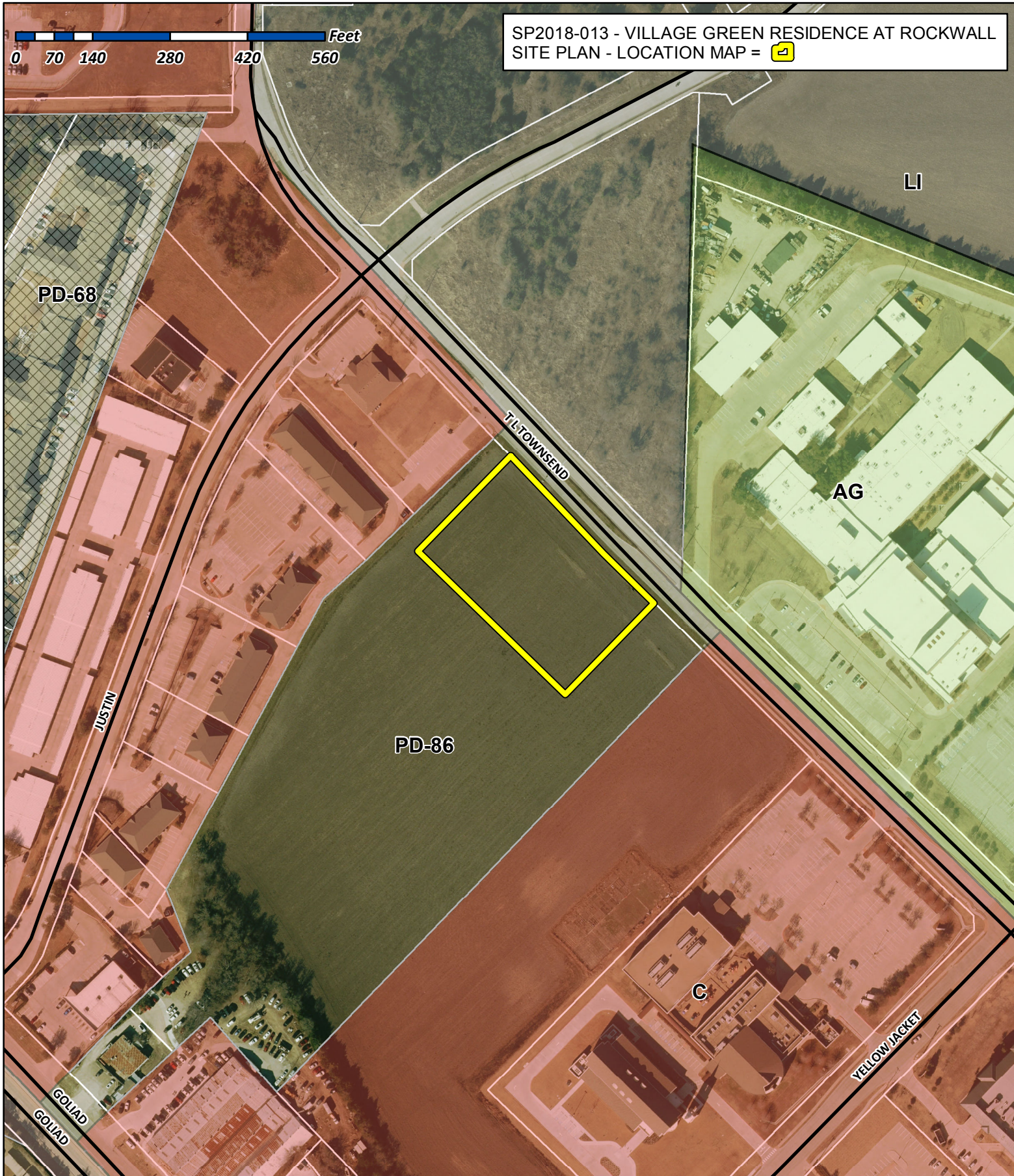


SP2018-013 - VILLAGE GREEN RESIDENCE AT ROCKWALL
SITE PLAN - LOCATION MAP =

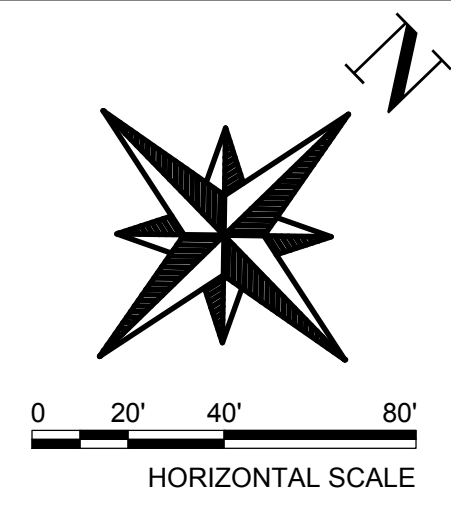
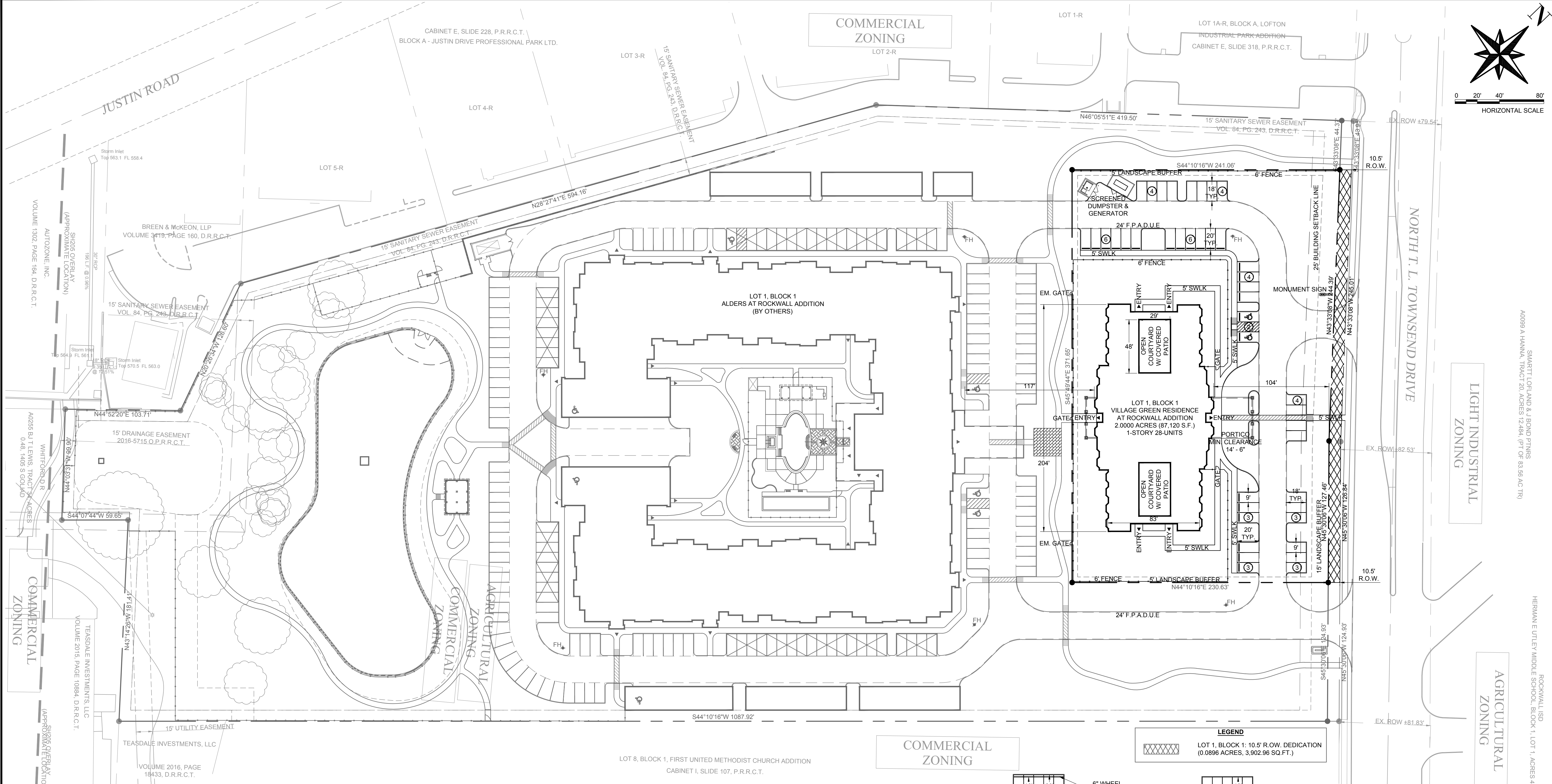


City of Rockwall

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 LANE INNER TURN RADI ARE 30' TO THE FACE OF CURB.
 2. F.P.A.D.U.E STANDS FOR FIRELANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT.
 3. DUMPSTERS/TRASH 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 FIRELANES 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 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

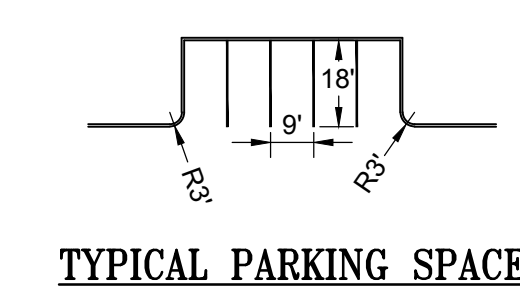
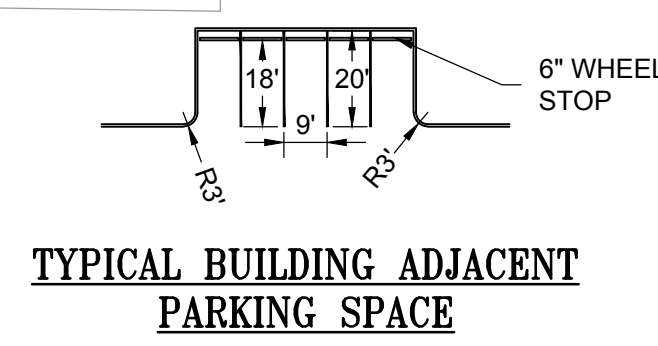
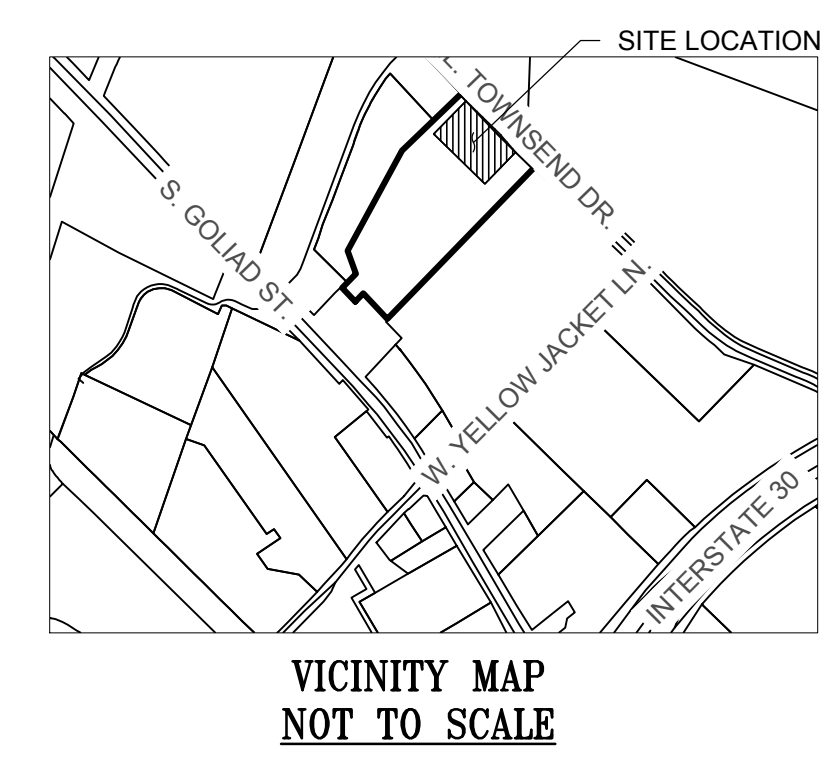
RESIDENT ROOMS:	28 @ 272 S.F. = 7,616 S.F.	240 S.F.	600 S.F.
KITCHEN:			
DINING:			
OFFICE:			
WORK ROOM:			
70 S.F.			
SALON:			
130 S.F.			
SITTING/COMMON USE/ACTIVITY:	2 @ 660 S.F. = 1,320 S.F.		
SHOWERS/BATHING:	4 @ 74 S.F. = 296 S.F.		
LOBBY:			
640 S.F.			
LAUNDRY:			
150 S.F.			
MECHANICAL:			
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	2.0866 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		



LEGEND

XXXXX 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
 CONTACT: SABR, FARHROOD
 PHONE: (713) 256-6860

SURVEYOR:
 MILLER SURVEYING, INC.
 430 MID CITIES BLVD.
 HURST, TEXAS 76054
 CONTACT: JASON RWLINGS
 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.

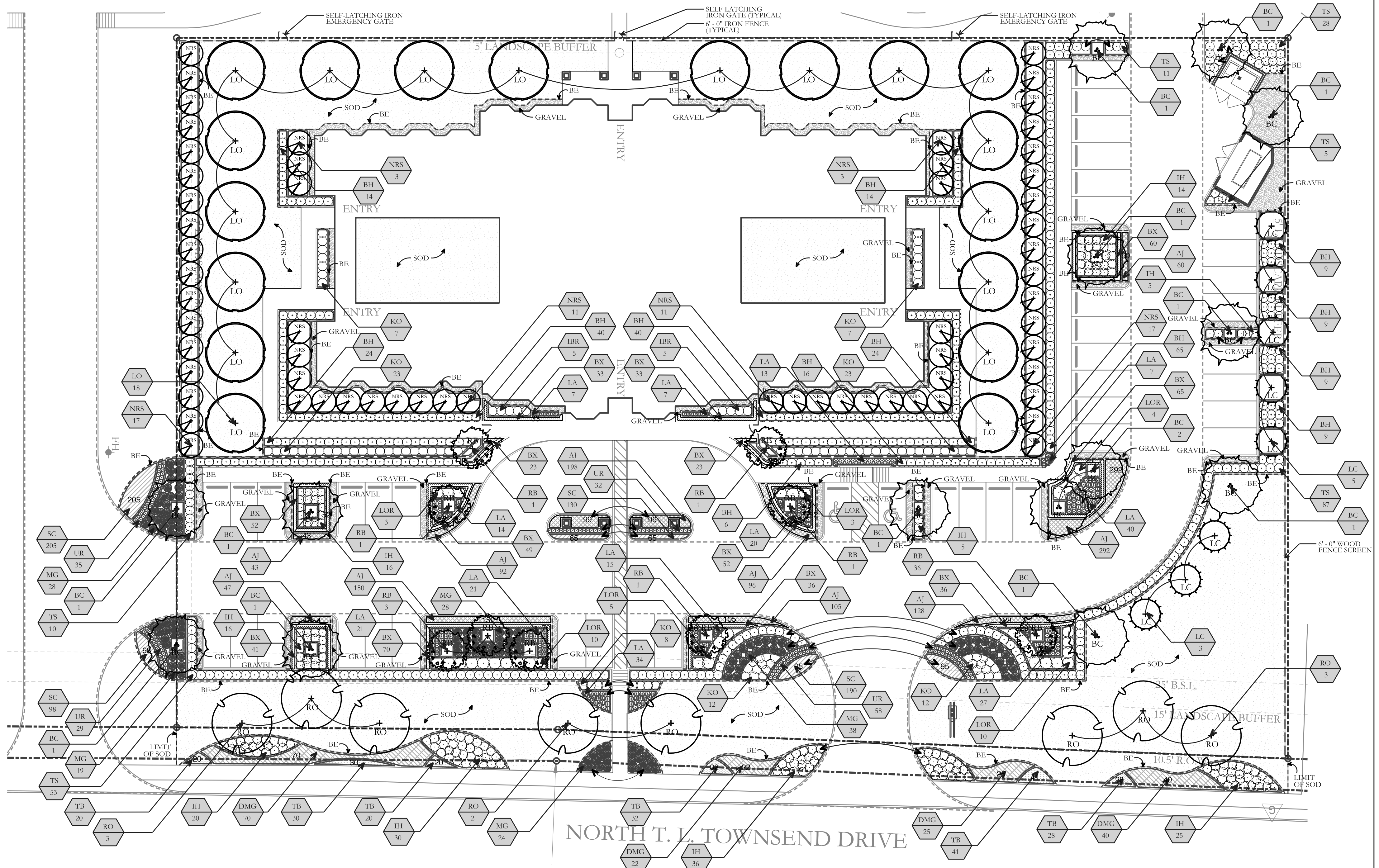
STREET NAME	LINEAL FEET	QTY. TREES
NORTH	241/50	5
WEST	372/50	8
SOUTH	231/50	5
TOTAL STREET TREES		18

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. CANDIDENSIS / 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

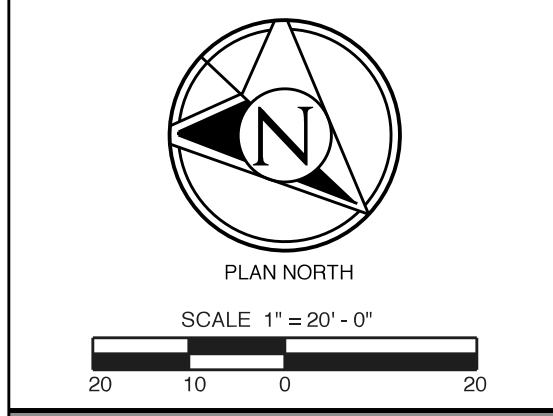
PLANTING LEGEND

SYMBOL / NOTATION	DESCRIPTION
	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



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
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 - PARKING LOT SCREENING = 2.5%
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 - REQUIRED BUILDING LANDSCAPE = 13,068 X .50 = 6,534 SF
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LENGTH OF PROPERTY IN LINEAL FEET AS MEASURED ALONG EACH STREET SEPARATELY.
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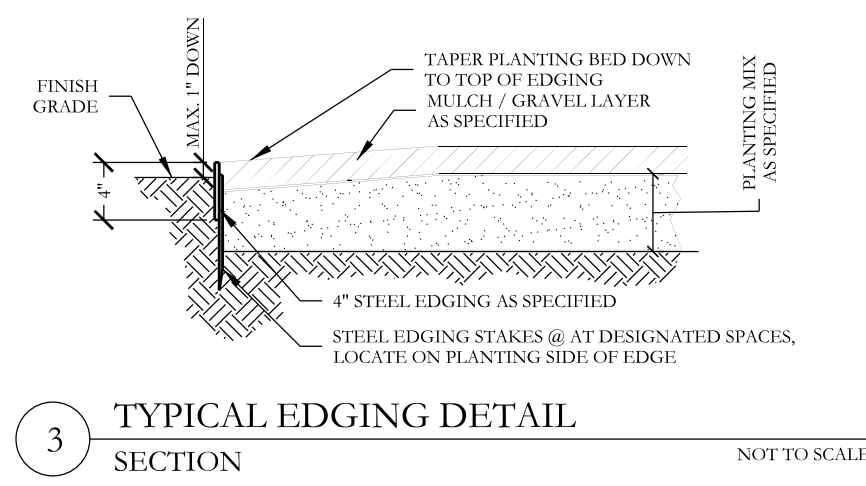
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PLANTING SCHEDULE

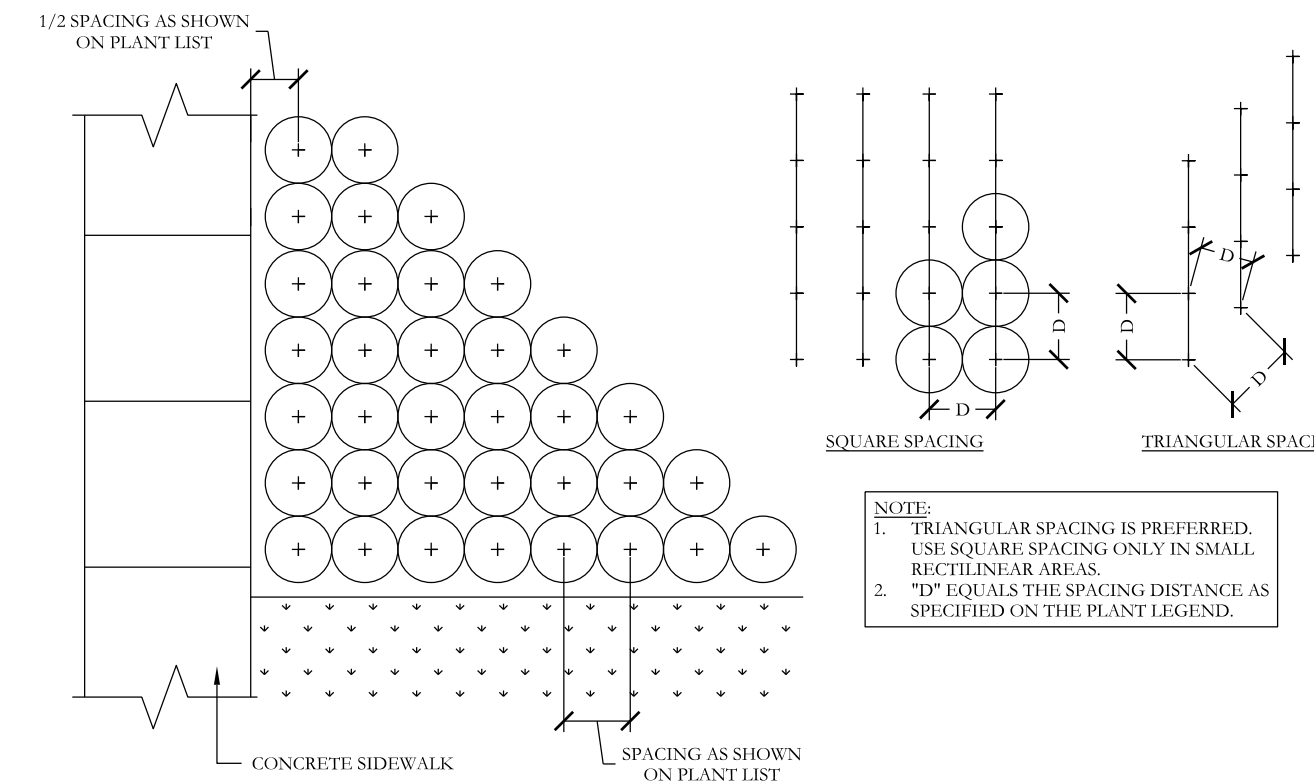
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(SOD)	CYNODON DACTYLON / COMMON BERMUDA GRASS					SOLID SOD

PLANTING LEGEND

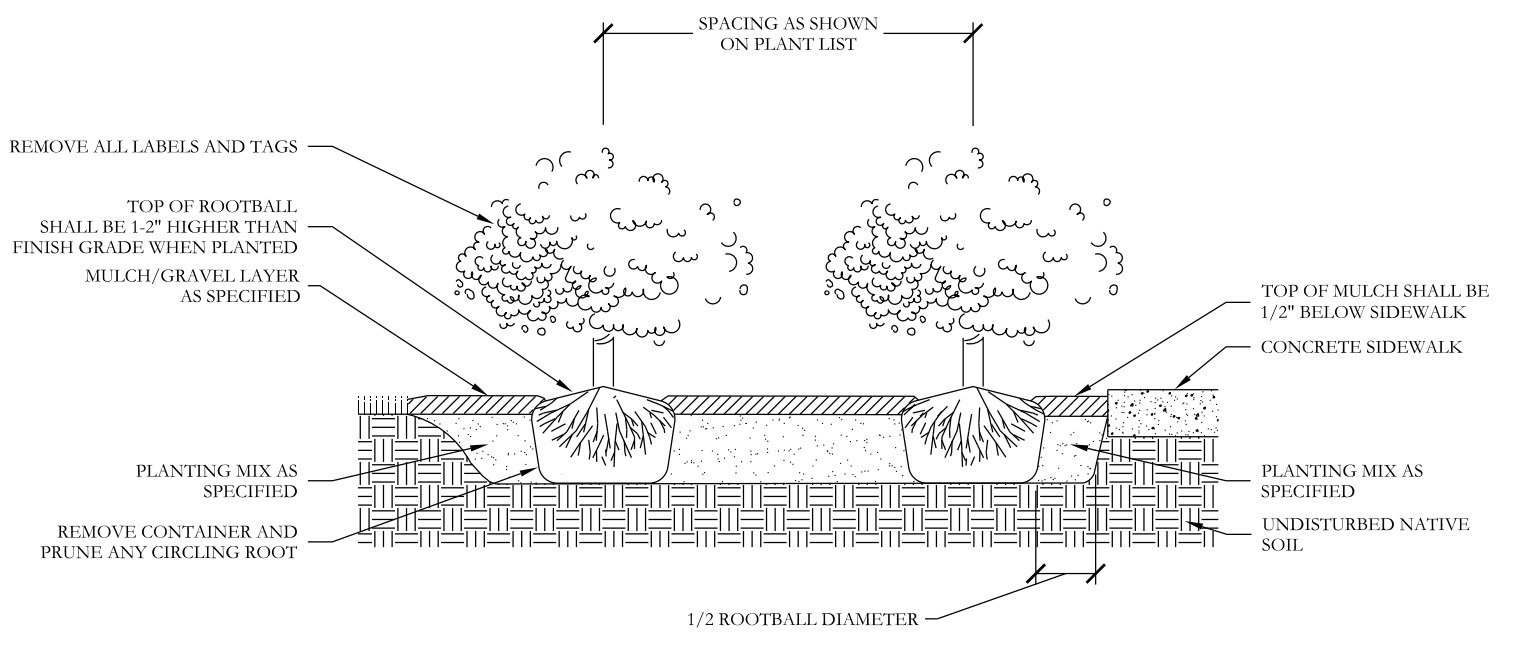
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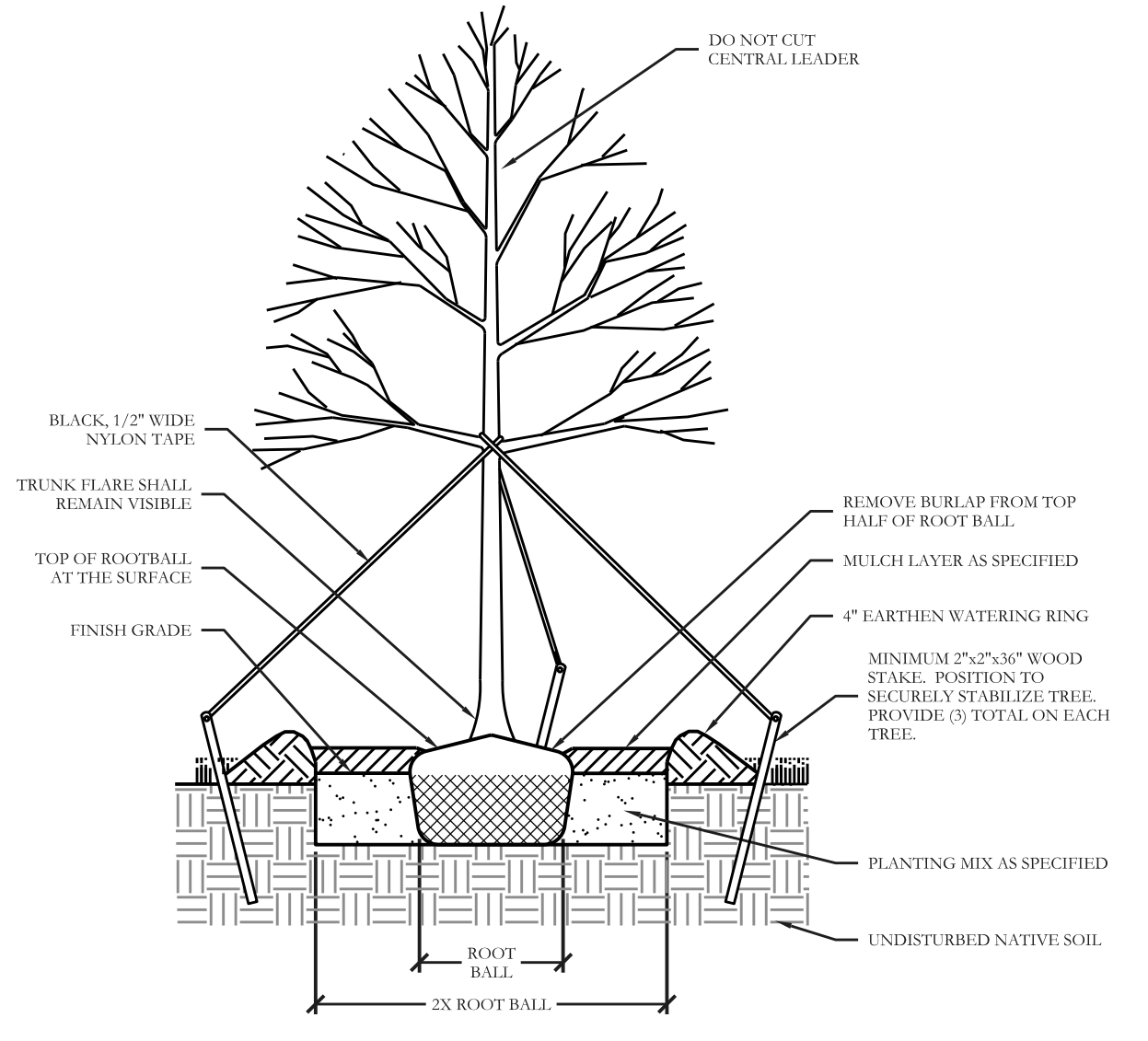
3 TYPICAL EDGING DETAIL SECTION NOT TO SCALE



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:



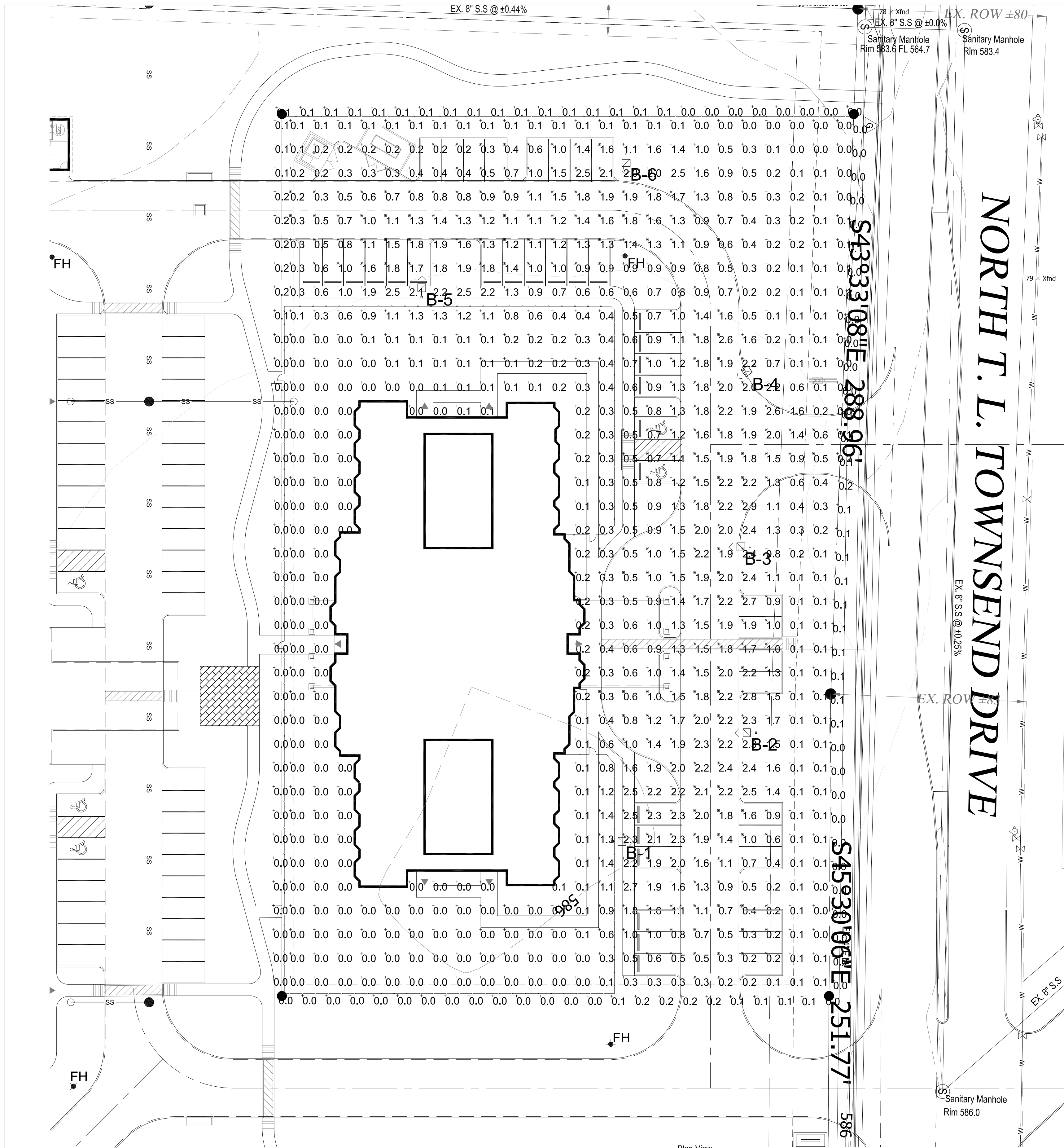
Please reference Exhibit A. The image was provided by Google Street View on January of 2017. The image depicts the existing conditions of the site and in conjunction with the PD Site Plan there are no existing trees to catalog.



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-efficiency 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 >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Available in 120-277V 60/60Hz, 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**

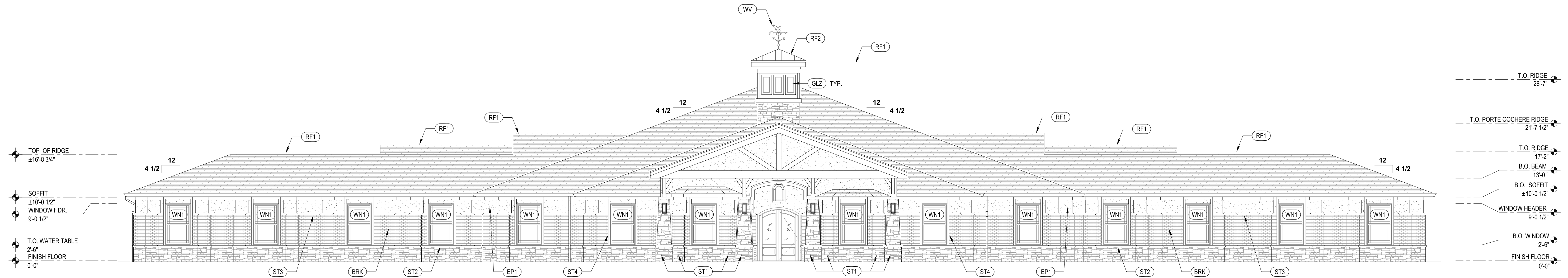
LOT 1, BLOCK 1
VILLAGE GREEN
RESIDENCE AT
ROCKWALL ADDITION

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

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

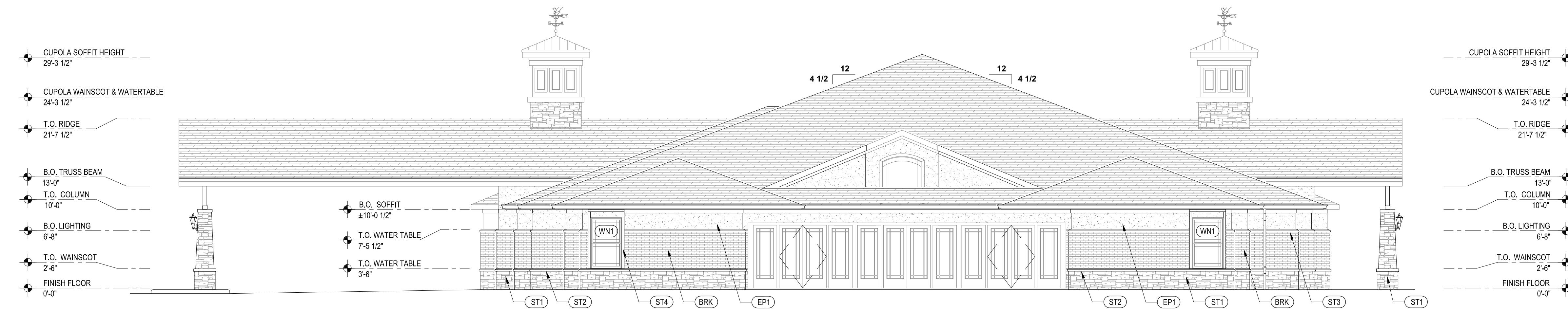
CONTACT: DON CAMERON
PHONE: (281) 789-9143

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

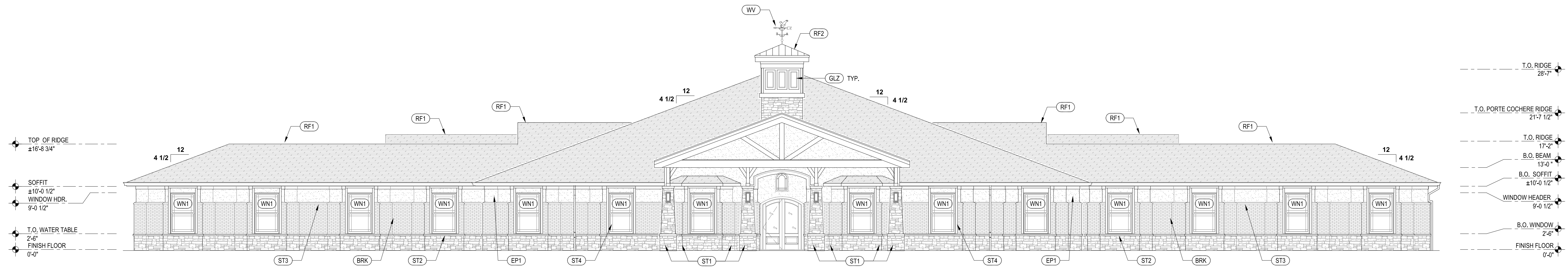
OWNER:
CAMERON & CAMERON
4090 E. FM 552
ROCKWALL, TX 75087
CONTACT: DON CAMERON
PHONE: (281) 789-9143

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

EXTERIOR ELEVATIONS

6.1

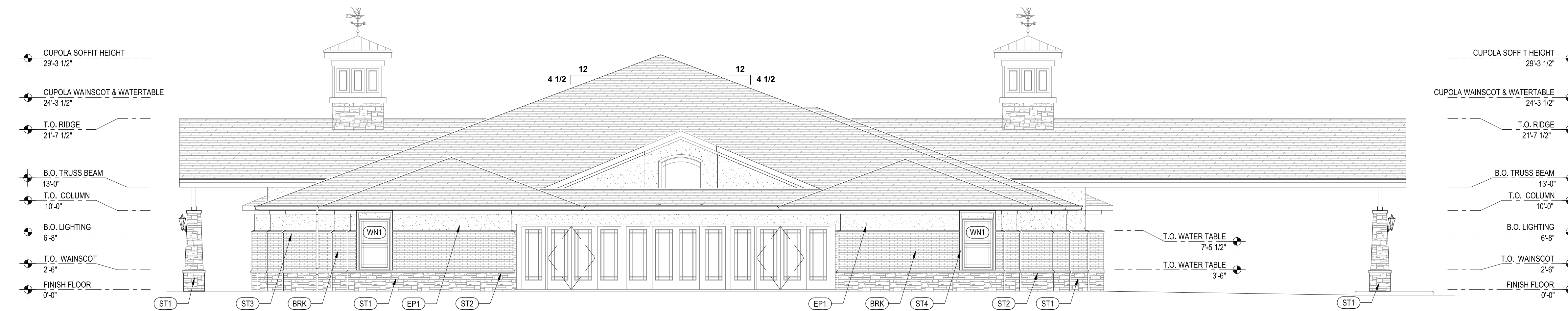
DATE: MAY 09, 2018
CASE No.: Z2017-051



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

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
- (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

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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

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

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ALZHEIMER'S CARE HOME

LOT 1, BLOCK 1
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OWNER:
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EXTERIOR ELEVATIONS

6.2

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