



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: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [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)
- VARIANCE REQUEST (\$100.00)

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, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS N/A

SUBDIVISION SOMERSET PARK PH.2

LOT -

BLOCK -

GENERAL LOCATION NEOF THE INTERSECTION OF SH 205 AND FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-63

CURRENT USE VACANT

PROPOSED ZONING PD-63

PROPOSED USE SINGLE-FAMILY RESIDENTIAL

ACREAGE 82.809

LOTS [CURRENT] 1

LOTS [PROPOSED] 165 (RES.) 6 (HOT)

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER ARCADIA LAKES OF SOMERSET HOLDINGS, LLC

APPLICANT SPINES ENGINEERING, INC.

CONTACT PERSON BILL BIEHEMA

CONTACT PERSON GREG HESSEL

ADDRESS 3500 MAPLE AVENUE

ADDRESS 765 CUSTER RD.

SUITE 1165

CITY, STATE & ZIP DALLAS, TX 75219

CITY, STATE & ZIP PLANO, TX 75075

PHONE (214) 986-5024

PHONE (903) 408-7486

E-MAIL bill@arcadiarealty.net

E-MAIL greg.hessel@spinesengineering.com

NOTARY VERIFICATION [REQUIRED]

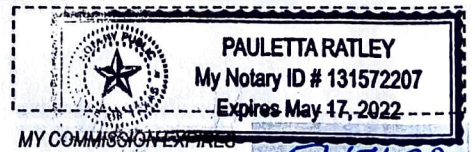
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William BieHEMA Jr [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

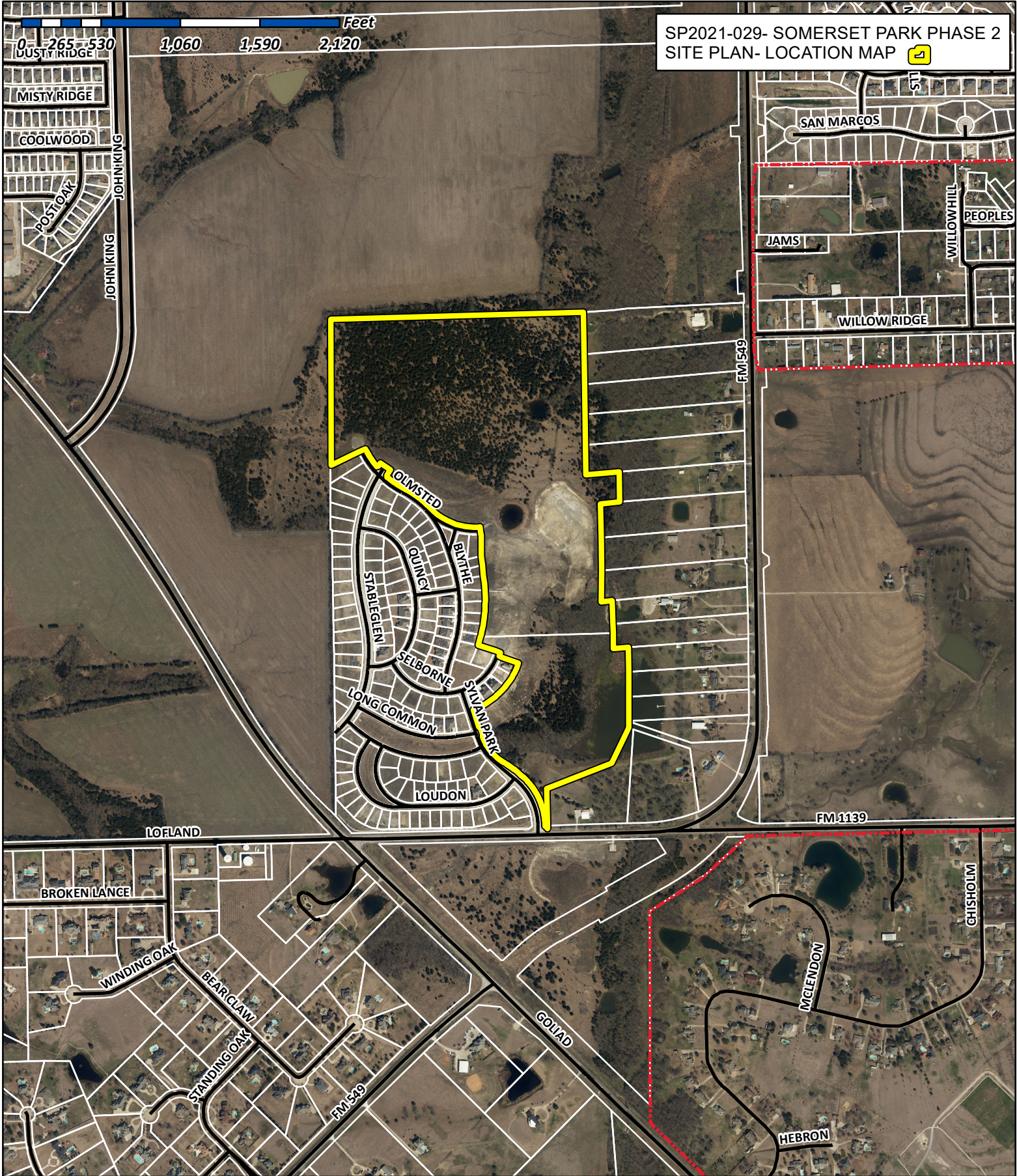
¹ I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 250.00 + 20.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF October, 2021 BY SIGNING THIS 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 14 DAY OF October, 2021.

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





SP2021-029- SOMERSET PARK PHASE 2
 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.



October 15, 2021

Mr. Ryan Miller
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

Re: Contacts Affiliated with
Somerset Park Phase II
Rockwall, Texas
SEI Project No.: 20-112

Dear Mr. Miller:

Please find below a list of all affiliated contacts for the above mentioned project:

Owner/Developer:

Katherine Hamilton
Arcadia Lakes of Somerset Holdings, LLC
3500 Maple Avenue
Suite 1165
Dallas, Texas 75219
katherine@arcadiarealty.net

Project Representative:

Greg T. Helsel, P.E.
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, Texas 75075
972-215-7129
972-422-0075 fax
greg.helsel@spiarsengineering.com

If you have any questions, please do not hesitate to contact me.

Sincerely,
Spiars Engineering, Inc.



Greg T. Helsel, P.E.





City of Rockwall
385 S Goliad Street
Rockwall, TX 75087

RE: Somerset Park- Park Improvement Fee

This letter shall detail the estimated costs Arcadia Lakes of Somerset Holdings, LLC will be spending on park improvements in Phase 2 of Somerset Park. Per City policy, the Park Improvement Fee will be waived provided these outlined costs are equal to or greater than the calculated Park Improvement Fees.

Below we have provided an outline of the cost of the park improvements we will be making in Somerset Park Phase 2 to offset the fee. There will be approximately 21,896 square feet of trail in Phase 2, priced at \$4.85 per square foot for a total of \$116,815.16 including a 10% contingency to provide for potential cost increases. Additionally, not included in the costs below Arcadia will be building an Amenity Center that can offset any remaining difference. Please let us know if we can provide any additional information.

*Please see the landscaping plan included in the submittal for sheet numbers.

Somerset Park Phase 2: Hike/Bike Trail Costs					
Item	Qty	Description	Unit	Unit Price	Extension
Sheet LS1.01 Olmsted Drive ROW					
1	6,144	8' Trail	SF	\$4.85	\$29,798.40
Sheet LS1.02 Olmsted Drive ROW					
2	4,928	8' Trail	SF	\$4.85	\$23,900.80
Sheet LS1.04 Olmsted Drive ROW					
3	7,104	8' Trail	SF	\$4.85	\$34,454.40
Sheet LS1.05 Olmsted Drive (Open Space ROW)					
4	3,720	8' Trail	SF	\$4.85	\$18,042.00
Subtotal					\$106,195.60
10% Contingency					\$10,619.56
TOTAL					\$116,815.16

Regards,

A handwritten signature in blue ink, appearing to read "Katherine Hamilton".

Katherine Hamilton
Arcadia Lakes of Somerset Holdings, LLC
3500 Maple Avenue, Suite 1165
Dallas, TX 75219



TBG

landscape architects, planners & designers

2001 bryan street
suite 1450
dallas, tx 75201

(214) 744-0757
tbgpartners.com



project
**Somerset
Phase 2**

ISSUE FOR PERMIT

Arcadia Realty Corp
Rockwall, TX

project number
D21053

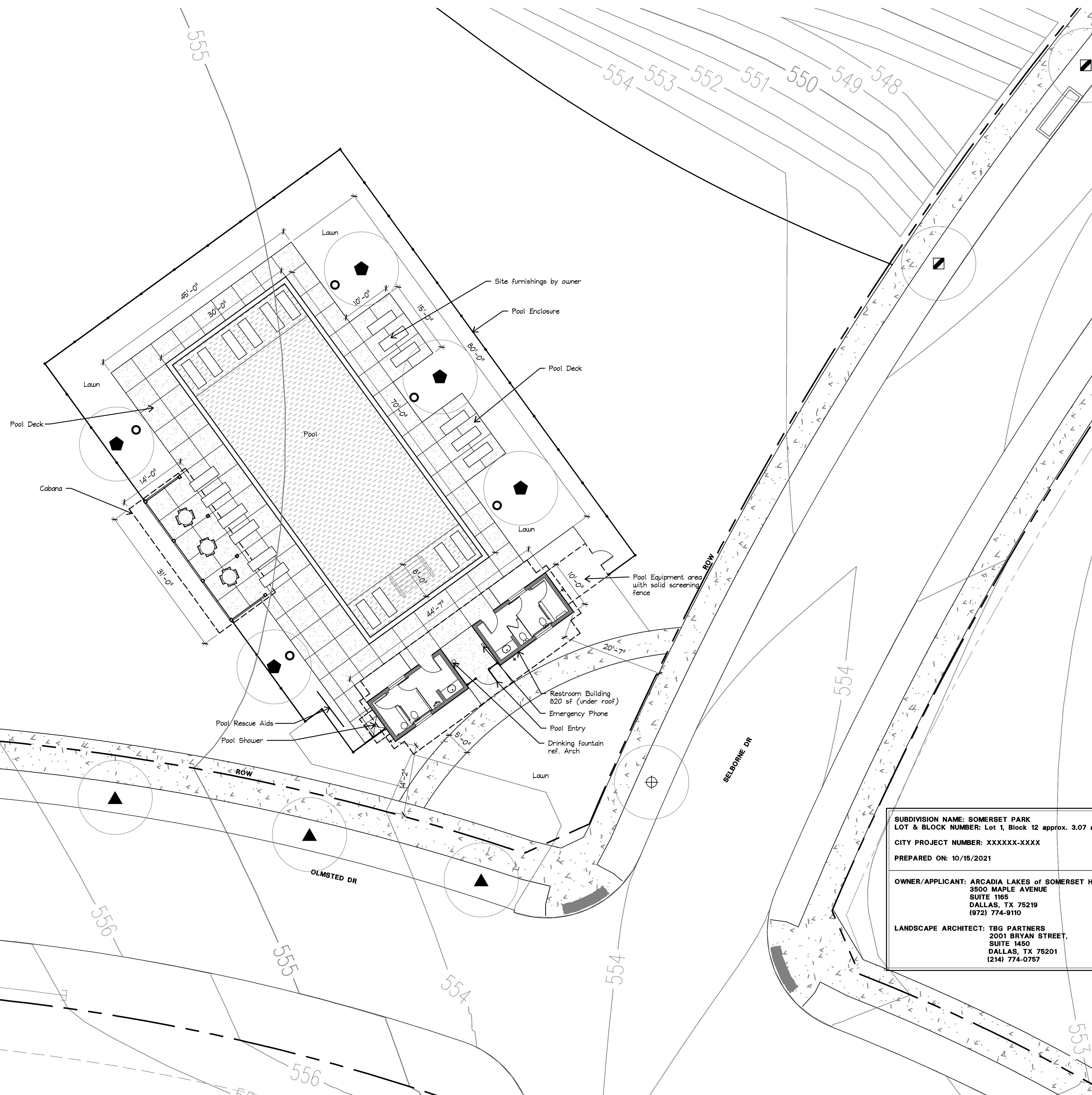
issue date
10/15/2021

designed: JD, BD
drawn: BD, AC
reviewed: JD, MM

sheet title
site plan

sheet
SP 1.1

SITE PLAN NOTES:
PARKING IS TO BE ACCOMMODATED ON-STREET.
NO DUMPSTER IS PROVIDED



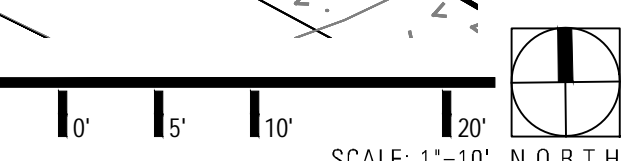
SUBDIVISION NAME: SOMERSET PARK
LOT & BLOCK NUMBER: Lot 1, Block 12 approx. 3.07 ac
CITY PROJECT NUMBER: XXXXXX-XXXX
PREPARED ON: 10/15/2021

OWNER/APPLICANT: ARCADIA LAKES of SOMERSET HOLDINGS, LLC
3500 MAPLE AVENUE
SUITE 1165
DALLAS, TX 75219
(972) 774-9110

LANDSCAPE ARCHITECT: TBG PARTNERS
2001 BRYAN STREET,
SUITE 1450
DALLAS, TX 75201
(214) 774-0757

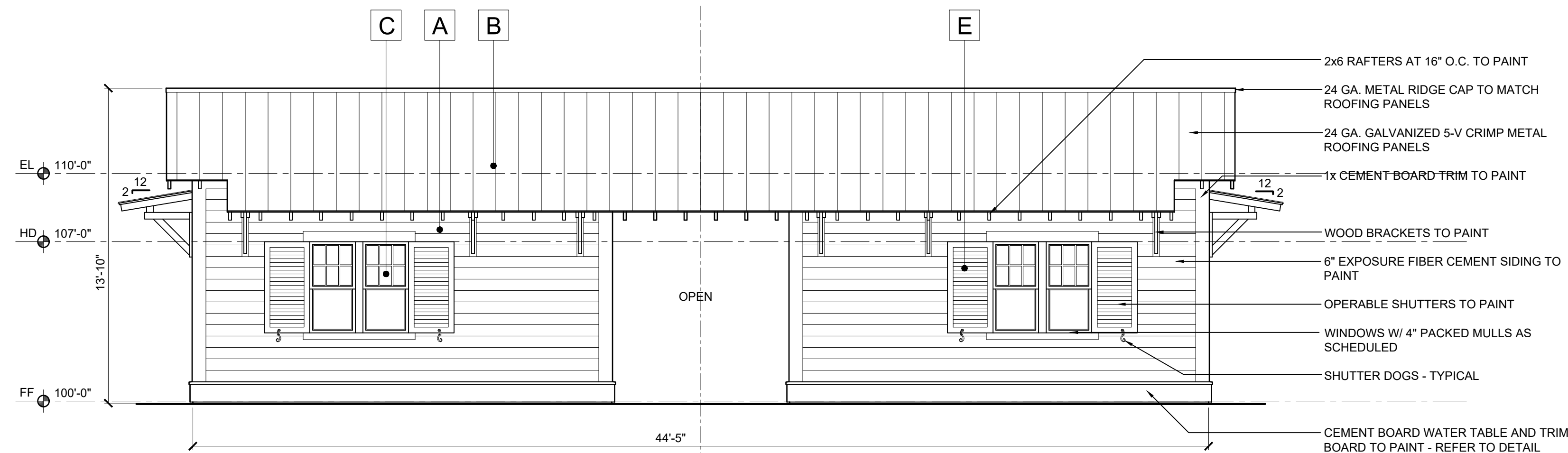
P:\D21053 - Somerset Ph II\03 Development\08 Permit\04 CAD\02 Sheets\SP\21053-SP1.1.dwg

1 SITE



MATERIALS CALCULATIONS TABLE:
(TOTAL SURFACE AREA: 560 S.F.)

	SQUARE FOOTAGE	PERCENTAGE
(A) PAINTED HARDI SIDING:	248 S.F.	44%
(B) GALVANIZED METAL ROOFING:	248 S.F.	44%
(C) GLASS:	32 S.F.	6%
(E) PAINTED WOOD SHUTTERS:	32 S.F.	6%



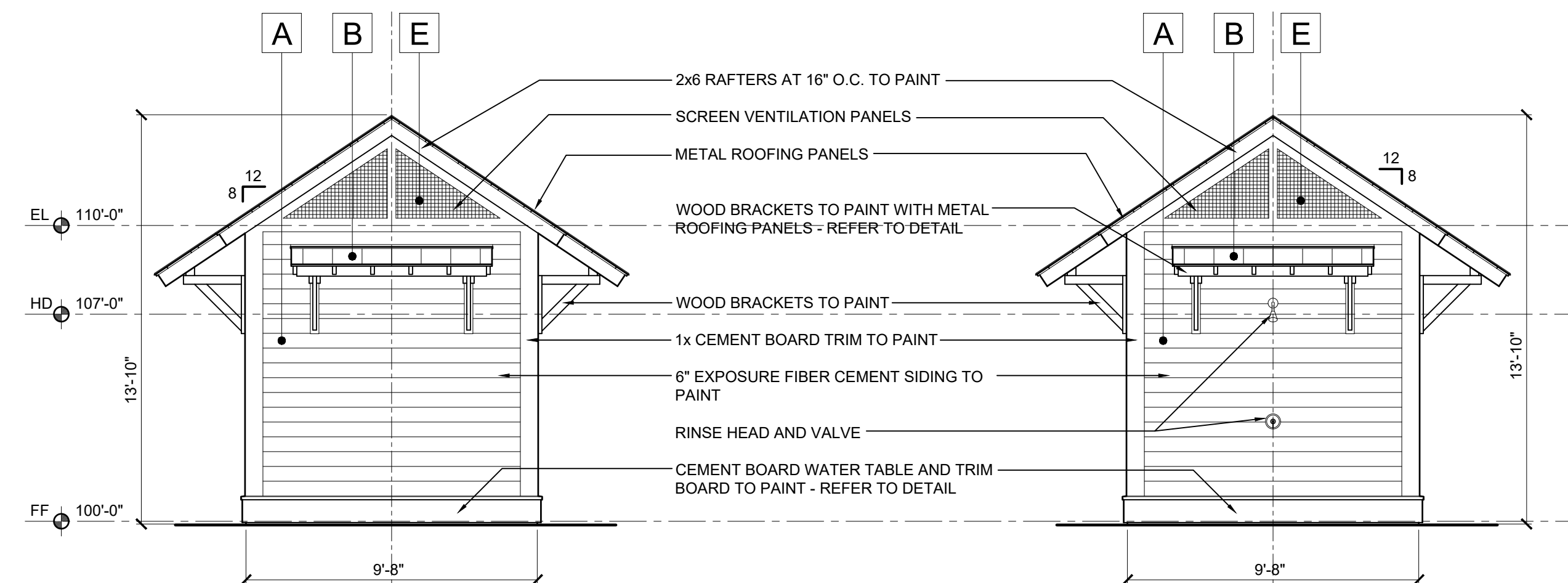
4 SOUTH ELEVATION
1/4" = 1'-0"

TABULATIONS

CONSTRUCTION TYPE:	5-B (NON-SPRINKLERED)
SQUARE FOOTAGE:	352 SF
SQUARE FOOTAGE ALLOWED:	5500 SF
OCCUPANCY:	U
OCCUPANT LOAD @ 1/50 GROSS:	7
HEIGHT:	13'-10"
HEIGHT ALLOWED:	40'
STORIES:	1

MATERIALS CALCULATIONS TABLE:
(TOTAL SURFACE AREA: 123 S.F.)

	SQUARE FOOTAGE	PERCENTAGE
(A) PAINTED HARDI SIDING:	111 S.F.	90%
(B) GALVANIZED METAL ROOFING:	4 S.F.	3%
(E) BRONZE SCREEN:	8 S.F.	7%



3 EAST ELEVATION
1/4" = 1'-0"

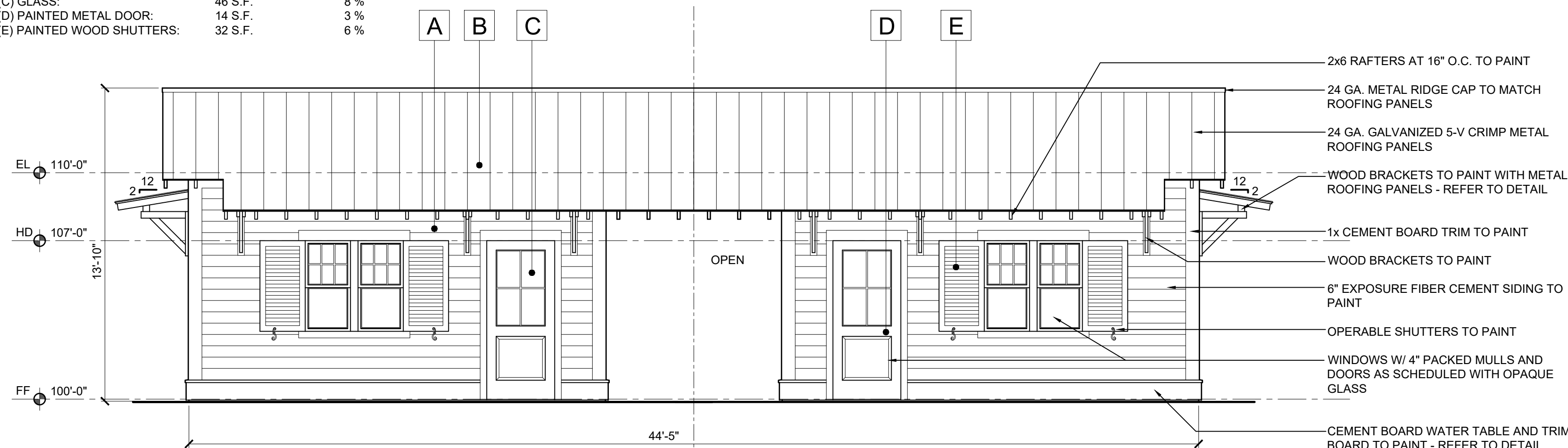
2 WEST ELEVATION
1/4" = 1'-0"

MATERIALS CALCULATIONS TABLE:
(TOTAL SURFACE AREA: 123 S.F.)

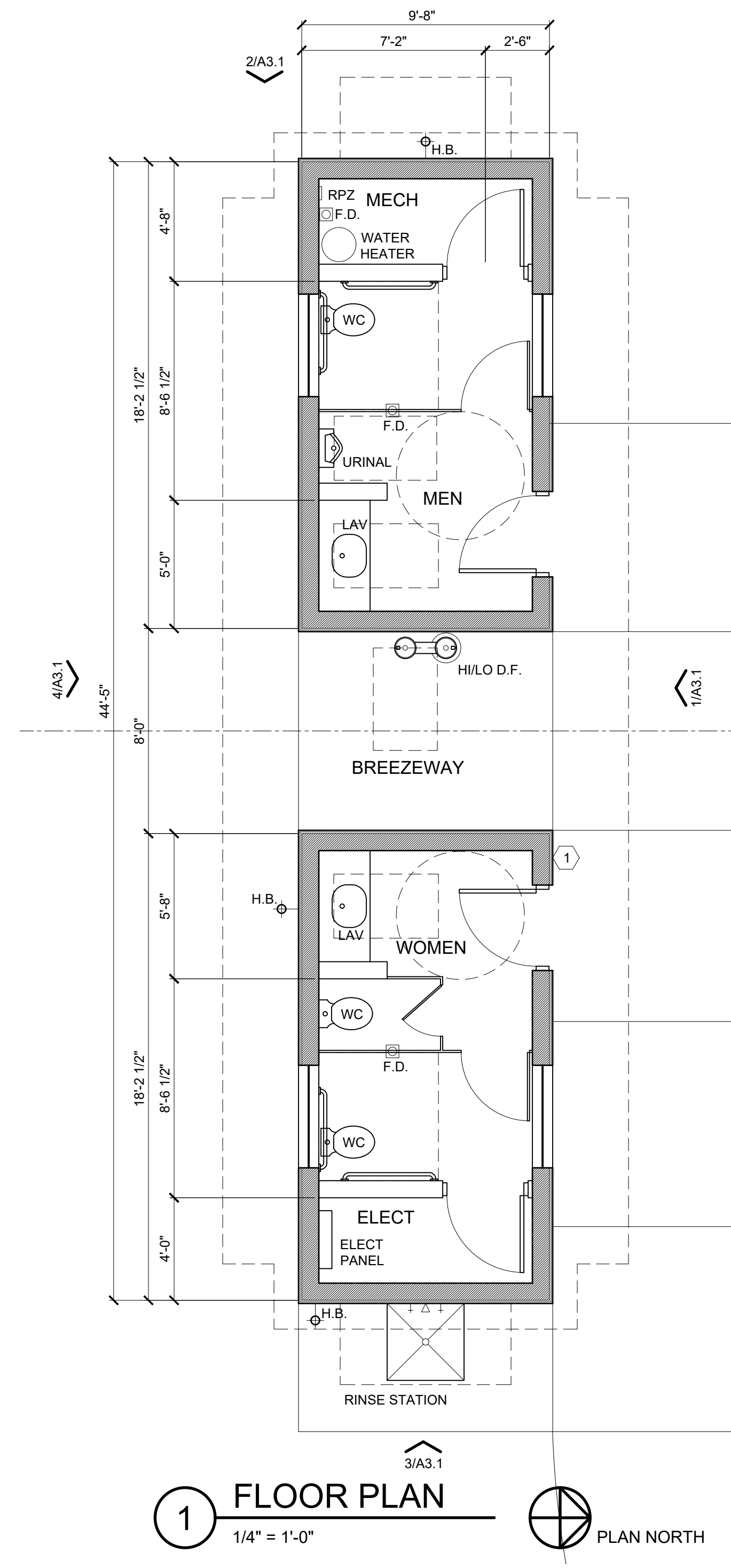
	SQUARE FOOTAGE	PERCENTAGE
(A) PAINTED HARDI SIDING:	111 S.F.	90%
(B) GALVANIZED METAL ROOFING:	4 S.F.	3%
(E) BRONZE SCREEN:	8 S.F.	7%

MATERIALS CALCULATIONS TABLE:
(TOTAL SURFACE AREA: 560 S.F.)

	SQUARE FOOTAGE	PERCENTAGE
(A) PAINTED HARDI SIDING:	220 S.F.	39%
(B) GALVANIZED METAL ROOFING:	248 S.F.	44%
(C) GLASS:	46 S.F.	6%
(D) PAINTED METAL DOOR:	14 S.F.	3%
(E) PAINTED WOOD SHUTTERS:	32 S.F.	6%



1 NORTH ELEVATION
1/4" = 1'-0"



1 FLOOR PLAN
1/4" = 1'-0"



BUILDING FACADE / ELEVATION PLAN

SUBDIVISION NAME: SOMERSET PARK
LOT & BLOCK NUMBER: Lot 1, Block 12 approx. 3.07 ac
CITY PROJECT NUMBER: XXXXXX-XXXX
PREPARED ON: 10-15-2021

OWNER/APPLICANT: ARCADIA LAKES of SOMERSET HOLDINGS, LLC
3500 MAPLE AVENUE
SUITE 1165
DALLAS, TX 75219
(972) 774-9110
ARCHITECT: LARSON & PEDIGO ARCHITECTS
3012 CANTON STREET
DALLAS, TX 75226
(214) 939-0995

SUBMISSION / REVISION LOG:

SUBMISSION DATE	REVISION DATE
10/15/2021	

FACADE PLAN NOTES:
• ANY/ALL SIGNAGE IS SUBJECT TO FINAL APPROVAL UNDER SEPARATE APPLICATION/PERMIT BY THE CHIEF BUILDING OFFICIAL OR DESIGNEE

PRELIMINARY
NOT FOR CONSTRUCTION



Exterior Elevation Example

This is a representative photo, the finished building will have revised colors. Please see color board as a part of this submittal.

Somerset Park – HOA Lot 1, Block 12

15 October 2021

Architect:
Larson & Pedigo Architects
3012 Canton Street
Dallas, Texas 75226
214.939.0995

Owner/Applicant:
Arcadia Lakes of Somerset Holdings, LLC
3500 Maple Avenue * 1165
Dallas, Texas 75219
972.774.9110

Engineer/Surveyor:
Spiars Engineering & Surveying
765 Custer Rd., Suite 100
Plano, Texas 75075
469.395.0529



Shutters

Benjamin Moore 840 – Kensington Blue



Painted Trim

Benjamin Moore OC-85 – Mayonnaise



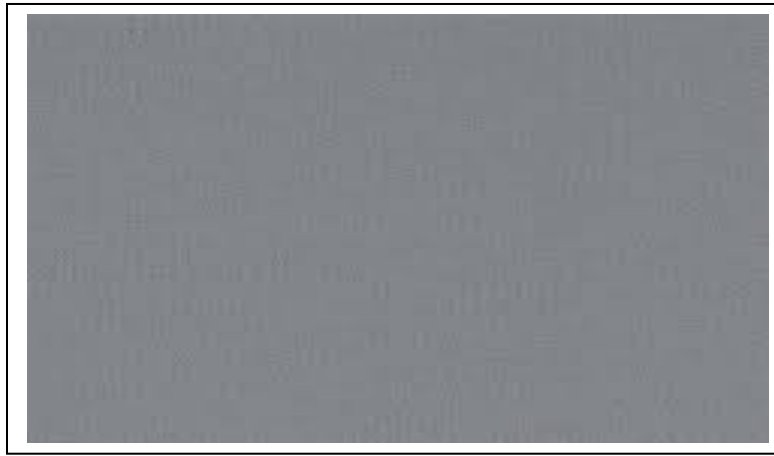
Painted Doors

Benjamin Moore 2021-50 – Yellow Lotus



Painted Siding

Benjamin Moore 2062-70 – Harbor Fog



Metal Roofing

Preweathered Galvalume, Berridge

Somerset Park – HOA Lot 1, Block 12

10 October 2021

Architect:
Larson & Pedigo Architects
3012 Canton Street
Dallas, Texas 75226
214.939.0995

Owner/Applicant:
Arcadia Lakes of Somerset Holdings, LLC
3500 Maple Avenue * 1165
Dallas, Texas 75219
972.774.9110

Engineer/Surveyor:
Spiars Engineering & Surveying
765 Custer Rd., Suite 100
Plano, Texas 75075
469.395.0529

ISSUE FOR PERMIT:

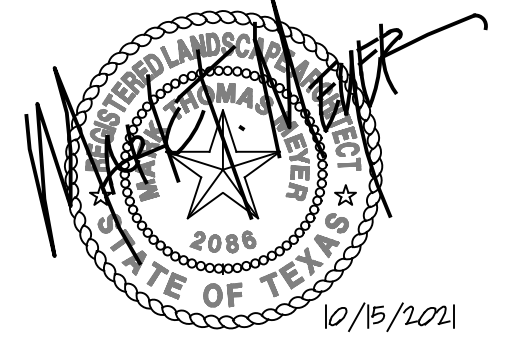
SOMERSET PARK

Rockwall, Texas

Sitework / Planting



TBG
 landscape architects, planners & designers
 2001 bryan street
 suite 1450
 dallas, tx 75201
 [214] 744-0757
 tbgpartners.com



project
**Somerset
 Phase 2**

ISSUE FOR PERMIT

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 Rockwall, TX

project number
D21053

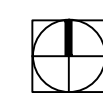
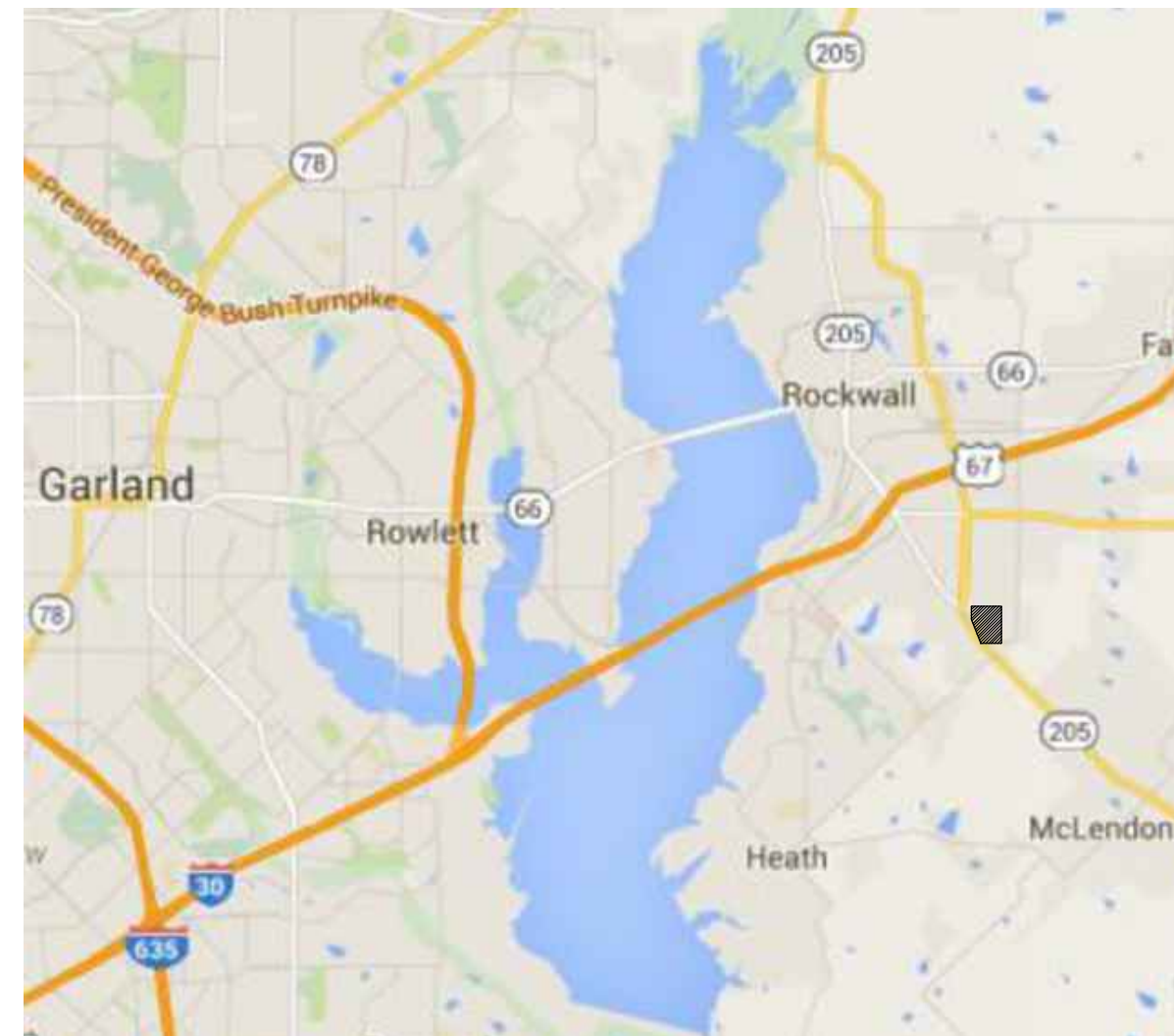
issue date
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designed: JD BD
 drawn: BD AC
 reviewed: JD, MM

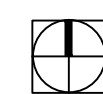
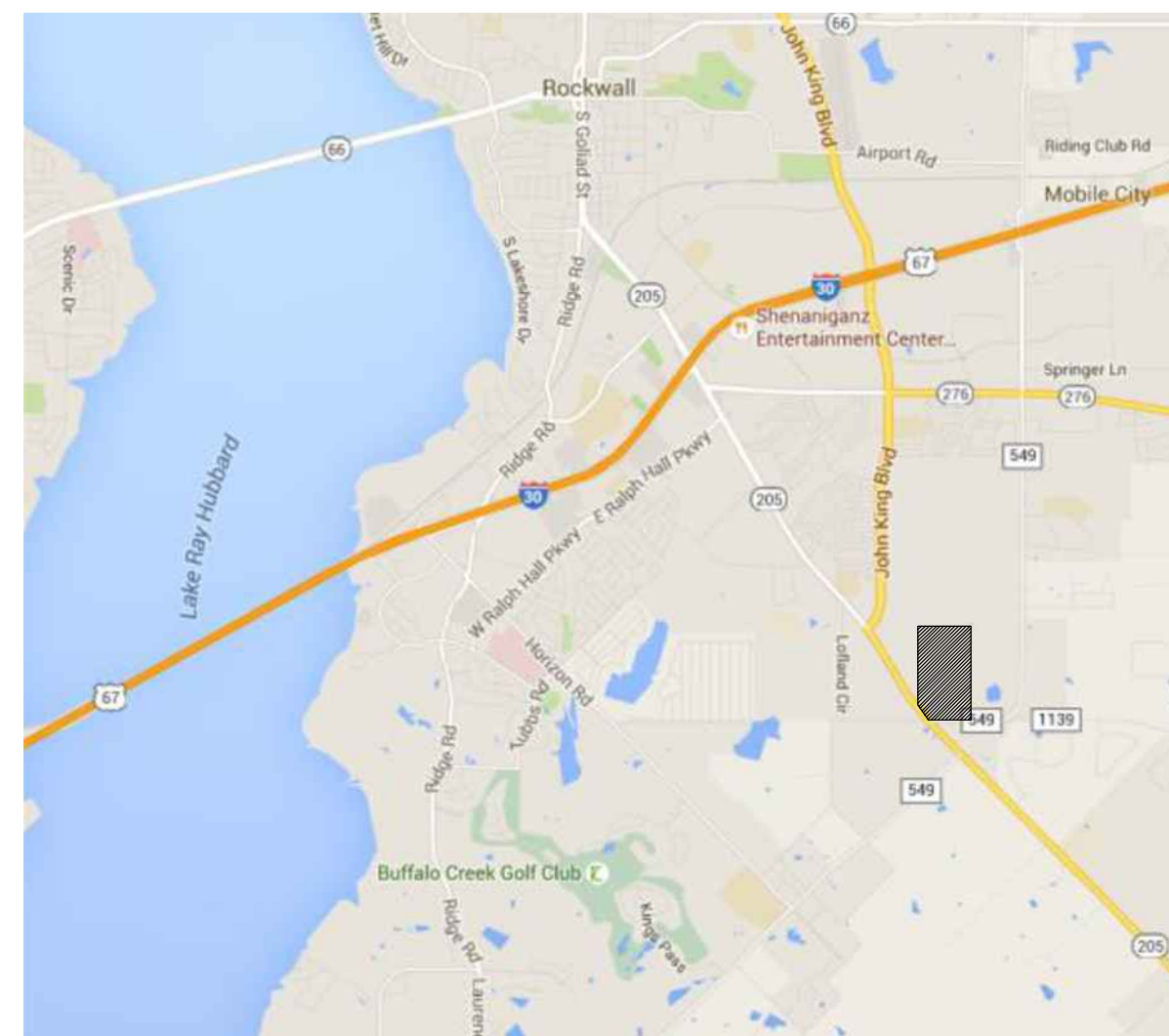
sheet title
cover sheet

sheet
LC 1.00

VICINITY MAP



LOCATION MAP



A PROJECT BY

OWNER:
 Arcadia Realty

CONTACT: Will Gietema/ Katherine Hamilton
 Arcadia Lakes of Somerset Holdings, LLC
 3500 Maple Ave., Suite 1165
 Dallas, Texas 75219
 O: 214.986.5024

LANDSCAPE ARCHITECT:
 TBG PARTNERS

CONTACT: Jonathan Dunbar
 2001 Bryan Street, Suite 1450
 Dallas, Texas 75201
 O: 214.744.0757

CIVIL ENGINEER:
 Spiars Engineering & Surveying

CONTACT: Greg Helsel
 765 Custer Road, Suite 100
 Plano, TX 75075
 O: 469.395.0529

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■	OCTOBER 15, 2021	PERMIT	Keymap	LC 1.03
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■	OCTOBER 15, 2021	PERMIT	Sitework Plan	LS 1.04
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■	OCTOBER 15, 2021	PERMIT	Planting Schedule	LP 2.02
■	OCTOBER 15, 2021	PERMIT	Planting Enlargement	LP 3.01

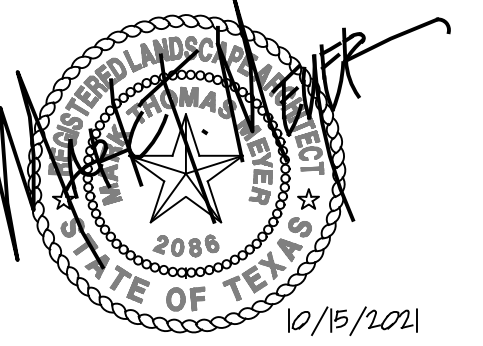


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project
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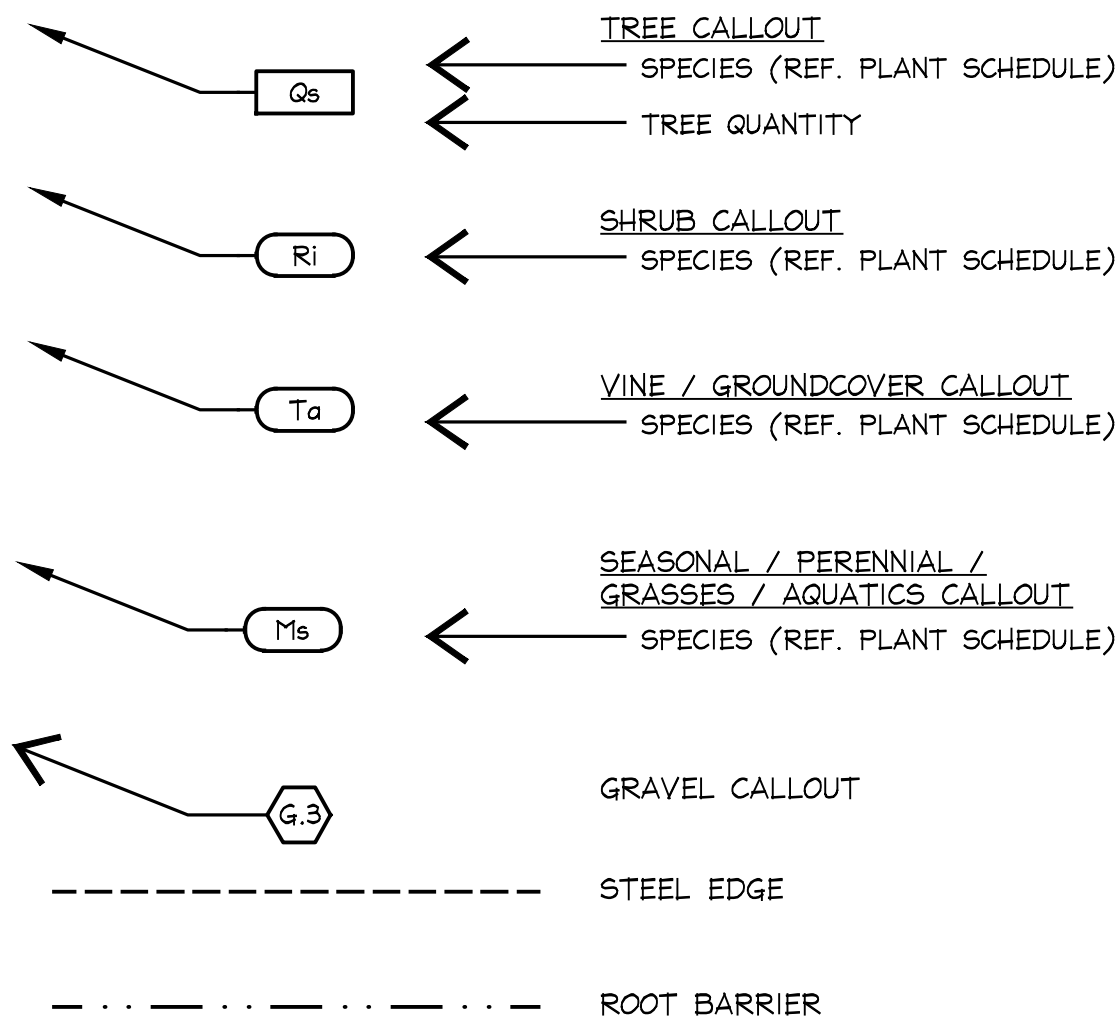
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reviewed: JD MM

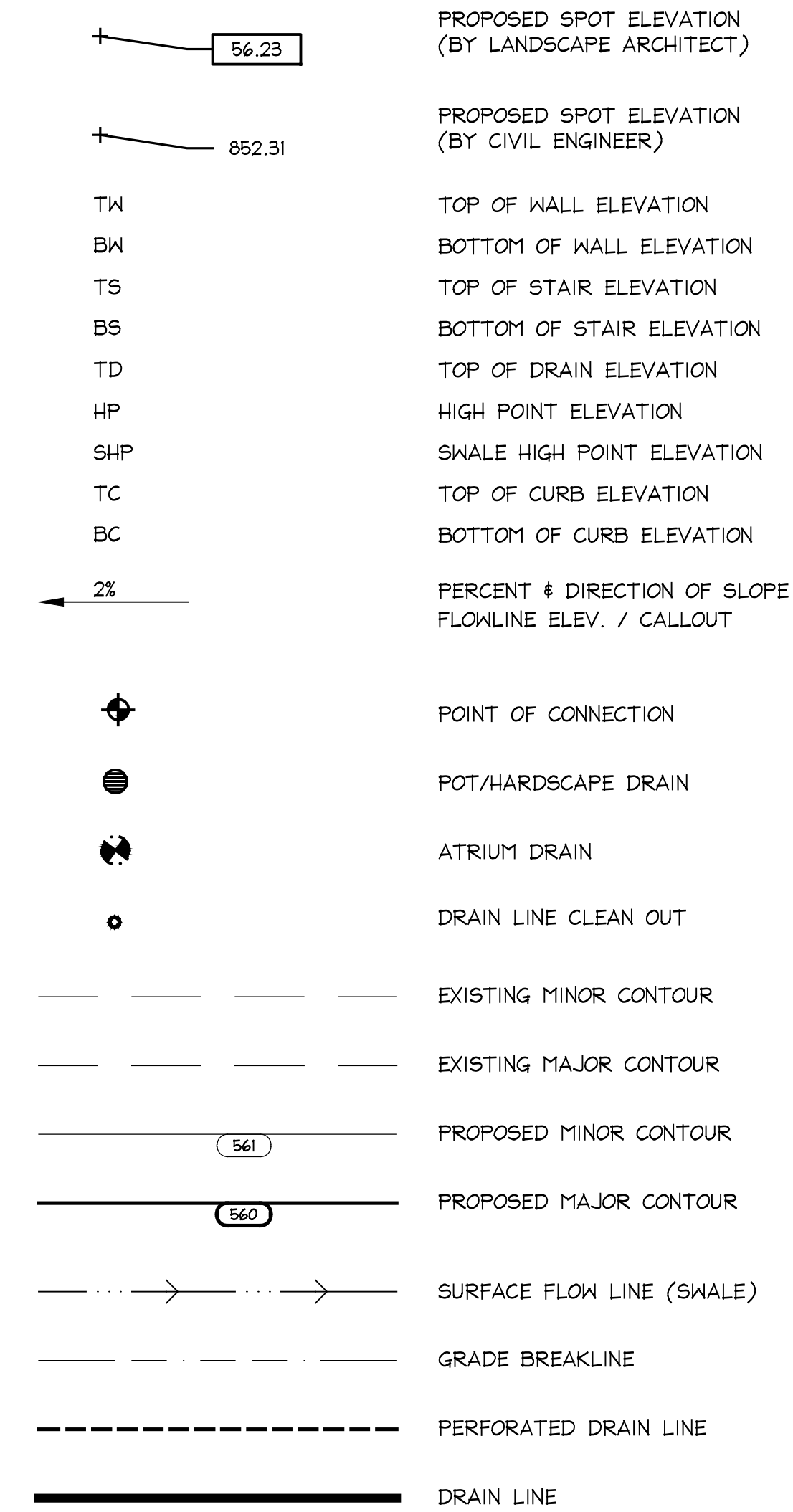
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general notes

sheet
LC 1.01

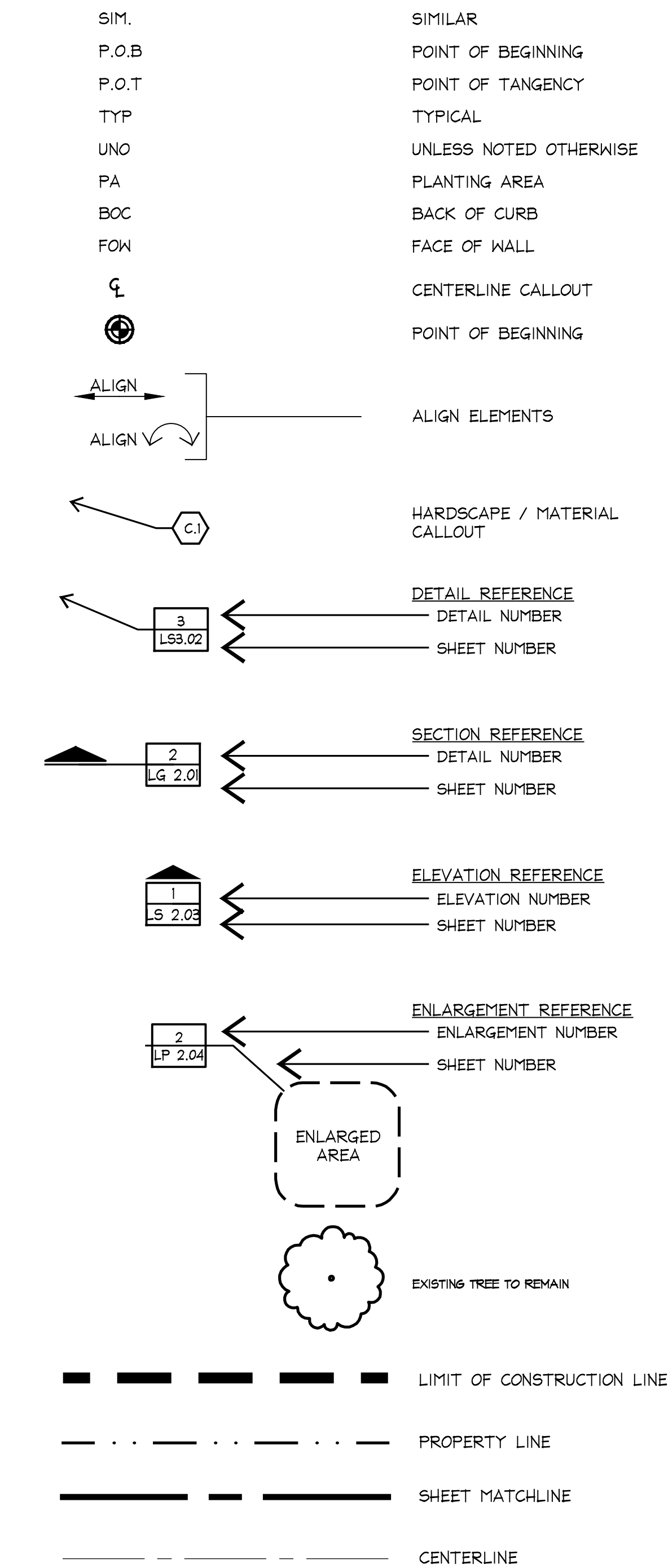
PLANTING LEGEND



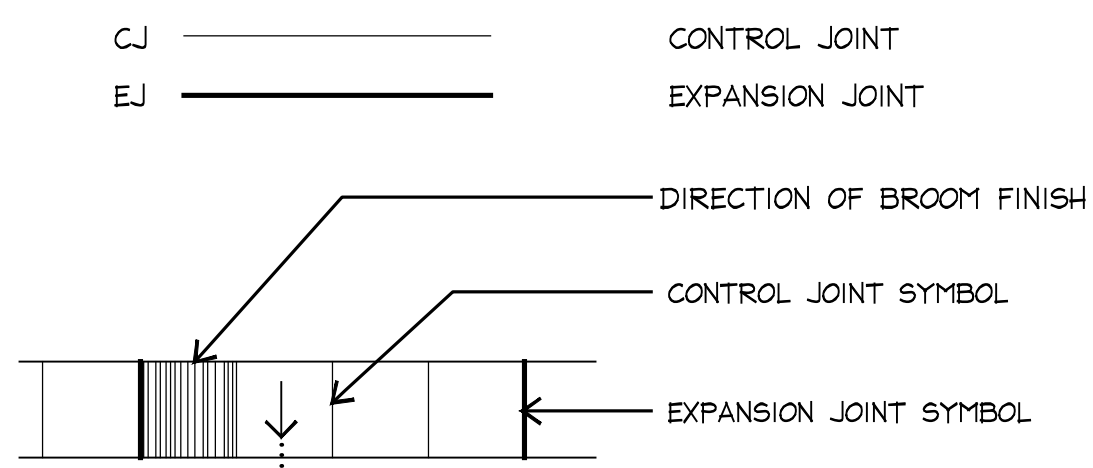
GRADING LEGEND



GENERAL LEGEND



SITework LEGEND



LANDSCAPE PLANTING NOTES:

- THE CONTRACTOR SHALL RECEIVE THE SITE AT APPROXIMATELY FINAL GRADE. ALL SLOPES SHALL BE SMOOTH AND UNIFORM WITH A MAXIMUM SLOPE OF 3:1 UNLESS OTHERWISE NOTED. TIE INTO EXISTING ADJACENT GRADES SMOOTHLY AND FINE GRADE FOR POSITIVE DRAINAGE AND TO PREVENT WATER FROM STANDING. CUT SWALES TO DIRECT WATER AWAY FROM ALL STRUCTURES AND PROPERTY LINES, AND TOWARDS STORM SEWER INLETS. DO NOT DRAIN ANY WATER TOWARDS LOTS/EASEMENTS. THE FINAL LOCATION AND HEIGHT OF BERMS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- TREE PLANTING: REFERENCE SPECIFICATIONS AND DETAILS FOR PLANTING REQUIREMENTS, MATERIALS, AND EXECUTION, (INCLUDING STAKING METHODS, PLANT PIT DIMENSIONS, AND BACKFILL REQUIREMENTS.) REFERENCE DETAILS FOR PROPER STAKING METHOD, STAKE SIZE AND COMPANY INFORMATION.

BACKFILL ALL TREE PITS WITH SPECIFIED PLANTING MIX AND INCORPORATE 5 LBS OF 13-13-13 FERTILIZER PER CU. YD. OF MIX INTO ALL TREE PITS. ALL TREE WATER RETENTION BASINS SHALL RECEIVE MIN. 3" DEEP COMPOSTED HARDWOOD BARK MULCH TO WITHIN 1' OF THE TREE ROOT FLARE. 2" WITHIN 1' OF THE ROOT FLARE.
- MACHINE MOVE OR HAND DUG TREES: ALL TREES TO BE MACHINE MOVED OR HAND DUG DIRECTLY FROM SITE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO RELOCATION. COORDINATE TREE PRUNING TO BALANCE ROOT LOSS WITH LANDSCAPE ARCHITECT. TREES TO BE MECHANICALLY TRANSPLANTED USING TREE SPADE MUST ALLOW 9" OF ROOTBALL PER CALIPER INCH OF TREE.

SET TREE STRAIGHT AND PLUMB, AND FILL ANY AIR SPACES AROUND TREE WITH SPECIFIED SAND OR SANDY LOAM TOPSOIL. WATER IN TO DISPLACE AIR POCKETS. INSTALL 3" HIGH WATER RETENTION BASIN PER SPECIFICATIONS WITH 2" DEEP COMPOSTED BARK MULCH AND WATER THE SPADED TREES THE DAY OF TRANSPLANTING.
- TREES SHALL BE LOCATED A MINIMUM OF 5' - 0" FROM WALLS, OVERHEADS, WALKS, EDGING, CURBS AND OTHER TREES WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN THE SIZE OF AREAS AND PLANS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT MAY RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
- ALL PLANT MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES. ALL MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- LAWN INSTALLATION: PRIOR TO APPLICATION OF HYDROMULCH OR SOD, THE CONTRACTOR SHALL APPLY CONTACT HERBICIDE (RECOMMENDED MIXTURE OF IMAGE AND ROUNDUP) TO REMOVE ALL EXISTING WEEDS AS NECESSARY, AND SCARIFY EXISTING SOIL TO SPECIFIED DEPTHS. REMOVE ALL LUMPS, CLODS, TRASH AND STICKS GREATER THAN 1". FINE GRADE TO PROVIDE POSITIVE DRAINAGE AND SMOOTH LAWN AREAS AND CUT SWALES AS NECESSARY TO ENSURE NO PONDING OF WATER. FINISHED GRADE OF LAWN AND PLANTING BED AREAS TO BE MINIMUM 1/2" BELOW FINISHED GRADE OF ADJACENT PAVEMENT.
- ALL QUANTITIES ON THIS PLAN ARE FOR INFORMATION ONLY (PLANT SPACING IS AS INDICATED ON 'PLANT SCHEDULE' UNLESS OTHERWISE NOTED). IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE REMARKS.
- THE CONTRACTOR SHALL PROVIDE THE SOILS TESTING LAB SOIL SAMPLES. A MINIMUM OF TWO SAMPLES FROM EACH DIFFERENT SOIL AREA AND FROM EACH IMPORT SOIL SOURCE IS REQUIRED. VERIFY APPROPRIATE QUANTITY OF SAMPLES WITH THE LANDSCAPE ARCHITECT AND AGRONOMIST. SAMPLES SHALL THEN BE TESTED AND ANALYZED FOR AGRICULTURAL SUITABILITY AND FERTILITY BY AN ACCREDITED SOIL TESTING LABORATORY. ANALYSIS SHALL INCLUDE REVIEW AND COORDINATION WITH SPECIFICATIONS AND RECOMMENDATIONS FOR SOIL PREPARATION AND BACKFILL MIX. SUBMIT SOILS ANALYSES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SOIL PREPARATION. THIS REQUIREMENT APPLIES TO ALL SOILS AND CONDITIONS WITHIN THIS PROJECT INCLUDING IMPORT SOILS, AND ON GRADE SOILS. REFER TO SPECIFICATIONS.
- THE CONTRACTOR SHALL APPLY RECOMMENDED PRE-EMERGENT HERBICIDE FOR PREVENTION OF NUTGRASS AND WEEDS UPON ESTABLISHMENT OF BERMUDA LAWN APPROXIMATELY ONE MONTH AFTER HYDROMULCH APPLICATION. FERTILIZE AT SPECIFIED RATES MONTHLY DURING 90 DAY MAINTENANCE PERIOD.

GENERAL SITEWORK NOTES:

- THE CONTRACTOR SHALL BE FAMILIAR WITH EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES, SMALL PIPES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO BODILY INJURY AND/OR DAMAGE TO OWNER'S PROPERTY OR SAID UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES BEFORE EXCAVATION.
- THE CONTRACTOR SHALL LOCATE AND VERIFY THE CONDITION OF UTILITIES PRIOR TO ANY EXCAVATION. EXTREME CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL HAND DIG PLANTING PITS AND HAND RAKE LAWN AREAS AS REQUIRED.
- ALL CONFLICTING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY HAVE NOT BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH HIS SUBCONTRACTORS TO ACCOMPLISH HIS SCOPE OF WORK. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES WORKING ON THE SITE SIMULTANEOUSLY.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO THE COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING CONDITIONS, AND SHALL PERFORM FIELD MEASUREMENTS AND/OR PURCHASE OF ANY MATERIAL. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT SHOULD EXISTING CONDITIONS BE DIFFERENT FROM THE DESIGN DRAWINGS FOR THIS PROJECT. ALL CONFLICTS ARISING DUE TO LACK OF COORDINATION SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR.
- ANY REQUIRED CHANGES TO THE DRAWINGS RESULTING FROM THE ACCEPTANCE OF THE CONTRACTOR'S ALTERNATES AND/OR SUBSTITUTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND THE OWNER FOR APPROVAL.
- THE CONTRACTOR SHALL COORDINATE THE STORAGE OF MATERIALS, PARKING OF VEHICLES AND RESTRICTIONS OF WORK AND ACCESS WITH THE OWNER. UNDER NO CIRCUMSTANCES SHALL ANY CONTRACTOR STORE MATERIALS OR PARK VEHICLES UNDER THE CANOPY OF EXISTING TREES.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES & CODE REQUIREMENTS. REQUIRED PERMITS SHALL BE OBTAINED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE UNIT PRICES BASED UPON THE QUANTITIES SHOWN WITHIN THE DOCUMENTS. FIELD CONDITIONS MAY REVISE ACTUAL LOCATION, INCREASING OR DECREASING THE EXTENT OF WORK PERFORMED. CHANGES TO THE EXTENT OF WORK RESULTING IN AN INCREASE OR DECREASE WILL BE BASED ON UNIT PRICES AND PERFORMED SUBJECT TO APPROVAL OF THE OWNER AND THE LANDSCAPE ARCHITECT IN THE FORM OF A CHANGE ORDER.
- UNIT PRICES SHALL NOT ONLY INCLUDE THE COST OF THE ITEM BUT ALSO ALL LABOR, EQUIPMENT, AND OTHER MATERIALS (I.E. BACKFILL MIX, MULCH, STEEL EDGING, ETC.) ASSOCIATED WITH AND NECESSARY TO DELIVER THE ITEM COMPLETE AS DOCUMENTED IN THE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK AS SHOWN AND NOTED ON THE DRAWINGS, UNLESS OTHERWISE NOTED.
- ALL CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR REMOVAL OF TRASH AND REPAIR OF HAZARDOUS CONDITIONS (I.E. TOOLS, OPEN HOLES, ETC.) ON A DAILY BASIS BY END OF WORK DAY.
- UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL APPROVAL, THE CONTRACTOR SHALL THOROUGHLY CLEAN UP THE PROJECT SITE OF ALL TRASH, SCRAPS, BRICK, ROCKS, MORTAR, ETC. REPAIR ALL DAMAGE TO FINISH GRADE INCLUDING TAILINGS FROM EXCAVATIONS, WHEEL RUTS OR ANY SETTLLING OR EROSION OCCURRING PRIOR TO COMPLETION.

P:\21053 - somerset ph ll\03 development\08 permit\04 CAD\02 sheets\01-LC\21053-LC1-00.dwg



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project number
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issue date
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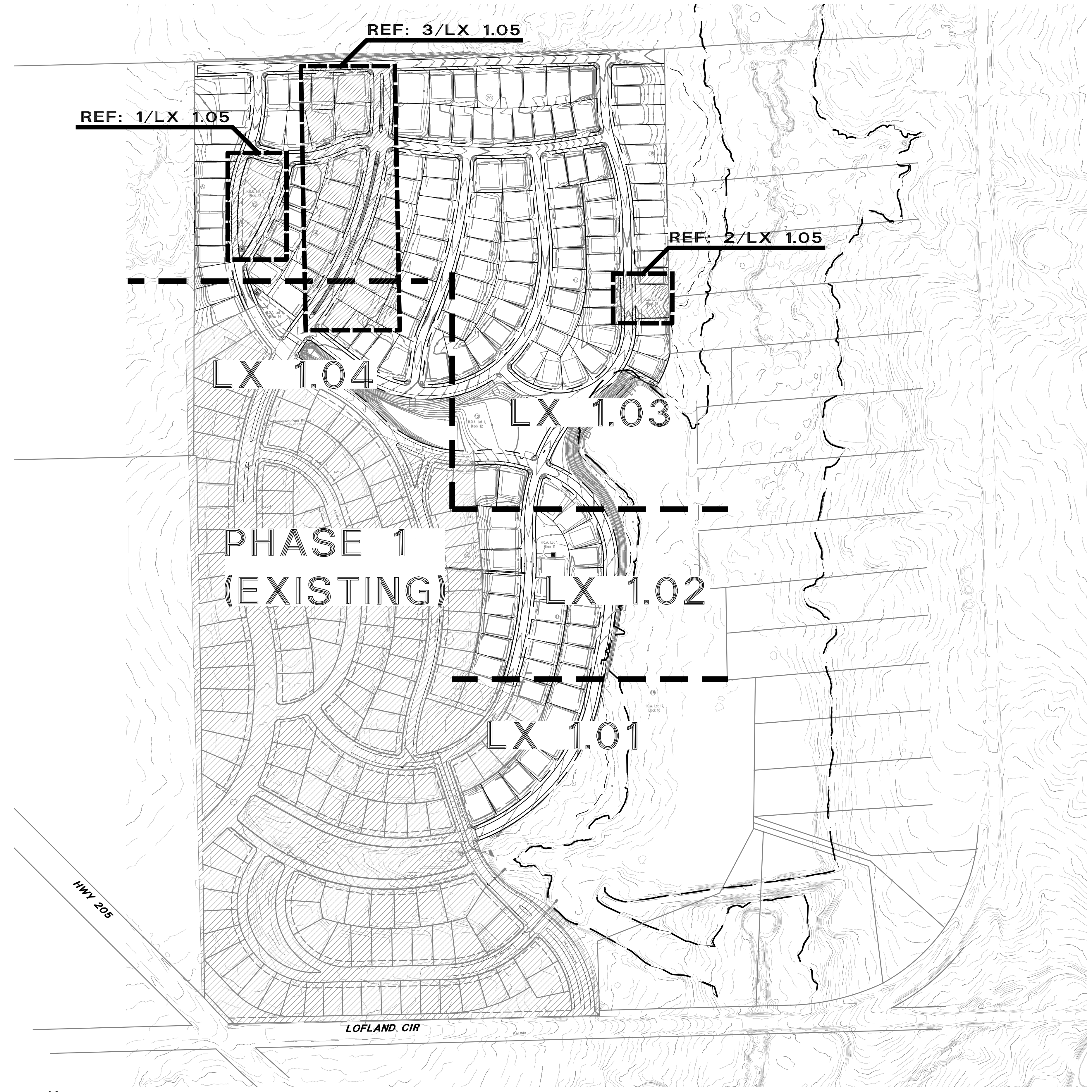
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 drawn: BD AC
 reviewed: JD MM

sheet title
**material
 schedule**

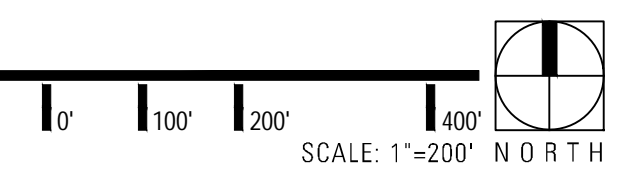
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MATERIALS SCHEDULE					
CONCRETE					
KEY	DESCRIPTION /MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
C.1	STANDARD GRAY CONCRETE	GRAY	MEDIUM BROOM		
C.2	CONCRETE PAVING STANDARD GRAY CONCRETE @ POOL	GRAY	ROCK SALT FINISH		CONTRACTOR TO PROVIDE MOCK-UP FOR FINAL APPROVAL BY OWNERSHIP AND LANDSCAPE ARCHITECT. REF. SPECIFICATION FOR MOCK-UP SIZE REF. PLANS FOR LAYOUT.
DRAINAGE					
KEY	DESCRIPTION /MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
D.1	DECK DRAIN NDS 12" FLAT SQUARE CAST IRON HINGED GRATE			COMPANY: NDS PHONE: 1 (800) 726-1990	REF. TO LANDSCAPE GRADING PLANS
EDGING					
KEY	DESCRIPTION /MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
E.1	3/4" X 4" STEEL EDGING	BLACK	POWDERCOAT	COMPANY: J.D. RUSSELL CONTACT: 270.826.7008	OR APPROVED EQUAL
FENCING					
KEY	DESCRIPTION /MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
F.1	4' HEIGHT POOL FENCE COMPLIANT WITH TEXAS POOL CODE				
LIGHTING					
KEY	DESCRIPTION /MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
L.1	BOLLARD LIGHT	BLACK	FACTORY	N/A	LOCATION AS PER PLANS AT BASE OF TREES OR BACK OF THE WALL. CONTRACTOR TO SUBMIT CUT SHEET FOR APPROVAL; WRAP STRING LIGHTS TO 12' HT IN TREE.
POOL					
KEY	DESCRIPTION /MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
PL.1	PRECAST POOL COPING	TBD	TBD		EASE ALL EXPOSED EDGES AT COPING OVERHANG; COLOR & FINISH TO MATCH C.6 CAST STONE CAP
PL.2	POOL TILE	TBD			
PL.3	WARNING STRIP TILE NON-SLIP TILE	TBD			
PL.4	6" DEPTH MARKER & 6" NO DIVING TILE	WHITE W/BLACK LETTERING	NON-SLIP		
PL.5	POOL PLASTER	TBD			
PL.6	POOL HANDRAIL - 1-1/2" DIA. TUBE STAINLESS STEEL	BRUSHED STAINLESS STEEL	#4 FINISH		
PL.7	POOL LIFT				

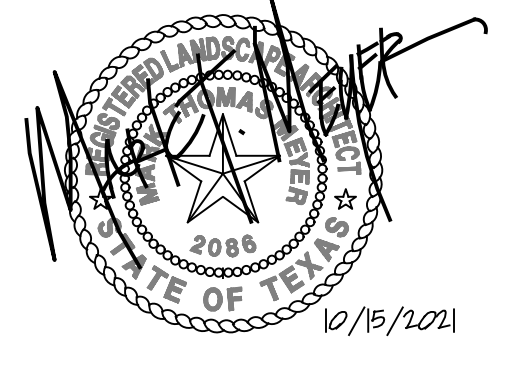
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1 Keymap
Plan



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designed: JD BD
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sheet title
keymap

sheet
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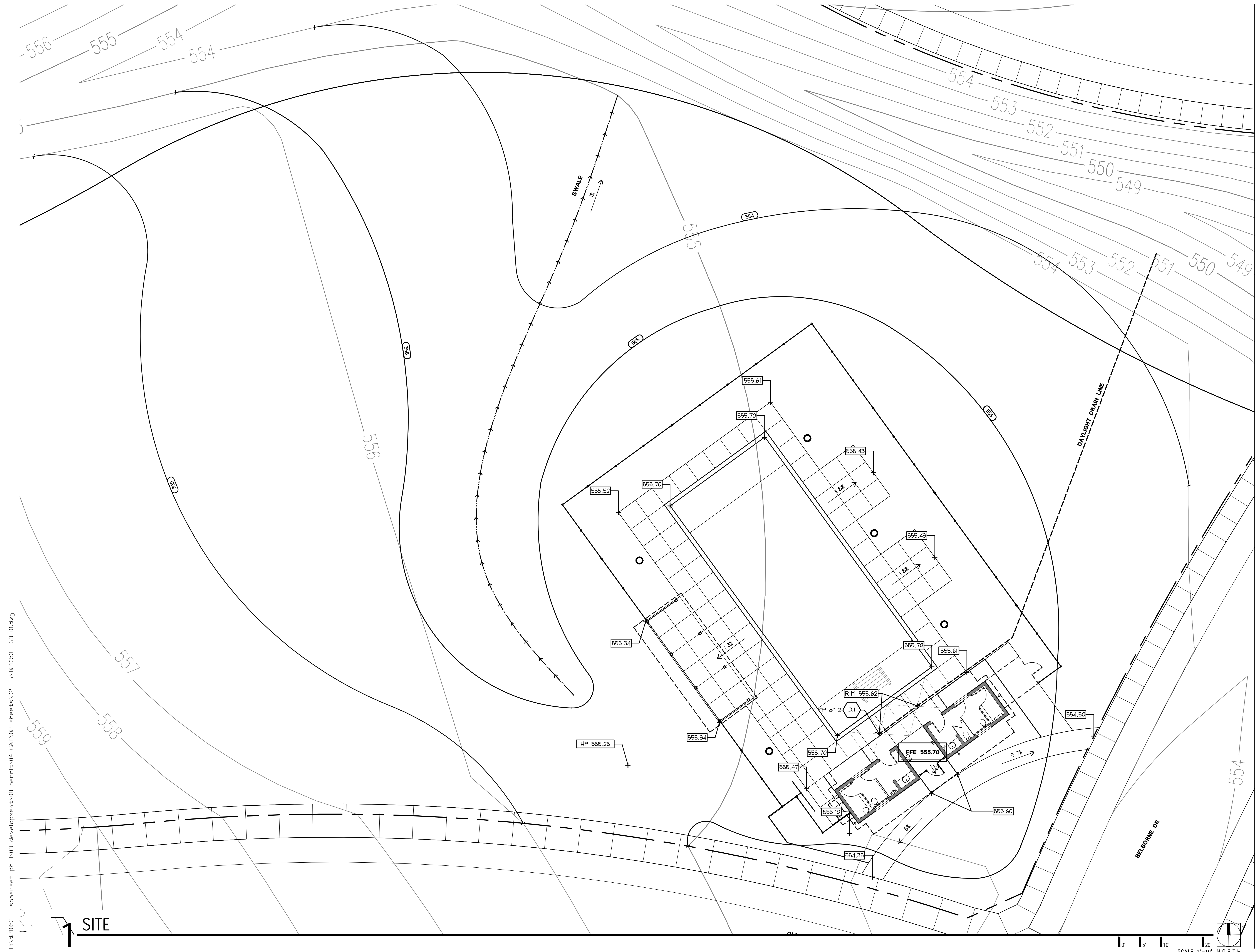
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issue date
 10/15/2021

designed: JD BD JP
 drawn: BD JP
 reviewed: BD

sheet title
**grading
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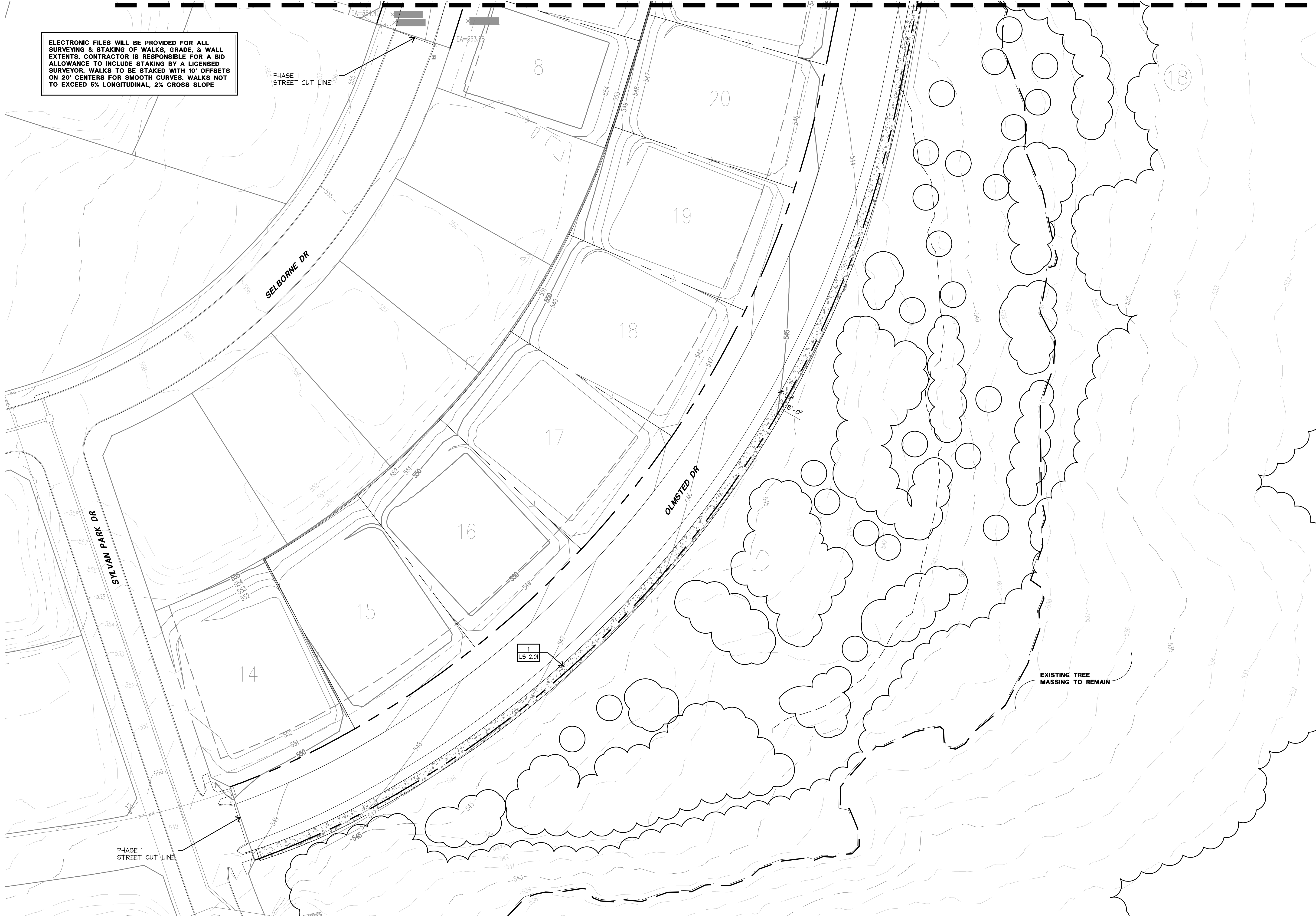
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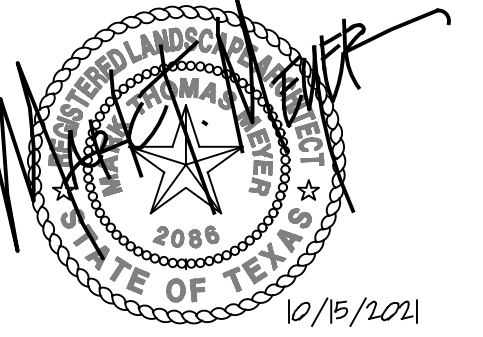
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MATCHLINE: REF. 1/LS1.02

ELECTRONIC FILES WILL BE PROVIDED FOR ALL SURVEYING & STAKING OF WALKS, GRADE, & WALL EXTENTS. CONTRACTOR IS RESPONSIBLE FOR A BID ALLOWANCE TO INCLUDE STAKING BY A LICENSED SURVEYOR. WALKS TO BE STAKED WITH 10' OFFSETS ON 20' CENTERS FOR SMOOTH CURVES. WALKS NOT TO EXCEED 5% LONGITUDINAL, 2% CROSS SLOPE



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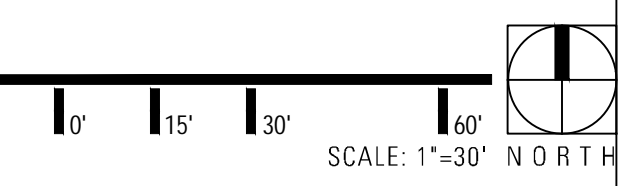
issue date
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designed: JD, BD
drawn: BD, AC
reviewed: JD, MM

sheet title
sitework plan

sheet
LS 1.01

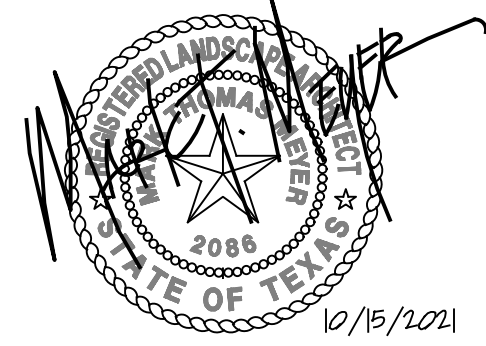
1 Site
Plan



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sheet title
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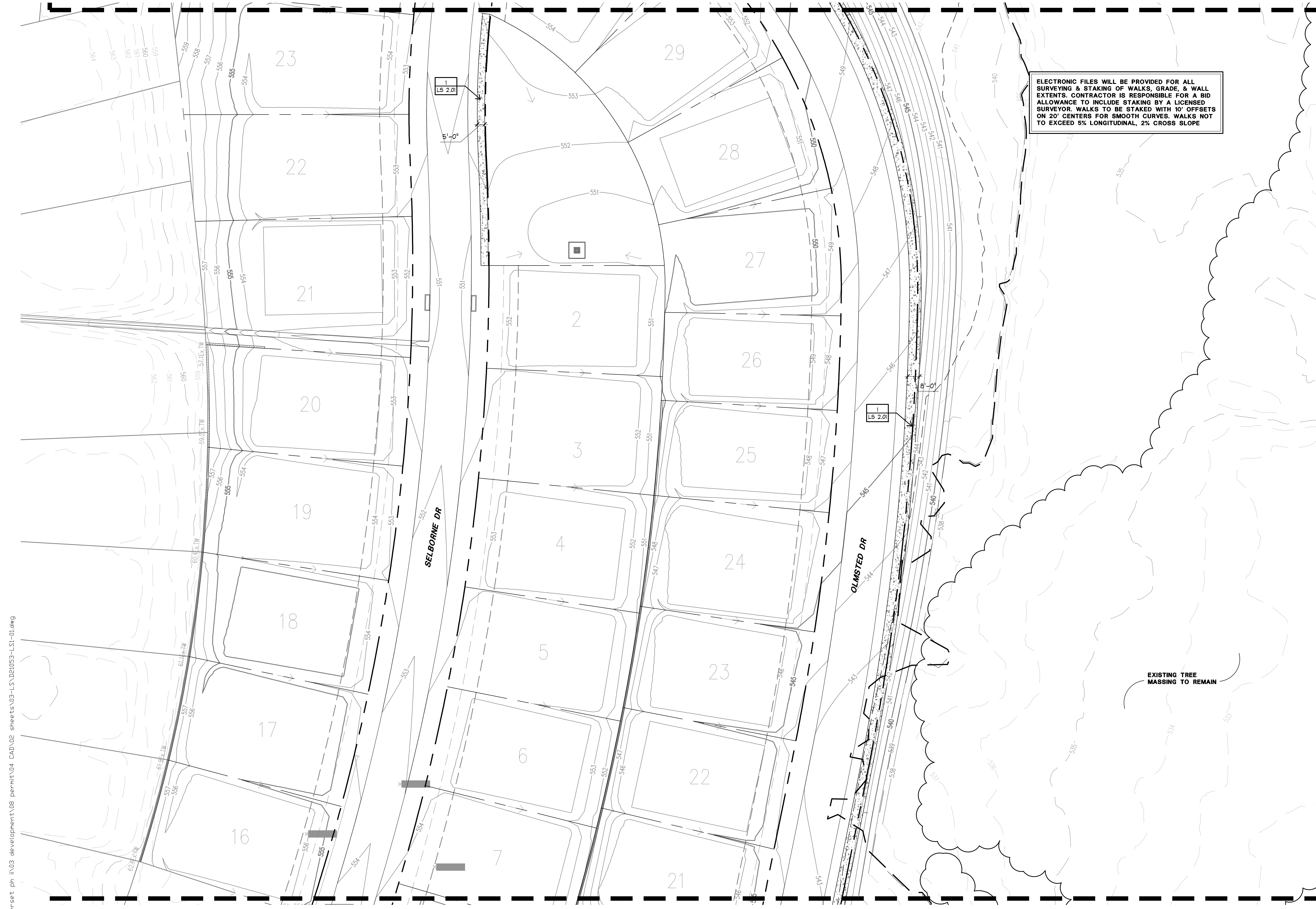
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MATCHLINE: REF. 1/LS1.03

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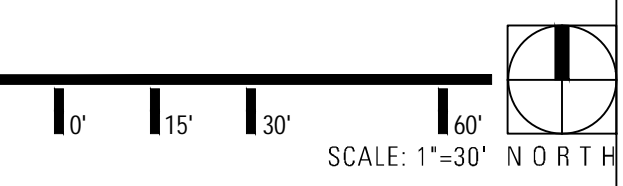
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EXISTING TREE MASSING TO REMAIN



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1 Site
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 drawn: BD AC
 reviewed: JD, MM

sheet title
sitework plan

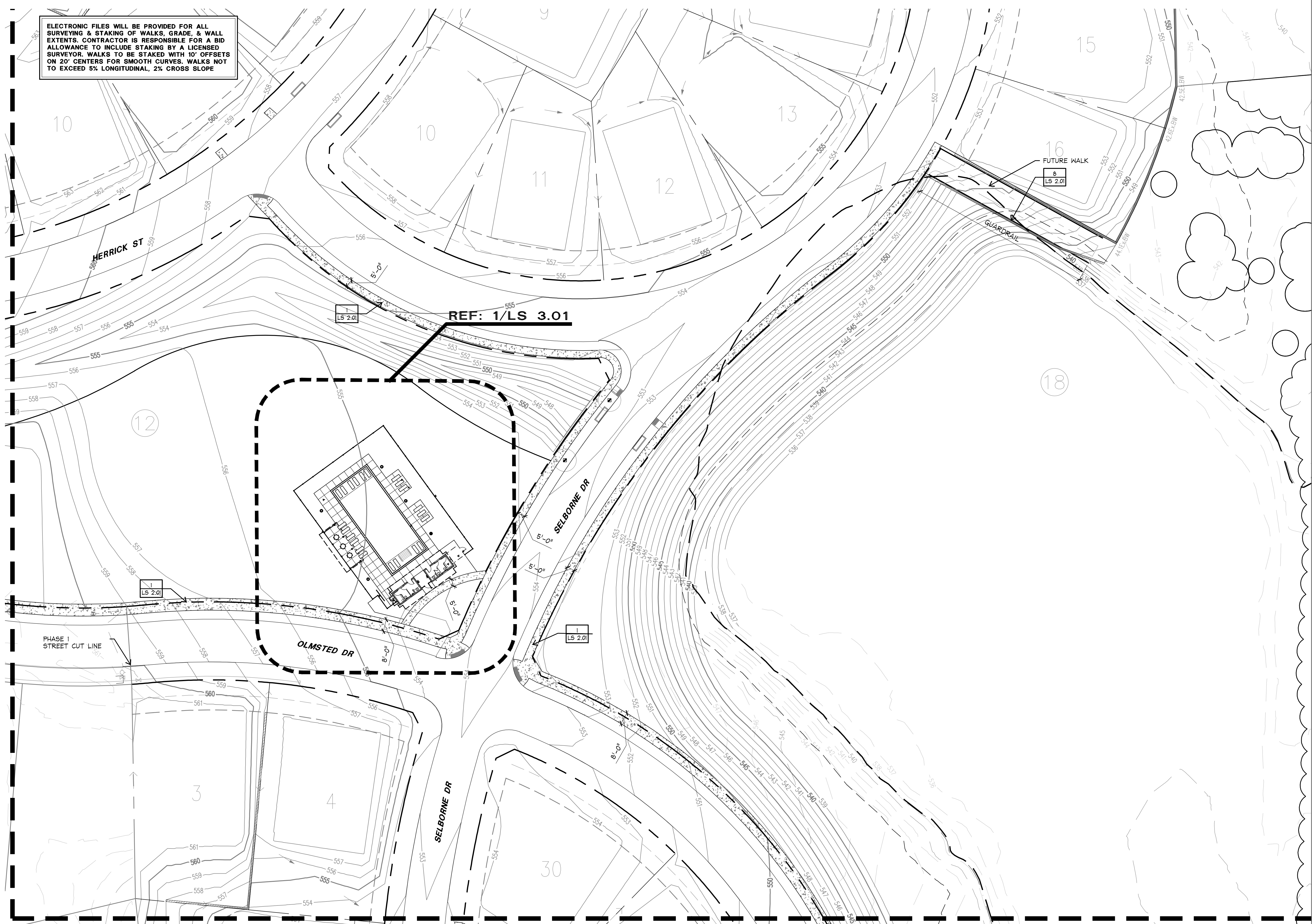
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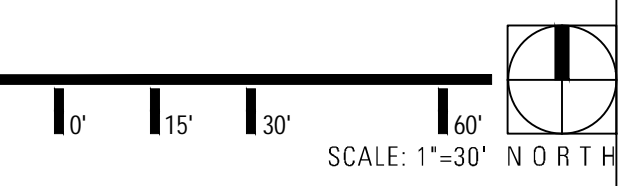
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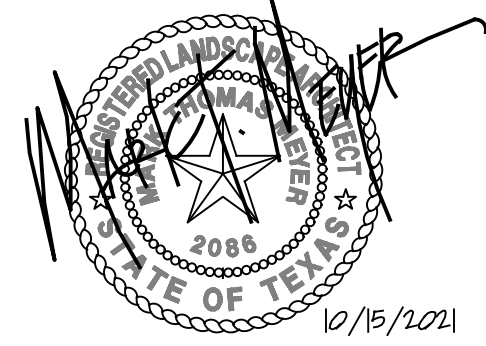


1 Site
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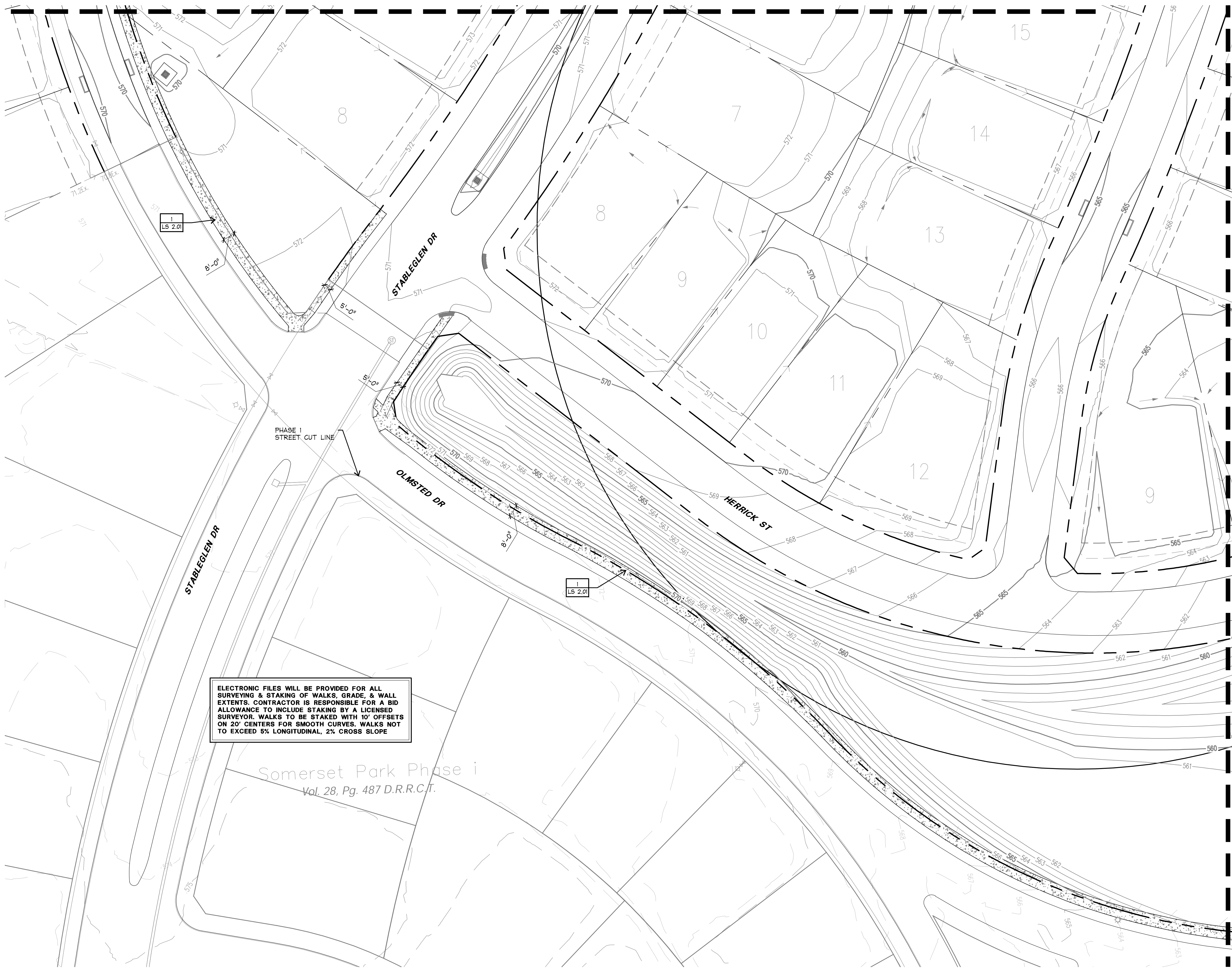
project number
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issue date
10/15/2021

designed: JD BD
drawn: BD AC
reviewed: JD, MM

sheet title
sitework plan

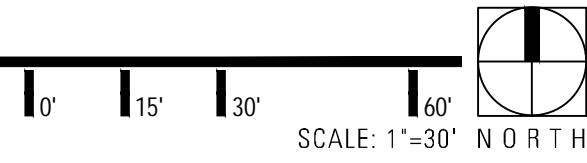
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Somerset Park Phase I
Vol. 28, Pg. 487 D.R.R.C.T.

1 Site
Plan

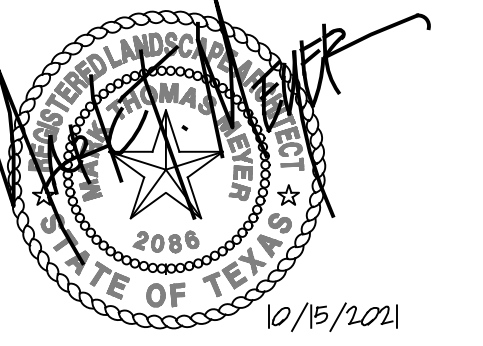


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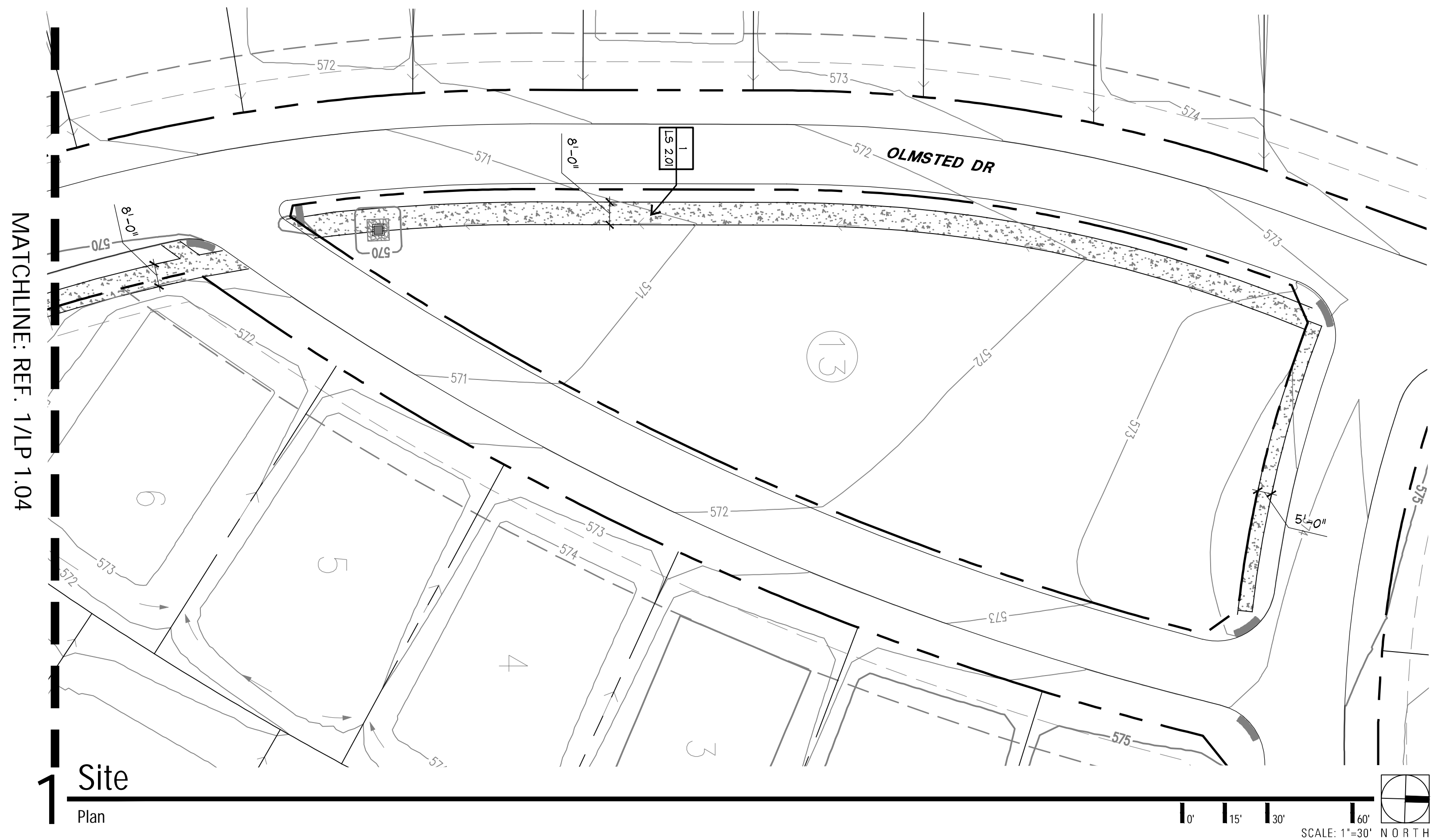
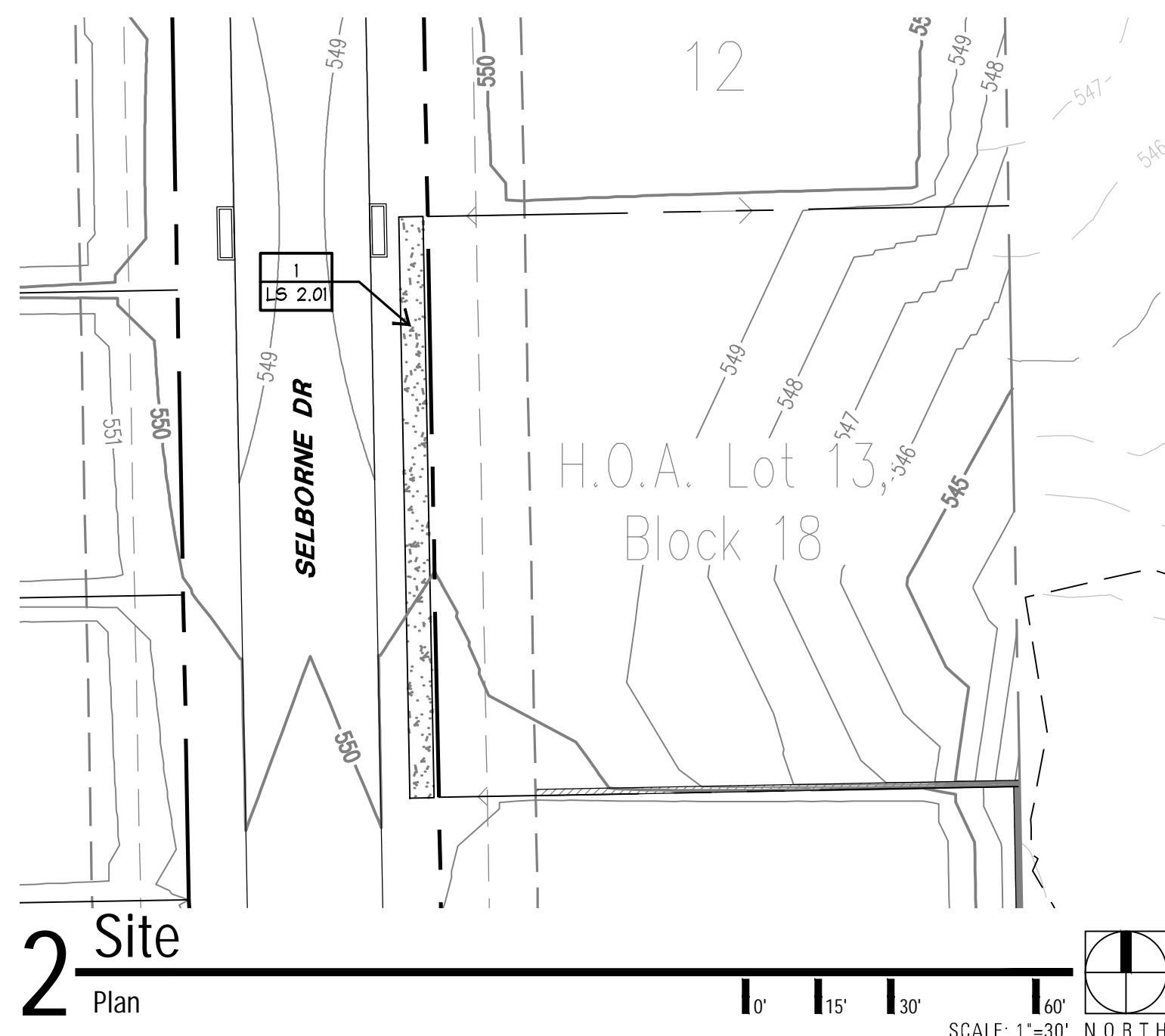
issue date
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designed: JD BD
 drawn: BD AC
 reviewed: JD, MM

sheet title
sitework plan

sheet
LS 1.05

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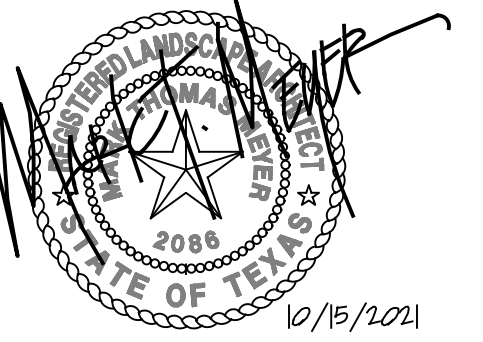


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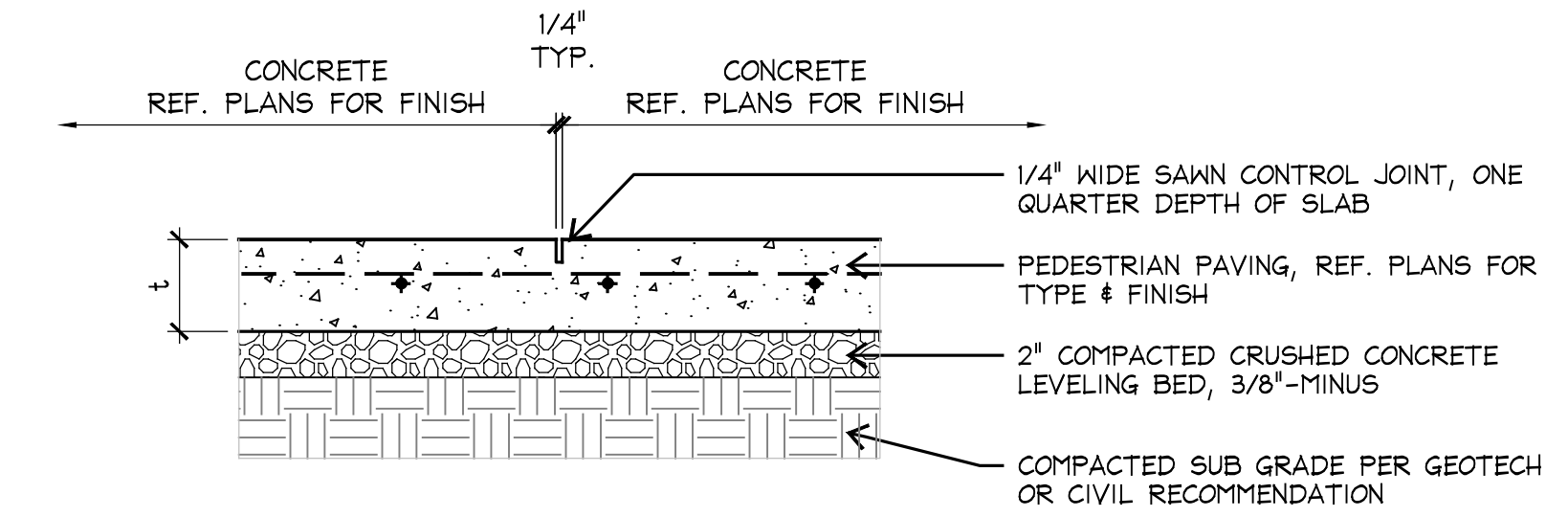
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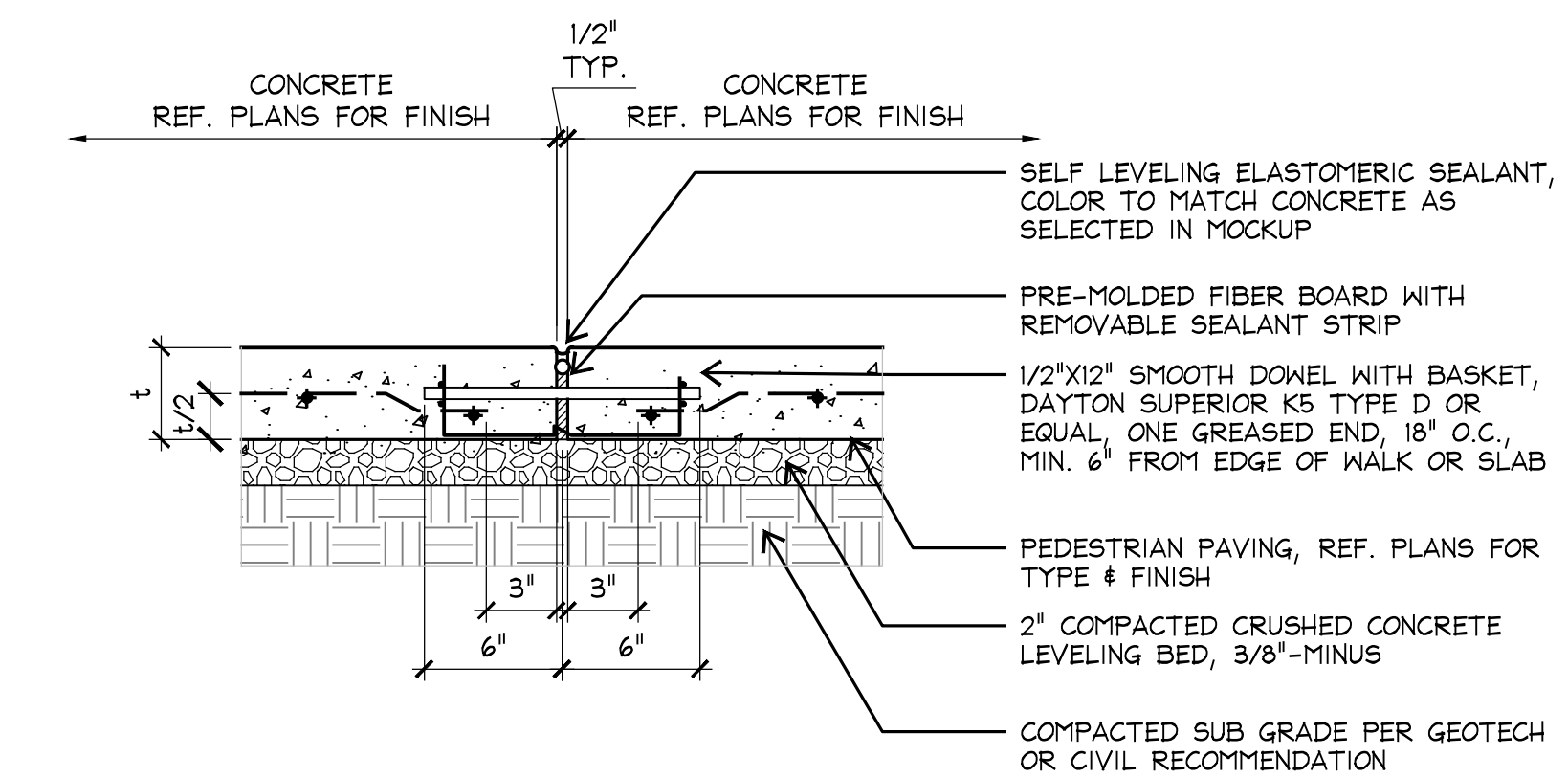
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drawn: BD AC
reviewed: JD MM

sheet title
**Sitework
details**

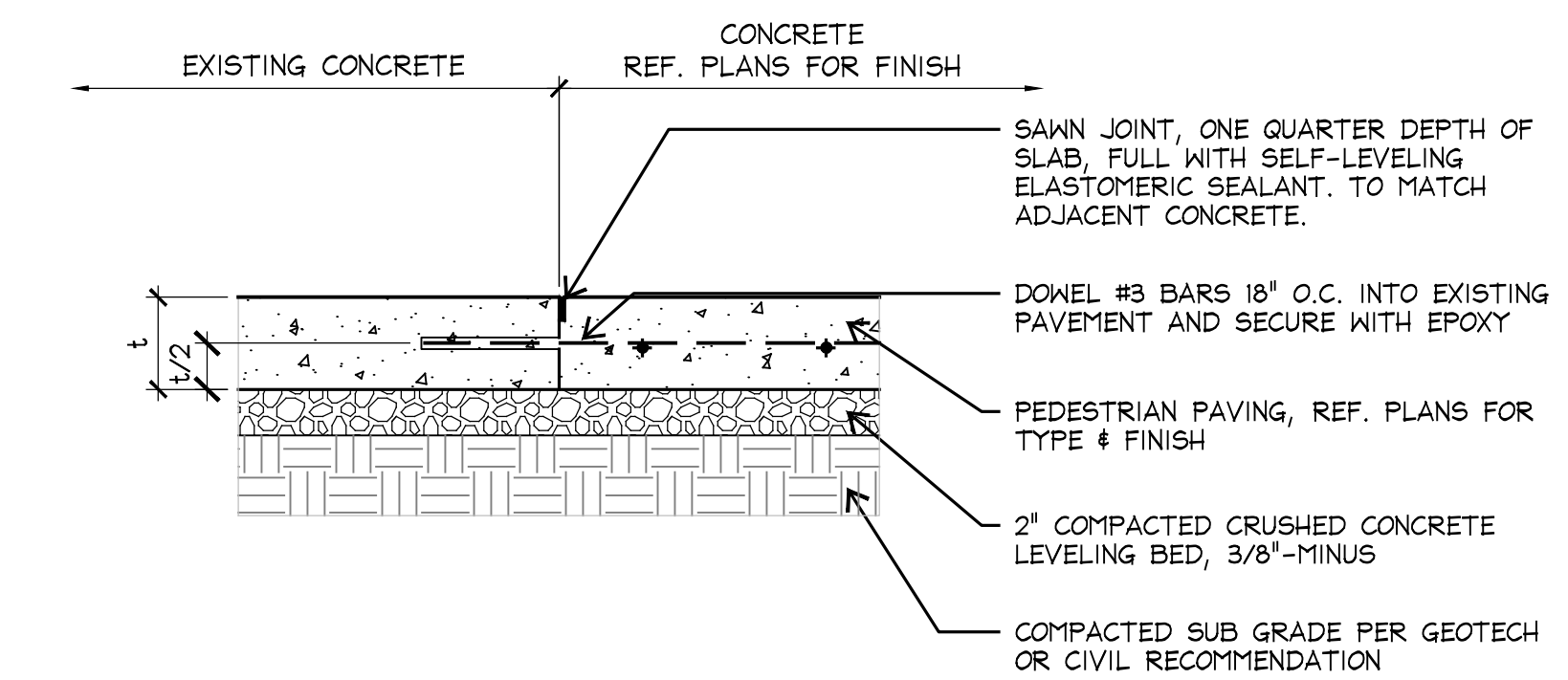
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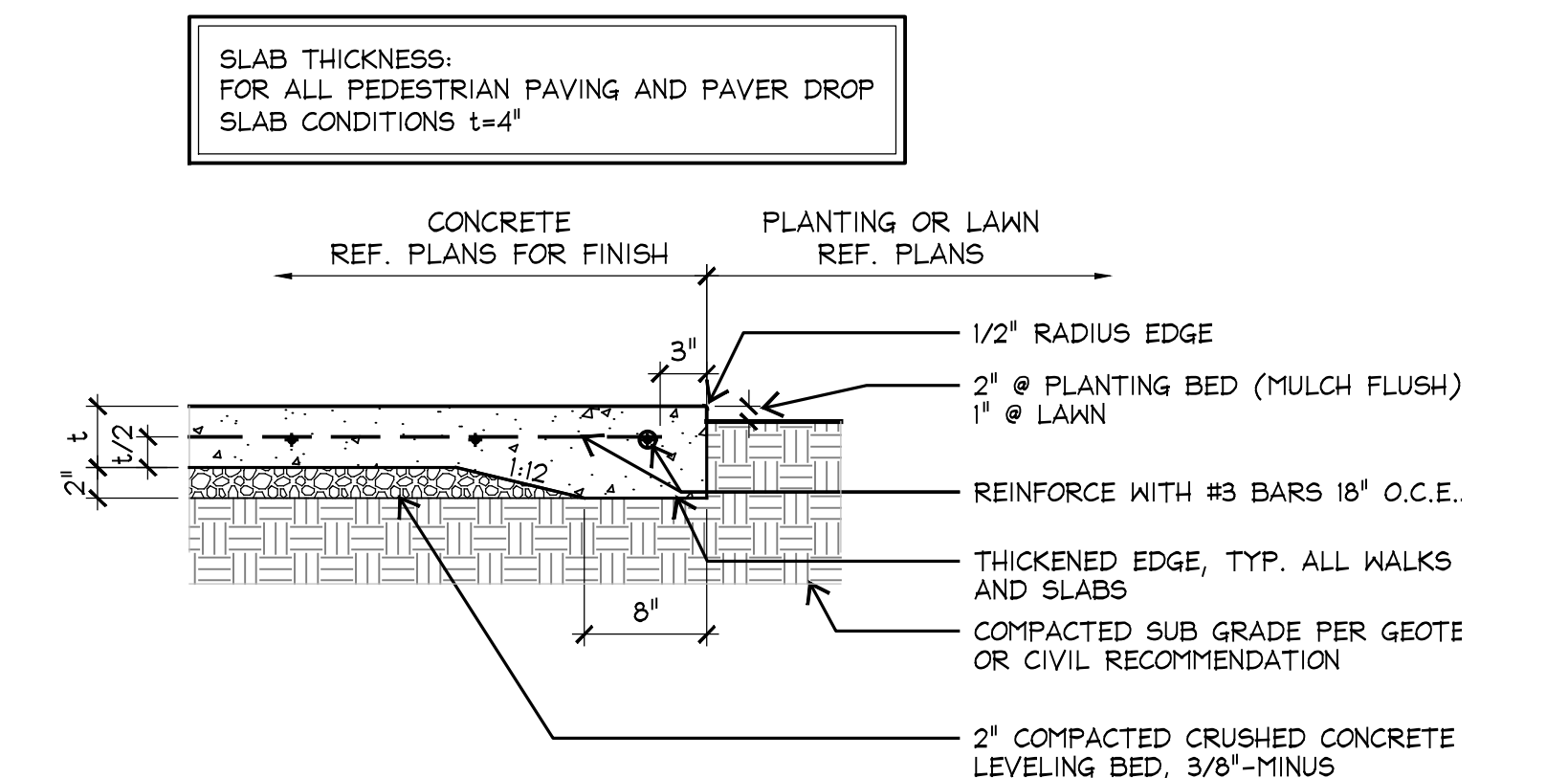
4 CONTROL JOINT
SECTION SCALE: 1-1/2"=1'-0"



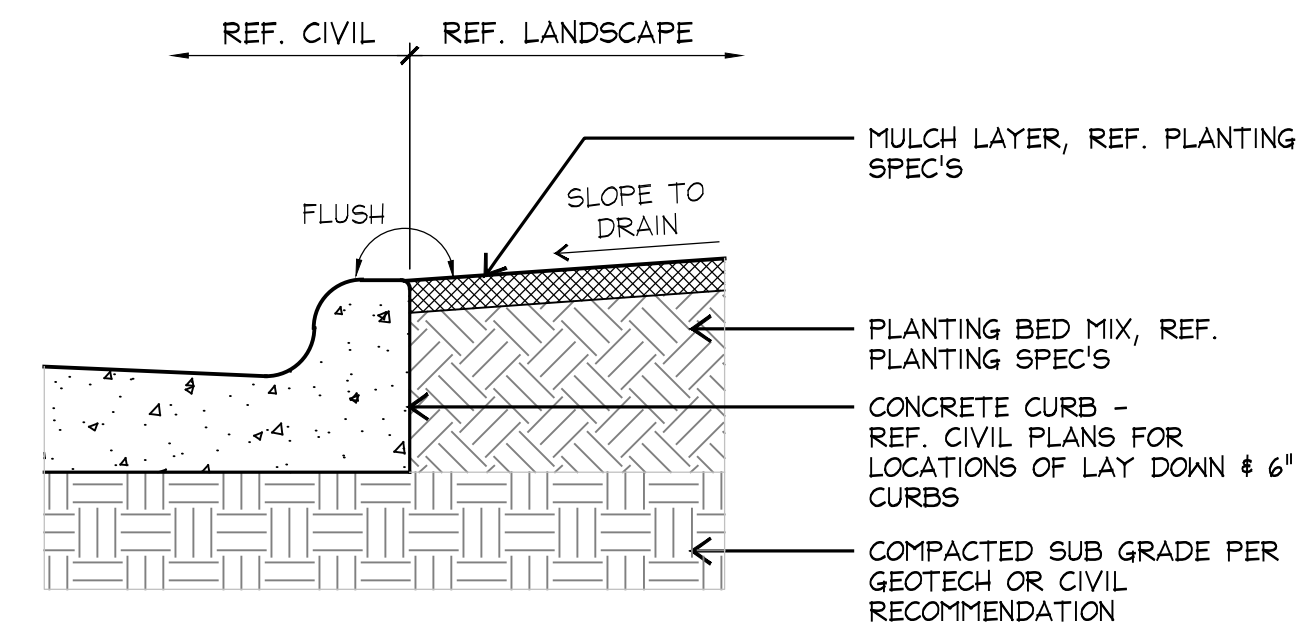
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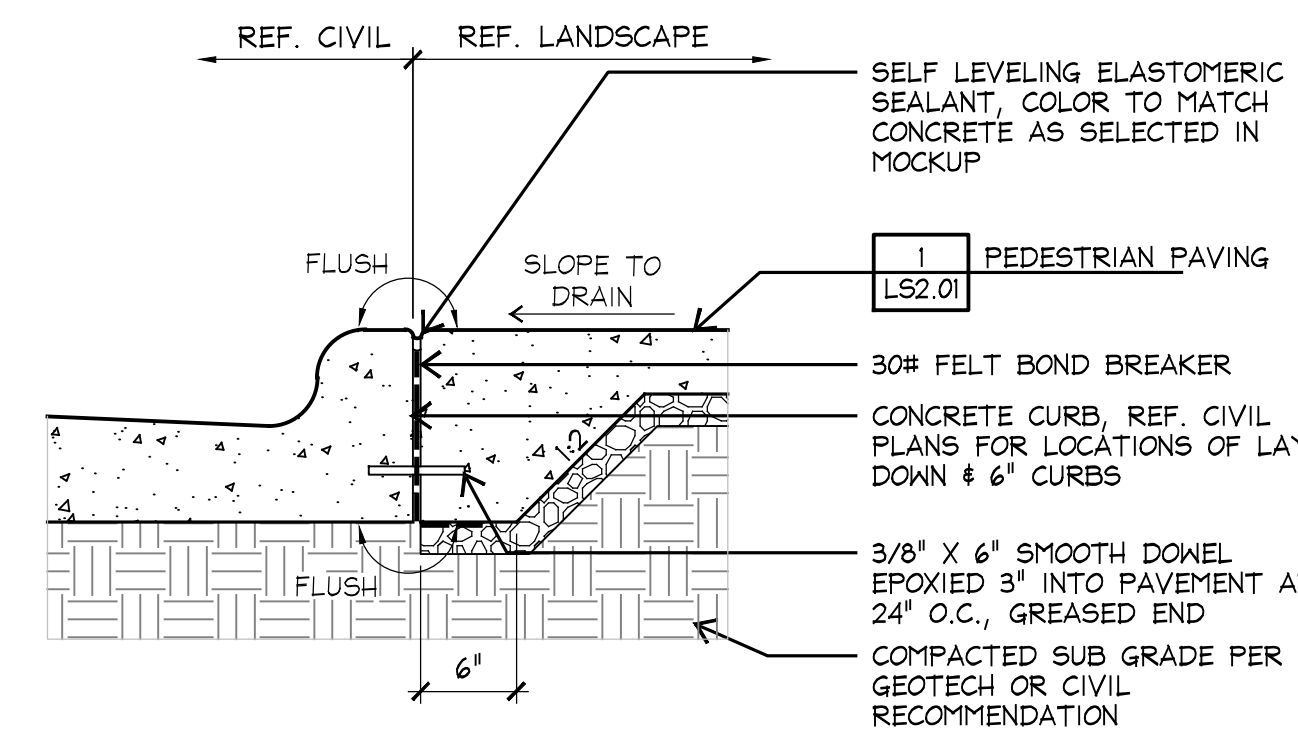
2 COLD JOINT
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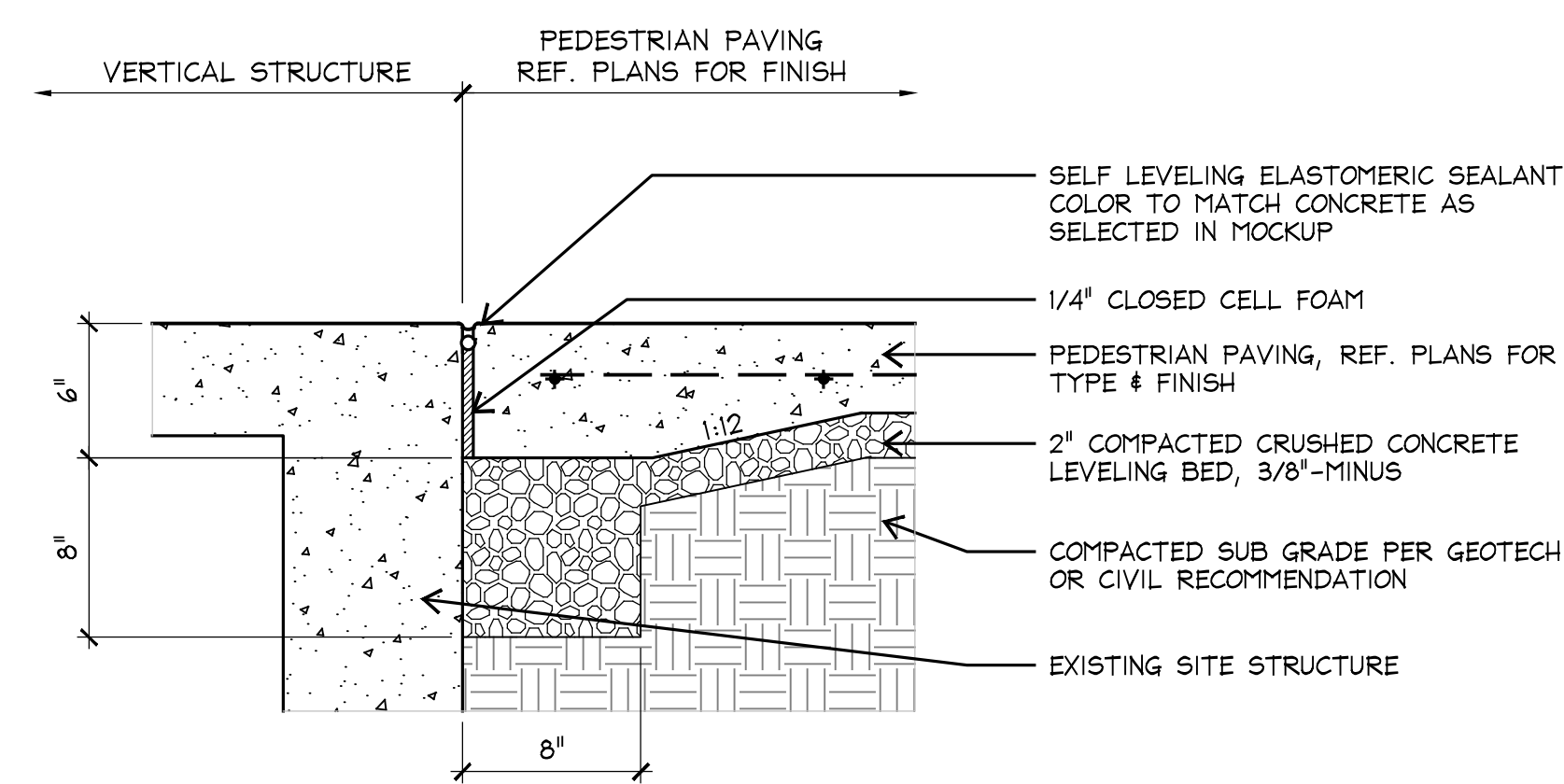
1 SIDEWALK DETAIL
SECTION SCALE: 1"=1'-0"



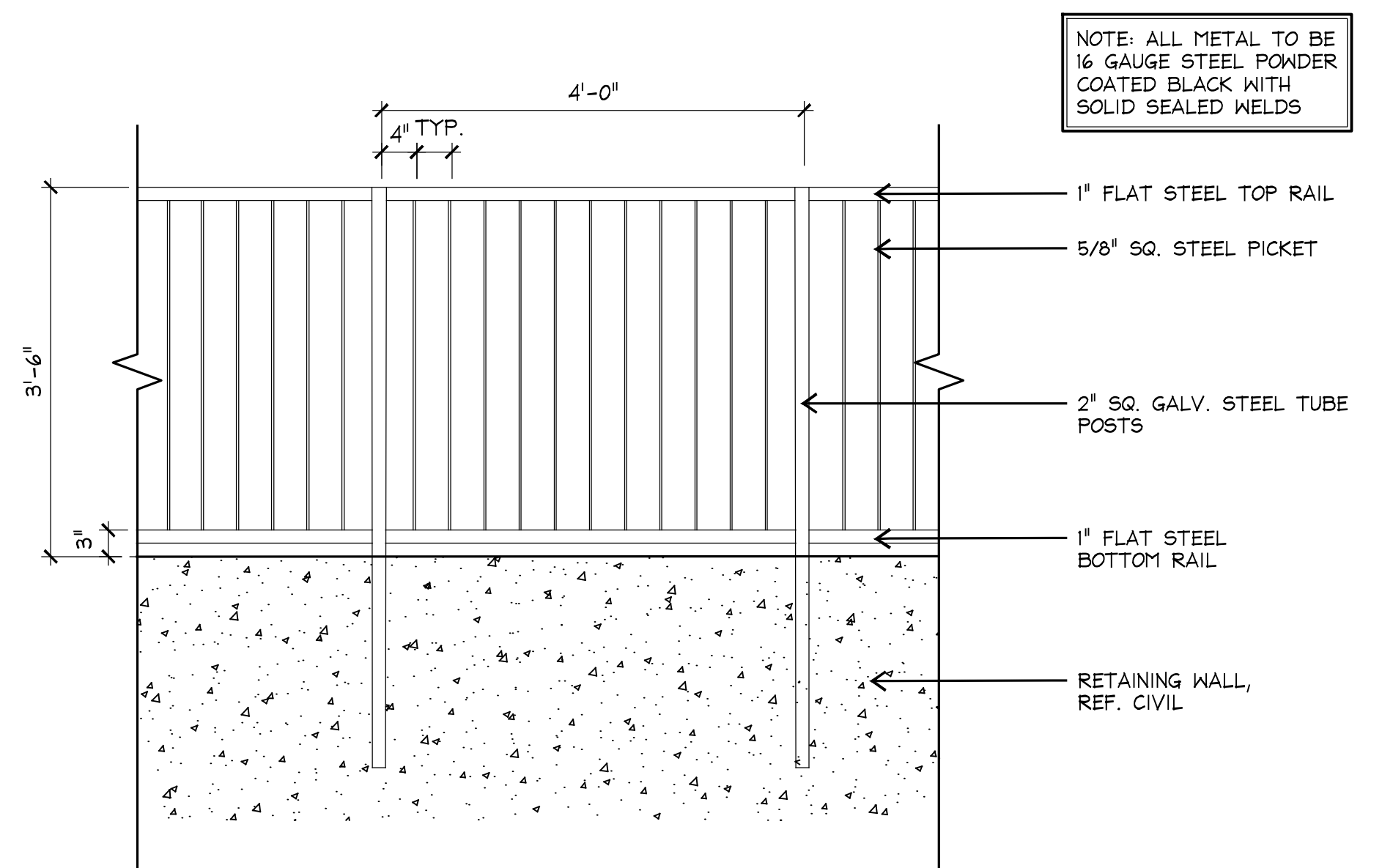
7 PLANTING AT BACK OF CURB
SECTION SCALE: 1"=1'-0"



6 CONCRETE AT BACK OF CURB
SECTION SCALE: 1"=1'-0"



5 ISOLATION JOINT
SECTION SCALE: 1-1/2"=1'-0"



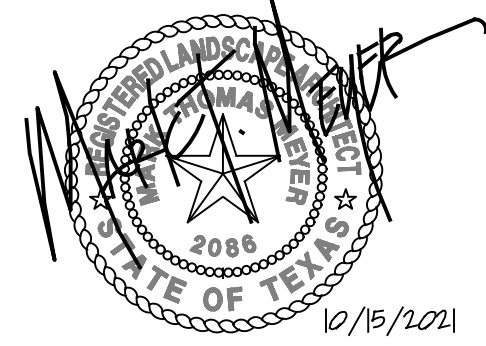
8 RAILING AT RETAINING WALL
SCALE: 3/4"=1'-0"

NOTE: ALL METAL TO BE
16 GAUGE STEEL POWDER
COATED BLACK WITH
SOLID SEALED WELDS

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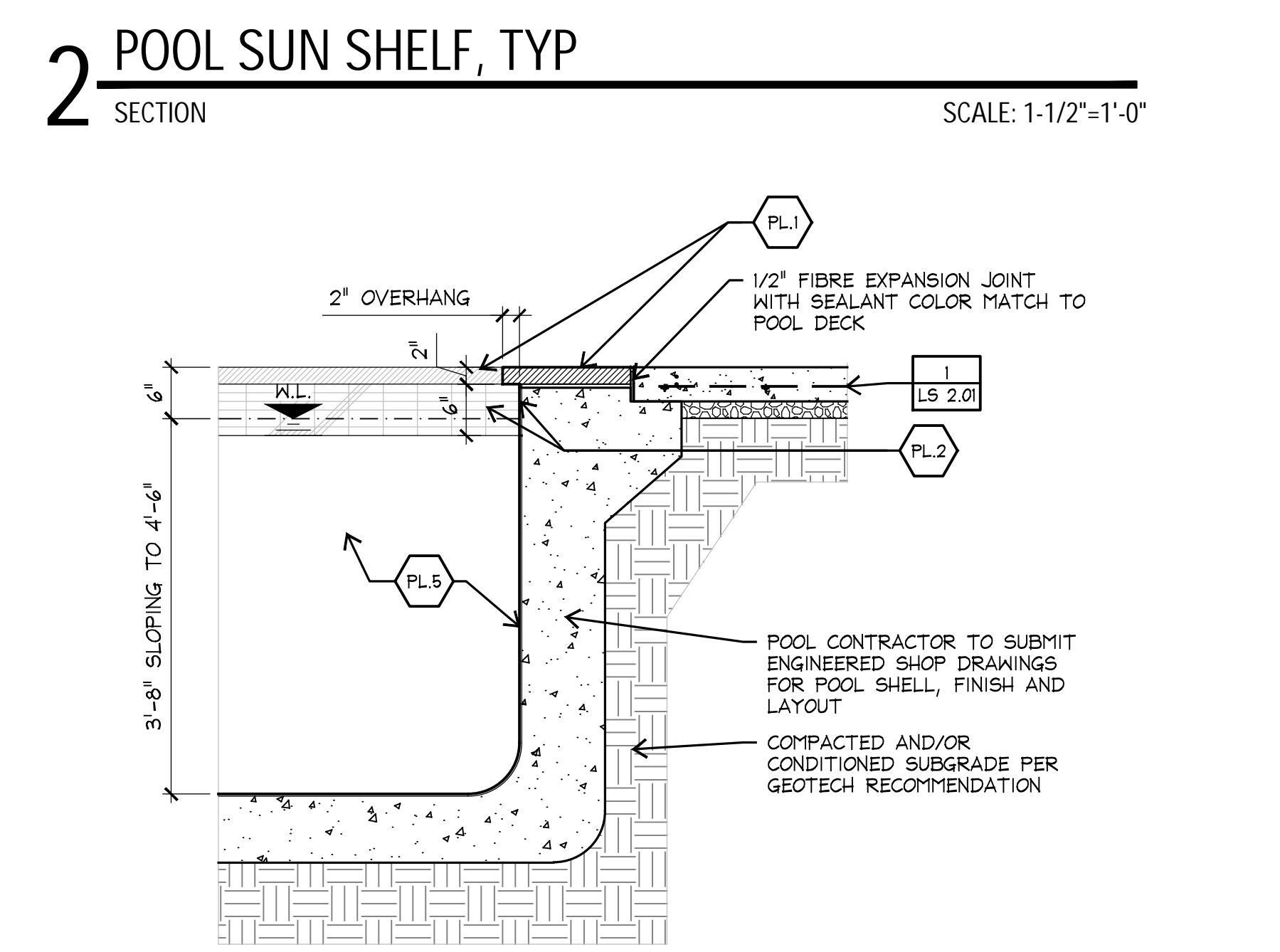
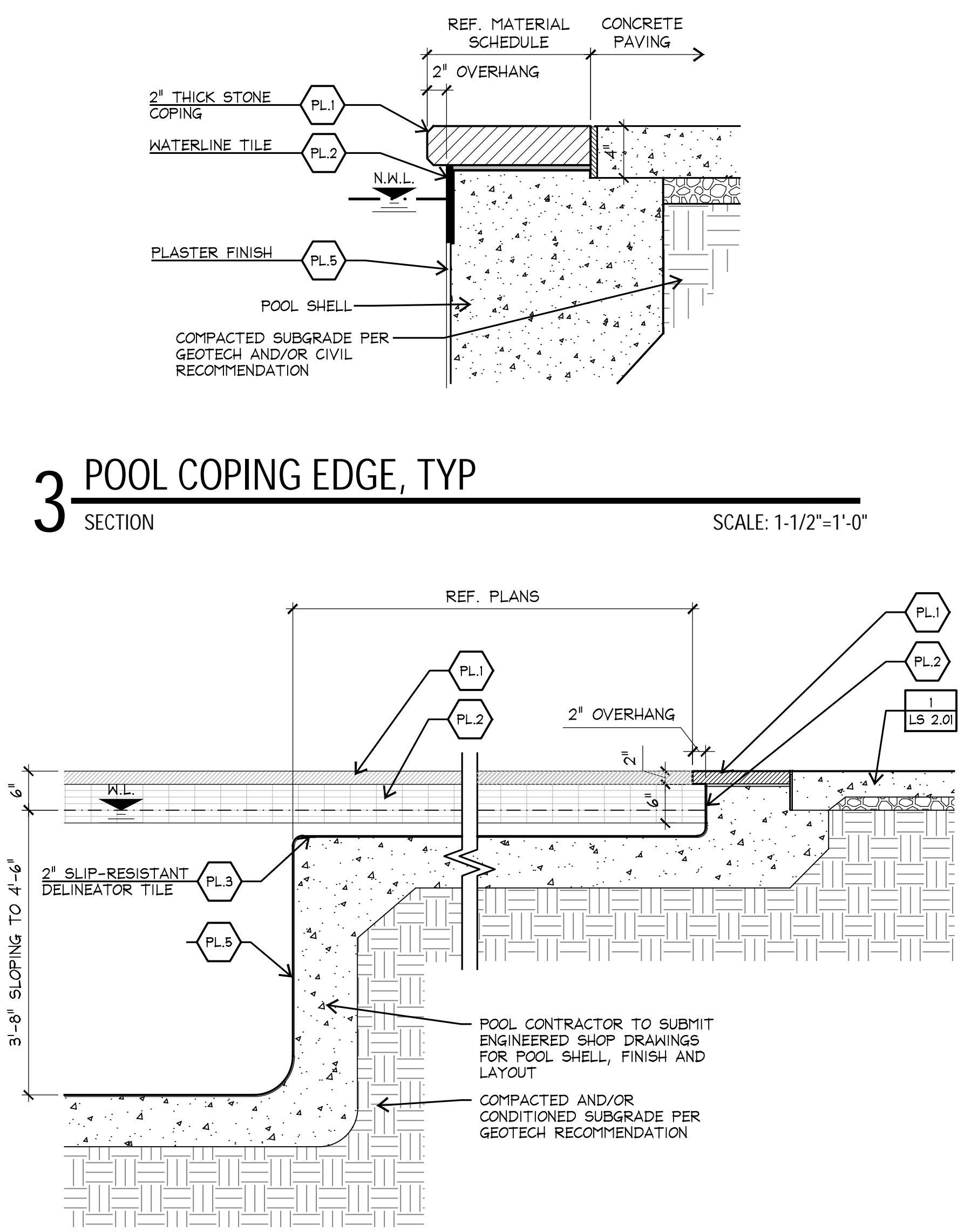
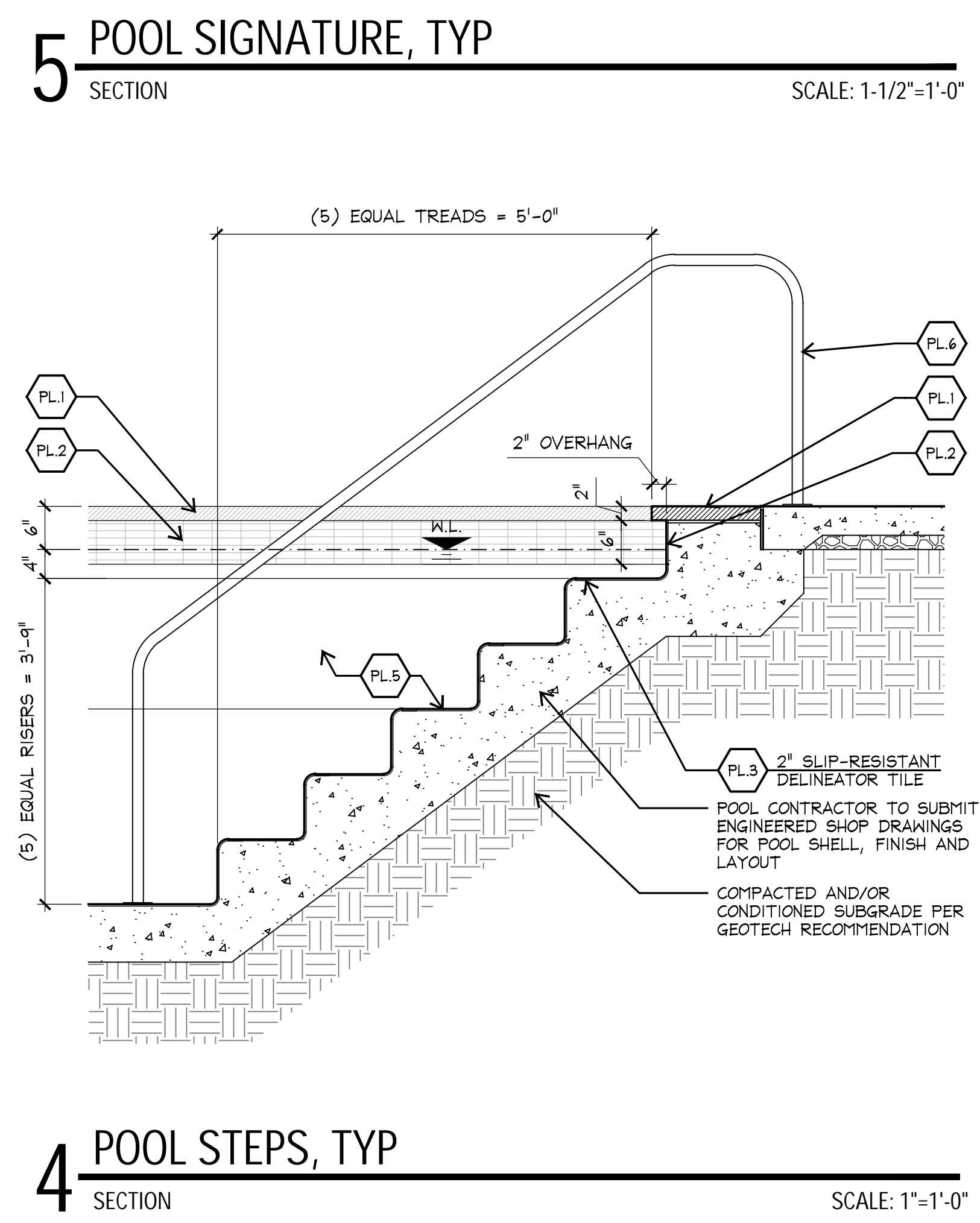
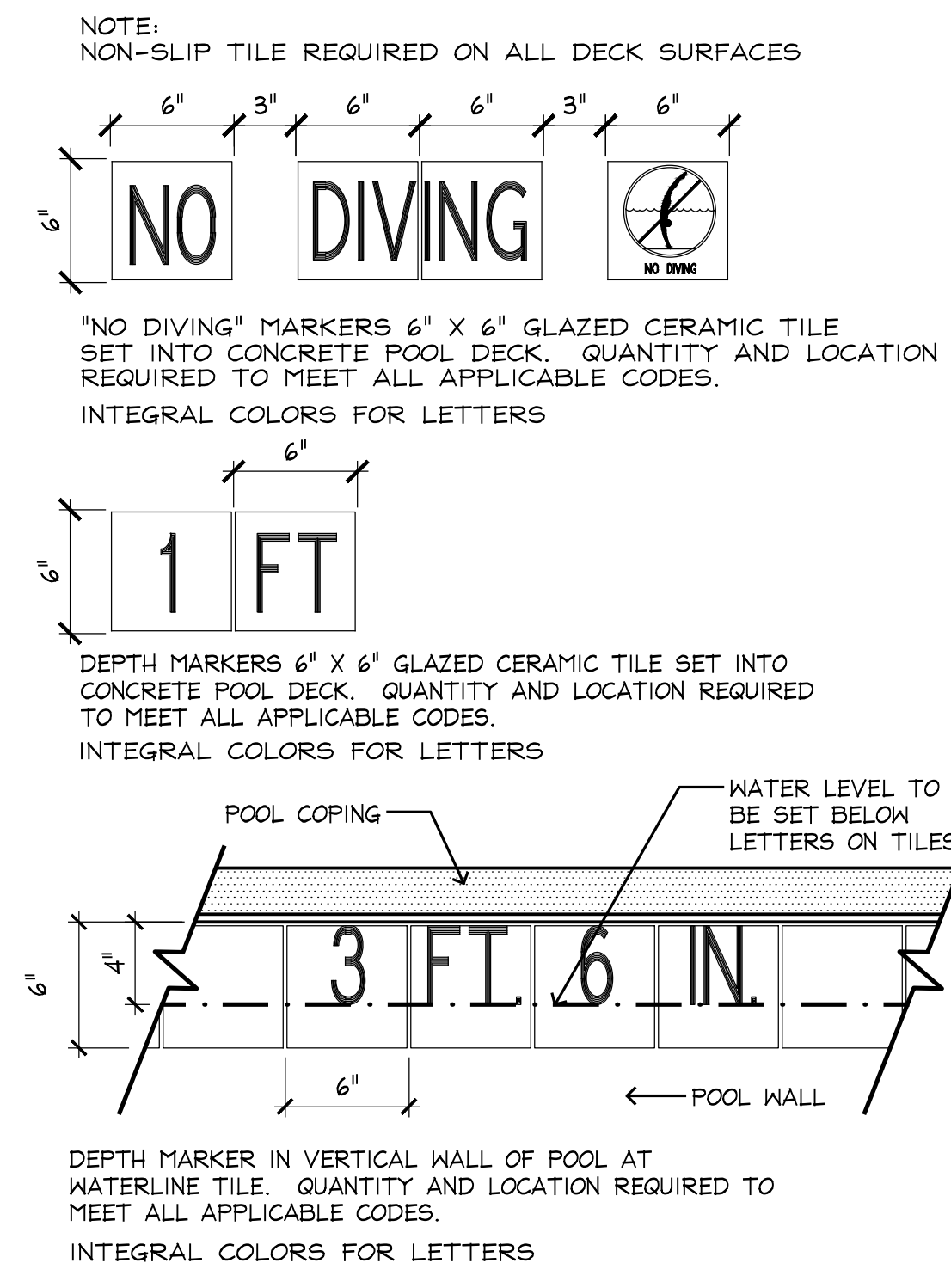
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NOTE:
 SWIMMING POOL DETAILS PROVIDED FOR DESIGN INTENT ONLY. POOL CONTRACTOR TO SUBMIT ENGINEERED SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER REPRESENTATIVE PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF DESIGN OR LAYOUT CONFLICTS. CONSTRUCTION MUST COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS.

TILE TO BE FLUSH AT EDGE CONDITIONS W/ EVEN GROUT SPACING BETWEEN TILES. TILE PLACED ON THE SLOPE TO LAY OVER TILE PLACED ON VERTICAL WALL AS NOT TO REVEAL ANY ROUGH TILE EDGES. TILE ON SLOPE MUST BE FLUSH WITH TILE ON VERTICAL WALLS.

POOL MEP, LIGHTING, SHELL DESIGN & ENGINEERING BY POOL CONTRACTOR.



P:\021053 - somerset ph II\03 development\08 permit\04 CAD\02 sheets\03-L\021053-L52-01.dwg

project
**Somerset
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issue date
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designed: JD BD
 drawn: BD AC
 reviewed: JD MM

sheet title
**Sitework
 details**

sheet
LS 2.02

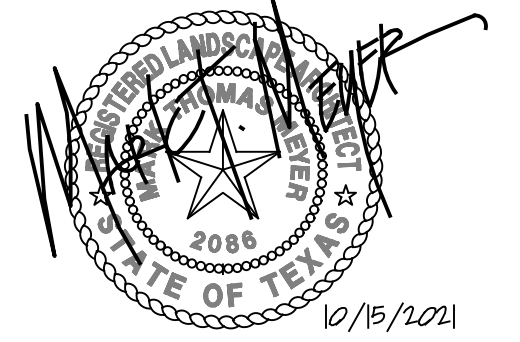


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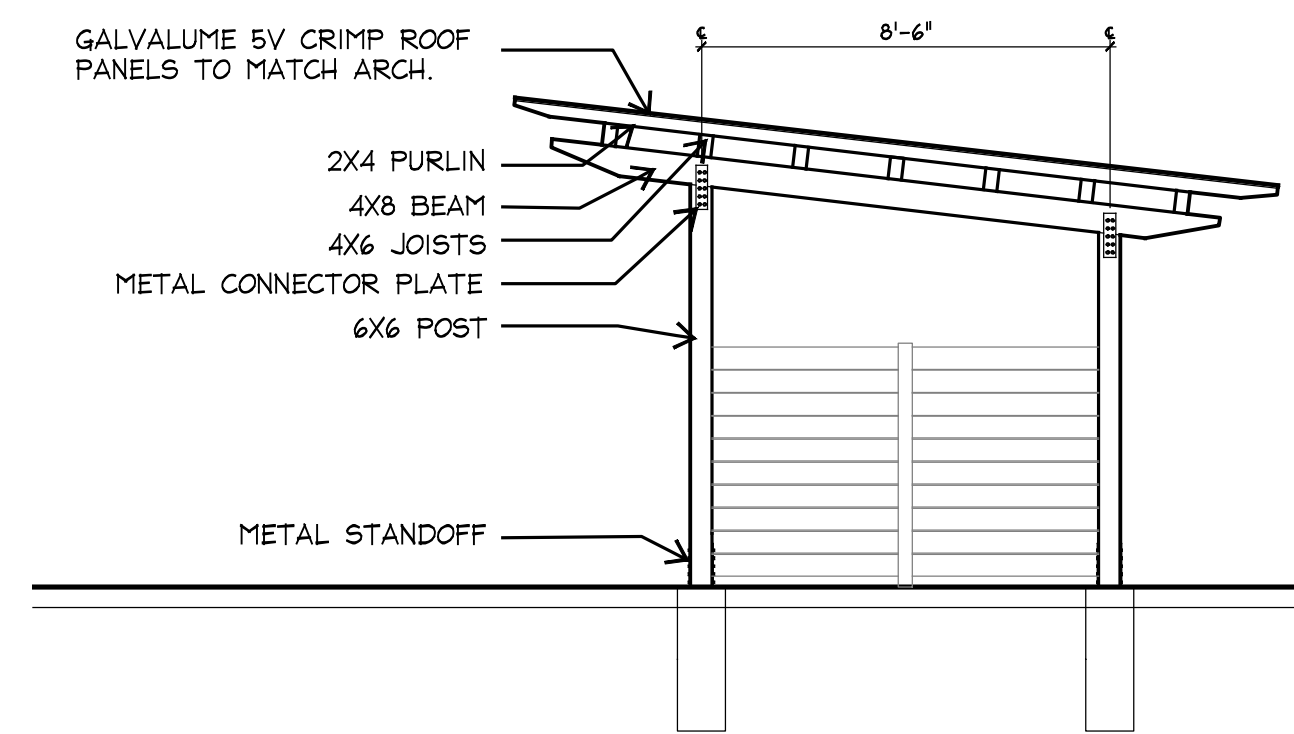
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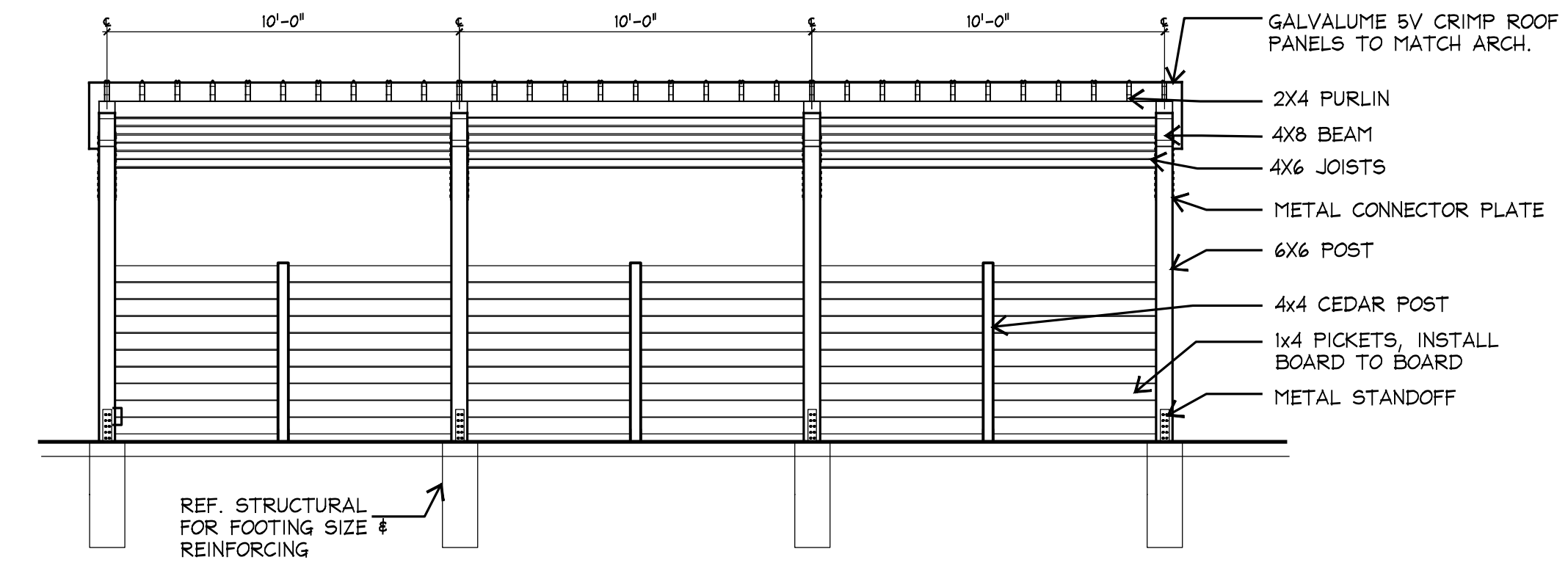


NOTE:
ALL WOOD TO BE DOUGLAS FIR #2 OR BETTER.
ALL WOOD TO RECEIVE STAIN AS SELECTED IN MOCKUP.
ALL EXTERIOR PLATES, FASTENERS & METAL TO BE GALVANIZED.



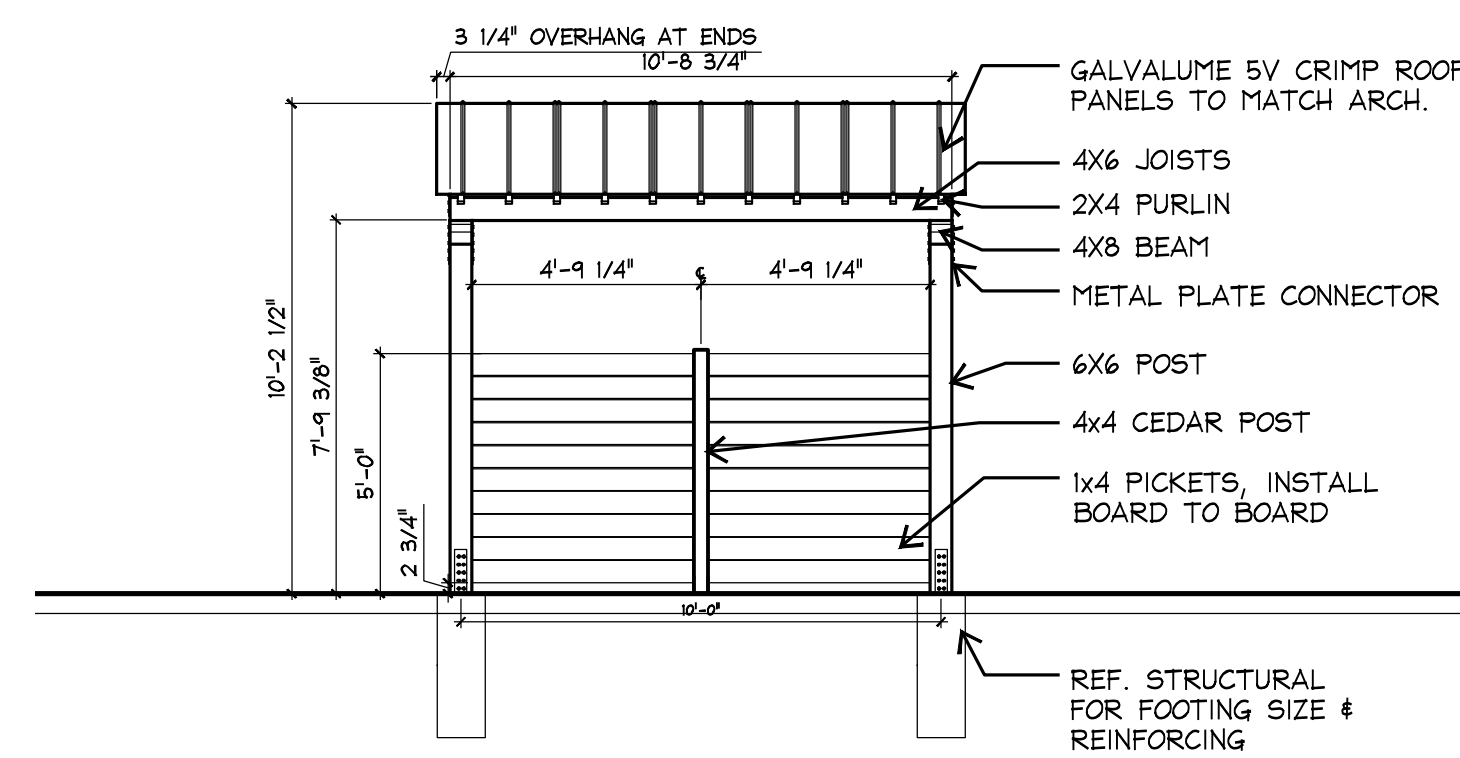
SIDE ELEVATION
SCALE: 1/4"=1'-0"

NOTE:
WOOD PICKETS TO BE #1 GRADE ROUGH CEDAR, TYP.
STAIN w/ TWO (2) COATS BEHR SEMI-TRANSPARENT STAIN, COLOR TBS

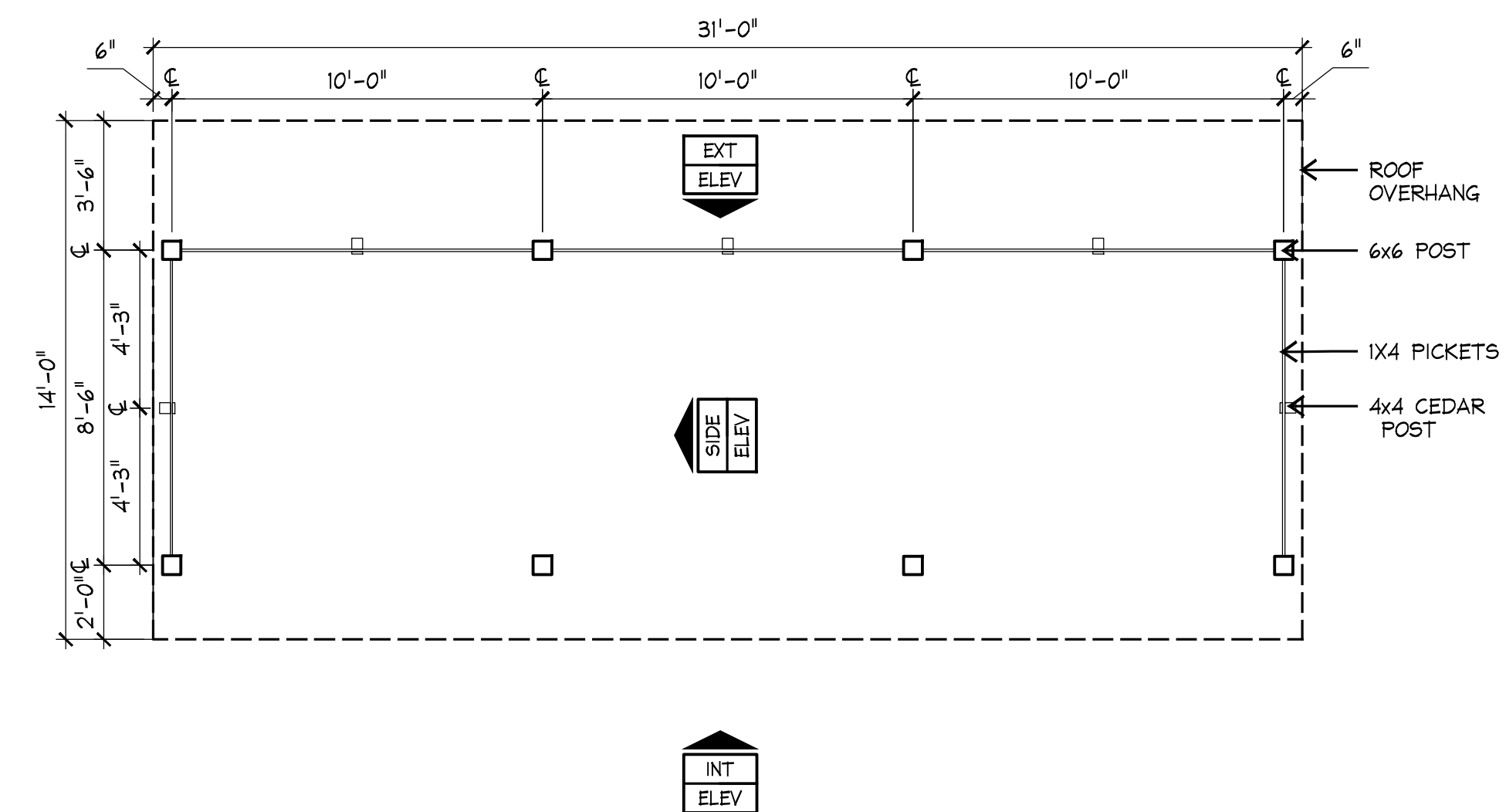


INTERNAL ELEVATION
SCALE: 1/4"=1'-0"

NOTE:
WOOD PICKETS TO BE #1 GRADE ROUGH CEDAR, TYP.
STAIN w/ TWO (2) COATS BEHR SEMI-TRANSPARENT STAIN, COLOR TBS



EXTERNAL ELEVATION
SCALE: 1/4"=1'-0"



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

1 CABANA
AS SHOWN

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

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sheet title
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sheet
LS 2.03



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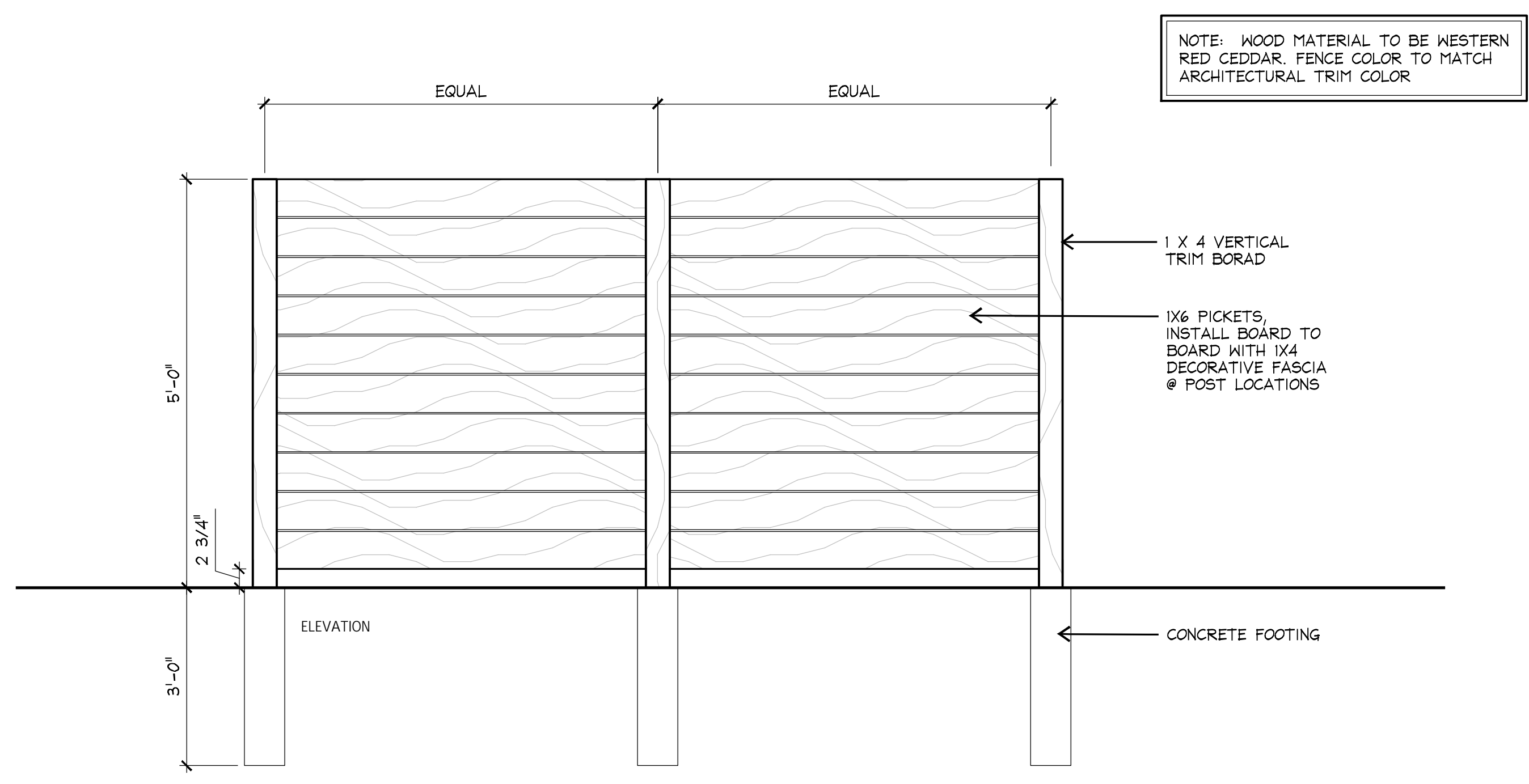
project number
D21053

issue date
 10/15/2021

designed: JD BD
 drawn: BD AC
 reviewed: JD MM

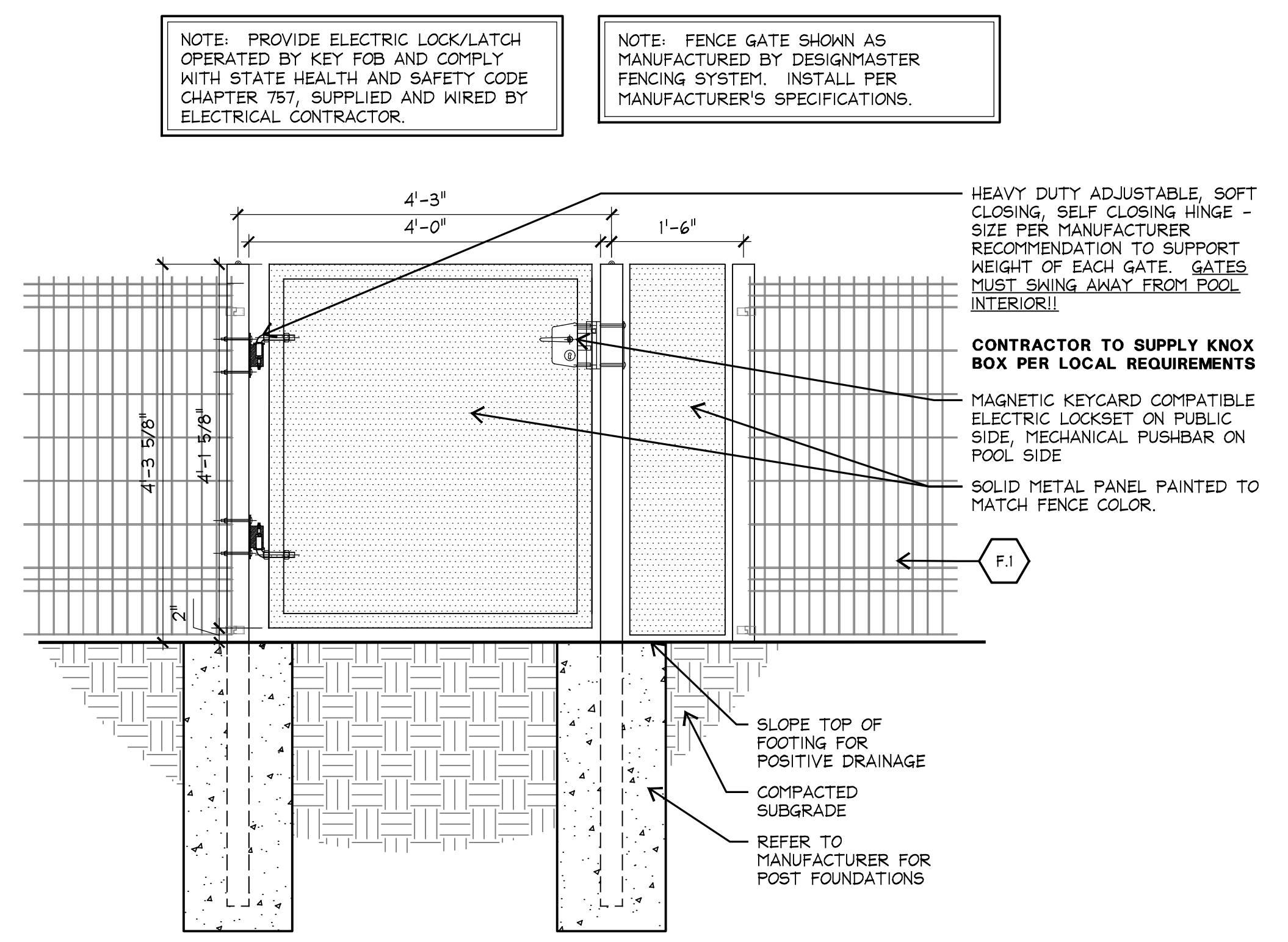
sheet title
**Sitework
 details**

sheet
LS 2.04



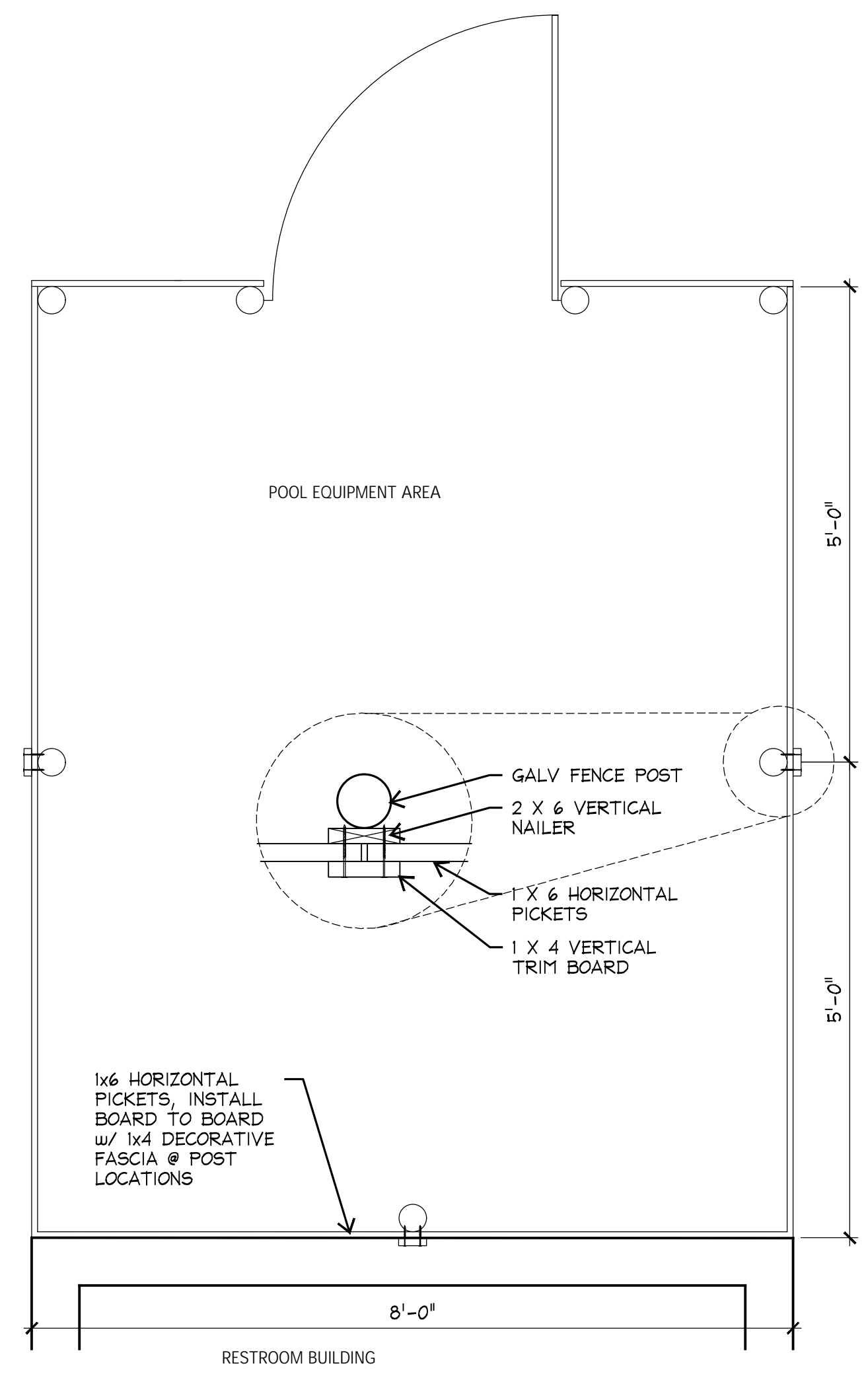
2 POOL EQUIPMENT - SCREEN FENCE
 ELEVATION

SCALE: 3/4"=1'-0"



3 POOL ENTRY DOOR
 ELEVATION

SCALE: 3/4"=1'-0"



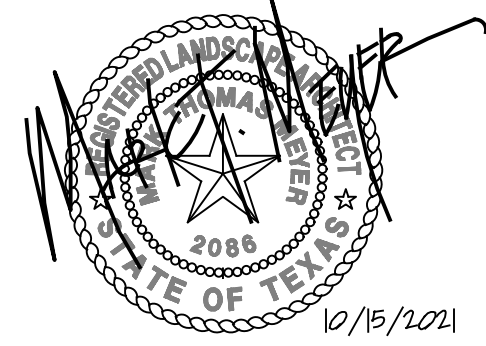
1 POOL EQUIPMENT- SCREEN FENCE
 PLAN

SCALE: 3/4"=1'-0"

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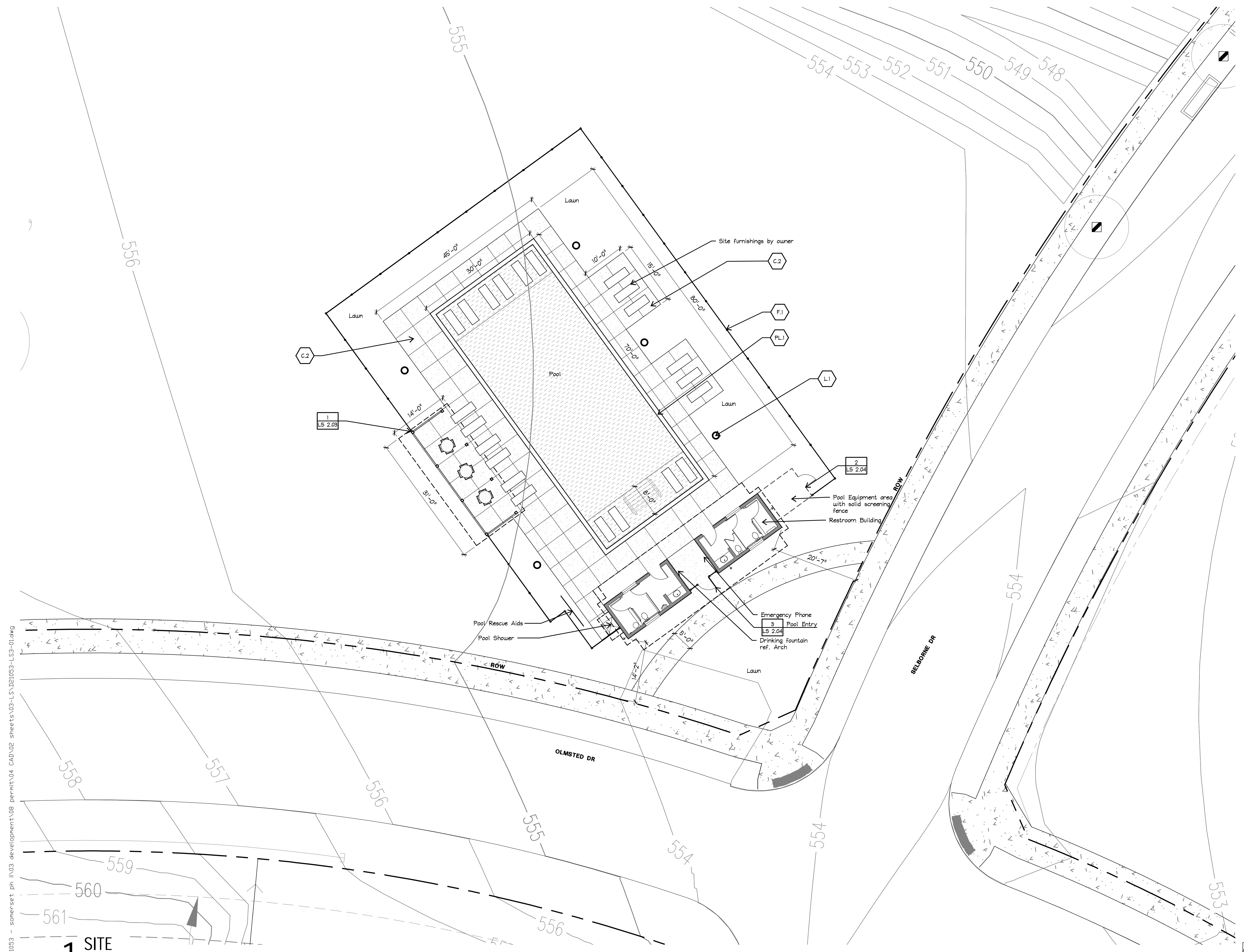
project number
D21053

issue date
 10/15/2021

designed: JD BD
 drawn: BD AC
 reviewed: JD, MM

sheet title
sitework plan

sheet
LS 3.01



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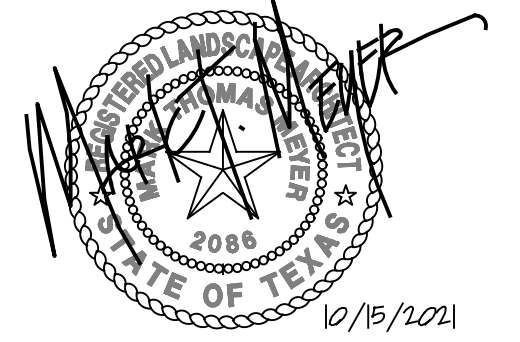
1 SITE

1" = 10' NORTH

MATCHLINE: REF. 1/LP 1.02



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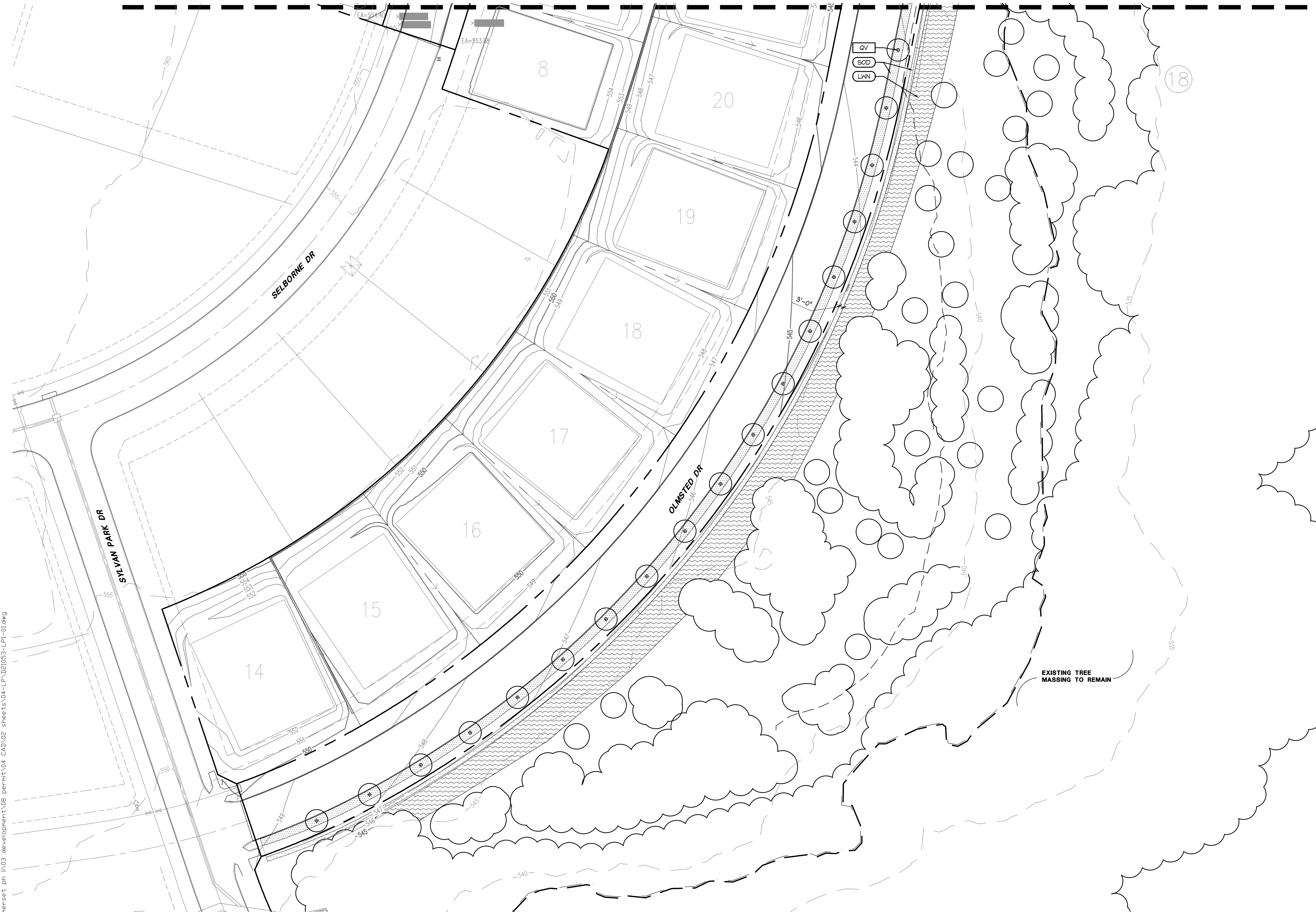
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designed: JD BD
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reviewed: JD, MM

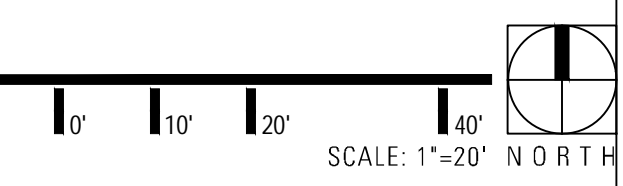
sheet title
planting plan

sheet
LP 1.01



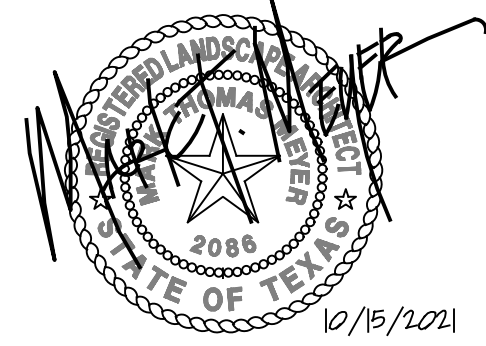
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1 Site
Plan





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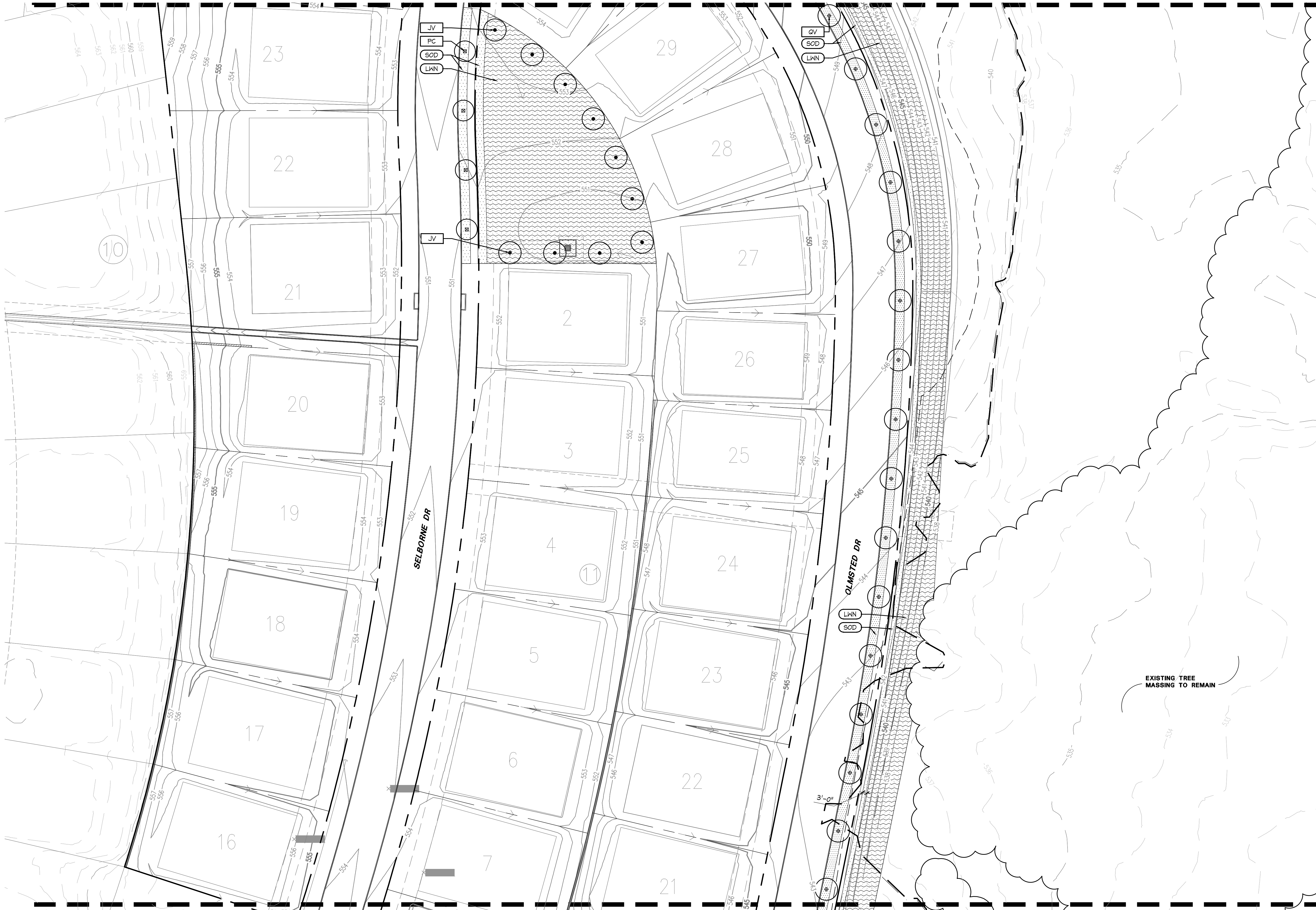
designed: JD, BD
 drawn: BD, AC
 reviewed: JD, MM

sheet title
planting plan

sheet
LP 1.02

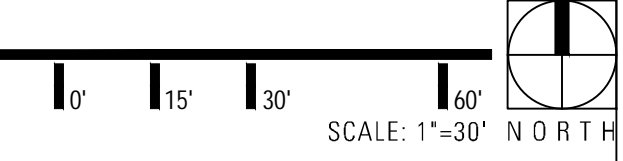
MATCHLINE: REF. 1/LP 1.03

MATCHLINE: REF. 1/LP 1.01



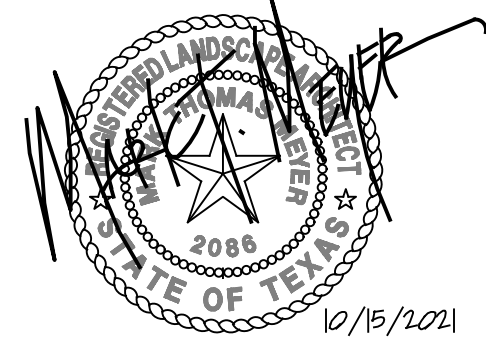
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1 Site
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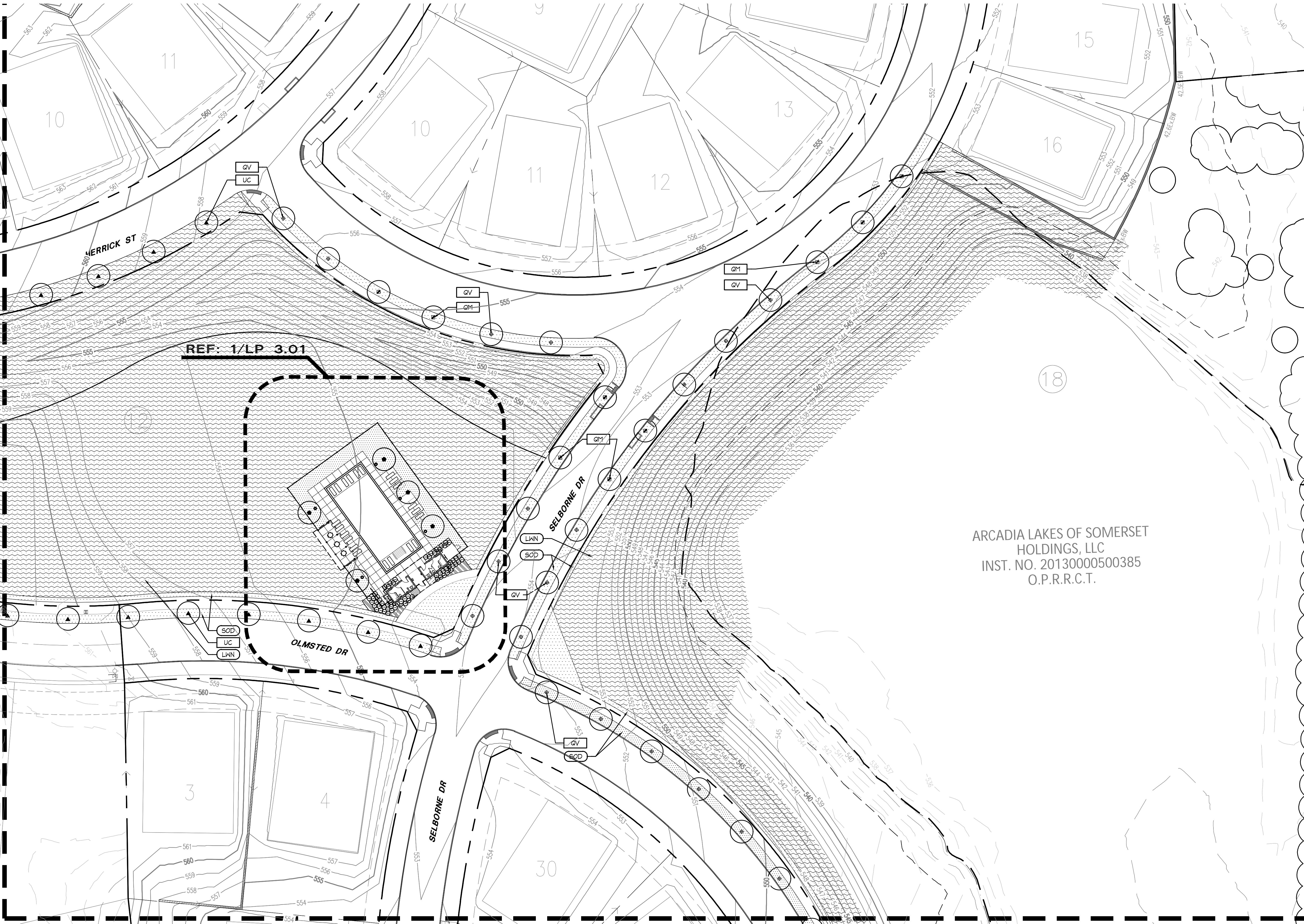
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planting plan

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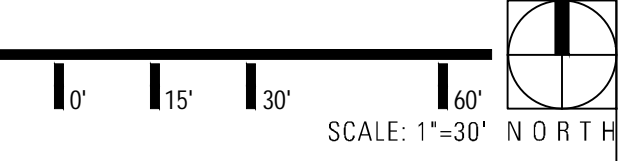
MATCHLINE: REF. 1/LS1.04

MATCHLINE: REF. 1/LS1.02

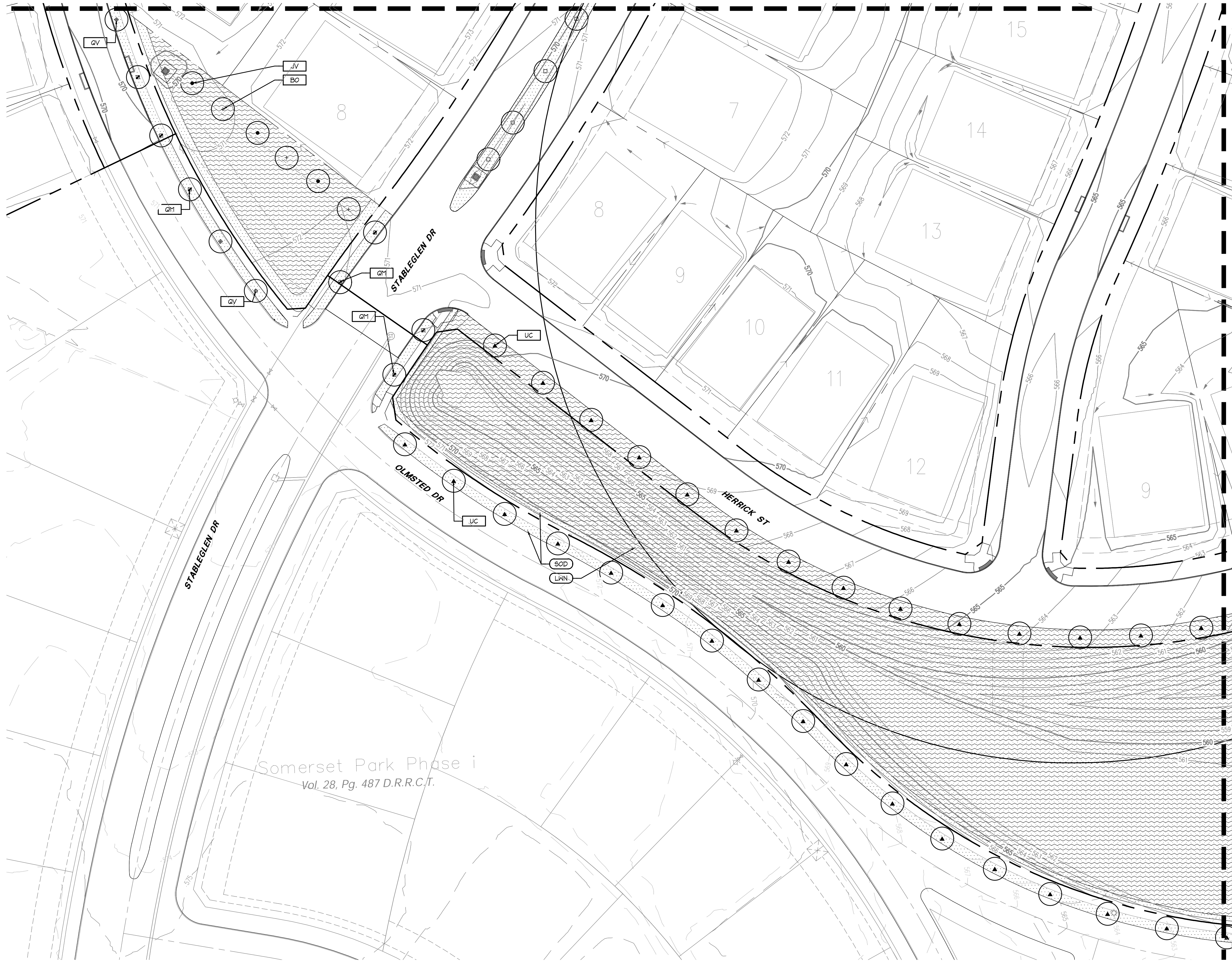


ARCADIA LAKES OF SOMERSET
 HOLDINGS, LLC
 INST. NO. 20130000500385
 O.P.R.R.C.T.

1 Site
 Plan



MATCHLINE: REF. 1/LS 1.05

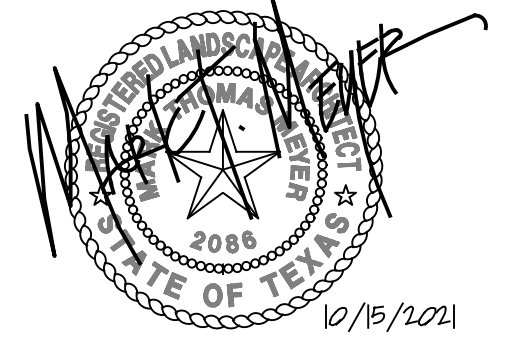


Somerset Park Phase i
Vol. 28, Pg. 487 D.R.R.C.T.

MATCHLINE: REF. 1/LS 1.03



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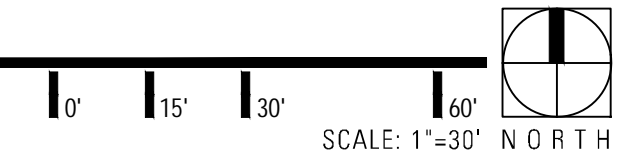
designed: JD, BD
 drawn: BD, AC
 reviewed: JD, MM

sheet title
planting plan

sheet
LP 1.04

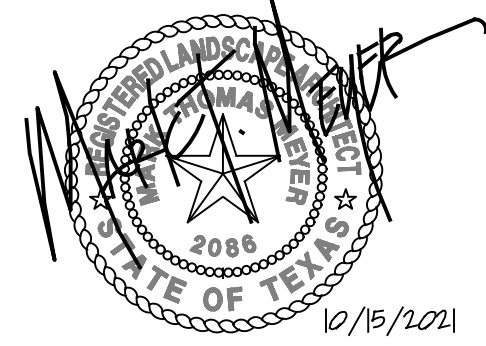
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1 Site
 Plan





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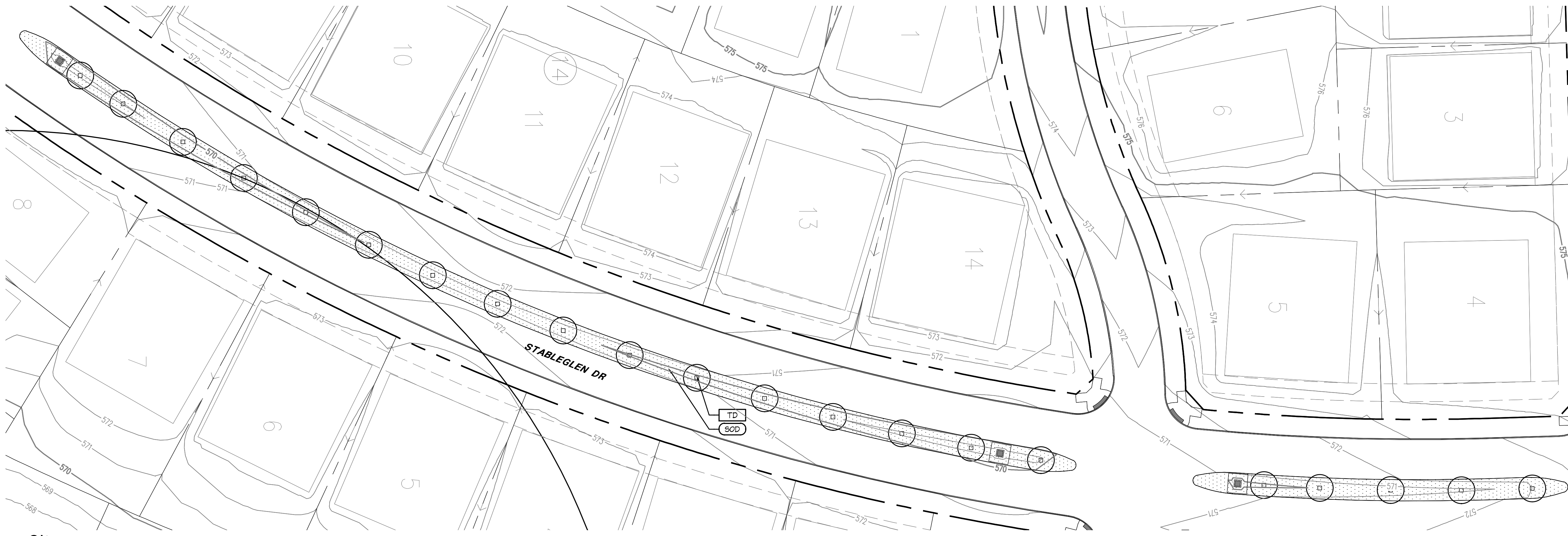
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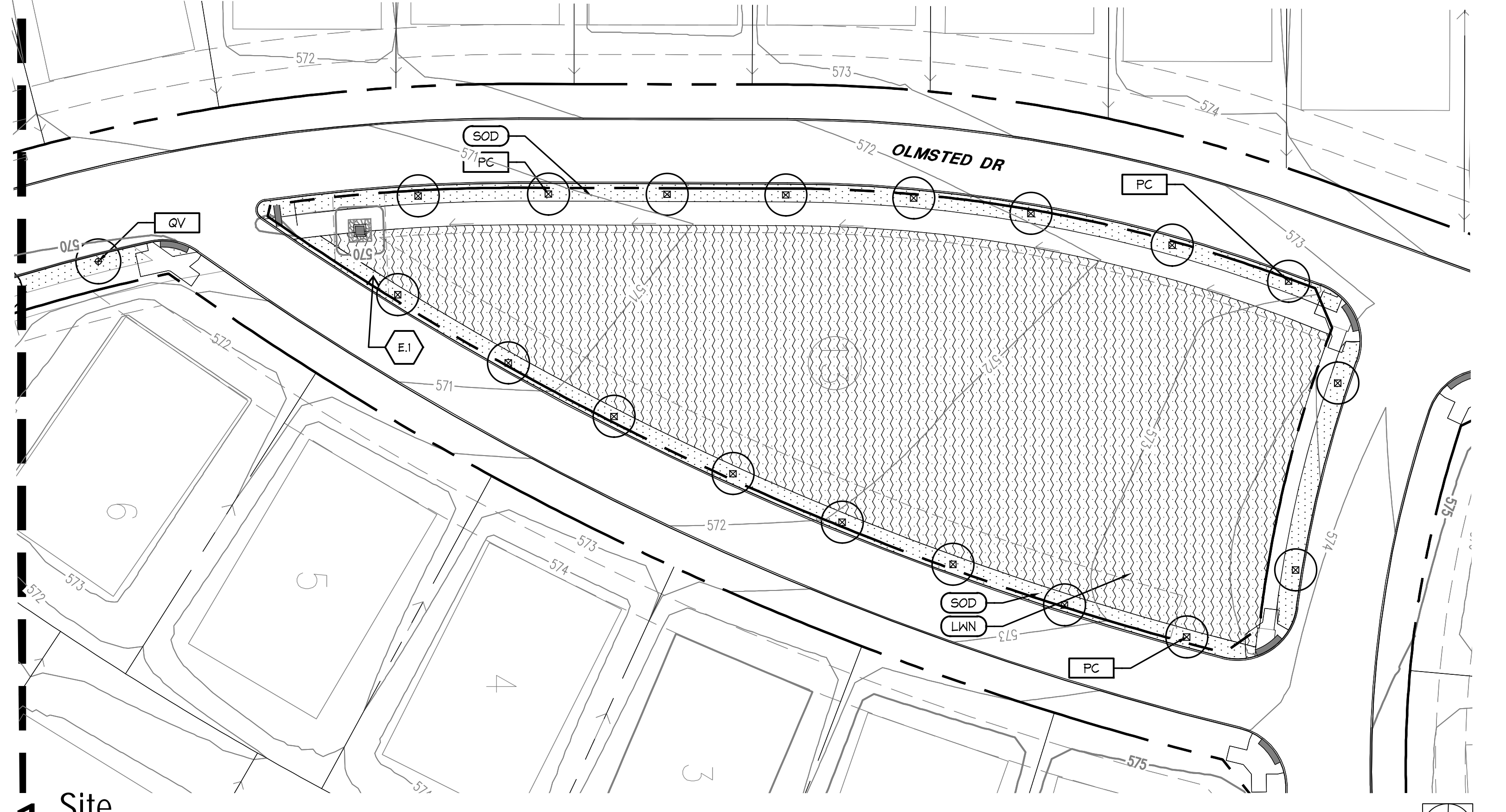
designed: JD BD
 drawn: BD AC
 reviewed: JD, MM

sheet title
planting plan

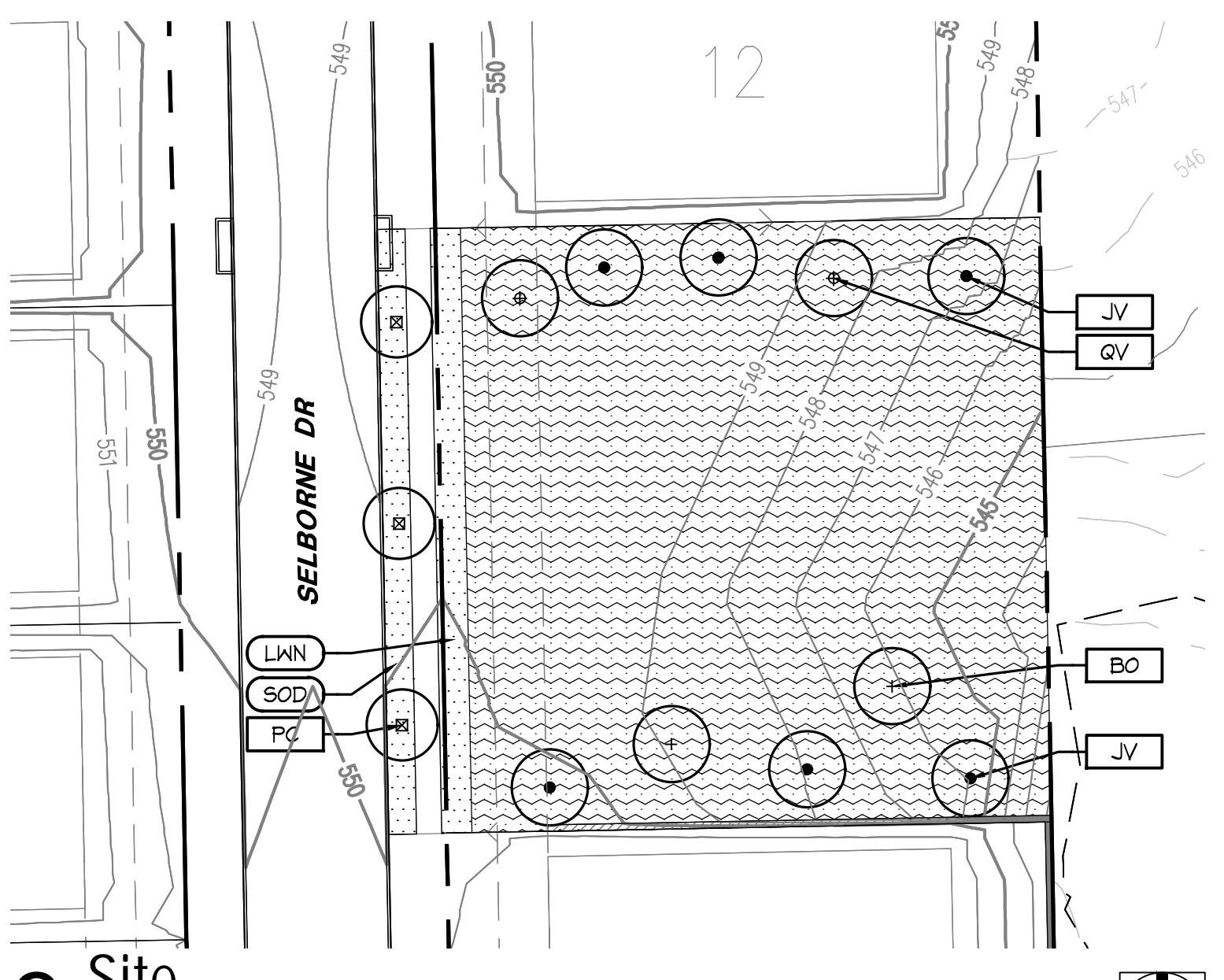
sheet
LP 1.05



3 Site
 Plan
 SCALE: 1"=30' N O R T H

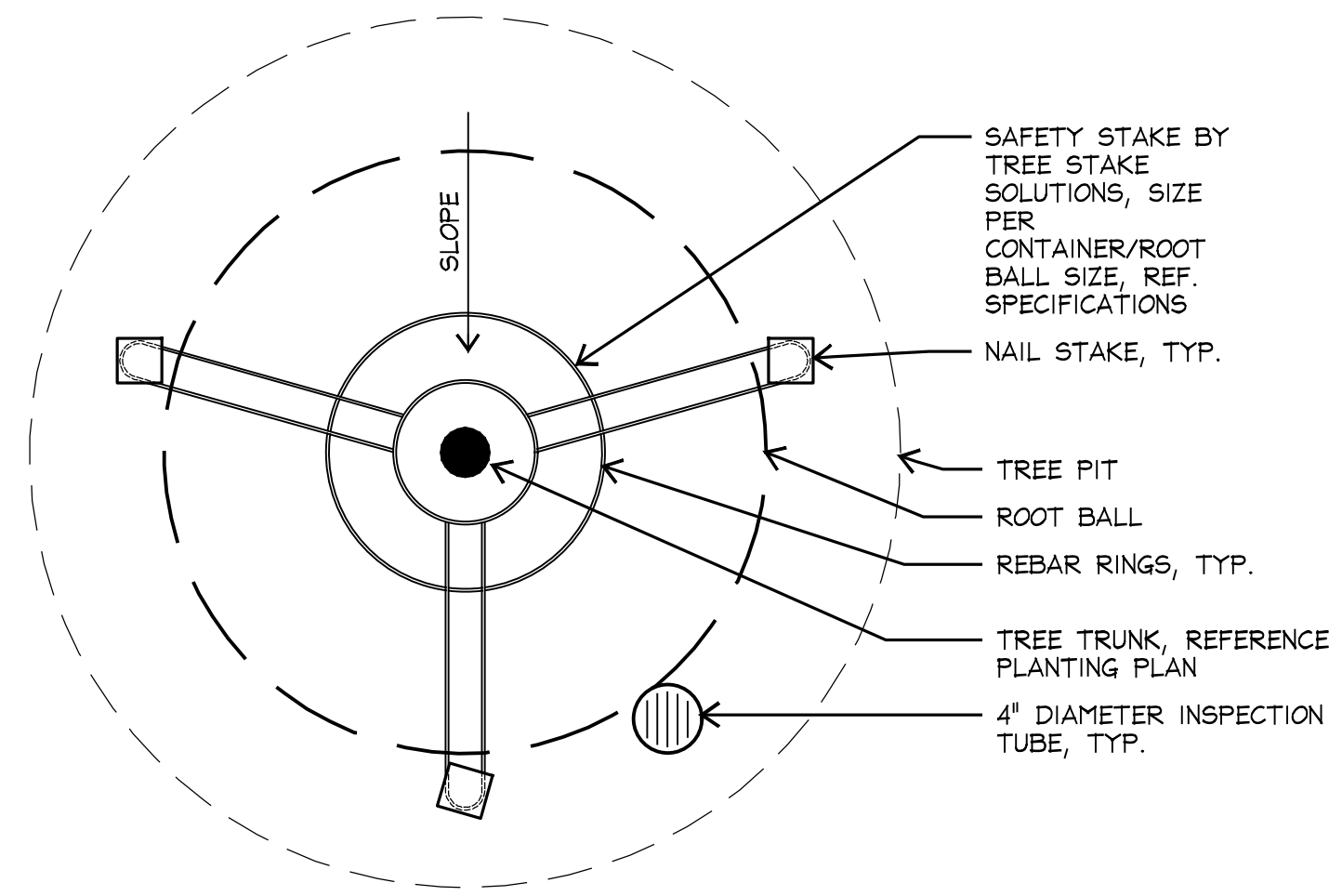


1 Site
 Plan
 MATCHLINE: REF. 1/LP 1.04
 SCALE: 1"=30' N O R T H

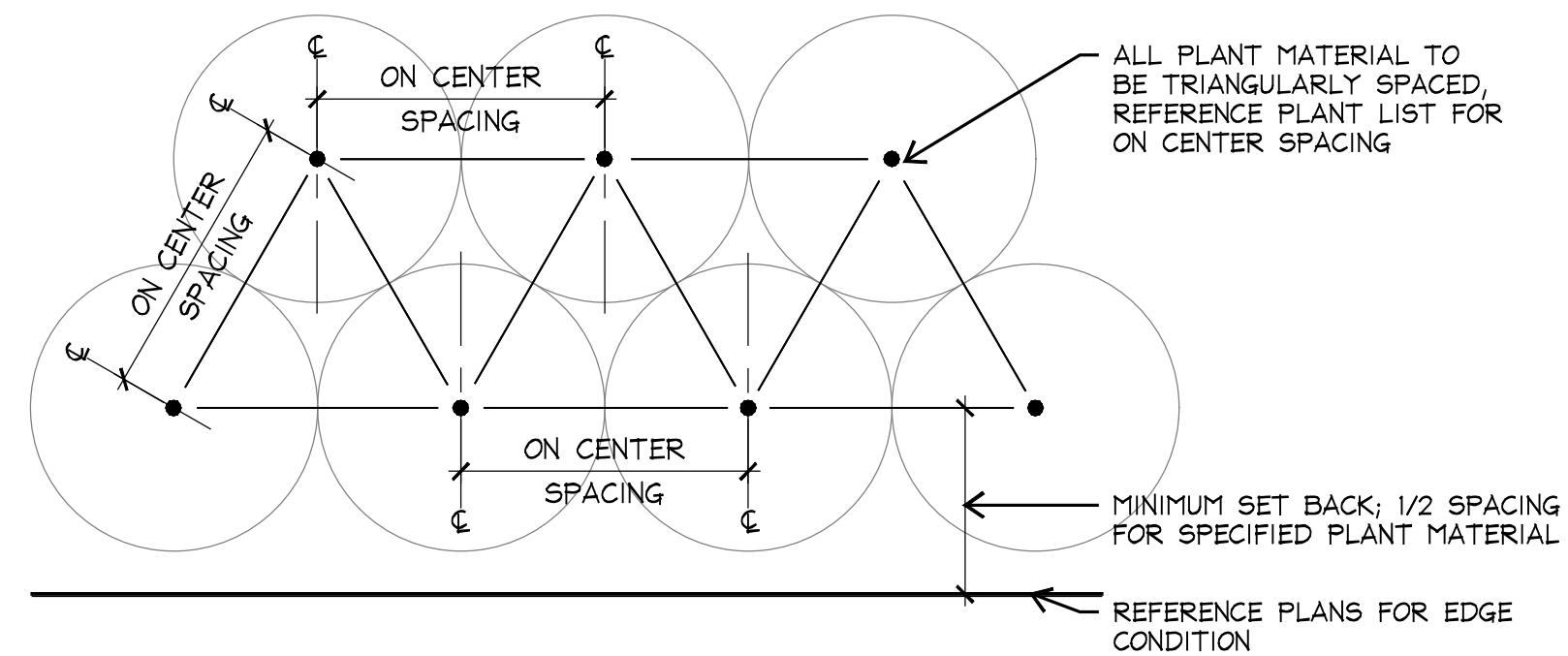


2 Site
 Plan
 SCALE: 1"=30' N O R T H

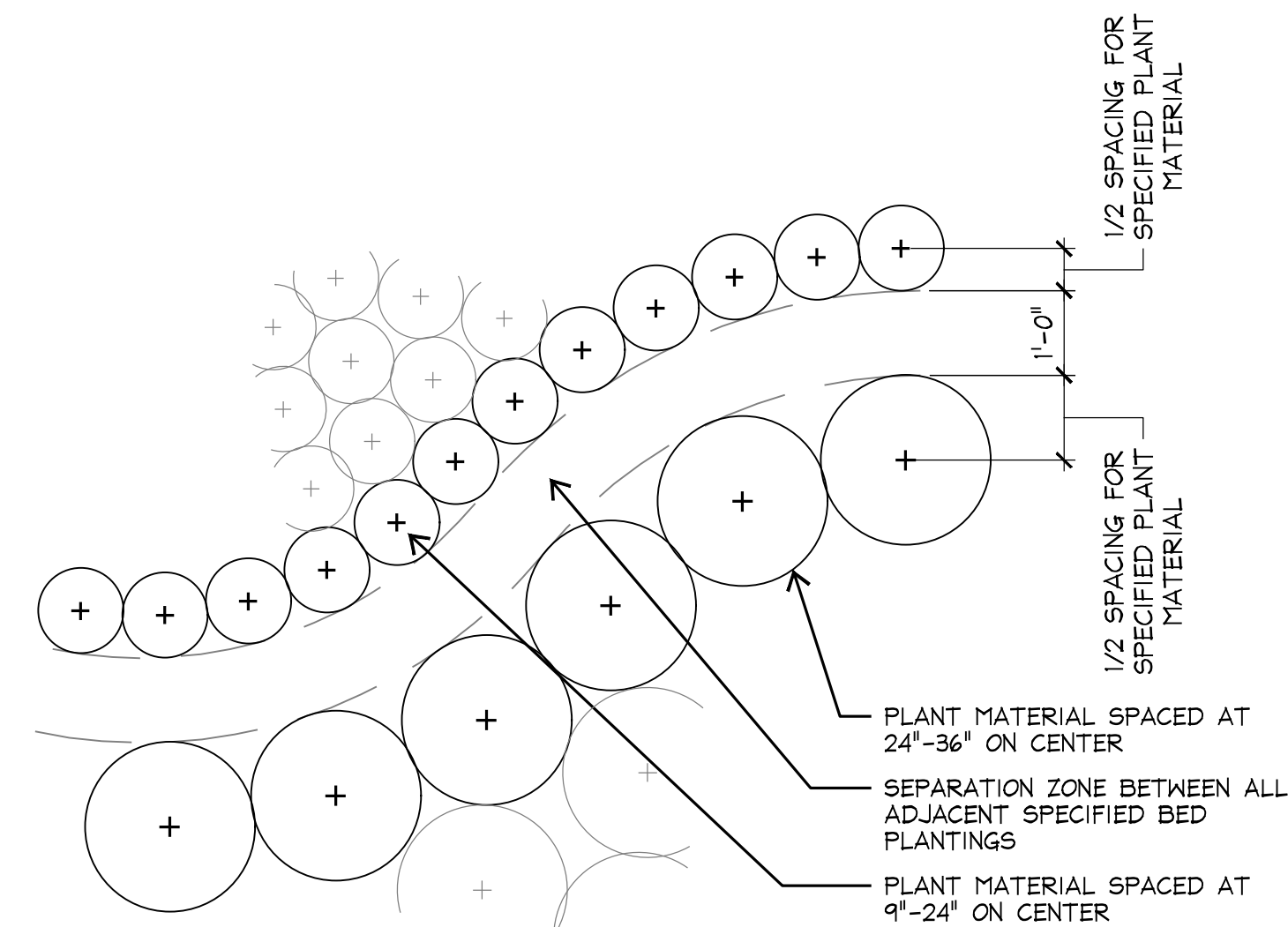
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5 TYPICAL TREE STAKING
PLAN NOT TO SCALE

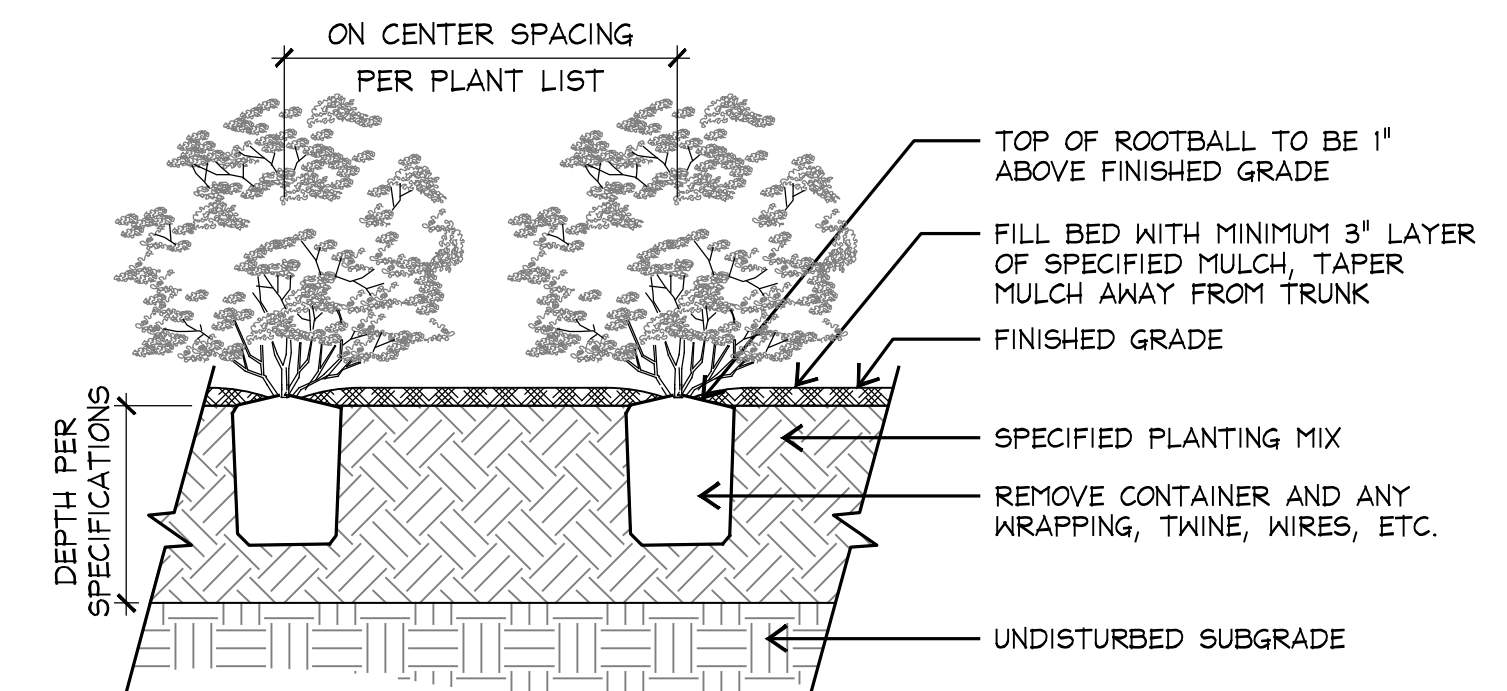


4 PLANT SPACING DIAGRAM
PLAN NOT TO SCALE

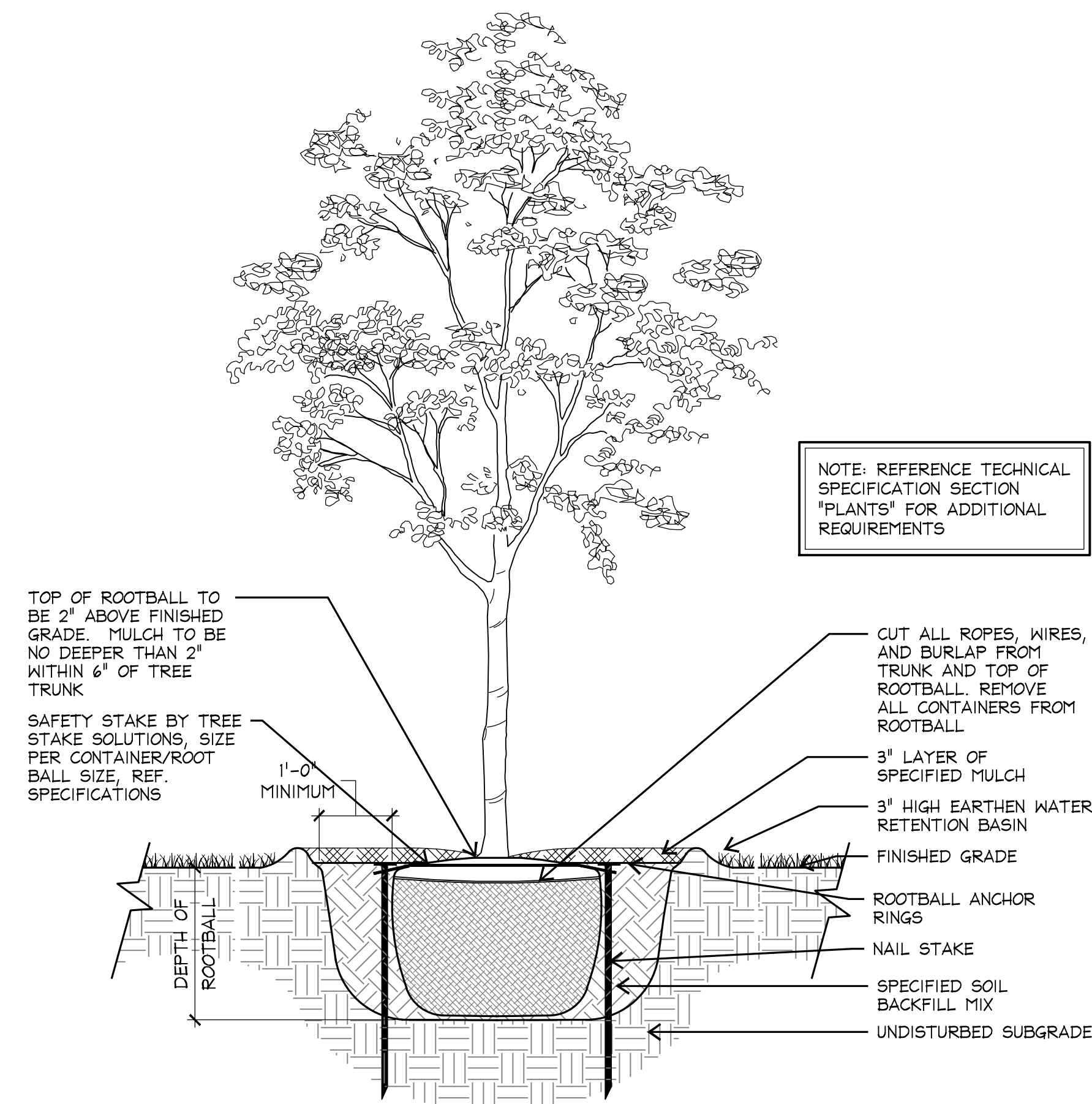


NOTE:
THIS DETAIL IS DRAWN TO SHOW THE INTENDED PLANTING LAYOUT OF ADJACENT SHRUB BEDS ALONG CURVES. CONTRACTOR TO PLANT ALL PERIMETER OF BED AREAS AS SHOWN AND THEN PLANT THE REMAINDER OF THE BED TRIANGULARLY AT THE SPECIFIED SPACING.

3 CURVED BED LAYOUT
PLAN NOT TO SCALE



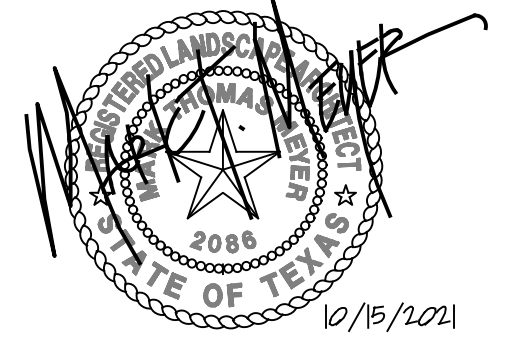
2 SHRUB BED PLANTING
SECTIONS NOT TO SCALE



1 TREE PLANTING - STANDARD TRUNK
SECTION NOT TO SCALE



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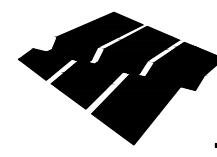
issue date
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designed: JD BD
drawn: BD AC
reviewed: JD MM

sheet title
**planting
details**

sheet
LP 2.01

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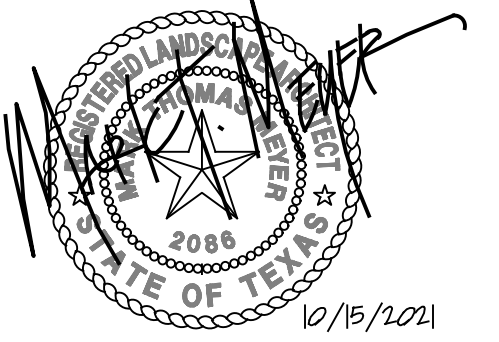


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**planting
schedule**

sheet
LP 2.02

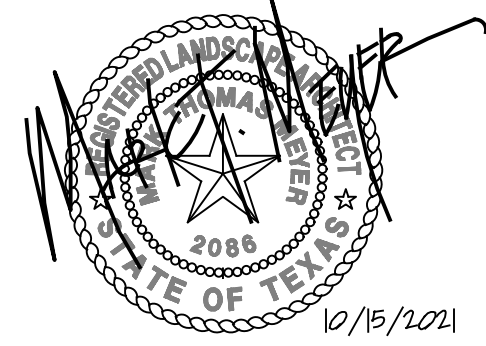
PLANT LIST						
SHADE TREES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
5		BO	BUR OAK	QUERCUS MACROCARPA	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
19		JV	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	----	----
25		PC	CHINESE PISTACHE	PISTACHIA CHINENSIS	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
16		QM	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
59		QV	LIVE OAK	QUERCUS VIRGINIANA	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
21		TD	BALD CYPRESS	TAXODIUM DISTICHUM	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
42		UC	CEDAR ELM	ULMUS CRASSIFOLIA	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
6		UP	LACEBARK ELM	ULMUS PARVIFOLIA	NONE	None
SHRUBS, ORNAMENTAL GRASSES, AND VINES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
		MSA	ADAGIO MISCANTHUS	MISCANTHUS SINENSIS 'ADAGIO'	3 GAL. @36" O.C.	None
PERENNIALS, GROUNDCOVERS, AND ANNUALS						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
25		LNQ	NEW GOLD LANTANA	LANTANA X 'NEW GOLD'	1 GAL. 18" O.C.	DENSE. UNIFORM.
40		SG	LIPSTICK AUTUMN SAGE	SALVIA GREGGII 'LIPSTICK'	3 GAL. 24" O.C.	DENSE. UNIFORM.
TURF GRASS AND SEED MIXES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
82408		LNW	COMMON BERMUDA	CYNODON DACTYLON	HYDROSEED	HYDROSEED
22494		SOD	COMMON BERMUDA	CYNODON DACTYLON	SOD	SOD

1 Planting Schedule

SCALE: AS SHOWN



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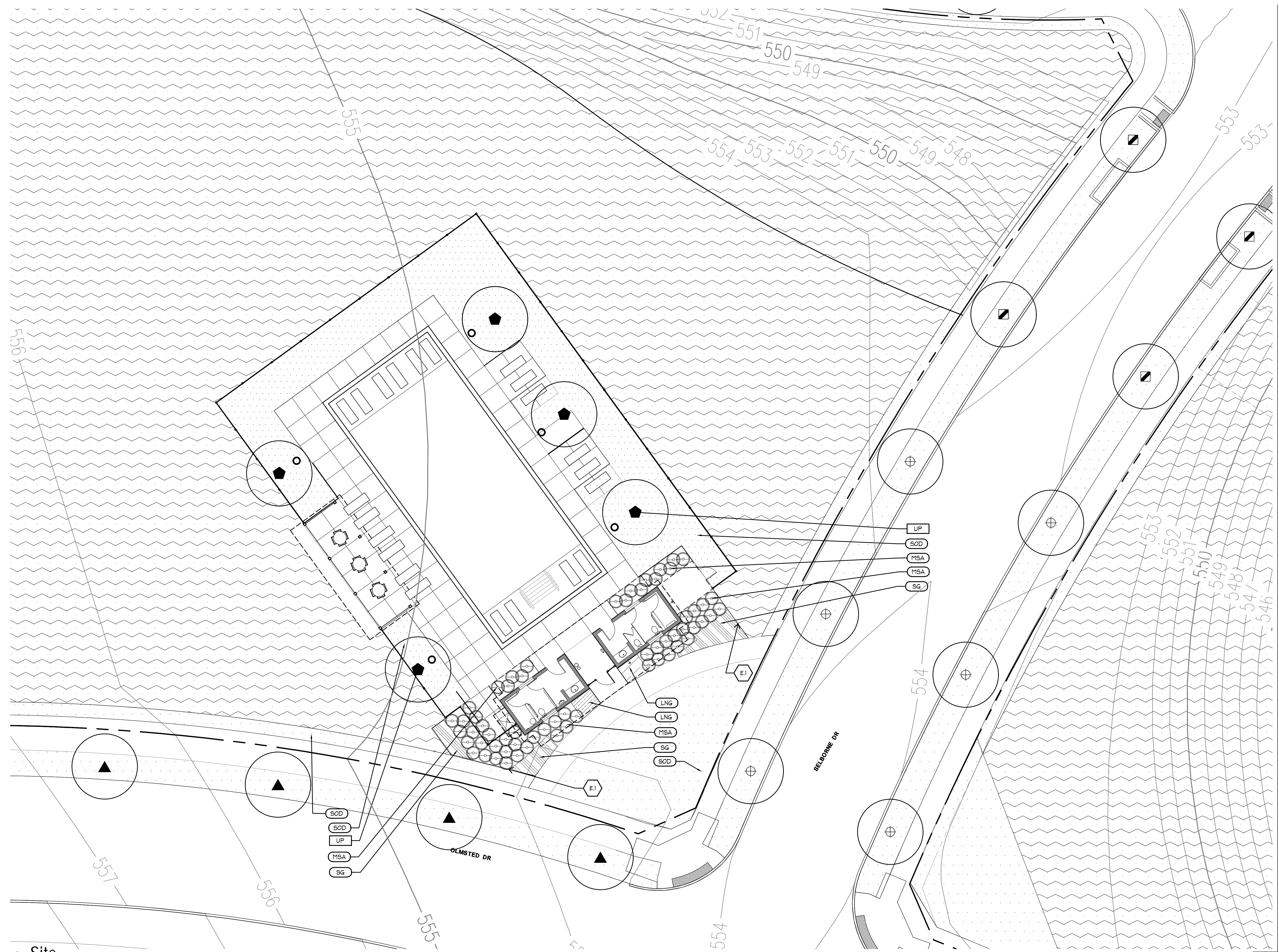
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 reviewed: JD, MM

sheet title
planting plan

sheet
LP 3.01



1 Site
 Plan

SCALE: 1"=10' N O R T H

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