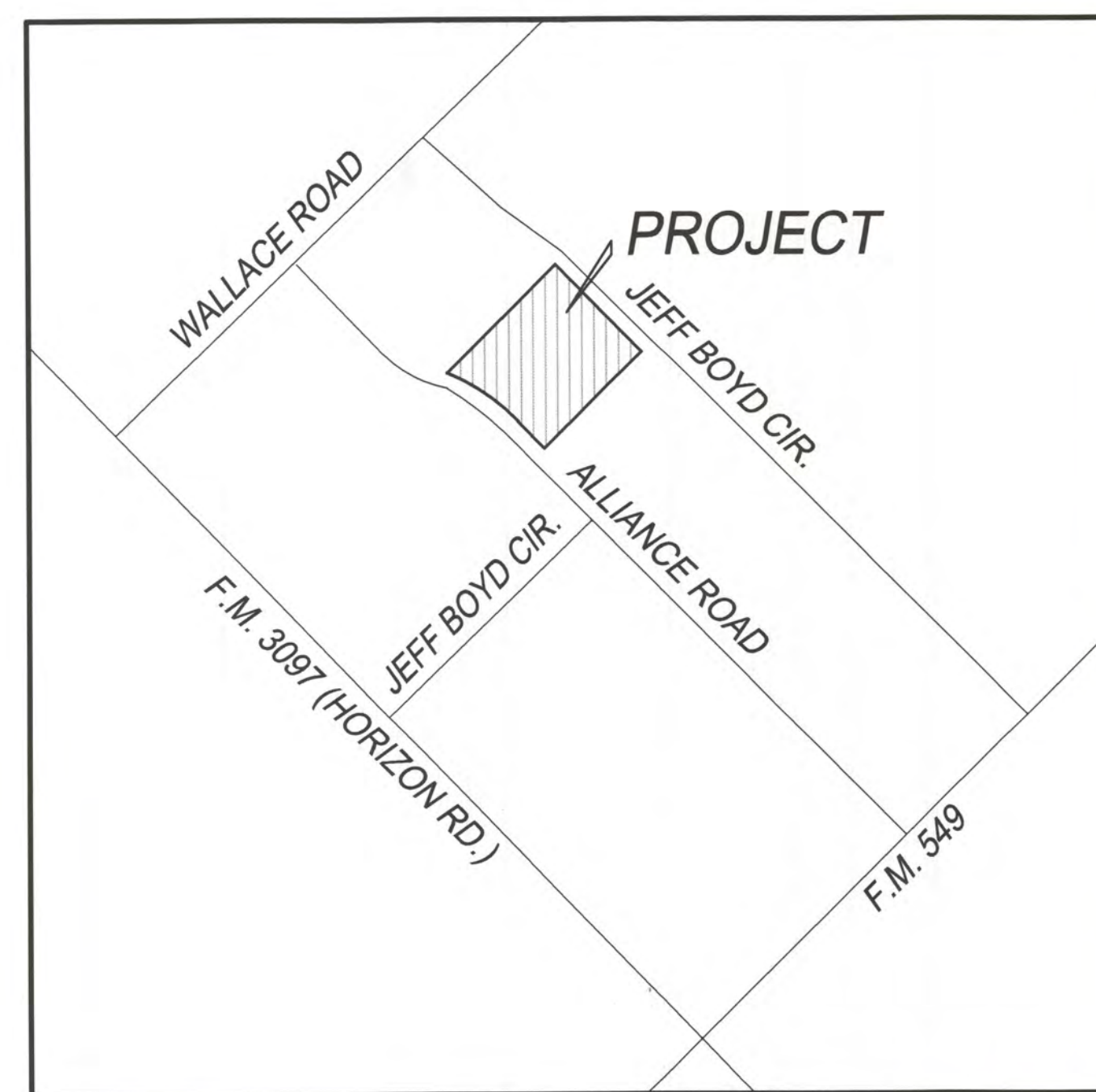


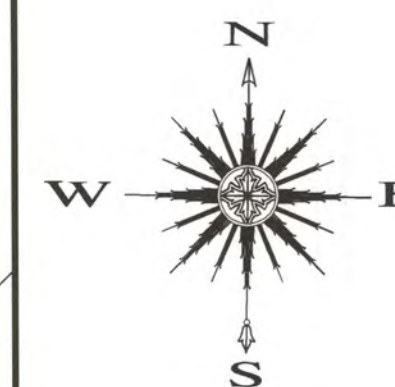
Development Plans

Groom Senior Living

City of Rockwall ~ Rockwall County, Texas



LOCATION MAP
N.T.S.



Index of Sheets

Sheet No.	Title
1	Cover Sheet
--	Replat
2	Demolition and Erosion Control Plan
3	Site Plan
4	Grading Plan
5	Paving Plan
6	Drainage Plan
7	Utility Plan
--	Landscape Plan

Owner:
Horizon GSL 1, LLC.
2 Essex Court
Heath, TX 75032

Tenant:
Groom Senior Living, Inc.
100 Allentown Pkwy, Suite 214
Allen, TX 75002

Engineer:
F.C. Cuny Corp.
#2 Horizon Court
Heath, Texas 75032
469.402.7700
Texas Registered Engineering Firm F-7449



FOR CONSTRUCTION
MAY 2014

Benchmark Note

Temporary Benchmark: An "X" cut on top of curb on the North side of Alliance Road located 115.44 feet to the Southeast of the Southeast corner of the Groom Senior Living Center site. Elevation=543.63.

FEMA Note

According to the F.I.R.M. No. 48397C0105L dated 09/26/2008, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.

Construction Note

All construction to be by City of Rockwall Standards and NCTCOG 3rd Edition Standards.

All responsibility for adequacy of design remains with the design engineer. The City of Rockwall, in reviewing and releasing plans for construction, assumes no responsibility for adequacy or accuracy of design.

OWNERS CERTIFICATE

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS, ROCKWALL RENTAL PROPERTIES, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

Part of the W. W. Ford Survey, Abstract No. 80, situated in the City of Rockwall, Rockwall County, Texas, being all of lots 2, 3, 4, 5, 6, and 7 of Alliance Addition Phase 2, an addition to the City of Rockwall, as recorded in the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found on the south west right-of-way line of Jeff Boyd Drive, (a variable width right-of-way), said point also being the north corner of said lot 2;

THENCE South 44 degrees 28 minutes 29 seconds East, along the northeast line of said Alliance Addition Phase 2, and the southwest line of said Jeff Boyd Drive, a distance of 566.46 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the east corner of said lot 4, same being the north corner of Alliance Addition, an addition to the City of Rockwall, as recorded in the Plat Records of Rockwall County, Texas;

THENCE South 45 degrees 37 minutes 36 seconds West, along a southeast line of said Alliance Addition Phase 2, and the northwest line of said Alliance Addition, a distance of 211.22 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the south corner of said lot 7;

THENCE North 44 degrees 28 minutes 29 seconds West, along the northeast line of a fire lane, access, and utility easement as shown in said Alliance Addition Phase 2, passing the north corner of said easement, same being the beginning of the northeast line of Alliance Drive, (a 60 feet wide right-of-way), and continuing for a distance of 434.44 feet to the beginning of a curve to the left having a radius of 330.00 feet, a central angle of 23 degrees 13 minutes 58 seconds, and a chord that bears North 55 degrees 41 minutes 31 seconds West, 132.90 feet;

THENCE along said curve to the left an arc distance of 133.81 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found on the aforementioned northeast line of Alliance Drive and for the west corner of said lot 5;

THENCE North 45 degrees 12 minutes 49 seconds East, a distance of 237.08 feet to the PLACE OF BEGINNING, and containing 120,574 square feet or 2.768 acres of land.

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF-WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____ 2014.

BRIAN J. MADDOX, R.P.L.S. NO. 5430

STATE OF TEXAS:
COUNTY OF KAUFMAN:

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00	90°00'00"	31.42	S 00°31'31" W	28.28
C2	20.00	90°00'00"	31.42	S 89°28'29" E	28.28
C3	44.00	90°00'00"	69.12	S 89°28'29" E	62.23
C4	44.00	90°00'00"	69.12	S 00°31'31" W	62.23
C5	10.00	49°29'23"	8.63	S 58°23'03" E	8.36
C6	5.00	19°04'54"	1.67	N 43°12'19" W	1.66

BASIS OF BEARINGS FOR THIS SURVEY IS THE FINAL PLAT OF ALLIANCE ADDITION PHASE 2, RECORDED IN CABINET C, SLIDE 301, P.R.R.C.T.

THE REASON FOR THIS REPLAT IS TO CHANGE THE CONFIGURATION OF LOTS 2, 3, 4, 5, 6, & 7 BLOCK 1 ALLIANCE ADDITION PHASE 2 AMENDED RECORDED IN CABINET C, SLIDE 301, P.R.R.C.T.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

We, Rockwall Rental Properties, the owners of the land shown on this plat, and designated herein as Lots 2, 3, 4, 5, 6, and 7 Block 1 - Alliance Addition Phase 2 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in Lots 2, 3, 4, 5, 6, and 7 Block 1 - Alliance Addition Phase 2 have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Rockwall Rental Properties

Representative

STATE OF TEXAS

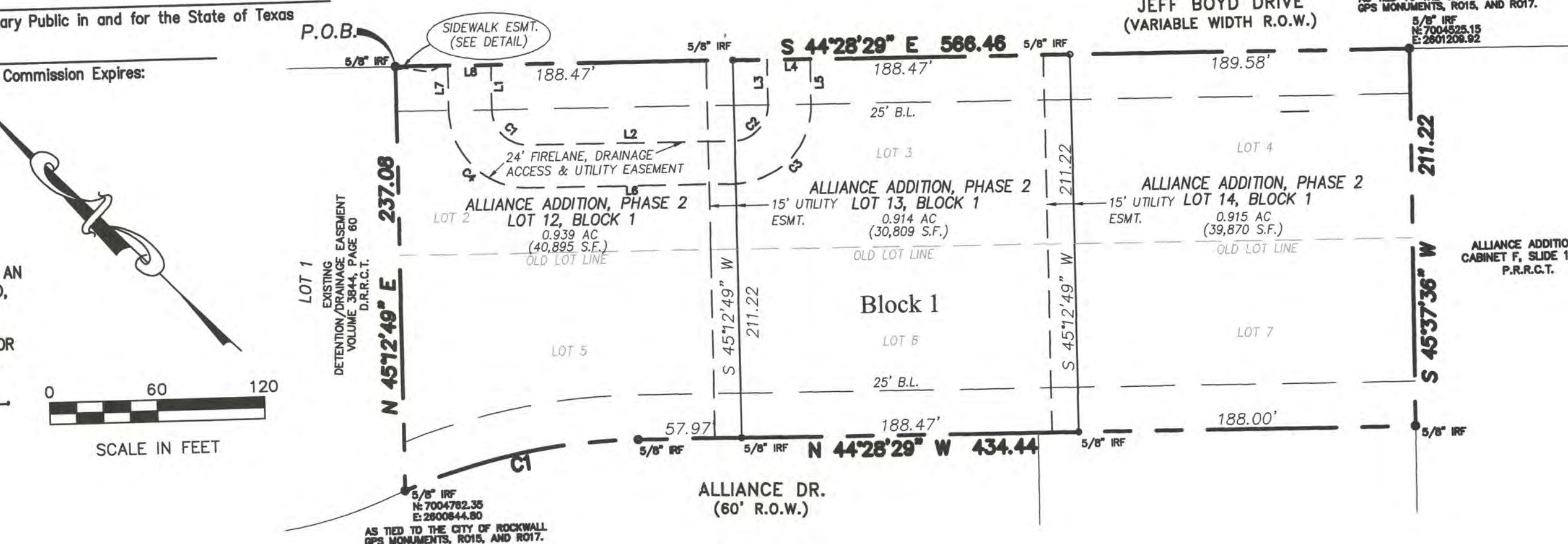
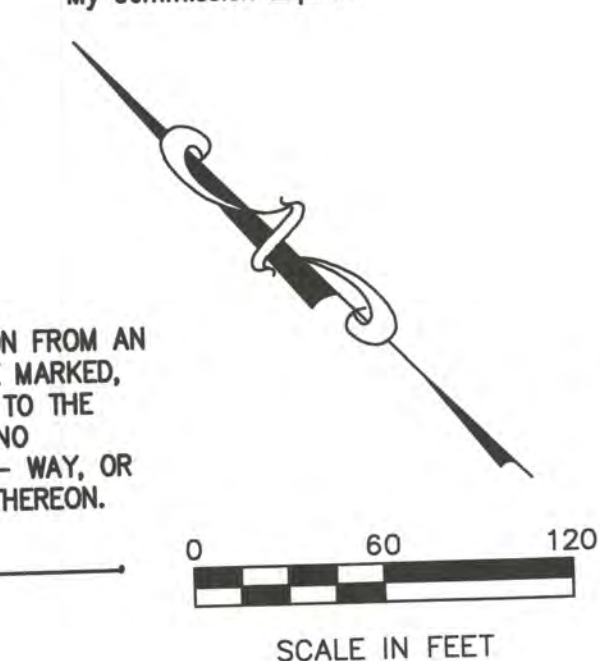
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____ 2014.

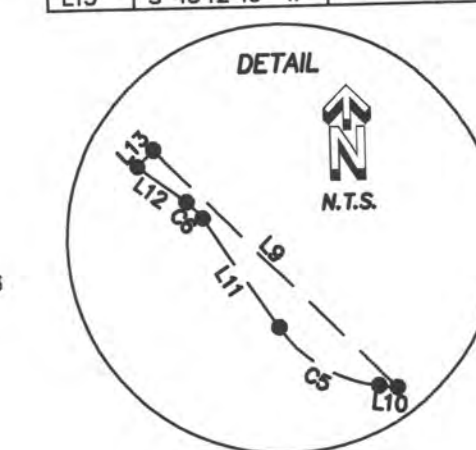
Notary Public in and for the State of Texas

My Commission Expires: _____



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	330.00	23°13'58"	133.81	N 55°41'31" W	132.90

LINE	BEARING	DISTANCE
L1	N 45°31'51" E	25.00
L2	N 44°28'29" W	114.29
L3	S 45°31'31" W	25.00
L4	S 44°28'29" E	24.00
L5	S 45°31'51" W	25.00
L6	N 44°28'29" W	114.29
L7	N 45°31'31" E	25.00
L8	S 44°28'29" E	24.00
L9	N 44°28'29" W	24.58
L10	S 83°08'15" E	1.34
L11	S 33°39'51" E	9.58
L12	S 52°44'48" E	4.38
L13	S 45°12'49" W	1.64



SIDEWALK EASEMENT DETAIL

RECOMMENDED FOR FINAL APPROVAL

Chairman, Planning & Zoning Commission _____ Date _____

I hereby certify that the above and foregoing plat of Alliance Addition Ph. 2 to the City of Rockwall, Texas was approved by the City Council of Rockwall on the _____ day of _____, 2014.

This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within 180 days from said date of final approval.

Said Addition shall be subject to all the requirements of the Subdivision Regulation of the City of Rockwall.

Witness my hand this the _____ day of _____, 2014.

Mayor, City of Rockwall _____ Date _____ City Secretary, City of Rockwall _____ Date _____

City Engineer, City of Rockwall _____ Date _____

REPLAT

Lots 12, 13 & 14 Block 1
Alliance Addition Phase 2

BEING A REPLAT OF AND COMBINING LOTS 2 AND 5, BLOCK 1, LOTS 3 AND 6, BLOCK 1, LOTS 4 AND 7, BLOCK 1, ALLIANCE ADDITION PHASE 2 RECORDED IN CABINET G, SLIDE 301 PLAT RECORDS ROCKWALL COUNTY, TEXAS TO LOTS 12, 13 & 14 BLOCK 1 BEING 2.768 ACRES SITUATED IN THE W.W. FORD SURVEY, ABST. NO. 80 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: HORIZON GSL I, LLC
Contact: Brian Berry
2 Essex Court
Heath, Texas 75032
(469) 583-5976
March 24, 2014

Surveyor: MADDOX SURVEYING
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416

Engineer: F.C. CUNY CORP.
#2 Horizon Ct.
Heath, Texas 75032
(469) 402-7700

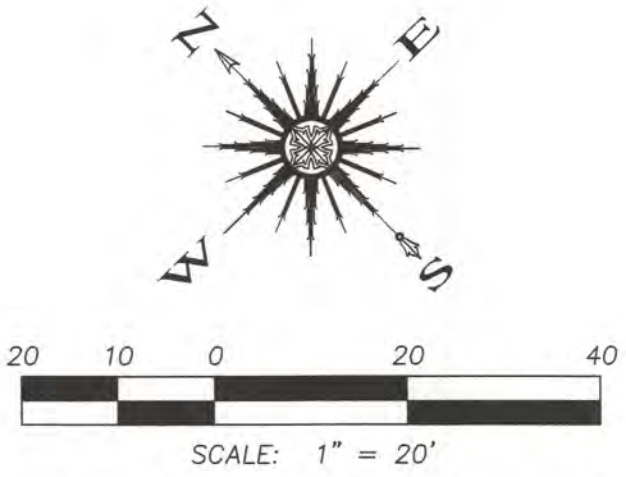
Sheet 1 of 1

TO
JACKSON W. HUNT
VOLUME 1467, PAGE 11
D.R.R.C.T.

All responsibility for adequacy of design remains with the design engineer. The City of Rockwall, in reviewing and releasing plans for construction, assumes no responsibility for adequacy or accuracy of design.

Benchmark Note

Temporary Benchmark: An "X" cut on top of curb on the North side of Alliance Road located 115.44 feet to the Southeast of the Southeast corner of the Groom Senior Living Center site. Elevation=543.63.



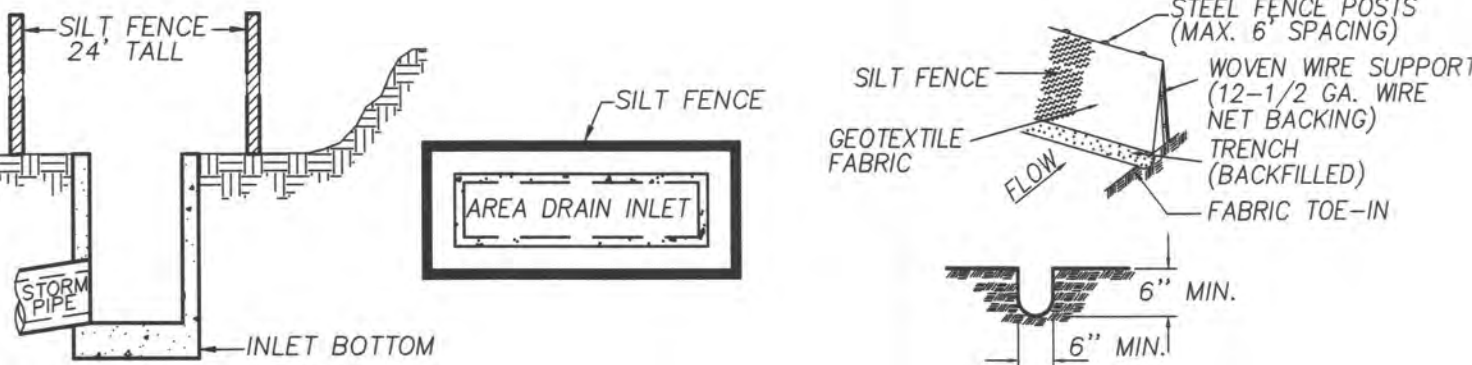
CAUTION EXISTING UTILITIES !!!

CALL TEXAS 811!!! EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- FLOW DIRECTION
- SILT FENCE
- PROPOSED SILT FENCE

SILT FENCE

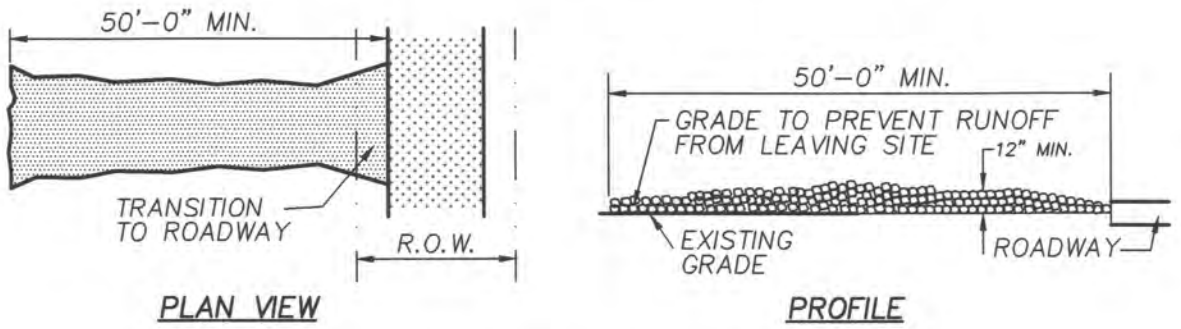


STORM AREA INLET PROTECTION

SILT FENCE GENERAL NOTES:

- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
- THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CAN NOT BE TREATED IN (e.g. pavement) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
- THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POSTS OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
- INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

STABILIZED CONSTRUCTION ENTRANCE/EXIT



STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

- STONE SIZE - 4 TO 6 INCH OPEN GRADED ROCK (NO CRUSHED CONCRETE ALLOWED).
- LENGTH- AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
- THICKNESS- NOT LESS THAN 12 INCHES.
- WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- WASHING- WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
- MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
- DRAINAGE- ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
- OWNER TO PROVIDE N.O.I. FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND PROVIDE A COPY TO THE CITY OF ROCKWALL.
- BOTH PONDS SHALL BE COMPLETE (SOD OR SEEDED CURLEX ANCHORED ON ALL SIDES AND BOTTOM WITH OUTFALL STRUCTURES COMPLETE AND SILT FENCE INSTALLED) PRIOR TO ANY PAVING.

This drawing is proprietary and may not be copied or used in any way without the written permission of FC Cuny Corporation - Copyright - FC Cuny Corporation

FOR CONSTRUCTION

Revision	Date	Description

Owner:
HORIZON GSL 1, LLC
2 Essex Court • Heath, TX 75032

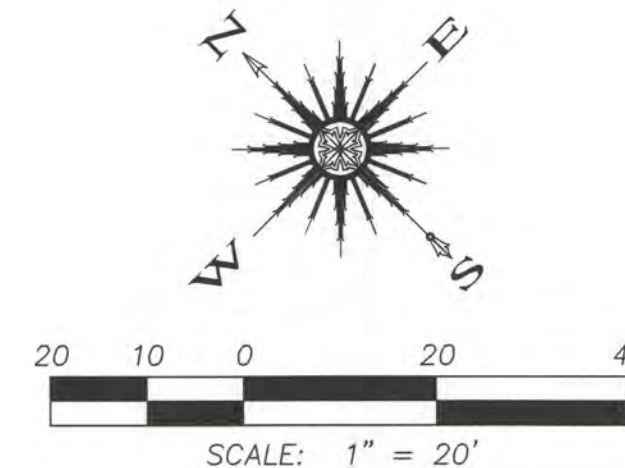
Groom Senior Living
Lot 2 & 5, Block 1
Alliance Addition Phase 2
Rockwall, Texas

~ Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court • Heath, Texas 75032 • (469) 402-7700
Texas Registered Engineering Firm F-7449



05/13/2014
Drawn By: F.C. CUNY
Checked By: F.C. CUNY
Date: 1/2014
Project No.:
Sheet Title:
Demolition and Erosion Control Plan
Scale: 1"=20'
Sheet No.: 2 of 7

TO
JACKSON W. HUNT
VOLUME 1467, PAGE 11
D.R.R.C.T.



Revision	Date	Description
11/14/13		SITE PLAN SUBMITTAL
12/02/13		SITE PLAN SUBMITTAL

Owner:
HORIZON GSL 1, LLC
2 Essex Court • Heath, TX 75032

Groom Senior Living
Lot 2 & 5, Block 1
Alliance Addition Phase 2
Rockwall, Texas

~ Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court • Heath, Texas 75032 • (989) 402-7700
Texas Registered Engineering Firm F-7449



05/13/2014



Drawn By:
F.C. CUNY

Checked By:
F.C. CUNY

Date:
1/2014

Project No.:
-

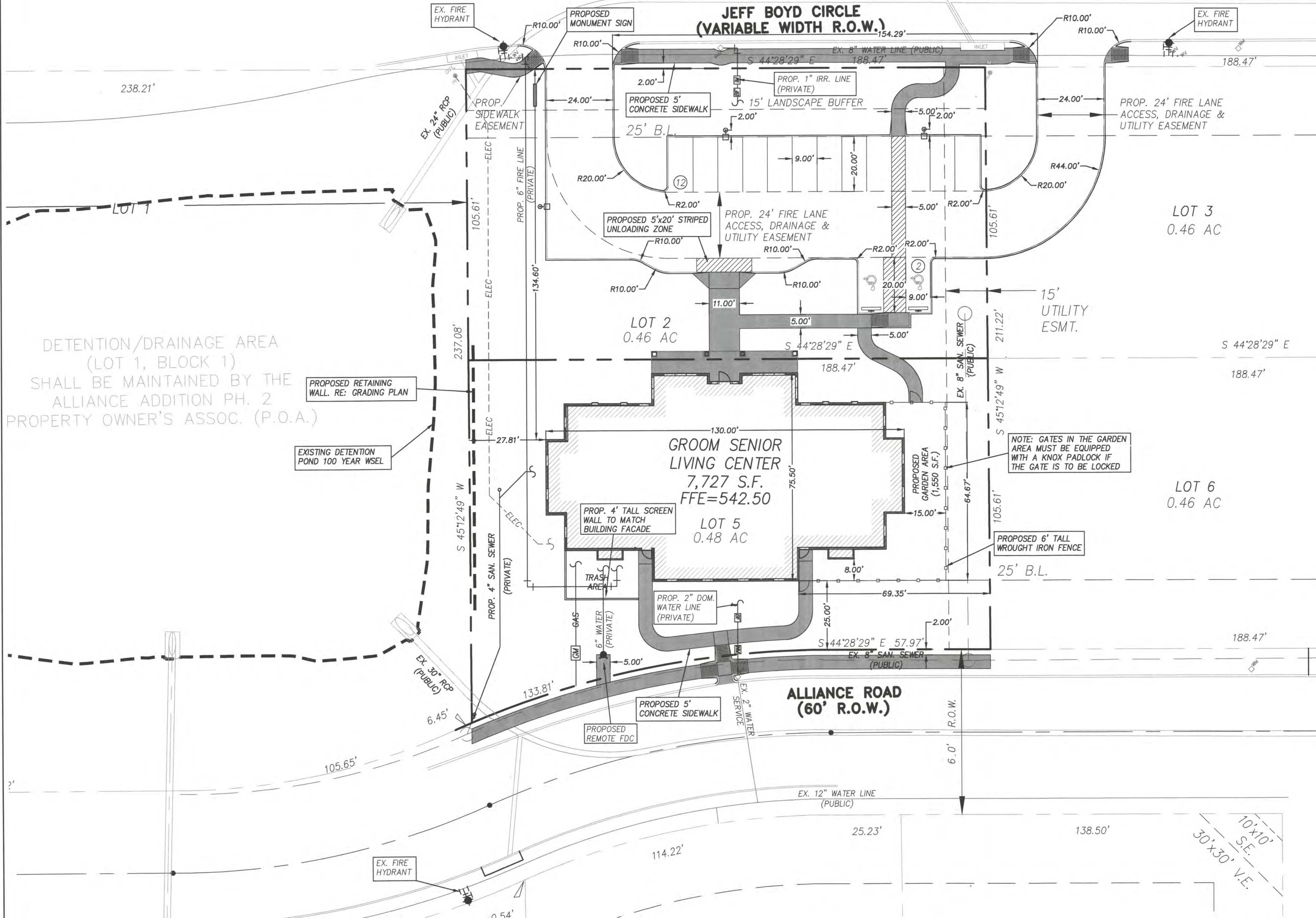
Sheet Title:
Site Plan

Scale:
1"=20'

Sheet No.:
3 of 7

S 44°28'29" E - 838.47

JEFF BOYD CIRCLE
(VARIABLE WIDTH R.O.W.)



LOCATION MAP
N.T.S.

CAUTION EXISTING UTILITIES !!!

CALL TEXAS 811!!! EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

Benchmark Note

Temporary Benchmark: An "X" cut on top of curb on the North side of Alliance Road located 115.44 feet to the Southeast of the Southeast corner of the Groom Senior Living Center site. Elevation=543.63.

SITE INFORMATION

LAND AREA:	0.94 ACRES (40,895 S.F.)
CURRENT ZONING:	PD-57
EXISTING USE:	UNUSED
PROPOSED USE:	ASSISTED LIVING BUILDING
BUILDING AREA (1 STORY):	±7,727 S.F.
BUILDING TO LOT COVERAGE:	7,727/40,895=18.9% -> 18.9%
BUILDING HEIGHT:	20.0 FEET
BUILDING REQUIRED PARKING:	1/6 BEDS + 1/ EACH EMPLOYEE
BUILDING PARKING PROVIDED:	16/6 BEDS + 3 EMPLOYEES = 9 SPACES
IMPERVIOUS AREA:	14 TOTAL (INCLUDES 2 HANDICAP SPACES)
LANDSCAPE AREA REQUIRED:	18,066 S.F.
(15% OF TOTAL AREA)	6,135 S.F.
LANDSCAPE AREA PROVIDED:	22,829 S.F.
DRIVEWAY AND PARKING PAVEMENT THICKNESS:	6" (REINFORCED PER GEOTECH REPORT)

TO
JACKSON W. HUNT
VOLUME 1467, PAGE 11
D.R.R.C.T.

S 44°28'29" E - 838.47

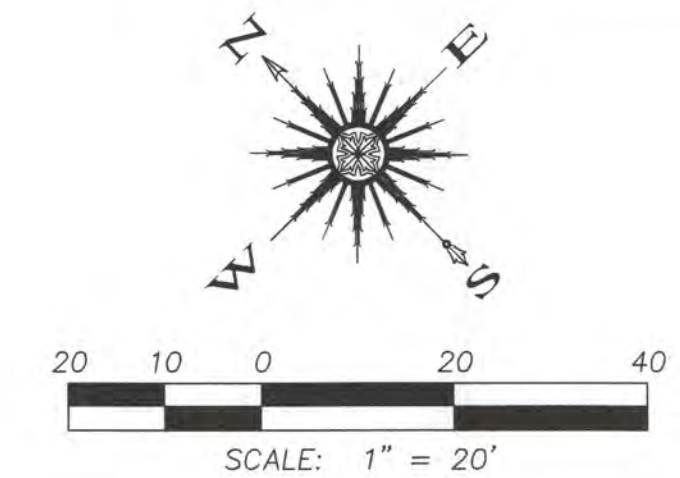
JEFF BOYD CIRCLE
(VARIABLE WIDTH R.O.W.)

MATCH EXISTING
EX. TC=537.15
EX. TP=536.65

MATCH EXISTING
EX. TC=536.8
EX. TP=536.2

MATCH EXISTING
EX. TC=532.6
EX. TP=532.1

MATCH EXISTING
EX. TC=530.8
EX. TP=530.3



CAUTION EXISTING UTILITIES !!!
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LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SWALE

- FF PROPOSED FINISHED FLOOR ELEVATION
- TC PROPOSED TOP OF CURB ELEVATION
- TP PROPOSED TOP OF PAVEMENT ELEVATION
- FG PROPOSED FINISHED GRADE ELEVATION
- TW PROPOSED TOP OF WALL ELEVATION

Benchmark Note

Temporary Benchmark: An "X" cut on top of curb on the North side of Alliance Road located 115.44 feet to the Southeast of the Southeast corner of the Groom Senior Living Center site. Elevation=543.63.

- NOTE:
- ALL FILL TO BE COMPACTED TO 95% MIN USING A SHEEP'S FOOT ROLLER.
 - TRASH AREA TO BE GRADING TO DRAIN TO PROPOSED TRENCH DRAIN.

All responsibility for adequacy of design remains with the design engineer. The City of Rockwall, in reviewing and releasing plans for construction, assumes no responsibility for adequacy or accuracy of design.

DETENTION/DRAINAGE AREA
(LOT 1, BLOCK 1)
SHALL BE MAINTAINED BY THE
ALLIANCE ADDITION PH. 2
PROPERTY OWNER'S ASSOC. (P.O.A.)

GROOM SENIOR
LIVING CENTER
7,727 S.F.
FFE=542.50

LOT 5
0.48 AC

LOT 6
0.46 AC

LOT 3
0.46 AC

LOT 2
0.46 AC

ALLIANCE ROAD
(60' R.O.W.)

Revision	Date	Description

Owner:
HORIZON GSL 1, LLC
2 Essex Court • Heath, TX 75032

Groom Senior Living
Lot 2 & 5 Block 1
Alliance Addition Phase 2
Rockwall, Texas

Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court • Heath, Texas 75032 • (469) 402-7700
Texas Registered Engineering Firm T-1449



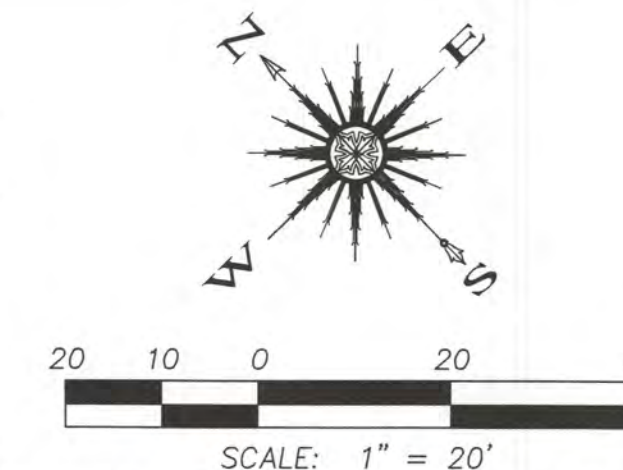
05/13/2014	
Drawn By: F.C. CUNY	
Checked By: F.C. CUNY	
Date: 1/2014	Project No.: -
Sheet Title: Grading Plan	
Scale: 1"=20'	Sheet No.: 4 of 7

TO
JACKSON W. HUNT
VOLUME 1467, PAGE 11
D.R.R.C.T.

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SCALE: 1" = 20'

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LEGEND

PROPERTY LINE



PROPOSED REINFORCED CONCRETE PAVEMENT (DRIVEWAY AND PARKING AREAS)

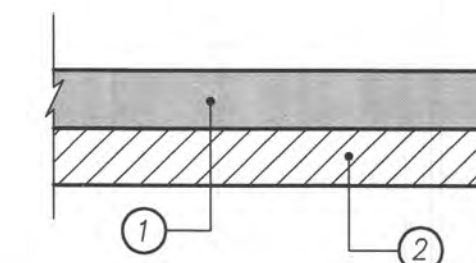


PROPOSED REINFORCED CONCRETE SIDEWALK PAVEMENT

* BARRIER FREE RAMP PER CITY SPECS

GENERAL NOTES:

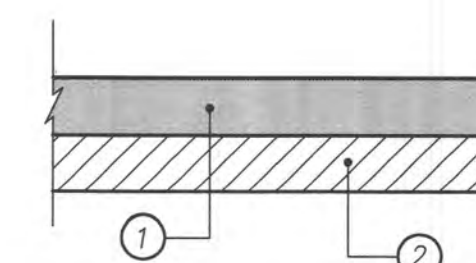
1. ALL DIMENSIONS IN FEET.
2. ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.
3. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LAYOUT.
4. DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING WALL AND STRUCTURES.
5. MARK FIRELANE TO CITY SPECIFICATION. "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
6. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ALL PAVING INCLUDING FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENTS, ALSO INCLUDING THE OFF SITE FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT SHOWN ON LOT 3.
7. PUBLIC BARRIER FREE RAMP MUST BE TRUNCATED DOME PLATES PER CITY REQUIREMENT. (www.advantagetactile.com)



REINFORCED CONCRETE SIDEWALK SECTION

NTS

- 1 4"-3,000 PSI CLASS "C" CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. EXPANSION JOINTS TO BE PROVIDED EVERY 115' AND AT ALL RADIUS POINTS. 1" DEEP MARKINGS FOLLOWED BY GROOVING TOO TO BE CUT INTO SIDEWALK EVERY 5'. (5.5 SACK MIX MIN.)
- 2 6" COMPACTED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% NO SAND ALLOWED.



REINFORCED CONCRETE PAVEMENT SECTION (DRIVEWAY AND PARKING AREAS)

NTS

- 1 6"-3,600 PSI CLASS "C" CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6 SACK MIN. FOR MACHINE PLACE, 6.5 SACK MIN. FOR HAND PLACE)
- 2 6" COMPACTED SUBGRADE. SCARIFY 12" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 1% BELOW AND 3% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED.

Revision	Date	Description

Owner:

HORIZON GSL 1, LLC

2 Essex Court • Heath, TX 75032

Groom Senior Living
Lot 2 & 5, Block 1
Alliance Addition Phase 2
Rockwall, Texas

~ Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court • Heath, Texas 75032 • (469) 402-7700
Texas Registered Engineering Firm F-7449



05/13/2014



Drawn By: F.C. CUNY
Checked By: F.C. CUNY
Date: 1/2014
Project No.:
Sheet Title:

Paving Plan

Scale: 1"=20'
Sheet No.: 5 of 7

TO
JACKSON W. HUNT
VOLUME 1467, PAGE 11
D.R.R.C.T.

S 44°28'29" E - 838.47

JEFF BOYD CIRCLE
(VARIABLE WIDTH R.O.W.)

15' LANDSCAPE BUFFER

25' B.L.

LOT 2

0.46 AC

GROOM SENIOR
LIVING CENTER

7,720 S.F.

FFD=542.50

LOT 5

0.48 AC

ALLIANCE ROAD
(60' R.O.W.)

LOT 3
0.46 AC

15' UTILITY
ESMT.

LOT 6
0.46 AC



SCALE: 1" = 20'

CAUTION EXISTING UTILITIES !!!

CALL TEXAS 811!!! EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE FLOW DIRECTION
- DRAINAGE AREA NUMBER
- DRAINAGE AREA (ACRES)
- PROPOSED DRAINAGE AREA RUNOFF (CFS)
- PROPOSED DRAINAGE AREA LINE

DRAINAGE AREA CALCULATIONS

Drainage Area No.	Total Area (Acres)	Runoff Coefficient C	Time of Concentration Tc (Min.)	Rainfall Intensity I ₁₀₀ (in/hr)	Existing Flow Q ₁₀₀ (cfs)	Remarks
1	0.50	0.90	10	9.80	4.41	FLOWS TO JEFF BOYD CIRCLE INLET/EX. DETENTION POND
2	0.25	0.90	10	9.80	2.21	FLOWS TO EXISTING DETENTION POND
3	0.19	0.90	10	9.80	1.68	FLOWS TO ALLIANCE ROAD INLET/EX. DETENTION POND
OS-1	0.11	0.90	10	9.80	0.97	FLOWS TO GROOM SENIOR LIVING SITE
OS-2	0.07	0.90	10	9.80	0.62	FLOWS TO GROOM SENIOR LIVING SITE
OS-3	0.23	0.90	10	9.80	2.03	FLOWS TO ALLIANCE ROAD
OS-4	0.48	0.90	10	9.80	4.23	FLOWS TO JEFF BOYD CIRCLE
TOTAL	1.83				16.14	

Benchmark Note

Temporary Benchmark: An "X" cut on top of curb on the North side of Alliance Road located 115.44 feet to the Southeast of the Southeast corner of the Groom Senior Living Center site. Elevation=543.63.

All responsibility for adequacy of design remains with the design engineer. The City of Rockwall, in reviewing and releasing plans for construction, assumes no responsibility for adequacy or accuracy of design.

Revision	Date	Description

Owner:

HORIZON GSL 1, LLC

Groom Senior Living
Lot 2 & 5, Block 1
Alliance Addition Phase 2
Rockwall, Texas

~ Civil Engineer ~

F.C. CUNY CORPORATION
#2 Horizon Court • Heath, Texas 75032 • (469) 402-7700
Texas Registered Engineering Firm F-7449

05/13/2014

STATE OF TEXAS
CAMERON A. SLOW
106317
LICENSED PROFESSIONAL ENGINEER

Car Sh

Drawn By:	Checked By:
F.C. CUNY	F.C. CUNY
Date:	Project No.:
1/2014	-
Sheet Title:	
Drainage Plan	
Scale:	Sheet No.:
1"=20'	6 of 7

TO
JACKSON W. HUNT
VOLUME 1467, PAGE 11
D.R.R.C.T.

CONTRACTOR TO COORDINATE WITH AT&T
PRIOR TO CONSTRUCTION FOR CONNECTION
OF TELEPHONE SERVICES. CONTACT JAMES
BLAZIER AT (903) 413-7473

TRANSFORMER TO BE MOUNTED TO
EXISTING POWER POLE TO PROVIDE
ELECTRIC SERVICE TO THE BUILDING
CONTRACTOR TO COORDINATE WITH
PHILLIP DICKERSON WITH ONCOR AT
(972) 551-6712

CONNECT TO EXISTING 8"
WATER MAIN
INSTALL:
(1) - 6"x8" TAPPING SLEEVE
AND VALVE ASSEMBLY
(1) - 6" VALVE

CONNECT TO EXISTING
2" STUB FOR
IRRIGATION SERVICE.

S 44°28'29" E - 838.47

JEFF BOYD CIRCLE
(VARIABLE WIDTH R.O.W.)

S 44°28'29" E - 188.47'

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S 44°28'29" E - 188.47'

S 44°28'29" E - 188.47'

EXISTING FIRE
HYDRANT

EXISTING 8"
WATER LINE

PROP. 24' FIRE LANE
ACCESS, DRAINAGE &
UTILITY EASEMENT

LOT 3
0.46 AC

15' UTILITY
ESMT.

CONTRACTOR TO
ADJUST MANHOLE
ELEVATION AS NEEDED
PER GRADING PLAN

LOT 6
0.46 AC

GROOM SENIOR
LIVING CENTER
7,727 S.F.
FFE=542.50

LOT 5
0.48 AC

RE: MEP PLANS FOR
ALL CONNECTIONS TO
THE BUILDING

INSTALL:
(1) - 90° BEND

INSTALL:
(1) - 2" DOM. WATER METER
(1) - BACKFLOW DEVICE

ALLIANCE ROAD
(60' R.O.W.)

PROPOSED GAS METER
CONTRACTOR TO COORDINATE
WITH DINAH WOOD WITH ATMOS
ENERGY PRIOR TO INSTALLATION
AT (972) 485-6277

CONTRACTOR TO CONNECT
TO EXISTING 2" STUBOUT

114.22'

25.23'

138.50'

10'x10'
S.E.
30'x30'
V.E.

CAUTION EXISTING UTILITIES !!!

CALL TEXAS 811!!! EXISTING UTILITIES AND
UNDERGROUND FACILITIES INDICATED ON THESE PLANS
HAVE BEEN LOCATED FROM REFERENCE INFORMATION.
IT SHALL BE THE RESPONSIBILITY OF THE
CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND
VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES
AND UNDERGROUND FACILITIES PRIOR TO
CONSTRUCTION, TO TAKE THE NECESSARY
PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES
ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE
AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE
DURING CONSTRUCTION.

FRANCHISE UTILITY CONTACTS

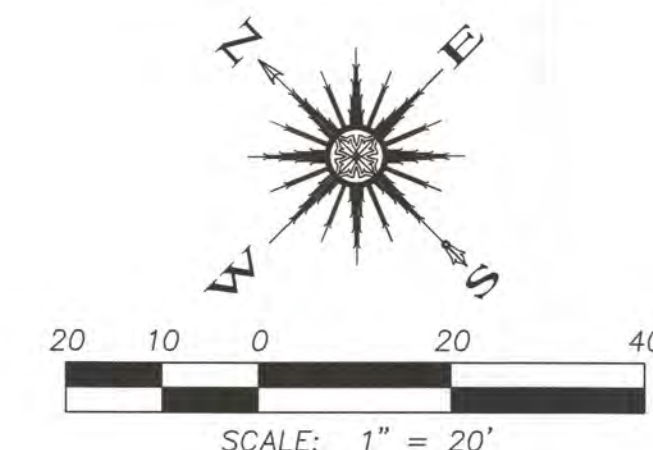
ELECTRIC:
CONTACT:
PHONE: ONCOR ELECTRIC
PHILLIP DICKERSON
(972) 551-6712

GAS:
CONTACT:
PHONE: ATMOS ENERGY
DINAH WOOD
(972) 485-6277

TELEPHONE:
CONTACT:
PHONE: AT&T
BRIAN DUNCAN
(903) 457-2303

NOTES:

- ALL WATER LINE IS TO BE CLASSC-900
DR14.
- WATER LINE SERVICE PAST CITY METER WILL
NEED TO BE INSTALLED BY REGISTERED
PLUMBER.
- CONTRACTOR TO INSTALL BLUE EMS DISKS
ON THE WATER MAIN LINE AT EVERY CHANGE
IN DIRECTION, VALVE AND FIRE HYDRANT.
- A SEPARATE PERMIT FROM THE FIRE
DEPARTMENT IS REQUIRED FOR THE FIRE
SPRINKLER LINE.
- CONTRACTOR TO INSTALL GREEN EMS DISKS
ON THE SEWER LINE AT EVERY MANHOLE,
CLEANOUT AND SERVICE ON PUBLIC LINE.
- SANITARY SEWER LINE IS TO BE SDR-35.
- CONTRACTORS TO ADJUST ALL EXISTING
UTILITIES DUE TO GRADE CHANGES.



LEGEND

- PROPERTY LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- GAS
- PROPOSED GAS LINE
- ELEC
- PROPOSED ELECTRIC SERVICE

Benchmark Note

Temporary Benchmark: An "X" cut on top of
curb on the North side of Alliance Road
located 115.44 feet to the Southeast of the
Groom Senior Living Center site. Elevation=543.63.

All responsibility for adequacy of design
remains with the design engineer. The City
of Rockwall, in reviewing and releasing plans
for construction, assumes no responsibility for
adequacy or accuracy of design.

NOTE:
All sanitary sewer work designated as
"Private" in this set of plans shall be
installed in accordance with the international
plumbing code, permitted and inspected by
the city building inspection department and
installed by a licensed plumber.

Revision	Date	Description

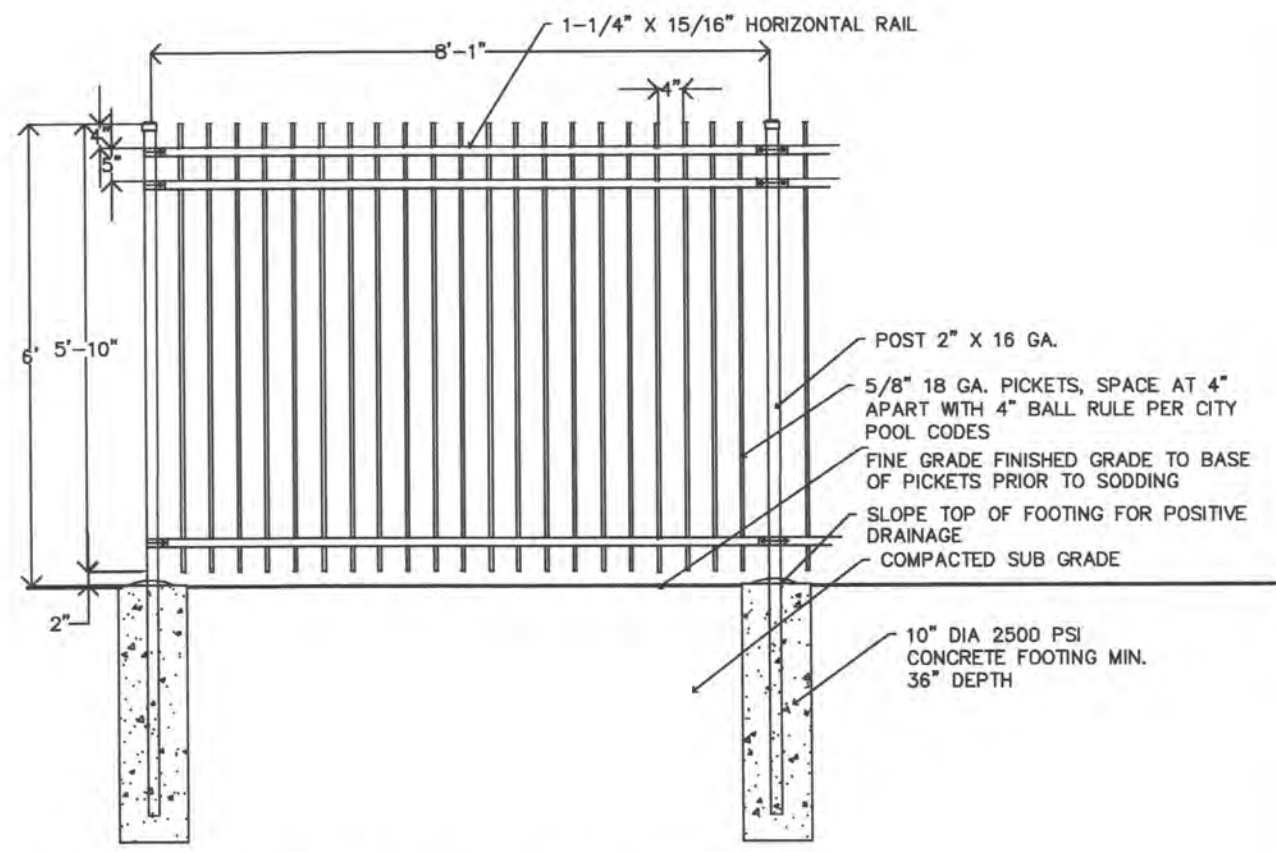
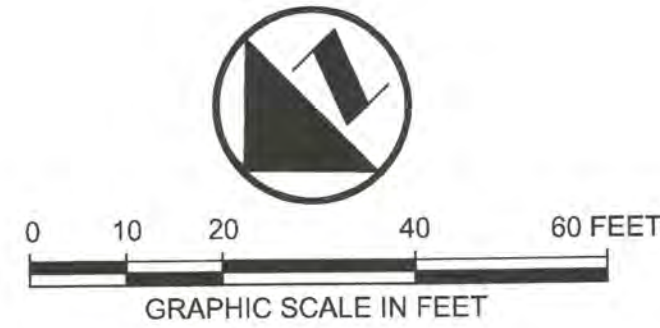
Owner:
HORIZON GSL 1, LLC
2 Essex Court • Heath, TX 75032

Groom Senior Living
Lot 2 & 5, Block 1
Alliance Addition Phase 2
Rockwall, Texas

Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court • Heath, Texas 75032 • (469) 402-7700
Texas Registered Engineering Firm F-7449



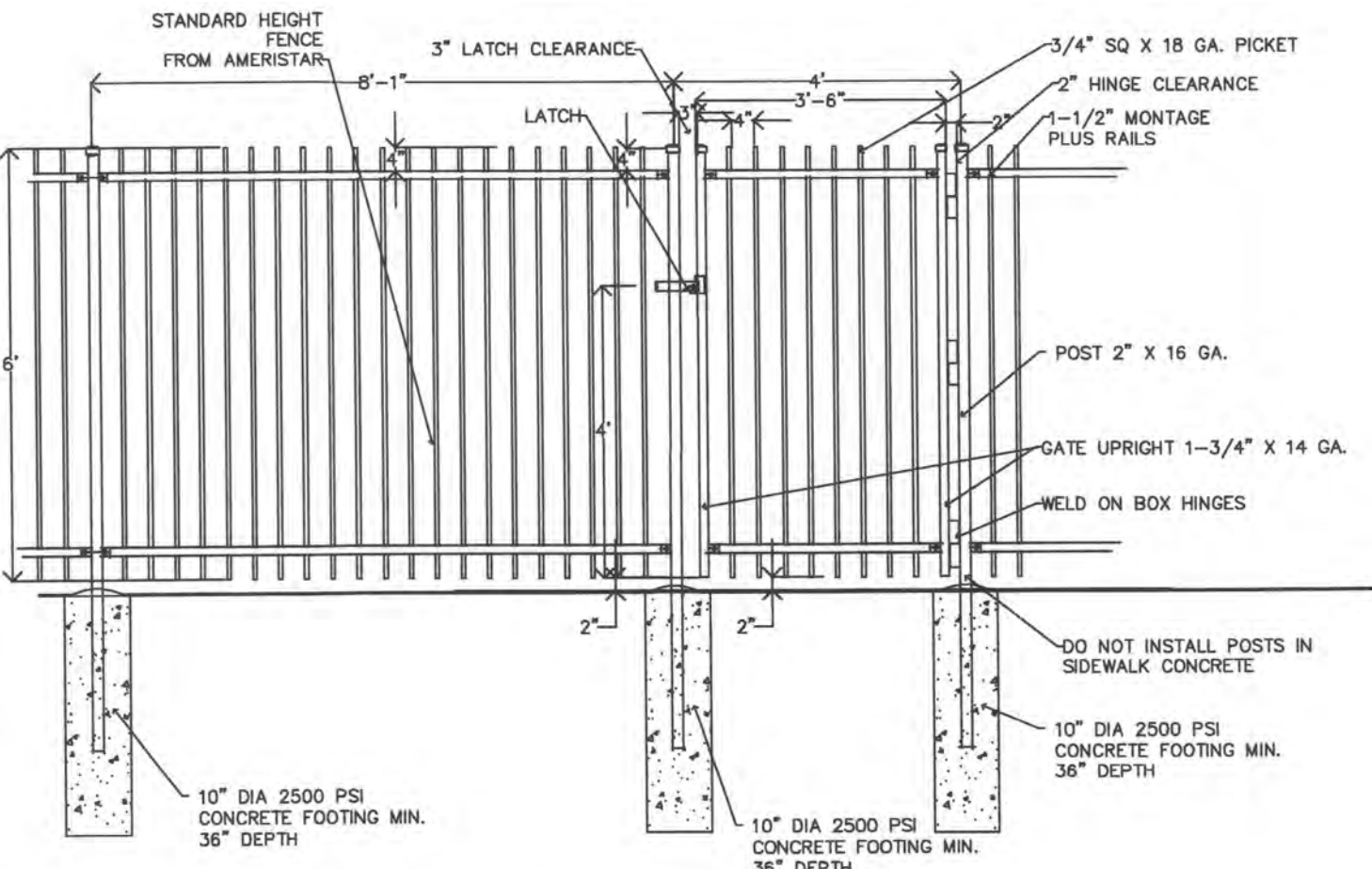
Drawn By: F.C. CUNY	Checked By: F.C. CUNY
Date: 1/2014	Project No.: -
Sheet Title: Utility Plan	
Scale: 1"=20'	Sheet No.: 7 of 7



NOTE: FENCE SHOWN AS MANUFACTURED BY AMERISTAR FENCE COMPANY, "MONTAGE GENESIS" STYLE, BLACK COLOR
ANY VARIATIONS OR SUBSTITUTIONS TO BE SUBMITTED AS DETAILS FOR APPROVAL PRIOR TO FABRICATION. ALL INSTALLATIONS SHALL BE PERMITTED BY THE CITY.

1 SITE 6' HIGH FENCE DETAIL N.T.S.

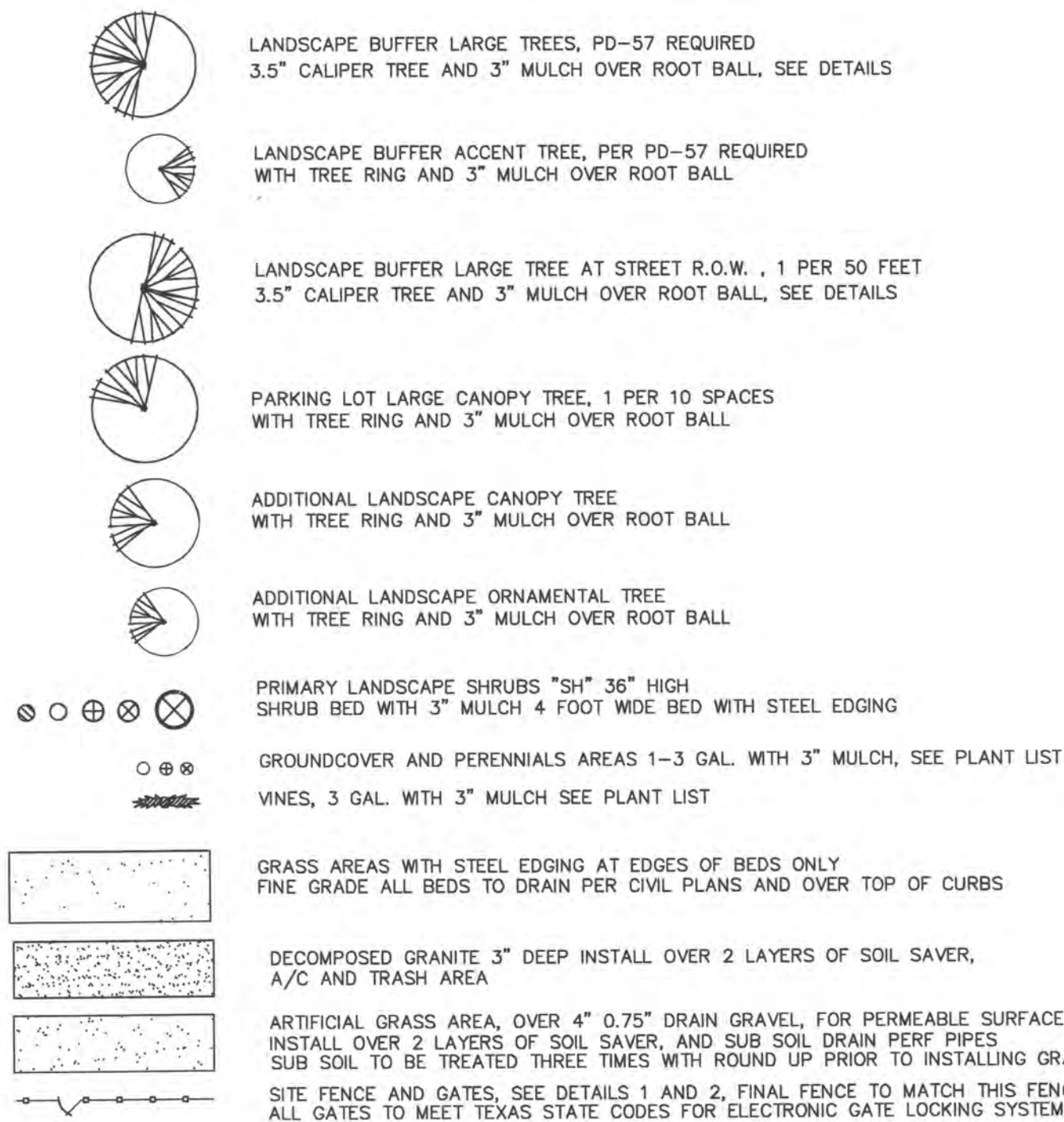
AMERISTAR
1555 N. MINO, TULSA OK. 74116
1-888-333-3422
WWW.AMERISTARFENCE.COM



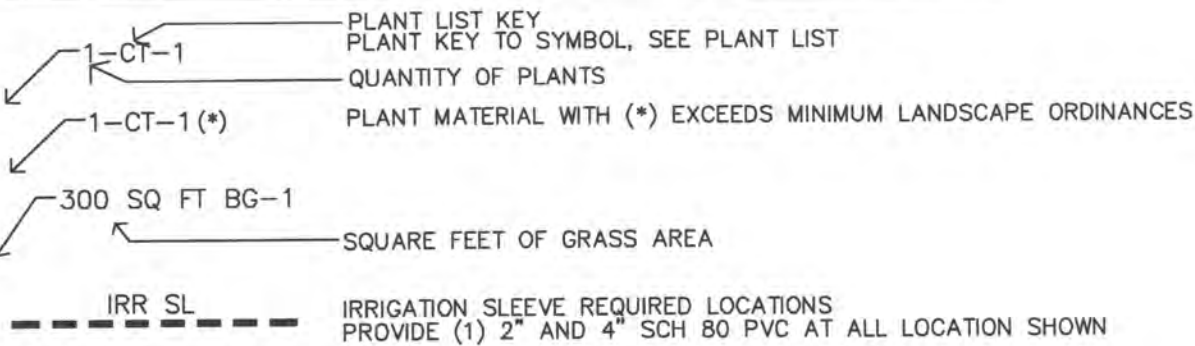
2 SITE 6' HIGH FENCE AND GATE DETAIL N.T.S.

AMERISTAR
1555 N. MINO, TULSA OK. 74116
1-888-333-3422
WWW.AMERISTARFENCE.COM

LANDSCAPE LEGEND



LANDSCAPE LEGEND



IRRIGATION SYMBOLS AND CITY NOTES

NOTE: THE CITY OF ROCKWALL PUBLIC WORKS DEPARTMENT DOES NOT ALLOW MAIN LINE BETWEEN BACK OF CURB AND R.O.W. WHICH INCLUDES THE SIDEWALK. SO IN ADDITION TO THE SLEEVING SHOWN ON THE PLANS, THE CITY REQUIRES MIN. SCH 40 1/2" PVC DIRECT BURIAL LATERAL LINES UNDER THE PAVING AT THE SPACING REQUIRED ON THE APPROVAL IRRIGATION PLAN. THE MAIN LINE AND WIRES WOULD PARALLEL THE SIDEWALK OUTSIDE THE R.O.W. AND THE LATERAL LINES WOULD BE PERPENDICULAR TO THE CURB AND OR THE SIDEWALK. CONTRACTOR TO COORDINATE LOCATION AND INSTALLATION OF LATERAL LINES WITH SUB CONTRACTOR PRIOR TO PLACING CONCRETE SIDEWALK PAVING. THE OTHER OPTION IS TO BORE EACH LOCATION AFTER PLACEMENT OF THE CONCRETE SIDEWALK.

CITY OF THE ROCKWALL, TEXAS SELECTED PLANT LIST, LOW WATER USE

SYMBOL KEY	COMMON NAME	BOTANICAL NAME	SIZE
CT-1	CANOPY TREES		
CT-2	LIVE OAK	QUERCUS VIRGINIANA	SINGLE TRUNK, 100 GAL, 4.0-4.5" CAL., 16-18 FT CANOPY HEIGHT, FULL HEAD
CT-3	CEDAR ELM	ULMUS CRASSIFOLIA	SINGLE TRUNK, 100 GAL, 4.0-4.5" CAL., 16-18 FT CANOPY HEIGHT, FULL HEAD
CT-4	BALD CYPRESS	TAXODIUM DISTICHUM	SINGLE TRUNK, 100 GAL, 4.0-4.5" CAL., 16-18 FT CANOPY HEIGHT, FULL HEAD
CT-5	BALD CYPRESS	TAXODIUM DISTICHUM	SINGLE TRUNK, 65 GAL, 2.5-3.0" CAL., 12-14 FT CANOPY HEIGHT, FULL HEAD
AT-1	ACCENT TREES		
AT-2	CREPEMYRTLE, TUSCARORA RED	LAGERSTROMIA INDICA	65 GAL, 3.0-3.5" CAL, 10-12 HIGH, MULTI TRUNK TREES, (4) MAX CLEAR 6 FEET
AT-3	CREPEMYRTLE, NATCHEZ WHITE	LAGERSTROMIA INDICA	25 GAL, 1.5-2.0" CAL, 8-10 HIGH, MULTI TRUNK TREES, (4) MAX CLEAR 6 FEET
AT-4	CREPEMYRTLE, NATCHEZ WHITE	LAGERSTROMIA INDICA	65 GAL, 3.0-3.5" CAL, 10-12 HIGH, MULTI TRUNK TREES, (4) MAX CLEAR 6 FEET
SH-1	SHRUBS, EVERGREEN		
SH-2	DWARF YAUPOIN HOLLY	ILEX VOMITORIA NANA	3 GAL, 16" HIGH, FULL HEAD, PLANT 1" HIGH AND MULCH
SH-3	INDIAN HAWTHORN, WHITE	RAHPELOPSIS INDICA	3 GAL, 16" HIGH, FULL HEAD, PLANT 1" HIGH AND MULCH
SH-4	DWARF BURFORD HOLLY	ILEX CORNUTA, BURFORDII	3 GAL, 16" HIGH, FULL HEAD, PLANT 1" HIGH AND MULCH
SH-5	NELLIE R. STEVENS	YUCCA RECURVIFOLIA	25 GAL, 1.5-2.0" CAL, 5-7 HIGH, FULL HEAD AND LOW TO GROUND
VN-1	KNOCK OUT ROSE, DOUBLE RED	ROSEACEA, KNOCK OUT SPECIES, RED	3 GAL, 16" HIGH, FULL HEAD, PLANT 1" HIGH AND MULCH
PR-1	CROSS VINE, ORANGE, PINK	BIGNONIA CAPREOLATA	3 GAL, AS SHOWN, WIRE AT 12" O.C. TO OUT SIDE OF FENCE
PR-2	PERENNIALS WITH BED PREPARATION		
PR-3	CARPET ROSES, RED	ROSE SPECIES, DRIFT ROSE, RED	3 GAL, FULL LOW, DOUBLE FLOWER
PR-4	DAYLILIES, RED ORANGE	HEMEROCLIDUS HYBRID EVERGREEN	3 GAL NO SUBSTITUTIONS.
	RED ORANGE TRAILING LANTANA	LANTANA MONTEVIDENSIS, RED ORANGE	1 GAL NO SUBSTITUTIONS.
	PURPLE WINTER CREEPER	EUONYMUS FORTUNEI	1 GAL WITH 3" MULCH.
GR-1	GRASS		
GR-2	BERMUDA SEED, AS REQUIRED	CYNODON DACTYLON, CYNODON DACTYLON	SOLID SOD, ROLLED SAME DAY AS INSTALLED AND AGAIN UNTIL SMOOTH AND APPROVED BY L.A. HYDRO MULCH, 1 LB PER 1000 SQ FEET, PROVIDE TEMPORARY IRRIGATION FOR 30 DAYS

CITY OF ROCKWALL LANDSCAPE ORDINANCE CODE NOTE
1. LANDSCAPE PLANTING PLAN WITH (*) NOTING, ADDITIONAL PLANT MATERIALS, BY THE PLANT LIST AND PLANT KEY EXCEED THE MINIMUM CITY OF ROCKWALL LANDSCAPE ORDINANCE AND PD-57 FOR TREES AND REQUIRED PER THE ORDINANCE.
2. THERE IS ADDITIONAL PLANT MATERIAL WITH (*) NOTING THE LOCATION ON SITE AROUND THE BUILDINGS AND MONUMENT SIGNS THAT EXCEED THE MINIMUM CITY OF ROCKWALL LANDSCAPE CODE. THESE PLANTS ARE SHOWN FOR INSTALLATION AT THE TIME THE OWNERS DESIRE AND ARE NOT PART OF THE REQUIRED CERTIFICATE OF OCCUPANCY REQUIRED PLANTS. IN LUE OF THESE PLANTS OWNER SHALL INSTALL BERMUDA GRASS SOD IN THERE PLACE.

CITY OF ROCKWALL - LANDSCAPE STANDARDS

SITE DESIGN CRITERIA	REQUIRED	PROVIDED
TOTAL GROSS AREA OF THE SITE		40,901 SQ. FT.
A. LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL, REQUIRED 10 FT. WIDE BUFFER WITH 1 TREE PER 50 FEET	NOT REQUIRED	NOT REQUIRED
B. SCREENING OFF SITE LOADING DOCKS	NONE	NONE
C. ACCEPTABLE LANDSCAPE PLANT MATERIAL MINIMUM 3.5" CALIPER OR GREATER ON ALL REQUIRED TREES	YES	YES
D. PROTECTION OF ALL LANDSCAPE AREAS BY CONCRETE CURBS OR CURB STOPS	YES	YES
E. IRRIGATION REQUIREMENT, ALL REQUIRED NEW LANDSCAPE AREAS TO BE IRRIGATED WITH UNDER GROUND IRRIGATION SYSTEM	YES	YES
F. SCREENING FROM RESIDENTIAL USES. REQUIRED MASONRY WALL 6 FEET HIGH ALTERNATIVE IS PROVIDED WITH 6 FOOT IRON FENCE WITH BRICK COLUMNS	NOT REQUIRED	NOT REQUIRED
G. RIGHT OF WAY STREET LANDSCAPE BUFFER, AREA BETWEEN R.O.W AND ROAD WAY SURFACES TO BE SEEDD.	YES	YES
H. STREET LANDSCAPE BUFFER REQUIRED IN 20 FOOT WIDE BUFFER AND 1 LARGE TREE PER 30 FEET JEFF BOYD DRIVE = 188.47' ALLIANCE DRIVE = 191.76'	7 TREES 7 TREES	7 TREES 7 TREES
I. PARKING LOT LANDSCAPING, MINIMUM 5% OF THE PARKING LOT SHALL BE LANDSCAPE AREA. ALL PARKING SPACES SHALL BE WITHIN 80 FEET OF A LARGE TREE, ADDED PARKING LOT TREES	YES	YES
J. SCREENING OF DUMPSTER AND WALLED BEHIND WALL WITH GATES, REQUIRED	YES	YES
K. REQUIRED LANDSCAPE AREA ON SITE. THE REQUIRED AREA FOR THE LOT IS 15% COMMERCIAL USES. SITE IS APPROX SITE AREA = 40,901 SQ. FT.	6,135 SQ FT	21,945 SQ FT. 54%
L. PARKING LOTS SHALL PROVIDE 1 TREE PER 10 PARKING SPACES. 14 PARKING SPACES, TREES ALLOCATED PER AREA.	2 TREES	2 TREES
M. TREE PRESERVATION, NO EXISTING TREES ON SITE		

PD-57 - LANDSCAPE STANDARDS

SPECIAL DESIGN CRITERIA	REQUIRED	PROVIDED
A. LANDSCAPE BUFFER, REQUIRED MIN. 15 FT. WIDE BUFFER ON JEFF BOYD DR., THE BUFFER SHALL INCLUDE A MINIMUM OF THREE (3) CANOPY TREES AND FOUR (4) ACCENT TREES PER 100 FEET OF FRONTAGE. FRONTAGE 188.47'	6 CANOPY TREES 8 ACCENT TREES	6 CANOPY TREES 8 ACCENT TREES
ADDITIONALLY, A LIVING SCREEN CONSISTING OF A COMBINATION OF BERMS, SHRUBBERY AND OR SCREENING WALLS SHALL BE INSTALLED ALONG JEFF BOYD DR.	BERMS & SHRUBS	BERMS & SHRUBS
B. DUMPSTER SHALL BE SCREENED WITH MATERIALS CONSISTENT WITH THE PRIMARY STRUCTURES AND NOT FACE A PUBLIC STREET.	YES	NO DUMPSTER ON SITE TRASH AREA SCREENED STREET.

CITY OF ROCKWALL MAINTENANCE NOTE;

THE OWNER SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE IN PERPETUITY OF ALL LANDSCAPING AND IRRIGATION. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, KEEPING BEDS MULCHED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES OR AS RECOMMENDED BY THE LANDSCAPE ADMINISTER AND OTHER ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. ALL IRRIGATION HEADS OR LINES WHICH ARE BROKEN AND FLOW WATER SHALL BE REPLACED/REPAIRED IMMEDIATELY TO PREVENT WASTE OF WATER.

PLANNING
APPROVAL
MAY 19 2014
Planner



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T.H. PRITCHETT, R.L.A. NO. 2115 ON 02/28/2014

SP-2013-028

Tenant:
GROOM SENIOR LIVING, INC.
100 Allentown Parkway, Suite 214
Allen, Texas 75002
(214) 383-9077

Engineer:
F.C. CUNY CORP.
#2 Horizon Court
Heath, Texas 75032
(469) 402-7700

T. H. Pritchett / Associates LANDSCAPE ARCHITECTS SITE PLANNERS LICENSED IRRIGATOR 1219 CAMINO LAGO, IRVING, TEXAS 75039 214-697-2580 tpm@landesignplan.com						
LANDSCAPE PLANTING PLAN GROOM SENIOR LIVING CENTER 0.94 ACRES, JEFF BOYD DRIVE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
THP	THP	FEB 28 2014	1"=20'			LA-1

LANDSCAPE PLANTING PLAN

GROOM SENIOR LIVING CENTER

LANDSCAPE SPECIFICATIONS

SECTION 02900

PART 1 GENERAL

1.1 REFERENCED DOCUMENTS

- A. REFER TO BIDDING REQUIREMENTS, SPECIAL PROVISIONS, AND SCHEDULES FOR ADDITIONAL REQUIREMENTS.

1.2 DESCRIPTION OF WORK

- A. WORK INCLUDED: FURNISH ALL SUPERVISION, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN THE SPECIFICATIONS AND LANDSCAPE PLANS, INCLUDING:

1. PLANTING (TREES, SHRUBS, GROUND COVERS, PERENNIALS, GRASS)
2. BED PREPARATIONS AND FERTILIZATION
3. NOTIFICATION OF SOURCES OF PLANT MATERIALS AND AMENDMENTS
4. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE
5. GUARANTEE PERIOD DESCRIBED ON DRAWINGS

1.3 REFERENCE STANDARDS

- A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERMEN, OCTOBER 27, 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (Z60.1) – PLANT MATERIAL.
B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE : ADDITION 1942 EDITION STANDARDIZED PLANT NAMES
C. TEXAS ASSOCIATION OF NURSERMEN, GRADES AND STANDARDS
D. HORTIS THIRD 1976 – CORNELL UNIVERSITY

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. THE CONTRACTOR SHALL, WITHIN TEN (10) DAYS FOLLOWING ACCEPTANCE OF BID, NOTIFY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER OF THE SOURCES OF PLANT MATERIALS AND BED PREPARATION REQUIRED FOR THE PROJECT.
B. SAMPLES: PROVIDE REPRESENTATIVE QUANTITIES OF SANDY LOAM SOIL, MULCH, BED MIX MATERIAL, PEA GRAVEL, DRAIN GRAVEL, DECOMPOSED GRANITE, STEEL EDGING, HARDWOOD MULCH, JUTTE MESH, SOIL SEPARATOR, STONE NOTED ON DRAWINGS. SAMPLES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER BEFORE USE ON THE PROJECT.
C. PRODUCT DATA: SUBMIT COMPLETE PRODUCT DATA AND SPECIFICATION ON ALL OTHER SPECIFIED MATERIALS.
D. SUBMIT THREE REPRESENTATIVE SAMPLES, JPG FILE PHOTOGRAPHS, OF EACH VARIETY OF LARGE TREES, ORNAMENTAL TREES, SHRUBS, GROUND COVER, PERENNIALS FOR LANDSCAPE ARCHITECT/ENGINEER/OWNER APPROVAL WHEN APPROVED, TAG, INSTALL, AND MAINTAIN AS REPRESENTATIVE SAMPLES FOR FINAL INSTALLED PLANT MATERIALS.
E. FILE CERTIFICATES OF INSPECTION OF PLANT MATERIAL BY STATE, COUNTY, AND FEDERAL AUTHORITIES WITH LANDSCAPE ARCHITECT/ENGINEER/OWNER, IF REQUIRED.
F. SOIL ANALYSIS: PROVIDE AN EXISTING SOIL ANALYSIS FROM THE SITE WITH RECOMMENDATIONS ON AMENDING THE SOIL BY A LICENSED SOILS AND PLANT LAB. PROVIDED SOILS ANALYSIS TO LANDSCAPE ARCHITECT/ENGINEER/OWNER.

1.5 JOB CONDITIONS:

- A. GENERAL CONTRACTOR TO COMPLETE THE FOLLOWING PUNCH LIST: PRIOR TO THE LANDSCAPE CONTRACTOR INITIATING ANY PORTION OF THE LANDSCAPE INSTALLATION, GENERAL CONTRACTOR SHALL LEAVE PLANTING BED AREAS THREE (3") INCHES BELOW FINISHED GRADE OF SIDEWALKS, DRIVES, AND CURBS AS SHOWN ON THE DRAWINGS. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE (1") INCH BELOW THE FINISHED GRADE AT SIDEWALKS, DRIVES AND CURBS. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
B. GENERAL CONTRACTOR SHALL PROVIDE TOPSOIL AS DESCRIBED IN SECTION 02200 – EARTHWORK.
C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CAN NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.6 MAINTENANCE AND GUARANTEE

- A. MAINTENANCE
1. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER, NO TREES, SHRUBS, GROUND COVERS OR GRASS TO BE ACCEPTED UNLESS THEY SHOW A HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITION.
2. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEEDING, SPRAYING, PRUNING OF TREES AND SHRUBS, MOWING OF GRASS WEEKLY, SITE LANDSCAPE BED MULCHING, DEBRIS AND TRASH CLEANING UP WEEKLY AND ALL OTHER WORK NECESSARY OF MAINTENANCE.
3. WRITTEN NOTICE REQUESTING FINAL INSPECTION AND FINAL ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST SEVEN (7) DAYS PRIOR TO COMPLETION, AN ON-SITE INSPECTION BY THE OWNER AND LANDSCAPE CONTRACTOR WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.
4. AFTER FINAL ACCEPTANCE LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR WILL NOT BE REQUIRED TO DO ANY OF THE ABOVE MAINTENANCE WORK AS PART OF THESE PLANS.

B. GUARANTEE

1. TREES SHALL BE GUARANTEED FOR TWELVE (12) MONTH PERIOD AFTER FINAL ACCEPTANCE. SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD OF TWELVE (12) MONTHS AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD PLANT MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER. PLANTS, INCLUDING TREES, WHICH HAVE PARTIALLY DIED DO THAT SHAPE, SIZE, OR SYMMETRY HAS BEEN DAMAGED, SHALL BE CONSIDERED SUBJECT TO REPLACEMENT UNDER THE GUARANTEE PERIOD. IN ANY AND ALL CASES THE FINDINGS OF THE OWNER OR OWNER REPRESENTATIVE SHALL BE FINAL.
A. PLANTS USED AS REPLACEMENT SHALL BE OF SAME KIND AND SIZE AS THOSE ORIGINALLY PLANTED AND SHALL BE PLANTED AS ORIGINALLY SPECIFIED, UNLESS APPROVED BY THE OWNER AND ALLOWED ON THE CITY APPROVED LANDSCAPE PLAN MATERIAL LIST. ALL WORK, INCLUDING DEMOLITION OF DEAD PLANTS, MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS, SHALL CARRY A TWELVE (12) MONTH GUARANTEE FROM TIME OF ACCEPTANCE OF THE REPLACEMENTS. ANY DAMAGE, INCLUDING RUTS, IN LAWN OR BED AREAS, INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.
B. AT THE DIRECTION OF THE OWNER, PLANTS MAY BE REPLACED AT THE START OF THE NEXT YEAR'S PLANTING SEASON. IN SUCH CASES, DEAD PLANTS SHALL BE REMOVED FROM THE PREMISES WITHIN TEN (10) DAYS OF NOTIFICATION BY THE OWNER.
C. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE TO BE INCLUDED UNDER "WORK" OF THIS SECTION.
2. THE OWNER AGREES THAT FOR THE GUARANTEE TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS AND CULTIVATE BEDS ONCE A MONTH AFTER FINAL ACCEPTANCE.
3. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER FINAL ACCEPTANCE BECAUSE OF INJURY BY STORMS, HEAT STRESS, HAIL, FREEZE, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES OR THEFT.
4. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER PROVIDED THE JOB IS IN A COMPLETED, UNDAMAGED CONDITION, AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THIS TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.7 QUALITY ASSURANCE

- A. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
B. PERSONNEL: EMPLOY ONLY EXPERIENCED PERSONNEL WHO ARE FAMILIAR WITH THE REQUIRED WORK. PROVIDE FULL-TIME SUPERVISION BY QUALIFIED FOREMAN ACCEPTABLE TO LANDSCAPE ARCHITECT/ENGINEER/OWNER.
C. SELECTION OF PLANT MATERIALS:
1. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL INSURE THE PURCHASED MATERIALS WILL MEET AND OR EXCEED PROJECT SPECIFICATIONS.
2. LANDSCAPE ARCHITECT/ENGINEER WILL BE REQUIRED TO DOCUMENT MATERIAL SELECTION, SOURCE AND DELIVERY SCHEDULE TO SITE.
3. OWNER AND OR LANDSCAPE ARCHITECT/ENGINEER SHALL INSPECT ALL PLANT MATERIALS, WHEN REASONABLE, AT PLACE OF GROWTH FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, CULTIVAR/VARIETY, SIZE, AND QUALITY.
4. OWNER AND OR LANDSCAPE ARCHITECT/ENGINEER RETAINS THE RIGHT TO FURTHER INSPECT ALL PLANT MATERIALS UPON ARRIVAL AT THE SITE AND DURING INSTALLATION FOR SIZE AND CONDITION OF ROOT BALLS, LIMBS, BRANCHING HABIT, INSECTS, INJURIES, AND LATENT DEFECTS.
5. OWNER AND OR LANDSCAPE ARCHITECT/ENGINEER MAY REQUEST UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING THE PROCESS OF WORK. REMOVE REJECTED MATERIALS FROM THE SITE IMMEDIATELY. PLANTS DAMAGED IN TRANSIT OR AT JOB SITE SHALL BE REJECTED.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. PREPARATION:
1. BALLED AND BURLAPPED (B&B) PLANTS: DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.
2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE PROTECT ROOT MASS.
B. DELIVERY:
1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY.
2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON JOB SITE.
3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS OR DESICCATION OF LEAVES. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.
5. NOTIFY LANDSCAPE ARCHITECT/ENGINEER/OWNER OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE SO PLANT MATERIAL MAY BE OBSERVED UPON ARRIVAL AT JOB SITE.
6. REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM SITE.
7. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 – PRODUCTS

2.1 PLANTS

- A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF ROOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT, NOT TO THE OUTER LEAF TIPS. PLANTS WILL BE INDIVIDUALLY APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER AND THAT DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.
B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS AND COMPLEMENTARY: ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS A BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON THE PLAN.
C. QUALITY AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN, AND SHALL BE HEALTHY, SYMMETRICAL, WELL BRANCHED, AND WELL ROOTED. THE PLANTS SHALL BE FREE FROM INJURIOUS INSECTS, DISEASES, INJURIES TO THE BARK OR ROOTS, BROKEN BRANCHES, OBJECTIONABLE DISFIGUREMENTS, INSECT EGGS AND LARVAE AND ARE TO BE SPECIMEN QUALITY.
E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED, AND SHALL MEET THE TRUNK DIAMETER AND HEIGHT REQUIREMENTS OF THE PLANT SCHEDULE. BALLED AND BURLAPPED SHALL BE FIRM, NEAT, SLIGHTLY TAPERED, AND WELL WRAPPED IN BURLAP. ANY TREE LOOSE IN THE BALL OR WITH BROKEN BALL AT TIME OF PLANTING WILL BE REJECTED. BALLS SHALL BE TEN (10") INCHES IN DIAMETER FOR EACH ONE (1") INCH OF TRUNK DIAMETER, MEASURED SIX (6") INCHES ABOVE THE TOP OF BALL.
F. Nomenclature conforms to customary nursery usage; for clarification, the term "MULTI – TRUNK" DEFINES A PLANT HAVING THREE (3) OR MORE TRUNKS OF NEARLY EQUAL DIAMETER. TO CALCULATE THE TOTAL CALIPER OF MULTI TRUNK TREES, ADD THE CALIPER OF THE LARGEST TRUNK IN INCHES TO THE REMAINING CALIPER IN INCHES DIVIDED BY 2. THEN ADD THAT TOTAL CALIPER INCHES OF TRUNKS FOR THE TOTAL SPECIFIED CALIPER INCHES PROVIDED ON THE MULTI TRUNK PLANT.
F. PRUNING: ALL PRUNING OF TREES AND SHRUBS, AS DIRECTED BY LANDSCAPE ARCHITECT/ENGINEER, SHALL BE EXECUTED BY LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

2.2 SOIL PREPARATION MATERIALS

- A. SANDY LOAM:
1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, GRASS, STONES OVER ONE (1") INCH AND OTHERS EXTRANEUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASS. LOAM CONTAINING DALLAS GRASS OR NUT GRASS SHALL BE REJECTED.
2. PHYSICAL PROPERTIES SHALL BE AS FOLLOWS:
CLAY – BETWEEN 7-27 PERCENT
SILT – BETWEEN 15-25 PERCENT
SAND – LESS THEN 52 PERCENT
3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.
4. IF REQUESTED, PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT THE SANDY LOAM MEETS THE ABOVE REQUIREMENTS.
B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.
C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS:
D. PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH SYSTEMS, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.
E. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.
F. MULCH: DOUBLE SHREDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN, LIVING EARTH TECHNOLOGY OR APPROVED EQUAL.
F. ORGANIC FERTILIZER: SUSTANE, FERTILAD, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM OF 8% SULFUR AND 4% IRON. PLUS MICROINCREMENTS.
H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

- A. STEEL EDGING: SHALL BE RYERSON "ESTATE CURBING", DARK GREEN, 1/8" X 4" WITH STAKES FOUR (4") FEET ON CENTER OR APPROVED EQUAL.
B. TREE STAKING MATERIAL FOR SHADE TREES
1. POST: STUDDED "T" – POST, NO 1 ARMCOW WITH ANCHOR PLATE; SIX (6") FEET IN LENGTH, PAINT FLAT BLACK, PRIOR TO INSTALLING.
2. WIRE: 12 GAUGE, SINGLE STRAND, GALVANIZED WIRE.
3. RUBBER HOSE: 2 PLY, FIBER REINFORCED HOSE, MINIMUM HALF (1/2") INCH INSIDE DIAMETER, COLOR BLACK.
C. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED ONE (1") INCH TO ONE AND HALF (1 1/2") INCH
D. FILTER FABRIC: MIRAFIL 140N CELANESE FIBERS MARKETING COMPANY, AVAILABLE AT CMC REBAR CO., (214)-631-5250 OR AS APPROVED.

PART 3 – EXECUTION

3.1 BED FERTILIZER AND FERTILIZATION

- A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE LANDSCAPE ARCHITECT/ENGINEER/OWNER.
B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:
1. PREPARE NEW PLANTING BED BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. IN ADDITION AT BACK OF CURBS AND EDGES OF PAVING REMOVE THE EXISTING SOIL TO A DEPTH OF SIX (6") INCHES TO ALLOW FOR THE AMENDMENTS. THEN TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO FERTILIZER AND COMPOST APPLICATION. FINAL CONDITION OF EXISTING SOIL TO BE FINE, FRIABLE, CONSISTENT DEPTH, AND FREE OF ROCKS AND ROOTS AND ALL CLOOS WHEN COMPLETELY TILLED. APPLY FERTILIZER AS PER MANUFACTURER RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF EXISTING SOIL. APPLY ORGANIC FERTILIZER SUCH AS SUSTANE OR GREEN SENSE AT THE RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET.
2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS; USE EXISTING TOP SOIL ON SITE, FREE FROM LARGE CLUMPS, ROCK, DEBRIS, CALICHE, SUBSOIL, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.
C. GRASS AREA
1. AREAS TO BE SOLID SOD GRASS TYPES SPECIFIED; BLOCKS OF SOD SHOULD BE LAID END TO END (WITH STAGGERING JOINTS) AFTER FERTILIZING THE GROUND FIRST. WATER AND ROLL GRASS AREAS TO A SMOOTH, EVEN SURFACE. ROLLING IS TO BE COMPLETED WITHIN 24 HOURS OF INSTALLING THE SOD. THE LANDSCAPE ARCHITECT/ENGINEER/OWNER MAY REQUEST ADDITIONAL ROLLING BY THE LANDSCAPE CONTRACTOR OVER GRASS AREAS TO ACHIEVE THE FINAL SMOOTH SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOP SOIL. WHERE THEY ARE EVIDENTLY GAPPED OPEN, THEN WATERED THOROUGHLY.
2. AREAS TO BE HYDRO MULCHED GRASS SEED: HYDRO MULCH WITH SPECIFIED SEED OR COMMON BERMUDA GRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET. USE A FOUR (4') FOOT X EIGHT (8') FOOT BATTER BOARD AGAINST BED AREAS TO REDUCE OVER SPRAY.

3.2 INSTALLATION

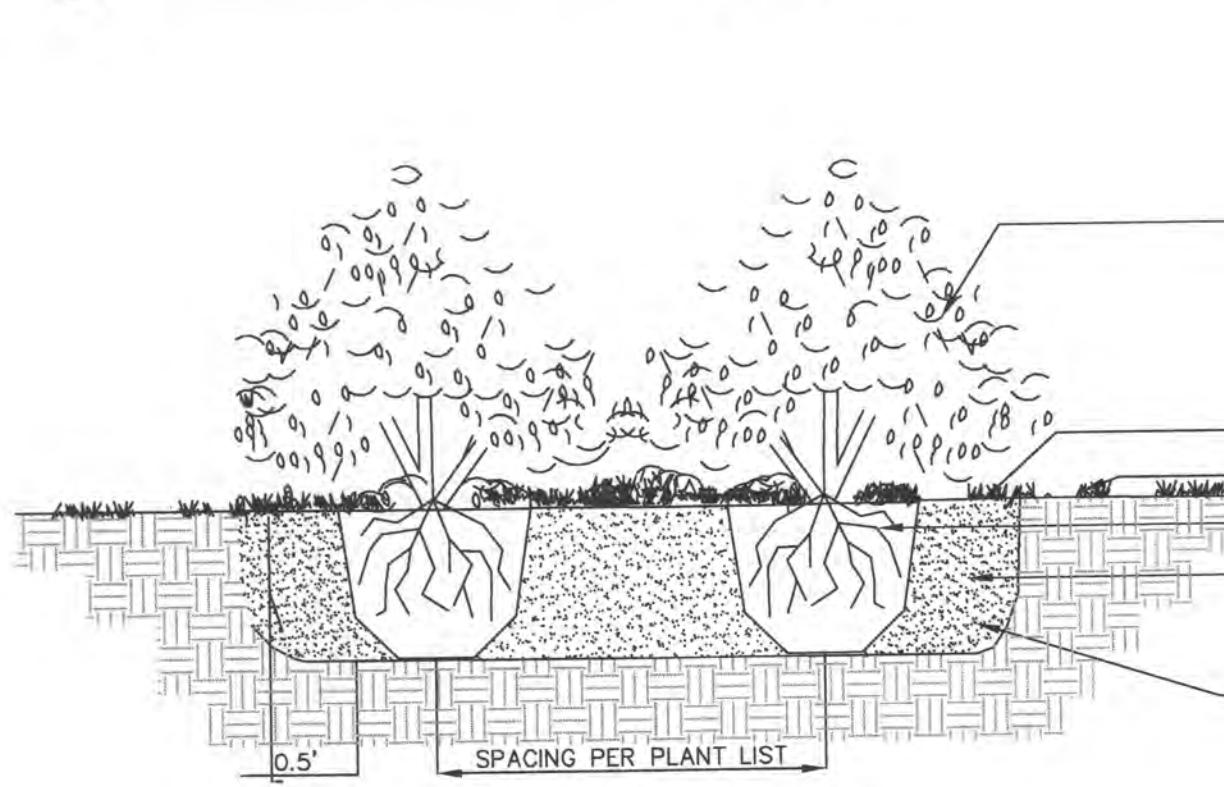
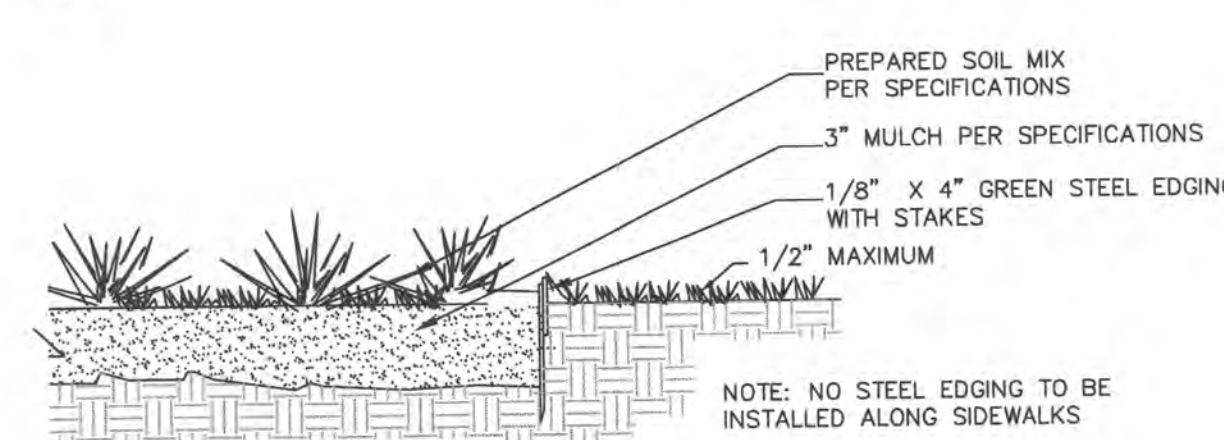
- A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.
B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM DRYING WINDS DURING TRANSIT. ALL PLANTS, WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO SITE, SHALL BE WELL PROTECTED AGAINST DRYING BY WIND AND SUN. BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SAWDUST OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.
C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.
D. NOTIFY THE LANDSCAPE ARCHITECT/ENGINEER FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.
E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OR EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT, WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATION TO THE FINISH GRADE THAT IT DID TO SOIL SURFACE IN PLACE OF GROWTH. NOTE TO ALLOW AS MUCH AS TWO (2) FEET FOR SETTLEMENT IN CLAY SOIL.
F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWO (2") FEET, TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN ITS VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS OR STONES OVER ONE (1") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING FROM CONTAINERS.
G. DID A WIDE, ROUGHLY CIRCULAR HOLE, EXACTLY THE SAME DEPTH AS THE HEIGHT OF THE BALL, ESPECIALLY AT THE SURFACE OF THE GROUND. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SMOOTH OR GLAZED. DO NOT DRILL OR AUGER HOLES IN CLAY SOILS.
H. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN TWENTY FOUR (24) HOURS, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE TWO FOUR (4') FOOT DEEP PIER HOLE DRAINAGE ADDED.
I. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND ONE (1) PART BED PREPARATION. WHEN HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE MULCH WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP THIRD OF THE BALL, AS WELL AS THE NYLON, PLASTIC STRING AND WIRE MESH FROM THE BURLAP. BE AWARE OF SOIL PLACED ON TOP OF THE ROOT BALL DURING DIGGING. THIS SOIL TO BE REMOVED ALONG WITH ANY GRASS, WEEDS, VINES TO EXPOSE THE ROOT FLARE AND NATIVE TOP SOIL.
J. DO NOT WRAP TREES.
K. DO NOT PRUNE TREES, UNLESS DIRECTED BY LANDSCAPE ARCHITECT/ENGINEER.
L. MULCH THE TOP OF THE PLANT. DO NOT PLANT GRASS ALONG THE WAY TO THE TREE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL UNPLANTED AND MULCH WITH AT LEAST THREE (3") INCHES OF SPECIFIED AND APPROVED MULCH.

3.2 INSTALLATION (CONTINUED)

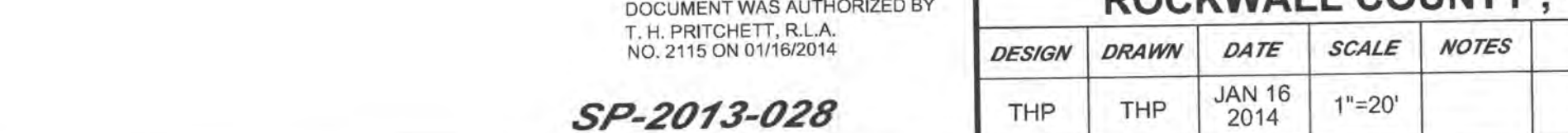
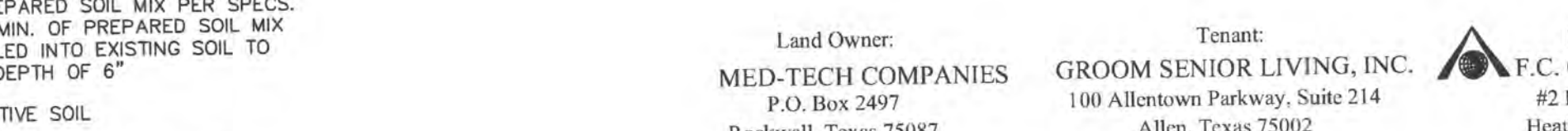
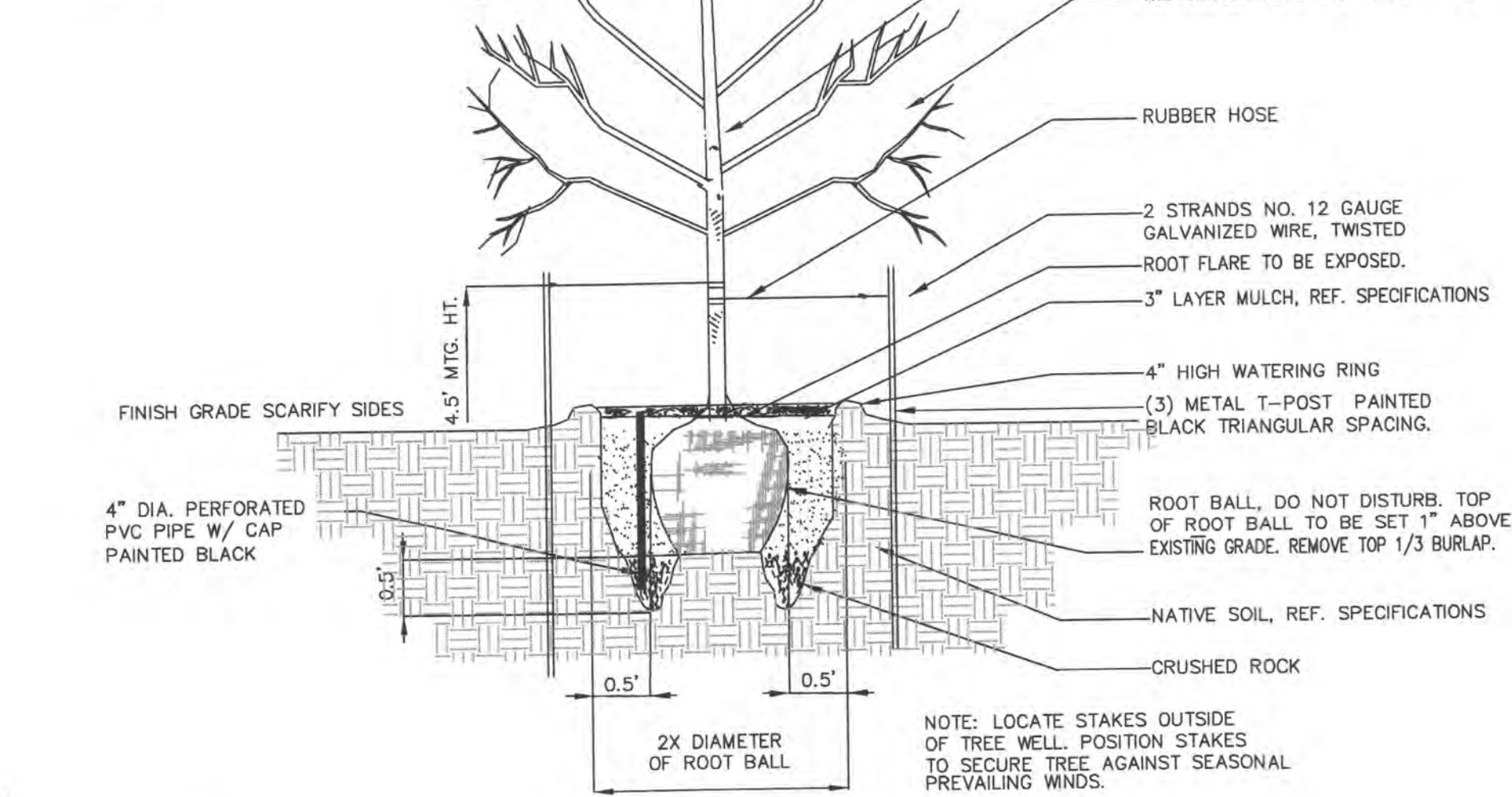
- M. ALL PANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF THREE (3") INCHES OVER THE ENTIRE BED OR PIT.
N. OBSTRUCTION BELOW GROUND: IN THE EVENT ROCK OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER. WHERE LOCATIONS CAN NOT BE CHANGED, THE OBSTRUCTION SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3") FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW BOTTOM OF THE BALL WHEN PLAN IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.
O. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREE AGAINST SEASONAL WINDS. LANDSCAPE CONTRACTOR TO INSPECT AND MAINTAIN STAKES IN A SECURED CONDITION DURING CONSTRUCTION UNTIL FINAL ACCEPTANCE.
P. PRUNING AND MULCHING: EACH AREA SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AND IN THE MANNER FITTING ITS USE IN THE LANDSCAPE DESIGN.
1. DEAD WOOD OR SUCKERS AND BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED ; GENERAL TIPPING OF ALL BRANCHES IS NOT PERMITTED.
2. PRUNING SHALL BE DONE WITH CLEAN SHARP TOOLS.
3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH LAYER OF SPECIFIED MULCH THREE (3") INCHES IN DEPTH. THIS LIMIT OF SPECIFIED MULCH FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT. ALLOW A SPACE OF THREE (3") INCHES FROM TREE BARK TO THE MULCHED SURFACE.
4. STEEL CURBING INSTALLATION:
1. CURBING SHALL BE ALIGNED AS INDICATED ON DRAWINGS.
2. ALL STEEL CURBING SHALL BE FREE OF KINKS OR ABRUPT BENDS.
3. TOP OF STEEL CURBING SHALL BE ONE (1") HIGHER THAN EXISTING GRADE.
4. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.
5. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR BACK OF CURBS.
6. CUT AN EDGE ON THE STEEL CURBING AT 45 DEGREE ANGLE WHERE EDGING MEETS PAVING EDGES. FILE EDGES CUT TO BE ROUNDED, SMOOTH AND NOT SHARP.

3.3 CLEANUP AND FINAL ACCEPTANCE

- A. CLEANING: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREA FOR ALL MATERIALS SHALL BE ORGANIZED THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING AT END OF EACH DAY'S WORK.
1. ON LEED APPLIED FOR OR PROJECTS TO BE LEED CERTIFIED COORDINATE WITH THE GENERAL CONTRACTOR FOR ACCEPTABLE DISPOSAL OF TRASH, WASTE, SOILS, PLANT MATERIALS, FERTILIZERS SO AS RECYCLE CREDITS MAYBE TRACKED BY VOLUME.
B. CURBING: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREA FOR ALL MATERIALS SHALL BE ORGANIZED THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING AT END OF EACH DAY'S WORK.
1. ON LEED APPLIED FOR OR PROJECTS TO BE LEED CERTIFIED COORDINATE WITH THE GENERAL CONTRACTOR FOR ACCEPTABLE DISPOSAL OF TRASH, WASTE, SOILS, PLANT MATERIALS, FERTILIZERS SO AS RECYCLE CREDITS MAYBE TRACKED BY VOLUME.



TEXAS EXCAVATION
SAFETY SERVICES
1-800-344-8377



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 ON 01/16/2014

SP-2013-028

Land Owner: MED-TECH COMPANIES P.O. Box 2497 Rockwall, Texas 75087 (469) 402-1410
Tenant: GROOM SENIOR LIVING, INC. 100 Allentown Parkway, Suite 214 Allen, Texas 75002 (214) 383-9077
Engineer: F.C. CUNY CORP. #2 Horizon Court Heath, Texas 75032 (469) 402-7700



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	LANDSCAPE PLANTING PLAN					
	GROOM SENIOR LIVING CENTER					
	0.94 ACRES, JEFF BOYD DRIVE					
	CITY OF ROCKWALL					
ROCKWALL COUNTY, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
THP	THP	JAN 16 2014	1"=20'			LA-2