



PLANNING AND ZONING CASE CHECKLIST

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

P&Z CASE # SP2018-013 P&Z DATE _____ CC DATE _____

APPROVED/DENIED ARB DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECIEPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: *R. Li*

CITY ENGINEER: *Angela*

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address TOWNSEND DRIVE, ROCKWALL, TX, 75087

Subdivision BJT LEWIS TRACT 8

Lot

Block

General Location 0255-0000-0008-00-0R

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD86 (ORDINANCE NO. 17-62)

Current Use UNDEVELOPED LAND

Proposed Zoning PD86 (ORDINANCE NO. 17-62)

Proposed Use MEMORY CARE LIVING COMMUNITY

Acreage 2.0896

Lots [Current]

1

Lots [Proposed]

1

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner CAMERON & CAMERON

Applicant DL MARKETPLACE PARTNERS, LLC

Contact Person ROB CAMERON

Contact Person CHRIS ALLEN

Address 13858 Hot Springs

Address 2870 PEACHTREE ROAD

SUITE 491

City, State & Zip Frisco, TX 75035

City, State & Zip ATLANTA, GEORGIA 30305

Phone 2147899143

Phone 5125291410

E-Mail RCAMERON@TOLLBROTHERSINC.COM

E-Mail CHRIS.ALLEN@CONCEPTIQLLC.COM

NOTARY VERIFICATION [REQUIRED]

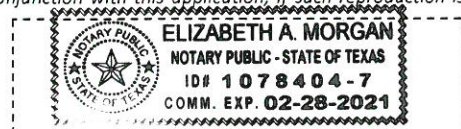
Before me, the undersigned authority, on this day personally appeared Robert Cameron [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 291.79, to cover the cost of this application, has been paid to the City of Rockwall on this the 11 day of May, 2018. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 11 day of May, 2018.

Owner's/Applicant's Signature

[Signature]



Notary Public in and for the State of Texas

Elizabeth Morgan

My Commission Expires 02-28-21



RECEIPT

Project Number: SP2018-013
Job Address: TOWNSEND DR
ROCKWALL, TX 75087

Receipt Number: B79466
Printed: 5/15/2018 9:43 am

Fee Description	Account Number	Fee Amount
SITE PLANNING	01-4280	\$ 291.79

Total Fees Paid:
Date Paid: 5/15/2018 12:00:00AM
Paid By: BART TINSLEY
Pay Method: VISA 3129
Received By: LM

\$ 291.79



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

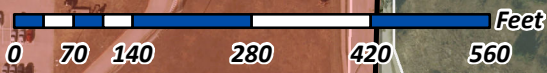
Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

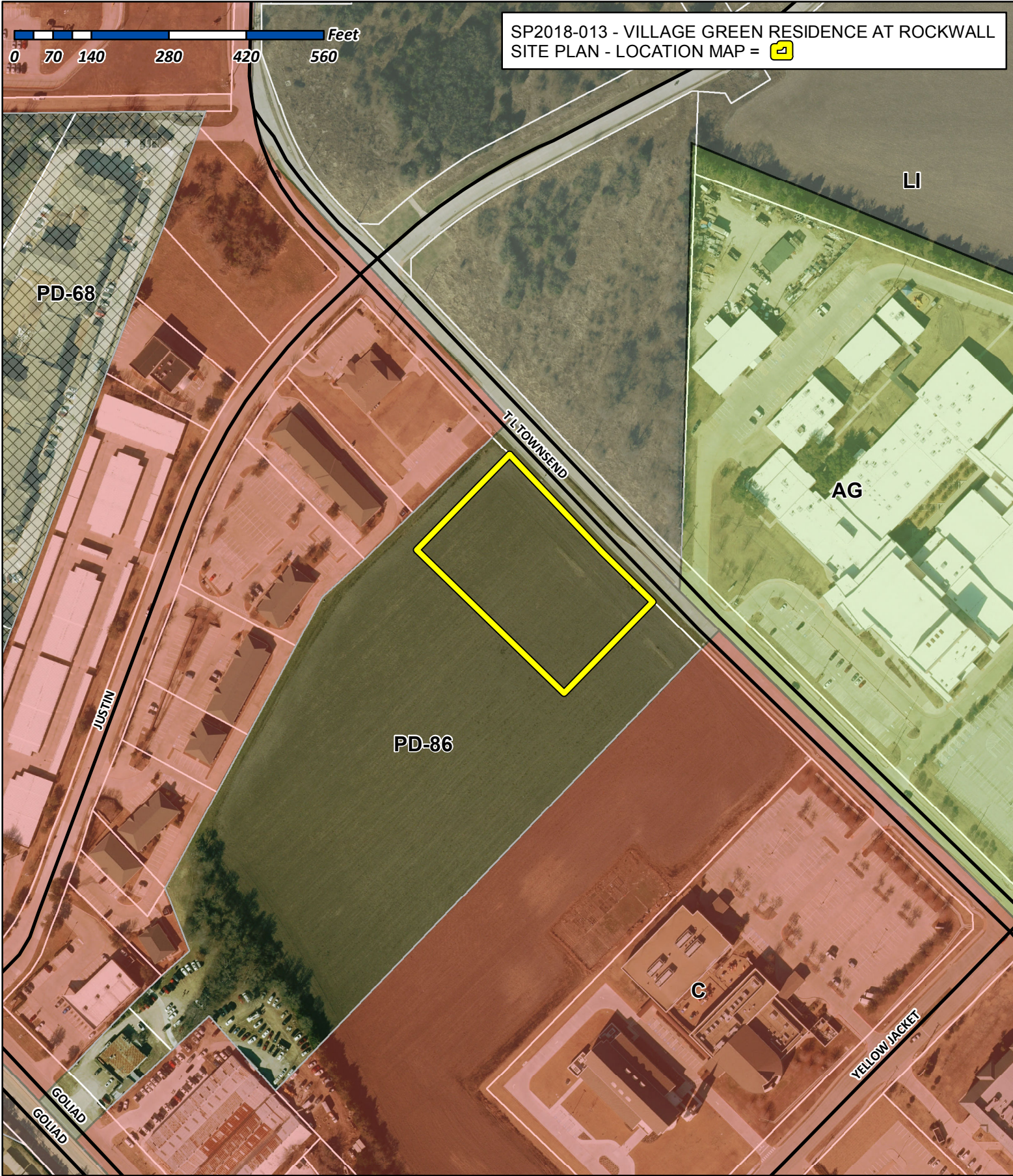
Date: 5/14/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 05/25/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 5/29/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 5/29/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: SP2018-013
Project Name: Village Green Residence at Rockwall
Project Type: SITE PLAN
Applicant Name: DL MARKETPLACE PARTNERS, INC
Owner Name: CAMERON, & CAMERON
Project Description:



SP2018-013 - VILLAGE GREEN RESIDENCE AT ROCKWALL
SITE PLAN - LOCATION MAP =

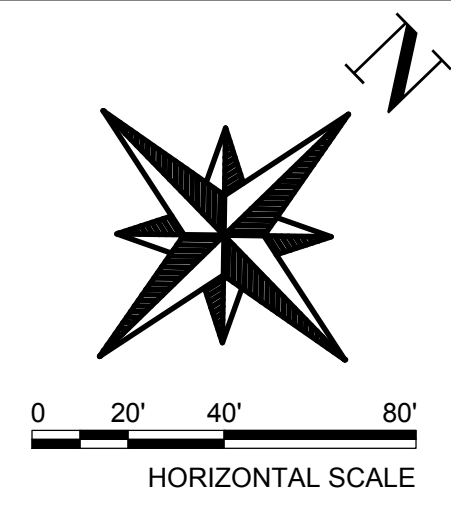
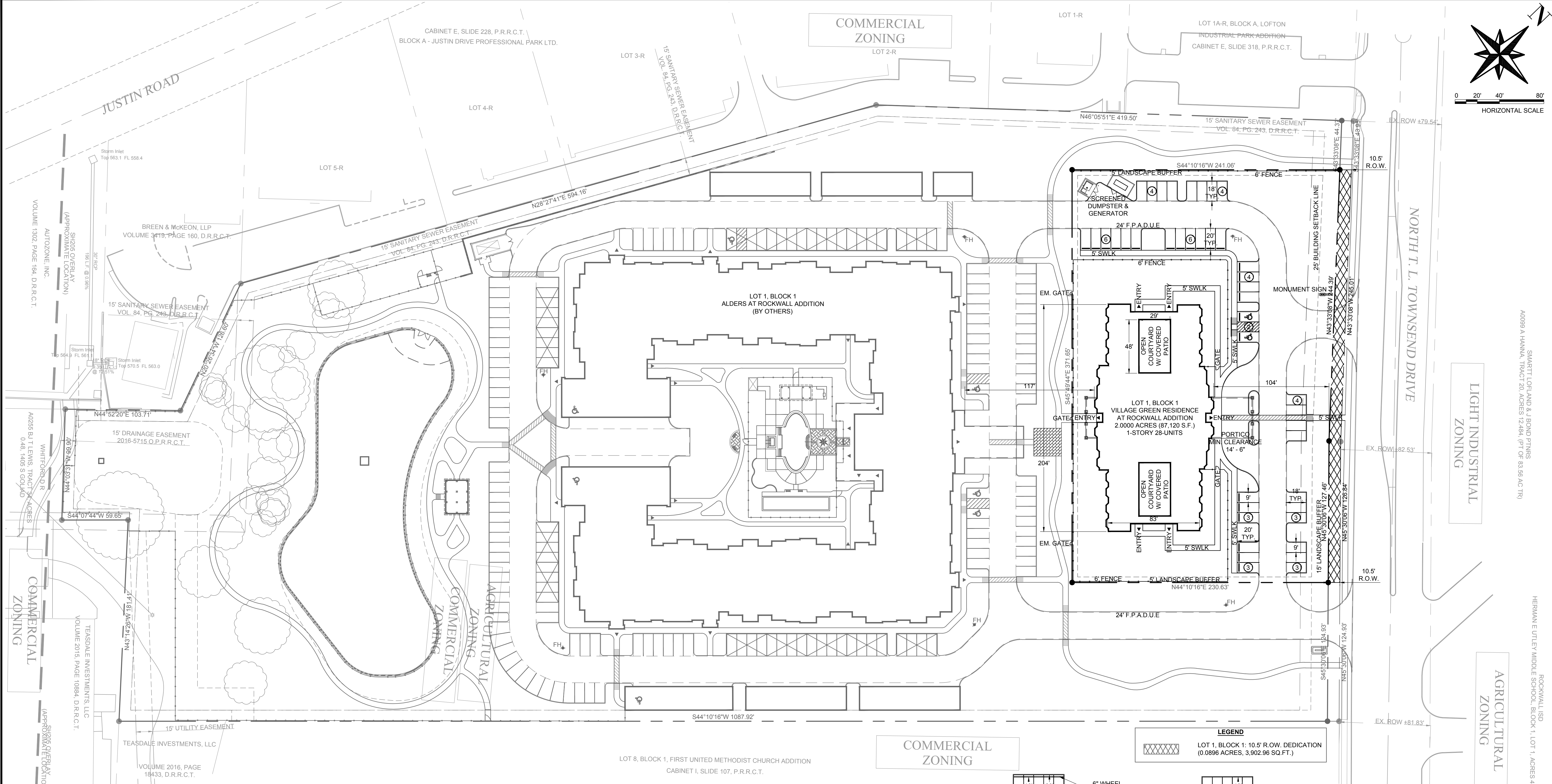


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





- GENERAL NOTES:**
- ALL FIRE LANE INNER TURN RADI ARE 30' TO THE FACE OF CURB.
 - F.P.A.D.U.E STANDS FOR FIRELANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT.
 - DUMPSTERS/TRASH COMPACTORS SHALL DRAIN TO AN OIL/WATER SEPARATOR PRIOR TO DISCHARGE INTO STORM DRAIN SYSTEM.
 - ALL PROPOSED UTILITY EASEMENTS ARE TO BE 20' WIDE.
 - ARCHITECTURAL STANDARDS TO MEET CITY OF ROCKWALL STANDARDS.
 - ALL FIRELANES TO BE MINIMUM 6" THICK CLASS 'C' REINFORCED CONCRETE, 3,600 PSI CONCRETE.
 - ALL PARKING TO BE MINIMUM 5" THICK CLASS 'C' REINFORCED CONCRETE 3000 PSI CONCRETE.
 - MONUMENT SIGN DETAIL PROVIDED ON A SEPERATE SHEET.

BURGESS & NIPLE
 10701 CORPORATE DR., SUITE 118, STAFFORD, TX 77477
 PHONE: (281) 980-7705
 TBPE FIRM REGISTRATION NO. F-10834
 CONTACT: JOSEPH T. REUE

LOT 1 (MEMORY CARE) BUILDING DATA

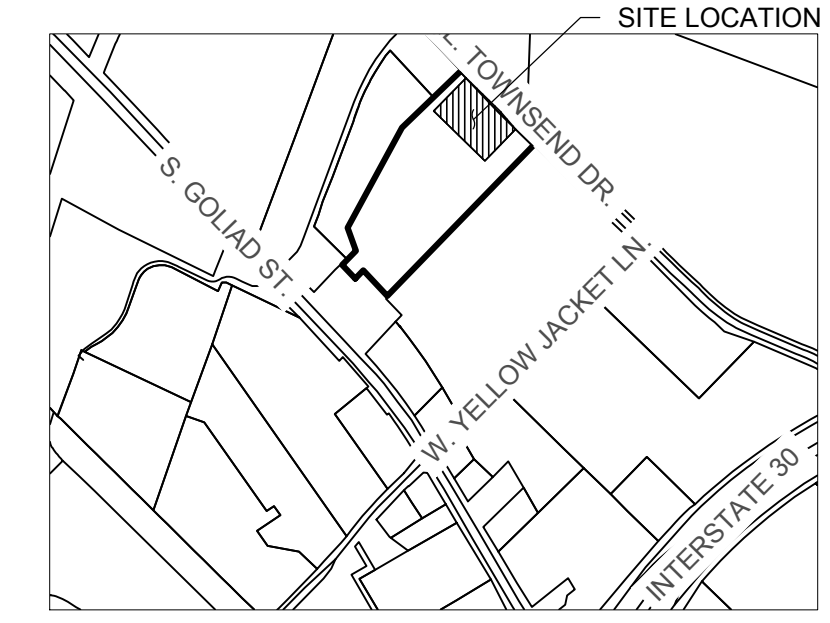
RESIDENT ROOMS:	28 @ 272 S.F. = 7,616 S.F.	240 S.F.	600 S.F.
KITCHEN:			
DINING:			
OFFICE:			
WORK ROOM:			
SAUN:			
130 S.F.			
SITTING/COMMON USE/ACTIVITY:	2 @ 660 S.F. = 1,320 S.F.		
SHOWERS/BATHING:	4 @ 74 S.F. = 296 S.F.		
LOBBY:			
640 S.F.			
LAUNDRY:			
150 S.F.			
MECHANICAL:			
148 S.F.			
CIRCULATION:			
2,871 S.F.			
GROSS HEATED AND COOLED:			14,387 S.F.
EAST (FRONT) PORTE-COCHERE:			1,673 S.F.
WEST (REAR) PORTE-COCHERE:			438 S.F.
COVERED PATIO:	2 @ 560 S.F. = 1,120 S.F.		
OPEN COURTYARD:	2 @ 810 S.F. = 1,620 S.F.		

LOT DATA

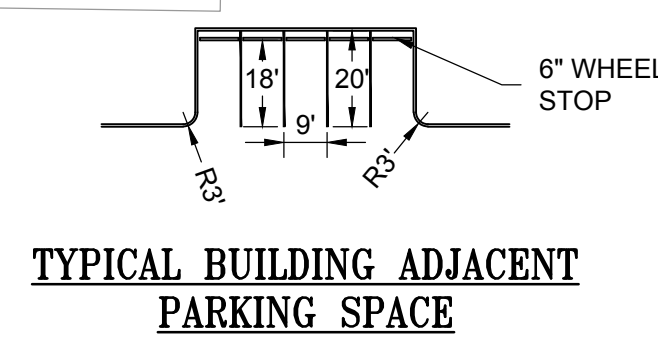
LOT 1, BLOCK 1 (VILLAGE GREEN RESIDENCE AT ROCKWALL ADDITION)	
GROSS LOT AREA	2.0886 ACRES
LOT R.O.W. DEDICATION	0.0896 ACRES
NET LOT AREA	2.0000 ACRES
LOT DENSITY	14 UNITS/ACRE
MAX NUMBER OF UNITS	28 UNITS

PARKING TABLE		
PARKING RATE	1.50	SPACES/ACRE
SURFACE	42	100.0% SPACES
TOTAL PARKING PROVIDED (ADA ACCESSIBLE (2% MIN))	42	100.0% SPACES
	2	SPACES

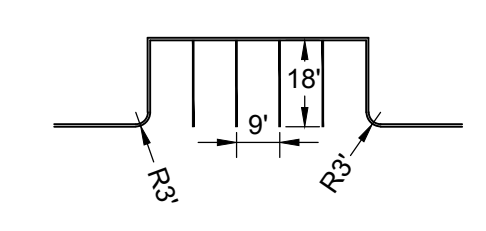
LOT COVERAGE		
LOBBY:	0.35	16.7% ACRES
BUILDING COVERAGE	0.56	26.8% ACRES
PAVING COVERAGE	1.16	56.5% ACRES
TOTAL OPEN SPACE PROVIDED		



VICINITY MAP NOT TO SCALE



TYPICAL BUILDING ADJACENT PARKING SPACE



TYPICAL PARKING SPACE

LEGEND
 LOT 1, BLOCK 1: 10.5' R.O.W. DEDICATION (0.0896 ACRES, 3,902.96 SQ.F.T.)

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CLIENT/CITY REVIEW UNDER THE AUTHORITY OF THOMAS A. LUNZMAN, P.E. 122259 MAY 11, 2018 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

ARCHITECT: FS GROUP ARCHITECTS, 9100 KATY FWY, SUITE 307, HOUSTON, TEXAS 77024
 SURVEYOR: MILLER SURVEYING, INC., 430 MID CITIES BLVD., HURST, TEXAS 76054
 OWNER: CAMERON & CAMERON, 4090 E. FM 552, ROCKWALL, TEXAS 75087
 APPLICANT: DL MARKETPLACE PARTNERS, LLC, 2870 PEACHTREE ROAD, SUITE 401, ATLANTA, GEORGIA 30305
 CONTACT: SABR, FARHROOD, PHONE: (713) 256-6860
 CONTACT: JASON RAINLINGS, PHONE: (817) 577-1052
 CONTACT: DON CAMERON, PHONE: (281) 789-9143
 CONTACT: CHRIS ALLEN, PHONE: (512) 529-1410

SITE PLAN FOR "VILLAGE GREEN RESIDENCE AT ROCKWALL"
 LOT 1, BLOCK 1
 VILLAGE GREEN RESIDENCE AT ROCKWALL ADDITION
 A 2.00 ACRE TRACT IN ROCKWALL, TEXAS
 ROCKWALL COUNTY, TEXAS

MAY 11, 2018
 CASE NUMBER: (Z2017-051)

CITY OF ROCKWALL LANDSCAPE ORDINANCE

LANDSCAPE ANALYSIS FORM

I. LANDSCAPE ANALYSIS

A. REQUIRED LANDSCAPE = 20% X 87,120 SF = 17,424 SF

B. RIGHT OF WAY CREDIT = 2.5%

i. 50% OF TOTAL R.O.W. AREA.

ii. REQUIRED = 4,232 SF X .50 = 2,116 SF

iii. PROVIDED = 2,120 SF

C. PARKING LOT SCREENING = 2.5%

D. ADJUSTED REQUIRED LANDSCAPE AREA = 15% X 87,120 = 13,068 SF

E. PROVIDED LANDSCAPE AREA = 17,264 SF

F. BUILDING LANDSCAPE REQUIRED 50% OF TOTAL REQUIRED AREA.

i. REQUIRED BUILDING LANDSCAPE = 13,068 X .50 = 6,534 SF

ii. PROVIDED BUILDING LANDSCAPE = 7,389 SF

II. STREET TREES:

LENGTH OF PROPERTY IN LINEAL FEET AS MEASURED ALONG EACH STREET SEPARATELY.

LINEAL FEET OF PROPERTY / 50 = TOTAL STREET TREES.

STREET NAME	LINEAL FEET	QTY. TREES
NORTH T. L. TOWNSEND DRIVE	372/50	8
TOTAL STREET TREES		8

III. PARKING LOT TREES:

EACH PARKING SPACE MUST BE WITHIN 20'-0" OF A TREE.

NUMBER OF NEW PARKING SPACES TO BE CONSTRUCTED 42 / 10 = 4.2 PARKING LOT TREES.

TOTAL NUMBER OF TREES REQUIRED 5, TOTAL NUMBER OF TREES PLANTED 18.

IV. LANDSCAPE BUFFER

LENGTH OF PROPERTY IN LINEAL FEET AS MEASURED ALONG EACH STREET SEPARATELY.

LINEAL FEET OF PROPERTY / 50 = TOTAL STREET TREES.

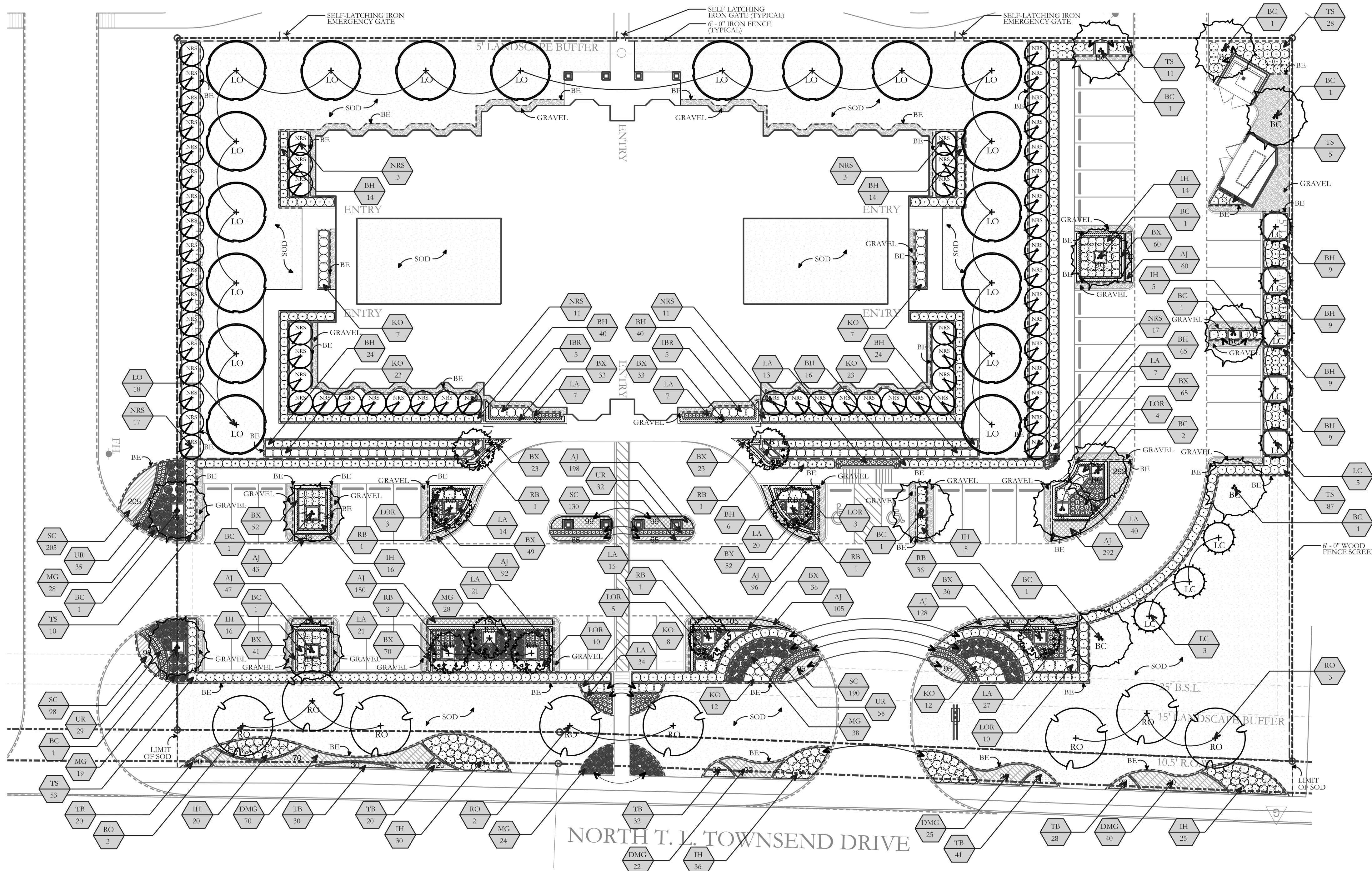
STREET NAME	LINEAL FEET	QTY. TREES
NORTH	241/50	5
WEST	372/50	8
SOUTH	231/50	5
TOTAL STREET TREES		18

PLANTING SCHEDULE

ABV.	BOTANICAL NAME / COMMON	CALIPER	HEIGHT	WIDTH	SIZE	NOTES
TREES						
(LO)	QUERCUS VIRGINIANA / LIVE OAK	4"	14'-16'	7'-8'	100 GAL.	MATCHED, WELL ROOTED
(RO)	QUERCUS FALCATA / SOUTHERN RED OAK	4"	14'-16'	7'-8'	100 GAL.	MATCHED, WELL ROOTED
(BC)	TAXODIUM DISTICHUM / BALD CYPRESS	4"	14'-16'	7'-8'	100 GAL.	MATCHED, WELL ROOTED
(LC)	CUPRESSOCYPARIS LEYLANDII / LEYLAND CYPRESS	4"	10'-12'	5'-6'	60 GAL.	MATCHED, WELL ROOTED
(RB)	CERCIS CANADENSIS VAR. CANDENSIS / EASTERN REDBUD	2" EACH CANE	6'-7'	4'-5'	60 GAL.	MATCHED, WELL ROOTED, MULTI-TRUNK
(NRS)	ILEX 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY		14'-16'	7'-8'	100 GAL.	MATCHED, WELL ROOTED
SHRUBS						
(TS)	LEUCOPHYLLUM FRUTESCENS 'SILVERADO' / SILVERADO TEXAS SAGE		24"	24"	3 GAL.	MATCHED, WELL ROOTED, 30" O.C.
(IH)	RAPHIOLEPIS INDICA / INDIAN HAWTHORN		24"	24"	3 GAL.	MATCHED, WELL ROOTED, 30" O.C.
(LA)	IRIS LOUISIANA / LOUISIANA IRS		24"	18"	1 GAL.	MATCHED, WELL ROOTED, 18" O.C.
(DMG)	MUHLENBERGIA CAPILLARIS / GULF MUHLY GRASS		24"	24"	3 GAL.	MATCHED, WELL ROOTED, 30" O.C.
(BX)	BUXUS MICROPHYLLA JAPONICA / JAPANESE BOXWOOD		12"	12"	1 GAL.	MATCHED, WELL ROOTED, 12" O.C.
(LOR)	LOROPETALUM CHINENSIS / CHINESE WITH HAZEL		24"	24"	3 GAL.	MATCHED, WELL ROOTED, 36" O.C.
(KO)	ROSA X KNOCKOUT / KNOCKOUT ROSE		24"	24"	3 GAL.	MATCHED, WELL ROOTED, 36" O.C.
(BH)	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY		24"	24"	3 GAL.	MATCHED, WELL ROOTED, 36" O.C.
(UR)	ROSMARINUS OFFICINALIS 'UPRIGHT' / UPRIGHT ROSEMARY		18"	12"	1 GAL.	MATCHED, WELL ROOTED, 18" O.C.
GROUNDCOVERS						
(AJ)	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE				4" POT	MATCHED, WELL ROOTED, 9" O.C.
(SC)	SEASONAL COLOR				4" POT	MATCHED, WELL ROOTED, 9" O.C.
SOD						
(SOD)	CYNODON DACTYLON / COMMON BERMUDA GRASS					SOLID SOD

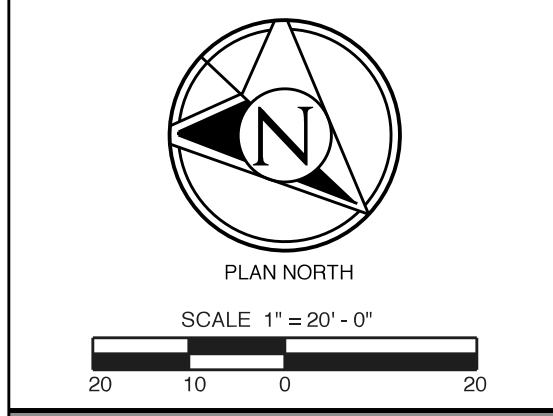
PLANTING LEGEND

SYMBOL / NOTATION	DESCRIPTION
(NRS) (LO) (RO) (BC) (LC)	NURSERY-GROWN CANOPY & ORNAMENTAL TREES (PER PLAN)
(TS) (IH) (LA) (DMG) (BX) (LOR) (KO) (BH) (UR)	SHRUBS/GROUNDCOVERS (PER PLAN)
(SOD)	DECOMPOSED GRANITE GRAVEL
(AJ) (SC)	PROPOSED BOXWOOD HEDGE
(AJ) (SC)	PROPOSED ASIAN JASMINE GROUNDCOVER
(AJ) (SC)	PROPOSED SEASONAL COLOR
(AJ) (SC)	PROPOSED DWARF MAIDEN GRASS
(AJ) (SC)	PROPOSED TANGERINE BULBINE
(BE)	STEEL EDGING - PER PLAN REFERENCE DETAIL
(SOD)	SOLID SOD - COMMON BERMUDA GRASS
(---)	LIMIT OF SOD



1923 VICTORIA GARDEN DR. RICHMOND, TX 77406
 KYLE@BRUNOLANDDESIGN.COM 409.382.0698

NO.	DATE	REVISION
1	05/11/18	ISSUED FOR PERMIT



LANDSCAPE DEVELOPMENT
 Planting Plan
 Village Green Residence at Rockwall
 City of Rockwall, Rockwall County, Texas

CLIENT:
 FS GROUP
 9111 KATY FREEWAY,
 STE. 307
 HOUSTON, TX 77024

PLANTING NOTES & SPECIFICATIONS

GENERAL NOTES & SPECIFICATIONS:

- NOTES PROVIDED HEREIN ARE FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO THE DETAILS, ADDENDA AND CHANGE ORDERS ASSOCIATED WITH THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF ALL EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH WORK TO BE DONE.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MATERIALS, LABOR, AND EQUIPMENT TO COMPLETE ALL LANDSCAPING WORK IN STRICT ACCORDANCE WITH THE PLANTING PLAN, PLANT LIST, AND ALL ITEMS DESCRIBED IN THESE SPECIFICATIONS UNLESS OTHERWISE NOTED. THIS INCLUDES BUT IS NOT LIMITED TO FERTILIZER, MULCH, STAKES, TIES, GUY WIRES, CABLES, AND ALL OTHER NECESSARY EQUIPMENT TO COMPLETE THIS WORK.
- IF THE PLANTING PLAN DOES NOT AGREE WITH THE PLANT LIST THE QUANTITIES INDICATED GRAPHICALLY ON THE PLANTING PLANS SHALL GOVERN.
- IF THE PLANTING SCHEDULE DOES NOT AGREE WITH THE PLANT IDENTIFICATION TAG ON THE PLAN THE CONTRACTOR IS TO CALL THE LANDSCAPE ARCHITECT TO VERIFY PLANT IDENTIFICATION.
- ALL SUBSTITUTIONS OR ALTERATIONS TO THE LANDSCAPE AND IRRIGATION PLANS OR SPECIFICATIONS MUST BE SUBMITTED, IN WRITING, TO THE LANDSCAPE ARCHITECT FOR APPROVAL.

LANDSCAPE STANDARDS:

- CONTRACTOR SHALL LAY OUT PLANT MATERIAL PER PLAN AND FACE TO GIVE BEST APPEARANCE OR RELATION TO ADJACENT PLANTS, STRUCTURES OR VIEWS.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- PLANT MATERIAL SHALL NOT BE INSTALLED IN AREA WHICH WILL CAUSE HARM TO ADJACENT STRUCTURES, SUCH AS OVERHEAD POWER, BUILDINGS, PAVEMENTS AND UNDERGROUND UTILITY APPURTENANCES. NOTIFY THE GENERAL CONTRACTOR SHOULD CONFLICTS ARISE.
- ALL SUBSTITUTIONS OF PLANT MATERIALS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT IN WRITTEN FORM FOR APPROVAL PRIOR TO INSTALLATION.
- ALL NEWLY PLANTED MATERIAL SHALL BE THOROUGHLY SOAKED WITH WATER WITHIN 3 HOURS OF PLANTING.
- CONTRACTOR SHALL IMPORT COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL, FREE OF WEEDS, RHIZOMES, ROCKS, STICKS, AND OTHER DELETERIOUS MATERIAL.
- CONTRACTOR SHALL BRING TO FINISH GRADE WITH 3" MIN. OF TOPSOIL IN ALL LAWN AREAS AND 3" MIN. TOPSOIL IN ALL PLANTING BEDS AND TILL TO A DEPTH OF 8". FINE GRADING SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING OPERATIONS.
- CONTRACTOR SHALL LOOSEN COMPACTED SUBSOILS BY TILLING AND IMPORTING NEW TOPSOIL AS REQUIRED TO RESTORE GRADES AND MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES.
- INSTALL 3" DEPTH HARD WOOD MULCH IN ALL PLANTER BEDS.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24 HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

MAINTENANCE STANDARDS:

- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

CITY OF ROCKWALL LANDSCAPE ORDINANCE

LANDSCAPE ANALYSIS FORM

- LANDSCAPE ANALYSIS
 - REQUIRED LANDSCAPE = 20% X 87,120 SF = 17,424 SF
 - RIGHT OF WAY CREDIT = 2.5%
 - 50% OF TOTAL R.O.W. AREA.
 - REQUIRED = 4,232 SF X .50 = 2,116 SF
 - PROVIDED = 2,120 SF
 - PARKING LOT SCREENING = 2.5%
 - ADJUSTED REQUIRED LANDSCAPE AREA = 15% X 87,120 = 13,068 SF
 - PROVIDED LANDSCAPE AREA = 17,264 SF
 - BUILDING LANDSCAPE REQUIRED 50% OF TOTAL REQUIRED AREA.
 - REQUIRED BUILDING LANDSCAPE = 13,068 X .50 = 6,534 SF
 - PROVIDED BUILDING LANDSCAPE = 7,389 SF

II. STREET TREES:
LENGTH OF PROPERTY IN LINEAL FEET AS MEASURED ALONG EACH STREET SEPARATELY.
LINEAL FEET OF PROPERTY / 50 = TOTAL STREET TREES.

STREET NAME	LINEAL FEET	QTY. TREES
NORTH T. L. TOWNSEND DRIVE	372/50	8
TOTAL STREET TREES		8

III. PARKING LOT TREES:
EACH PARKING SPACE MUST BE WITHIN 20'-0" OF A TREE.
NUMBER OF NEW PARKING SPACES TO BE CONSTRUCTED .42 / 10 = .42 PARKING LOT TREES.
TOTAL NUMBER OF TREES REQUIRED 5. TOTAL NUMBER OF TREES PLANTED 18.

STREET NAME	LINEAL FEET	QTY. TREES
NORTH	241/50	5
WEST	372/50	8
SOUTH	231/50	5
TOTAL STREET TREES		18

IV. LANDSCAPE BUFFER
LENGTH OF PROPERTY IN LINEAL FEET AS MEASURED ALONG EACH STREET SEPARATELY.
LINEAL FEET OF PROPERTY / 50 = TOTAL STREET TREES.

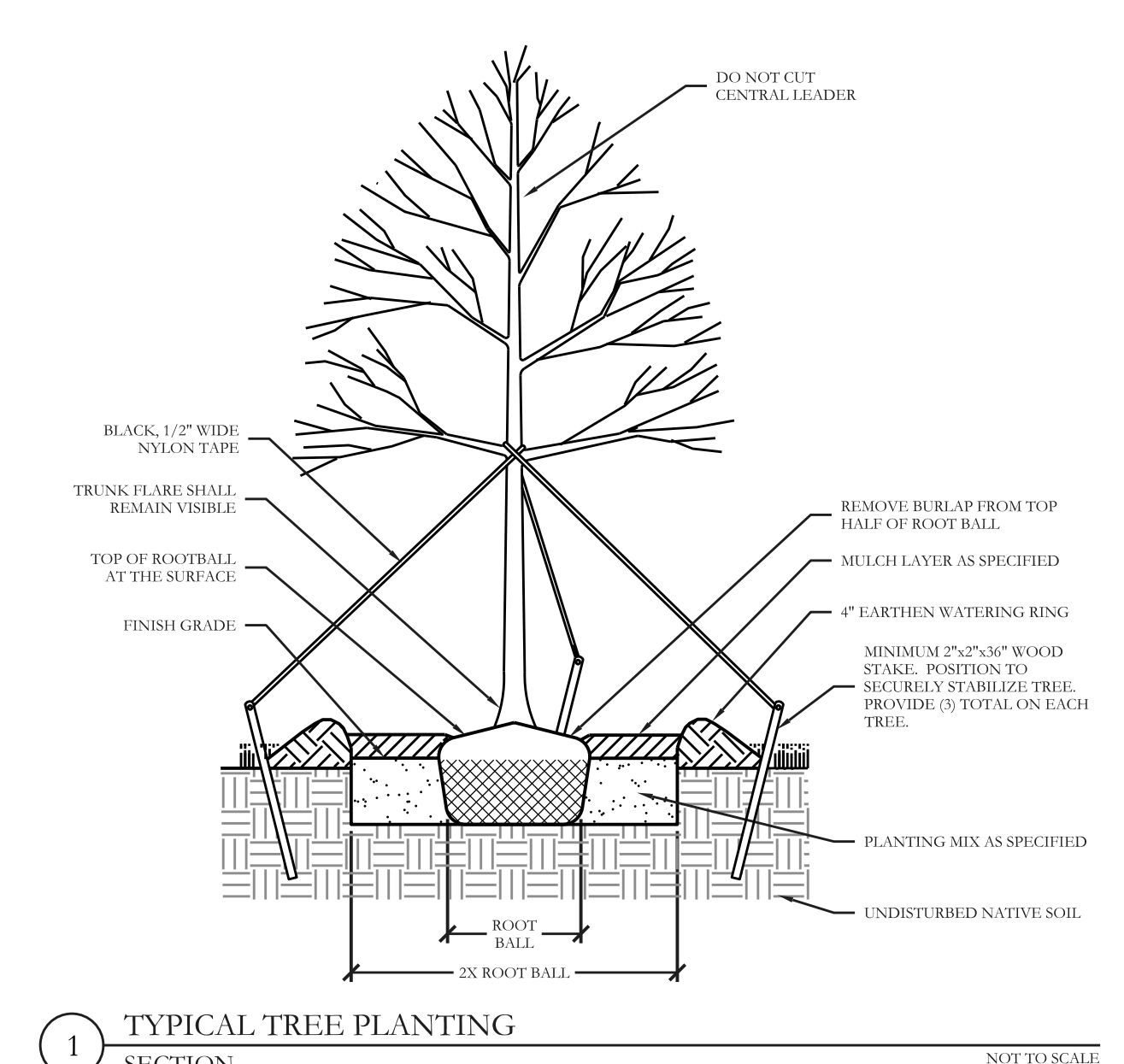
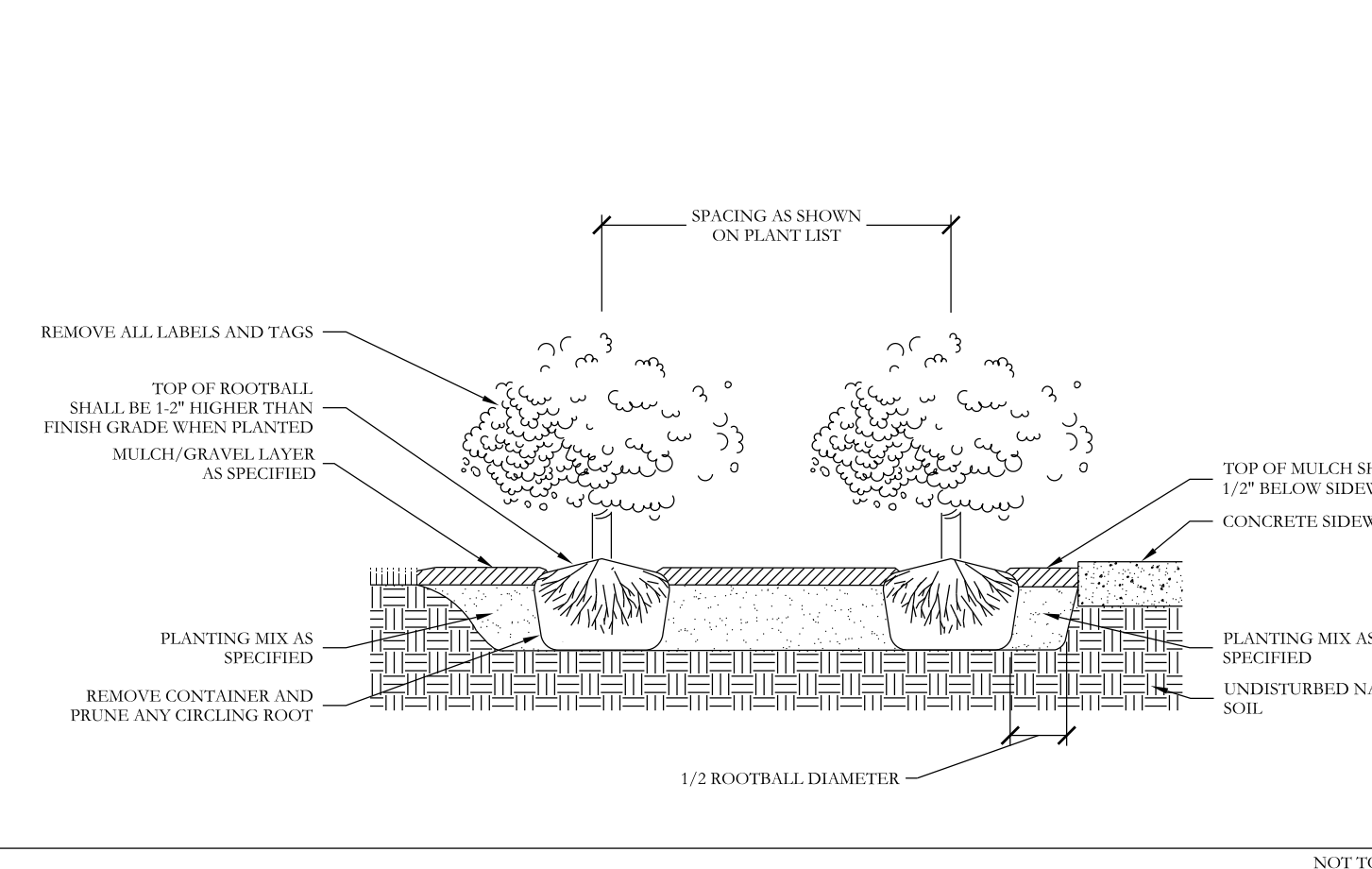
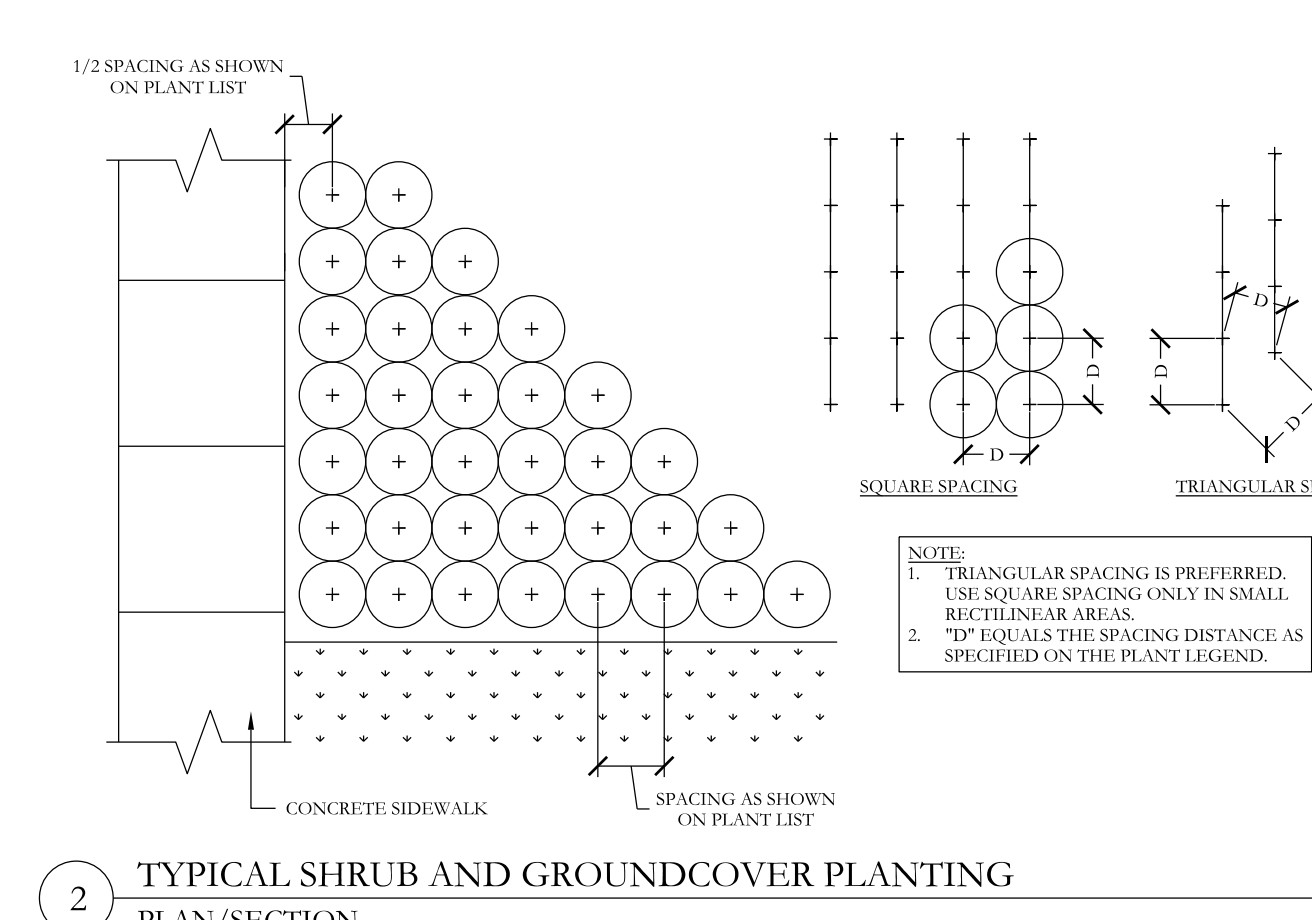
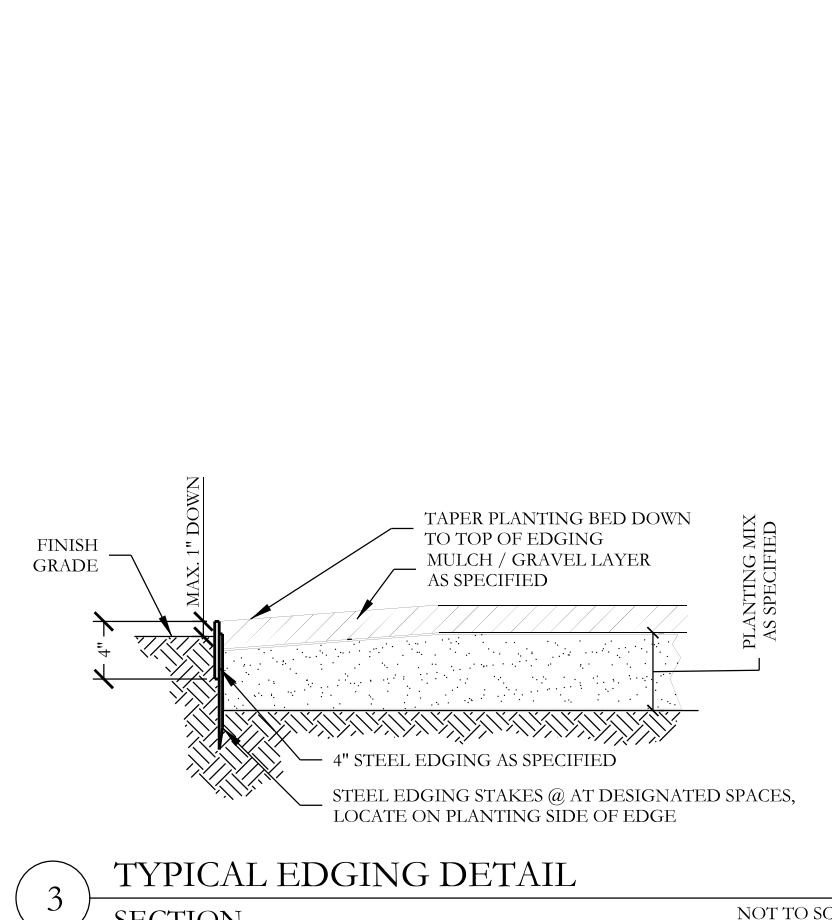
STREET NAME	LINEAL FEET	QTY. TREES
NORTH	241/50	5
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SOUTH	231/50	5
TOTAL STREET TREES		18

PLANTING SCHEDULE

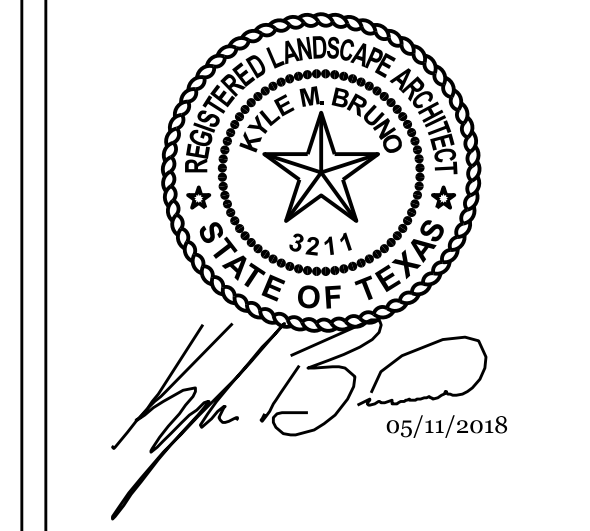
ABV.	BOTANICAL NAME / COMMON	CALIPER	HEIGHT	WIDTH	SIZE	NOTES
TREES						
(LO)	QUERCUS VIRGINIANA / LIVE OAK	4"	14' - 16'	7' - 8'	100 GAL.	MATCHED, WELL ROOTED
(RO)	QUERCUS FALCATA / SOUTHERN RED OAK	4"	14' - 16'	7' - 8'	100 GAL.	MATCHED, WELL ROOTED
(BC)	TAXODIUM DISTICHUM / BALD CYPRESS	4"	14' - 16'	7' - 8'	100 GAL.	MATCHED, WELL ROOTED
(LC)	CUPRESSOCYPARIS LEYLANDII / LEYLAND CYPRESS	4"	10' - 12'	5' - 6'	60 GAL.	MATCHED, WELL ROOTED
(RB)	CERCIS CANADENSIS VAR. CANDENSIS / EASTERN REDBUD	2" EACH CANE	6' - 7'	4' - 5'	60 GAL.	MATCHED, WELL ROOTED, MULTI-TRUNK
(NRS)	ILEX 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY		14' - 16'	7' - 8'	100 GAL.	MATCHED, WELL ROOTED
SHRUBS						
(TS)	LEUCOPHYLLUM FRUTESCENS SILVERADO [®] / SILVERADO TEXAS SAGE		24"	24"	3 GAL.	MATCHED, WELL ROOTED, 30" O.C.
(IH)	RAPHIOLEPIS INDICA / INDIAN HAWTHORN		24"	24"	3 GAL.	MATCHED, WELL ROOTED, 30" O.C.
(LA)	IRIS LOUISIANA / LOUISIANA IRS		24"	18"	1 GAL.	MATCHED, WELL ROOTED, 18" O.C.
(GMG)	MUHLENBERGIA CAPILLARIS / GULF MUHLY GRASS		24"	24"	3 GAL.	MATCHED, WELL ROOTED, 30" O.C.
(BX)	BUXUS MICROPHYLLA JAPONICA / JAPANESE BOXWOOD		12"	12"	1 GAL.	MATCHED, WELL ROOTED, 12" O.C.
(LOR)	LOROPETALUM CHINENSIS / CHINESE WITH HAZEL		24"	24"	3 GAL.	MATCHED, WELL ROOTED, 36" O.C.
(KO)	ROSA X KNOCKOUT / KNOCKOUT ROSE		24"	24"	3 GAL.	MATCHED, WELL ROOTED, 36" O.C.
(BH)	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY		24"	24"	3 GAL.	MATCHED, WELL ROOTED, 36" O.C.
(UR)	ROSMARINUS OFFICINALIS 'UPRIGHT' / UPRIGHT ROSEMARY		18"	12"	1 GAL.	MATCHED, WELL ROOTED, 18" O.C.
GROUNDCOVERS						
(AJ)	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE				4" POT	MATCHED, WELL ROOTED, 9" O.C.
(SC)	SEASONAL COLOR				4" POT	MATCHED, WELL ROOTED, 9" O.C.
SOD						
(SOD)	CYNODON DACTYLON / COMMON BERMUDA GRASS					SOLID SOD

PLANTING LEGEND

SYMBOL / NOTATION	DESCRIPTION
	NURSERY GROWN CANOPY & ORNAMENTAL TREES (PER PLAN)
	SHRUBS/GROUNDCOVERS (PER PLAN)
	DECOMPOSED GRANITE GRAVEL
	PROPOSED BOXWOOD HEDGE
	PROPOSED ASIAN JASMINE GROUNDCOVER
	PROPOSED SEASONAL COLOR
	PROPOSED DWARF MAIDEN GRASS
	PROPOSED TANGERINE BULBINE
	STEEL EDGING - PER PLAN - REFERENCE DETAIL
	SOLID SOD - COMMON BERMUDA GRASS
	LIMIT OF SOD



NO.	DATE:	REVISION:
1	05/11/18	ISSUED FOR PERMIT



LANDSCAPE DEVELOPMENT
 Planting Details & Notes
Village Green Residence at Rockwall
 City of Rockwall, Rockwall County, Texas

CLIENT:
FS GROUP
 9111 KATY FREEWAY,
 STE. 307
 HOUSTON, TX 77024

May 11, 2018

To Whom It May Concern,

This letter is in reference to the Landscape Development for Lot 1, Block 1, Village Green Residence at Rockwall. A 2.00 Acre tract located in Rockwall, Texas, Rockwall County, Texas.

In accordance with the City of Rockwall Ordinance No. 17-62, Section 5, Sub-section (c), passed and approved by the city council of the City of Rockwall, Texas on December 4, 2017 a Treescape Plan shall be submitted with the PD Sit Plan.

As defined in Article IX-Tree Preservation, Section 3, a Treescape Plan is a graphic representation drawn to the largest scale practical showing the exact location, size (trunk diameter and height) and common name of all protected and feature trees and indication of which trees are to be removed and or replaced.

Exhibit A:



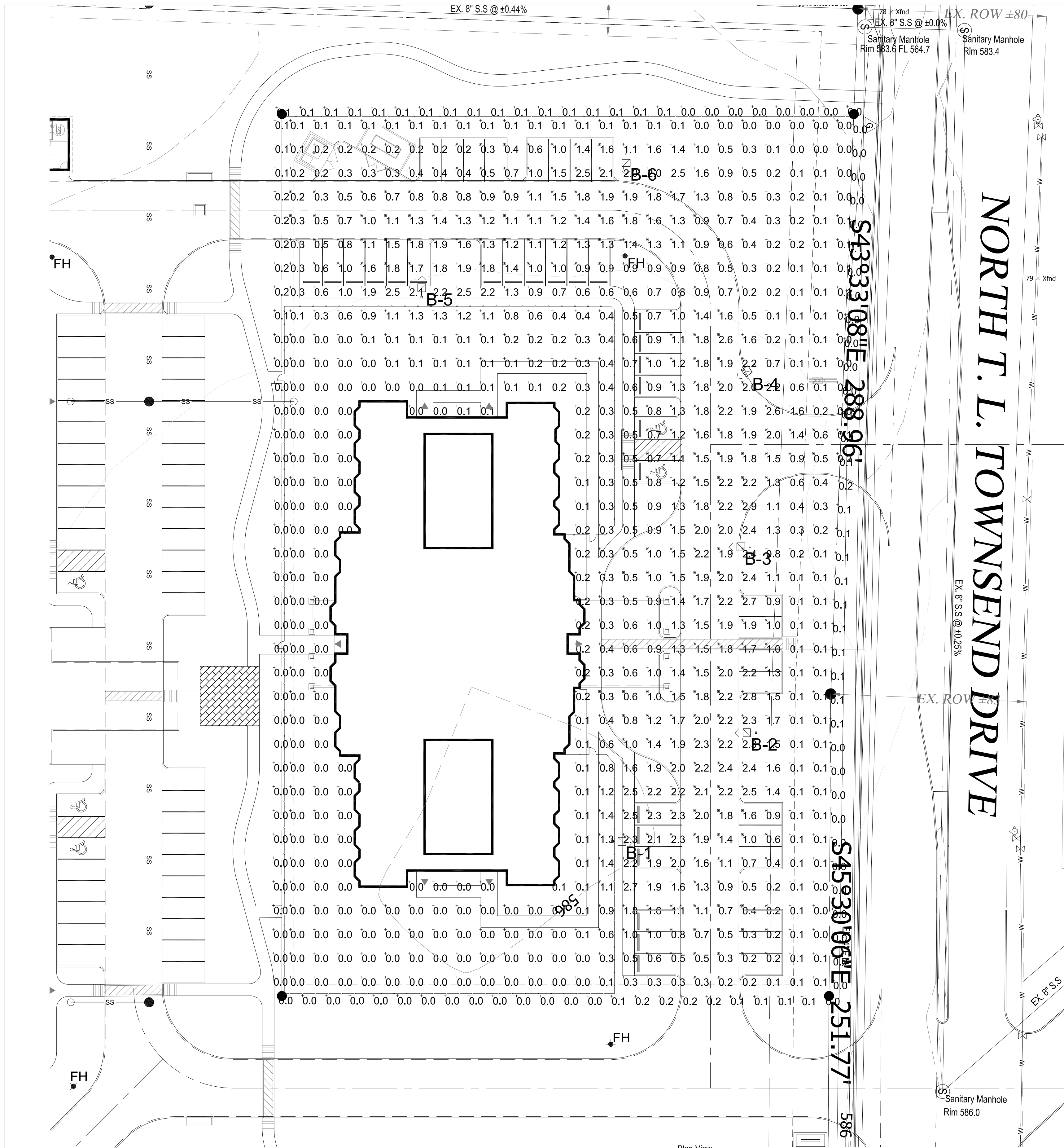
Please reference Exhibit A. The image was provided by Google Street View on January of 2017. The image depicts the existing conditions of the site and in conjunction with the PD Site Plan there are no existing trees to catalog.



Thank you,

Kyle Bruno, LA, LI

Kyle Bruno
5/11/18



Plan View
Scale - 1" = 20'

Disclaimer
This lighting design is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. Frazier Photometrics is not responsible for specifying the lighting or illumination requirements for any specific project. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting design meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will Frazier Photometrics be held responsible for any loss resulting from any use of this lighting design.

DESCRIPTION
The Prevail LED area, site luminaire combines optical performance, energy efficiency and long term reliability in an advanced, patent pending modern design. Utilizing the latest LED technology, the Prevail luminaire delivers unparalleled uniformity resulting in greater pole spacing. A versatile mount standard arm facilitates ease of installation for both retrofit and new installations. With energy savings greater than 52% the Prevail fixture replaces 150-400W metal halide fixtures in general area lighting applications such as parking lots, walkways, roadways and building areas.

CONSTRUCTION FEATURES
Construction
Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing. The LED drivers are mounted in direct contact with the coating to promote low operating temperature and long life. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. A one-piece silicone gasket seals the door to the fixture housing. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and 3G vibration rated (ANSI C136.31) to insure strength of construction and longevity in the selected application.

Optics
Precision molded, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. Available in Type I, III, IV and V distributions with lumen packages ranging from 6,100 to 18,500 nominal lumens. Light engine configurations consist of 1 or 2 high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L80,000 hours at 25°C) per IESNA TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

Electrical
LED drivers are mounted to the fixture for optimal heat sinking and ease of maintenance. Thermal management incorporates both conduction and convection to transfer heat rapidly away from the LED source for optimal efficiency and light output. Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Available in 120/277V 60/80Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. 10kV/10 kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture to accommodate controls capability such as dimming and occupancy. Suitable for ambient temperatures from -40°C to 40°C. Optional 60°C HA (high ambient) available. Standard NEMA 3-PIN twistlock photocell receptacle and NEMA 7-PIN twistlock photocell receptacles are available as options.

Controls
The Prevail LED luminaire control options are designed to be simple and cost-effective. ASIRAE and California Title 24 compliant solutions. The ANSI C136.41 compliant NEMA 3-PIN receptacle enables wireless dimming when used with compatible photocell. An integrated dimming and occupancy sensor is a standalone control option available in on/off (MSP) and bi-level dimming.

(MSP/DM) operation. The optional LumaWatt Pro system is best described as a peer-to-peer wireless network of luminaires. Integral sensors that operate in accordance with programmable profiles. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication.

Mounting
Standard pole mount arm is bolted directly to the pole and the fixture slides onto the arm and locks in place with a bolt facilitating quick and easy installation. The versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting. Wall mount and mast arm mounting options are available. Mast arm adapter fits 3-3/8" O.D. tenon.

Finish
Housing and cast parts finished in five-stage super-TiC polyester powder coat paint, 2.6 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, black, dark platinum and graphite metallic.

Warranty
Five-year warranty.

Lumark

Catalog #	Type
Project	Village Green Rockwall B-1 through B-6
Comments	Date
Prepared by	

PRV PREVAIL
LED
AREA / SITE / ROADWAY LUMINAIRE

CERTIFICATION DATA
UL and cUL Wet Location Listed
IP65-Rated
3G Vibration Rated
BC 801
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
0.9 Power Factor
<2% Total Harmonic Distortion
120-277V/60 and 60Hz
347V/60Hz, 480V/60Hz
-40°C Minimum Temperature Rating
+40°C Ambient Temperature Rating

EPA
Effective Projected Area (Sq. Ft.): 0.76

SHIPPING DATA
Approximate Net Weight:
20 lbs. (9.08 kgs.)

DESIGN LIGHTS
March 1, 2018 1:00 PM

Power Quality Solutions

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
⊠	B	6	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-A25-DJUNV-T4-BZ-70304-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 3000K LEDs AT 60% STANDARD LUMENS AND TYPE IV OPTICS WITH HOUSE SIDE SHIELD	2	PRV-A25-DJUNV-T4-BZ-70304-HSS.les	4388	0.95	87

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking and Drive Lanes	×	1.3 fc	2.9 fc	0.2 fc	14.5:1	6.5:1
Property	+	0.7 fc	2.9 fc	0.0 fc	N/A	N/A
Property Line	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A

- Notes**
- Readings are shown in units of maintained footcandles.
 - Total Light Loss Factor (LLF) = .95 LLF for LED
 - Test Plane = 0' Above grade
 - Fixture Mounting Height = 20' Above grade
 - Fixture Spacing = See Plan View.
 - This photometric layout was calculated using specific criteria. Any deviation from stated parameters will affect actual performance.
 - These lighting calculations are not a substitute for independent engineering analysis of lighting system suitability and safety.

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VILLAGE GREEN
ALZHEIMER'S CARE HOME

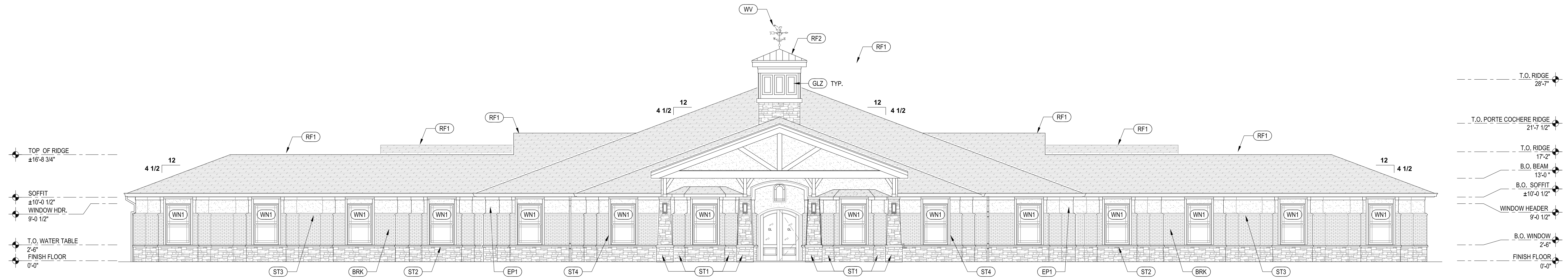
LOT 1, BLOCK 1
VILLAGE GREEN
RESIDENCE AT
ROCKWALL ADDITION

OWNER:
CAMERON & CAMERON
4090 E. FM 552
ROCKWALL, TX 75087

APPLICANT:
DL MARKETPLACE PARTNERS, LLC
2870 PEACHTREE ROAD, SUITE 491
ATLANTA, GA 30305

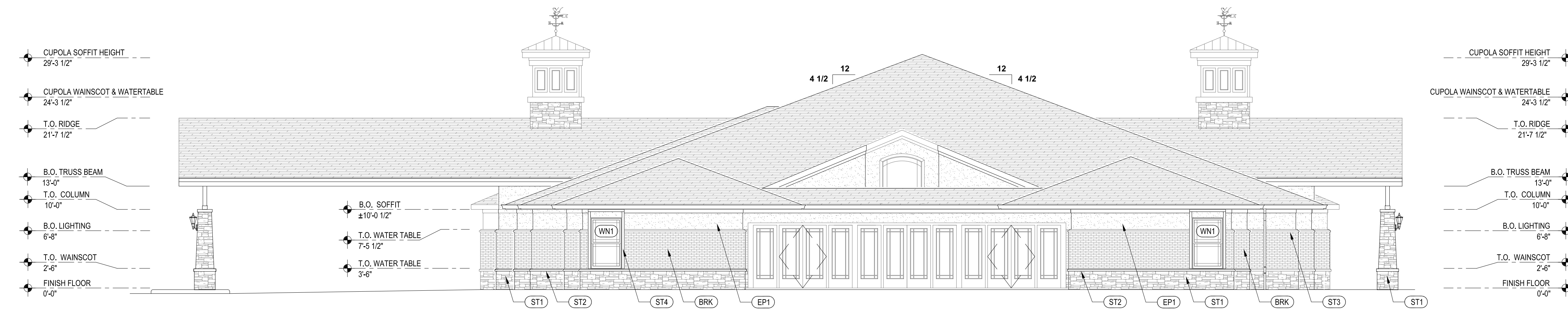
CONTACT: DON CAMERON
PHONE: (281) 789-9143

CONTACT: CHRIS ALLEN
PHONE: (512) 529-1410



KEY	MATERIAL	SQ. FT.	PER CENT
ST1	STONE VENEER	560 S.F.	24.7
ST2	CAST STONE WATER TABLE	79 S.F.	3.4
ST3	CAST STONE WATER TABLE	58 S.F.	2.5
ST4	CAST STONE WINDOW TRIM	77 S.F.	3.4
BRK	BRICK VENEER	819 S.F.	36.1
EP1	STUCCO	672 S.F.	29.9
TOTAL FACADE SQ. FT. W/O FENESTRATION:		2,265 S.F.	100.0

EAST EXTERIOR ELEVATION SCALE: 1/8" = 1'-0" 01



EXTERIOR MATERIAL LEGEND:

- (ST1) 4" THICK NOMINAL STONE VENEER - CHOP CUT, CHEYENNE BLEND/DAKOTA BROWN CASTLEROCK BY ALAMO STONE COMPANY
- (ST2) CAST STONE WATER TABLE
- (ST3) CAST STONE WATER TABLE
- (ST4) CAST STONE WINDOW TRIM
- (EP1) STUCCO, FINE TEXTURE
- (TR1) 1x6 STUCCO TRIM, FINE TEXTURE
- (RF1) ASPHALT COMPOSITION SHINGLES - HATTERAS STORMY NIGHT BY CERTAINTEEED
- (RF2) STANDING SEAM METAL ROOF - COPPER COLORED FINISH
- (GU) PRE-PAINTED STEEL GUTTER - 5-1/4" CURVED FASCIA PROFILE BY AWARD METALS OR SIMILAR
- (DS) PRE-PAINTED STEEL DOWNSPOUT - TO FIT GUTTER BY AWARD METALS OR SIMILAR
- (GLZ) GLAZING - 1/4" x 12" x 24"
- (WV) WEATHERVANE - FLAG, W-30FP, COPPER BY CAMPBELLSVILLE INDUSTRIES
- (SC1) SCONCE - FLUORESCENT FIXTURE
- (SC2) WALL-PAK LIGHT FIXTURE
- (WN1) 4'-0"x6'-6" LOW-E DOUBLE INSULATED SINGLE HUNG WINDOW

KEY	MATERIAL	SQ. FT.	PER CENT
ST1	STONE VENEER	130 S.F.	22.1
ST2	CAST STONE WATER TABLE	17 S.F.	2.9
ST3	CAST STONE WATER TABLE	15 S.F.	2.5
ST4	CAST STONE WINDOW TRIM	11 S.F.	1.9
BRK	BRICK VENEER	219 S.F.	37.2
EP1	STUCCO	197 S.F.	33.4
TOTAL FACADE SQ. FT. W/O FENESTRATION:		589 S.F.	100.0

NORTH EXTERIOR ELEVATION SCALE: 1/8" = 1'-0" 02

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VILLAGE GREEN
ALZHEIMER'S CARE HOME

LOT 1, BLOCK 1
VILLAGE GREEN
RESIDENCE AT
ROCKWALL ADDITION

OWNER:
CAMERON & CAMERON
4090 E. FM 552
ROCKWALL, TX 75087

CONTACT: DON CAMERON
PHONE: (281) 789-9143

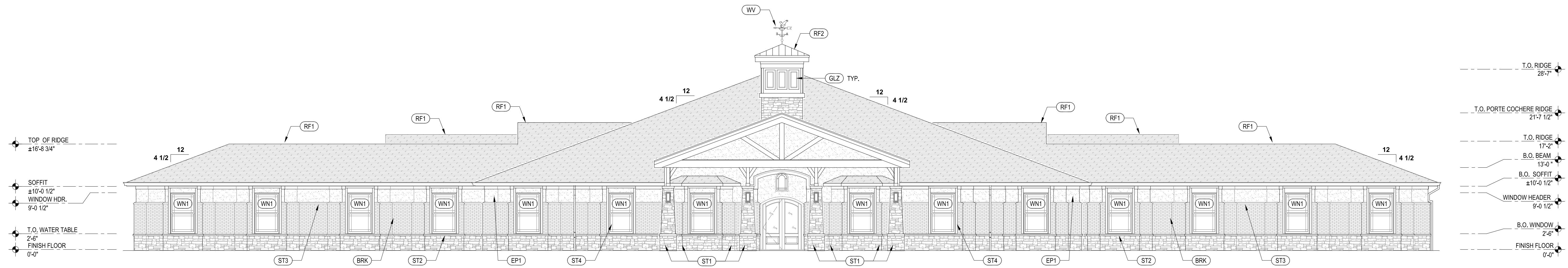
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EXTERIOR ELEVATIONS

6.1

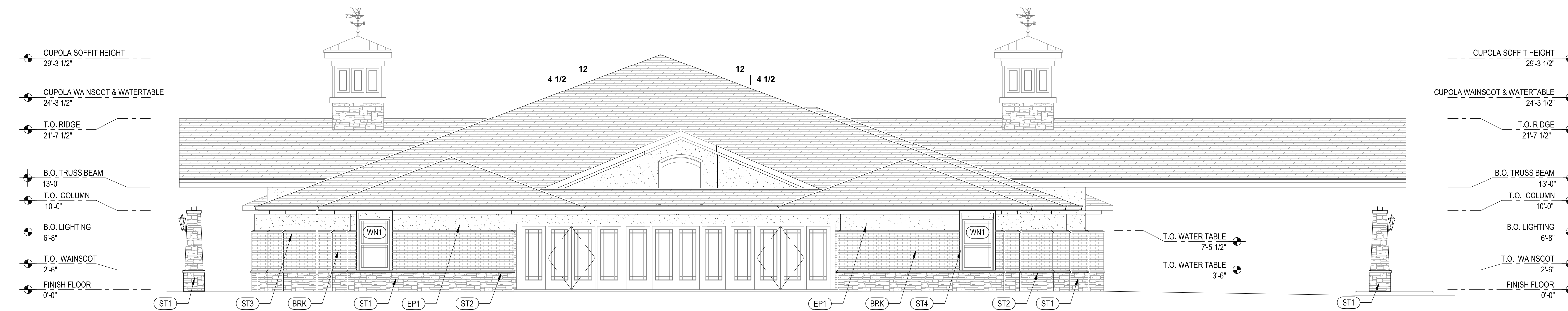
DATE: MAY 09, 2018
CASE No.: Z2017-051



KEY	MATERIAL	SQ. FT.	PER CENT
ST1	STONE VENEER	560 S.F.	24.7
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BRK	BRICK VENEER	819 S.F.	36.1
EP1	STUCCO	672 S.F.	29.9
TOTAL FACADE SQ. FT. W/O FENESTRATION:		2,265 S.F.	100.0

NOTE:
THE WEST EXTERIOR ELEVATION FACES THE R.O.W.
OF THE NORTH T.L. TOWNSEND DRIVE

WEST EXTERIOR ELEVATION SCALE: 1/8" = 1'-0" 01



EXTERIOR MATERIAL LEGEND:

- (ST1) 4" THICK NOMINAL STONE VENEER - CHOP CUT, CHEYENNE BLEND/DAKOTA BROWN CASTLEROCK BY ALAMO STONE COMPANY
- (ST2) CAST STONE WATER TABLE
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- (GU) PRE-PAINTED STEEL GUTTER - 5-1/4" CURVED FASCIA PROFILE BY AWARD METALS OR SIMILAR
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SOUTH EXTERIOR ELEVATION SCALE: 1/8" = 1'-0" 02

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VILLAGE GREEN
ALZHEIMER'S CARE HOME

LOT 1, BLOCK 1
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OWNER:
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2870 PEACHTREE ROAD, SUITE 491
ATLANTA, GA 30305
CONTACT: CHRIS ALLEN
PHONE: (512) 529-1410

EXTERIOR ELEVATIONS

6.2

DATE: MAY 09, 2018
CASE No.: Z2017-051

City of Rockwall Project Plan Review History



Project Number SP2018-013	Owner CAMERON, & CAMERON	Applied 5/14/2018	LM
Project Name Village Green Residence at Rockwall	Applicant DL MARKETPLACE PARTNERS, INC	Approved	
Type SITE PLAN		Closed	
Subtype PD		Expired	
Status Staff Review		Status	
 Site Address TOWNSEND DR		City, State Zip ROCKWALL, TX 75087	
 Subdivision JUSTIN DRIVE PROFESSIONAL PARK		Tract 8	Block NULL
		Lot No 8	Parcel No 0255-0000-0008-00-OR
			General Plan
			Zoning

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	5/14/2018	5/21/2018	5/16/2018	2	APPROVED	
ENGINEERING	Amy Williams	5/14/2018	5/21/2018	5/18/2018	4	COMMENTS	See Comments and markup
(5/18/2018 8:30 AM AW) - Detention is required. Show on plan - 4% Engineering Inspection Fees - Impact Fees - Driveway approaches must be built to the same thickness and strength as Townsend or 1" thicker if you can't lime - 8" water line must loop through the site - The 16" existing water line is a steel cylinder -\$110.47/lf street pro-rata along Townsend - Need to show existing and proposed water, sewer, and detention - Need to show distances between existing driveways and proposed as well as proposed to proposed driveways (min 100') - 3,600 psi concrete is a minimum of 6.5 sack mix and 3,000 psi concrete is a minimum of 5.5 sack mix - Need to dedicate right-of-way to equal 85' - Build 5' sidewalk along Townsend Landscape Plan - All plantings/shrubs must be planted 4' from back of curb for all 18' parking spaces - No trees to be planted within 5' of any utility (Add note to plans) - No landscaping in the public right-of-way as well as irrigation - Not showing fire hydrant. All planting must be 5' away from fire hydrants - All public right-of-ways to be sodded							
FIRE	Ariana Hargrove	5/14/2018	5/21/2018	5/18/2018	4	COMMENTS	see comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(5/18/2018 4:05 PM AA) Show location of Fire Department Connection (FDC): FDC shall be facing and visible from the fire lane. FDC must be within 100-feet of a fire hydrant FDC shall be clear and unobstructed with a minimum of a 5-foot clear all-weather path from fire lane access.							
GIS	Lance Singleton	5/14/2018	5/21/2018				
PLANNING	David Gonzales	5/14/2018	5/21/2018	5/23/2018	9	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
						<p>Discuss and consider a request by Chris Allen of D. L. Marketplace Partners, LLC on behalf of Rob Cameron of Cameron & Cameron for the approval of a site plan for a memory care facility on a 2.0896-acre portion of a larger 12.40-acre tract of land identified as Tract8 of the B. J. T. Lewis, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located south of the intersection of TL Townsend Drive and Justin Road and take any action necessary.</p> <p>The following staff comments are to be addressed and resubmitted no later than Tuesday June 5, 2018. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:</p> <p>* Planning Department General Comments to be addressed:</p> <ol style="list-style-type: none"> 1. Adherence to Engineering and Fire Department standards shall be required 2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of building permits. As a note, plat mylars must be received for filing purposes prior to release of any building permits. 3. Label site plan documents with "Case No. SP2018-013" at the lower right corner of all plan and resubmit. 4. Provide adjacent property owner information and remove all zoning labels(i.e. Commercial Zoning, Agricultural Zoning, etc.) on all plans when resubmitting. 5. All exterior signage requires submittal and approval of a separate permit through the Building Inspections Department. Remove monument sign from all plans. <p>**Sign Plan Not Reviewed**</p> <p>** Please address the following Planning Comments for each plan submitted</p> <p>PD Site Plan:</p> <ol style="list-style-type: none"> 1. Label and dimension (ROW width) North T. L. Townsend Drive(see engineering mark-ups). 2. Use a lighter scaled line for Lot 1 (i.e. Alders at Rockwall Addition) to distinguish between both lots/developments. 3. Where are HVAC units located? See screening requirements in PD and provide appropriate screening for all units 4. Include description in LEGEND for F.P.A.D.U.E (i.e. firelane, public access, drainage & utility easement, etc.) and EM. Gate. 5. Label all trash receptacles and provide detail of dumpster enclosure-- minimum 8-ft enclosures walls with exterior walls matching the primary structure and with a self latching gate mechanism. 6. Delineate and label 5-ft sidewalk along T.L. Townsend <p>Landscape Plan:</p> <ol style="list-style-type: none"> 1. Remove monument sign from plans-- requires separate permitting process 2. Lighten up boldness of plan so that details will appear. 4. Provide label indicating 'Case No. SP2018-012' on lower right hand corner of revised plan. <p>Treescape (tree survey) Plan:</p> <ol style="list-style-type: none"> 1. Letter indicating no trees to be removed from the site <p>Photometric Plan:</p> <ol style="list-style-type: none"> 1. Reduce font size for of call outs and use lighter gray scale covering up readings along property line.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
2. Other than item no. 1, the plan as submitted meets or exceeds the intent of the standards established by the UDC						
Building Elevations:						
1. Requires a recommendation from the Architectural Review Board(ARB) forwarded to the Planning and Zoning Commission for consideration						
2. Stucco [Key EP1]. Is the material a 3 part stucco system or is this EIFS?						
3. Provide a materials sample board for ARB review.						
Open Space Master Plan:						
1. To be considered by the Parks Board on June5, 2018 with their recommendation forwarded to the City Council for approval						
2. Provide a legend for all amenities and label (i.e. courtyard, trails, open space %, etc.).						
3. Remove monument sign from plan.						
*** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the PD Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzalez, AICP with the Planning Department at 972-771-7745 or e-mail dgonzales@rockwall.com						
Meeting Dates to Attend						
Architectural Review Board: May 29, 2018 (5:00p.m.) [To provide recommendations to applicant]						
Planning - Work Session: May 29, 2018 (6:00p.m.) [Applicant to present/discuss project to P&Z]						
Parks Board: June 5, 2018 (6:00p.m.) [To provide recommendations to applicant/P&Z]						
Architectural Review Board: June 12, 2018 (5:00p.m.) [To provide recommendations to applicant/P&Z]						
Planning - Action: June 12, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]						
City Council - Action: June 18, 2018 (6:00 p.m.) [OPEN SPACE PLAN, (VARIANCE AND EXCEPTION REQUESTS) ONLY]						

CITY OF ROCKWALL LANDSCAPE ORDINANCE

LANDSCAPE ANALYSIS FORM

I. LANDSCAPE ANALYSIS

A. REQUIRED LANDSCAPE = 20% X 87,120 SF = 17,424 SF

B. RIGHT OF WAY CREDIT = 2.5%

i. 50% OF TOTAL R.O.W. AREA

ii. REQUIRED = 4,320 SF X 50 = 2,160 SF

iii. PROVIDED = 2,120 SF

C. PARKING LOT SCREENING = 2.5%

D. ADJUSTED REQUIRED LANDSCAPE AREA = 15% X 87,120 = 13,068 SF

E. PROVIDED LANDSCAPE AREA = 17,264 SF

F. BUILDING LANDSCAPE REQUIRED 50% OF TOTAL REQUIRED AREA

i. REQUIRED BUILDING LANDSCAPE = 13,068 X 50 = 6,534 SF

ii. PROVIDED BUILDING LANDSCAPE = 7,380 SF

II. STREET TREES

LENGTH OF PROPERTY IN LINEAL FEET AS MEASURED ALONG EACH STREET SEPARATELY.

LINEAL FEET OF PROPERTY / 50 = TOTAL STREET TREES

STREET NAME	LINEAL FEET	QTY. TREES
NORTH T. TOWNSEND DRIVE	372.50	8
TOTAL STREET TREES		8

III. PARKING LOT TREES

EACH PARKING SPACE MUST BE WITHIN 20' OF A TREE.

NUMBER OF NEW PARKING SPACES TO BE CONSTRUCTED $\frac{14}{10} = 1.4$ PARKING LOT TREES.

TOTAL NUMBER OF TREES REQUIRED = 1.4. TOTAL NUMBER OF TREES PLANTED = 18

IV. LANDSCAPE BUFFER

LENGTH OF PROPERTY IN LINEAL FEET AS MEASURED ALONG EACH STREET SEPARATELY.

LINEAL FEET OF PROPERTY / 50 = TOTAL STREET TREES

STREET NAME	LINEAL FEET	QTY. TREES
NORTH	241.50	5
WEST	372.50	8
SOUTH	251.50	5
TOTAL STREET TREES		18

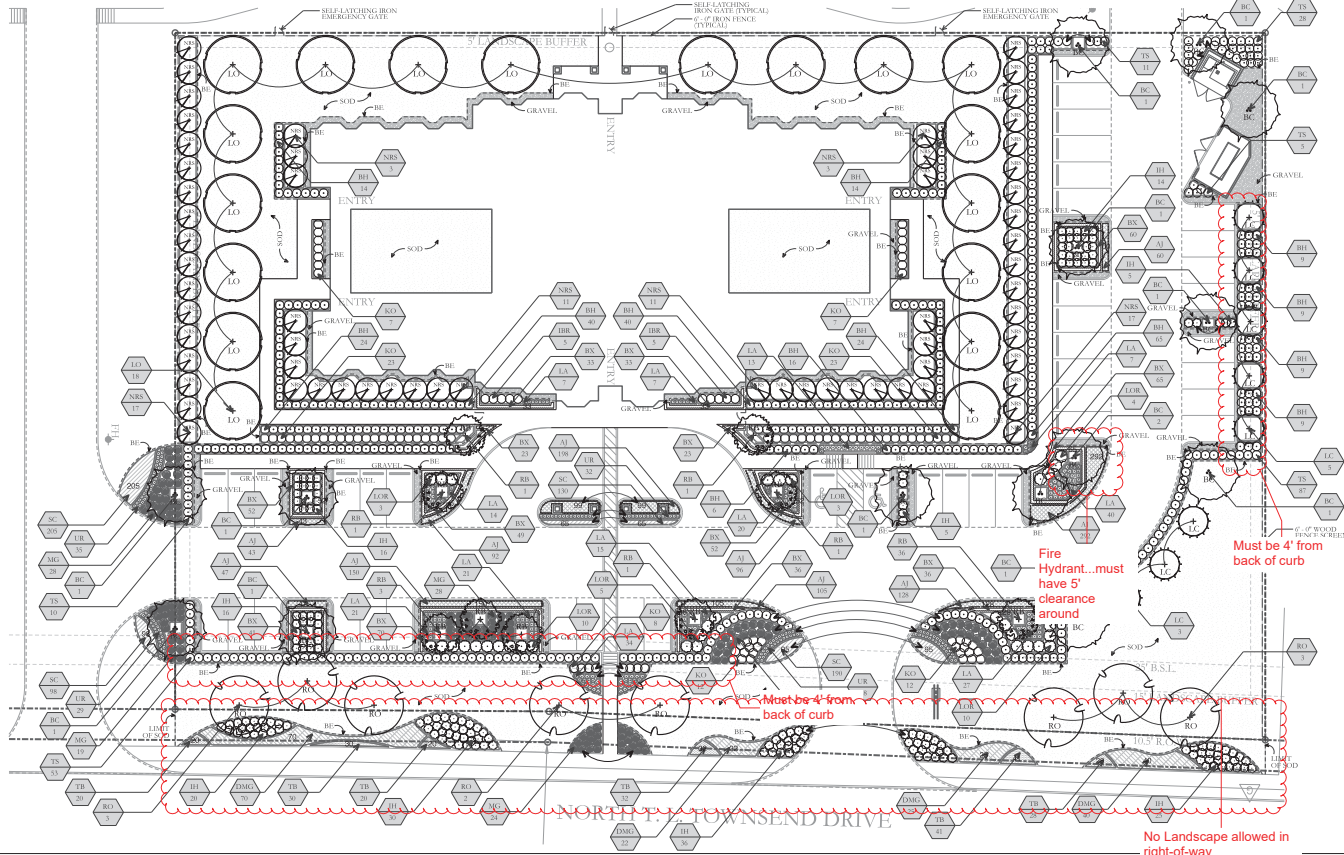
PLANTING SCHEDULE

ABV.	BOTANICAL NAME / COMMON	CALIPER	HEIGHT	WIDTH	SIZE	NOTES
TREES						
(DO)	QUERCUS VIRGINIANA / LIVE OAK	4"	14'-16'	7'-8'	100 GAL.	MATCHED, WELL ROOTED
(BO)	QUERCUS FALCATA / SOUTHERN RED OAK	4"	14'-16'	7'-8'	100 GAL.	MATCHED, WELL ROOTED
(BC)	TANBOURNE DISTICHUM / BAILO CYPRESS	4"	14'-16'	7'-8'	100 GAL.	MATCHED, WELL ROOTED
(LJ)	CYPRESSUS LAXIFLORUS / LAYLAND CYPRESS	4"	10'-12'	5'-6'	60 GAL.	MATCHED, WELL ROOTED
(BB)	CEDRUS CANADENSIS VAR. CANADENSIS / EASTERN RED CEDAR	2" TACH CANE	6'-7'	4'-5'	60 GAL.	MATCHED, WELL ROOTED, MULTI-TRUNK
(SBO)	HELIOSCOPIUM R. STEVENS / SHELLE R. STEVENS HOLY	14'-16'	7'-8'	100 GAL.		MATCHED, WELL ROOTED
SHRUBS						
(TS)	LEUCOPHYLLUM FRUTICOSUM / SILVERADO TEXAS SAGE	24"	24"	3 GAL.		MATCHED, WELL ROOTED, 30" CG.
(HI)	RAPHANIDOPSIS INDIANA / INDIAN HAWTHORN	24"	24"	3 GAL.		MATCHED, WELL ROOTED, 30" CG.
(LA)	IRIS LOUISIANA / LOUISIANA IRS	24"	18"	1 GAL.		MATCHED, WELL ROOTED, 18" CG.
(SBO)	MULLENBERGIA CAPILLARIS / GOLF MULLY GRASS	24"	24"	3 GAL.		MATCHED, WELL ROOTED, 30" CG.
(BO)	BONUS MICROPHYLLA JAPONICA / JAPANESE BOWWOOD	12"	12"	1 GAL.		MATCHED, WELL ROOTED, 12" CG.
(LH)	LOKOPALMUM CHINENSIS / CHINESE WILD HAZEL	24"	24"	3 GAL.		MATCHED, WELL ROOTED, 30" CG.
(RO)	ROSA X KNOCKOUT / KNOCKOUT ROSE	24"	24"	3 GAL.		MATCHED, WELL ROOTED, 30" CG.
(HJ)	HELIOSCOPIUM R. STEVENS / SHELLE R. STEVENS HOLY	24"	24"	3 GAL.		MATCHED, WELL ROOTED, 30" CG.
(RO)	ROSMARINUS OFFICINALIS UPRIGHT / UPRIGHT ROSEMARY	18"	12"	1 GAL.		MATCHED, WELL ROOTED, 18" CG.
GROUNDCOVERS						
(JG)	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	4" POT				MATCHED, WELL ROOTED, 9" CG.
(SC)	SEASONAL COLOR	4" POT				MATCHED, WELL ROOTED, 9" CG.
SOD						
(SO)	CYNODON DACTYLON / COMMON BERBERDA GRASS					SOLID SOD

PLANTING LEGEND

SYMBOL / NOTATION	DESCRIPTION
(Symbol: Circle with 'LO')	NUBBERY GROWN CANOPY & ORNAMENTAL TREES (PER PLAN)
(Symbol: Circle with 'SH')	SHRUBS & GROUNDCOVERS (PER PLAN)
(Symbol: Dotted pattern)	DECOMPOSED GRANITE GRAVEL
(Symbol: Horizontal lines)	PROPOSED BROWN/RED BRIDGE
(Symbol: Diagonal lines)	PROPOSED IRON JASMINE GROUND COVER
(Symbol: Diagonal lines)	PROPOSED SEASONAL COLOR
(Symbol: Diagonal lines)	PROPOSED DW. IR. SAGE GRASS
(Symbol: Diagonal lines)	PROPOSED FANGERSH BUSHES
(Symbol: Dashed line)	STEPS FINISHING - PER PLAN, REFERENCE DETAIL
(Symbol: Solid black)	SOLID SOD - COMMON BERBERDA GRASS
(Symbol: Dashed line)	LIMIT OF SOD

-All plantings/shrubs must be planted 4' from back of curb for all 18' parking spaces
 - No trees to be planted within 5' of any utility (Add note to plans)
 - No landscaping in the public right-of-way as well as irrigation
 - Not showing fire hydrant. All planting must be 5' away from fire hydrants



BRUNO LAND DESIGN

103 VICTORIA GARDEN DR. ROCKWALL, TX 75087
 KYLE@BRUNOLANDDESIGN.COM 409.372.0568

NO.	DATE	REVISION
1	10/14	ISSUED FOR PERMIT

REGISTERED LANDSCAPE ARCHITECT
 STATE OF TEXAS
 2311
 05/11/2018

PLAN NORTH
 SCALE: 1" = 50'-0"

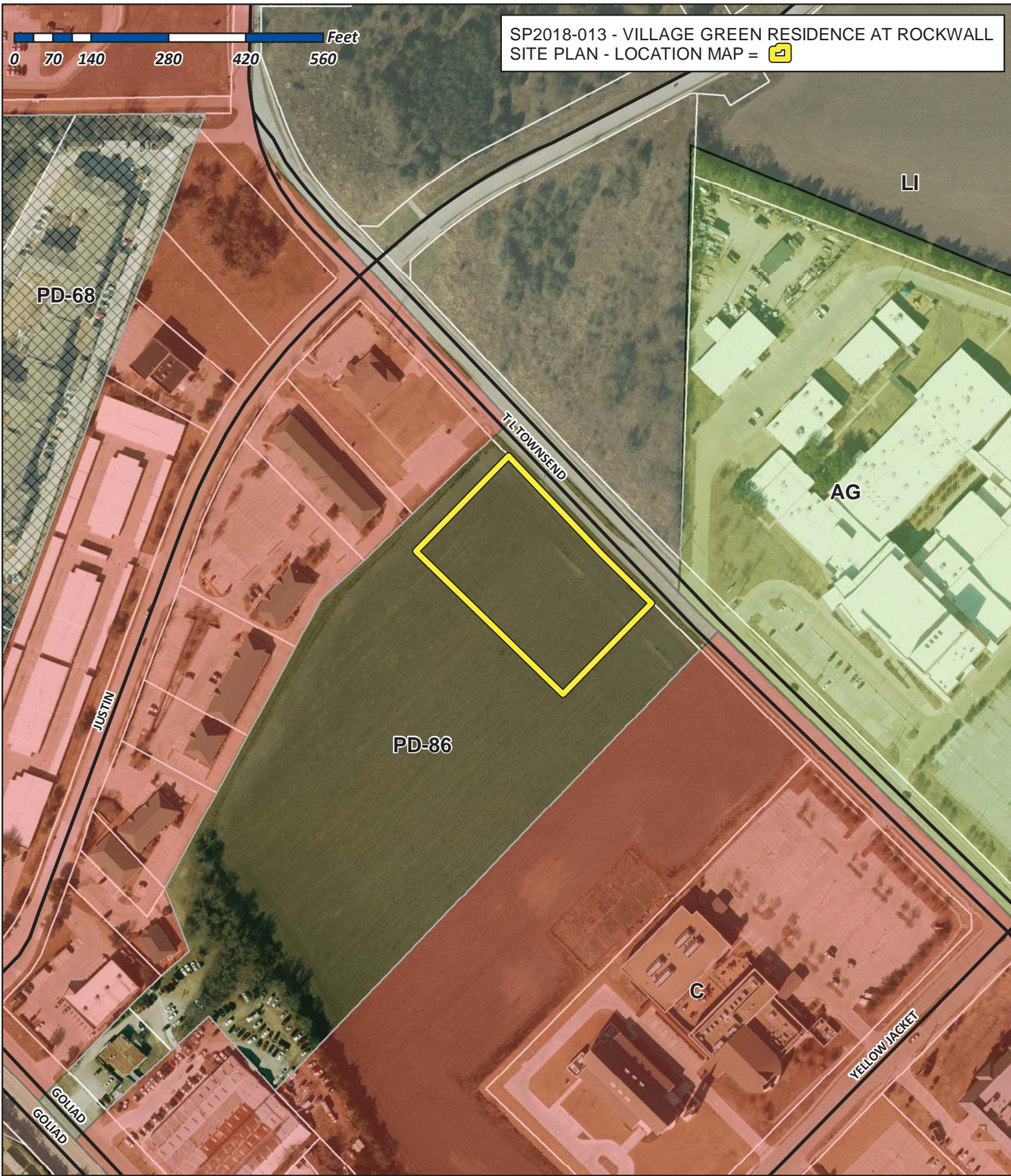
LANDSCAPE DEVELOPMENT
 Planting Plan
 Village Green Residence at Rockwall
 City of Rockwall, Rockwall County, Texas

CLIENT:
 FS GROUP
 9111 KATY FREEWAY,
 STE. 307
 HOUSTON, TX 77024

SHEET NUMBER:
 L2 of 3



SP2018-013 - VILLAGE GREEN RESIDENCE AT ROCKWALL
SITE PLAN - LOCATION MAP =

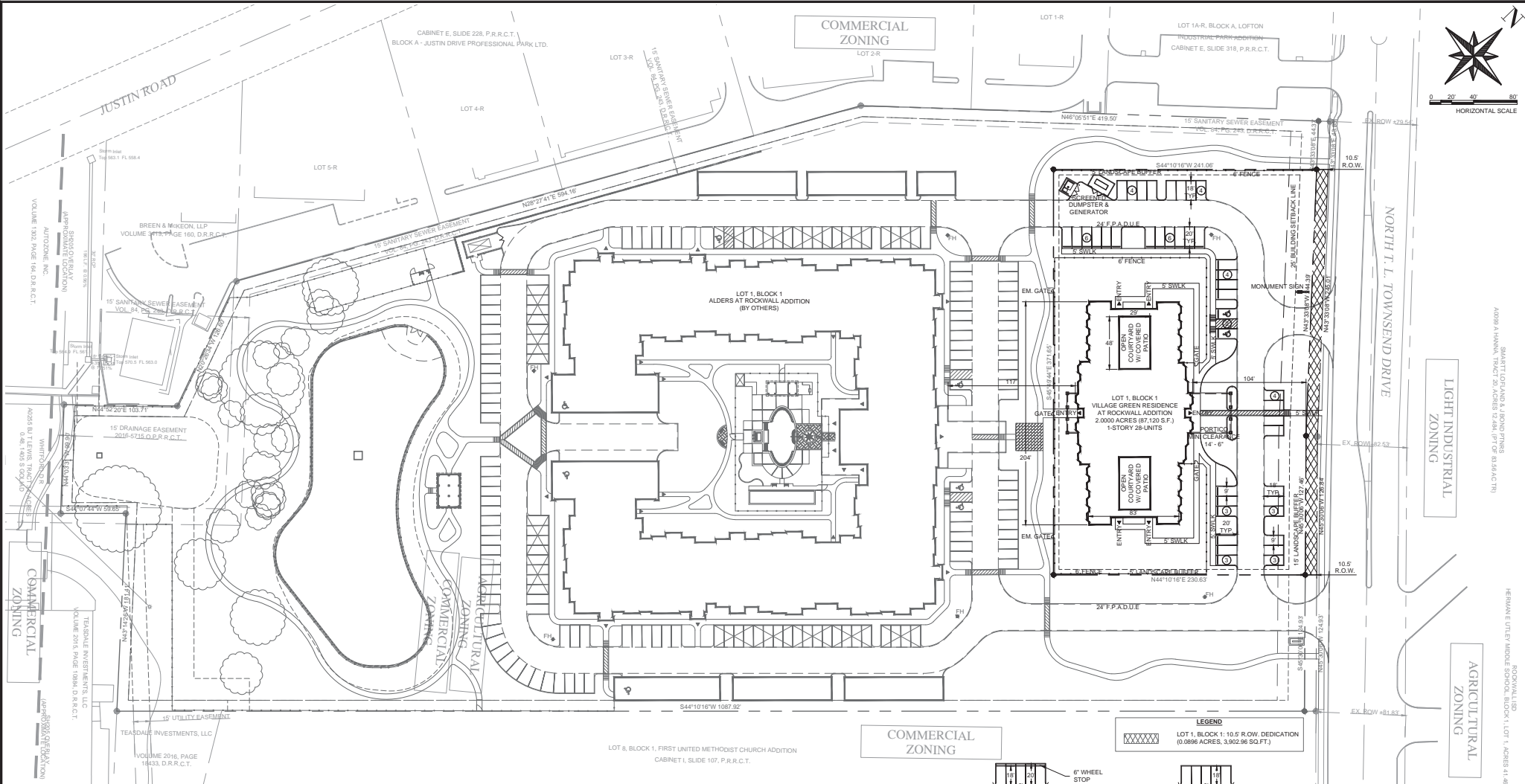


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





- GENERAL NOTES:**
1. ALL FIRE LINE INNER TURN RADI ARE 30' TO THE FACE OF CURB.
 2. F.P.A.D.U.L.E STANDS FOR FIRELINE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT.
 3. DOWNSTREAM FRESH COMPACTORS SHALL DRAIN TO AN OIL/WATER SEPARATOR PRIOR TO DISCHARGE INTO STORM DRAIN SYSTEM.
 4. ALL PROPOSED UTILITY EASEMENTS ARE TO BE 20" WIDE.
 5. ARCHITECTURAL STANDARDS TO MEET CITY OF ROCKWALL STANDARDS.
 6. ALL FIRELINES TO BE MINIMUM 6" THICK CLASS "C" REINFORCED CONCRETE, 3,600 PSI CONCRETE.
 7. ALL PARKING TO BE MINIMUM 5" THICK CLASS "C" REINFORCED CONCRETE, 3000 PSI CONCRETE.
 8. MONUMENT SIGN DETAIL PROVIDED ON A SEPARATE SHEET.

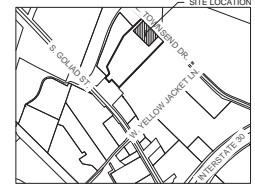
BURGESS & NIPLE
 11011 CORPORATE DR., SUITE 118, STAFFORD, TX 77477
 PHONE: (281) 980-2702
 TIRE FROM REGISTRATION NO. F-10834
 CONTACT: JOSEPH L. RELE

LOT 1 (MEMORY CARE) BUILDING DATA

RESIDENT ROOMS:	28 @ 272 SF. = 7616 SF.
KITCHEN:	240 SF.
DRING:	600 SF.
OFFICE:	
28K SF.:	
WORK ROOM:	
72K SF.:	
SUNL:	
133 SF.:	
SITTING COMMON USE/ACTIVITY:	2 @ 600 SF. = 1,200 SF.
SCREENING ROOM:	4 @ 74 SF. = 296 SF.
LOBBY:	
640 SF.:	
LANDING:	
190 SF.:	
MECHANICAL:	
148 SF.:	
CELEBRATION:	
2,811 SF.:	
GROSS HEATED AND COOLED:	14,367 SF.
EAST (FRONT) PORCH-COVERED:	1,673 SF.
NEXT (REAR) PORCH-COVERED:	428 SF.
COVERED PORCH:	2 @ 560 SF. = 1,120 SF.
OPEN COURTYARD:	2 @ 810 SF. = 1,620 SF.

LOT DATA

LOT 1, BLOCK 1 (VILLAGE GREEN RESIDENCE AT ROCKWALL ADDITION)	
LOT DATA	
PROPOSED LOTS:	2,000 UNITS
EST. # OF RESIDENTS:	3,868 UNITS
EST. OFFICE:	2,000 UNITS
LOT DENSITY:	14 UNITS/ACRE
MAX. NUMBER OF UNITS:	38 UNITS
PARKING TABLE	
PARKING SPACES:	1,000 SPACES/LOT
TRUCKS:	40 100% SPACES
TOTAL TRUCKS PROVIDED:	42 100% SPACES
ADA ACCESSIBLE (7.5% MIN):	7 100% SPACES
LOT COVERAGE	
IMPERVIOUS COVERAGE:	0.50 16.7% ACRES
PERMEABLE COVERAGE:	0.50 16.7% ACRES
TOTAL OPEN SPACE PROVIDED:	1.00 33.4% ACRES



VICINITY MAP
NOT TO SCALE



TYPICAL BUILDING ADJACENT PARKING SPACE **TYPICAL PARKING SPACE**

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CLIENT/CITY REVIEW UNDER THE AUTHORITY OF THOMAS A. LUNDGREN, P.E. 122259
 MAY 11, 2018
 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

ARCHITECT:
 FS GROUP ARCHITECTS
 3100 MIDWAY BLVD., SUITE 307
 HOUSTON, TEXAS 77054
 CONTACT: SAMR. FARRINGTON
 PHONE: (713) 258-6880

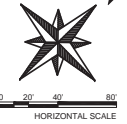
SURVEYOR:
 MILLER SURVEYING, INC.
 430 MID ORES BLVD., SUITE 200
 HOUSTON, TEXAS 77054
 CONTACT: JASON BRIDGEMAN
 PHONE: (817) 577-1052

OWNER:
 CAMERON R. CAMERON
 4000 E. 84 RD., SUITE 401
 ROCKWALL, TEXAS 75087
 CONTACT: DON CAMERON
 PHONE: (281) 789-9143

APPLICANT:
 DL MARKETPLACE ENGINEERS, LLC
 2805 PINECREEK ROAD, SUITE 401
 ATLANTA, GEORGIA 30305
 CONTACT: ORES ALLEN
 PHONE: (815) 559-1180

SITE PLAN
 FOR
"VILLAGE GREEN RESIDENCE AT ROCKWALL"
 LOT 1, BLOCK 1
 VILLAGE GREEN RESIDENCE AT ROCKWALL ADDITION
 A 2.00 ACRE TRACT IN ROCKWALL, TEXAS
 ROCKWALL COUNTY, TEXAS

MAY 11, 2018
CASE NUMBER: (22017-051)



COMMERCIAL ZONING

AGRICULTURAL ZONING

**SMARTTOWN PLAZA, A JENCO PROJECT
 4000 W. HANNA, TRACT 20, ACRES 12.481, (PT. OF R156 AC TR)**

HEWITT & UTLEY METHODIST SCHOOL, BLOCK 1, LOT 1, ACRES 41.469

CITY OF ROCKWALL LANDSCAPE ORDINANCE

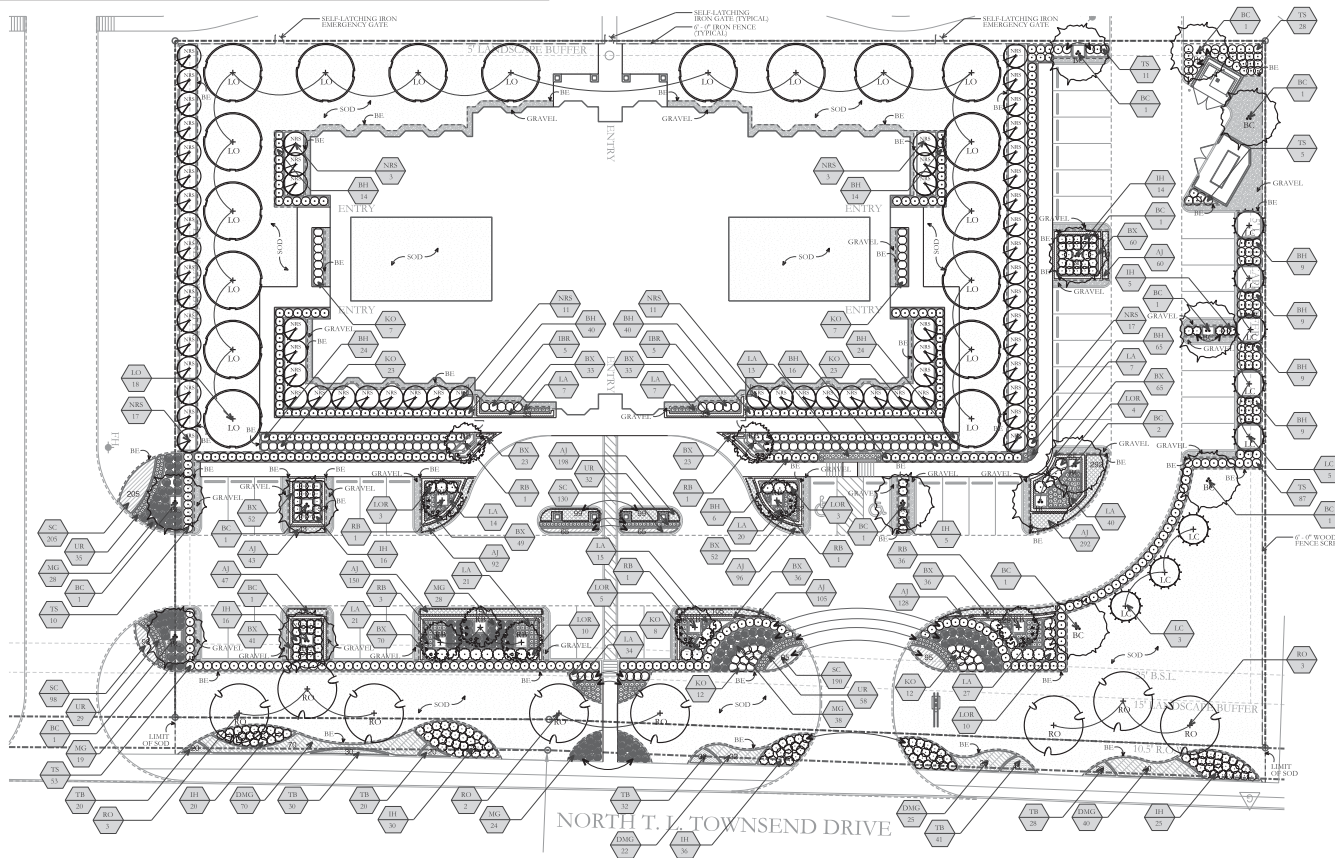
LANDSCAPE ANALYSIS FORM		
I. LANDSCAPE ANALYSIS		
A. REQUIRED LANDSCAPE = 20% X 87,120 SF = 17,424 SF		
B. RIGHT OF WAY CREDIT = 2.5%		
1. 50% OF TOTAL R.O.W. AREA		
ii. REQUIRED = 4.232 SF X 50 = 2,116 SF		
iii. PROVIDED = 2,120 SF		
C. PARKING LOT SCREENING = 2.5%		
D. ADJUSTED REQUIRED LANDSCAPE AREA = 15% X 87,120 = 13,068 SF		
E. PROVIDED LANDSCAPE AREA = 17,264 SF		
F. BUILDING LANDSCAPE REQUIRED 50% OF TOTAL REQUIRED AREA		
i. REQUIRED BUILDING LANDSCAPE = 13,068 X 50 = 6,534 SF		
ii. PROVIDED BUILDING LANDSCAPE = 7,389 SF		
II. STREET TREES		
LENGTH OF PROPERTY IN LINEAL FEET AS MEASURED ALONG EACH STREET SEPARATELY.		
LINEAL FEET OF PROPERTY / 50 = TOTAL STREET TREES		
STREET NAME	LINEAL FEET	QTY. TREES
NORTH T. L. TOWNSEND DRIVE	372.50	8
TOTAL STREET TREES		8
III. PARKING LOT TREES		
EACH PARKING SPACE MUST BE WITHIN 20' OF A TREE.		
NUMBER OF NEW PARKING SPACES TO BE CONSTRUCTED $\frac{14}{10} = 1.4$ PARKING LOT TREES.		
TOTAL NUMBER OF TREES REQUIRED = 1. TOTAL NUMBER OF TREES PLANTED = 1		
IV. LANDSCAPE BUFFER		
LENGTH OF PROPERTY IN LINEAL FEET AS MEASURED ALONG EACH STREET SEPARATELY.		
LINEAL FEET OF PROPERTY / 50 = TOTAL STREET TREES		
STREET NAME	LINEAL FEET	QTY. TREES
NORTH	241.50	5
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TOTAL STREET TREES		18

PLANTING SCHEDULE

ABV.	BOTANICAL NAME / COMMON	CALIPER	HEIGHT	WIDTH	SIZE	NOTES
TREES						
(DQ)	QUERCUS VIRGINIANA / LIVE OAK	4"	14'-16'	7'-8'	100 GAL.	MATCHED, WELL ROOTED
(BQ)	QUERCUS FALCATA / SOUTHERN RED OAK	4"	14'-16'	7'-8'	100 GAL.	MATCHED, WELL ROOTED
(BQ)	TANBOURNE DISTICHUM / BAYD CYPRESS	4"	14'-16'	7'-8'	100 GAL.	MATCHED, WELL ROOTED
(LQ)	CYPRESSUS LAXIFLORUS / LAYLAND CYPRESS	4"	10'-12'	5'-6'	60 GAL.	MATCHED, WELL ROOTED
(BQ)	CEDRUS CANADENSIS VAR. CANADENSIS / EASTERN RED CEDAR	2" TACH CANE	6'-7'	4'-5'	60 GAL.	MATCHED, WELL ROOTED, MULTI-TRUNK
(SBO)	HILX NELLIE R. STEVENS / NELLIE R. STEVENS HOLY	14'-16'	7'-8'	100 GAL.	MATCHED, WELL ROOTED	
SHRUBS						
(SBO)	LEUCOPHYLLUM FRUTICOSUM 'SILVERADO' / SILVERADO TEXAS SAGE	24"	24"	3 GAL.	MATCHED, WELL ROOTED, 30° CC.	
(BQ)	RAPHIDOLEPS INDIANA / INDIAN HAWTHORN	24"	24"	3 GAL.	MATCHED, WELL ROOTED, 30° CC.	
(LA)	IRIS LOUISIANA / LOUISIANA IRS	24"	18"	1 GAL.	MATCHED, WELL ROOTED, 18° CC.	
(SBO)	MULLENBERGIA CAPILLARIS / GOLF MULLY GRASS	24"	24"	3 GAL.	MATCHED, WELL ROOTED, 30° CC.	
(BQ)	BONUS MICROPHYLLA JAPONICA / JAPANESE BOWWOOD	12"	12"	1 GAL.	MATCHED, WELL ROOTED, 12° CC.	
(LQ)	LOKOPHYLLUM CHINENSIS / CHINESE WITCH HAZEL	24"	24"	3 GAL.	MATCHED, WELL ROOTED, 30° CC.	
(BQ)	ROSA X KNOCKOUT / KNOCKOUT ROSE	24"	24"	3 GAL.	MATCHED, WELL ROOTED, 30° CC.	
(BQ)	HILX CORNUTA 'WILFORDIANA' / DW. DW. BIFORID HOLLY	24"	24"	3 GAL.	MATCHED, WELL ROOTED, 30° CC.	
(BQ)	ROSAMARINUS OFFICINALIS 'UPRIGHT' / UPRIGHT ROSEMARY	18"	12"	1 GAL.	MATCHED, WELL ROOTED, 18° CC.	
GROUNDCOVERS						
(SOD)	TRACHELOSPERUM ASIATICUM / ASIAN JASMINE	4" POT			MATCHED, WELL ROOTED, 9° CC.	
(SOD)	SEASONAL COLOR	4" POT			MATCHED, WELL ROOTED, 9° CC.	
SOD						
(SOD)	CYNODON DACTYLON / COMMON BERBERID GRASS				SOLID SOD	

PLANTING LEGEND

SYMBOL / NOTATION	DESCRIPTION
(Symbol: Circle with 'LO')	NUBERRY GROWN CANOPY & ORNAMENTAL TREES (PER PLAN)
(Symbol: Circle with 'SH')	SHRUBS (GROWN OVERS-PER PLAN)
(Symbol: Dotted pattern)	DECOMPOSED GRANITE GRAVEL
(Symbol: Horizontal lines)	PROPOSED BONAVID HEDGE
(Symbol: Diagonal lines)	PROPOSED ASIAN JASMINE GROUND COVER
(Symbol: Dotted pattern)	PROPOSED SEASONAL COLOR
(Symbol: Dotted pattern)	PROPOSED DW. DW. BIFORID GRASS
(Symbol: Dotted pattern)	PROPOSED FANGERSH BOWING
(Symbol: Dotted pattern)	STEEL FISHING - PER PLAN, REFERENCE DETAIL
(Symbol: Dotted pattern)	SOLID SOD - COMMON BERBERID GRASS
(Symbol: Dashed line)	LIMIT OF SOD



BRUNO LAND DESIGN

103 VICTORIA GARDEN DR. ROCKWALL, TX 75087
 KYLE@BRUNOLANDDESIGN.COM 409.378.0568

NO.	DATE	REVISION
1	10/14	ISSUED FOR PERMIT

REGISTERED LANDSCAPE ARCHITECT
 STATE OF TEXAS
 2311
 05/14/2018

PLAN NORTH
 SCALE: 1" = 20'-0"

LANDSCAPE DEVELOPMENT
 Planting Plan
 Village Green Residence at Rockwall
 City of Rockwall, Rockwall County, Texas

CLIENT:
 FS GROUP
 9111 KATY FREEWAY,
 STE. 307
 HOUSTON, TX 77024

PLANTING NOTES & SPECIFICATIONS

GENERAL NOTES & SPECIFICATIONS

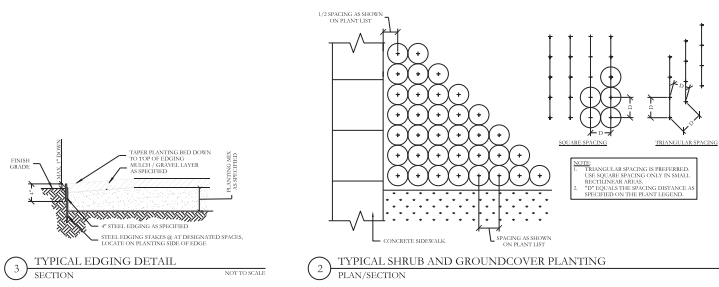
- NOTES PROVIDED HEREIN ARE FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO THE DETAILS, ADDENDA AND CHANGE ORDERS ASSOCIATED WITH THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF ALL EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH WORK TO BE DONE.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MATERIALS, LABOR, AND EQUIPMENT TO COMPLETE ALL LANDSCAPING WORK IN STRICT ACCORDANCE WITH THE PLANTING PLAN, PLANT LIST, AND ALL ITEMS DESCRIBED IN THESE SPECIFICATIONS UNLESS OTHERWISE NOTED. THIS INCLUDES BUT IS NOT LIMITED TO FERTILIZER, MULCH, STAKES, TIES, GUY WIRES, CABLES, AND ALL OTHER NECESSARY EQUIPMENT TO COMPLETE THIS WORK.
- IF THE PLANTING PLAN DOES NOT AGREE WITH THE PLANT LIST THE QUANTITIES INDICATED GRAPHICALLY ON THE PLANTING PLANS SHALL GOVERN.
- IF THE PLANTING SCHEDULE DOES NOT AGREE WITH THE PLANT IDENTIFICATION TAG ON THE PLAN THE CONTRACTOR IS TO CALL THE LANDSCAPE ARCHITECT TO VERIFY PLANT IDENTIFICATION.
- ALL SUBSTITUTIONS OR ALTERATIONS TO THE LANDSCAPE AND IRRIGATION PLANS OR SPECIFICATIONS MUST BE SUBMITTED, IN WRITING, TO THE LANDSCAPE ARCHITECT FOR APPROVAL.

LANDSCAPE STANDARDS

- CONTRACTOR SHALL LAY OUT PLANT MATERIAL PER PLAN AND FACE TO GIVE BEST APPEARANCE OR RELATION TO ADJACENT PLANTS, STRUCTURES OR VIEWS.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z603.1-2016) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- PLANT MATERIAL SHALL NOT BE INSTALLED IN AREA WHICH WILL CAUSE HARM TO ADJACENT STRUCTURES, SUCH AS OVERHEAD POWER, BUILDINGS, PAVEMENTS AND UNDERGROUND UTILITY APPURTENANCES. NOTIFY THE GENERAL CONTRACTOR SHOULD CONFLICTS ARISE.
- ALL SUBSTITUTIONS OF PLANT MATERIALS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT IN WRITTEN FORM FOR APPROVAL PRIOR TO INSTALLATION.
- ALL NEWLY PLANTED MATERIAL SHALL BE THOROUGHLY SOAKED WITH WATER WITHIN 3 HOURS OF PLANTING.
- CONTRACTOR SHALL IMPORT COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL, FREE OF WEEDS, RHIZOMES, ROCKS, STICKS, AND OTHER DELETERIOUS MATERIAL. CONTRACTOR SHALL BRING TO FINISH GRADE WITH 3" MIN. OF TOPSOIL IN ALL LAWN AREAS AND 3" MIN. TOPSOIL IN ALL PLANTING BEDS AND TILL TO A DEPTH OF 8". FINE GRADING SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING OPERATIONS.
- CONTRACTOR SHALL LOOSEN COMPACTED SUBSOURCES BY TILING AND IMPORTING NEW TOPSOIL AS REQUIRED TO RESTORE GRADES AND MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES.
- INSTALL 3" DEPTH HARD WOOD MULCH IN ALL PLANTER BEDS.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- TREE PTS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24 HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED. NATIVE SITE TOPSOILS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AN ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

MAINTENANCE STANDARDS

- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER, AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUSH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPAIRED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).



CITY OF ROCKWALL LANDSCAPE ORDINANCE

LANDSCAPE ANALYSIS FORM

I. LANDSCAPE ANALYSIS

A. REQUIRED LANDSCAPE = 30% X 87,120 SF = 26,136 SF

B. RIGHT OF WAY CREDIT = 2.5%

1. 50% OF TOTAL R.O.W. AREA

II. PROVIDED = 2,124 SF

C. PARKING LOT SCREENING = 2.5%

D. ADJUSTED REQUIRED LANDSCAPE AREA = 15% X 87,120 = 13,068 SF

E. PROVIDED LANDSCAPE AREA = 17,264 SF

F. BUILDING LANDSCAPE REQUIRED 50% OF TOTAL REQUIRED AREA

1. REQUIRED BUILDING LANDSCAPE = 13,068 X .50 = 6,534 SF

II. PROVIDED BUILDING LANDSCAPE = 7,389 SF

III. STREET TREES

LENGTH OF PROPERTY IN LINEAL FEET AS MEASURED ALONG EACH STREET SEPARATELY.

LINEAL FEET OF PROPERTY / 50 = TOTAL STREET TREES

STREET NAME	LINEAL FEET	QTY. TREES
NORTH L. TOWNSEND DRIVE	372/50	8
TOTAL STREET TREES		8

IV. PARKING LOT TREES

EACH PARKING SPACE MUST BE WITHIN 20' OF A TREE.

NUMBER OF NEW PARKING SPACES TO BE CONSTRUCTED 42 / 10 = 4.2 PARKING LOT TREES

TOTAL NUMBER OF TREES REQUIRED = 8 TOTAL NUMBER OF TREES PLANTED 12

V. LANDSCAPE BUFFER

LENGTH OF PROPERTY IN LINEAL FEET AS MEASURED ALONG EACH STREET SEPARATELY.

LINEAL FEET OF PROPERTY / 50 = TOTAL STREET TREES

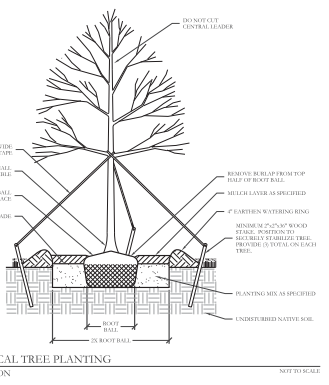
STREET NAME	LINEAL FEET	QTY. TREES
NORTH	241/50	5
WEST	372/50	8
SOUTH	241/50	5
TOTAL STREET TREES		18

PLANTING SCHEDULE

ABV.	BOTANICAL NAME / COMMON	CALIPER	HEIGHT	WIDTH	SIZE	NOTES
TREES						
010	QUERCUS VIRGINIANA / LIVE OAK	4"	14'-10"	7'-8"	100-GAL	MATCHED, WELL ROOTED
010	QUERCUS FALGATA / SOUTHERN RED OAK	4"	14'-10"	7'-8"	100-GAL	MATCHED, WELL ROOTED
002	TAXODIUM BRISSEUM / BALD CYPRESS	4"	14'-10"	7'-8"	100-GAL	MATCHED, WELL ROOTED
013	CELEBRICUS PARRISII / LAYLAND CYPRESS	4"	10'-12"	8'-0"	60-GAL	MATCHED, WELL ROOTED
001	CELEX CANADENSIS VAR. CANADENSIS / EASTERN REDBUD	2" BACHMAN	6'-7"	4'-3"	60-GAL	MATCHED, WELL ROOTED, MULTI TRUNK
008	ILEX NELLIE R. STEVENS / NELLIE R. STEVENS HOLY		14'-10"	7'-8"	100-GAL	MATCHED, WELL ROOTED
SHRUBS						
015	LILIODIUM PULCHRICORNIS / SILVERBIRD TEXAS SAGE	24"	24"	36-GAL	MATCHED, WELL ROOTED, 30" O.C.	
010	RAPHIDOLEPIDIA / INDIAN HAWTHORN	24"	24"	36-GAL	MATCHED, WELL ROOTED, 30" O.C.	
01A	IBIS LOKUSHA / LOUISIANA IBIS	24"	18"	36-GAL	MATCHED, WELL ROOTED, 30" O.C.	
008	MULLEBERGIA CAPILLARS / GULF MULCH GRASS	24"	24"	36-GAL	MATCHED, WELL ROOTED, 30" O.C.	
002	RENOUS MICROPHYLLOZA / JAPANESE BUSHWOOD	12"	12"	36-GAL	MATCHED, WELL ROOTED, 12" O.C.	
010	LOBOVITALEM CHINENSIS / CHINESE WITH HAZEL	24"	24"	36-GAL	MATCHED, WELL ROOTED, 30" O.C.	
001	ROSA X KNOCKOUT / KNOCKOUT ROSE	24"	24"	36-GAL	MATCHED, WELL ROOTED, 30" O.C.	
001	ILEX CORNUTA WEIRARDI NANA / DWARF BURFORD HOLLY	24"	24"	36-GAL	MATCHED, WELL ROOTED, 30" O.C.	
010	ROMARINUS OFFICINALIS UPRIGHT / UPRIGHT ROSEMARY	18"	12"	36-GAL	MATCHED, WELL ROOTED, 18" O.C.	
GROUNDCOVERS						
010	TRACHELOPERUM ASIATICUM / ASIAN JASMINE		4" POT		MATCHED, WELL ROOTED, 9" O.C.	
002	SEASONAL COLOR		4" POT		MATCHED, WELL ROOTED, 9" O.C.	
SOD						
000	CYNODON DACTYLON / COMMON BERBERDA GRASS				SOLID SOD	

PLANTING LEGEND

SYMBOL / NOTATION	DESCRIPTION
(Tree symbols)	NURSERY GROWN CANOPY & CORONADIAL TREES (PER PLAN)
(Shrub symbols)	SHRUBS/GROUNDCOVERS (PER PLAN)
(Gravel symbol)	DECOMPOSED GRANITE GRAVEL
(Hedge symbol)	PROPOSED BOXWOOD HEDGE
(Jasmine symbol)	PROPOSED ASIAN JASMINE GROUNDCOVER
(Color symbol)	PROPOSED SEASONAL COLOR
(Grass symbol)	PROPOSED DWARF BROADEN GRASS
(Building symbol)	PROPOSED FANGRASS BUILDING
(Stake symbol)	STEELEDGING - PER PLAN, REFERENCE DETAIL
(Soil symbol)	SOLID SOD - COMMON BERBERDA GRASS
(Dashed line)	LIMIT OF SOD



BRUNO LAND DESIGN

1003 VICTORIA GARDEN DR., ROCKWALL, TX 75086
 KYLE@BRUNOLANDDESIGN.COM 469.378.0568

NO.	DATE	REVISION
1	10/11/24	ISSUED FOR PERMIT

STATE OF TEXAS
 LANDSCAPE ARCHITECT
 2011
 05/11/2018

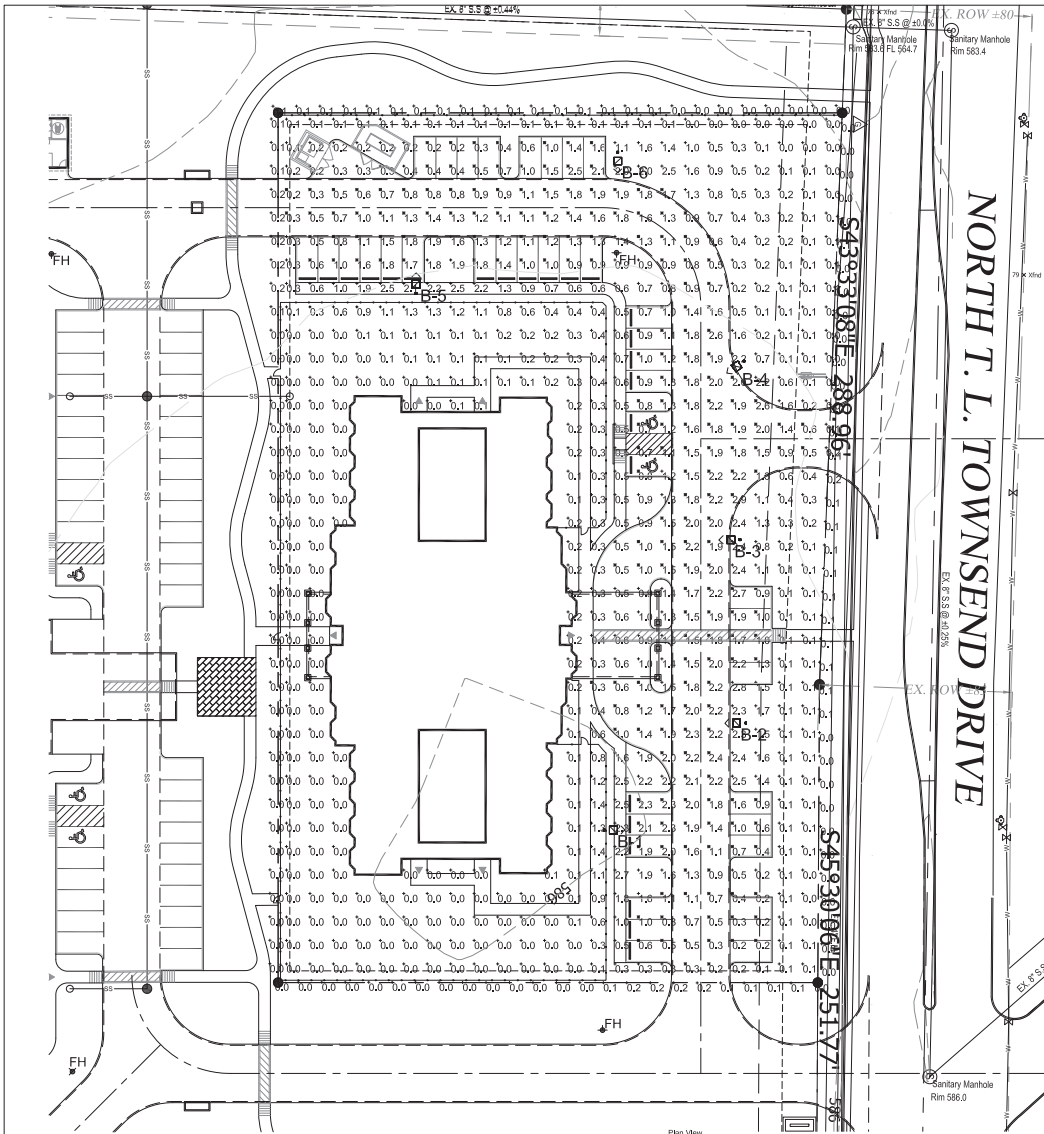
LANDSCAPE DEVELOPMENT

Planting Details & Notes

Village Green Residence at Rockwall
 City of Rockwall, Rockwall County, Texas

CLIENT:
 FS GROUP
 9111 KATY FREEWAY,
 STE. 307
 HOUSTON, TX 77024

SHEET NUMBER:
 L3 of 3



Plan View
Scale: 1" = 20'

Disclaimer:
This lighting design is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. Fracker Photonics is not responsible for specifying the lighting or illumination requirements for any specific project. It is the obligation of the licensee to consult with a professional engineering advisor to determine whether the lighting design meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application, end-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will Fracker Photonics be held responsible for any loss resulting from any use of this lighting design.

DESCRIPTION

The Preval LED area, six luminaires controls optimal performance, energy efficiency and long-term reliability in an enclosed, precast parking modern design. Utilizing the latest LED technology, the Preval luminaires delivers superior uniformity resulting in greater visual clarity. A versatile mount standard arm facilitates ease of installation for both retrofit and new installations. With energy savings greater than RFL, the Preval fixture replaces 150-400W metal halide fixtures in general area lighting applications such as parking lots, walkways, roadways and building areas.

OPERATION FEATURES

Construction
Construction is comprised of the heavy-duty, single-piece die-cast aluminum housing. The LED drivers are mounted in direct contact with the casing to promote heat sink and reduce energy loss over long life. The die-cast aluminum case is designed for easy access to the driver if replacement is required. A one-piece aluminum gasket seals the door to the fixture housing. The optics is mounted on a versatile, aluminum plate that disallows heat from the LED mounting to transfer to the fixture housing. The fixture is IP66 and is 100% recyclable. The fixture is 100% recyclable and is designed for long life in the harshest environments.

Optics
Precision-milled, high efficiency optics are precisely designed to allow the distribution, maintaining efficiency and application seeing. Available in 10, 15, 20 and 25 degree distribution with beam patterns ranging from 4,100 to 18,800 lumens.

Case
The Preval LED luminaires control options are designed to be simple and cost-effective. AHS and California Title 24 compliant solutions. The ANSI C136.41 compliant NEMA 4XW response enables wireless dimming when used with compatible protocols. An integrated dimming and control option available on off (ASR) and bi-level dimming.

Mounting
Standard mounting arm is bolted directly to the pole and the fixture slides onto the arm and locks in place with a lock nut. The versatile, aluminum mount arm accommodates multiple drill patterns ranging from 1" to 4" 1/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting. Wall mount and other mounting options are available. Mount arm adapter fits 2-3/8" OD, round.

Finish
Housing and arm parts finished in two-stage super TBC polyester powder coat with 2.0 mil nominal thickness for superior protection against UV rays. Standard color is bronze. Additional colors available in white, grey, black, dark platinum and graphite metal.

Warranty
Five-year warranty.

Category	Item	Type
Project	Village Green Rockwall	B-1 through B-6
Contract		
Prepared by		

Lumark

PRV PREVAL

AREA / SITE / ROADWAY LUMINAIRE

CERTIFICATION DATA
Approved by the Underwriter Laboratories
UL-Listed
UL-Recognized
Design Lights Consortium® Qualified

ENERGY DATA
Energy LED Drive
2.0 Power Factor
100% Total Harmonic Distortion
100% VIB-100
100% VIB-100
100% Ambient Temperature Rating
100% Ambient Temperature Rating

SHIPPING DATA
Weight: 10.5 lbs (4.8 kg)
Dimensions: 20" x 10" x 10"

FRACKER PHOTONICS
100020893
March 1, 2018 10:04

DESCRIPTION

The Preval LED area, six luminaires controls optimal performance, energy efficiency and long-term reliability in an enclosed, precast parking modern design. Utilizing the latest LED technology, the Preval luminaires delivers superior uniformity resulting in greater visual clarity. A versatile mount standard arm facilitates ease of installation for both retrofit and new installations. With energy savings greater than RFL, the Preval fixture replaces 150-400W metal halide fixtures in general area lighting applications such as parking lots, walkways, roadways and building areas.

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Finish
Housing and arm parts finished in two-stage super TBC polyester powder coat with 2.0 mil nominal thickness for superior protection against UV rays. Standard color is bronze. Additional colors available in white, grey, black, dark platinum and graphite metal.

Warranty
Five-year warranty.

ENERGY DATA
Energy LED Drive
2.0 Power Factor
100% Total Harmonic Distortion
100% VIB-100
100% VIB-100
100% Ambient Temperature Rating
100% Ambient Temperature Rating

SHIPPING DATA
Weight: 10.5 lbs (4.8 kg)
Dimensions: 20" x 10" x 10"

FRACKER PHOTONICS
100020893
March 1, 2018 10:04

Symbol	Land	QTY	Manufacturer	Catalog Number	Description	Number Lumens	Beam	Lumens per Luminaire	LLF	Usage
B		6	FRACKER PHOTONICS	FRV-3000-240V-150W-LED	PREVAL AREA AND ROADWAY LUMINAIRE WITH DIMMABLE LED AT 60% STANDARD LUMENS AND TYPE II OFFICE WITH HUSSE REFL. SHIELD	15000	30°	4500	0.95	97

Statistics

Description	Symbol	Avg	Max	Min	Min/Max	Avg/Min
Parking and Drive Lanes	X	1.3 fL	2.9 fL	0.2 fL	14.5 fL	0.51
Properties	+	0.7 fL	2.9 fL	0.2 fL	N/A	N/A
Process Use	+	0.2 fL	0.2 fL	0.2 fL	N/A	N/A

- Notes**
- Readings are shown in units of maintained footcandles.
 - Total Light Loss Factor (LLF) = 95 LLF for LED
 - Test Plane = 7' Above grade
 - Fixture Mounting Height = 20' Above grade
 - Fixture Spacing = See Plan View
 - This photometric layout was calculated using specific criteria. Any deviation from stated parameters will affect actual performance.
 - These lighting calculations are not a substitute for independent engineering analysis of lighting system utility and safety.

OWNER:
CAMERON & CAMERON
4000 E. FM 502
ROCKWALL, TX 75087

APPLICANT:
DL MARKETPLACE PARTNERS, LLC
2870 PEACHTREE ROAD, SUITE 901
ATLANTA, GA 30305

CONTACT: DON CAMERON
PHONE: (281) 789-9143

CONTACT: CHRIS ALLEN
PHONE: (512) 529-1410



9111 Katy Freeway, Suite 307
Houston, Texas 77024
Fax: 713.429.5064

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VILLAGE GREEN
ALZHEIMER'S CARE HOME

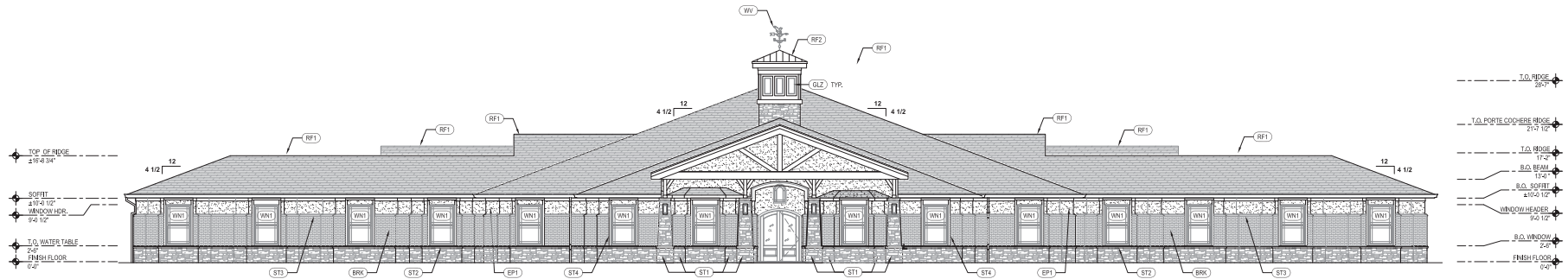
LOT 1, BLOCK 1
VILLAGE GREEN
RESIDENCE AT
ROCKWALL ADDITION

PHOTOMETRIC PLAN
5.1
DATE: MAY 09, 2018
CASE NO.: Z2017-051



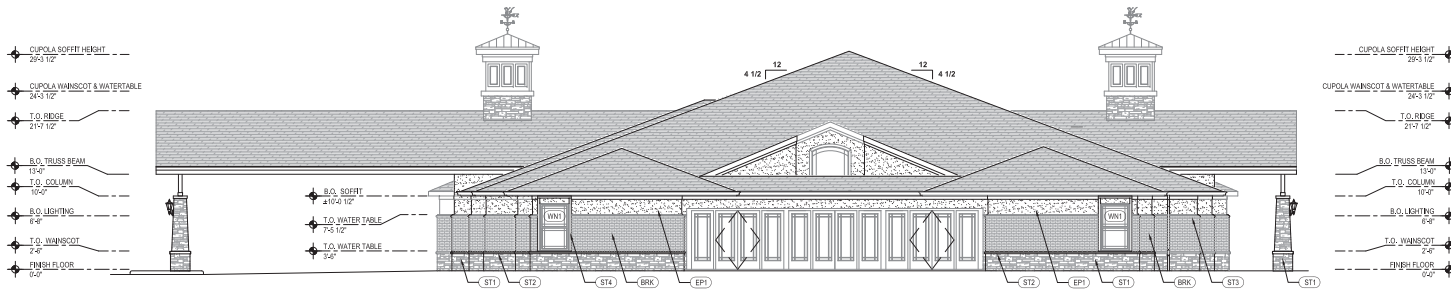
ARCHITECTS

9111 Katy Freeway, Suite 307
Houston, Texas 77024
Office: 713.944.1752
Fax: 713.429.5964



KEY	MATERIAL	SQ. FT.	PER CENT
ST1	STONE VENEER	960 S.F.	34.7
ST2	CAST STONE WATER TABLE	79 S.F.	3.4
ST3	CAST STONE WATER TABLE	58 S.F.	2.5
ST4	CAST STONE WINDOW TRIM	77 S.F.	3.4
BRK	BRICK VENEER	819 S.F.	36.1
EPI	STUCCO	625 S.F.	29.9
TOTAL FACADE SQ. FT./W/O FENESTRATION:			2,305 S.F.

EAST EXTERIOR ELEVATION SCALE: 1/8" = 1'-0" 01



EXTERIOR MATERIAL LEGEND:

- (ST1) 4" THICK NOMINAL STONE VENEER, CHOP CUT, CHEYENNE BLEND/KOTA BROWN CASTLEROCK BY ALAMO STONE COMPANY
- (ST2) CAST STONE WATER TABLE
- (ST3) CAST STONE WATER TABLE
- (ST4) CAST STONE WINDOW TRIM
- (EPI) STUCCO, FINE TEXTURE
- (TR1) 1/8" STUCCO TRIM, FINE TEXTURE
- (RF1) ASPHALT COMPOSITION SHINGLES - MATTERIAS STORMY MOUNT BY CERTAINTED STANDING SEAM METAL ROOF - COPPER COLORED FINISH
- (GU) PRE-PANDED STEEL GUTTER - 5" IN" CURVED FASCIA PROFILE BY AWARD METALS OR SIMILAR
- (DS) PRE-PANDED STEEL DOWNSPOUT - TO FIT GUTTER BY AWARD METALS OR SIMILAR
- (GL2) GLAZING - 14" x 12" x 24"
- (WV) WEATHERVANE - FLAG, W/30PP COPPER BY CAMPBELLSVILLE INDUSTRIES
- (SC1) SOURCE - FLUORESCENT FIXTURE
- (SC2) WALL-4WK LIGHT FIXTURE
- (WNI) 4'-0" x 6'-4" LOW-E DOUBLE INSULATED SINGLE HUNG WINDOW

KEY	MATERIAL	SQ. FT.	PER CENT
ST1	STONE VENEER	138 S.F.	22.1
ST2	CAST STONE WATER TABLE	17 S.F.	2.9
ST3	CAST STONE WATER TABLE	19 S.F.	2.9
ST4	CAST STONE WINDOW TRIM	19 S.F.	3.2
BRK	BRICK VENEER	218 S.F.	37.2
EPI	STUCCO	197 S.F.	33.4
TOTAL FACADE SQ. FT./W/O FENESTRATION:			580 S.F.

NORTH EXTERIOR ELEVATION SCALE: 1/8" = 1'-0" 02

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VILLAGE GREEN
ALZHEIMER'S CARE HOME

LOT 1, BLOCK 1
VILLAGE GREEN
RESIDENCE AT
ROCKWALL ADDITION

OWNER:
CAMERON & CAMERON
4009 E. FM 552
ROCKWALL, TX 75087
CONTACT: DON CAMERON
PHONE: (281) 789-9143

APPLICANT:
DL MARKETPLACE PARTNERS, LLC
2870 PEACHTREE ROAD, SUITE 491
ATLANTA, GA 30305
CONTACT: CHRIS ALLEN
PHONE: (512) 529-1410

EXTERIOR ELEVATIONS

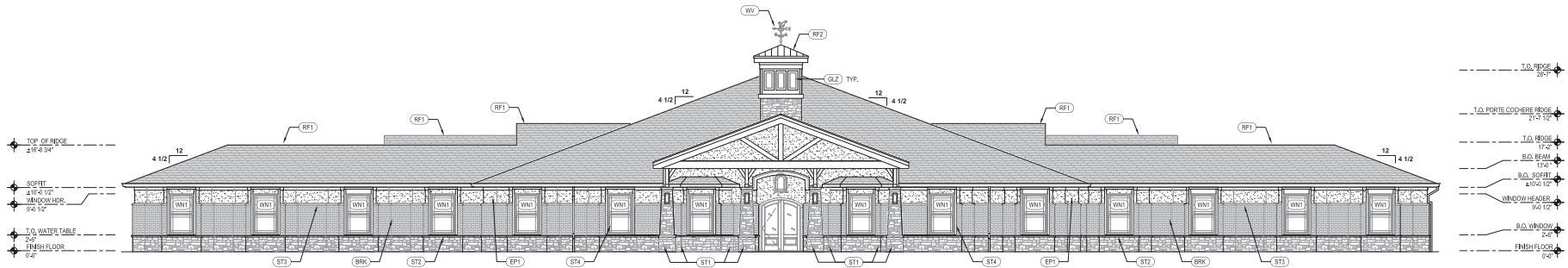
6.1

DATE: MAY 09, 2018
CASE No.: Z2017-051



ARCHITECTS

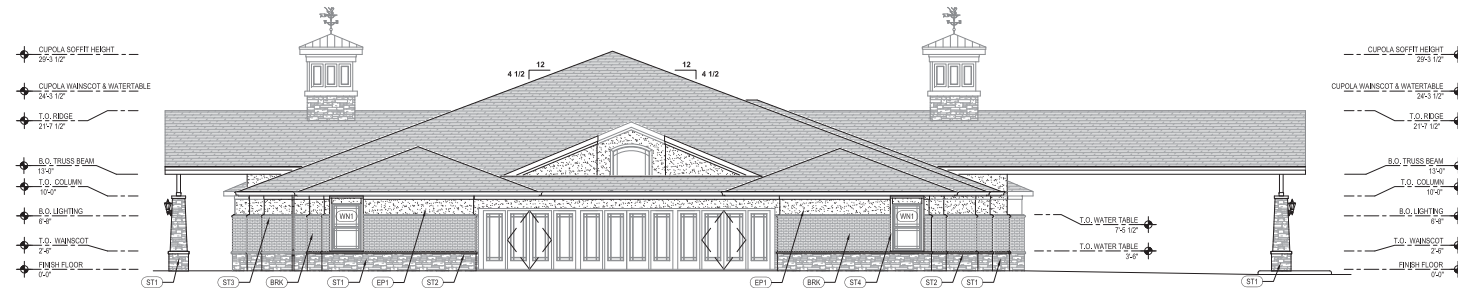
9111 Katy Freeway, Suite 307
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ST2	CAST STONE WATER TABLE	79 S.F.	3.4
ST3	CAST STONE WATER TABLE	58 S.F.	2.5
ST4	CAST STONE WINDOW TRIM	77 S.F.	3.4
BRK	BRICK VENEER	819 S.F.	36.1
EP1	STUCCO	620 S.F.	29.9
TOTAL FACADE SQ. FT. W/O FENESTRATION:		2,385 S.F.	100.0

NOTE:
THE WEST EXTERIOR ELEVATION FACES THE R.O.W.
OF THE NORTH T.L. TOWNSEND DRIVE

WEST EXTERIOR ELEVATION SCALE: 1/8" = 1'-0" 01



EXTERIOR MATERIAL LEGEND:

- (ST1) 4" THICK NOMINAL STONE VENEER, CHOP CUT, CHEYENNE BLEND/KOTA BROWN CASTLEROCK BY ALAMO STONE COMPANY
- (ST2) CAST STONE WATER TABLE
- (ST3) CAST STONE WATER TABLE
- (ST4) CAST STONE WINDOW TRIM
- (EP1) STUCCO, FINE TEXTURE
- (TR1) 1/8" STUCCO TRIM, FINE TEXTURE
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- (GU) PRE-PANDED STEEL GUTTER - 5" IN" CURVED FASCIA PROFILE BY AWARD METALS OR SIMILAR
- (DS) PRE-PANDED STEEL DOWNSPOUT - TO FIT GUTTER BY AWARD METALS OR SIMILAR
- (GL2) GLAZING - 1/4" x 1/2" x 2/4"
- (WV) WEATHERVANE - FLAG, W/30PF COPPER BY CAMPBELLVILLE INDUSTRIES
- (SC1) SCONCE - FLUORESCENT FIXTURE
- (SC2) WALL-FW/LIGHT FIXTURE
- (WNI) 42"x64" LOW-E DOUBLE INSULATED SINGLE HUNG WINDOW

KEY	MATERIAL	SQ. FT.	PER CENT
ST1	STONE VENEER	138 S.F.	22.1
ST2	CAST STONE WATER TABLE	17 S.F.	2.9
ST3	CAST STONE WATER TABLE	16 S.F.	2.6
ST4	CAST STONE WINDOW TRIM	19 S.F.	3.2
BRK	BRICK VENEER	218 S.F.	37.2
EP1	STUCCO	197 S.F.	33.4
TOTAL FACADE SQ. FT. W/O FENESTRATION:		588 S.F.	100.0

SOUTH EXTERIOR ELEVATION SCALE: 1/8" = 1'-0" 02

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VILLAGE GREEN
ALZHEIMER'S CARE HOME

LOT 1, BLOCK 1
VILLAGE GREEN
RESIDENCE AT
ROCKWALL ADDITION

OWNER:
CAMERON & CAMERON
4009 E. FM 552
ROCKWALL, TX 75087

CONTACT: DON CAMERON
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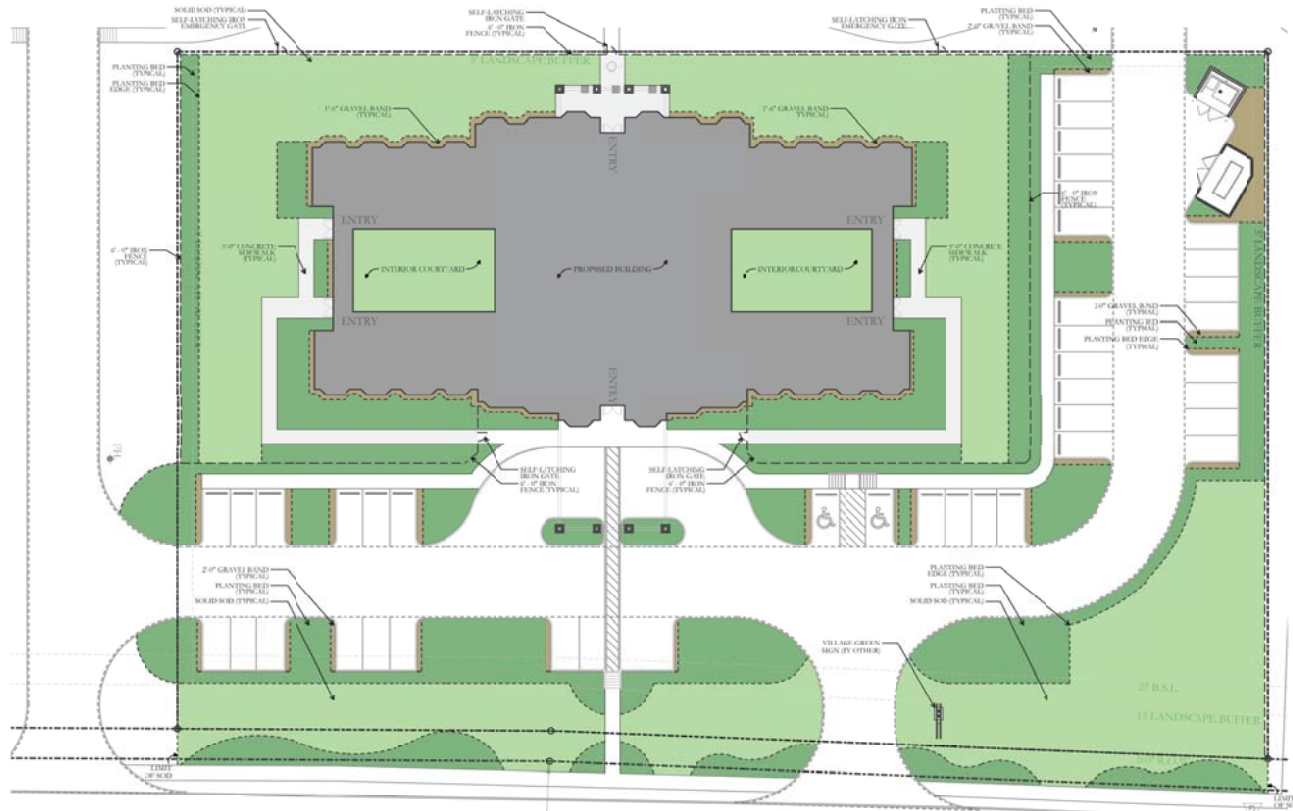
EXTERIOR ELEVATIONS

6.2

DATE: MAY 09, 2018
CASE No.: Z2017-051

OPEN SPACE LEGEND

SYMBOL / NOTATION	DESCRIPTION
	PROPOSED SOLED SOID
	PROPOSED PLANTING BED
	PROPOSED GRAVEL
	PROPOSED SIDEWALK
	PROPOSED BUILDING



NORTH T. L. TOWNSEND DRIVE



1903 VICTORIA GARDEN DR. ROCKWALL, TX 75087
 KYL@BRUNOLANDDESIGN.COM 409.376.0849

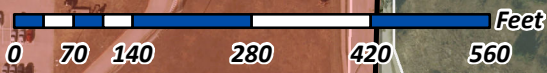
NO.	DATE	REVISION
1	05/11/2018	ISSUED FOR PERMIT



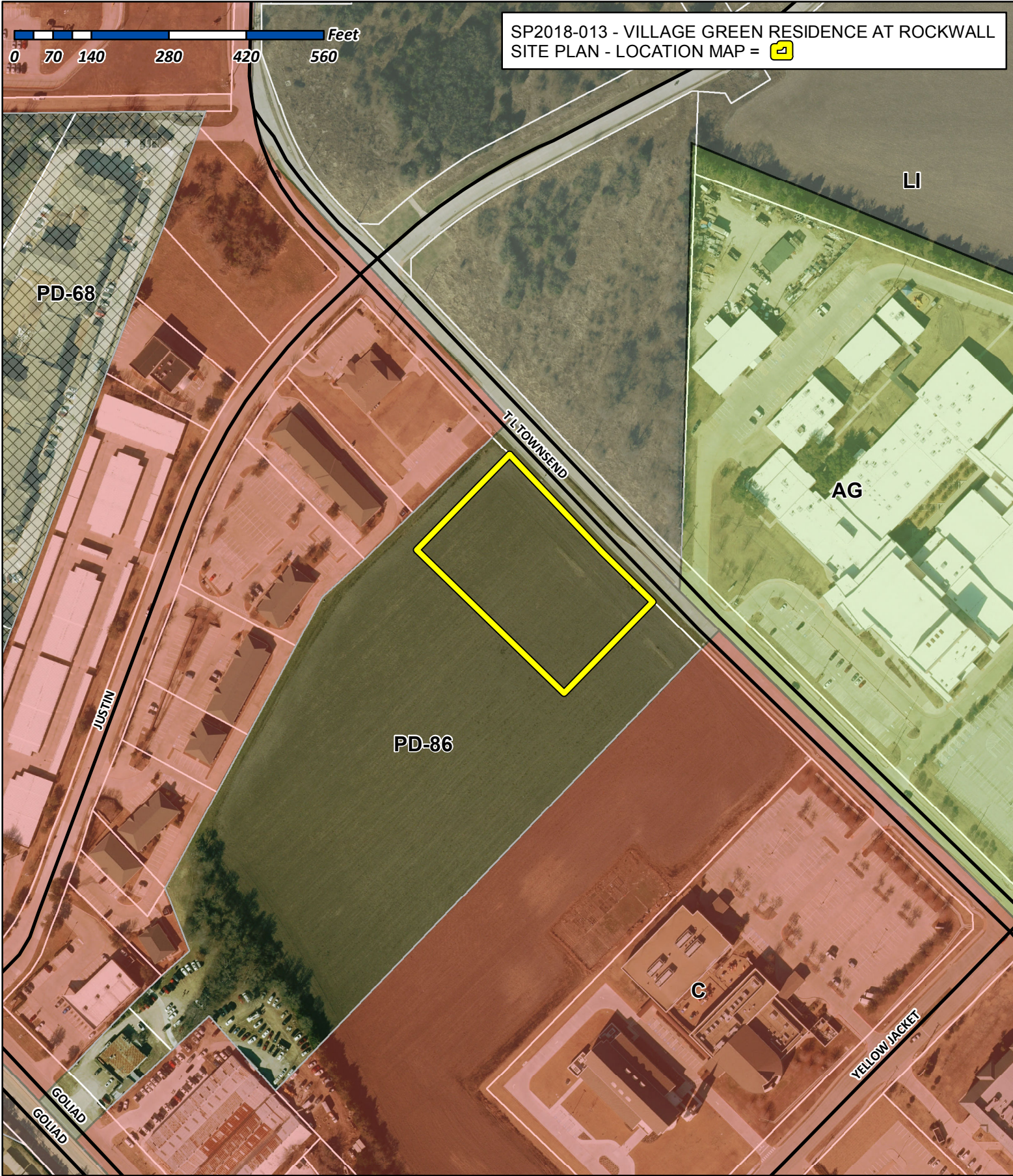
LANDSCAPE DEVELOPMENT
 Open Space Plan
 Village Green Residence at Rockwall
 City of Rockwall, Rockwall County, Texas

CLIENT
 FS GROUP
 9111 KATY FREEWAY,
 STE. 307
 HOUSTON, TX 77024

SHEET NUMBER
 L1 of 3



SP2018-013 - VILLAGE GREEN RESIDENCE AT ROCKWALL
SITE PLAN - LOCATION MAP =

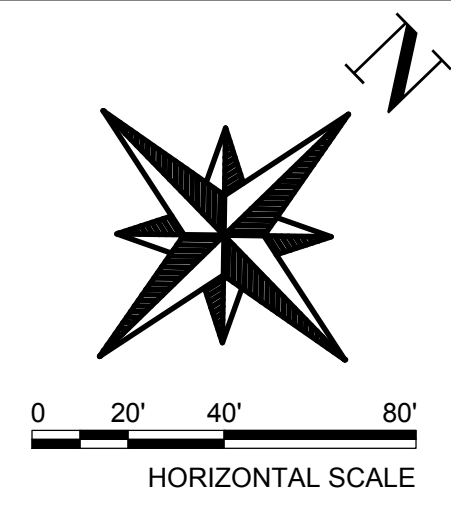
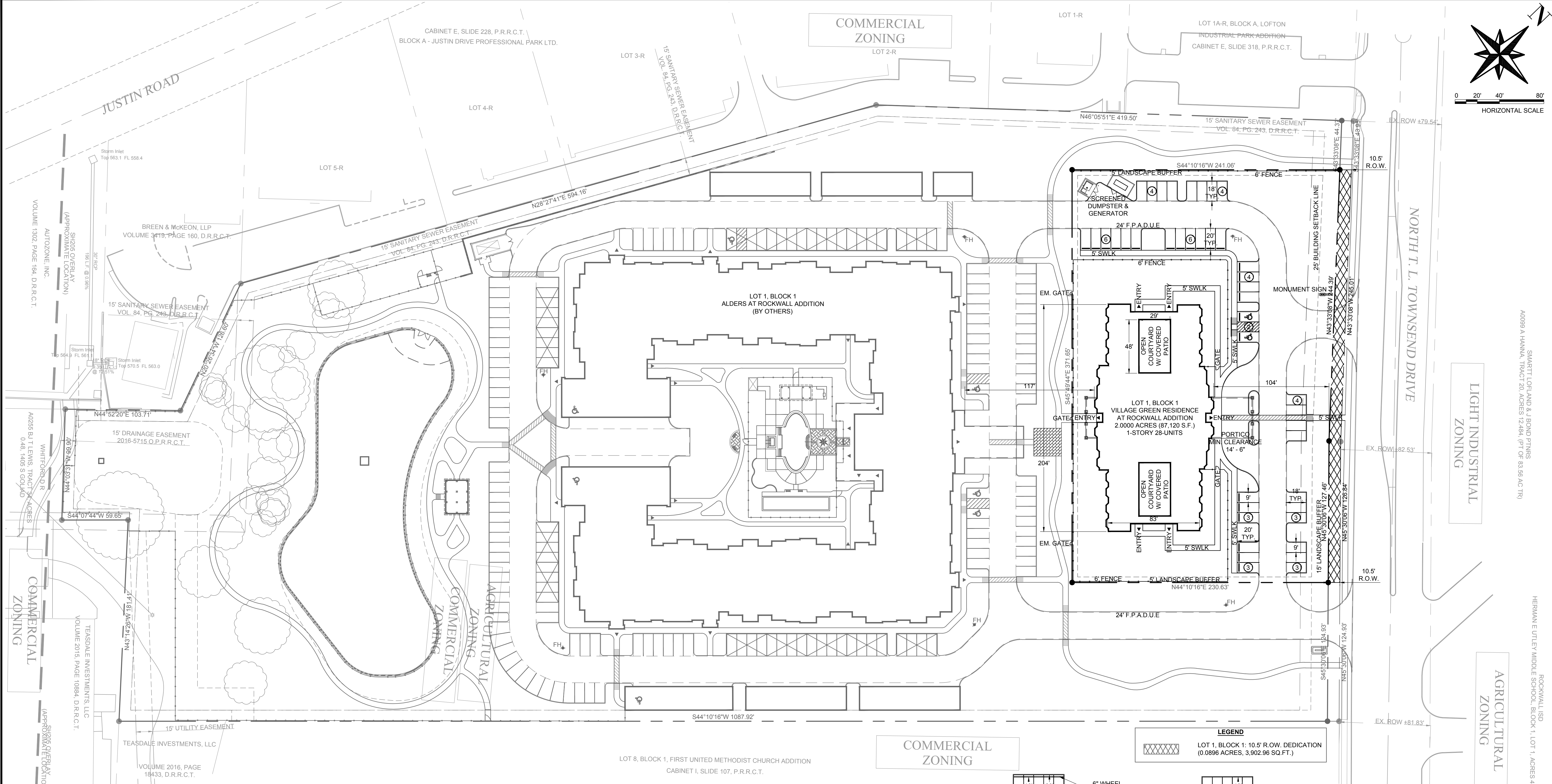


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





- GENERAL NOTES:**
- ALL FIRE LANE INNER TURN RADI ARE 30' TO THE FACE OF CURB.
 - F.P.A.D.U.E STANDS FOR FIRELANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT.
 - DUMPSTERS/TRASH COMPACTORS SHALL DRAIN TO AN OIL/WATER SEPARATOR PRIOR TO DISCHARGE INTO STORM DRAIN SYSTEM.
 - ALL PROPOSED UTILITY EASEMENTS ARE TO BE 20' WIDE.
 - ARCHITECTURAL STANDARDS TO MEET CITY OF ROCKWALL STANDARDS.
 - ALL FIRELANES TO BE MINIMUM 6" THICK CLASS 'C' REINFORCED CONCRETE, 3,600 PSI CONCRETE.
 - ALL PARKING TO BE MINIMUM 5" THICK CLASS 'C' REINFORCED CONCRETE 3000 PSI CONCRETE.
 - MONUMENT SIGN DETAIL PROVIDED ON A SEPERATE SHEET.

BURGESS & NIPLE
 10701 CORPORATE DR., SUITE 118, STAFFORD, TX 77477
 PHONE: (281) 980-7705
 TBPE FIRM REGISTRATION NO. F-10834
 CONTACT: JOSEPH T. REUE

LOT 1 (MEMORY CARE) BUILDING DATA

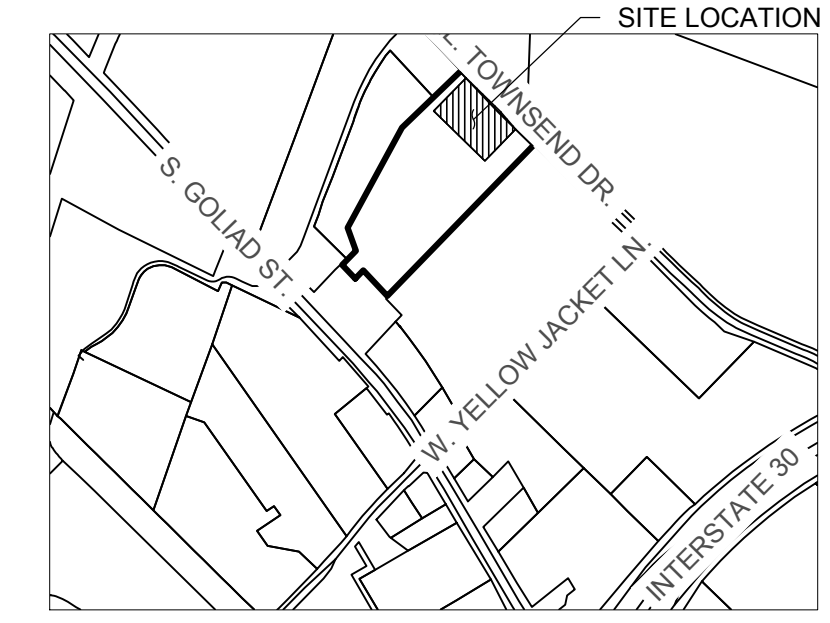
RESIDENT ROOMS:	28 @ 272 S.F. = 7,616 S.F.	240 S.F.	600 S.F.
KITCHEN:			
DINING:			
OFFICE:			
WORK ROOM:			
SAUN:			
130 S.F.			
SITTING/COMMON USE/ACTIVITY:	2 @ 660 S.F. = 1,320 S.F.		
SHOWERS/BATHING:	4 @ 74 S.F. = 296 S.F.		
LOBBY:			
640 S.F.			
LAUNDRY:			
150 S.F.			
MECHANICAL:			
148 S.F.			
CIRCULATION:			
2,871 S.F.			
GROSS HEATED AND COOLED:			14,387 S.F.
EAST (FRONT) PORTE-COCHERE:			1,673 S.F.
WEST (REAR) PORTE-COCHERE:			438 S.F.
COVERED PATIO:	2 @ 560 S.F. = 1,120 S.F.		
OPEN COURTYARD:	2 @ 810 S.F. = 1,620 S.F.		

LOT DATA

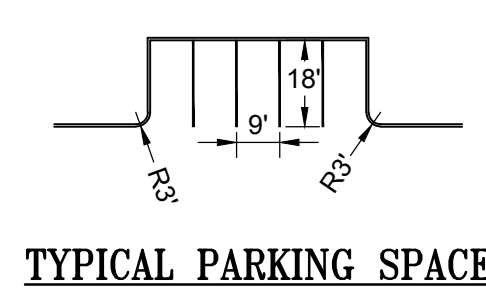
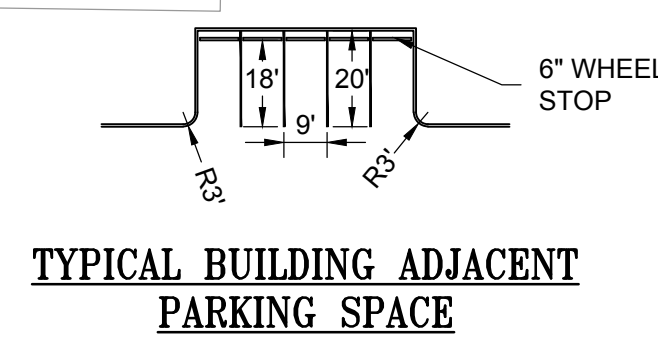
LOT 1, BLOCK 1 (VILLAGE GREEN RESIDENCE AT ROCKWALL ADDITION)	
GROSS LOT AREA	2.0886 ACRES
LOT R.O.W. DEDICATION	0.0896 ACRES
NET LOT AREA	2.0000 ACRES
LOT DENSITY	14 UNITS/ACRE
MAX NUMBER OF UNITS	28 UNITS

PARKING TABLE		
PARKING RATE	1.50	SPACES/ACRE
SURFACE	42	100.0% SPACES
TOTAL PARKING PROVIDED (ADA ACCESSIBLE (2% MIN))	42	100.0% SPACES
	2	SPACES

LOT COVERAGE		
LOBBY:	0.35	16.7% ACRES
MECHANICAL:	0.56	26.8% ACRES
TOTAL OPEN SPACE PROVIDED	1.16	56.5% ACRES



VICINITY MAP NOT TO SCALE



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CLIENT/CITY REVIEW UNDER THE AUTHORITY OF THOMAS A. LUNZMAN, P.E. 122259
 MAY 11, 2018
 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

ARCHITECT:
 FS GROUP ARCHITECTS
 9100 KATY FWY, SUITE 307
 HOUSTON, TEXAS 77024
 CONTACT: SABR, FARHROOD
 PHONE: (713) 256-6860

SURVEYOR:
 MILLER SURVEYING, INC.
 430 MID CITIES BLVD.
 HURST, TEXAS 76054
 CONTACT: JASON RAINLINS
 PHONE: (817) 577-1052

OWNER:
 CAMERON & CAMERON
 4090 E. FM 552,
 ROCKWALL, TEXAS 75087
 CONTACT: DON CAMERON
 PHONE: (281) 789-9143

APPLICANT:
 DL MARKETPLACE PARTNERS, LLC
 2870 PEACHTREE ROAD, SUITE 491
 ATLANTA, GEORGIA 30305
 CONTACT: CHRIS ALLEN
 PHONE: (512) 529-1410

SITE PLAN FOR "VILLAGE GREEN RESIDENCE AT ROCKWALL"

LOT 1, BLOCK 1 VILLAGE GREEN RESIDENCE AT ROCKWALL ADDITION A 2.00 ACRE TRACT IN ROCKWALL, TEXAS ROCKWALL COUNTY, TEXAS

MAY 11, 2018
CASE NUMBER: (Z2017-051)

CITY OF ROCKWALL LANDSCAPE ORDINANCE

LANDSCAPE ANALYSIS FORM

I. LANDSCAPE ANALYSIS

A. REQUIRED LANDSCAPE = 20% X 87,120 SF = 17,424 SF

B. RIGHT OF WAY CREDIT = 2.5%

i. 50% OF TOTAL R.O.W. AREA.

ii. REQUIRED = 4,232 SF X .50 = 2,116 SF

iii. PROVIDED = 2,120 SF

C. PARKING LOT SCREENING = 2.5%

D. ADJUSTED REQUIRED LANDSCAPE AREA = 15% X 87,120 = 13,068 SF

E. PROVIDED LANDSCAPE AREA = 17,264 SF

F. BUILDING LANDSCAPE REQUIRED 50% OF TOTAL REQUIRED AREA.

i. REQUIRED BUILDING LANDSCAPE = 13,068 X .50 = 6,534 SF

ii. PROVIDED BUILDING LANDSCAPE = 7,389 SF

II. STREET TREES:

LENGTH OF PROPERTY IN LINEAL FEET AS MEASURED ALONG EACH STREET SEPARATELY.

LINEAL FEET OF PROPERTY / 50 = TOTAL STREET TREES.

STREET NAME	LINEAL FEET	QTY. TREES
NORTH T. L. TOWNSEND DRIVE	372/50	8
TOTAL STREET TREES		8

III. PARKING LOT TREES:

EACH PARKING SPACE MUST BE WITHIN 20'-0" OF A TREE.

NUMBER OF NEW PARKING SPACES TO BE CONSTRUCTED 42 / 10 = 4.2 PARKING LOT TREES.

TOTAL NUMBER OF TREES REQUIRED 5, TOTAL NUMBER OF TREES PLANTED 18.

IV. LANDSCAPE BUFFER

LENGTH OF PROPERTY IN LINEAL FEET AS MEASURED ALONG EACH STREET SEPARATELY.

LINEAL FEET OF PROPERTY / 50 = TOTAL STREET TREES.

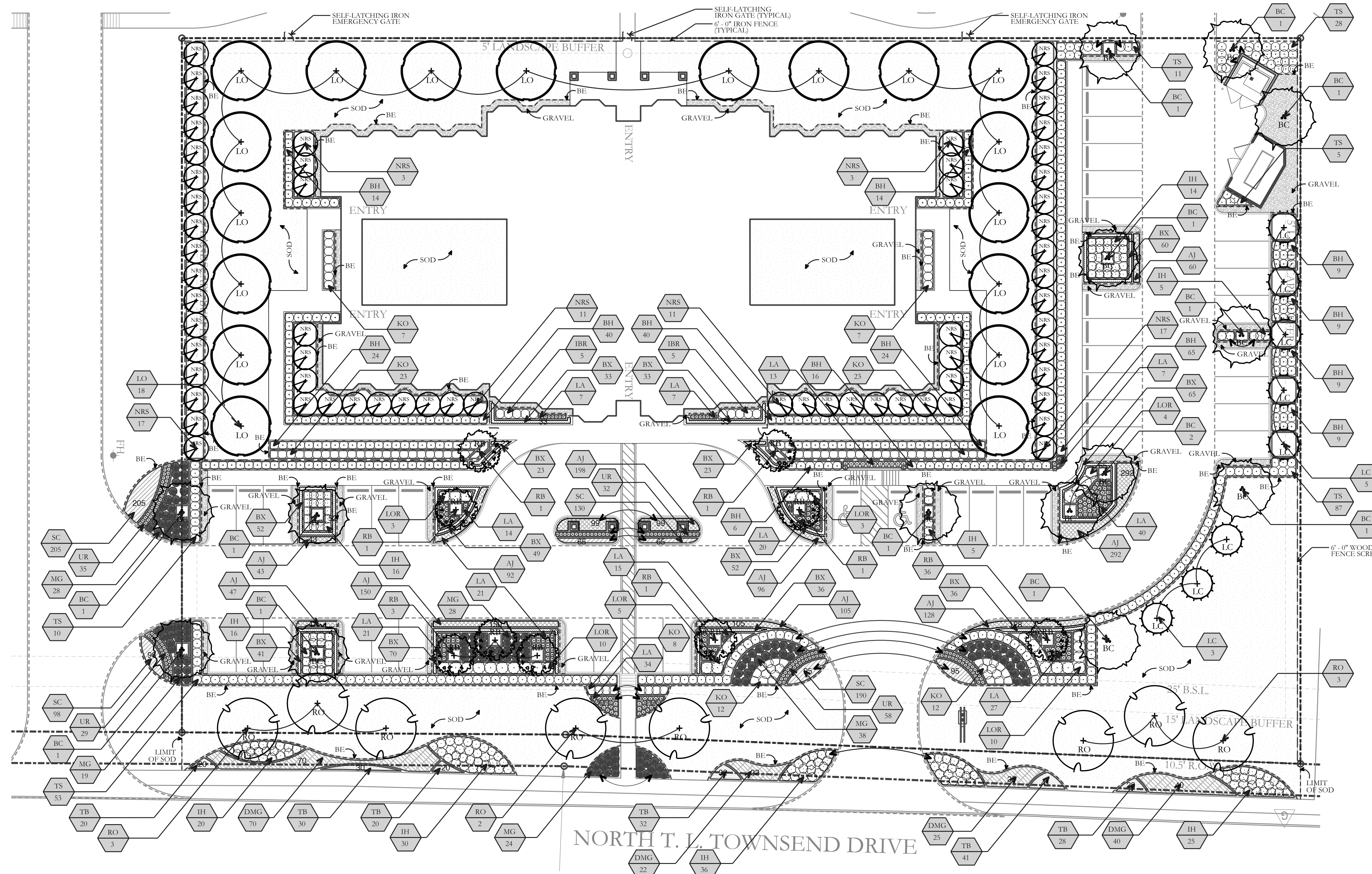
STREET NAME	LINEAL FEET	QTY. TREES
NORTH	241/50	5
WEST	372/50	8
SOUTH	231/50	5
TOTAL STREET TREES		18

PLANTING SCHEDULE

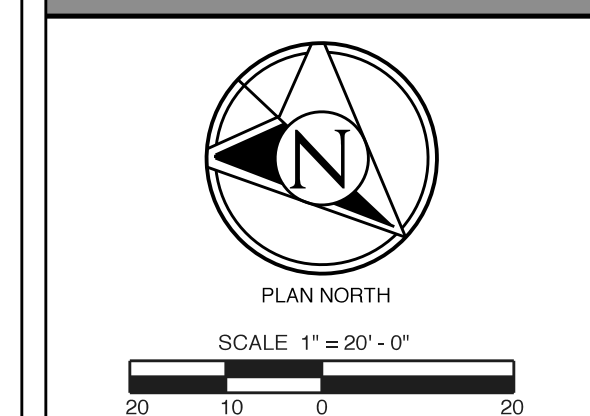
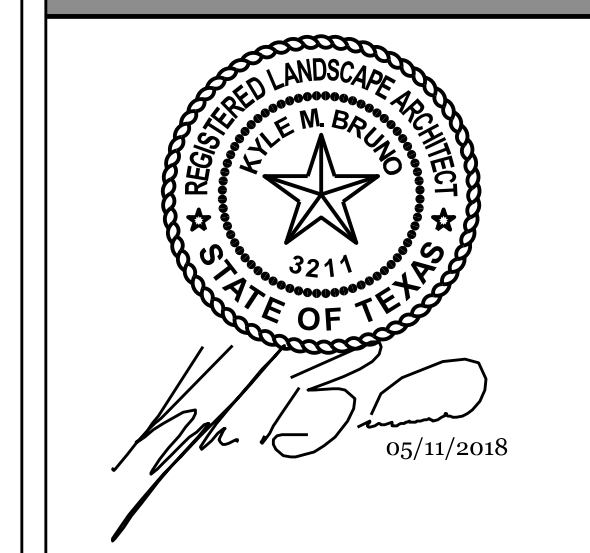
ABV.	BOTANICAL NAME / COMMON	CALIPER	HEIGHT	WIDTH	SIZE	NOTES
TREES						
(LO)	QUERCUS VIRGINIANA / LIVE OAK	4"	14'-16'	7'-8'	100 GAL.	MATCHED, WELL ROOTED
(RO)	QUERCUS FALCATA / SOUTHERN RED OAK	4"	14'-16'	7'-8'	100 GAL.	MATCHED, WELL ROOTED
(BC)	TAXODIUM DISTICHUM / BALD CYPRESS	4"	14'-16'	7'-8'	100 GAL.	MATCHED, WELL ROOTED
(LC)	CUPRESSOCYPARIS LEYLANDII / LEYLAND CYPRESS	4"	10'-12'	5'-6'	60 GAL.	MATCHED, WELL ROOTED
(RB)	CERCIS CANADENSIS VAR. CANDENSIS / EASTERN REDBUD	2" EACH CANE	6'-7'	4'-5'	60 GAL.	MATCHED, WELL ROOTED, MULTI-TRUNK
(NRS)	ILEX 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY		14'-16'	7'-8'	100 GAL.	MATCHED, WELL ROOTED
SHRUBS						
(TS)	LEUCOPHYLLUM FRUTESCENS 'SILVERADO' / SILVERADO TEXAS SAGE		24"	24"	3 GAL.	MATCHED, WELL ROOTED, 30" O.C.
(IH)	RAPHIOLEPIS INDICA / INDIAN HAWTHORN		24"	24"	3 GAL.	MATCHED, WELL ROOTED, 30" O.C.
(LA)	IRIS LOUISIANA / LOUISIANA IRS		24"	18"	1 GAL.	MATCHED, WELL ROOTED, 18" O.C.
(DMG)	MUHLENBERGIA CAPILLARIS / GULF MUHLY GRASS		24"	24"	3 GAL.	MATCHED, WELL ROOTED, 30" O.C.
(BX)	BUXUS MICROPHYLLA JAPONICA / JAPANESE BOXWOOD		12"	12"	1 GAL.	MATCHED, WELL ROOTED, 12" O.C.
(LOR)	LOROPETALUM CHINENSIS / CHINESE WITH HAZEL		24"	24"	3 GAL.	MATCHED, WELL ROOTED, 36" O.C.
(KO)	ROSA X KNOCKOUT / KNOCKOUT ROSE		24"	24"	3 GAL.	MATCHED, WELL ROOTED, 36" O.C.
(BH)	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY		24"	24"	3 GAL.	MATCHED, WELL ROOTED, 36" O.C.
(UR)	ROSMARINUS OFFICINALIS 'UPRIGHT' / UPRIGHT ROSEMARY		18"	12"	1 GAL.	MATCHED, WELL ROOTED, 18" O.C.
GROUNDCOVERS						
(AJ)	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE				4" POT	MATCHED, WELL ROOTED, 9" O.C.
(SC)	SEASONAL COLOR				4" POT	MATCHED, WELL ROOTED, 9" O.C.
SOD						
(SOD)	CYNODON DACTYLON / COMMON BERMUDA GRASS					SOLID SOD

PLANTING LEGEND

SYMBOL / NOTATION	DESCRIPTION
(NRS) (LO) (RO) (BC) (LC)	NURSERY-GROWN CANOPY & ORNAMENTAL TREES (PER PLAN)
(TS) (IH) (LA) (DMG) (BX) (LOR) (KO) (BH) (UR)	SHRUBS/GROUNDCOVERS (PER PLAN)
(SOD)	DECOMPOSED GRANITE GRAVEL
(AJ) (SC)	PROPOSED BOXWOOD HEDGE
(AJ) (SC)	PROPOSED ASIAN JASMINE GROUNDCOVER
(AJ) (SC)	PROPOSED SEASONAL COLOR
(AJ) (SC)	PROPOSED DWARF MAIDEN GRASS
(AJ) (SC)	PROPOSED TANGERINE BULBINE
(BE)	STEEL EDGING - PER PLAN REFERENCE DETAIL
(SOD)	SOLID SOD - COMMON BERMUDA GRASS
(---)	LIMIT OF SOD



NO.	DATE	REVISION
1	05/11/18	ISSUED FOR PERMIT



LANDSCAPE DEVELOPMENT
 Planting Plan
 Village Green Residence at Rockwall
 City of Rockwall, Rockwall County, Texas

CLIENT:
 FS GROUP
 9111 KATY FREEWAY,
 STE. 307
 HOUSTON, TX 77024

PLANTING NOTES & SPECIFICATIONS

GENERAL NOTES & SPECIFICATIONS:

- NOTES PROVIDED HEREIN ARE FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO THE DETAILS, ADDENDA AND CHANGE ORDERS ASSOCIATED WITH THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF ALL EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH WORK TO BE DONE.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MATERIALS, LABOR, AND EQUIPMENT TO COMPLETE ALL LANDSCAPING WORK IN STRICT ACCORDANCE WITH THE PLANTING PLAN, PLANT LIST, AND ALL ITEMS DESCRIBED IN THESE SPECIFICATIONS UNLESS OTHERWISE NOTED. THIS INCLUDES BUT IS NOT LIMITED TO FERTILIZER, MULCH, STAKES, TIES, GUY WIRES, CABLES, AND ALL OTHER NECESSARY EQUIPMENT TO COMPLETE THIS WORK.
- IF THE PLANTING PLAN DOES NOT AGREE WITH THE PLANT LIST THE QUANTITIES INDICATED GRAPHICALLY ON THE PLANTING PLANS SHALL GOVERN.
- IF THE PLANTING SCHEDULE DOES NOT AGREE WITH THE PLANT IDENTIFICATION TAG ON THE PLAN THE CONTRACTOR IS TO CALL THE LANDSCAPE ARCHITECT TO VERIFY PLANT IDENTIFICATION.
- ALL SUBSTITUTIONS OR ALTERATIONS TO THE LANDSCAPE AND IRRIGATION PLANS OR SPECIFICATIONS MUST BE SUBMITTED, IN WRITING, TO THE LANDSCAPE ARCHITECT FOR APPROVAL.

LANDSCAPE STANDARDS:

- CONTRACTOR SHALL LAY OUT PLANT MATERIAL PER PLAN AND FACE TO GIVE BEST APPEARANCE OR RELATION TO ADJACENT PLANTS, STRUCTURES OR VIEWS.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- PLANT MATERIAL SHALL NOT BE INSTALLED IN AREA WHICH WILL CAUSE HARM TO ADJACENT STRUCTURES, SUCH AS OVERHEAD POWER, BUILDINGS, PAVEMENTS AND UNDERGROUND UTILITY APPURTENANCES. NOTIFY THE GENERAL CONTRACTOR SHOULD CONFLICTS ARISE.
- ALL SUBSTITUTIONS OF PLANT MATERIALS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT IN WRITTEN FORM FOR APPROVAL PRIOR TO INSTALLATION.
- ALL NEWLY PLANTED MATERIAL SHALL BE THOROUGHLY SOAKED WITH WATER WITHIN 3 HOURS OF PLANTING.
- CONTRACTOR SHALL IMPORT COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL, FREE OF WEEDS, RHIZOMES, ROCKS, STICKS, AND OTHER DELETERIOUS MATERIAL.
- CONTRACTOR SHALL BRING TO FINISH GRADE WITH 3" MIN. OF TOPSOIL IN ALL LAWN AREAS AND 3" MIN. TOPSOIL IN ALL PLANTING BEDS AND TILL TO A DEPTH OF 8". FINE GRADING SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING OPERATIONS.
- CONTRACTOR SHALL LOOSEN COMPACTED SUBSOILS BY TILLING AND IMPORTING NEW TOPSOIL AS REQUIRED TO RESTORE GRADES AND MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES.
- INSTALL 3" DEPTH HARD WOOD MULCH IN ALL PLANTER BEDS.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24 HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

MAINTENANCE STANDARDS:

- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

CITY OF ROCKWALL LANDSCAPE ORDINANCE

LANDSCAPE ANALYSIS FORM

- LANDSCAPE ANALYSIS
 - REQUIRED LANDSCAPE = 20% X 87,120 SF = 17,424 SF
 - RIGHT OF WAY CREDIT = 2.5%
 - 50% OF TOTAL R.O.W. AREA.
 - REQUIRED = 4,232 SF X .50 = 2,116 SF
 - PROVIDED = 2,120 SF
 - PARKING LOT SCREENING = 2.5%
 - ADJUSTED REQUIRED LANDSCAPE AREA = 15% X 87,120 = 13,068 SF
 - PROVIDED LANDSCAPE AREA = 17,264 SF
 - BUILDING LANDSCAPE REQUIRED 50% OF TOTAL REQUIRED AREA.
 - REQUIRED BUILDING LANDSCAPE = 13,068 X .50 = 6,534 SF
 - PROVIDED BUILDING LANDSCAPE = 7,389 SF

II. STREET TREES:
LENGTH OF PROPERTY IN LINEAL FEET AS MEASURED ALONG EACH STREET SEPARATELY.
LINEAL FEET OF PROPERTY / 50 = TOTAL STREET TREES.

STREET NAME	LINEAL FEET	QTY. TREES
NORTH T. L. TOWNSEND DRIVE	372/50	8
TOTAL STREET TREES		8

III. PARKING LOT TREES:
EACH PARKING SPACE MUST BE WITHIN 20'-0" OF A TREE.
NUMBER OF NEW PARKING SPACES TO BE CONSTRUCTED .42 / 10 = .42 PARKING LOT TREES.
TOTAL NUMBER OF TREES REQUIRED 5. TOTAL NUMBER OF TREES PLANTED 18.

STREET NAME	LINEAL FEET	QTY. TREES
NORTH	241/50	5
WEST	372/50	8
SOUTH	231/50	5
TOTAL STREET TREES		18

IV. LANDSCAPE BUFFER
LENGTH OF PROPERTY IN LINEAL FEET AS MEASURED ALONG EACH STREET SEPARATELY.
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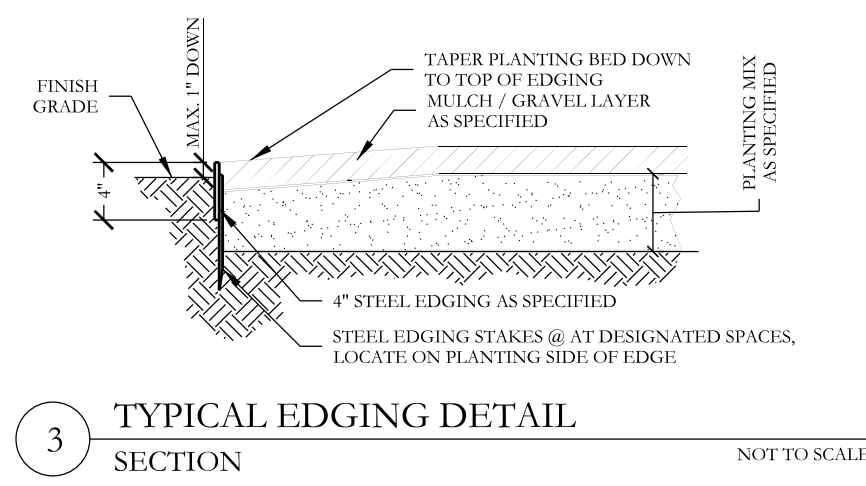
STREET NAME	LINEAL FEET	QTY. TREES
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PLANTING SCHEDULE

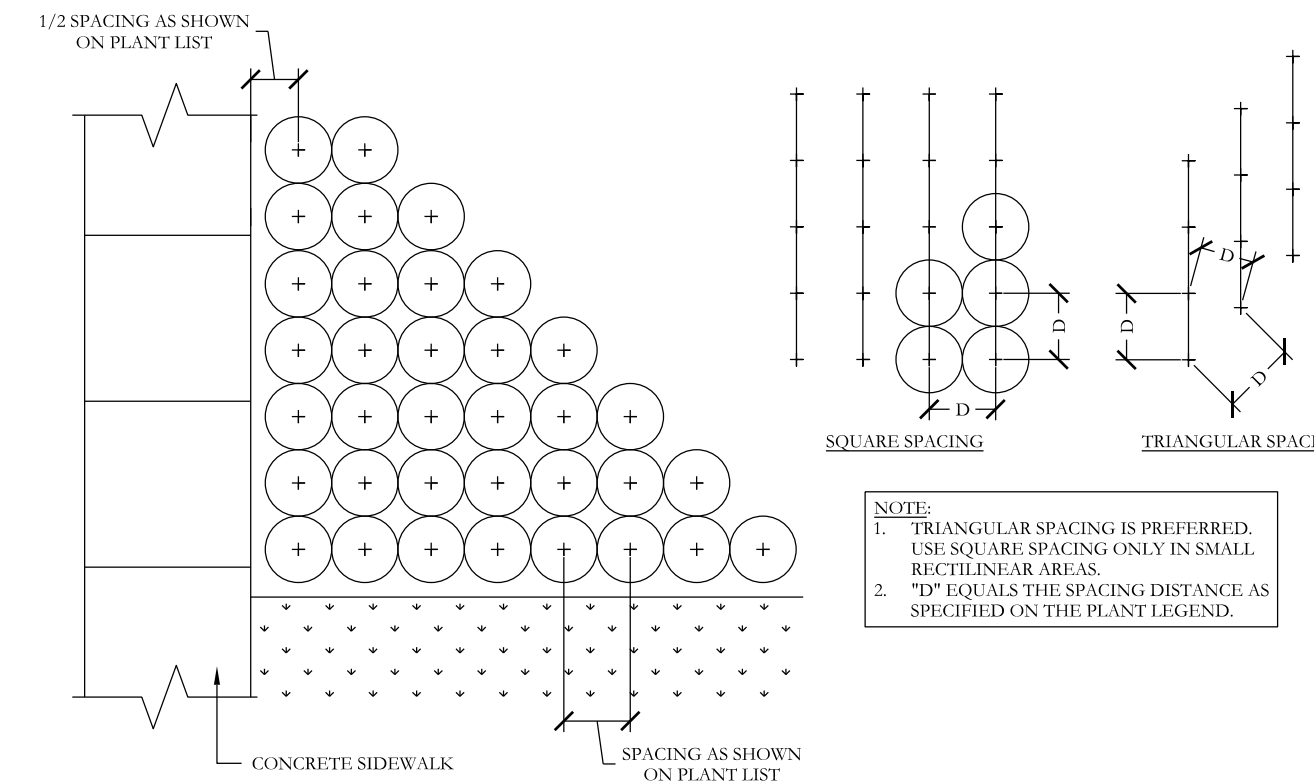
ABV.	BOTANICAL NAME / COMMON	CALIPER	HEIGHT	WIDTH	SIZE	NOTES
TREES						
(LO)	QUERCUS VIRGINIANA / LIVE OAK	4"	14' - 16'	7' - 8'	100 GAL.	MATCHED, WELL ROOTED
(RO)	QUERCUS FALCATA / SOUTHERN RED OAK	4"	14' - 16'	7' - 8'	100 GAL.	MATCHED, WELL ROOTED
(BC)	TAXODIUM DISTICHUM / BALD CYPRESS	4"	14' - 16'	7' - 8'	100 GAL.	MATCHED, WELL ROOTED
(LC)	CUPRESSOCYPARIS LEYLANDII / LEYLAND CYPRESS	4"	10' - 12'	5' - 6'	60 GAL.	MATCHED, WELL ROOTED
(RB)	CERCIS CANADENSIS VAR. CANDENSIS / EASTERN REDBUD	2" EACH CANE	6' - 7'	4' - 5'	60 GAL.	MATCHED, WELL ROOTED, MULTI-TRUNK
(NRS)	ILEX 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY		14' - 16'	7' - 8'	100 GAL.	MATCHED, WELL ROOTED
SHRUBS						
(TS)	LEUCOPHYLLUM FRUTESCENS SILVERADO [®] / SILVERADO TEXAS SAGE		24"	24"	3 GAL.	MATCHED, WELL ROOTED, 30" O.C.
(IH)	RAPHIOLEPIS INDICA / INDIAN HAWTHORN		24"	24"	3 GAL.	MATCHED, WELL ROOTED, 30" O.C.
(LA)	IRIS LOUISIANA / LOUISIANA IRS		24"	18"	1 GAL.	MATCHED, WELL ROOTED, 18" O.C.
(GMG)	MUHLENBERGIA CAPILLARIS / GULF MUHLY GRASS		24"	24"	3 GAL.	MATCHED, WELL ROOTED, 30" O.C.
(BX)	BUXUS MICROPHYLLA JAPONICA / JAPANESE BOXWOOD		12"	12"	1 GAL.	MATCHED, WELL ROOTED, 12" O.C.
(LOR)	LOROPETALUM CHINENSIS / CHINESE WITH HAZEL		24"	24"	3 GAL.	MATCHED, WELL ROOTED, 36" O.C.
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GROUNDCOVERS						
(AJ)	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE				4" POT	MATCHED, WELL ROOTED, 9" O.C.
(SC)	SEASONAL COLOR				4" POT	MATCHED, WELL ROOTED, 9" O.C.
SOD						
(SOD)	CYNODON DACTYLON / COMMON BERMUDA GRASS					SOLID SOD

PLANTING LEGEND

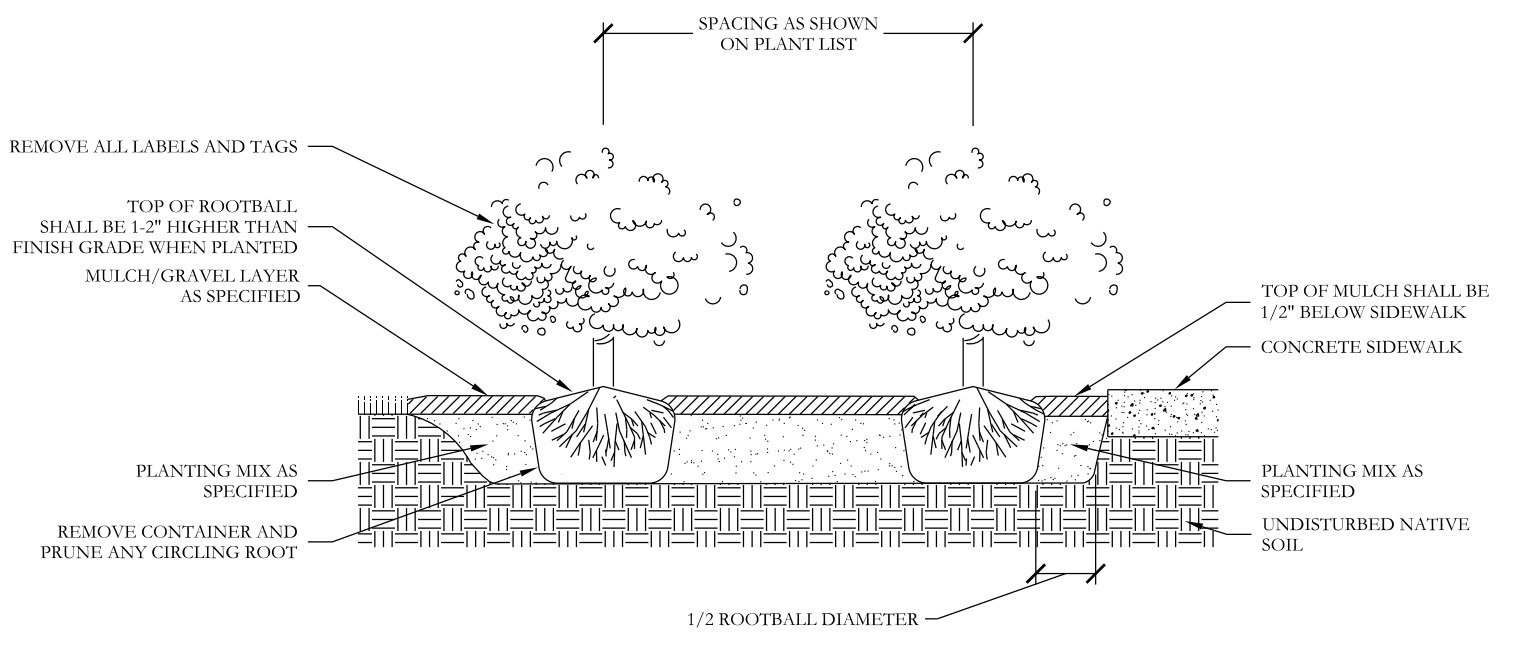
SYMBOL / NOTATION	DESCRIPTION
	NURSERY GROWN CANOPY & ORNAMENTAL TREES (PER PLAN)
	SHRUBS/GROUNDCOVERS (PER PLAN)
	DECOMPOSED GRANITE GRAVEL
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	PROPOSED TANGERINE BULBINE
	STEEL EDGING - PER PLAN - REFERENCE DETAIL
	SOLID SOD - COMMON BERMUDA GRASS
	LIMIT OF SOD



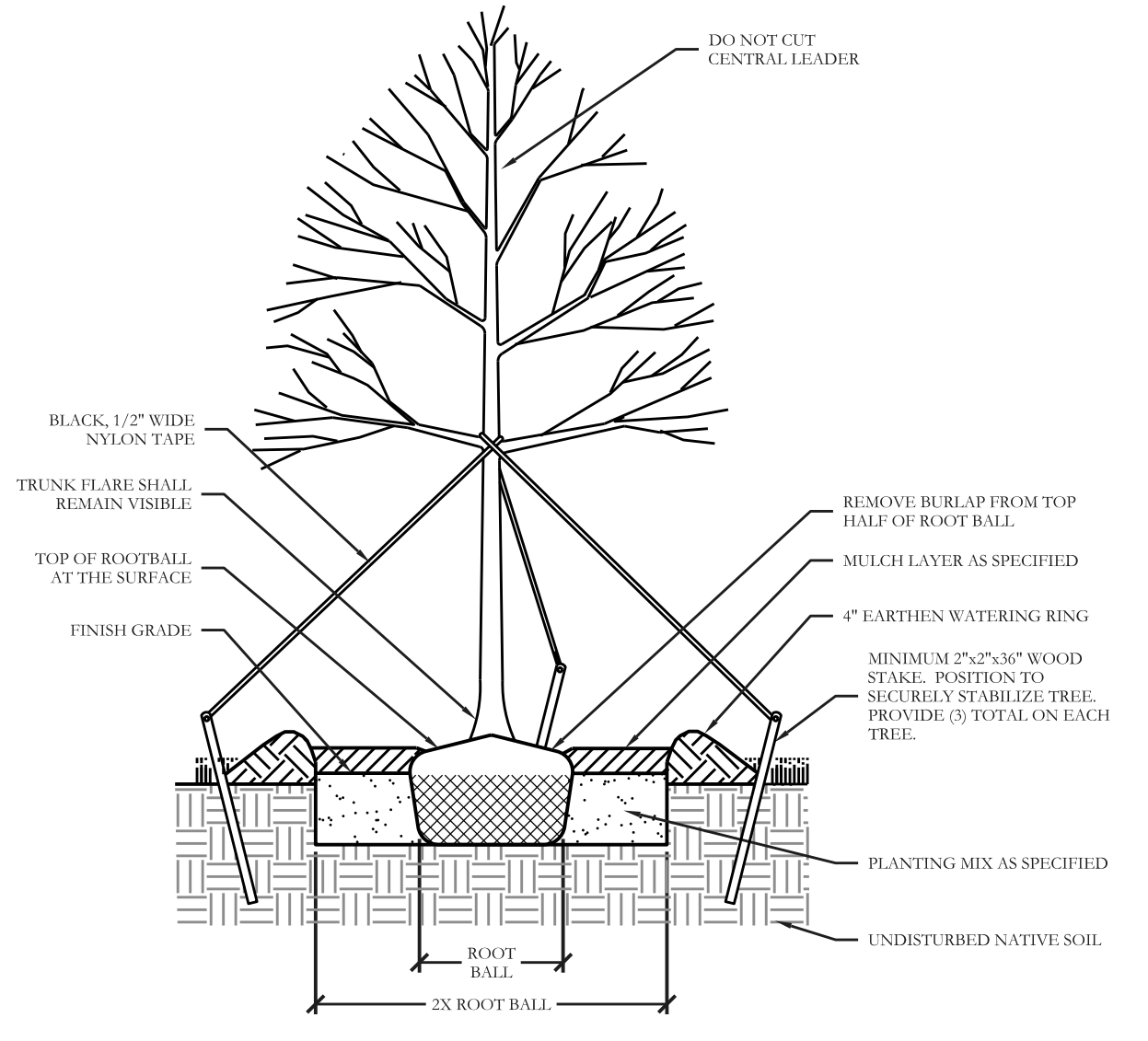
3 TYPICAL EDGING DETAIL SECTION NOT TO SCALE



2 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION



1 TYPICAL TREE PLANTING SECTION NOT TO SCALE



1 TYPICAL TREE PLANTING SECTION NOT TO SCALE



NO.	DATE:	REVISION:
1	05/11/18	ISSUED FOR PERMIT



LANDSCAPE DEVELOPMENT
 Planting Details & Notes
Village Green Residence at Rockwall
 City of Rockwall, Rockwall County, Texas

CLIENT:
FS GROUP
 9111 KATY FREEWAY,
 STE. 307
 HOUSTON, TX 77024

May 11, 2018

To Whom It May Concern,

This letter is in reference to the Landscape Development for Lot 1, Block 1, Village Green Residence at Rockwall. A 2.00 Acre tract located in Rockwall, Texas, Rockwall County, Texas.

In accordance with the City of Rockwall Ordinance No. 17-62, Section 5, Sub-section (c), passed and approved by the city council of the City of Rockwall, Texas on December 4, 2017 a Treescape Plan shall be submitted with the PD Sit Plan.

As defined in Article IX-Tree Preservation, Section 3, a Treescape Plan is a graphic representation drawn to the largest scale practical showing the exact location, size (trunk diameter and height) and common name of all protected and feature trees and indication of which trees are to be removed and or replaced.

Exhibit A:



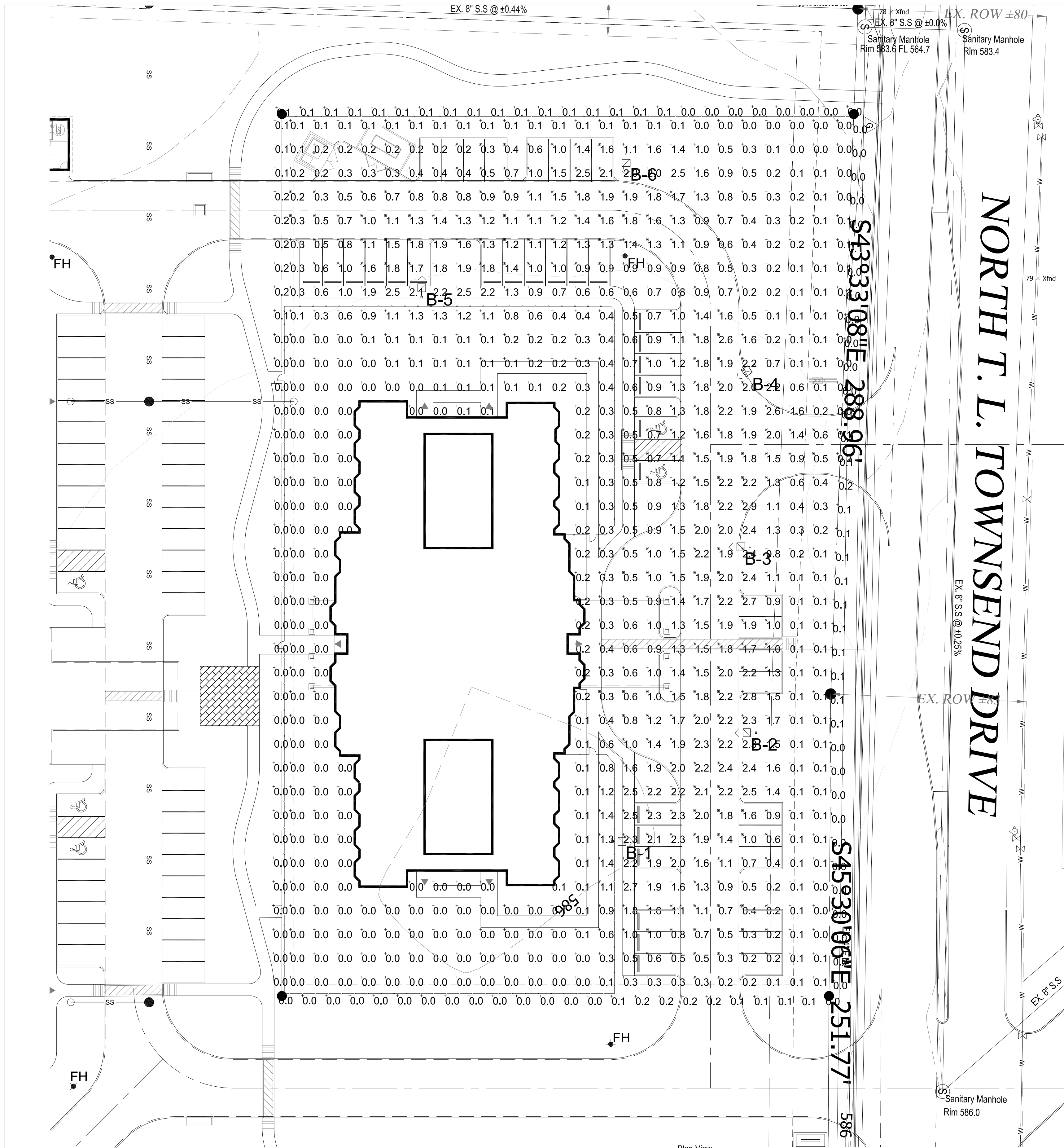
Please reference Exhibit A. The image was provided by Google Street View on January of 2017. The image depicts the existing conditions of the site and in conjunction with the PD Site Plan there are no existing trees to catalog.



Thank you,

Kyle Bruno, LA, LI

Kyle Bruno
5/11/18



Plan View
Scale - 1" = 20'

Disclaimer
This lighting design is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. Frazier Photometrics is not responsible for specifying the lighting or illumination requirements for any specific project. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting design meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will Frazier Photometrics be held responsible for any loss resulting from any use of this lighting design.

DESCRIPTION
The Prevail LED area, site luminaire combines optical performance, energy efficiency and long term reliability in an advanced, patent pending modern design. Utilizing the latest LED technology, the Prevail luminaire delivers unparalleled uniformity resulting in greater pole spacing. A versatile mount standard arm facilitates ease of installation for both retrofit and new installations. With energy savings greater than 52% the Prevail fixture replaces 150-400W metal halide fixtures in general area lighting applications such as parking lots, walkways, roadways and building areas.

CONSTRUCTION FEATURES
Construction
Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing. The LED drivers are mounted in direct contact with the coating to promote low operating temperature and long life. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. A one-piece silicone gasket seals the door to the fixture housing. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and 3G vibration rated (ANSI C136.31) to insure strength of construction and longevity in the selected application.

Optics
Precision molded, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. Available in Type I, III, IV and V distributions with lumen packages ranging from 6,100 to 18,500 nominal lumens. Light engine configurations consist of 1 or 2 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L22,000 hours at 25°C) per IESNA TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

Electrical
LED drivers are mounted to the fixture for optimal heat sinking and ease of maintenance. Thermal management incorporates both conduction and convection to transfer heat rapidly away from the LED source for optimal efficiency and light output. Class 1 electronic drivers have a power factor >0.95, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Available in 120/277V 60/80Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. 10kV/10 kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture to accommodate controls capability such as dimming and occupancy. Suitable for ambient temperatures from -40°C to 40°C. Optional 60°C HA (high ambient) available. Standard NEMA 3-PIV twistlock photocell receptacle and NEMA 7-PIV twistlock photocell receptacles are available as options.

Controls
The Prevail LED luminaire control options are designed to be simple and cost-effective. ASIRAE and California Title 24 compliant solutions. The ANSI C136.41 compliant NEMA 3-PIV receptacle enables wireless dimming when used with compatible photocell. An integrated dimming and occupancy sensor is a standalone control option available in on/off (MSP) and bi-level dimming.

(MSP/DM) operation. The optional LumaWatt Pro system is best described as a peer-to-peer wireless network of luminaires. Integral sensors that operate in accordance with programmable profiles. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication.

Mounting
Standard pole mount arm is bolted directly to the pole and the fixture slides onto the arm and locks in place with a bolt facilitating quick and easy installation. The versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting. Wall mount and mast arm mounting options are available. Mast arm adapter fits 3-3/8" O.D. tenon.

Finish
Housing and cast parts finished in five-stage super-TiC polyester powder coat paint, 2.6 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, black, dark platinum and graphite metallic.

Warranty
Five-year warranty.

Lumark

Catalog #	Type
Project	Village Green Rockwall B-1 through B-6
Comments	Date
Prepared by	

PRV PREVAIL
LED
AREA / SITE / ROADWAY LUMINAIRE

CERTIFICATION DATA
UL and cUL Wet Location Listed
IP65-Rated
3G Vibration Rated
BC 801
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
0.9 Power Factor
<2% Total Harmonic Distortion
120-277V/60 and 60Hz
347V/60Hz, 480V/60Hz
-40°C Minimum Temperature Rating
+40°C Ambient Temperature Rating

EPA
Effective Projected Area (Sq. Ft.): 0.76

SHIPPING DATA
Approximate Net Weight:
20 lbs. (9.08 kgs.)

DESIGN LIGHTS
March 1, 2018 1:00 PM

Power Quality Solutions

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
⊠	B	6	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-A25-DJUNV-T4-BZ-70304-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 3000K LEDs AT 60% STANDARD LUMENS AND TYPE IV OPTICS WITH HOUSE SIDE SHIELD	2	PRV-A25-DJUNV-T4-BZ-70304-HSS.les	4388	0.95	87

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking and Drive Lanes	⊠	1.3 fc	2.9 fc	0.2 fc	14.5:1	6.5:1
Property	+	0.7 fc	2.9 fc	0.0 fc	N/A	N/A
Property Line	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A

- Notes**
- Readings are shown in units of maintained footcandles.
 - Total Light Loss Factor (LLF) = .95 LLF for LED
 - Test Plane = 0' Above grade
 - Fixture Mounting Height = 20' Above grade
 - Fixture Spacing = See Plan View.
 - This photometric layout was calculated using specific criteria. Any deviation from stated parameters will affect actual performance.
 - These lighting calculations are not a substitute for independent engineering analysis of lighting system suitability and safety.

9111 Katy Freeway, Suite 307
Houston, Texas 77024
Office: 713 344 1752
Fax: 713 429 5864

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VILLAGE GREEN
ALZHEIMER'S CARE HOME

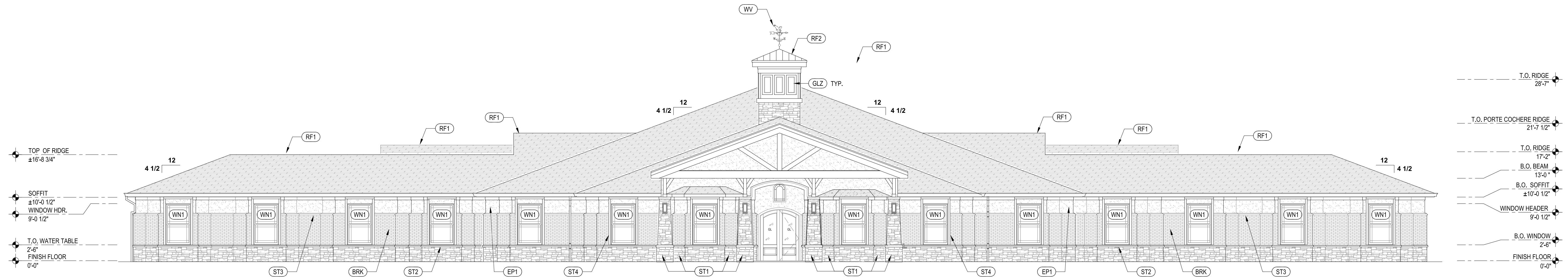
LOT 1, BLOCK 1
VILLAGE GREEN
RESIDENCE AT
ROCKWALL ADDITION

OWNER:
CAMERON & CAMERON
4090 E. FM 552
ROCKWALL, TX 75087

APPLICANT:
DL MARKETPLACE PARTNERS, LLC
2870 PEACHTREE ROAD, SUITE 491
ATLANTA, GA 30305

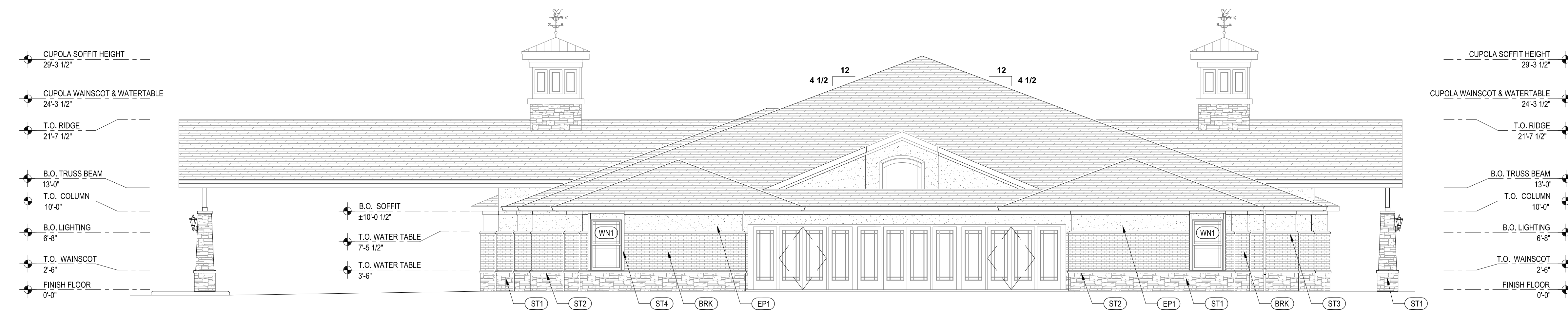
CONTACT: DON CAMERON
PHONE: (281) 789-9143

CONTACT: CHRIS ALLEN
PHONE: (512) 529-1410



KEY	MATERIAL	SQ. FT.	PER CENT
ST1	STONE VENEER	560 S.F.	24.7
ST2	CAST STONE WATER TABLE	79 S.F.	3.4
ST3	CAST STONE WATER TABLE	58 S.F.	2.5
ST4	CAST STONE WINDOW TRIM	77 S.F.	3.4
BRK	BRICK VENEER	819 S.F.	36.1
EP1	STUCCO	672 S.F.	29.9
TOTAL FACADE SQ. FT. W/O FENESTRATION:		2,265 S.F.	100.0

EAST EXTERIOR ELEVATION SCALE: 1/8" = 1'-0" 01



EXTERIOR MATERIAL LEGEND:

- (ST1) 4" THICK NOMINAL STONE VENEER - CHOP CUT, CHEYENNE BLEND/DAKOTA BROWN CASTLEROCK BY ALAMO STONE COMPANY
- (ST2) CAST STONE WATER TABLE
- (ST3) CAST STONE WATER TABLE
- (ST4) CAST STONE WINDOW TRIM
- (EP1) STUCCO, FINE TEXTURE
- (TR1) 1x6 STUCCO TRIM, FINE TEXTURE
- (RF1) ASPHALT COMPOSITION SHINGLES - HATTERAS STORMY NIGHT BY CERTAINTEEED
- (RF2) STANDING SEAM METAL ROOF - COPPER COLORED FINISH
- (GU) PRE-PAINTED STEEL GUTTER - 5-1/4" CURVED FASCIA PROFILE BY AWARD METALS OR SIMILAR
- (DS) PRE-PAINTED STEEL DOWNSPOUT - TO FIT GUTTER BY AWARD METALS OR SIMILAR
- (GLZ) GLAZING - 1/4" x 12" x 24"
- (WV) WEATHERVANE - FLAG, W-30FP, COPPER BY CAMPBELLSVILLE INDUSTRIES
- (SC1) SCONCE - FLUORESCENT FIXTURE
- (SC2) WALL-PAK LIGHT FIXTURE
- (WN1) 4'-0"x6'-6" LOW-E DOUBLE INSULATED SINGLE HUNG WINDOW

KEY	MATERIAL	SQ. FT.	PER CENT
ST1	STONE VENEER	130 S.F.	22.1
ST2	CAST STONE WATER TABLE	17 S.F.	2.9
ST3	CAST STONE WATER TABLE	15 S.F.	2.5
ST4	CAST STONE WINDOW TRIM	11 S.F.	1.9
BRK	BRICK VENEER	219 S.F.	37.2
EP1	STUCCO	197 S.F.	33.4
TOTAL FACADE SQ. FT. W/O FENESTRATION:		589 S.F.	100.0

NORTH EXTERIOR ELEVATION SCALE: 1/8" = 1'-0" 02

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VILLAGE GREEN
ALZHEIMER'S CARE HOME

LOT 1, BLOCK 1
VILLAGE GREEN
RESIDENCE AT
ROCKWALL ADDITION

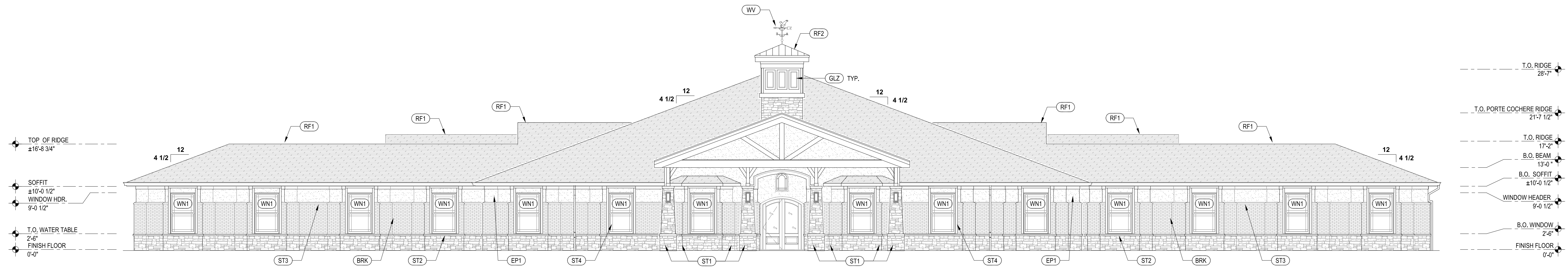
OWNER:
CAMERON & CAMERON
4090 E. FM 552
ROCKWALL, TX 75087
CONTACT: DON CAMERON
PHONE: (281) 789-9143

APPLICANT:
DL MARKETPLACE PARTNERS, LLC
2870 PEACHTREE ROAD, SUITE 491
ATLANTA, GA 30305
CONTACT: CHRIS ALLEN
PHONE: (512) 529-1410

EXTERIOR ELEVATIONS

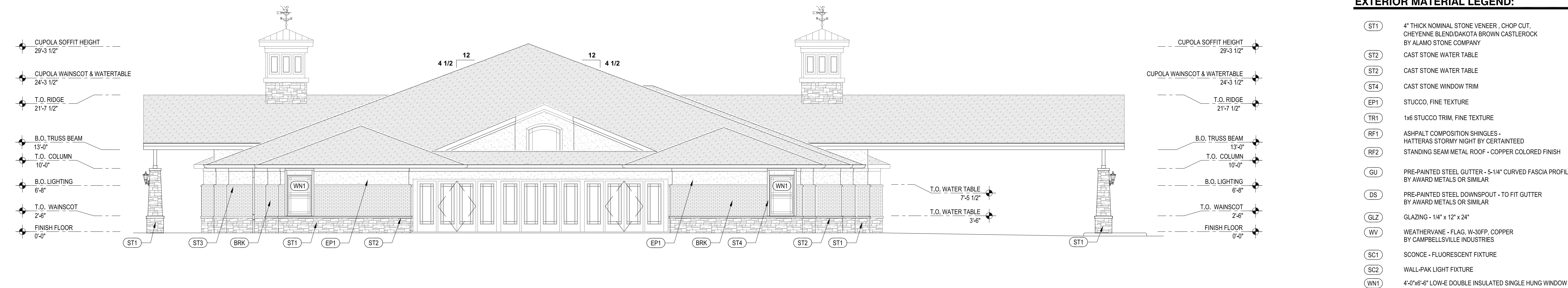
6.1

DATE: MAY 09, 2018
CASE No.: Z2017-051



NOTE:
THE WEST EXTERIOR ELEVATION FACES THE R.O.W.
OF THE NORTH T.L. TOWNSEND DRIVE

WEST EXTERIOR ELEVATION SCALE: 1/8" = 1'-0" 01



EXTERIOR MATERIAL LEGEND:

- (ST1) 4" THICK NOMINAL STONE VENEER - CHOP CUT, CHEYENNE BLEND/DAKOTA BROWN CASTLEROCK BY ALAMO STONE COMPANY
- (ST2) CAST STONE WATER TABLE
- (ST3) CAST STONE WATER TABLE
- (ST4) CAST STONE WINDOW TRIM
- (EP1) STUCCO, FINE TEXTURE
- (TR1) 1x6 STUCCO TRIM, FINE TEXTURE
- (RF1) ASPHALT COMPOSITION SHINGLES - HATTERAS STORMY NIGHT BY CERTAINTEED
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- (GU) PRE-PAINTED STEEL GUTTER - 5-1/4" CURVED FASCIA PROFILE BY AWARD METALS OR SIMILAR
- (DS) PRE-PAINTED STEEL DOWNSPOUT - TO FIT GUTTER BY AWARD METALS OR SIMILAR
- (GLZ) GLAZING - 1/4" x 12" x 24"
- (WV) WEATHERVANE - FLAG, W-30FP, COPPER BY CAMPBELLSVILLE INDUSTRIES
- (SC1) SCONCE - FLUORESCENT FIXTURE
- (SC2) WALL-PAK LIGHT FIXTURE
- (WN1) 4'-0"x6'-6" LOW-E DOUBLE INSULATED SINGLE HUNG WINDOW

SOUTH EXTERIOR ELEVATION SCALE: 1/8" = 1'-0" 02

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VILLAGE GREEN
ALZHEIMER'S CARE HOME

LOT 1, BLOCK 1
VILLAGE GREEN
RESIDENCE AT
ROCKWALL ADDITION

OWNER:
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4090 E. FM 552
ROCKWALL, TX 75087

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PHONE: (281) 789-9143

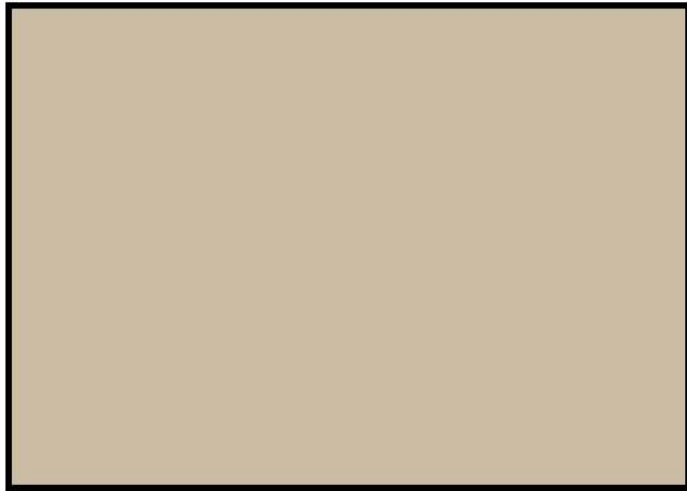
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ATLANTA, GA 30305

CONTACT: CHRIS ALLEN
PHONE: (512) 529-1410

EXTERIOR ELEVATIONS

6.2

DATE: MAY 09, 2018
CASE No.: Z2017-051



Stucco Color: Sherwin Williams 2822 Downing Sand



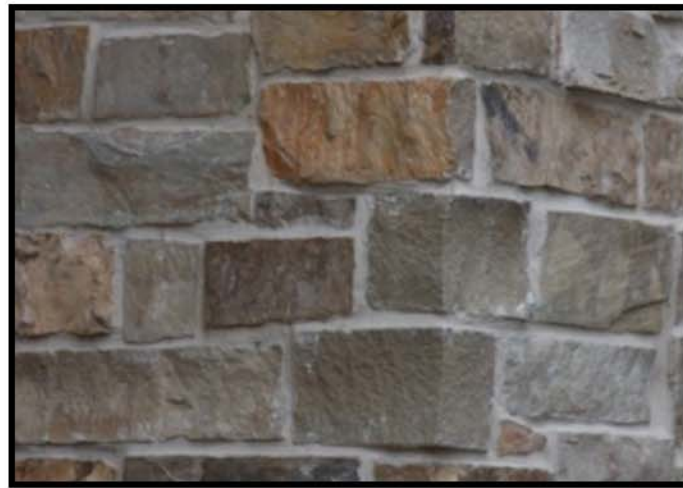
Copper Standing Seam Metal Roof



Roof: Certainteed Hatteras Stormy Night Shingles



Natural Cedar Ceiling and Beams



Cheyenne Blend Ledge Stone



Olde Towne Brick

APPLICANT:
DL MARKETPLACE PARTNERS, LLC
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VILLAGE GREEN
ALZHEIMER'S CARE HOME
RESIDENCE AT
ROCKWALL ADDITION
CASE No.: Z2017-051

June 5, 2018

David Gonzales
Rockwall City Hall – Planning & Zoning Division
385 South Goliad Street
Rockwall, Texas 75087

Re: Village Green Residence at Rockwall Resubmittal
Re-submittal #1 – Site Plan (SP2018-013)

David Gonzales,

We have received city comments dated May 29, 2018 pertaining to the Site Plan for Village Green Residence at Rockwall. We revised the plans per staff comments below and offer the following responses and revisions in **bold**. Please note that these plans may also reflect changes made per comments received from the developer.

Village Green Residence at Rockwall – Site Plan – Resubmittal #1

ENGINEERING (Amy Williams, Director of Public Works / City Engineer, (972) 771-7746)

1. Detention is required Show/label on plan. **Noted, shown on site plan.**
2. 4% Engineering inspection fees. **Noted, will comply.**
3. Impact Fees. **Noted, will comply.**
4. Driveway approaches must be built to the same thickness and strength as Townsend Drive. **Noted, will comply.**
5. 8" water line must loop through site. **Noted, waterline shown on plans.**
6. The 16" existing water line is a steel cylinder. **Noted, will comply.**
7. \$110.47/lf street pro-rata along Townsend. **Noted, will comply.**
8. Need to show existing and proposed water, sewer and detention. **Noted, will comply.**
9. Need to show distances between existing driveways and proposed as well as proposed to proposed driveways (min. 100'). **Noted, will comply.**
10. Need to dedicate right-of-way to equal 85'. **Noted, right-of-way dedicated in 2007 equal to 85'.**
11. 3,600 psi concrete is min. 6.5 sack mix and 3,000 psi concrete is 5.5 sack mix. **Noted, will comply.**
12. Dead end parking must have 15' turn-around. **Noted, will comply.**
13. Build 5' sidewalk along Townsend Drive. **Noted, sidewalk called out on plans.**

Landscape/ Treescape Plan:

1. All plantings/ shrubs must be planted 4' from back of curb for all 18' parking spaces. **Noted, all planting shrubs have been offset 4' from the back of curb.**
2. No trees to be planted within 5' of any utility (add note to plans). **Noted, note added to plans.**
3. No landscaping in the public right-of-way as well as irrigation. **Noted, all landscape planting has been removed from the right-of-way.**
4. Not showing fire hydrant. All planting must be 5' away from fire hydrants. **Noted, Fire hydrant has been added to the plan and all planting offset 5'.**

BURGESS & NIPLÉ

10701 Corporate Drive, Suite 118 | Stafford, TX 77477 | 281.980.7705

5. All public rights-of-way to be sodded. **Noted, all row shown to have sod.**

FIRE (Ariana Hargrove, Fire Marshall, (972) 771-7774)

1. Show location of Fire Department Connection (FDC). **Noted, FDC shown on site plan.**
2. FDC shall be facing and visible from the fire lane. **Noted, will comply.**
3. FDC must be within 100-feet of a fire hydrant. **Noted, will comply.**
4. FDC shall be clear and unobstructed with a minimum of a 5-foot clear all-weather path from fire lane access. **Noted, will comply.**

Planning Department (David Gonzales, Senior Planner, (972) 771-7745)

1. Adherence to Engineering and Fire Department standards shall be required. **Noted, will comply.**
2. Submittal and approval of a civil engineering plans and final plat prior to issuance of building permits. As a note plat mylars must be received for filing purposes prior to release of any building permits. **Noted, will comply.**
3. Label site plan documents with “Case No. SP2018-012” at the lower right corner of all plan and resubmit. **Noted, will comply.**
4. Provide adjacent property owner information and remove all zoning labels (i.e. commercial zoning, agricultural zoning, etc.) on all plans when resubmitting. **Noted, will comply.**
5. All exterior signage requires submittal and approval of a separate permit through the building inspections department. Remove monument sign from all plans. **Noted, will comply.**

PD Site Plan:

1. Label and dimension (ROW width) North T.L. Townsend Drive. **Noted, will comply.**
2. Use a lighter scaled line for lot 1 (i.e Village Green Residence) to distinguish between lots/developments. **Noted, will comply.**
3. Where are HVAC units located? See screening requirements in PD and provide appropriate screening for all units. **Noted, HVAC units shown around building will be screened by landscape.**
4. Include description in legend for F.P.A.D.U.E. (Fire lane, public access, drainage & utility easements, etc.) **Noted, description added to the notes on the site plan.**
5. Label all trash receptacles and provide detail of dumpster enclosure – minimum 8-ft enclosure walls with exterior walls matching the primary structure and a self-latching gate mechanism. **Noted, Dumpster detail added with resubmittal.**
6. Delineate and label 5’ sidewalk along Townsend Drive. **Noted, Sidewalk labeled**

Landscape/ Treescape Plan:

1. Remove monument sign from plans – requires separate permitting process. **Noted, sign has been removed from plans.**
2. Lighten up boldness of plan so that details will appear. **Noted, line hierarchy has been reviewed and adjusted.**
3. Provide label indicating ‘Case No. SP2018-012’ on lower right-hand corner of revised plan. **Noted, Case no. added to lower right-hand corner of plans.**
4. Letter indicating no trees to be removed from site. **Noted, letter provided with submittal.**

Photometric Plan:

1. Reduce font size for of call outs and use lighter gray scale covering up readings along property line. **Noted, plan adjusted based on recommendations.**

Building Elevations:

1. Requires a recommendation from the ARB forwarded to the P&Z commission for consideration. **Noted, will submit for consideration.**
2. Stucco [key EP1]. Is the material a 3 part stucco system or is this EIFS. **Noted, the material is a 3-part Stucco.**
3. Provide a materials sample board for ARB review. **Noted, materials sample board submitted for review.**

Open Space Master Plan:

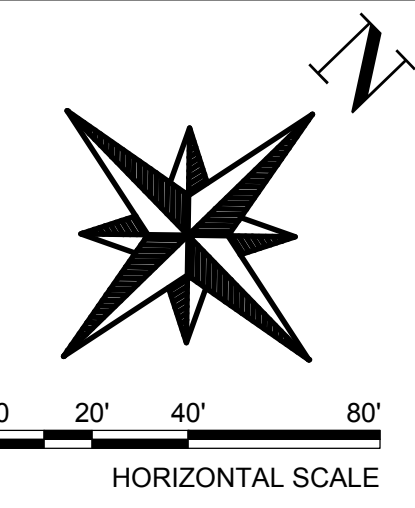
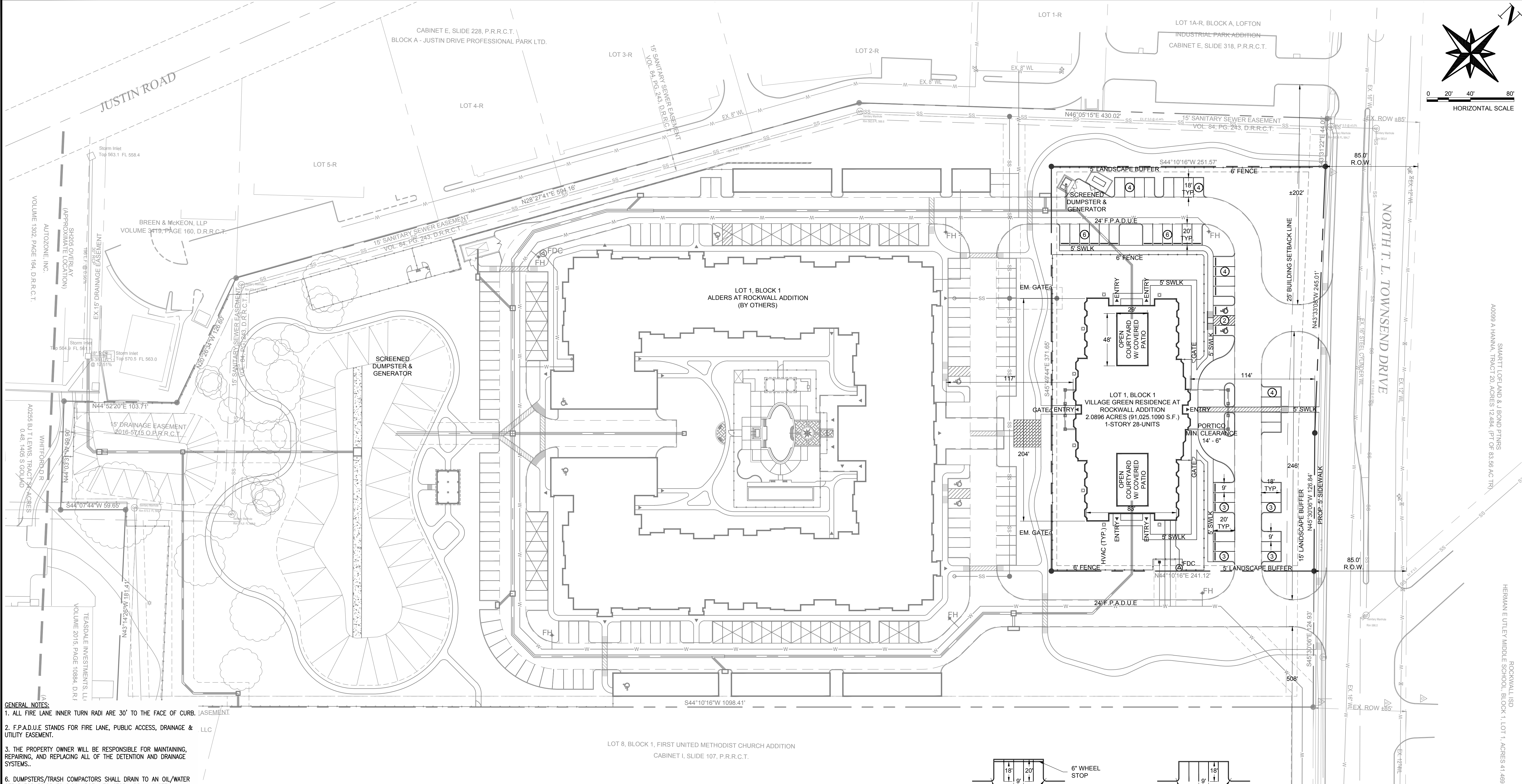
1. To be considered by the parks board on June 5th with their recommendation forwarded to the city council for approval. **Noted, will be submitted for review.**
2. Provide a legend for all amenities and label (i.e. clubhouse, pool, trails, open space %, etc.). **All amenities have been labeled and a legend is provided.**
3. Remove monument sign from plan. **Noted, monument sign removed from plans.**

We hope you find these revisions acceptable, should you have any questions or concerns regarding this information please do not hesitate to contact me at 281-980-7705 Ext. 6303 or at nathan.miller@burgessniple.com. Thank you for your continued review and coordination on this project, it is greatly appreciated.

Sincerely,



Nathan Miller, E.I.T.
Burgess & Niple, Inc.
TBPE Firm No. F-10834



GENERAL NOTES:

1. ALL FIRE LANE INNER TURN RADI ARE 30' TO THE FACE OF CURB. EASEMENT
2. F.P.A.D.U.E STANDS FOR FIRE LANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT.
3. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL OF THE DETENTION AND DRAINAGE SYSTEMS..
6. DUMPSTERS/TRASH COMPACTORS SHALL DRAIN TO AN OIL/WATER SEPARATOR PRIOR TO DISCHARGE INTO STORM DRAIN SYSTEM.
7. ALL PROPOSED UTILITY EASEMENTS ARE TO BE 20' WIDE.
8. ARCHITECTURAL STANDARDS TO MEET CITY OF ROCKWALL STANDARDS.
9. ALL FIRE LANES TO BE 6" THICK CLASS 'C' REINFORCED CONCRETE 6.5 SACK MINIMUM CEMENT, 3,600 PSI MINIMUM 28-DAY CONCRETE STRENGTH WITH #3 BARS AT 24" ON CENTER.
10. PARKING PAVEMENT TO BE MINIMUM 5" 3000 PSI CONCRETE. MINIMUM 5.5 SACK MIX.
11. 10.5' OF R.O.W. WAS DEDICATED TO THE CITY OF ROCKWALL IN 2007 FOR THE CONSTRUCTION OF TOWNSEND DRIVE (85' R.O.W.)
12. PROPOSED REGIONAL PONDS TO SERVE BOTH LOT 1, BLOCK 1, ALDERS AT ROCKWALL AND LOT 1, BLOCK 1 VILLAGE GREEN RESIDENCE AT ROCKWALL.
13. ALL PUBLIC R.O.W.S TO BE SODDED.
14. SEE UTILITIES EXHIBIT FOR DETAILS.

BURGESS & NIPLE
 10701 CORPORATE DR., SUITE 118, STAFFORD, TX 77477
 PHONE: (281) 980-7705
 TBP FIRM REGISTRATION NO. F-10834
 CONTACT: JOSEPH T. REUE

LOT 1 (MEMORY CARE) BUILDING DATA

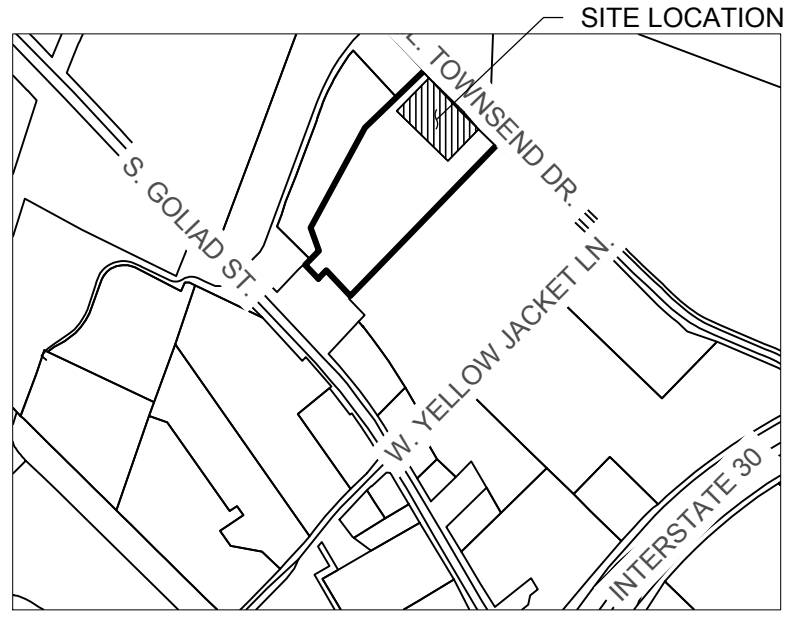
RESIDENT ROOMS:	28 @ 272 S.F. =	7,616 S.F.
KITCHEN:	240 S.F.	
DINING:	600 S.F.	
OFFICE:	206 S.F.	
WORK ROOM:	70 S.F.	
SALON:	130 S.F.	
SITTING/COMMON USE/ACTIVITY:	2 @ 660 S.F. =	1,320 S.F.
SHOWERS/BATHING:	4 @ 74 S.F. =	296 S.F.
LOBBY:		640 S.F.
LAUNDRY:		150 S.F.
MECHANICAL:		148 S.F.
CIRCULATION:		2,971 S.F.
GROSS HEATED AND COOLED:		14,387 S.F.
EAST (FRONT) PORTE-COCHERE:		1,673 S.F.
WEST (REAR) PORTE-COCHERE:		438 S.F.
COVERED PATIO:	2 @ 560 S.F. =	1,120 S.F.
OPEN COURTYARD:	2 @ 810 S.F. =	1,620 S.F.

VILLAGE GREEN BUILDING DATA

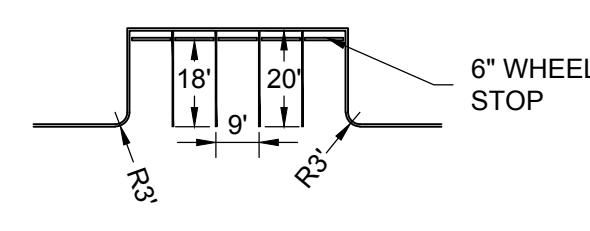
LOT DATA: LOT 1 (VILLAGE GREEN)

LOT 1, BLOCK 1 (VILLAGE GREEN RESIDENCE AT ROCKWALL ADDITION)	
LOT DATA	
LOT AREA:	2.0896 ACRES
LOT DENSITY:	14 UNITS/ACRE
MAX NUMBER OF UNITS:	28 UNITS
PARKING TABLE:	
PARKING RATIO:	1.50 SPACES/UNIT
SURFACE:	42 SPACES 100.0%
TOTAL PARKING PROVIDED:	42 SPACES 100.0%
ADA ACCESSIBLE (2% MIN.):	2 SPACES
LOT COVERAGE	
BUILDING COVERAGE:	0.35 16.9% ACRES
PAVING COVERAGE:	0.56 26.6% ACRES
TOTAL OPEN SPACE PROVIDED:	1.18 56.5% ACRES

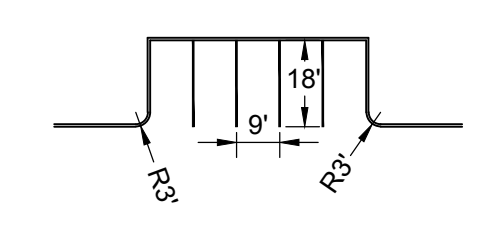
SITE DATA



VICINITY MAP NOT TO SCALE



TYPICAL BUILDING ADJACENT PARKING SPACE



TYPICAL PARKING SPACE

ARCHITECT: FS GROUP ARCHITECTS
 9100 KATY FWY, SUITE 307
 HOUSTON, TEXAS 77024
 CONTACT: SABR, FAHRROUDIN
 PHONE: (713) 256-6860

SURVEYOR: MILLER SURVEYING, INC.
 430 MID CITIES BLVD.
 HURST, TEXAS 76054
 CONTACT: JASON RUMINGS
 PHONE: (817) 577-1052

OWNER: CAMERON & CAMERON
 4090 E. FM 552,
 ROCKWALL, TEXAS 75087
 CONTACT: DON CAMERON
 PHONE: (281) 789-9143

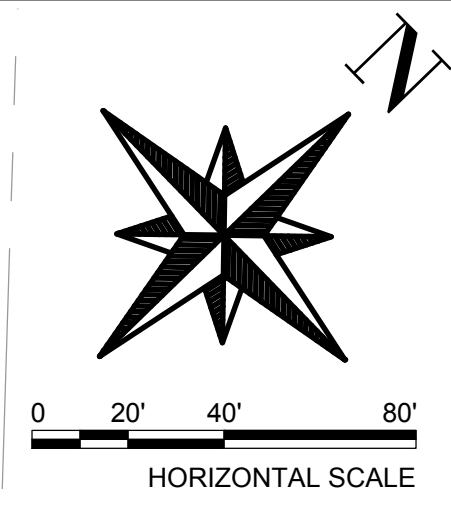
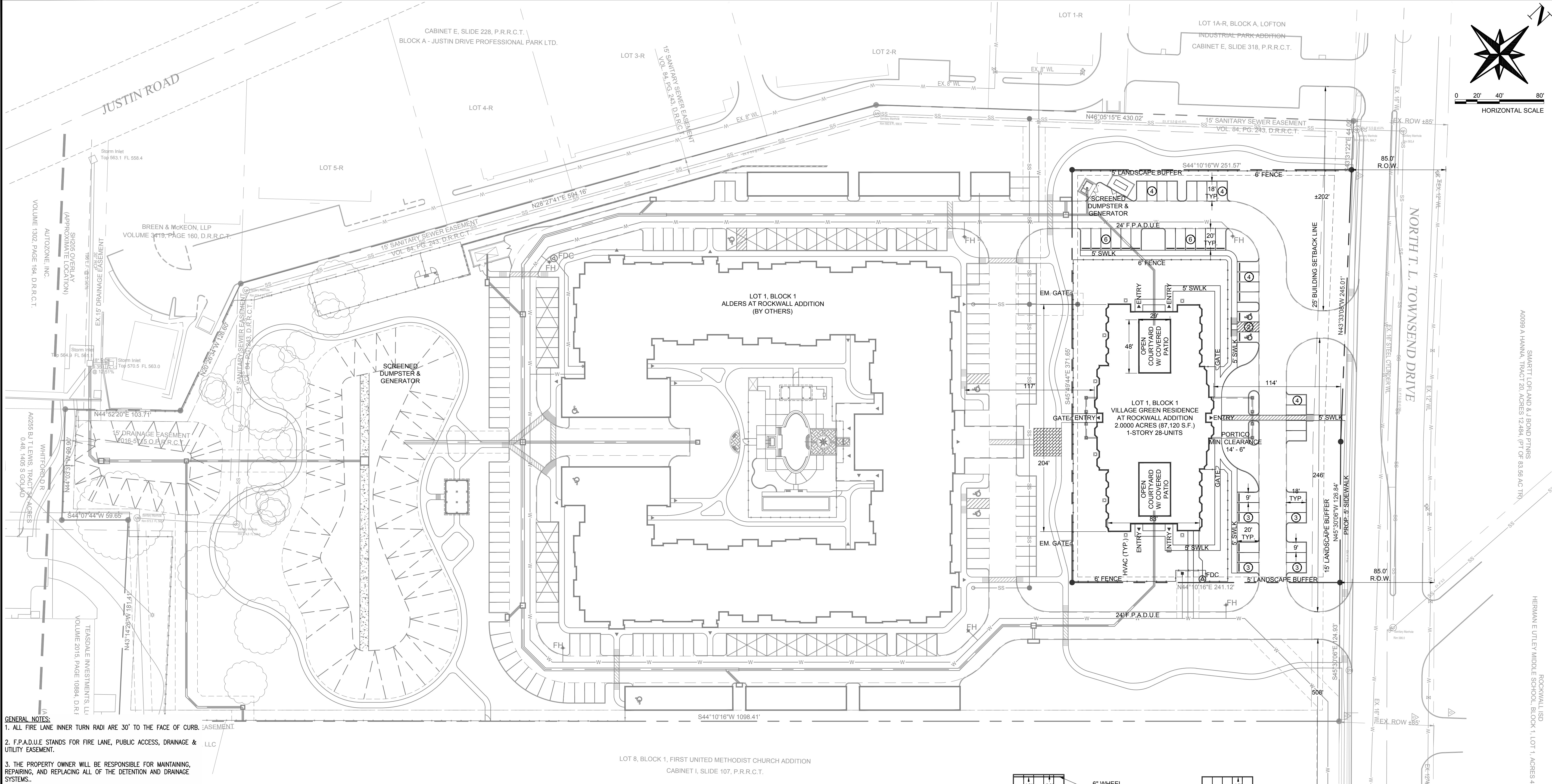
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 JUNE 5, 2018
 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

APPLICANT: DL MARKETPLACE PARTNERS, LLC
 2870 PEACHTREE ROAD, SUITE 491
 ATLANTA, GEORGIA 30305
 CONTACT: CHRIS ALLEN
 PHONE: (512) 529-1410

SITE PLAN FOR "VILLAGE GREEN RESIDENCE AT ROCKWALL" LOT 1, BLOCK 1 VILLAGE GREEN RESIDENCE AT ROCKWALL ADDITION A 2.0896 ACRE TRACT IN ROCKWALL, TEXAS ROCKWALL COUNTY, TEXAS

JUNE 5, 2018

CASE NUMBER: (SP2018-013)



- GENERAL NOTES:**
1. ALL FIRE LANE INNER TURN RADI ARE 30' TO THE FACE OF CURB. EASEMENT
 2. F.P.A.D.U.E STANDS FOR FIRE LANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT.
 3. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL OF THE DETENTION AND DRAINAGE SYSTEMS..
 6. DUMPSTERS/TRASH COMPACTORS SHALL DRAIN TO AN OIL/WATER SEPARATOR PRIOR TO DISCHARGE INTO STORM DRAIN SYSTEM.
 7. ALL PROPOSED UTILITY EASEMENTS ARE TO BE 20" WIDE.
 8. ARCHITECTURAL STANDARDS TO MEET CITY OF ROCKWALL STANDARDS.
 9. ALL FIRE LANES TO BE 6" THICK CLASS 'C' REINFORCED CONCRETE 6.5 SACK MINIMUM CEMENT, 3,600 PSI MINIMUM 28-DAY CONCRETE STRENGTH WITH #3 BARS AT 24" ON CENTER.
 10. PARKING PAVEMENT TO BE MINIMUM 5" 3000 PSI CONCRETE. MINIMUM 5.5 SACK MIX.
 11. 10.5' OF R.O.W. WAS DEDICATED TO THE CITY OF ROCKWALL IN 2007 FOR THE CONSTRUCTION OF TOWNSEND DRIVE (85' R.O.W.)
 12. PROPOSED REGIONAL PONDS TO SERVE BOTH LOT 1, BLOCK 1, ALDERS AT ROCKWALL AND LOT 1, BLOCK 1 VILLAGE GREEN RESIDENCE AT ROCKWALL.
 13. ALL PUBLIC R.O.W.S TO BE SODDED.
 14. SEE UTILITIES EXHIBIT FOR DETAILS.

LOT 1 (MEMORY CARE) BUILDING DATA

RESIDENT ROOMS:	28 @ 272 S.F. = 7,616 S.F.	240 S.F.	600 S.F.
KITCHEN:			
DINING:			
OFFICE:			
206 S.F.			
WORK ROOM:			
70 S.F.			
SALON:			
130 S.F.			
SITTING/COMMON USE/ACTIVITY:	2 @ 660 S.F. = 1,320 S.F.		
SHOWERS/BATHING:	4 @ 74 S.F. = 296 S.F.		
LOBBY:			
640 S.F.			
LAUNDRY:			
150 S.F.			
MECHANICAL:			
148 S.F.			
CIRCULATION:			
2,871 S.F.			
GROSS HEATED AND COOLED:			14,387 S.F.
EAST (FRONT) PORTE-COCHERE:			1,673 S.F.
WEST (REAR) PORTE-COCHERE:			438 S.F.
COVERED PATIO:			2 @ 560 S.F. = 1,120 S.F.
OPEN COURTYARD:			2 @ 810 S.F. = 1,620 S.F.

LOT DATA

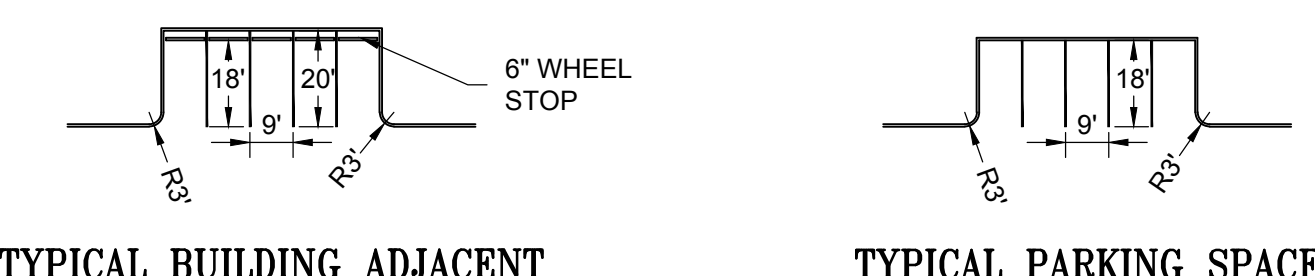
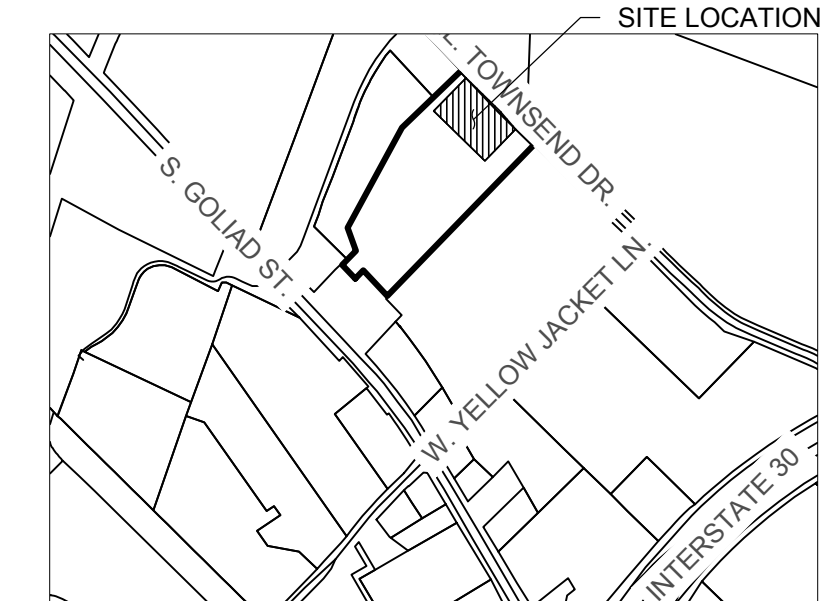
LOT 1, BLOCK 1 (VILLAGE GREEN RESIDENCE AT ROCKWALL ADDITION)	
GROSS LOT AREA	2.0666 ACRES
LOT R.O.W. DEDICATION	0.0666 ACRES
NET LOT AREA	2.0000 ACRES
LOT DENSITY	14 UNITS/ACRE
MAX NUMBER OF UNITS	28 UNITS

PARKING TABLE

PARKING RATE	1.50	SPACES/ACRE
SURFACE	42	100.0% SPACES
TOTAL PARKING PROVIDED	42	100.0% SPACES
ADA ACCESSIBLE (2% MIN.)	2	SPACES

LOT COVERAGE

LOBBY:	0.35	16.7% ACRES
BUILDING COVER PAGE	0.56	28.0% ACRES
PAVING COVER PAGE	1.16	58.5% ACRES
TOTAL OPEN SPACE PROVIDED		



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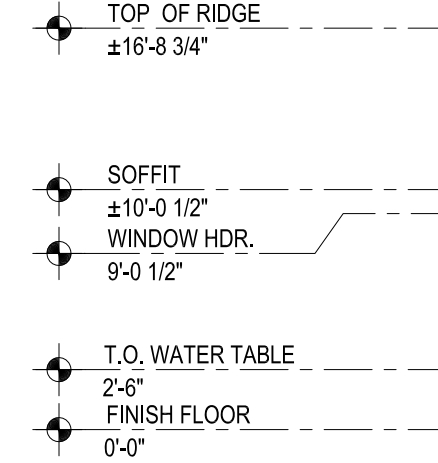
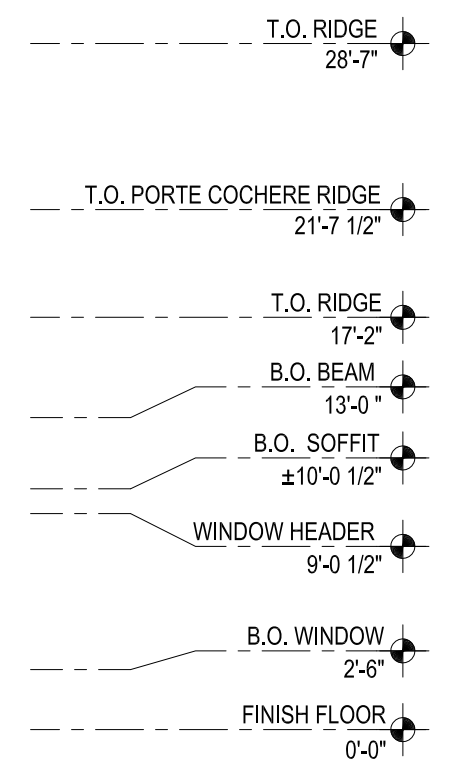
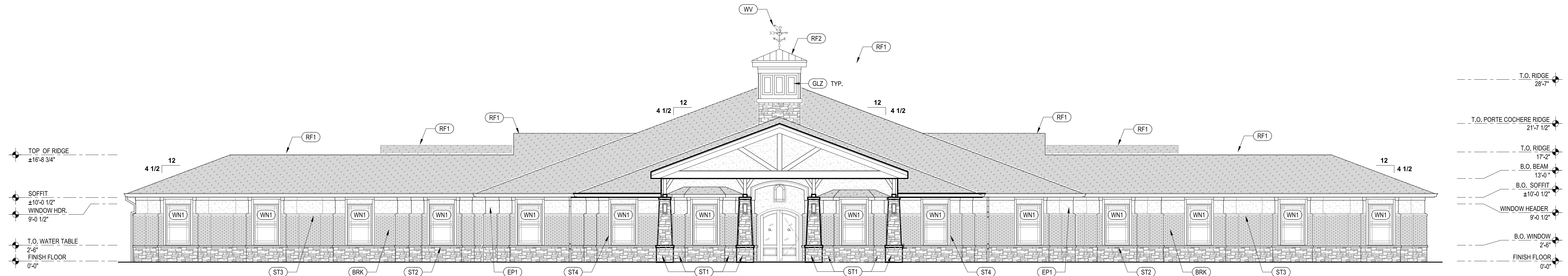
OWNER: CAMERON & CAMERON 4090 E. FM 552, ROCKWALL, TEXAS 75087 CONTACT: DON CAMERON PHONE: (281) 789-9143

APPLICANT: DL MARKETPLACE PARTNERS, LLC 2870 PEACHTREE ROAD, SUITE 401 ATLANTA, GEORGIA 30305 CONTACT: CHRIS ALLEN PHONE: (516) 529-1410

SITE PLAN FOR "VILLAGE GREEN RESIDENCE AT ROCKWALL" LOT 1, BLOCK 1 VILLAGE GREEN RESIDENCE AT ROCKWALL ADDITION A 2.00 ACRE TRACT IN ROCKWALL, TEXAS ROCKWALL COUNTY, TEXAS

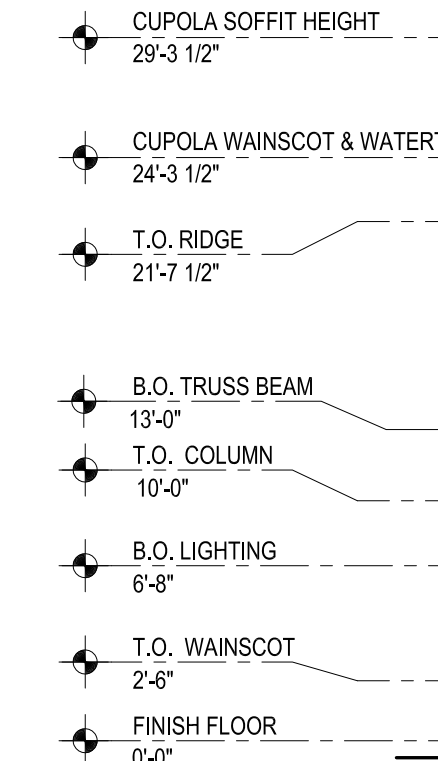
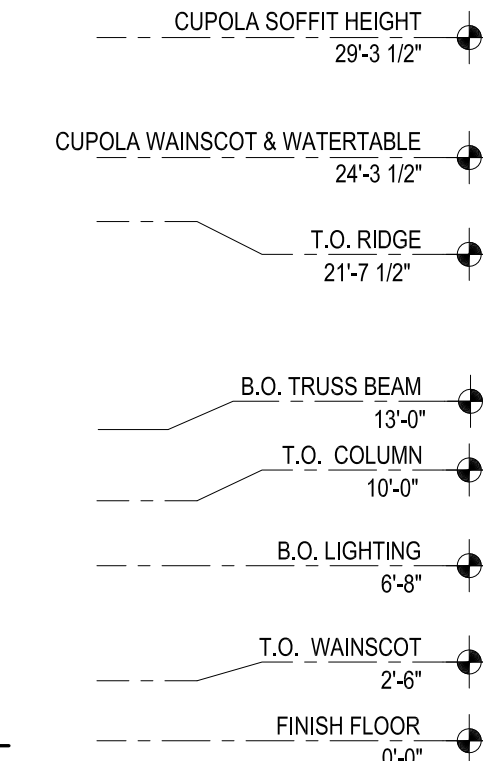
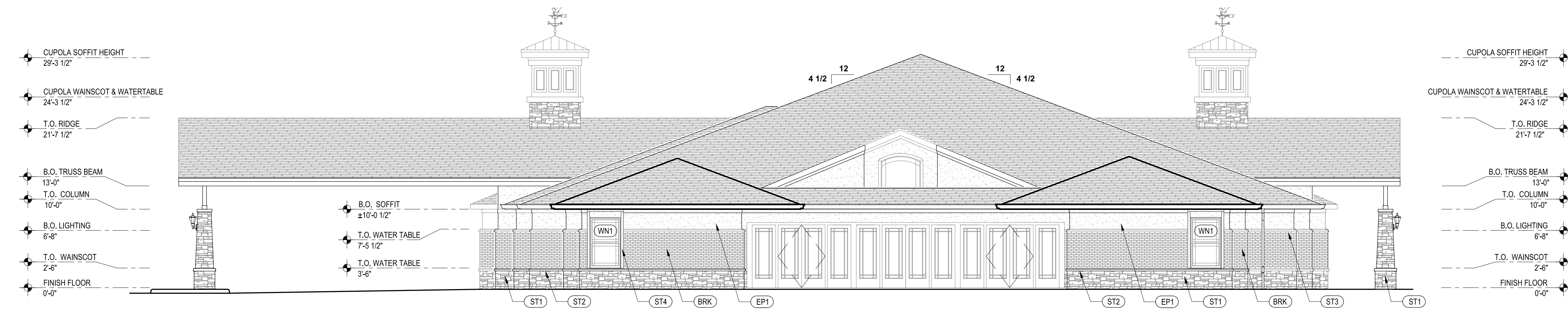
JUNE 5, 2018

CASE NUMBER: (SP2018-013)



KEY	MATERIAL	SQ. FT.	PER CENT
ST1	STONE VENEER	560 S.F.	24.7
ST2	CAST STONE WATER TABLE	79 S.F.	3.4
ST3	CAST STONE WATER TABLE	58 S.F.	2.5
ST4	CAST STONE WINDOW TRIM	77 S.F.	3.4
BRK	BRICK VENEER	819 S.F.	36.1
EP1	STUCCO	672 S.F.	29.9
TOTAL FACADE SQ. FT. W/O FENESTRATION:		2,265 S.F.	100.0

EAST EXTERIOR ELEVATION SCALE: 1/8" = 1'-0" 01



EXTERIOR MATERIAL LEGEND:

- (ST1) 4" THICK NOMINAL STONE VENEER, CHOP CUT, CHEYENNE BLEND/DAKOTA BROWN CASTLEROCK BY ALAMO STONE COMPANY
- (ST2) CAST STONE WATER TABLE
- (ST3) CAST STONE WATER TABLE
- (ST4) CAST STONE WINDOW TRIM
- (EP1) STUCCO, FINE TEXTURE
- (TR1) 1x6 STUCCO TRIM, FINE TEXTURE
- (RF1) ASPHALT COMPOSITION SHINGLES - TIMBERLINE: NATURAL SHADOW WEATHERED WOOD
- (RF2) STANDING SEAM METAL ROOF - COPPER COLORED FINISH
- (GU) PRE-PAINTED STEEL GUTTER - 5-1/4" CURVED FASCIA PROFILE BY AWARD METALS OR SIMILAR
- (DS) PRE-PAINTED STEEL DOWNSPOUT - TO FIT GUTTER BY AWARD METALS OR SIMILAR
- (GLZ) GLAZING - 1/4" x 12" x 24"
- (WV) WEATHERVANE - FLAG, W-30FP, COPPER BY CAMPBELLSVILLE INDUSTRIES
- (SC1) SCONCE - FLUORESCENT FIXTURE
- (SC2) WALL-PAK LIGHT FIXTURE
- (WN1) 4'-0"x6'-6" LOW-E DOUBLE INSULATED SINGLE HUNG WINDOW

KEY	MATERIAL	SQ. FT.	PER CENT
ST1	STONE VENEER	130 S.F.	22.1
ST2	CAST STONE WATER TABLE	17 S.F.	2.9
ST3	CAST STONE WATER TABLE	15 S.F.	2.5
ST4	CAST STONE WINDOW TRIM	11 S.F.	1.9
BRK	BRICK VENEER	219 S.F.	37.2
EP1	STUCCO	197 S.F.	33.4
TOTAL FACADE SQ. FT. W/O FENESTRATION:		589 S.F.	100.0

NORTH EXTERIOR ELEVATION SCALE: 1/8" = 1'-0" 02

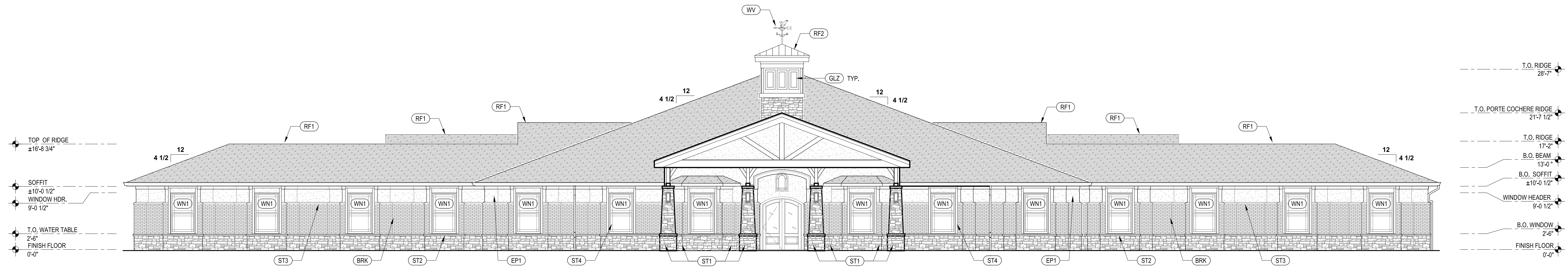
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VILLAGE GREEN
ALZHEIMER'S CARE HOME

LOT 1, BLOCK 1
VILLAGE GREEN
RESIDENCE AT
ROCKWALL ADDITION

OWNER:
CAMERON & CAMERON
4090 E. FM 552
ROCKWALL, TX 75087
CONTACT: DON CAMERON
PHONE: (281) 789-9143

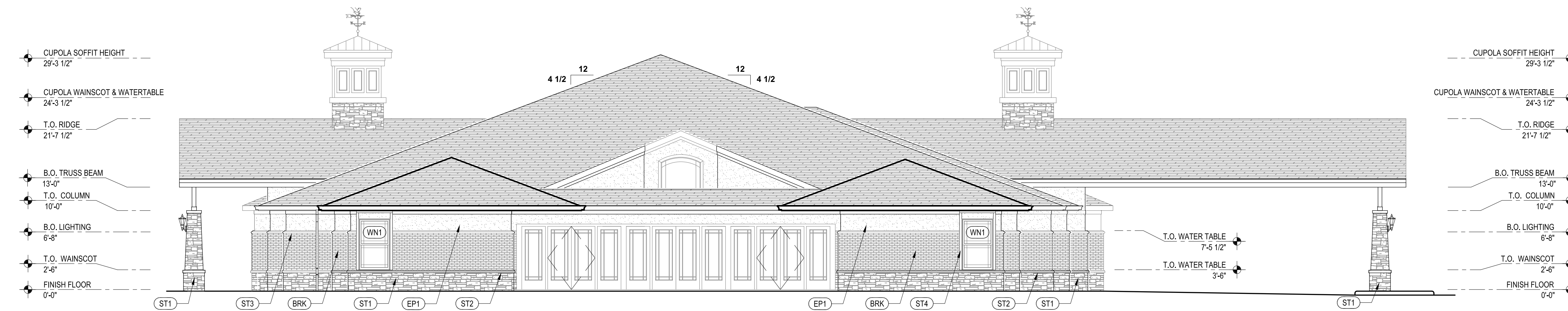
APPLICANT:
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2870 PEACHTREE ROAD, SUITE 491
ATLANTA, GA 30305
CONTACT: CHRIS ALLEN
PHONE: (512) 529-1410



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BRK	BRICK VENEER	819 S.F.	36.1
EP1	STUCCO	672 S.F.	29.9
TOTAL FACADE SQ. FT. W/O FENESTRATION:		2,265 S.F.	100.0

NOTE:
THE WEST EXTERIOR ELEVATION FACES THE R.O.W.
OF THE NORTH T.L. TOWNSEND DRIVE

WEST EXTERIOR ELEVATION SCALE: 1/8" = 1'-0" 01



EXTERIOR MATERIAL LEGEND:

- (ST1) 4" THICK NOMINAL STONE VENEER, CHOP CUT, CHEYENNE BLEND/DAKOTA BROWN CASTLEROCK BY ALAMO STONE COMPANY
- (ST2) CAST STONE WATER TABLE
- (ST3) CAST STONE WATER TABLE
- (ST4) CAST STONE WINDOW TRIM
- (EP1) STUCCO, FINE TEXTURE
- (TR1) 1x6 STUCCO TRIM, FINE TEXTURE
- (RF1) ASPHALT COMPOSITION SHINGLES
- (RF2) STANDING SEAM METAL ROOF - COPPER COLORED FINISH TIMBERLINE: NATURAL SHADOW WEATHERED WOOD
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EP1	STUCCO	197 S.F.	33.4
TOTAL FACADE SQ. FT. W/O FENESTRATION:		589 S.F.	100.0

SOUTH EXTERIOR ELEVATION SCALE: 1/8" = 1'-0" 02

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VILLAGE GREEN
ALZHEIMER'S CARE HOME

LOT 1, BLOCK 1
VILLAGE GREEN
RESIDENCE AT
ROCKWALL ADDITION

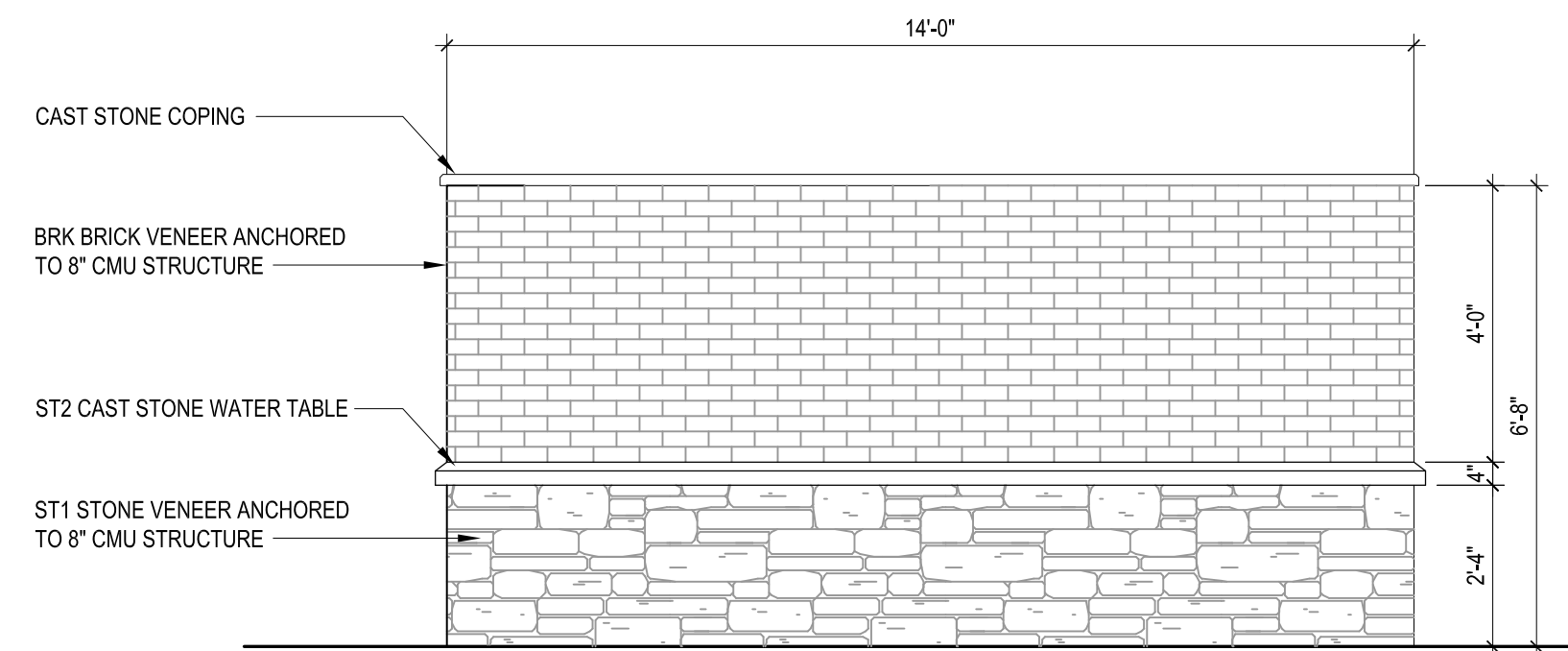
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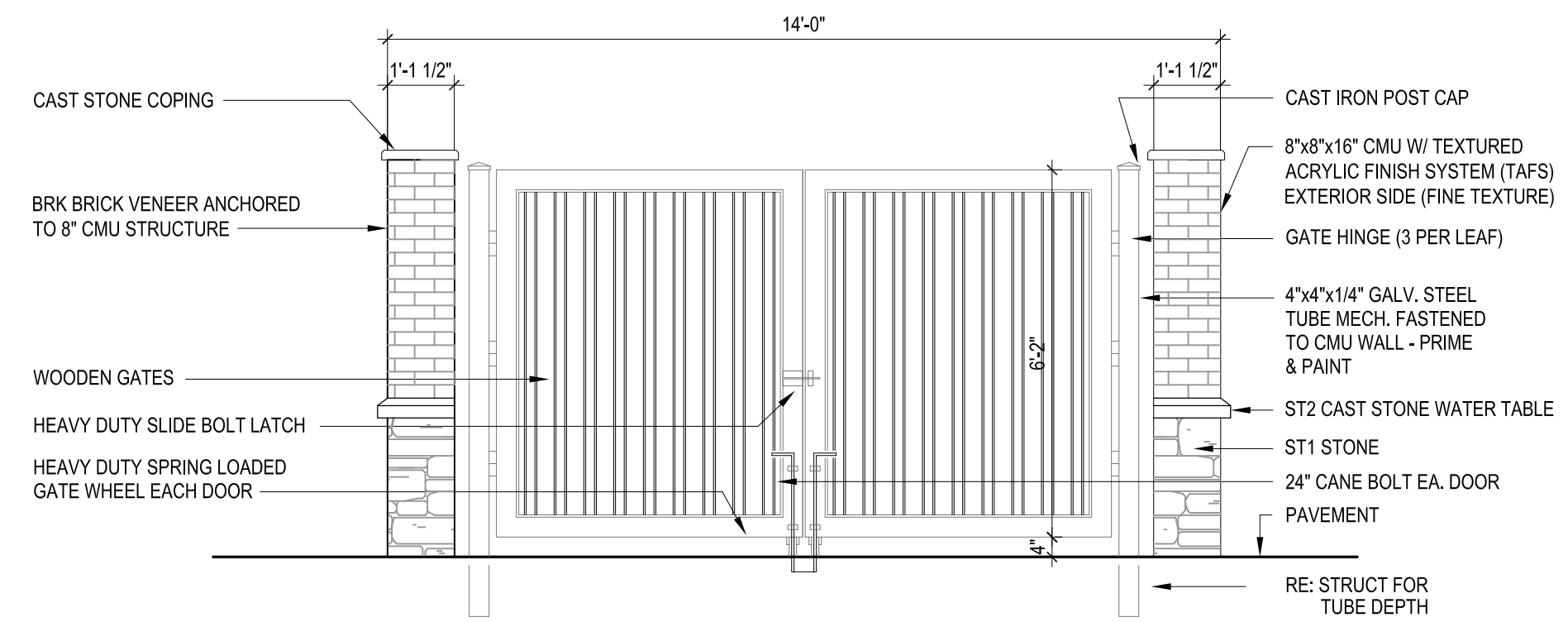
EXTERIOR ELEVATIONS

6.2

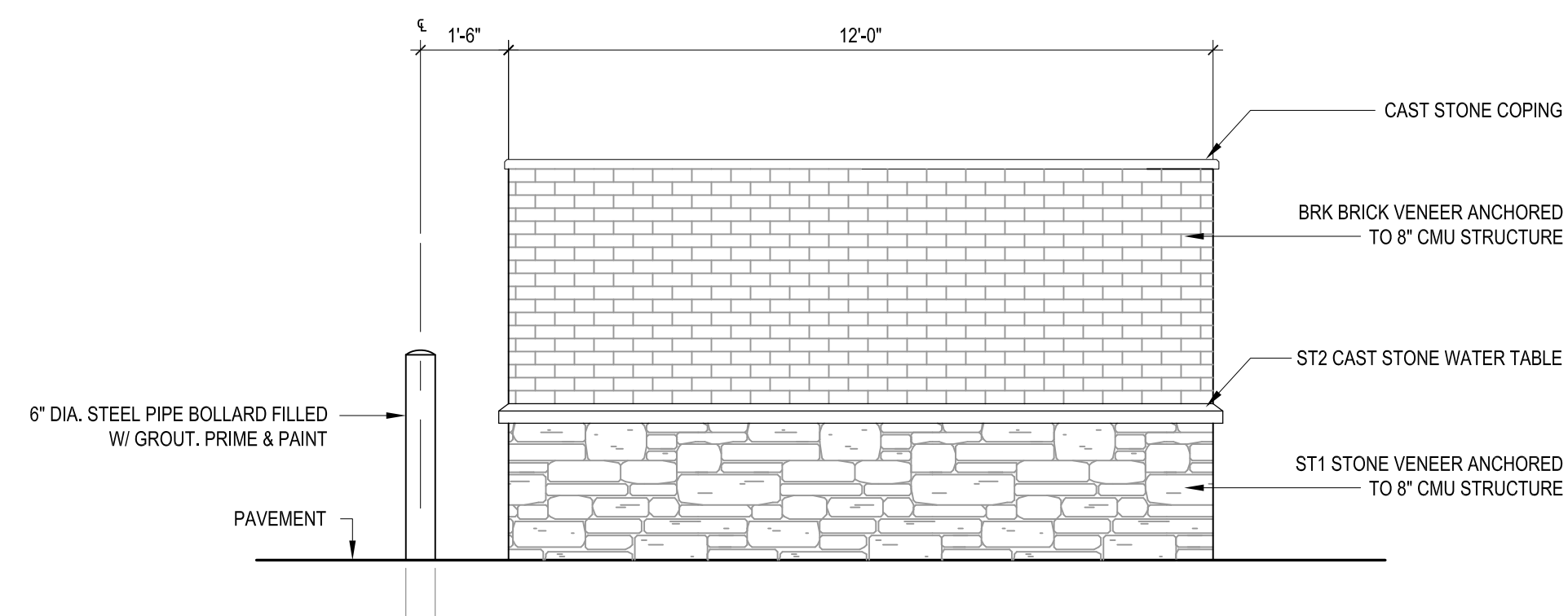
DATE: JUNE 04, 2018
CASE No.: Z2017-051



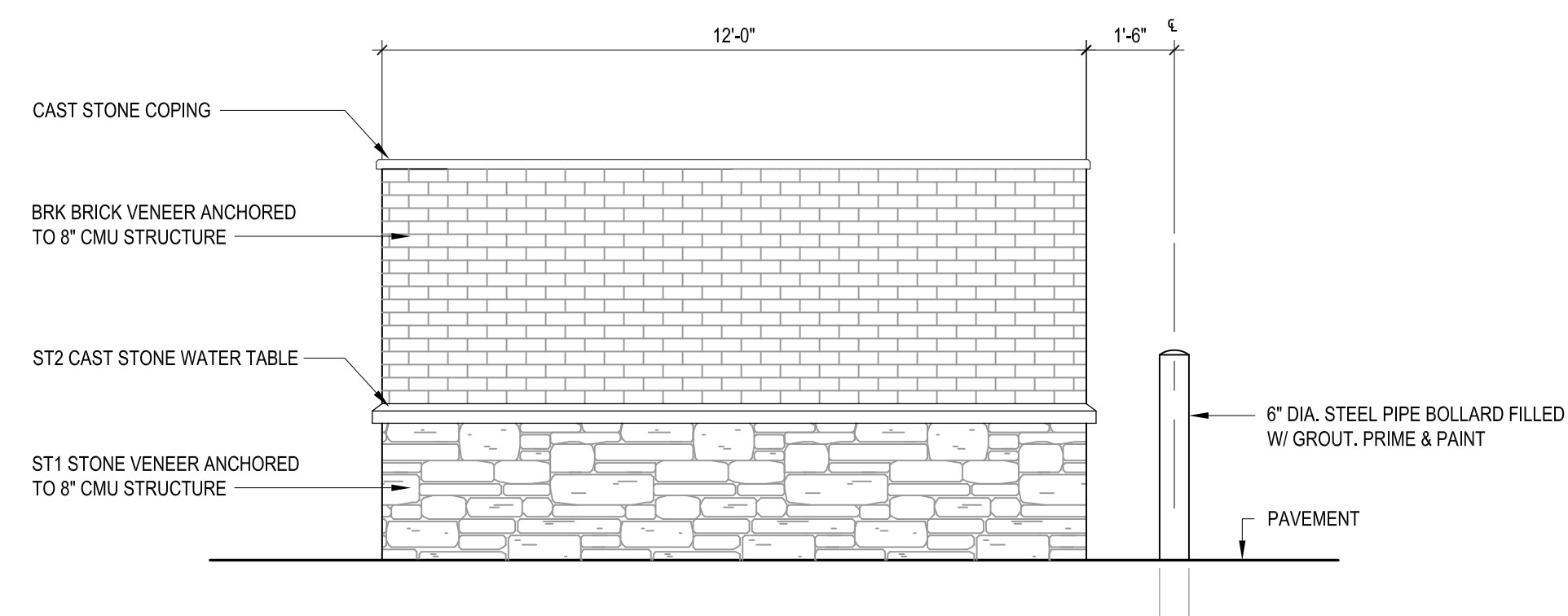
DUMPSTER WEST EXTERIOR ELEVATION SCALE: 3/8" = 1'-0" 03



DUMPSTER EAST EXTERIOR ELEVATION SCALE: 3/8" = 1'-0" 01



DUMPSTER NORTH EXTERIOR ELEVATION SCALE: 3/8" = 1'-0" 04



DUMPSTER SOUTH EXTERIOR ELEVATION SCALE: 3/8" = 1'-0" 02

EXTERIOR MATERIAL LEGEND:

- (ST1) 4" THICK NOMINAL STONE VENEER - CHOP CUT, CHEYENNE BLEND/DAKOTA BROWN CASTLEROCK BY ALAMO STONE COMPANY
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LOT 1, BLOCK 1
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CONTACT: CHRIS ALLEN
PHONE: (512) 529-1410

OPEN SPACE LEGEND

SYMBOL / NOTATION	DESCRIPTION
	PROPOSED SOLID SOD
	PROPOSED PLANTING BED
	PROPOSED GRAVEL
	PROPOSED SIDEWALK
	PROPOSED BUILDING
TOTAL OPEN SPACE PROVIDED = 1.18 ACRES (56.5%)	



1923 VICTORIA GARDEN DR. RICHMOND, TX 77406
 KYLE@BRUNOLANDDESIGN.COM 409.382.0698

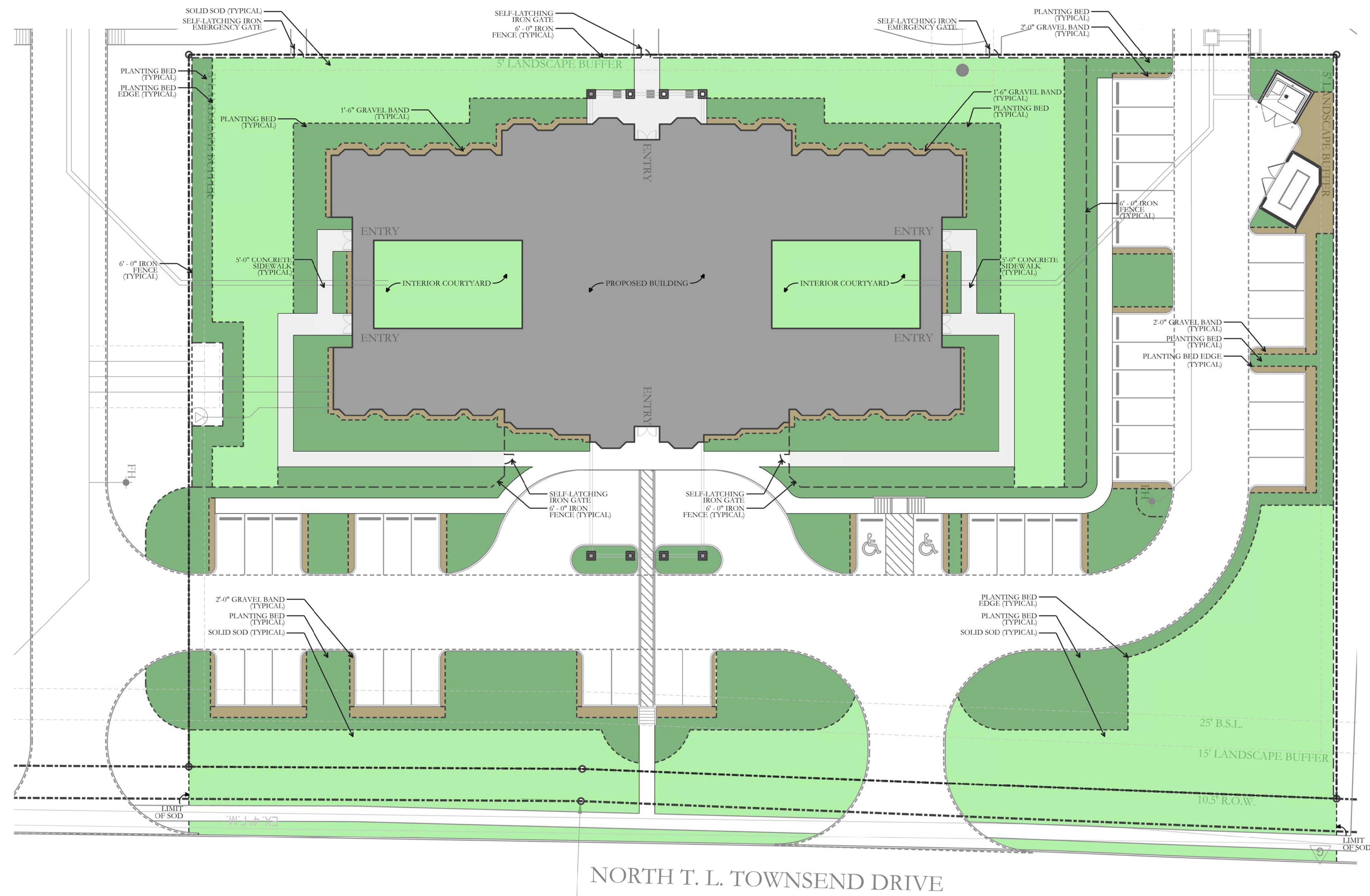
NO.	DATE	REVISION
1	05/11/18	ISSUED FOR PERMIT
2	06/01/18	REVISIONS PER CITY COMMENTS / ISSUED FOR PERMIT



Kyle M. Bruno
 06/01/2018



PLAN NORTH
 SCALE 1" = 20' - 0"



LANDSCAPE DEVELOPMENT
 Open Space Plan
 Village Green Residence at Rockwall
 City of Rockwall, Rockwall County, Texas

CLIENT:
 FS GROUP
 9111 KATY FREEWAY,
 STE. 307
 HOUSTON, TX 77024

SHEET NUMBER:
 L1 of 3

PLANTING NOTES & SPECIFICATIONS

GENERAL NOTES & SPECIFICATIONS:

- NOTES PROVIDED HEREIN ARE FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO THE DETAILS, ADDENDA AND CHANGE ORDERS ASSOCIATED WITH THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF ALL EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH WORK TO BE DONE.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MATERIALS, LABOR, AND EQUIPMENT TO COMPLETE ALL LANDSCAPING WORK IN STRICT ACCORDANCE WITH THE PLANTING PLAN, PLANT LIST, AND ALL ITEMS DESCRIBED IN THESE SPECIFICATIONS UNLESS OTHERWISE NOTED. THIS INCLUDES BUT IS NOT LIMITED TO FERTILIZER, MULCH, STAKES, TIES, GUY WIRES, CABLES, AND ALL OTHER NECESSARY EQUIPMENT TO COMPLETE THIS WORK.
- IF THE PLANTING PLAN DOES NOT AGREE WITH THE PLANT LIST THE QUANTITIES INDICATED GRAPHICALLY ON THE PLANTING PLANS SHALL GOVERN.
- IF THE PLANTING SCHEDULE DOES NOT AGREE WITH THE PLANT IDENTIFICATION TAG ON THE PLAN THE CONTRACTOR IS TO CALL THE LANDSCAPE ARCHITECT TO VERIFY PLANT IDENTIFICATION.
- ALL SUBSTITUTIONS OR ALTERATIONS TO THE LANDSCAPE AND IRRIGATION PLANS OR SPECIFICATIONS MUST BE SUBMITTED, IN WRITING, TO THE LANDSCAPE ARCHITECT FOR APPROVAL.

LANDSCAPE STANDARDS:

- CONTRACTOR SHALL LAY OUT PLANT MATERIAL PER PLAN AND FACE TO GIVE BEST APPEARANCE OR RELATION TO ADJACENT PLANTS, STRUCTURES OR VIEWS.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- PLANT MATERIAL SHALL NOT BE INSTALLED IN AREA WHICH WILL CAUSE HARM TO ADJACENT STRUCTURES, SUCH AS OVERHEAD POWER, BUILDINGS, PAVEMENTS AND UNDERGROUND UTILITY APPURTENANCES. NOTIFY THE GENERAL CONTRACTOR SHOULD CONFLICTS ARISE.
- ALL SUBSTITUTIONS OF PLANT MATERIALS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT IN WRITTEN FORM FOR APPROVAL PRIOR TO INSTALLATION.
- ALL NEWLY PLANTED MATERIAL SHALL BE THOROUGHLY SOAKED WITH WATER WITHIN 3 HOURS OF PLANTING.
- CONTRACTOR SHALL IMPORT COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL, FREE OF WEEDS, RHIZOMES, ROCKS, STICKS, AND OTHER DELETERIOUS MATERIAL. CONTRACTOR SHALL BRING TO FINISH GRADE WITH 3" MIN. OF TOPSOIL IN ALL LAWN AREAS AND 3" MIN. TOPSOIL IN ALL PLANTING BEDS AND TILL TO A DEPTH OF 8". FINE GRADING SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING OPERATIONS.
- CONTRACTOR SHALL LOOSEN COMPACTED SUBSOILS BY TILLING AND IMPORTING NEW TOPSOIL AS REQUIRED TO RESTORE GRADES AND MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES.
- INSTALL 3" DEPTH HARD WOOD MULCH IN ALL PLANTER BEDS.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24 HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.
- NO LANDSCAPE IS PERMITTED WITHIN PUBLIC RIGHT-OF-WAY AS WELL AS IRRIGATION.

MAINTENANCE STANDARDS:

- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

CITY OF ROCKWALL LANDSCAPE ORDINANCE

LANDSCAPE ANALYSIS FORM

- LANDSCAPE ANALYSIS
 - REQUIRED LANDSCAPE = 20% X 87,120 SF = 17,424 SF
 - PARKING LOT SCREENING = 2.5% CREDIT
 - ADJUSTED REQUIRED LANDSCAPE AREA = 17.5% X 87,120 = 15,246 SF
 - PROVIDED LANDSCAPE AREA = 15,405 SF
 - BUILDING LANDSCAPE REQUIRED 50% OF TOTAL REQUIRED AREA.
 - REQUIRED BUILDING LANDSCAPE = 15,246 X .50 = 7,623 SF
 - PROVIDED BUILDING LANDSCAPE = 7,898 SF
- STREET TREES:

LENGTH OF PROPERTY IN LINEAL FEET AS MEASURED ALONG EACH STREET SEPARATELY.
LINEAL FEET OF PROPERTY / 50 = TOTAL STREET TREES.

STREET NAME	LINEAL FEET	QTY. TREES
NORTH T. L. TOWNSEND DRIVE	372/50	8
TOTAL STREET TREES		8

- PARKING LOT TREES:

EACH PARKING SPACE MUST BE WITHIN 20'-0" OF A TREE.

NUMBER OF NEW PARKING SPACES TO BE CONSTRUCTED 42 / 10 = 4.2 PARKING LOT TREES.

TOTAL NUMBER OF TREES REQUIRED 5. TOTAL NUMBER OF TREES PLANTED 18.

- LANDSCAPE BUFFER

LENGTH OF PROPERTY IN LINEAL FEET AS MEASURED ALONG EACH STREET SEPARATELY.
LINEAL FEET OF PROPERTY / 50 = TOTAL STREET TREES.

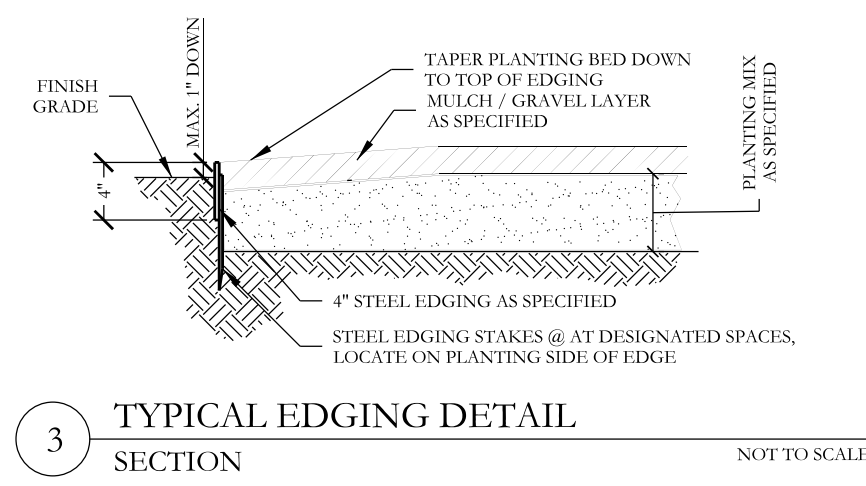
STREET NAME	LINEAL FEET	QTY. TREES
NORTH	241/50	5
WEST	372/50	8
SOUTH	231/50	5
TOTAL STREET TREES		18

PLANTING SCHEDULE

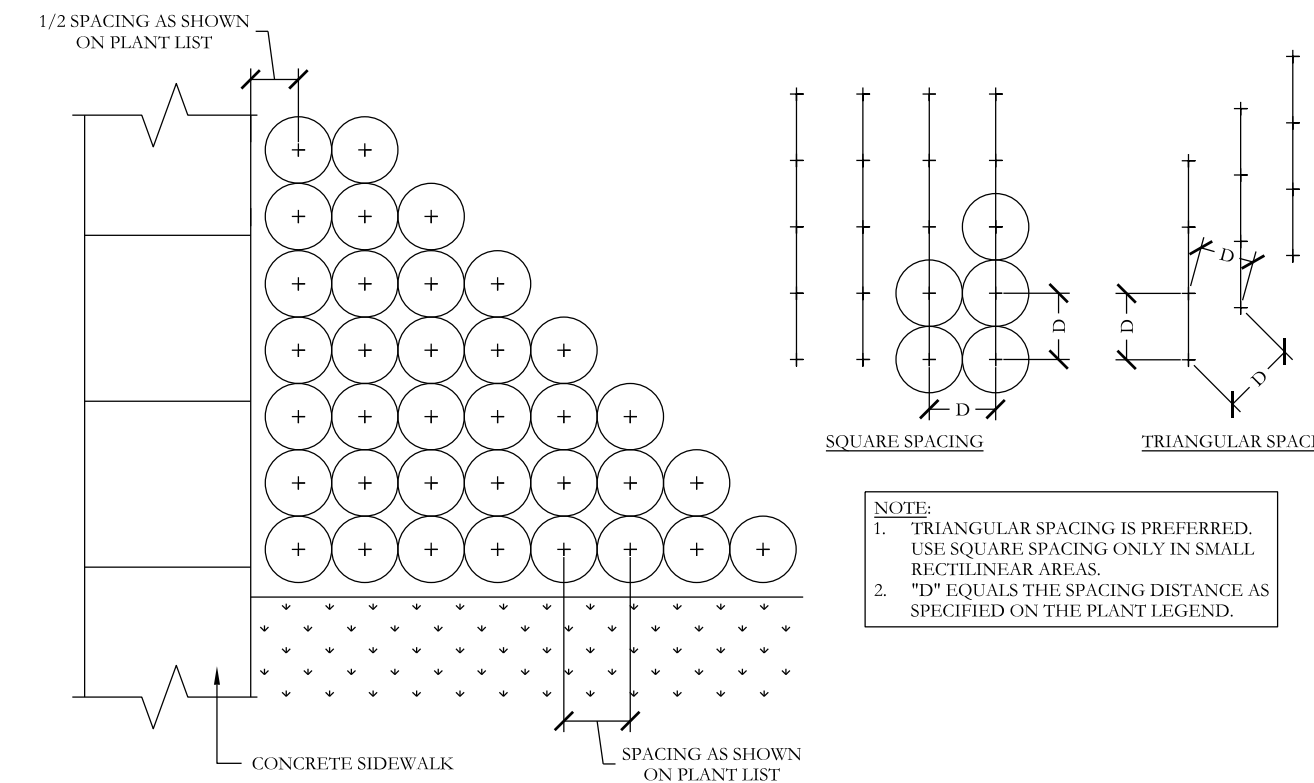
ABV.	BOTANICAL NAME / COMMON	CALIPER	HEIGHT	WIDTH	SIZE	NOTES
TREES						
(LO)	QUERCUS VIRGINIANA / LIVE OAK	4"	14' - 16'	7' - 8'	100 GAL.	MATCHED, WELL ROOTED
(RO)	QUERCUS FALCATA / SOUTHERN RED OAK	4"	14' - 16'	7' - 8'	100 GAL.	MATCHED, WELL ROOTED
(BC)	TAXODIUM DISTICHUM / BALD CYPRESS	4"	14' - 16'	7' - 8'	100 GAL.	MATCHED, WELL ROOTED
(LC)	CUPRESSOCYPARIS LEYLANDII / LEYLAND CYPRESS	4"	10' - 12'	5' - 6'	60 GAL.	MATCHED, WELL ROOTED
(RB)	CERCIS CANADENSIS VAR. CANDENSIS / EASTERN REDBUD	2" EACH CANE	6' - 7'	4' - 5'	60 GAL.	MATCHED, WELL ROOTED, MULTI-TRUNK
(NRS)	ILEX 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY		14' - 16'	7' - 8'	100 GAL.	MATCHED, WELL ROOTED
SHRUBS						
(TS)	LEUCOPHYLLUM FRUTESCENS SILVERADO [®] / SILVERADO TEXAS SAGE		24"	24"	3 GAL.	MATCHED, WELL ROOTED, 30" O.C.
(RH)	RAPHIOLEPIS INDICA / INDIAN HAWTHORN		24"	24"	3 GAL.	MATCHED, WELL ROOTED, 30" O.C.
(LA)	IRIS LOUISIANA / LOUISIANA IRS		24"	18"	1 GAL.	MATCHED, WELL ROOTED, 18" O.C.
(MG)	MUHLENBERGIA CAPILLARIS / GULF MUHLY GRASS		24"	24"	3 GAL.	MATCHED, WELL ROOTED, 30" O.C.
(BS)	BUXUS MICROPHYLLA JAPONICA / JAPANESE BOXWOOD		12"	12"	1 GAL.	MATCHED, WELL ROOTED, 12" O.C.
(LOR)	LOROPETALUM CHINENSIS / CHINESE WITH HAZEL		24"	24"	3 GAL.	MATCHED, WELL ROOTED, 36" O.C.
(KO)	ROSA X KNOCKOUT / KNOCKOUT ROSE		24"	24"	3 GAL.	MATCHED, WELL ROOTED, 36" O.C.
(BH)	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY		24"	24"	3 GAL.	MATCHED, WELL ROOTED, 36" O.C.
(UR)	ROSMARINUS OFFICINALIS 'UPRIGHT' / UPRIGHT ROSEMARY		18"	12"	1 GAL.	MATCHED, WELL ROOTED, 18" O.C.
GROUNDCOVERS						
(AJ)	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE				4" POT	MATCHED, WELL ROOTED, 9" O.C.
(SC)	SEASONAL COLOR				4" POT	MATCHED, WELL ROOTED, 9" O.C.
SOD						
(SD)	CYNODON DACTYLON / COMMON BERMUDA GRASS					SOLID SOD

PLANTING LEGEND

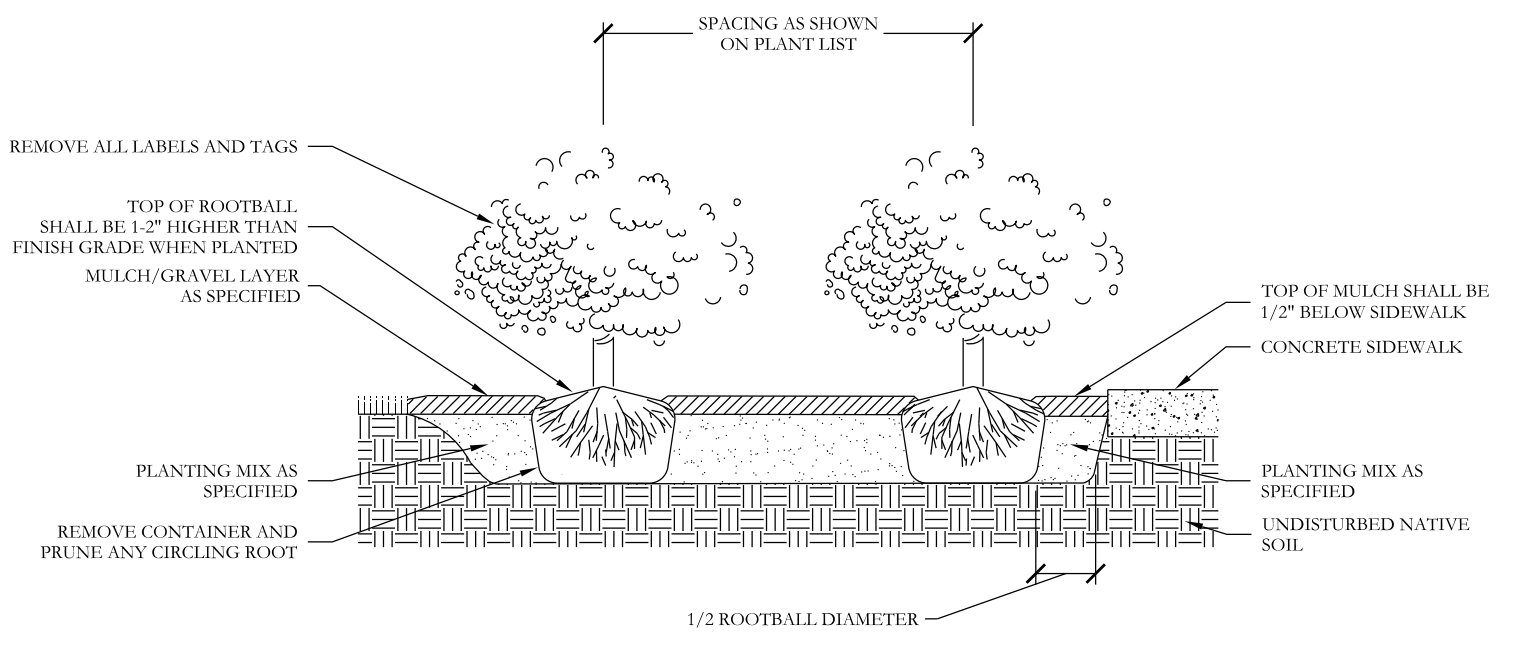
SYMBOL / NOTATION	DESCRIPTION
	NURSERY GROWN CANOPY & ORNAMETAL TREES (PER PLAN)
	SHRUBS/GROUNDCOVERS (PER PLAN)
	DECOMPOSED GRANITE GRAVEL
	BULL ROCK GRAVEL
	PROPOSED BOXWOOD HEDGE
	PROPOSED ASIAN JASMINE GROUNDCOVER
	PROPOSED SEASONAL COLOR
	PROPOSED DWARF MAIDEN GRASS
	PROPOSED TANGERINE BULBINE
	STEEL EDGING - PER PLAN - REFERENCE DETAIL
	SOLID SOD - COMMON BERMUDA GRASS
	LIMIT OF SOD



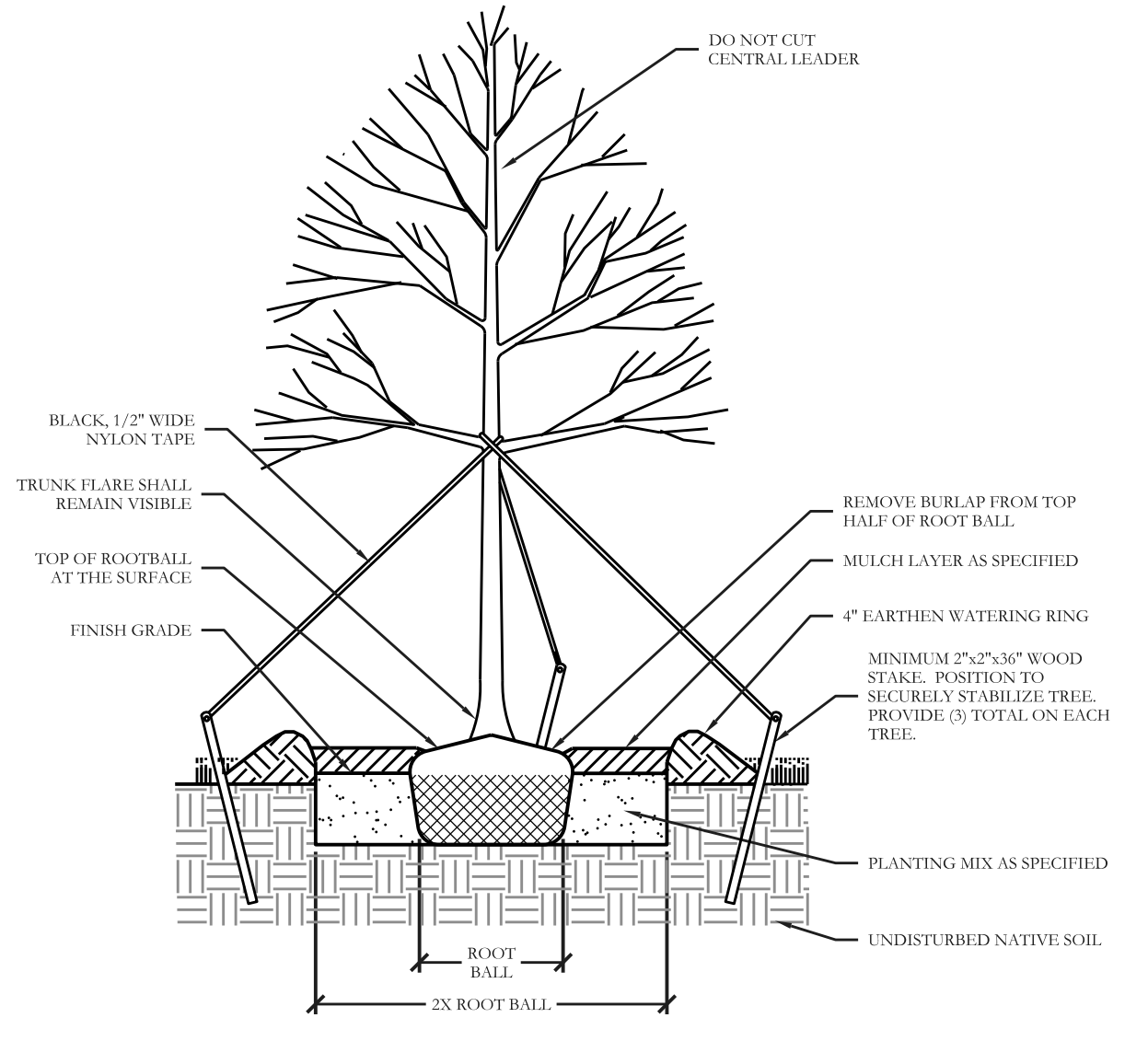
3 TYPICAL EDGING DETAIL SECTION
NOT TO SCALE



2 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION
NOT TO SCALE



1 TYPICAL TREE PLANTING SECTION
NOT TO SCALE



1 TYPICAL TREE PLANTING SECTION
NOT TO SCALE



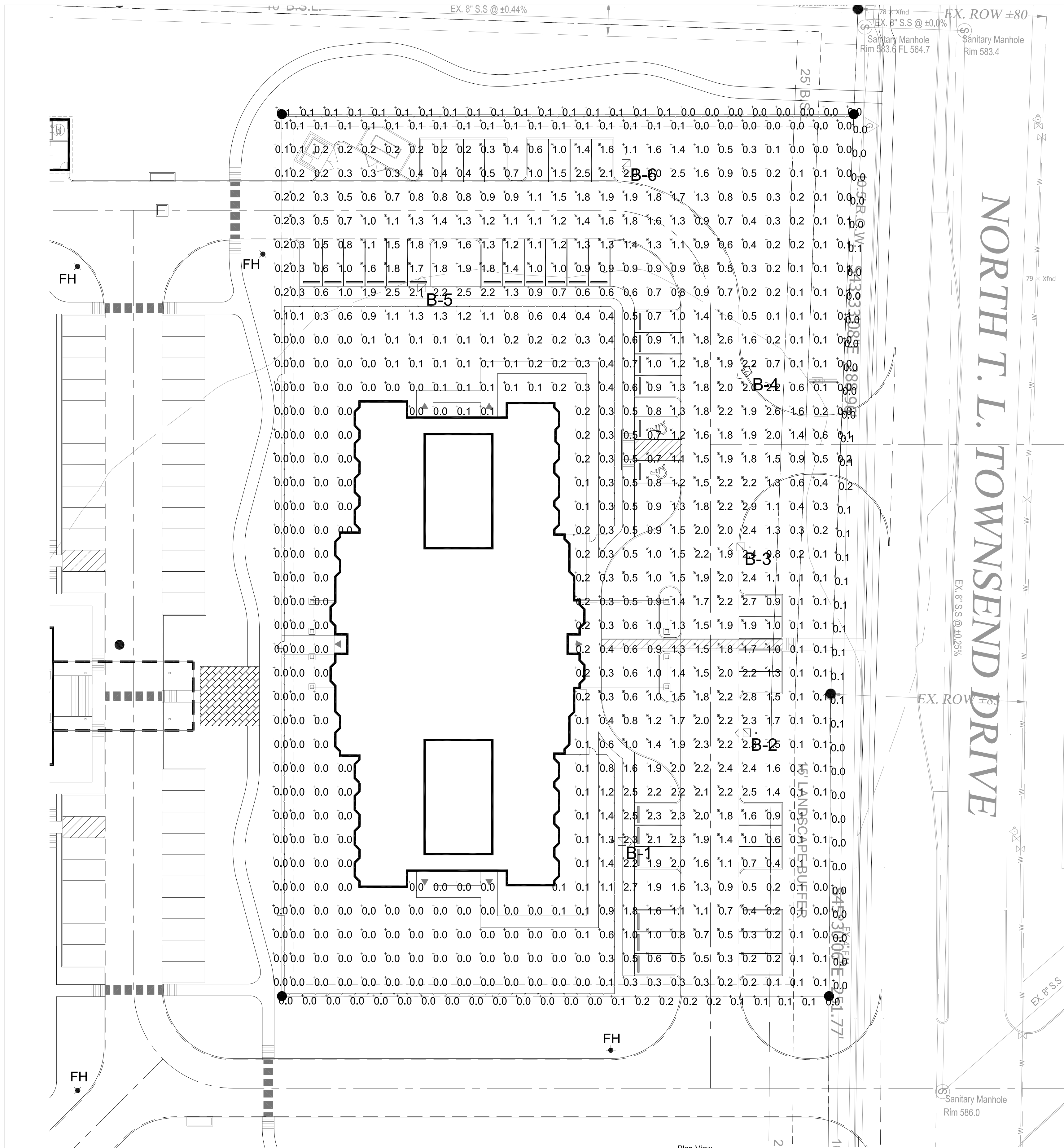
NO.	DATE	REVISION
1	05/11/18	ISSUED FOR PERMIT
2	06/01/18	REVISIONS PER CITY COMMENTS / ISSUED FOR PERMIT



LANDSCAPE DEVELOPMENT
Planting Details & Notes
Village Green Residence at Rockwall
City of Rockwall, Rockwall County, Texas

CLIENT:
FS GROUP
9111 KATY FREEWAY,
STE. 307
HOUSTON, TX 77024

SHEET NUMBER:
L3 of 3



Plan View
Scale - 1" = 20'

Disclaimer
This lighting design is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. Frazier Photometrics is not responsible for specifying the lighting or illumination requirements for any specific project. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting design meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will Frazier Photometrics be held responsible for any loss resulting from any use of this lighting design.

NORTH T. L. TOWNSEND DRIVE

DESCRIPTION
The Prevail LED area, site luminaire combines optimal performance, energy efficiency and long term reliability in an advanced, patent pending modern design. Utilizing the latest LED technology, the Prevail luminaire delivers unparalleled uniformity resulting in greater pole spacing. A versatile mount standard arm facilitates ease of installation for both retrofit and new installations. With energy savings greater than 52% the Prevail fixture replaces 150-400W metal halide fixtures in general area lighting applications such as parking lots, walkways, roadways and building areas.

CONSTRUCTION
Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing. The LED drivers are mounted in direct contact with the casing to promote low operating temperature and long life. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. A one-piece silicone gasket seals the door to the fixture housing. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP68 and 3G vibration rated (ANSI C136.31) to insure strength of construction and longevity in the selected application.

OPTICS
Precision molded, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. Available in Type I, III, IV and V distributions with lumen packages ranging from 6,100 to 18,500 nominal lumens. Light engine configurations consist of 1 or 2 high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/85,000 hours at 25°C per IESNA TM-21). For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

CONTROLS
The Prevail LED luminaire control options are designed to be simple and cost-effective. ABRASE and California Title 24 compliant solutions. The ANSI C136.41 compliant NEMA 3-PIN receptacle enables wireless dimming when used with compatible photocontrol. An integrated dimming and occupancy sensor is a standalone control option available in on/off (MSP) and bi-level dimming.



ENERGY DATA
Electronics LED Driver
0.9 Power Factor
-20% Total Harmonic Distortion
120-277V/60 and 80Hz
347V/60Hz, 480V/50Hz
-40°C Minimum Temperature Rating
+40°C Ambient Temperature Rating

SHIPPING DATA
Approximate Net Weight:
20 lbs. (9.08 kgs.)

Project	Village Green Rockwall	Type	B-1 through B-6
Comments		Date	
Prepared by			

Electrical
LED drivers are mounted to the fixture for optimal heat sinking and ease of maintenance. Thermal management incorporates both conduction and convection to transfer heat rapidly away from the LED source for optimal efficiency and light output. Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Available in 120-277V 60/80Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Nive systems only. 100V/110 kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture to accommodate controls capability such as dimming and occupancy. Suitable for ambient temperatures from -40°C to 40°C. Optional 60°C HA (high ambient) available.

Mounting
Standard pole mount arm is bolted directly to the pole and the fixture slides onto the arm and locks in place with a bolt facilitating quick and easy installation. The versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting. Wall mount and mast arm mounting options are available. Mast arm adapter fits 2-3/8" O.D. tower.

Finish
Housing and cast parts finished in five-stage super-TiC polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, black, dark platinum and graphite metallic.

Warranty
Five-year warranty.

CERTIFICATION DATA
UL and cUL Wet Location Listed
IP68-Rated
3G Vibration Rated
IEC 60529
DesignLights Consortium® Qualified®

EPA
Effective Projected Area (ft²): 0.75

DIMENSIONS

13-1/2" (344mm)	26-1/2" (681mm)
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Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
⬆	B	6	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-A25-D-UNV-T4-BZ-70304-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 3000K LEDs AT 60% STANDARD LUMENS AND TYPE IV OPTICS WITH HOUSE SIDE SHIELD	2	PRV-A25-D-UNV-T4-BZ-70304-HSS.ies	4388	0.95	87

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking and Drive Lanes	X	1.3 fc	2.9 fc	0.2 fc	14.5:1	6.5:1
Property	+	0.7 fc	2.9 fc	0.0 fc	N/A	N/A
Property Line	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A

- Notes**
- Readings are shown in units of maintained footcandles.
 - Total Light Loss Factor (LLF) = .95 LLF for LED
 - Test Plane = 0' Above grade
 - Fixture Mounting Height = 20' Above grade
 - Fixture Spacing = See Plan View.
 - This photometric layout was calculated using specific criteria. Any deviation from stated parameters will affect actual performance.
 - These lighting calculations are not a substitute for independent engineering analysis of lighting system suitability and safety.

Lumark



PRV PREVAIL
LED
AREA / SITE / ROADWAY LUMINAIRE



CERTIFICATION DATA
UL and cUL Wet Location Listed
IP68-Rated
3G Vibration Rated
IEC 60529
DesignLights Consortium® Qualified®

EPA
Effective Projected Area (ft²): 0.75

SHIPPING DATA
Approximate Net Weight:
20 lbs. (9.08 kgs.)

FSG ARCHITECTS

9111 Katy Freeway, Suite 307
Houston, Texas 77024
Office: 713 344 1752
Fax: 713 429 5864

INTERIM REVIEW
FOR INTERIM REVIEW ONLY. DOCUMENTS MAY BE INCOMPLETE. THIS DOCUMENT MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

VILLAGE GREEN
ALZHEIMER'S CARE HOME

LOT 1, BLOCK A
A 2.00 ACRE TRACT IN
ROCKWALL, TX 77339

OWNER:
CAMERON & CAMERON
4090 E. FM 552
ROCKWALL, TX 75087

CONTACT: DON CAMERON
PHONE: (281) 789-9143

APPLICANT:
DL MARKETPLACE PARTNERS, LLC
2870 PEACHTREE ROAD, SUITE 491
ATLANTA, GA 30305

CONTACT: CHRIS ALLEN
PHONE: (512) 529-1410

FLOOR PLAN

DATE: APRIL 30, 2018
CASE No.: Z2017-051

May 11, 2018

To Whom It May Concern,

This letter is in reference to the Landscape Development for Lot 1, Block 1, Village Green Residence at Rockwall. A 2.00 Acre tract located in Rockwall, Texas, Rockwall County, Texas.

In accordance with the City of Rockwall Ordinance No. 17-62, Section 5, Sub-section (c), passed and approved by the city council of the City of Rockwall, Texas on December 4, 2017 a Treescape Plan shall be submitted with the PD Sit Plan.

As defined in Article IX-Tree Preservation, Section 3, a Treescape Plan is a graphic representation drawn to the largest scale practical showing the exact location, size (trunk diameter and height) and common name of all protected and feature trees and indication of which trees are to be removed and or replaced.

Exhibit A:



Please reference Exhibit A. The image was provided by Google Street View on January of 2017. The image depicts the existing conditions of the site and in conjunction with the PD Site Plan there are no existing trees to catalog.



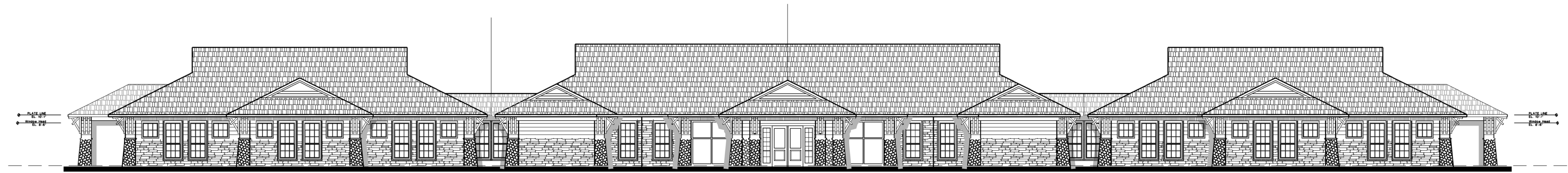
Thank you,

Kyle Bruno, LA, LI

Kyle Bruno
5/11/18

Rockwall Seniors Memory Care

28 Unit Count
One Story



01 Elevation
SCALE: 1" = 3/32" 0"

2 5/8' 13 3/8' 26 5/8'



SCALE: 3/32" = 1'-0"

architettura

architettura inc.
808 18th street
plano, texas 75074
t. 972.509.0088 f. 972.509.0022
pollacia@architettura-inc.com

CASE NUMBER: (Z2017-051)

May 11, 2018

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Exhibit A:



Please reference Exhibit A. The image was provided by Google Street View on January of 2017. The image depicts the existing conditions of the site and in conjunction with the PD Site Plan there are no existing trees to catalog.



Kyle Bruno
5/11/18

Thank you,

Kyle Bruno, LA, LI



June 25, 2018

ATTN: CHRIS ALLEN
DL MARKETPLACE PARTNERS, INC
2870 PEACHTREE ROAD, SUITE 491
ATLANTA, GA 30305

RE: PD SITE PLAN (SP2018-013), Village Green Residence at Rockwall

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the Planning and Zoning Commission on 06/12/2018. The following is a record of all recommendations, voting records and conditions of approval:

PLANNING AND ZONING COMMISSION:

On June 12, 2018, the Planning and Zoning Commission's motion to approve the site plan with staff conditions passed by a vote of 6 to 0 with one (1) vacancy. Additionally, the motion included the recommendation from the Architectural Review Board (ARB) as indicated in staff's report. It should be noted that the ARB did not meet on this day due to a lack of a quorum; however, the Planning and Zoning Commission reviewed the materials sample boards presented by the applicant -- as requested by the ARB -- and voted accordingly with the motion.

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

David Gonzales, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall, TX