

97-86

City Of Rockwall

Community Development Request Application

Items Submitted:

- | | | |
|--|--|--|
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Conditional Use Permit |
| <input checked="" type="checkbox"/> Final Plat | <input type="checkbox"/> Concept Plan | <input checked="" type="checkbox"/> Landscape Plan |
| <input type="checkbox"/> Replat | <input type="checkbox"/> Overlay District | <input checked="" type="checkbox"/> Treescape Plan |
| <input type="checkbox"/> Vacation of Plat | <input type="checkbox"/> Building Elevations | <input type="checkbox"/> Zoning / PD Request |

Description

Addition Name: ROCKWALL ASSISTED LIVING ADDN Current Zoning: _____

Proposed Zoning: _____ No. Of Acres: 5.87 No. Of Lots: 2 No. Of Units: 75

General Location of Property (or) Address: NW CORNER OF FM 740 & SUMMER LEE DRIVE

Proposed Use For Property: ASSISTED LIVING

Owner's Name: ED CAMPBELL
FM 740 ROCKWALL LTD

Company: FM 740 ROCKWALL, LTD

Address: 1041 LION STREET, STE E.

City, State, Zip: DE SOTO, TX 75115

Phone: 972.223.6241

Applicant's Name: JAY MARSH, PE

Company: CARTER & BURGESS, INC.

Address: 7950 ELM BROOK DR

City, State, Zip: DALLAS, TX 75247

Phone: 214.638.0145

Representative's Name: _____

Company: _____

Address: _____

City, State, Zip: _____

Phone: _____

Submitted By: _____

Company: _____

Address: _____

City, State, Zip: _____

Phone: _____

Submittal Fee: (Notaries are available)

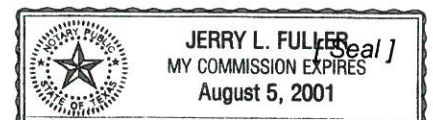
BEFORE ME, a Notary Public, on this day personally appeared JAY MARSH the undersigned applicant, who under Oath, stated the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; all information submitted herein is true and correct; and the application fee of \$ 500.00, to cover the cost of this application, has been paid to the City of Rockwall on this 10th day of NOVEMBER, 19 97.

SUBSCRIBED AND SWORN TO before me, this 10th day of November, 19 97. Applicant Signature

8/5/01
My Commission Expires

Jerry L. Fuller
Notary Public in & for the State of Texas

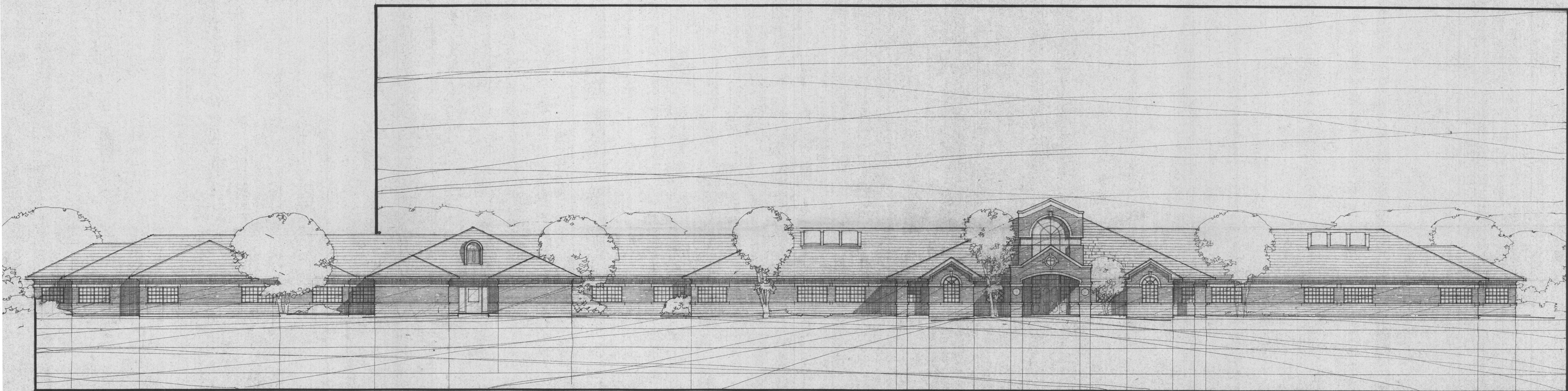


FILE
COPY
ARB
COMMENTS



SUMMER RIDGE

A HOME OF DISTINCTION FOR THE RETIRED



SUMMER RIDGE RETIREMENT COMMUNITY

VIEW FROM RIDGE ROAD

GENERAL SITE NOTES :

NOTE:
THE REQUIREMENTS OF THE "TREE PRESERVATION" ORDINANCE NUMBER 88-28 OF THE CITY OF ROCKWALL WILL BE MET OR EXCEEDED A TREE SCAPE PLAN INDICATING EXISTING TREES AND TREE REPLACEMENT / PROTECTION / PRUNING AND PLANTING SHALL BE SUBMITTED AND APPROVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THIS SITE

NOTE:
THE REQUIREMENTS OF THE "LANDSCAPE REGULATIONS" ORDINANCE NUMBER 88-28 OF THE CITY OF ROCKWALL WILL BE MET OR EXCEEDED A LANDSCAPE PLAN INDICATING HAZARDOUS PROVISIONS / CREDITS / CONSTRUCTION PLANS AND MAINTENANCE DOCUMENTS SHALL BE SUBMITTED AND APPROVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THIS SITE

NOTE:
THE REQUIREMENTS OF THE "ENGINEERING REGULATIONS" PER THE CITY OF ROCKWALL WILL BE MET OR EXCEEDED AND CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED TO THE CITY OF ROCKWALL AND APPROVED BY THE CITY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THIS SITE

NOTE:
OUTDOOR LIGHTING SHALL BE INSTALLED TO PREVENT GLARE FROM INTRODUCING ON ADJACENT RESIDENTIAL PROPERTIES PER THE CITY OF ROCKWALL STANDARDS

LEGAL DESCRIPTION / LOT - BLOCK

TOTAL TRACT / SUMMER RIDGE

BLOCK NUMBER 'A'

LOT NUMBER 1 & 2

LAND AREA: 5.869 ACRES = 255,654 S.F.

PHASE ONE / SUMMER RIDGE

BLOCK NUMBER 'A'

LOT NUMBER 1

LAND AREA: 4.242 ACRES = 184,782 S.F.

PHASE TWO / SUMMER RIDGE

BLOCK NUMBER 'A'

LOT NUMBER 2

LAND AREA: 1.627 ACRES = 70,872 S.F.

GENERAL LANDSCAPING NOTES :

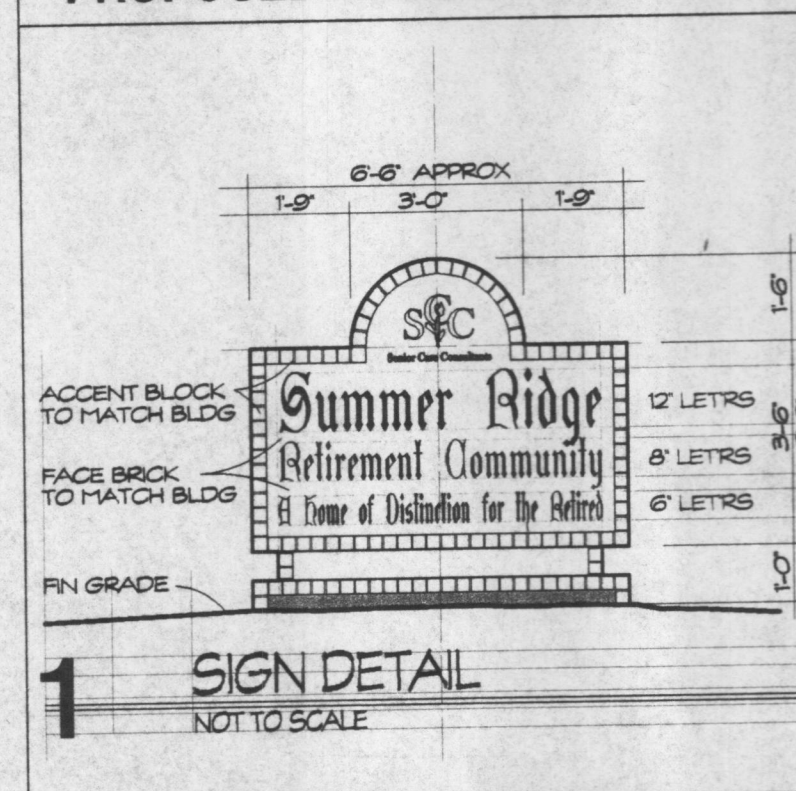
NOTE:
THE REQUIREMENTS OF THE "TREE PRESERVATION" ORDINANCE NUMBER 88-28 OF THE CITY OF ROCKWALL WILL BE MET OR EXCEEDED A TREE SCAPE PLAN INDICATING EXISTING TREES AND TREE REPLACEMENT / PROTECTION / PRUNING AND PLANTING SHALL BE SUBMITTED AND APPROVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THIS SITE

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NOTE:
THE REQUIREMENTS OF THE "LANDSCAPE REGULATIONS" ORDINANCE NUMBER 88-28 OF THE CITY OF ROCKWALL WILL BE MET OR EXCEEDED A LANDSCAPE PLAN IS INTENDED TO COMPLY WITH THE HAZARDOUS PROVISIONS FOR CONSTRUCTION PLANS AND MAINTENANCE DOCUMENTS WHICH SHALL BE APPROVED BY THE CITY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THIS SITE

NOTE:
THIS LANDSCAPE PLAN IS INTENDED TO COMPLY WITH THE HAZARDOUS PROVISIONS OF THE CITY OF ROCKWALL FOR TREE ORDINANCE AND MEETS OR EXCEEDS THOSE HAZARDOUS PROVISIONS (86) 3" CALIPER TREES / MIN. = 264' TOTAL

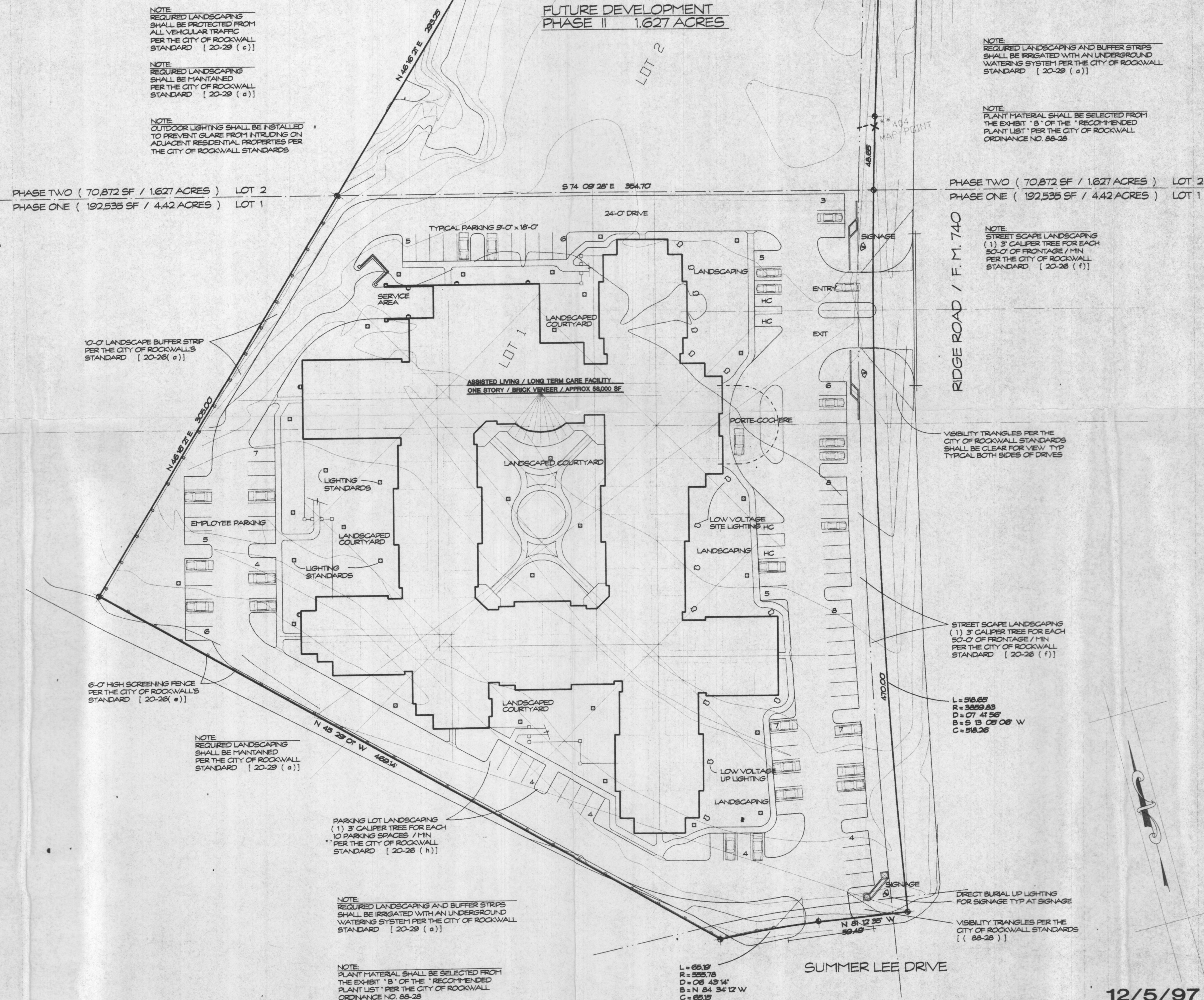
PROPOSED PROJECT SIGNAGE :



GENERAL SITE ELECTRICAL NOTES :

NOTE:
THE REQUIREMENTS OF THE CITY OF ROCKWALL RELATING TO SITE LIGHTING SHALL BE MET OR EXCEEDED AND ALL LIGHTING SHALL BE DIRECTIONAL AS TO NOT CREATE GLARE ONTO ADJACENT RESIDENTIAL PROPERTIES TYPICAL THROUGH THIS SITE

NOTE:
THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND THE CITY OF ROCKWALL WILL BE MET OR EXCEEDED / RELATING TO THE INSTALLATION OF ALL LANDSCAPE / SITE LIGHTING AS INDICATED ON THIS PLAN



BENCH MARK: Square cut pccr top curb
Summer Lee and Ridge Drive
with an elevation of 565.68

RECAPITULATION / SITE PLAN

PHASE ONE / SUMMER RIDGE RETIREMENT COMMUNITY

ASSISTED LIVING UNITS	TOTAL UNIT COUNT = 46
NURSING CENTER	TOTAL BED COUNT = 58 (29 SEMI-PRIVATE UNITS)
ONE STORY STRUCTURE	APPROX 58,000 S.F.

PHASE ONE / PARKING REQUIREMENT SUMMARY

46 ASSISTED LIVING UNITS	(46 x 125) = 58
58 NURSING BEDS	(58 - 6) = 10
EMPLOYEE PARKING	(DAY SHIFT) = 30
TOTAL PARKING REQUIRED	98 SPACES
TOTAL PARKING ALLOWED	98 SPACES
PHASE ONE / LAND AREA	184,782 SF = 4.242 ACRES

RECAPITULATION / LANDSCAPING

PHASE ONE / SUMMER RIDGE RETIREMENT COMMUNITY

PHASE ONE / LAND AREA 184,782 SF = 4.242 ACRES

% REQUIRED IN LANDSCAPING 15% APPROX 27,720 S.F.

LANDSCAPING CREDITS

PARKING LOT LANDSCAPING	25% CREDIT
RIGHT OF WAY LANDSCAPING	25% CREDIT
TOTAL LANDSCAPE CREDITS	5.0% CREDIT
TOTAL LANDSCAPING REQUIRED BY%	10% APPROX 18,478 S.F.
ACTUAL LANDSCAPING PROVIDED	APPROX SQ FT
INTERIOR COURTYARD	11,000 SQ FT
SOUTH COURTYARD	4,200 SQ FT
WEST COURTYARD	6,100 SQ FT
TOTAL LANDSCAPING PROVIDED	21,300 SQ FT

TOTAL CALIPER INCHES OF TREES ON SITE

TOTAL TREES (9" DIAMETER OR LARGER)	CAL. IN.	836'
TOTAL PROTECTED TREES TO REMAIN	CAL. IN.	573'
TOTAL PROTECTED TREES TO BE REMOVED	CAL. IN.	263'
TOTAL REPLACEMENT REQUIRED	CAL. IN.	263'

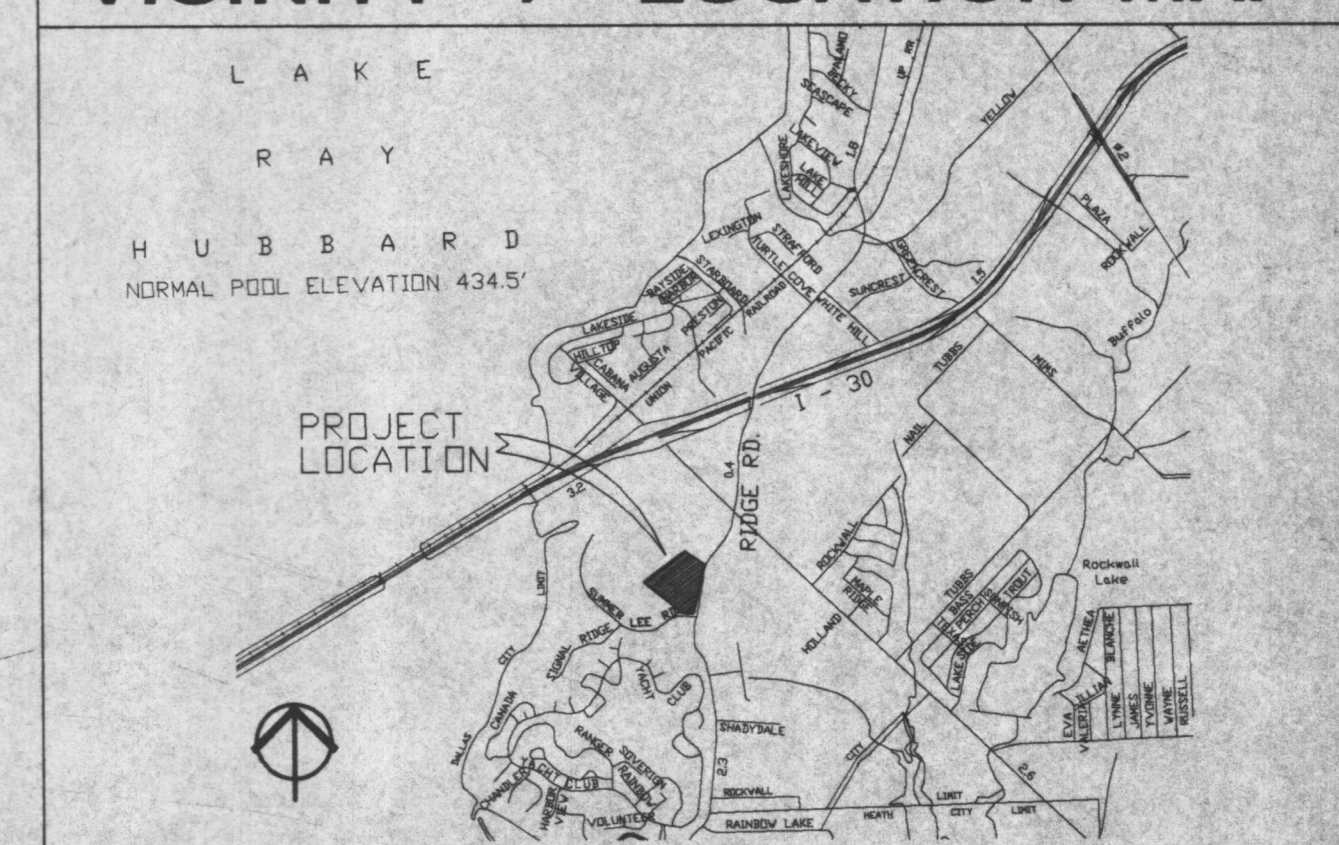
TOTAL CALIPER INCHES OF NEW / REPLACEMENT TREES ON SITE

(88) NEW TREES / MIN (3" DIA. MIN) EQUALS 264'

SITE LIGHTING PLAN LEGEND

- ☐ PROPOSED DECORATIVE POLE LIGHTING (8'-0" HIGH) 100 WATT MAX
- △ PROPOSED DECORATIVE UP LIGHTING (DIRECT BURIAL) 150 WATT MAX
- PROPOSED DECORATIVE BLDG LIGHTING (LOW VOLTAGE) DIRECTIAL @ BLDG
- PROPOSED SECURITY BUILDING LIGHTING (WALL PACKS) DIRECTIAL @ GROUND

VICINITY / LOCATION MAP



12/5/97 SITE DEVELOPMENT / ELECTRICAL SITE PLAN

PROJECT#	9612	SUMMER RIDGE RETIREMENT COMMUNITY RIDGE ROAD AND SUMMER LEE ROAD - ROCKWALL, TEXAS FOR: F.M. 740 ROCKWALL, LTD. 104 LION STREET, SUITE 100 - DALLAS, TEXAS 75218	SHEET NUMBER E 1 OF
DRWN BY	WPK		
CHKD BY	PLH		
DATE	11-25-97		
REVISIONS		HKI ARCHITECTS PAUL LOUIS HARTMAN, AIA - WILLIAM BERNARD KRABACHER, AIA REGISTERED ARCHITECTS - TEXAS UNITED CALIFORNIA LICENSE #10111 - 10-08-97 - 03-08-99	

TREE REMOVAL LEGEND :

TREE NO.	TREE DIA.	SCHEDULED STATUS OF TREE
268	2"	REMOVE AND REPLACED
269	2"	EXISTING TREE TO REMAIN
270	2"	EXISTING TREE TO REMAIN
271	2"	SHALLER THAN 9" REQUIREMENT
272	2"	EXISTING TREE TO REMAIN
273	2"	REMOVE AND REPLACED
274	2"	REMOVE AND REPLACED
275	2"	REMOVE AND REPLACED
276	2"	REMOVE AND REPLACED
277	2"	REMOVE AND REPLACED
278	2"	REMOVE AND REPLACED
279	2"	SHALLER THAN 9" REQUIREMENT
280	2"	REMOVE AND REPLACED
281	2"	SHALLER THAN 9" REQUIREMENT
282	2"	REMOVE AND REPLACED
283	2"	REMOVE AND REPLACED
284	2"	EXISTING TREE TO REMAIN
285	2"	SHALLER THAN 9" REQUIREMENT
286	2"	EXISTING TREE TO REMAIN
287	2"	SHALLER THAN 9" REQUIREMENT
288	2"	REMOVE AND REPLACED
289	2"	REMOVE AND REPLACED
290	2"	EXISTING TREE TO REMAIN
291	2"	EXISTING TREE TO REMAIN
292	2"	EXISTING TREE TO REMAIN
293	2"	REMOVE AND REPLACED
294	2"	REMOVE AND REPLACED
295	2"	REMOVE AND REPLACED
296	2"	REMOVE AND REPLACED
297	2"	SHALLER THAN 9" REQUIREMENT
298	2"	REMOVE AND REPLACED
299	2"	SHALLER THAN 9" REQUIREMENT
300	2"	REMOVE AND REPLACED
301	2"	REMOVE AND REPLACED
302	2"	REMOVE AND REPLACED
303	2"	SHALLER THAN 9" REQUIREMENT
304	2"	EXISTING TREE TO REMAIN
305	2"	REMOVE AND REPLACED
306	2"	REMOVE AND REPLACED
307	2"	REMOVE AND REPLACED
308	2"	EXISTING TREE TO REMAIN
309	2"	EXISTING TREE TO REMAIN
310	2"	EXISTING TREE TO REMAIN
311	2"	EXISTING TREE TO REMAIN
312	2"	EXISTING TREE TO REMAIN
313	2"	EXISTING TREE TO REMAIN
314	2"	SHALLER THAN 9" REQUIREMENT
315	2"	EXISTING TREE TO REMAIN
316	2"	EXISTING TREE TO REMAIN
317	2"	EXISTING TREE TO REMAIN
318	2"	EXISTING TREE TO REMAIN
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327	2"	EXISTING TREE TO REMAIN
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332	2"	EXISTING TREE TO REMAIN
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334	2"	EXISTING TREE TO REMAIN
335	2"	EXISTING TREE TO REMAIN
336	2"	EXISTING TREE TO REMAIN
337	2"	EXISTING TREE TO REMAIN
338	2"	EXISTING TREE TO REMAIN
339	2"	EXISTING TREE TO REMAIN
340	2"	EXISTING TREE TO REMAIN
341	2"	EXISTING TREE TO REMAIN

PROTECTED TREES (9" DIAMETER OR LARGER)	
EXISTING TREES	CAL. IN. 836'
TREES TO REMAIN	CAL. IN. 573'
TREES TO BE REMOVED	CAL. IN. 263'

NOTE: THE INFORMATION SHOWN ON THIS PLAN IS TAKEN FROM DATA RECEIVED FROM CARTER-BURGESS, INC. 7350 ELI-BROOK DRIVE, SUITE 250 / DALLAS, TX 75247 (214) 638-0445 DWS NAME: 11.SLD\9725201\GRA\TREE.DWG NOV. 1997

GENERAL NOTES :

NOTE:
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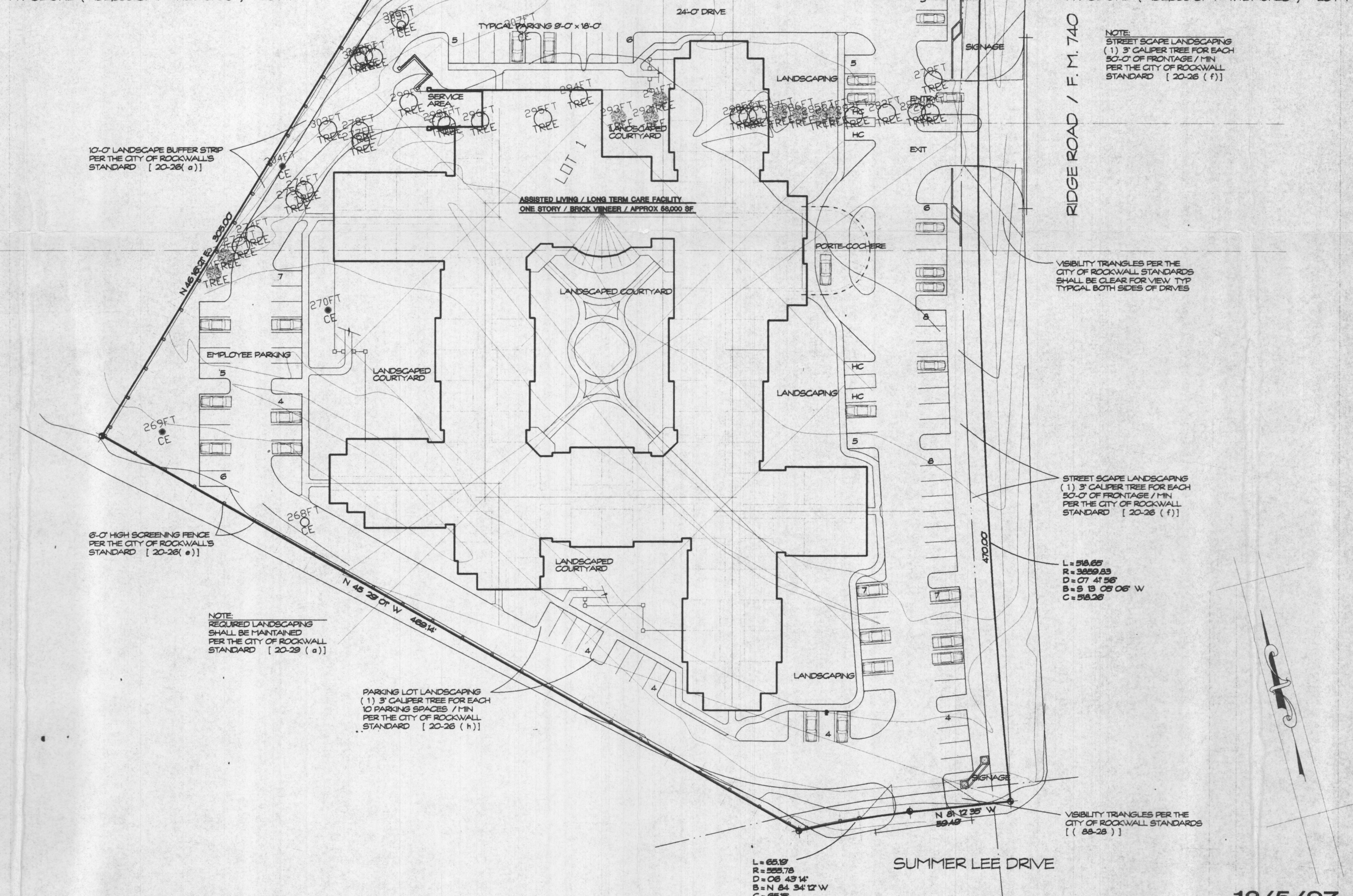
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NOTE:
REQUIRED LANDSCAPING SHALL BE PROTECTED FROM ALL VEHICULAR TRAFFIC PER THE CITY OF ROCKWALL STANDARD [20-29 (c)]

NOTE:
REQUIRED LANDSCAPING SHALL BE MAINTAINED PER THE CITY OF ROCKWALL STANDARD [20-29 (a)]

NOTE:
OUTDOOR LIGHTING SHALL BE INSTALLED TO PREVENT GLARE FROM INTRUDING ON ADJACENT RESIDENTIAL PROPERTIES PER THE CITY OF ROCKWALL STANDARDS

PHASE TWO (70,872 SF / 1.627 ACRES) LOT 2
PHASE ONE (192,535 SF / 4.42 ACRES) LOT 1



BENCH MARK: Square cut pccr top curb Summer Lee and Ridge Drive with an elevation of 565.68

NOTE:
REQUIRED LANDSCAPING AND BUFFER STRIPS SHALL BE PRICED WITH AN UNDERGROUND WATERING SYSTEM PER THE CITY OF ROCKWALL STANDARD [20-29 (a)]

NOTE:
PLANT MATERIAL SHALL BE SELECTED FROM THE EXHIBIT "B" OF THE "RECOMMENDED PLANT LIST" PER THE CITY OF ROCKWALL ORDINANCE NO. 88-28

NOTE:
STREET SCAPE LANDSCAPING (1) 3" CALIPER TREE FOR EACH 50'-0" OF FRONTAGE / MIN PER THE CITY OF ROCKWALL STANDARD [20-26 (f)]

RIDGE ROAD / F. M. 740

VISIBILITY TRIANGLES PER THE CITY OF ROCKWALL STANDARDS SHALL BE CLEAR FOR VIEW, TYP TYPICAL BOTH SIDES OF DRIVES

STREET SCAPE LANDSCAPING (1) 3" CALIPER TREE FOR EACH 50'-0" OF FRONTAGE / MIN PER THE CITY OF ROCKWALL STANDARD [20-26 (f)]

L = 518.65
R = 3699.83
D = 07' 41" 56"
S = N 84° 05' 06" W
C = 518.26

VISIBILITY TRIANGLES PER THE CITY OF ROCKWALL STANDARDS [(88-28)]

L = 65.19
R = 322.78
D = 08° 43' 14"
S = N 84° 34' 12" W
C = 65.19

RECAPITULATION / SITE PLAN

PHASE ONE / SUMMER RIDGE RETIREMENT COMMUNITY	
ASSISTED LIVING UNITS	TOTAL UNIT COUNT = 46
NURSING CENTER	TOTAL BED COUNT = 58 (29 SEMI-PRIVATE UNITS)
ONE STORY STRUCTURE	APPROX 58,000 SF
PHASE ONE / PARKING REQUIREMENT SUMMARY	
46 ASSISTED LIVING UNITS	(46 x 125) = 58
58 NURSING BEDS	(58 - 6) = 10
EMPLOYEE PARKING	(DAY SHIFT) = 30
TOTAL PARKING REQUIRED	98 SPACES
TOTAL PARKING ALLOWED	98 SPACES
PHASE ONE / LAND AREA 184,782 SF = 4.242 ACRES	

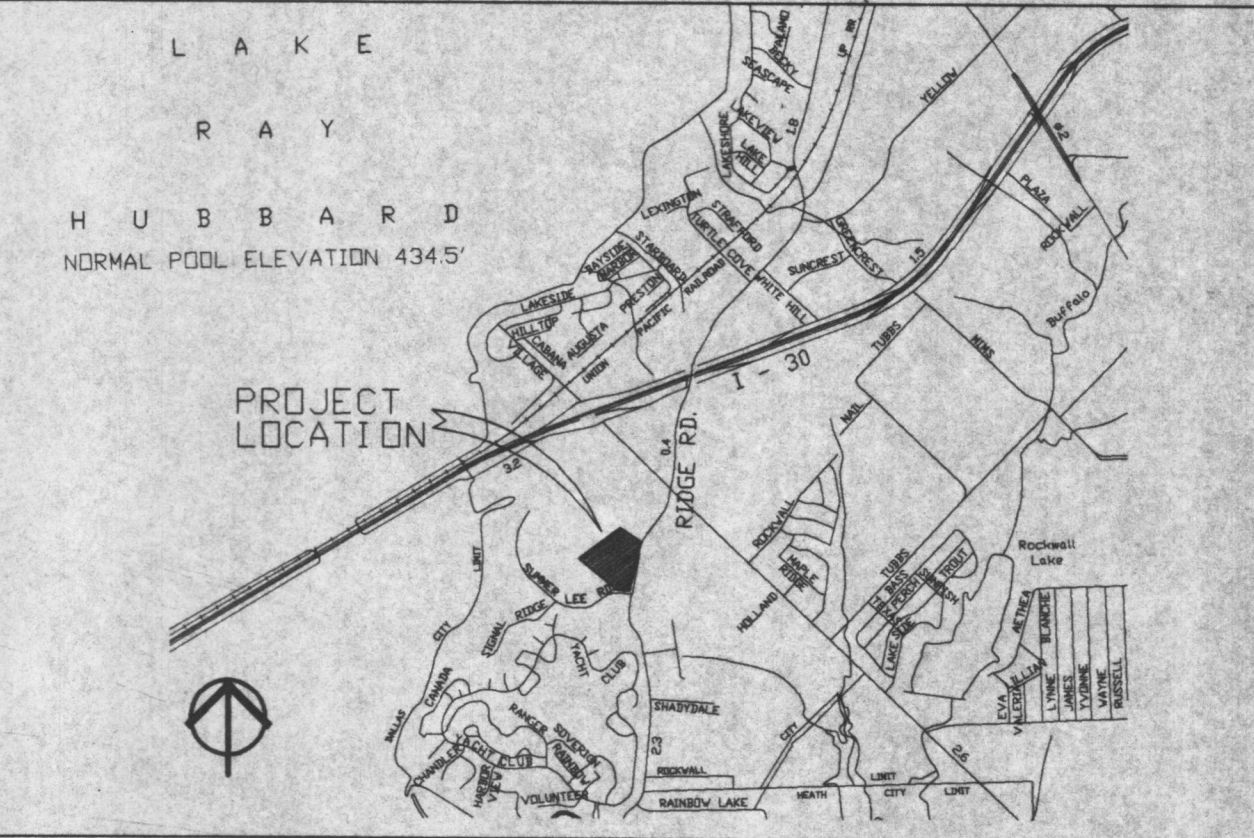
RECAPITULATION / LANDSCAPING

PHASE ONE / SUMMER RIDGE RETIREMENT COMMUNITY		
PHASE ONE / LAND AREA 184,782 SF = 4.242 ACRES		
% REQUIRED IN LANDSCAPING	15%	APPROX 27,720 SF
LANDSCAPING CREDITS		
PARKING LOT LANDSCAPING	2.5% CREDIT	
RIGHT OF WAY LANDSCAPING	2.5% CREDIT	
TOTAL LANDSCAPE CREDITS	5.0% CREDIT	
TOTAL LANDSCAPING REQUIRED BY%	10%	APPROX 18,478 SF
ACTUAL LANDSCAPING PROVIDED	APPROX	SQ. FT.
INTERIOR COURTYARD	11,000	SQ. FT.
SOUTH COURTYARD	4,200	SQ. FT.
WEST COURTYARD	6,100	SQ. FT.
TOTAL LANDSCAPING PROVIDED	21,300	SQ. FT.
TOTAL CALIPER INCHES OF TREES ON SITE		
TOTAL TREES (9" DIAMETER OR LARGER)	CAL. IN.	836'
TOTAL PROTECTED TREES TO REMAIN	CAL. IN.	573'
TOTAL PROTECTED TREES TO BE REMOVED	CAL. IN.	263'
TOTAL REPLACEMENT REQUIRED	CAL. IN.	263'

TREE REMOVAL PLAN LEGEND

	EXISTING PROTECTED TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	NEW REPLACEMENT TREE (3" MIN CAL)

VICINITY / LOCATION MAP



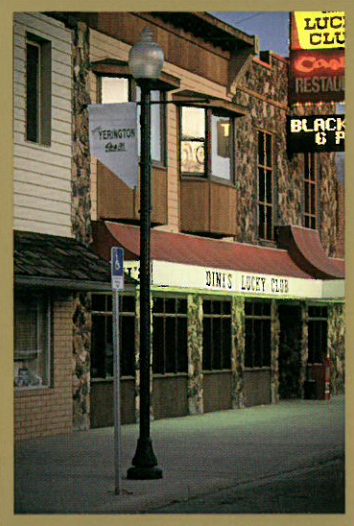
12/5/97 DETAILED SITE PLAN / TREE REMOVAL PLAN



PROJECT#	9812
DRWN BY	WBK
CHKD BY	PLH
DATE	11-25-97
REVISIONS	
SUMMER RIDGE RETIREMENT COMMUNITY RIDGE ROAD AND SUMMER LEE ROAD FOR: F. M. 740 ROCKWALL, LTD. 144 LION STREET, SUITE E. DESOTO, TEXAS 75115	
HKI ARCHITECTS PAUL LOUIS HABERMAN, AIA; WILLIAM BERNARD KRASSNER, AIA 144 LION STREET, SUITE E. DESOTO, TEXAS 75115	
SHEET NUMBER	L-2

Cityscapes of America

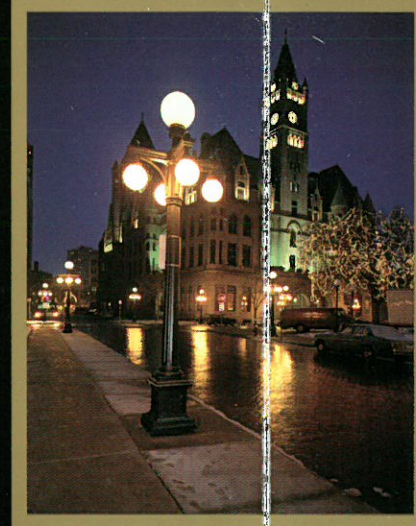
Yerington, NV.



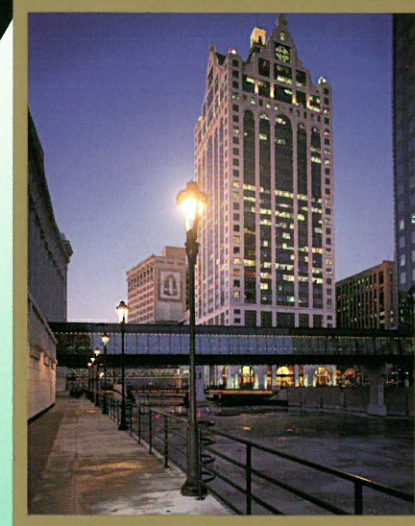
Wenatchee, WA.



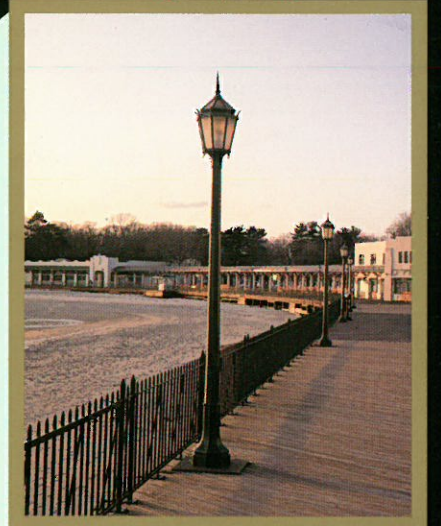
St Paul, MN.



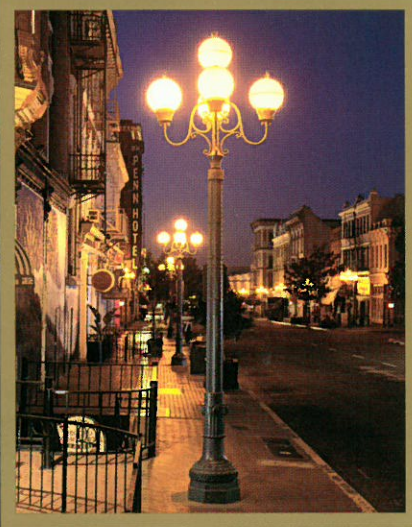
Milwaukee, WI.



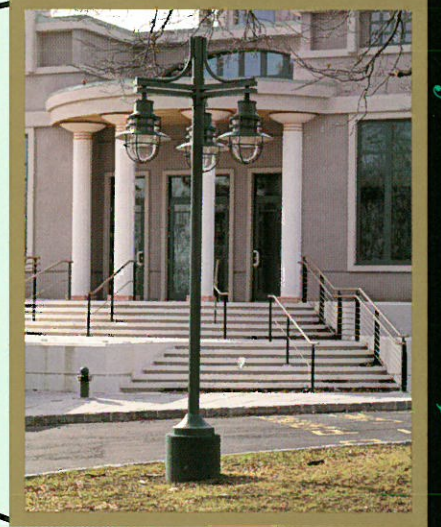
Rye, NY.



San Diego, CA.



Parsippany, NJ.



Sparks, NV.



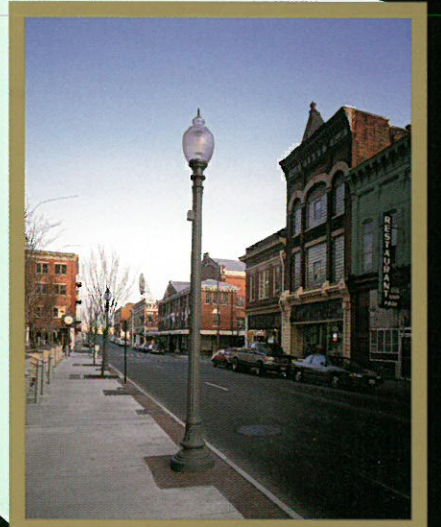
Salt Lake City, UT.



Orlando, FL.



Daytona, FL.



Roanoke, VA.

sun valley lighting

Cityscapes of America

HAMPLAIN * BALTIMORE * COLUMBUS * MEADFORD
 LONG BEACH * MILWAUKEE * NEW ORLEANS
 CHARLOTTE * LAS VEGAS * RICHMOND * WENATCHEE
 BIRMINGHAM * PHILADELPHIA * WORCESTER
 BUFFALO
 DULUTH
 DAYTONA
 MADISON
 OXFORD
 RACINE
 PARKS
 DENVER
 SANTA FE
 FORT LEE
 ALBANY
 BRIGHAM
 ELMHURST
 FORT MYERS
 KENSINGTON
 LOS ANGELES
 SALT LAKE
 RENO * VAIL
 ROCHESTER



Architecture by day... Security by night.

The Cityscapes of America Collection of large city and small town street lighting illustrates Sun valley's award winning design creativity.

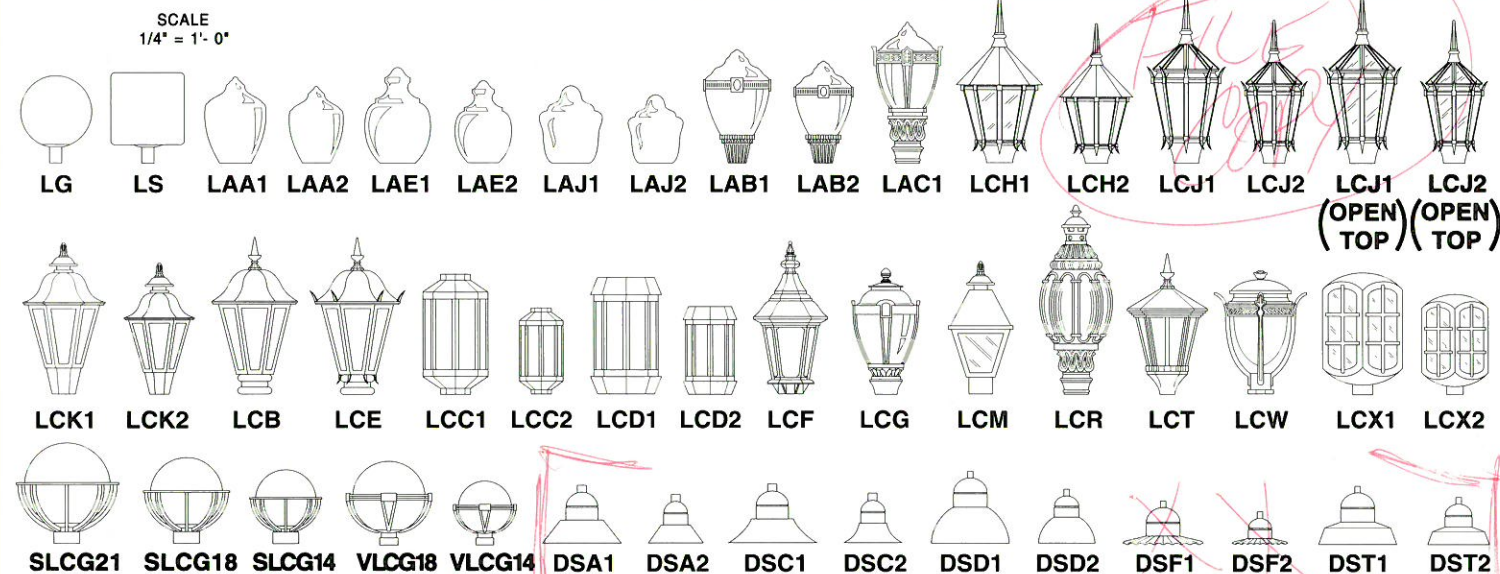
The collection's construction durability and computer engineered illumination guarantees its beauty and function generation after generation.

Sun Valley Lighting proudly manufactures entirely in the U.S.A.

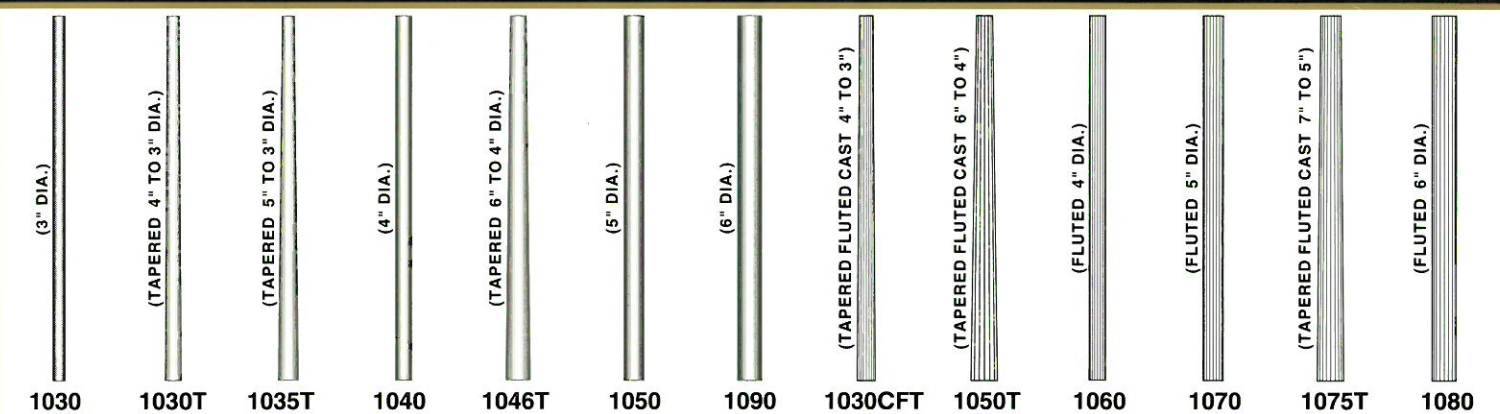
sun valley lighting

CHICAGO
 DURHAM
 HOUSTON
 ORLANDO
 PERRIS
 ROANOKE
 TUCSON
 POMONA
 ST. PAUL
 NEW YORK
 OXNARD
 PHOENIX
 SPOKANE
 GREAT NECK
 SAN DIEGO
 PARSIPPANY
 OKLAHOMA
 MIAMI * RYE
 SHREVEPORT

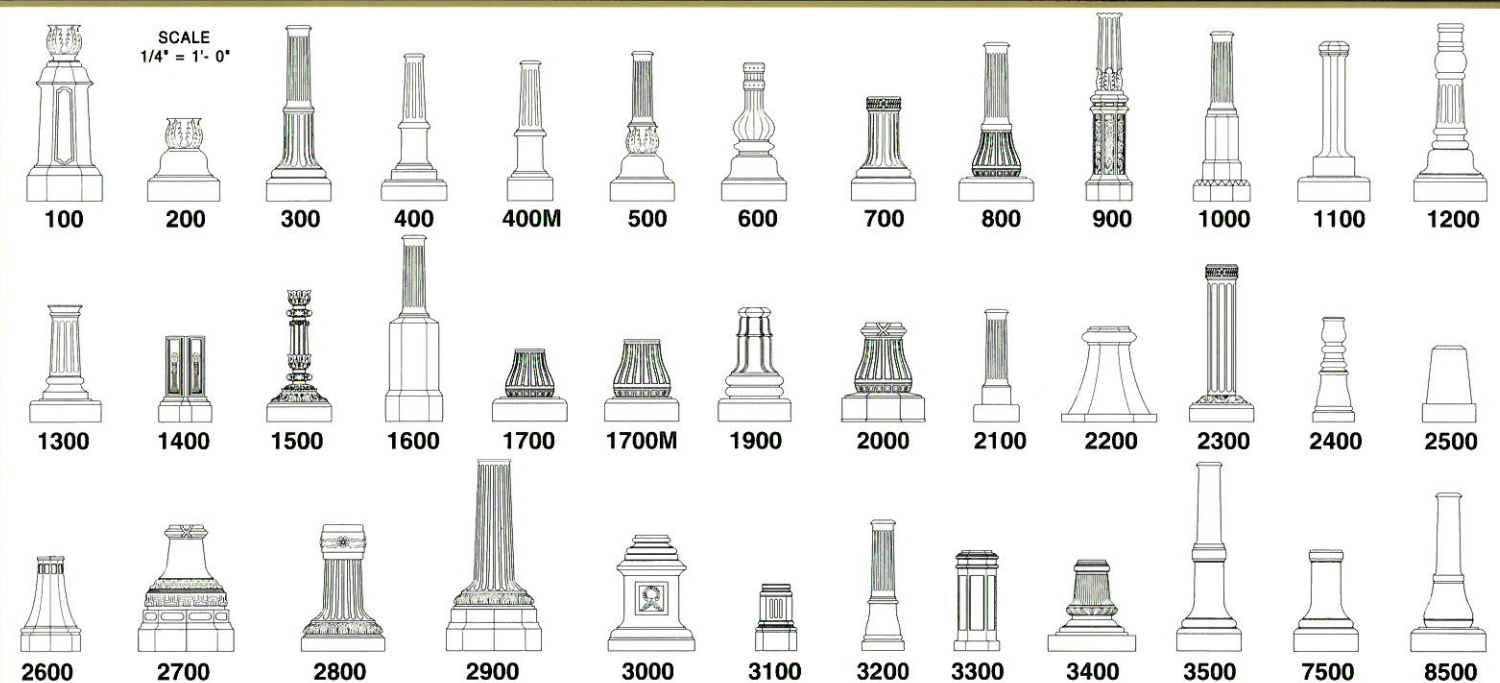
LUMINAIRES



SHAFTS



BASES



sun valley lighting

7900 CLYBOURN AVENUE, SUN VALLEY, CA. 91352
(818) 767-3031 (213) 875-1136

Octagonal Lantern Series

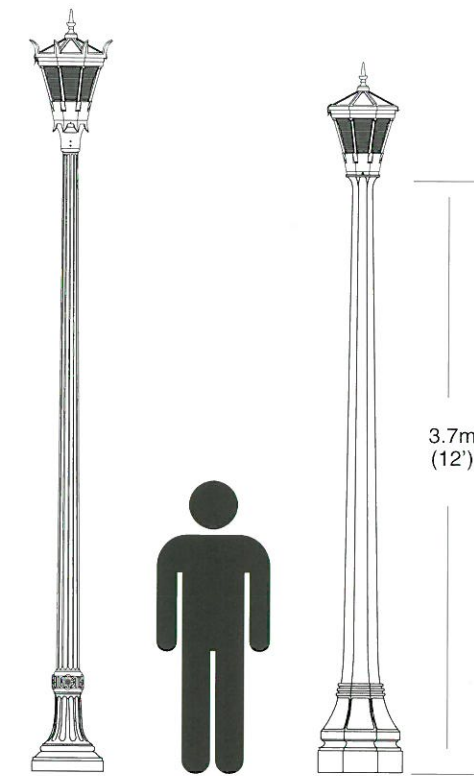
The Octagonal lantern's superior optical performance is accompanied by the highest quality components and unequalled product design to insure

unmatched durability. A unique one-piece refractor limits dirt and insect penetration into the optical assembly, therefore avoiding the accumulation of unsightly debris common in many eight-panelled lanterns. The one-piece design also provides proper orientation of the controlling prisms insuring the optimum light distribution is achieved.



HOLOPHANE
OUTDOOR
ARCHITECTURAL
LIGHTING

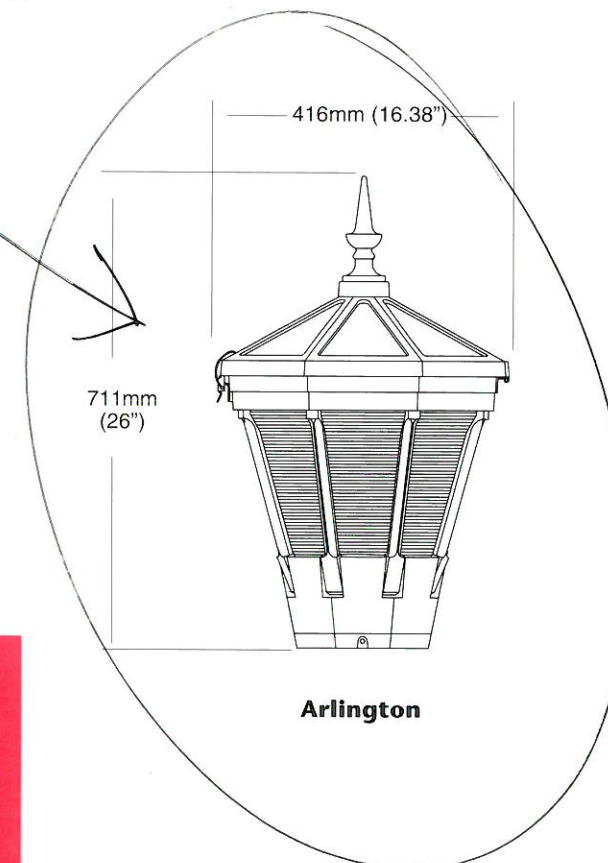
Typical Configurations



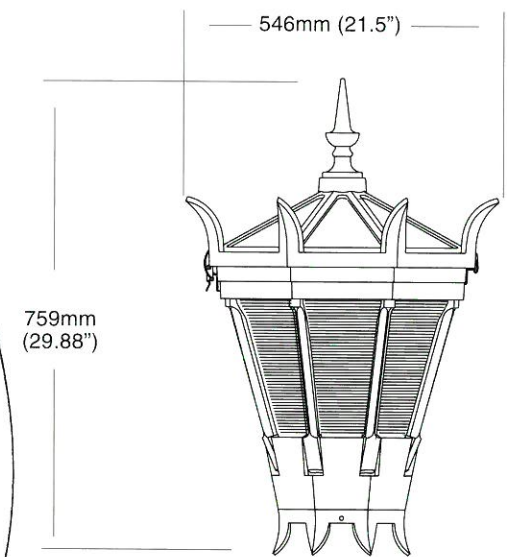
A integrated top latch and spring loaded optical assembly allows tool-less lamp changes while guaranteeing a securely sealed optical compartment.

Dimensional Data

*Will use this
Approved*



Arlington



Jefferson

HOLOPHANE
OUTDOOR
ARCHITECTURAL
LIGHTING

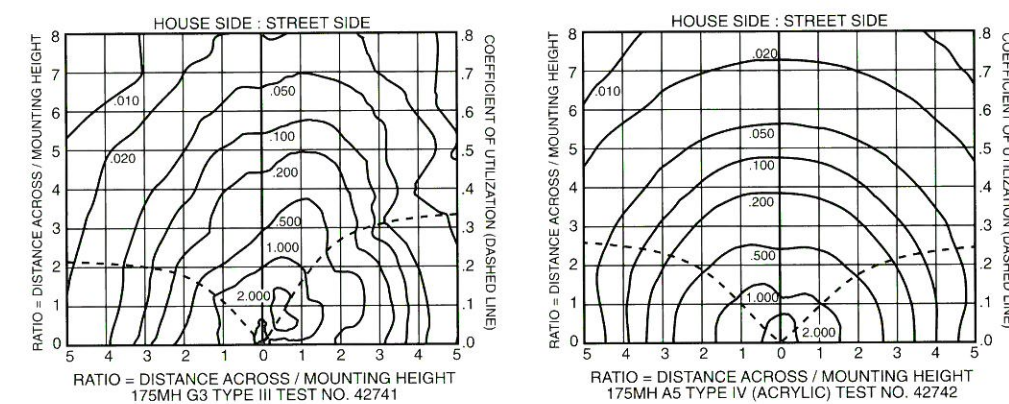
Ordering Guide

Styles	Lamp type & wattages	Colors
Arlington	Metal Halide 70-175W	Black
Jefferson	HPS 35-150W	Bronze
	Mercury 100-175W	Green
	Incandescent 200W max	As specified

Optics	Options & Accessories
Asymmetric glass refractor	Button styled photocontrol
Asymmetric polycarbonate refractor	Protected starter
Symmetric polycarbonate refractor	Fusing
Asymmetric acrylic refractor	
Symmetric acrylic refractor	

For detailed ordering information, specifications, and photometrics, refer to the appropriate technical data sheet

Photometrics



Typical photometric data (Isofootcandle charts and coefficient of utilization curves)

Unique Solutions

Octagonal Lantern Series

Since the 1920's, luminaires incorporating the graceful symmetry of the eight-sided lantern have adorned urban streets and parks



throughout North America. The Unique Solutions Octagonal Lantern Series blends this elegant design with precision optics and state of the art lamp technology to create a luminaire which is aesthetically pleasing while providing superior performance. Extended pole spacings and unparalleled uniformity are achieved while unwanted light trespass and disabling glare are limited.



Arlington®

US-157 8/96



Jefferson®

**HOLOPHANE
OUTDOOR
ARCHITECTURAL
LIGHTING**

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS
UNIQUE SOLUTIONS

A Division of Holophane
515 McKinley Avenue
Newark, Ohio 43055

Holophane Corporation, 214 Oakwood Ave.,
Newark, OH 43055/Holophane Canada, Inc.,
294 Walker Dr., Unit #3, Brampton, ON
Canada L6T 4Z2/Holophane Europe Limited,
Bond Ave., Milton Keynes MK1 1JG, England.

Contact your local Holophane sales representative for application assistance, computer-aided design and cost studies, and sample units for trial installation. For information on other Holophane products and systems, call the Customer Service Center at 614-345-9631. In Canada call 905-793-3111 or fax 905-793-9597.

Limited Warranty and Limitation of Liability
Refer to the Holophane limited material warranty and limitation of liability on this product (excluding lamp), which are published in the "Terms and Conditions" section of the current price schedule, and is available from our local Holophane sales representative.



Cast Aluminum Posts

Beginning as early as the 19th century, cast posts have served as the foundation for urban lighting systems. Traditionally, the posts were constructed of

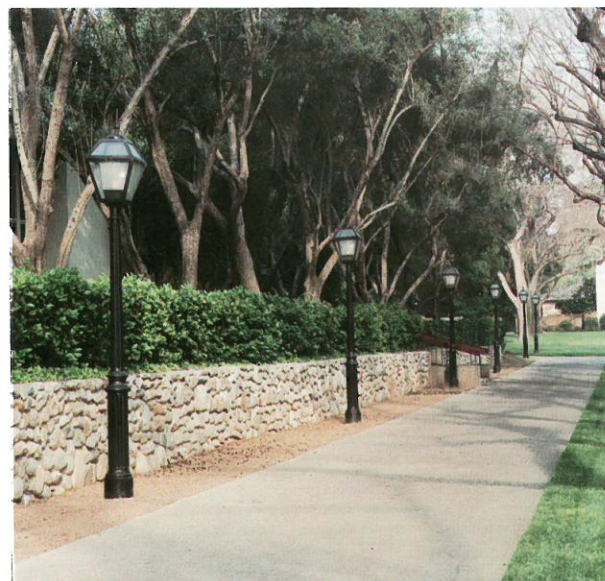
cast iron and due to the expense of horse drawn transportation, lighting posts were manufactured at local foundries. Consequently, a great variety of styles permeated metropolitan North America. Styles ranged from elegantly, simplistic fluted posts to elaborately embellished multi-fixtured light poles.

The Unique Solutions cast aluminum posts help recreate the ambiance of this bygone era while utilizing the most modern technology and materials available today. These human scale posts coupled with the superior optical control of Holophane luminaires invite pedestrian activity and promote security.



**Columbus Library,
Columbus, OH
GranVille on
Wadsworth**

Cast aluminum bases matched with cast fluted-tapered or extruded shafts allow Unique Solutions to offer a style to meet almost any application, while the relative light weight of aluminum eases installation and reduces transportation costs.



**Scripts College, Claremont, CA
Claremont on Hamilton Post**

**HOLOPHANE
OUTDOOR
ARCHITECTURAL
LIGHTING**

Unique Solutions

Cast Aluminum Posts

Premium Material: The copper-free 356.1 aluminum alloy used in post castings ensures maximum corrosion resistance is combined with superior material strength.

Superior Finish: To further enhance corrosion protection, posts are additionally protected with a state of the art, seven stage finishing system which combines a microcrystalline iron oxide primer with an electrostatically applied polyester powder coating. This combination provides unparalleled performance and exceptional durability.

Maximum Testing: Sophisticated testing procedures borrowed from the aviation industry eliminate porosity and guarantee minimum grain size resulting in maximum material strength.

Unparalleled Construction: Shafts are integrated with the base casting by double circumferential welds performed by ANSI/AWS certified welders. The posts are then shipped as one piece for maximum structural integrity.



Brookside Country Club,
Columbus, OH Dickens on
Charleston Post

HOLOPHANE
OUTDOOR
ARCHITECTURAL
LIGHTING

Unique Solutions

Extruded Shaft Options

The design of Unique Solutions cast aluminum posts allows a wide variety of shaft options with as many as four straight extruded shafts along with a variety of fluted or smooth tapered shafts (see Figure 1). For information on shaft, luminaire and crossarm combinations available, consult your local Holophane representative.

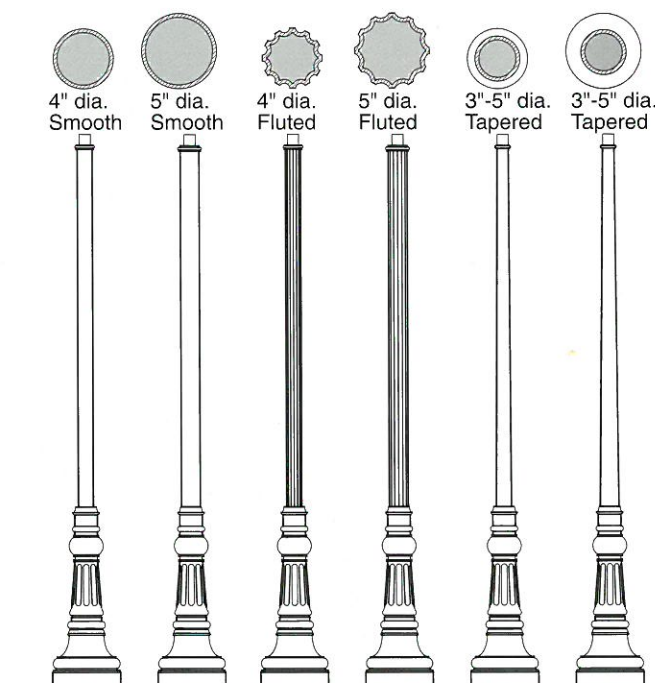


Figure 1

Advantages of Unique Solutions Cast Aluminum Posts

- Historical styling
- Premium grade material
- Advanced finishing system
- Unparalleled material testing
- Superior construction

Typical Applications

- Where ease of installation is desired
- Where corrosion resistance is required
- As a lower cost alternative to cast iron

Typical Projects

- Street and bridge lighting
- Parks and landscape lighting
- Residential communities
- Commercial parking lots
- Walking and bike trails



HOLOPHANE
OUTDOOR
ARCHITECTURAL
LIGHTING

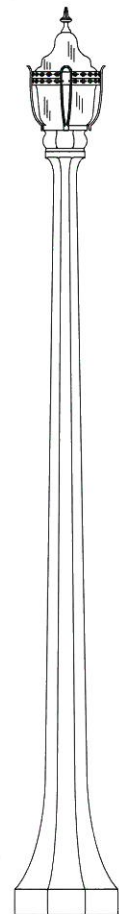
Unique Solutions

Cast Aluminum Posts

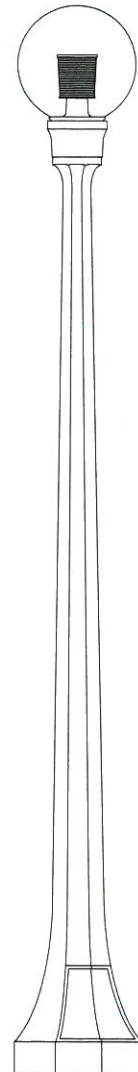


Arlington on
Barrington Post

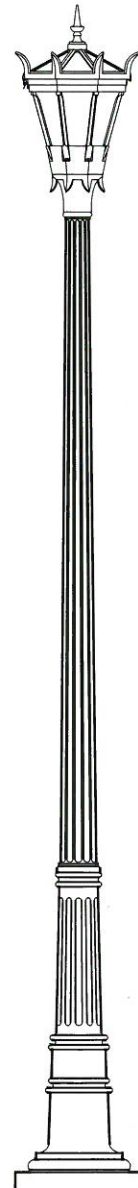
HOLOPHANE
OUTDOOR
ARCHITECTURAL
LIGHTING



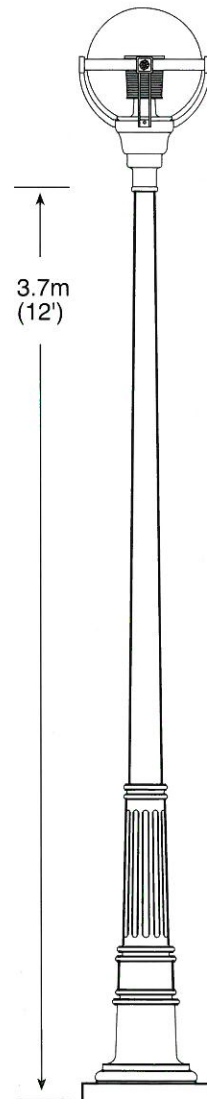
Barrington Style
16" dia. base with
GranVille



Barrington Style
20" dia. base
with
PrismaSphere



Bradford Style
20" dia. base
Fluted, Tapered
Shaft with
Arlington



Bradford Style
20" dia. base Ex-
truded Shaft with
Jefferson

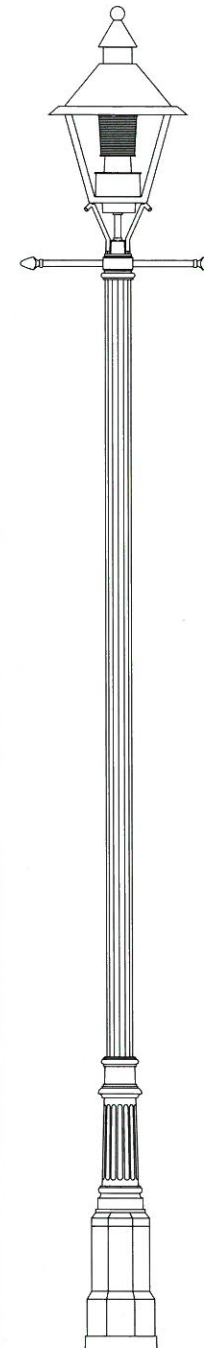
Unique Solutions

Cast Aluminum Posts

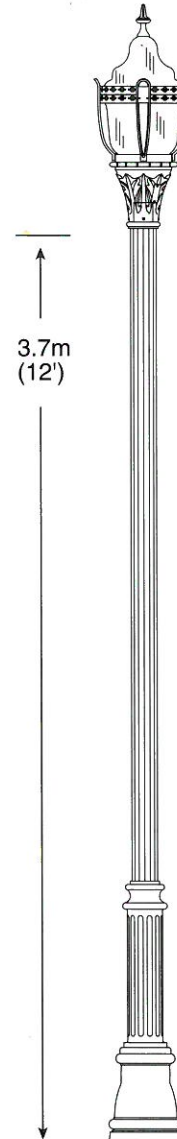


GranVille on Burlington
Post

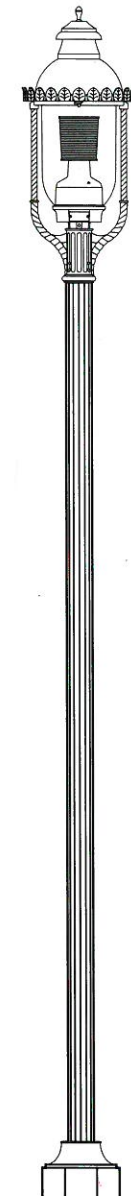
HOLOPHANE
OUTDOOR
ARCHITECTURAL
LIGHTING



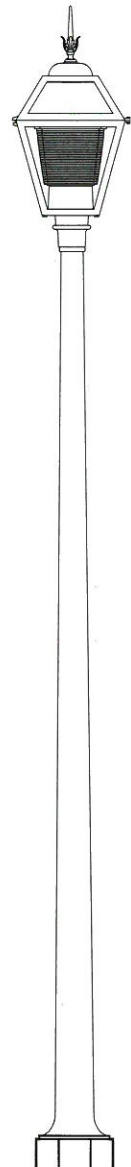
Burlington Style
11" dia. base,
Extruded Shafts
with Dickens



Charleston Style
11.5" dia. base,
Extruded Shafts
with GranVille



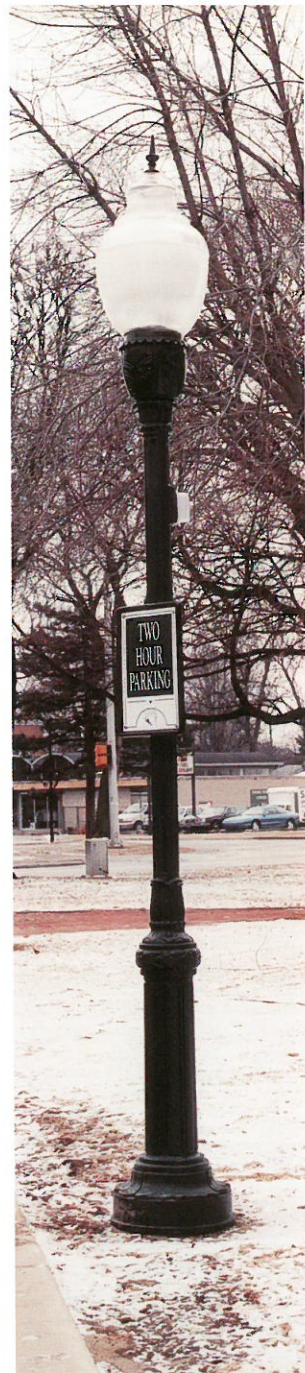
Colorado Style
13" dia. base,
Extruded Shafts
with Dorchester



Colorado Style
13" dia. base, Tapered
Shafts with Simple
GranVille

Unique Solutions

Cast Aluminum Posts

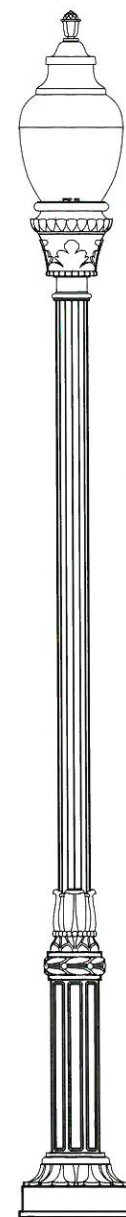


Washington Postlite on Chesapeake Post

HOLOPHANE
OUTDOOR
ARCHITECTURAL
LIGHTING



Chesapeake Style
18" dia. base,
Fluted Shaft with
GranVille

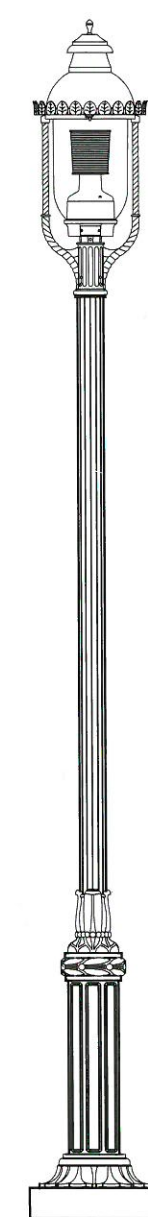


Chesapeake Style
18" dia. base,
Extruded Shaft
with State Street

3.7m
(12')



Chesapeake Style
20" dia. base,
Fluted, Shaft with
Washington
Postlite



Chesapeake Style
20" dia. base
Extruded Shaft
with Dorchester

Unique Solutions

Cast Aluminum Posts



Twin GranVilles on Charleston Post

HOLOPHANE
OUTDOOR
ARCHITECTURAL
LIGHTING

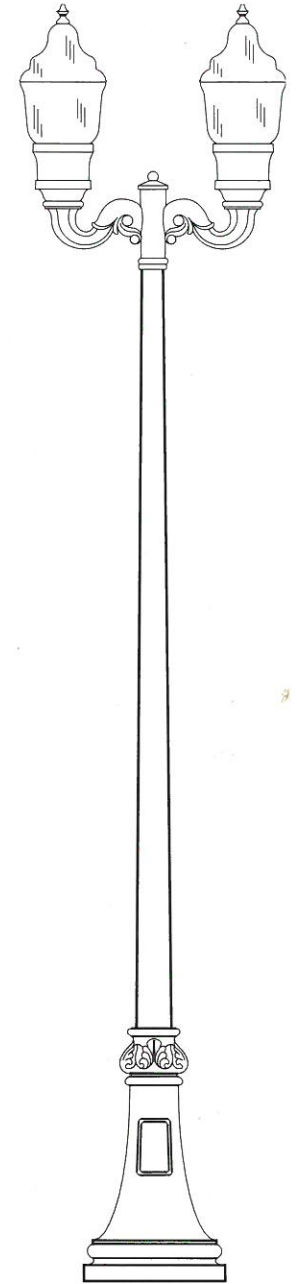


Dunwoody Style
12 & 20" dia. base,
Fluted Shafts
with Vimont

3.7m
(12')



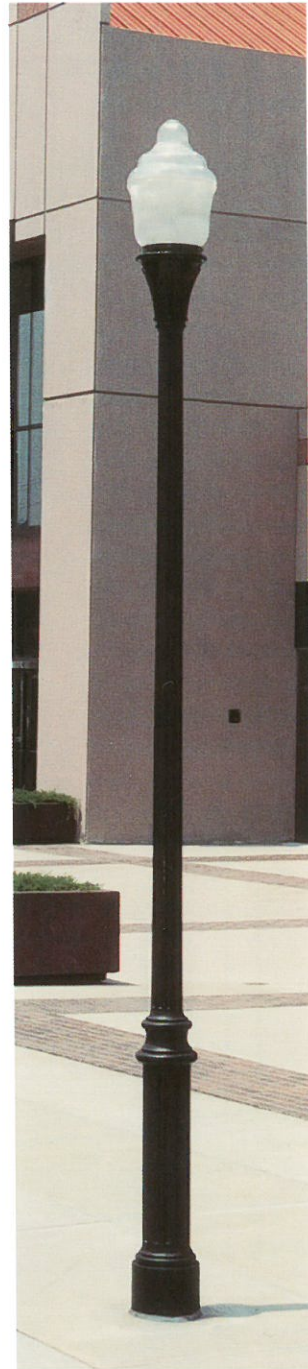
Dunwoody Style
12" dia. base,
Extruded Shafts
with GranVille
Leaf Casting



Dunwoody Style
20" dia. base, Extruded
Shafts with Twin
GranVilles Arcadian
Casting

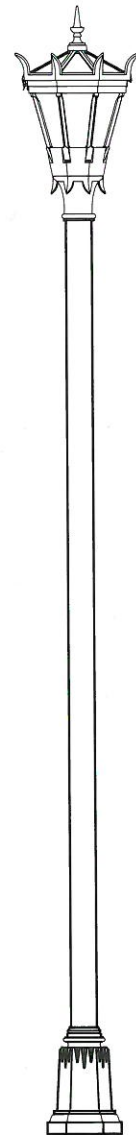
Unique Solutions

Cast Aluminum Posts

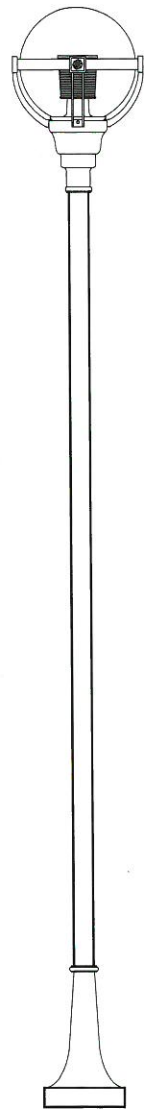


GranVille on Hamilton Post

HOLOPHANE
OUTDOOR
ARCHITECTURAL
LIGHTING



Fremont Style
11.3" dia. base, Extruded Shafts with Jefferson



Grovetown Style
13" dia. base Extruded Shafts with Buffalo Place Prismsphere



Hamilton Style
10" dia. base Fluted, Tapered Shaft with GranVille Leaf Casting



Hamilton Style
10" dia. base Extruded Shafts with Dorchester

Unique Solutions

Cast Aluminum Posts

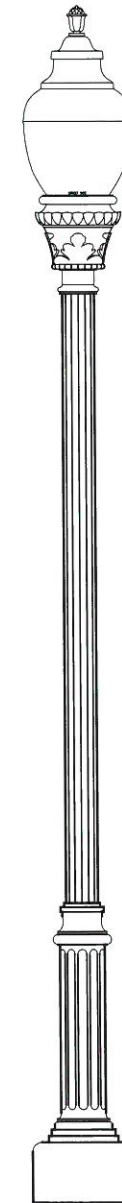


Arlington on Barrington Post

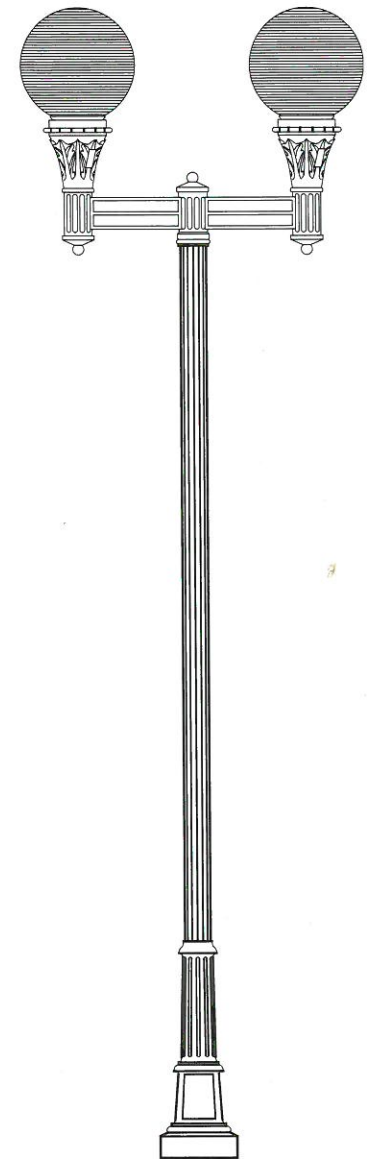
HOLOPHANE
OUTDOOR
ARCHITECTURAL
LIGHTING



Hamilton Style
16" dia. base, Fluted, Tapered Shafts with Claremont



Hamilton Style
16" dia. base, Extruded Shafts with State Street



Kentwood Style
12" dia. base, Extruded Shafts with Twin Prismsphere Leaf Casting

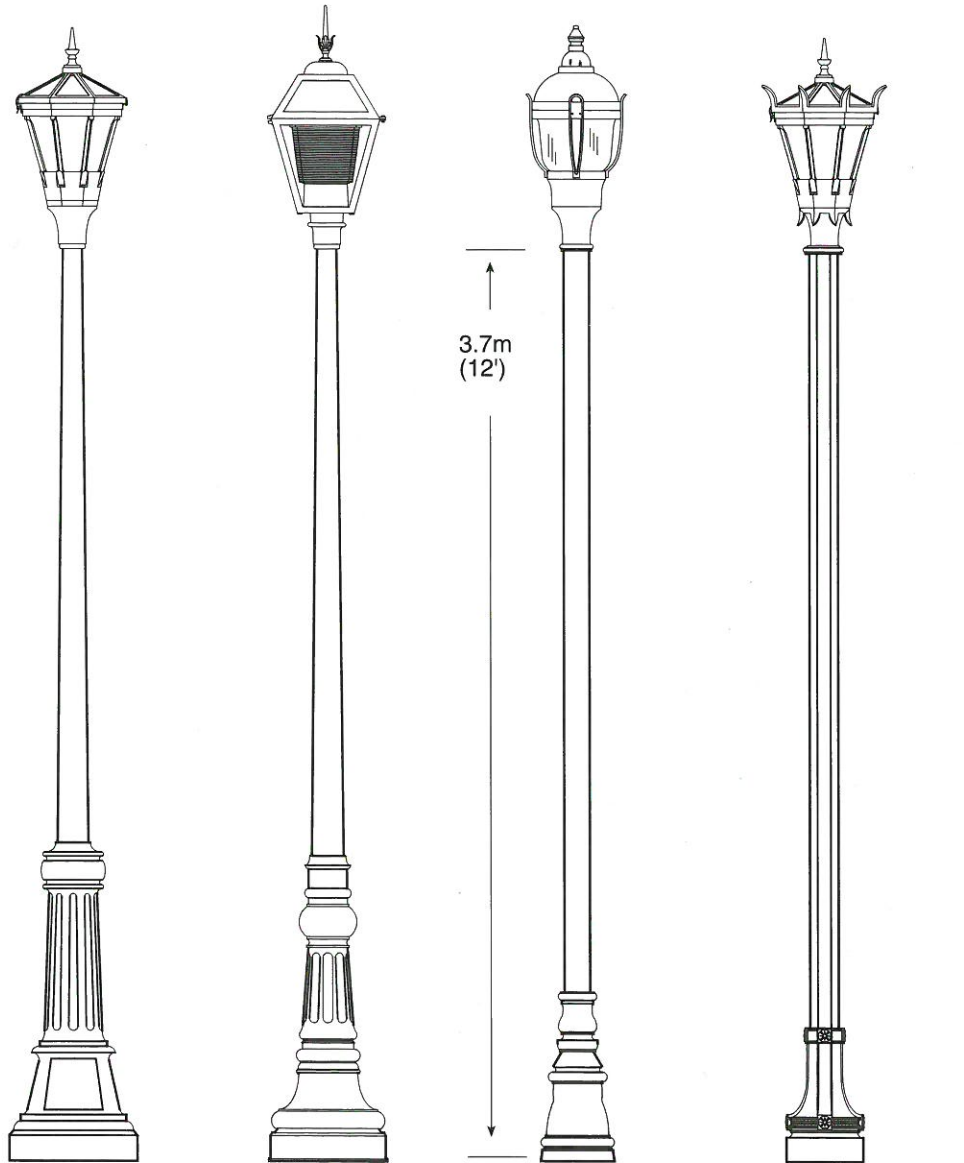
Unique Solutions

Cast Aluminum Posts



Dorchester on Hamilton Post

HOLOPHANE
OUTDOOR
ARCHITECTURAL
LIGHTING



Kentwood Style
20" dia. base
Extruded Shafts
with Arlington

Manchester Style
19" dia. base
Extruded Shafts
with Claremont

Mount Vernon Style
12" dia. base
Extruded Shafts
with Syracuse
GranVille Arcadian
Casting

Norwich Style
12" dia. base
Extruded Shafts
with Jefferson

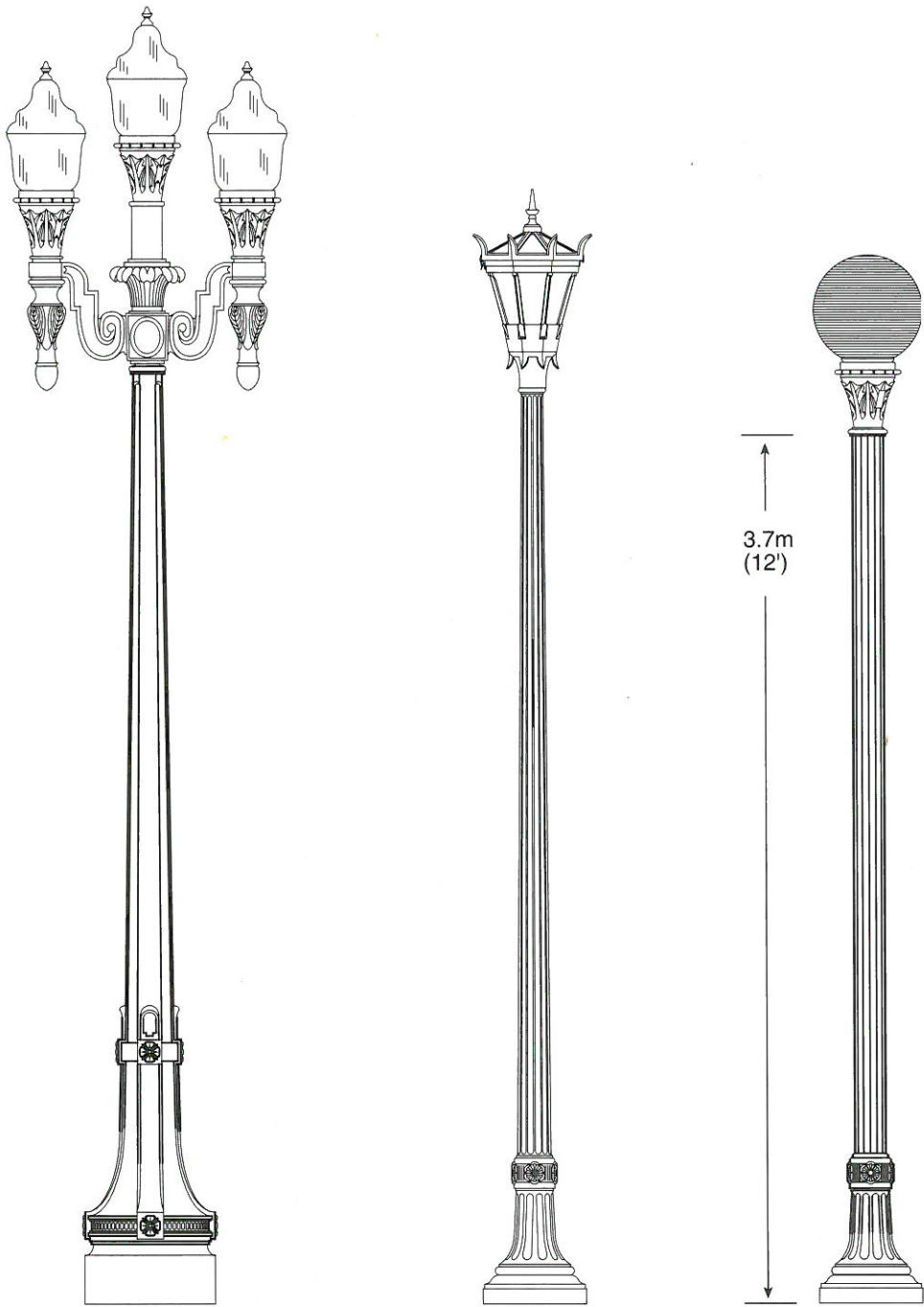
Unique Solutions

Cast Aluminum Posts



GranVille on North Yorkshire Post

HOLOPHANE
OUTDOOR
ARCHITECTURAL
LIGHTING



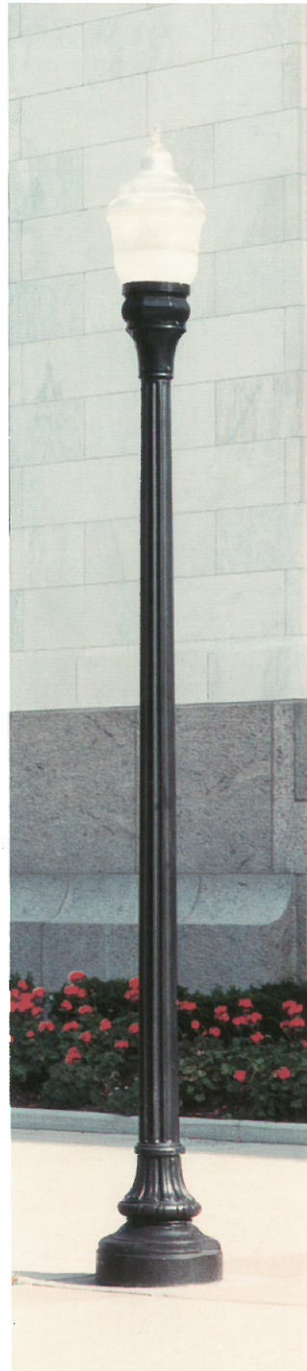
Norwich Style
21" dia. base, Shaft
Octagonal, Tapered Shaft
with Triple GranVilles Leaf
Casting with Dickens

North Yorkshire Style
17" dia. base, Fluted
Tapered Shaft with
Jefferson

North Yorkshire Style
17" dia. base, Extruded
Shafts with
Prismasphere Leaf
Casting

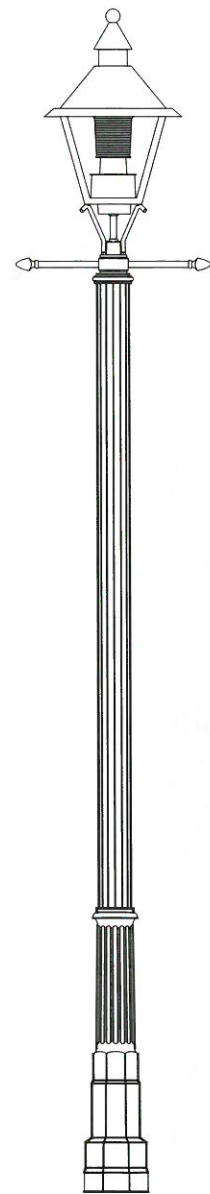
Unique Solutions

Cast Aluminum Posts

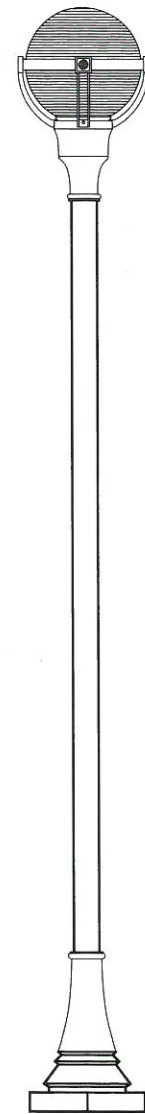


GranVille on Wadsworth Post

HOLOPHANE
OUTDOOR
ARCHITECTURAL
LIGHTING



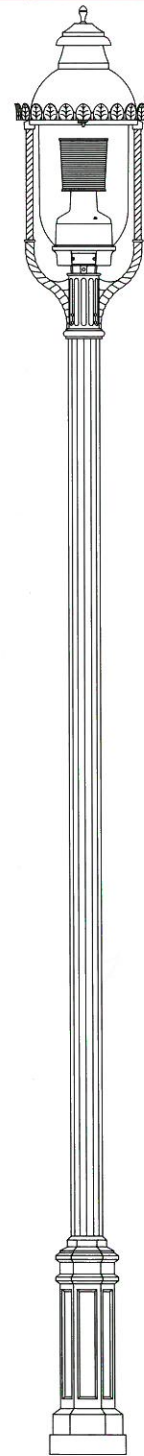
Oslo Style
10" dia. base
Extruded
Shafts with
Dickens



Princeton Style
18" dia. base
Extruded Shafts
with Buffalo Place
Prismasphere
Arcadian



Princeton Style
18" dia. Smooth
base extruded
Shafts with
GranVille Fluted
Casting



Plymouth Style
10" dia. base
Extruded Shafts
with Dorchester

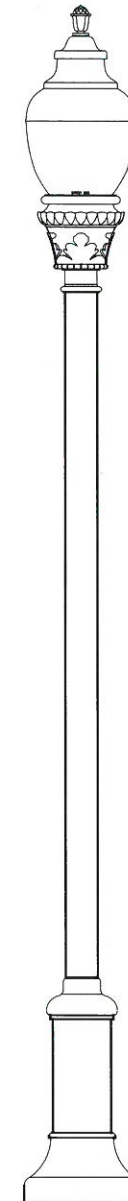
Unique Solutions

Cast Aluminum Posts

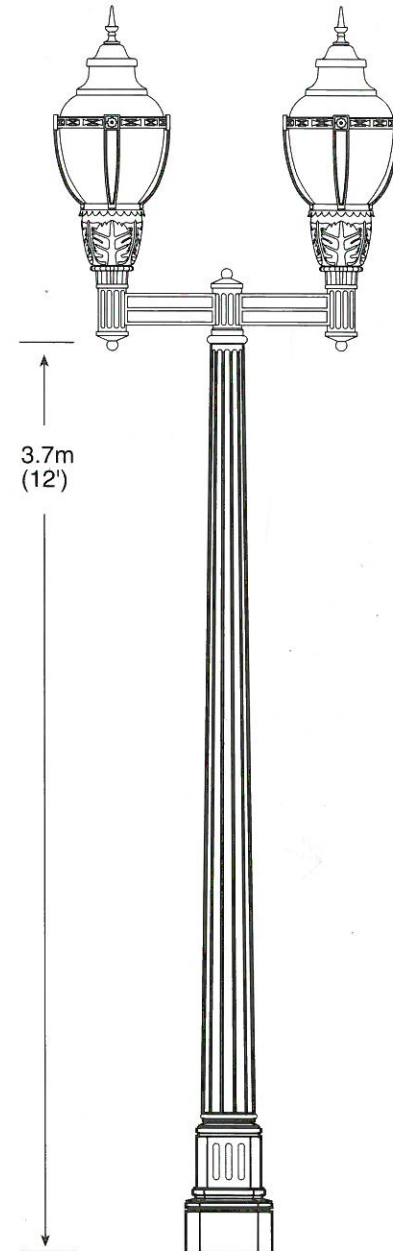


Prismasphere on Charleston Post

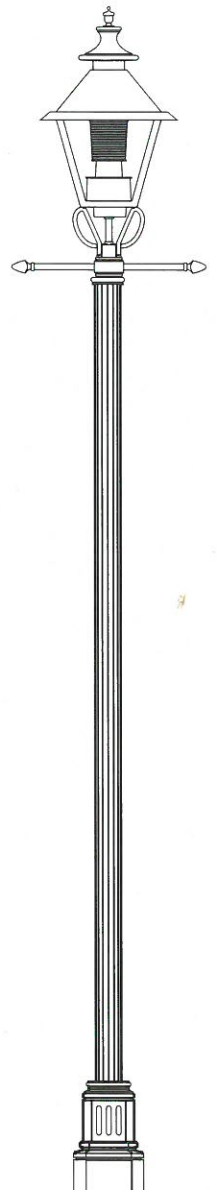
HOLOPHANE
OUTDOOR
ARCHITECTURAL
LIGHTING



Rockford Harbor Style
18" dia. base,
Extruded Shafts
with State Street



Southport Style
11" dia. base, Fluted,
Tapered Shaft with
Twin Washington
Postlites



Southport Style
11" dia. base, Extruded
Shafts with Vimont

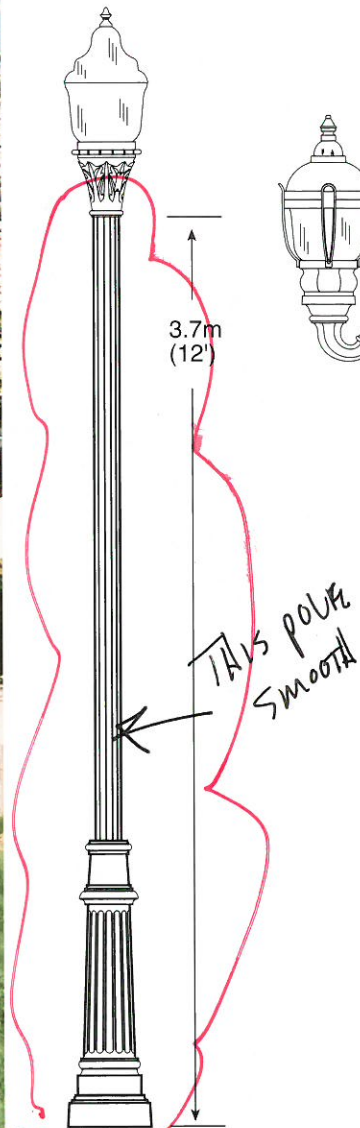
Unique Solutions

Cast Aluminum Posts

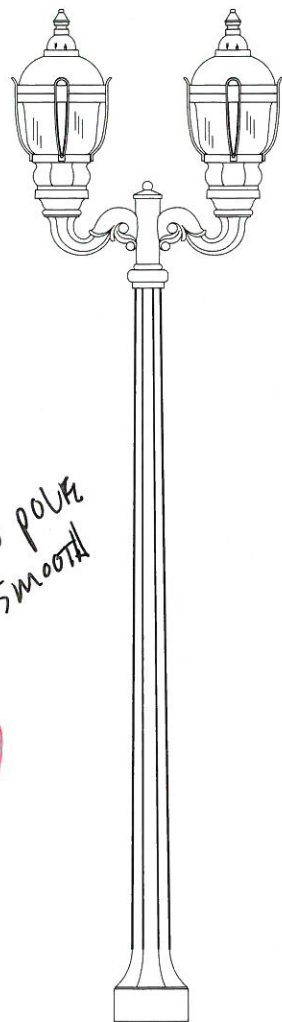


Claremont on Hamilton Post

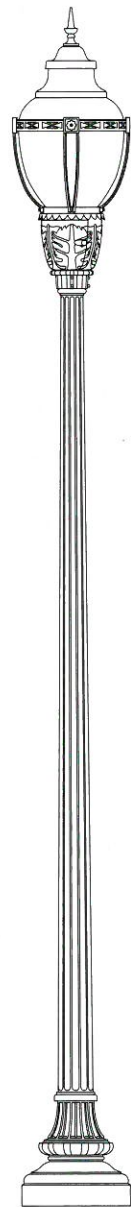
HOLOPHANE
OUTDOOR
ARCHITECTURAL
LIGHTING



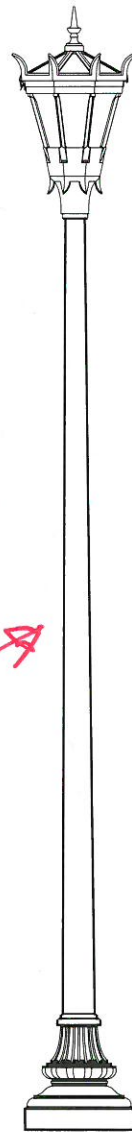
Salem Style
9" dia. base
Extruded Shafts
with GranVille
Leaf Casting



Victoria Style
12" dia. base
Octagonal Shaft
with Syracuse
GranVille
Convexed Casting



Wadsworth Style
17" dia. base
Fluted, Tapered
Shaft with
Washington
Postlite



Wadsworth Style
17" dia. base
Extruded Shaft
with Jefferson

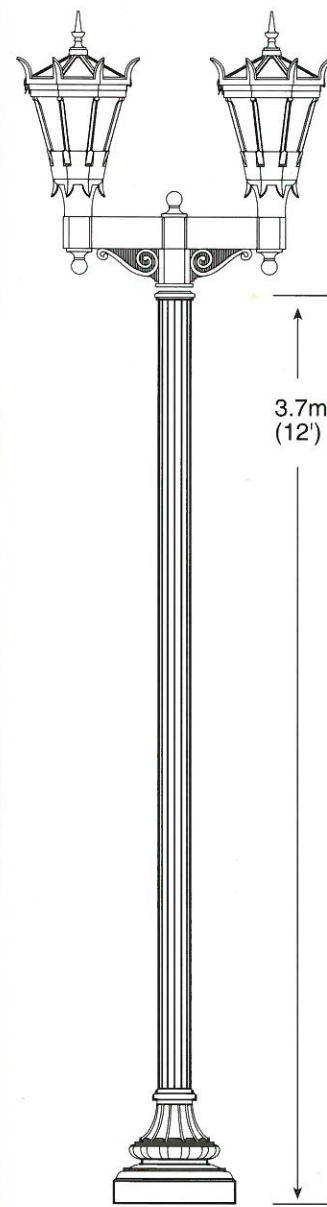
Unique Solutions

Cast Aluminum Posts

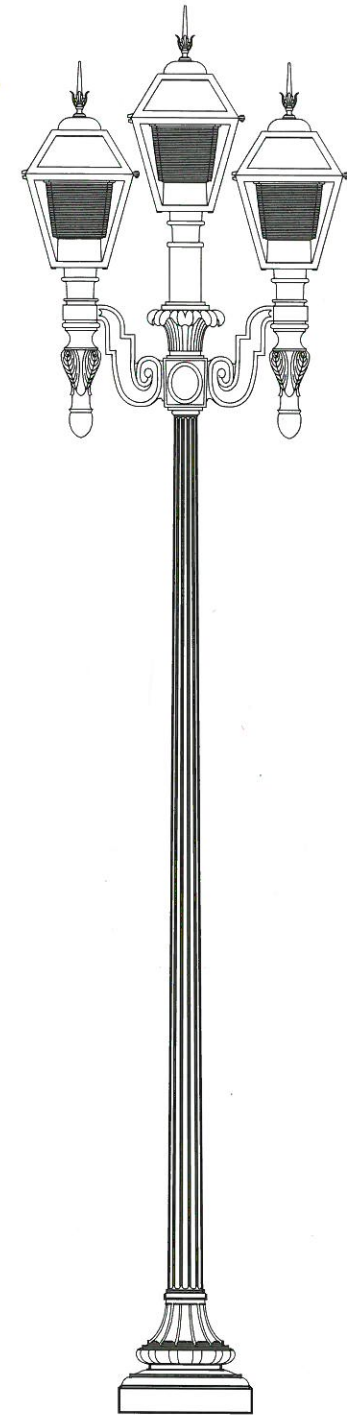


Washington Postlite on
Wadsworth Post

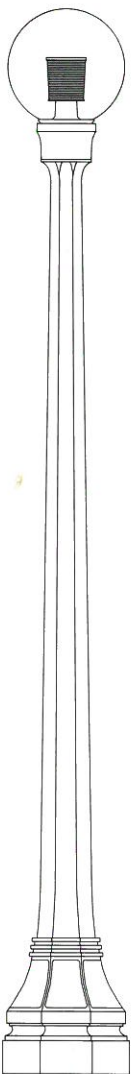
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OUTDOOR
ARCHITECTURAL
LIGHTING



Wadsworth Style
19" dia. base,
Fluted, Tapered
Shafts with Twin
Jeffersons



Wadsworth Style
19" dia. base,
Extruded Shafts
with Triple Claremonts



Syracuse Style
20" dia. base
Octagonal Shaft
with PrismaSphere
Arcadian Casting



Options and Accessories

Shaft Types

Cast Fluted Tapered
Cast Octagonal Tapered
Extruded 4" dia. Smooth
Extruded 5" dia. Smooth
Extruded 4" dia. Fluted
Extruded 5" dia. Fluted
3" - 4" Smooth, Tapered
3" - 5" Smooth, Tapered

Finishes

Black
Bronze
Green
Prime Painted
As Specified

Optional Equipment

Receptacles
Banner Arms
Flag Pole Holders
Custom Logos
Signage

For detailed ordering information, specifications and photometrics, refer to the appropriate technical data sheet



HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

UNIQUE SOLUTIONS

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515 McKinley Avenue
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Holophane Corporation, 214 Oakwood Ave.,
Newark, OH 43055/Holophane Canada, Inc.,
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Bond Ave., Milton Keynes MK1 1JG, England.

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City Of Rockwall
Community Development Request Application

97-86

Items Submitted:

- | | | |
|--|--|--|
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Conditional Use Permit |
| <input checked="" type="checkbox"/> Final Plat | <input type="checkbox"/> Concept Plan | <input checked="" type="checkbox"/> Landscape Plan |
| <input type="checkbox"/> Replat | <input type="checkbox"/> Overlay District | <input checked="" type="checkbox"/> Treescape Plan |
| <input type="checkbox"/> Vacation of Plat | <input type="checkbox"/> Building Elevations | <input type="checkbox"/> Zoning / PD Request |

Description

Addition Name: ROCKWALL ASSISTED LIVING ADDN Current Zoning: _____

Proposed Zoning: _____ No. Of Acres: 5.87 No. Of Lots: 2 No. Of Units: 75

General Location of Property (or) Address: NW CORNER OF FM 740 & SUMMER LEE DRIVE

Proposed Use For Property: ASSISTED LIVING

Owner's Name: ED CAMPBELL
FM 740 ROCKWALL LTD

Applicant's Name: JAY MARSH, PE

Company: FM 740 ROCKWALL, LTD

Company: CARTER & BURGESS, INC.

Address: 1041 LION STREET, STE E.

Address: 7950 ELMBROOK DR

City, State, Zip: DESOTO, TX 75115

City, State, Zip: DALLAS, TX 75247

Phone: 972.223.6241

Phone: 214.638.0145

Representative's Name: _____

Submitted By: _____

Company: _____

Company: _____

Address: _____

Address: _____

City, State, Zip: _____

City, State, Zip: _____

Phone: _____

Phone: _____

Submittal Fee: (Notaries are available)

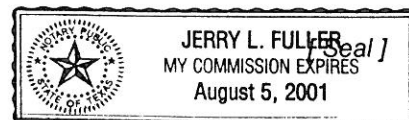
BEFORE ME, a Notary Public, on this day personally appeared JAY MARSH the undersigned applicant, who under Oath, stated the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; all information submitted herein is true and correct; and the application fee of \$ 500.00, to cover the cost of this application, has been paid to the City of Rockwall on this 10TH day of NOVEMBER, 1997.

SUBSCRIBED AND SWORN TO before me, this 10th day of November 1997.

8/5/01
My Commission Expires

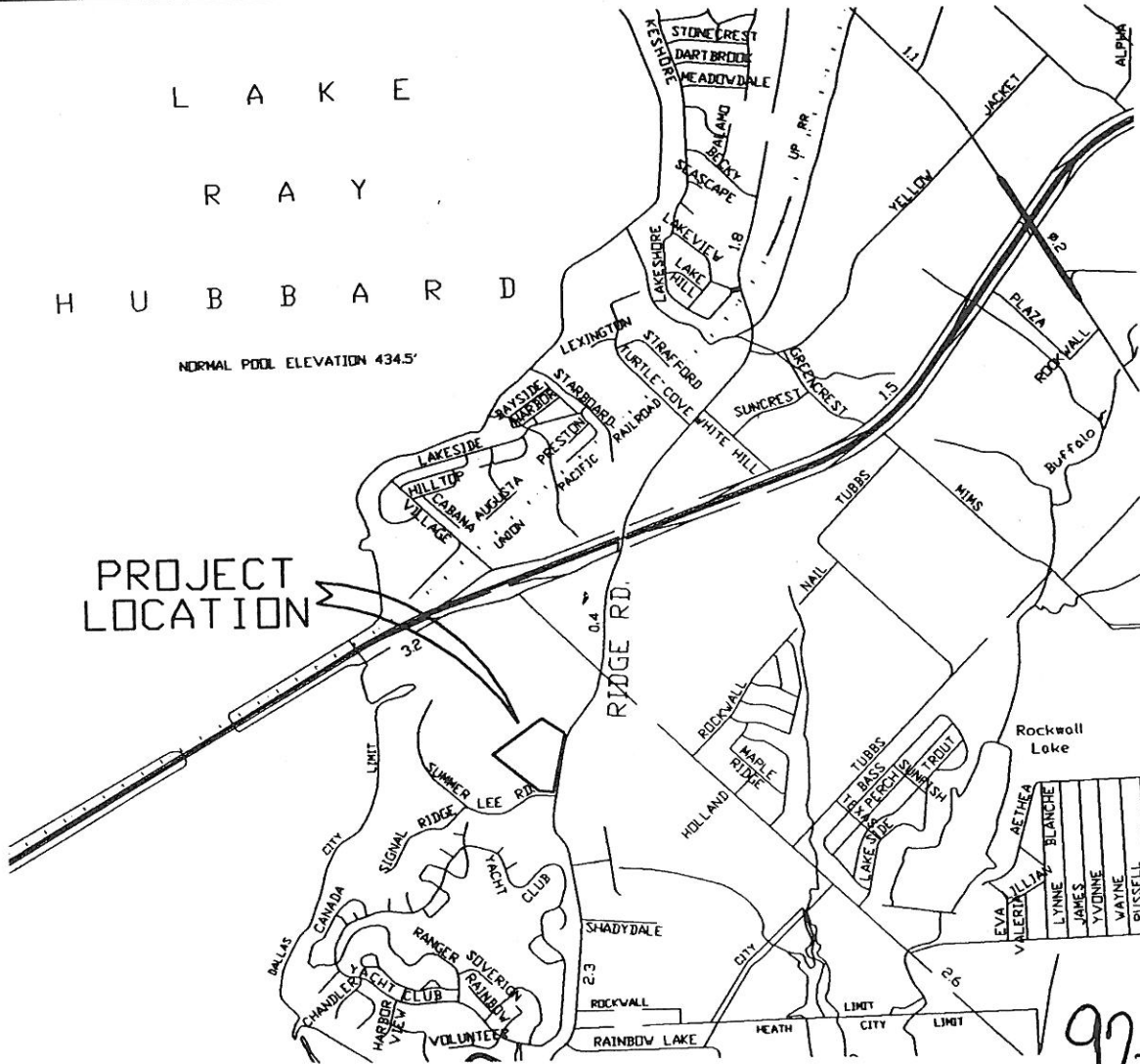
Jerry L. Fuller
Notary Public in & for the State of Texas



L A K E R A Y H U B B A R D

NORMAL POOL ELEVATION 434.5'

PROJECT
LOCATION



97-86

TREE NO.	TREE DIAMETER	TREE HEIGHT
268FT	21"	21'
269FT	17"	18'
270FT	16"	21'
271FT	8"	25'
272FT	12"	25'
273FT	9"	15'
274FT	11", 7"	16'
275FT	12"	26'
276FT	13"	24'
277FT	14"	27'
278FT	14"	20'
279FT	8"	17'
280FT	10", 10"	17'
281FT	8"	17'
282FT	15"	17'
283FT	10", 11"	17'
284FT	11"	18'
285FT	18"	17'
286FT	8", 10"	15'
287FT	12"	20'
288FT	8"	20'
289FT	12"	18'
290FT	11"	20'
291FT	12"	18'
292FT	10"	15'
293FT	11"	16'
294FT	10", 11"	27'
295FT	11"	12'
296FT	13"	11'
297FT	8"	11'
298FT	11"	14'
299FT	8"	15'
300FT	15"	17'
301FT	11"	18'
302FT	18"	16'
303FT	8"	19'
304FT	16"	18'

305FT	9"	20'
306FT	12"	15'
307FT	10", 10"	17'
308FT	12"	17'
309FT	14"	18'
310FT	18"	25'
311FT	9"	23'
312FT	12", 12"	24'
313FT	12"	18'
314FT	10"	17'
315FT	8"	12'
316FT	14"	15'
317FT	12"	12'
318FT	12", 16"	8'
319FT	12"	15'
320FT	12"	15'
321FT	9"	14'
322FT	9"	13'
323FT	10", 11"	17'
324FT	9"	14'
325FT	11"	16'
326FT	10"	16'
327FT	12"	17'
328FT	10"	14'
329FT	13"	27'
330FT	11"	15'
331FT	12"	15'
332FT	12"	23'
333FT	18"	20'
334FT	14"	25'
335FT	9", 8"	12'
336FT	52"	30'
337FT	15"	30'
338FT	10"	16'
339FT	13"	17'
340FT	12"	20'
341FT	12"	22'

97-86

5

MINUTES OF THE ROCKWALL CITY COUNCIL

December 15, 1997

10 Call to Order

The Meeting was called to order at 6:00 by the Mayor, George Hatfield. The Councilmembers present were Pat Luby, Todd White, Nell Welborn, and Dale Morgan. Absent were Ron Coleson and Sam Buffington. The Mayor presented an award to Mike Phemister, Finance Director for Excellence in Financial Reporting. Phemister commended his Staff for their hard work. The Invocation and Pledge of Allegiance were led by Pat Luby.

Proclamations/Resolutions:

20 **Presentation of Proclamation for National Drunk and Drugged Driving Prevention Month 1997 and National Lights on for Life Day.** Mayor Hatfield read the proclamation to the audience.

Consent Agenda

25 **Consider Approval of Minutes of December 1, 1997 and December 2, 1997 and Take Any Necessary Action.** Pat and Nell abstained. The others voted in favor.

30 **Consider Approval of an Ordinance Closing the Public Hearing for Bourn Street Assessments, Assessing Abutting Properties and Approving an Assessment Roll and Take Any Necessary Action. (2nd Reading) Council voted twice.**

35 Welborn asked for the minutes to be voted on separately. She confirmed with Staff that the 10 year payout period on the assessments on Bourn Street did not change the City's basic policy to require 5 year reimbursement. Welborn moved for approval of the Ordinance closing the public hearing and assessing the abutting properties and approving the assessment roll. White seconded the motion. Tappen read the ordinance caption:

ORDINANCE NO. 97-36

40 AN ORDINANCE CLOSING THE HEARING GIVEN TO THE REAL AND TRUE OWNERS OF PROPERTY ABUTTING UPON CERTAIN STREETS IN THE CITY OF ROCKWALL, TEXAS WITHIN THE LIMITS HEREINAFTER DEFINED, AS TO SPECIAL BENEFITS TO ACCRUE TO SAID PROPERTY AND THE REAL AND TRUE OWNERS THEREOF BY VIRTUE OF THE IMPROVEMENT OF CERTAIN STREETS WITHIN SAID LIMITS, AND AS TO ANY ERRORS, INVALIDITIES OR IRREGULARITIES IN ANY OF THE PROCEEDINGS OR CONTRACT THEREFOR; FINDING AND DETERMINING THAT EACH AND EVERY PARCEL OF PROPERTY ABUTTING UPON SAID STREETS WITHIN THE LIMITS DEFINED WILL BE SPECIALLY BENEFITTED AND ENHANCED IN VALUE AT LEAST TO THE AMOUNT OF THE COST OF SAID IMPROVEMENTS PROPOSED TO BE, AND AS, ASSESSED AGAINST SAID ABUTTING PROPERTY AND THE REAL AND TRUE OWNERS THEREOF, AND LEVYING AN ASSESSMENT FOR THE COST OF IMPROVING SAID STREETS WITHIN THE LIMITS DEFINED, FIXING A CHARGE AND LIEN AGAINST ALL SAID ABUTTING PROPERTIES, AND THE REAL AND TRUE OWNERS THEREOF; PROVIDING FOR THE MANNER AND METHOD OF COLLECTION OF SAID ASSESSMENTS; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON ITS PASSAGE.

60 The vote to approve the ordinance was approved unanimously.

White moved for approval of the minutes of December 1, and December 2, 1997. Morgan

right of way would be dedicated. The request was approved by a unanimous vote.

97-86-FP/LP/SP Consider Approval of A request from Ed Campbell for a final plat, site plan, and landscape plan for an assisted living facility consisting of 75 units on 2 lots on a tract of land containing approximately 5.5 acres and generally located at the northeast corner of Summer Lee Drive and FM-740 and Take Any Necessary Action.

Crolley outlined the request as two tracts of land which would be developed in phases. He explained that the architectural concept had changed for the development since the planned development was revised. He indicated they were now proposing a much more residential type structure which staff felt was more compatible with the neighborhood and surrounding uses. Crolley reported that the Architectural Review Board had reviewed the request and had requested additional lighting and signage information and consequently requested some modifications to the lighting, which the applicant agreed to. Crolley reported that Staff recommended approval with the following conditions:

1. Review of signage and lighting by the ARB.
2. Approval of the Engineering Plans.
3. North bound left turn lane at FM-740 entrance.
4. Final Review of the Treescape plan.

Crolley indicated that the Planning and Zoning Commission also recommended approval with staff conditions by a vote of 5 to 0. Crolley outlined the changes in the previous drive locations and stated that the driveway was reviewed with the Traffic Engineer, and staff was happy with location and cross access. Mayor commented he felt it was an excellent use of the land and that many trees had been protected on the site. He asked the applicant to come forward.

Bill Cravacker with H.K.I. Architects came forward and indicated he had no further comments. Morgan moved for approval of the request with Staff recommendations regarding lighting, approval of engineering plans, left turn lane and final review of the treescape plan. Welborn seconded the motion. The vote was unanimous in favor.

PZ-97-87-PP Consider Approval of A request from Lakeside Village L.P. for a preliminary plat for 112 single family residential lots on a tract of land containing 19 acres and known as the Lakeside Village Addition phase 5 and generally located on the west side of Village Drive and the north side of Marina Drive and Take Any Necessary Action.

Crolley outlined the request in detail. He indicated the concept had been approved and the plat was in conformance with the zoning and concept plan. He stated that one condition Staff had on the tract was that the HOA discuss landscape treatment along Village Drive, because the homes will back to the street. Crolley reported that Staff recommended approval with the following conditions:

1. Approval of engineering plans
2. Landscape treatment along Village Drive.
3. No driveway access from Village Drive.

He stated the Planning and Zoning Commission also recommended approval with Staff conditions. Morgan asked Eckert if he needed to recuse himself from this item, as a resident of Lakeside Village. Eckert indicated he would on a zoning case, but not this case.

Mayor commented on recent accidents at Steger Town Crossing trying to cross the roadway and the need for a traffic signal. Couch indicated that the State was out last week studying the location. She indicated that staff had concerns from a safety standpoint and the merchants wanted a signal as well.

Hatfield commented on the letter regarding useage of the probationers for trash pickup, indicating there had been 19,167 service hours to date this year.

Discussion/Action

Discuss and Consider Approval of a Fire Protection Services Agreement between the County of Rockwall and the City of Rockwall and Approval of a Resolution authorizing same and Take Any Necessary Action.

Couch indicated that last year the Fire Chief and other Chiefs in the County met with the County Commissioners to discuss the fees being paid for fighting fires within the county and the fees were adjusted. She indicated the proposed contract amended the existing contract and reflected those changes. She stated it provided for payment of \$40,000 up from \$12,000 paid in the past. She indicated the County Commissioners had approved it. Welborn moved to approve the resolution and Luby seconded. Council passed the item with unanimous vote.

Discuss and Consider Adoption of a Resolution by the City Council of the City of Rockwall, Texas Accepting And Awarding the Bid for the Purchase of the City's Public Property Finance Contractual Obligations, Series 1997 and Take Any Necessary Action.

Couch introduced Boyd London, of First Southwest to present the bid information. He indicated he had placed the bids in front of Council. He recommended the low bid from First National Bank at 4.43 percent. Welborn moved to approve the adoption of the resolution and award the bid to First National Bank. White seconded the motion and the vote was unanimously in favor.

Discuss and Consider Adoption on Second and Final reading of an Ordinance of the City Council of the City of Rockwall, Texas Authorizing the Issuance and Sale of the City of Rockwall, Texas Public Property Finance Contractual Obligations, Series 1997; levying an annual ad valorem tax to pay said Contractual Obligations; approving the Official Statement; and enacting other provisions relating to the subject and Take Any Necessary Action.

Couch indicated this was the second reading of the ordinance. Tappen read the caption:

Ord. No. 97-37

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AUTHORIZING THE ISSUANCE AND SALE OF CITY OF ROCKWALL TEXAS PUBLIC PROPERTY FINANCE CONTRACTUAL OBLIGATIONS, SERIES 1997, IN THE AGGREGATE PRINCIPAL AMOUNT OF \$345,000; PRESCRIBING THE FORM OF SAID CONTRACTUAL OBLIGATIONS; LEVYING AN ANNUAL AD VALOREM TAX TO PAY SAID CONTRACTUAL OBLIGATIONS; APPROVING THE OFFICIAL STATEMENT; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT.

White moved to approve the ordinance. Welborn seconded the motion. Council voted unanimously to approve.

Discuss and Consider Approval of a Proposal from Knopf and Associates for Revision

Jim Miller 2871 Lago Vista Lane 972-772-4953
Carol Rieger 2911 Lago Vista Ln 972-722-3428
Sam Rieger " "

Ward White 2879 Lago Vista 972-772-3395

Called them
11:00 a.m.
Wed
11-26-97

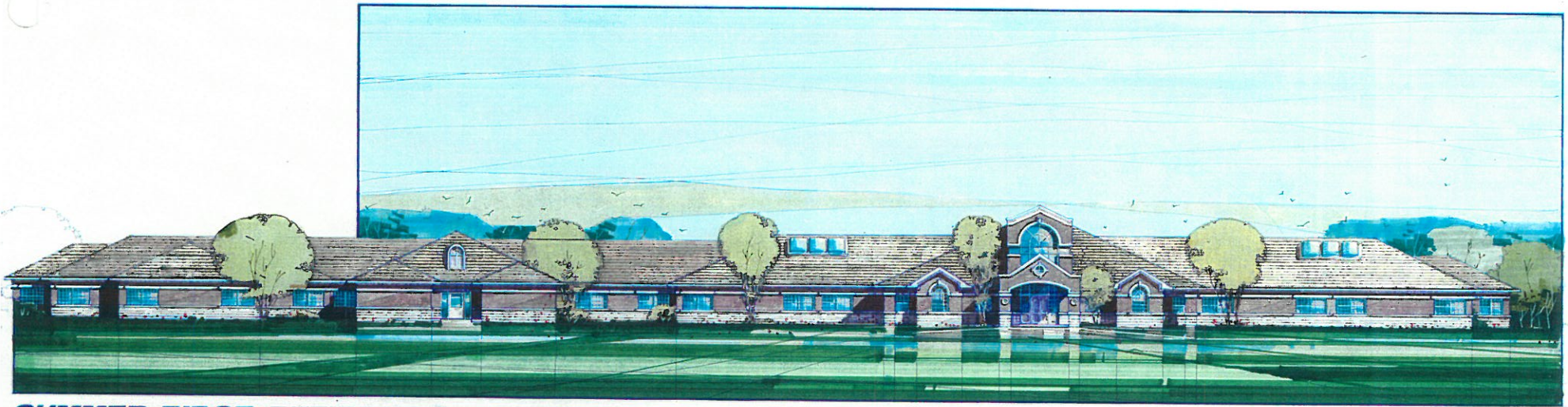
77-40-CP

Living

idents

Call these people inform
them of the Tuesday, Dec 2nd
mtg at 8pm.

Assist
Living
F-115



SUMMER RIDGE RETIREMENT COMMUNITY

VIEW FROM RIDGE ROAD

GENERAL NOTES :

NOTE:
THE REQUIREMENTS OF THE "TREE PRESERVATION ORDINANCE" NUMBER 18-08 OF THE CITY OF ROCKWALL SHALL BE STRICTLY ENFORCED. A TREE SCAPING PLAN INCLUDING THE TRIMMING AND TREE REPLACEMENT / PROTECTION / REMOVAL AND PLANTING SHALL BE SUBMITTED AND APPROVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THIS SITE.

NOTE:
THE REQUIREMENTS OF THE "LANDSCAPE REGULATIONS" (ORDINANCE NUMBER 18-08 OF THE CITY OF ROCKWALL) SHALL BE STRICTLY ENFORCED. A LANDSCAPE PLAN INCLUDING THE TRIMMING, PROTECTION, OR REMOVAL OF EXISTING TREES AND PLANTING SHALL BE SUBMITTED AND APPROVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THIS SITE.

NOTE:
THE REQUIREMENTS OF THE "ENGINEERING REGULATIONS" (ORDINANCE NUMBER 18-08 OF THE CITY OF ROCKWALL) SHALL BE STRICTLY ENFORCED. A LANDSCAPE PLAN INCLUDING THE TRIMMING, PROTECTION, OR REMOVAL OF EXISTING TREES AND PLANTING SHALL BE SUBMITTED AND APPROVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THIS SITE.

NOTE:
OUTDOOR LIGHTS SHALL BE INSTALLED TO PREVENT GLARE FROM INTERFERING ON ADJACENT RESIDENTIAL PROPERTIES PER THE CITY OF ROCKWALL STANDARDS.

NOTE:
REQUIRED LANDSCAPING SHALL BE PROTECTED FROM ALL VEHICULAR TRAFFIC PER THE CITY OF ROCKWALL STANDARDS (20-28 (1)).

NOTE:
REQUIRED LANDSCAPING SHALL BE MAINTAINED PER THE CITY OF ROCKWALL STANDARDS (20-28 (1)).

NOTE:
REQUIRED LANDSCAPING AND SUPPLEMENTARY PLANTING SHALL BE INSTALLED WITH AN UNDERGROUND WATERING SYSTEM PER THE CITY OF ROCKWALL STANDARDS (20-28 (1)).

NOTE:
STREET SCAPING LANDSCAPING (1) 3" CALIBER TREE FOR EACH 25.0' OF FRONTAGE PER THE CITY OF ROCKWALL STANDARDS (20-28 (1)).

NOTE:
PLANT MATERIAL SHALL BE SELECTED HIGH THE EVENT 1% OF THE RECOMMENDED PLANT LIST PER THE CITY OF ROCKWALL ORDINANCE NO. 25-25.

PHASE TWO (70,872 SF / 1.627 ACRES) LOT 2
PHASE ONE (192,535 SF / 4.432 ACRES) LOT 1

PHASE TWO (70,872 SF / 1.627 ACRES) LOT 2
PHASE ONE (192,535 SF / 4.432 ACRES) LOT 1

12" O.C. LANDSCAPE BUFFER STRIP PER THE CITY OF ROCKWALL STANDARDS (20-28 (1)).

6" O. HIGH SCREENING FENCE PER THE CITY OF ROCKWALL STANDARDS (20-28 (1)).

NOTE:
REQUIRED LANDSCAPING SHALL BE MAINTAINED PER THE CITY OF ROCKWALL STANDARDS (20-28 (1)).

PHASE TWO LOT LANDSCAPING (1) 3" CALIBER TREE FOR EACH 25.0' OF FRONTAGE PER THE CITY OF ROCKWALL STANDARDS (20-28 (1)).

VEHICLE TRAVELERS FOR THE CITY OF ROCKWALL STANDARDS SHALL BE CLEAR FOR VIEW THE TYPICAL 25'0" OF VIEW.

STREET SCAPING LANDSCAPING (1) 3" CALIBER TREE FOR EACH 25.0' OF FRONTAGE PER THE CITY OF ROCKWALL STANDARDS (20-28 (1)).

L = 60.0' W = 300.0' D = 10' H = 10' C = 30.0'

VEHICLE TRAVELERS FOR THE CITY OF ROCKWALL STANDARDS (1) 25.0' (1).

L = 60.0' W = 300.0' D = 10' H = 10' C = 30.0'

BENCH MARK: Square cut back top curb Summer Lee and Ridge Drive with an elevation of 565.68

FUTURE DEVELOPMENT PHASE II 1.627 ACRES

EDGE ROAD / E. M. 740

SUMMER LEE DRIVE

RECAPITULATION / SITE PLAN

PHASE ONE / SUMMER RIDGE RETIREMENT COMMUNITY	
ASSISTED LIVING UNITS	TOTAL UNIT COUNT = 46
NURSING CENTER	TOTAL BED COUNT = 50 (20 SEMI-PRIVATE UNITS)
ONE STORY STRUCTURE	APPROX. 50,000 SF
PHASE ONE / PARKING REQUIREMENT SUMMARY	
46 ASSISTED LIVING UNITS	(46 x 1.25) = 58
50 NURSING BEDS	(50 x .6) = 30
EMPLOYEE PARKING (DAY SHIFT)	= 30
TOTAL PARKING REQUIRED	88 SPACES
TOTAL PARKING ALLOWED	98 SPACES
PHASE ONE / LAND AREA	194,782 SF = 4.442 ACRES

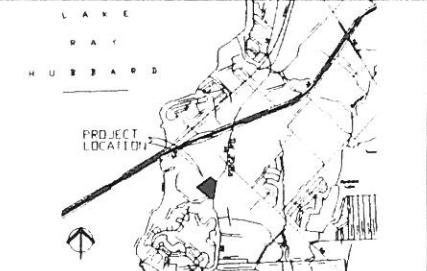
RECAPITULATION / LANDSCAPING

PHASE ONE / SUMMER RIDGE RETIREMENT COMMUNITY	
PHASE ONE / LAND AREA	194,782 SF = 4.442 ACRES
% REQUIRED IN LANDSCAPING	15% APPROX. 29,217 SF
LANDSCAPING CREDITS	
PARKING LOT LANDSCAPING	2.5% CREDIT
RIGHT OF WAY LANDSCAPING	2.5% CREDIT
TOTAL LANDSCAPE CREDITS	5.0% CREDIT
TOTAL LANDSCAPING REQUIRED BY %	10% APPROX. 18,478 SF
ACTUAL LANDSCAPING PROVIDED	APPROX. 50,000 SF
INTERIOR COURTYARD	1,000 SF
SOUTH COURTYARD	4,200 SF
WEST COURTYARD	6,100 SF
TOTAL LANDSCAPING PROVIDED	11,300 SF
EXISTING TREE CREDITS	SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT SUBMITTAL

LEGAL DESCRIPTION / LOT & BLOCK

TOTAL TRACT / SUMMER RIDGE RETIREMENT COMMUNITY	
BLOCK NUMBER "A"	
LOT NUMBER 1 & 2	
LAND AREA: 5.869 ACRES = 255,654 SQUARE FEET	
PHASE ONE / SUMMER RIDGE RETIREMENT COMMUNITY	
BLOCK NUMBER "A"	
LOT NUMBER 1	
LAND AREA: 4.442 ACRES = 194,782 SQUARE FEET	
PHASE TWO / SUMMER RIDGE RETIREMENT COMMUNITY	
BLOCK NUMBER "A"	
LOT NUMBER 2	
LAND AREA: 1.627 ACRES = 70,872 SQUARE FEET	

VICINITY / LOCATION MAP



DETAILED SITE PLAN / LANDSCAPING PLAN

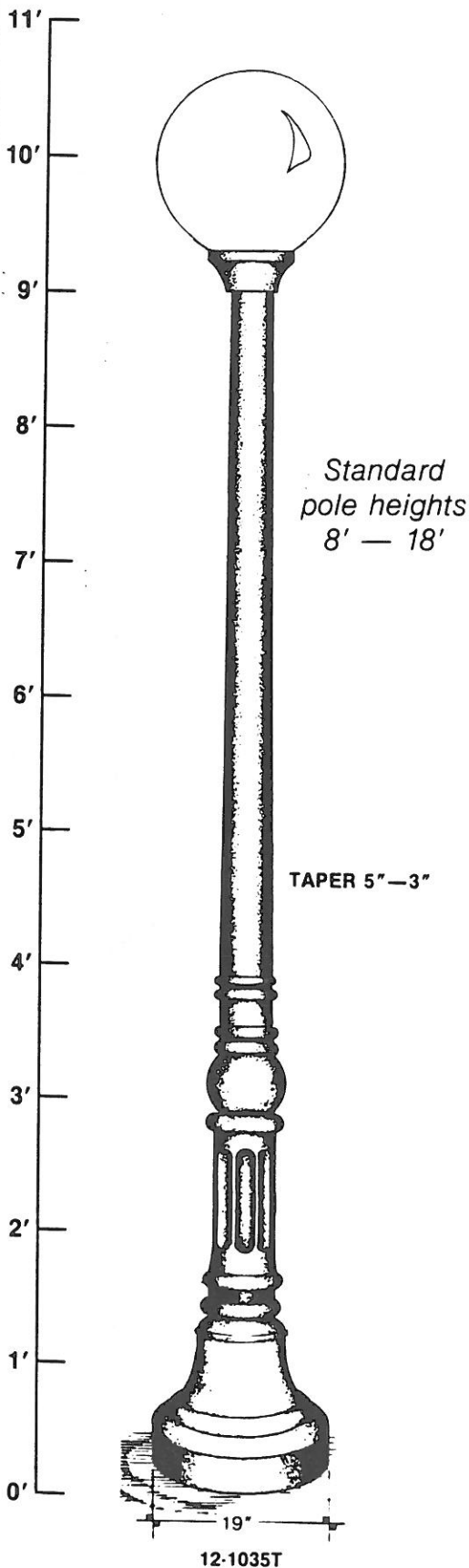
REVISION	DATE	BY	CHKD BY	DATE	REVISION
1	11/19/97	PLM		11/25/97	
SUMMER RIDGE RETIREMENT COMMUNITY FOR E.M. 740 ROCKWALL, TX					
HIKI ARCHITECTS					
A1					



PROPOSED SITE DEVELOPMENT PLAN / LANDSCAPING PLAN
SCALE: 1" = 40'

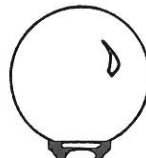
sun valley **DESIGN** 12-1035T

LIGHTING STANDARDS



LUMINAIRE SELECTION

Specifications on following page



LG16"
(as shown)



LG14"
(as shown on following page)



LCK2



LAB1



LCB



LAG1



LAG2

For additional luminaires see Lum/Arm Section pages L/A 1-7

ORDERING INFORMATION

ORDERING SEQUENCE

1	2	3	4	5
Pole Design No. and Height	Luminaire No.	Mounting	Finish	Lamp Type Lamp Wattage Voltage
(Select from Pole Collections)	style, size, diffuser color (Select from Luminaire/Arm Section)	Arm Style and Configuration (Select from Luminaire/Arm Section)	(Select from General Specifications Page)	(Select from Luminaire/Arm Section)

EXAMPLES

12-1035T-9' / LG16"-CL / PT / WH / M.V. - 100w - 120v
(as shown)

12-1035T-10' / LG14"-WT / XE4 - 120 / MBZ / M.V. - 50w - 120v
(as shown on following page)

7900 Clybourn Ave., Sun Valley, CA 91352 • 818-767-3031

AGENDA
Architectural Review Board
City Hall
205 W. Rusk, Rockwall , Texas
December 2, 1997
7:00 P.M.

I. CALL TO ORDER

97-86-FP/LP/TP/SP

A request from Ed Campbell for a final plat, site plan, landscape plan, and treescape plan for an assisted living facility consisting of 75 units on 2 lots on a tract of land containing approximately 5.5 acres and generally located at the northeast corner of Summer Lee Drive and FM-740.

II. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (214) 771-7700 or FAX (214) 771-7727 for further information.

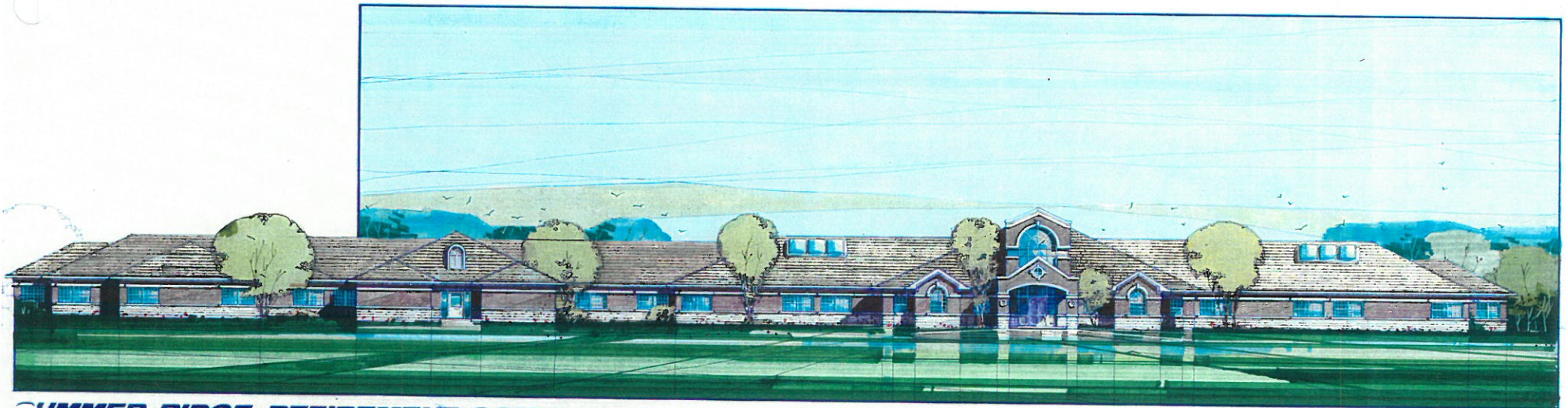
Posted this 26th day of November, 1997 at 1:00 p.m. by Denise LaRue

FILE COPY



SUMMER RIDGE

A HOME OF DISTINCTION FOR THE RETIRED



SUMMER RIDGE RETIREMENT COMMUNITY

VIEW FROM RIDGE ROAD

RECAPITULATION / SITE PLAN

PROPOSED SITE DEVELOPMENT PLAN / DETAILED SITE PLAN

NOTE
REQUIRED LANDSCAPING AND BUFFER STRIPS
SHALL BE PROVIDED WITH AN UNDERGROUND
WATERLINE SYSTEM PER THE CITY OF ROCKWALL
STANDARD (20-08 (a))

NOTE
PLANT MATERIAL SHALL BE SELECTED FROM
THE EXHIBIT 'B' OF THE RECOMMENDED
BLUEPRINT PER THE CITY OF ROCKWALL
GENERAL NOTES.

PHASE TWO (70,872 SF / 1.877 ACRES) LOT
PHASE ONE / 192,888 SF / 4.42 ACRES) LOT

NOTE:
STREET SCAPE LANDSCAPING
(1) 3' CALIPER TREES PER EACH
50'-0" OF FRONTAGE / 1' MIN
PER THE CITY OF ROCKWALL
STANDARD (1) [20-28 (1)]


SECURITY TRIANGLES FOR THE TYPE OF ROOM WALL STANDARDS WALL BE CLEAR FOR VIEW TYPE GENERAL ROOM STANDARDS ONLY FOR

STREET SCAPE LANDSCAPING
1) IF CALIBER TREE FOR EACH
LOT OF FRONTAGE / MIN
PER THE CITY OF ROCKWALL
STANDARD [30.25 (1)]

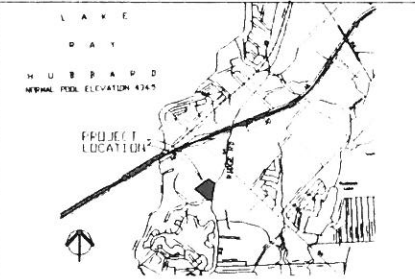
ABILITY TRIANGLES FOR THE
CITY OF ROCKWALL STANDARDS
(03-20)

RECAPITULATION / LANDSCAPING			
PHASE ONE / SUMMIT RIDGE RETIREMENT COMMUNITY			
PHASE ONE / LAND AREA 164,782 SF = 3.742 ACRES			
% REQUIRED IN LANDSCAPING	15%	APPROX 24,717 SF	
LANDSCAPING CREDITS			
PARKING LOT LANDSCAPING	2.5%	CREDIT	
RIGHT OF WAY LANDSCAPING	2.5%	CREDIT	
TOTAL LANDSCAPE CREDITS	5.0%	CREDIT	
TOTAL LANDSCAPING REQUIRED 8%	10%	APPROX 16,478 SF	
ACTUAL LANDSCAPING PROVIDED			
INTERIOR COURTYARD	11,000	SQ FT	
WEST COURT YARD	4,300	SQ FT	
SOUTH COURT YARD	6,100	SQ FT	
TOTAL LANDSCAPING PROVIDED	21,300	SQ FT	
TOTAL CAUPER INDEX OF TREES ON SITE			
TOTAL TREES (5" DIA. OR LARGER)	CAL. N	839	
TOTAL PROTECTED TREES TO REMAIN	CAL. N	573	
TOTAL PROTECTED TREES TO BE REMOVED	CAL. N	263	
TOTAL REPLACEMENT REQUIRED	CAL. N	263	
TOTAL CAUPER INDEX OF NEW / REPLACEMENT TREES ON SITE			
(66) NEW TREES / MIN (3" DIA. MIN)	EQUALS	263	

TREE REMOVAL PLAN LEGEND

-  EXISTING PROTECTED TREE TO REMAIN
 EXISTING TREE TO BE REMOVED
 NEW REPLACEMENT TREE (3' MIN CAL)

VICINITY / LOCATION MAP



SITE DEVELOPMENT / DETAILED SITE PLAN

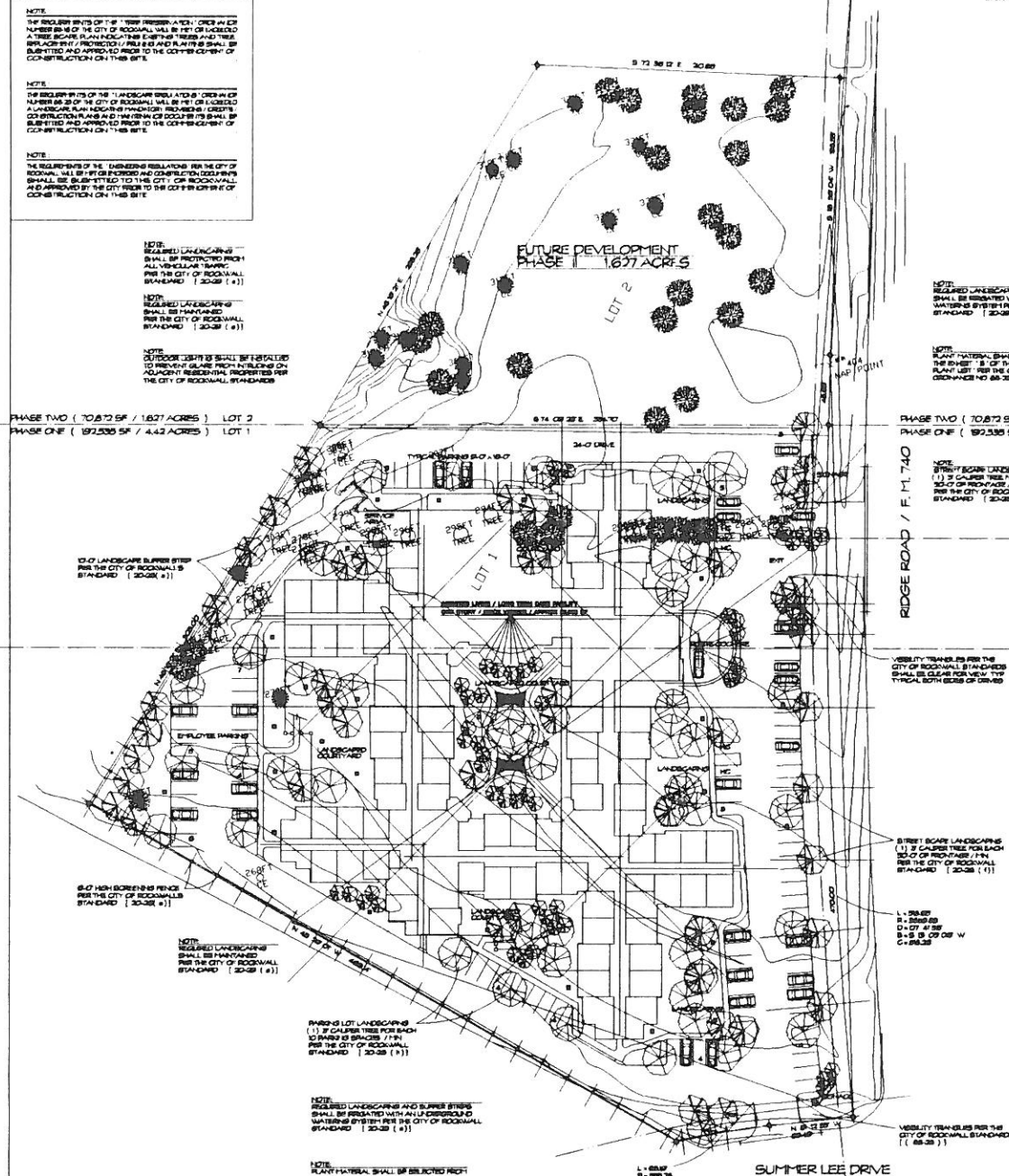
DATE	10/2/92	SUMMER RIDGE	PROJECT NUMBER
DESIGN BY	10/2/92	RETIREMENT COMMUNITY	
CHECKED BY	PLM	2001 E. M 780 ROCKWALL, LTD	
SCALE	N. 250' = 1"		
REVISION		HKI ARCHITECTS	A 1



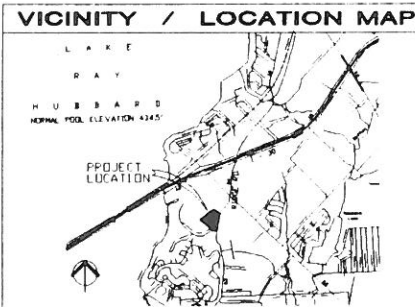
BENCH MARK: Square cut peer top curb
Sunner Lee and Ridge Drive
with an elevation of 565.6

L = 00.00
B = 00.00
D = 00.00
B = N 00.00
C = 00.00

SUMMER LEE DRIVE



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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DETAILED SITE PLAN / LANDSCAPE PLAN



**SUMMER RIDGE
RETIREMENT COMMUNITY**
FOR F.M. 740 ROCKWALL, TEXAS

L-1

GENERAL SITE NOTES :

NOTE:
THE REQUIREMENTS OF THE "TREE PRESERVATION" ORDINANCE NUMBER 18-01 OF THE CITY OF ROCKWALL SHALL BE MET OR EXCEEDED. A TREE SCALE PLAN INDICATING EXISTING TREES AND TREE REPLACEMENT PROTECTION, PRUNING AND PLANTING SHALL BE SUBMITTED AND APPROVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THIS SITE.

NOTE:
THE REQUIREMENTS OF THE "LANDSCAPE REGULATIONS" ORDINANCE NUMBER 18-01 OF THE CITY OF ROCKWALL SHALL BE MET OR EXCEEDED. A LANDSCAPE PLAN INDICATING LANDSCAPE PROVISIONS, CREDITS, CONSTRUCTION PLANS AND MAINTENANCE OCCUPANCIES SHALL BE SUBMITTED AND APPROVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THIS SITE.

NOTE:
IF REQUIRED BY THE "BUSINESS REGULATIONS" OF THE CITY OF ROCKWALL, ALL SIGNAGE SHALL BE SUBMITTED TO THE CITY OF ROCKWALL AND APPROVED BY THE CITY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THIS SITE.

NOTE:
OUTDOOR LIGHTS SHALL BE INSTALLED TO PREVENT GLARE FROM ILLUMINATING ADJACENT RESIDENTIAL PROPERTIES PER THE CITY OF ROCKWALL STANDARDS.

LEGAL DESCRIPTION / LOT - BLOCK

TOTAL TRACT / SUMMER RIDGE

BLOCK NUMBER "A"

LOT NUMBER 1 & 2

LAND AREA: 5.665 ACRES = 235,654 S.F.

PHASE ONE / SUMMER RIDGE

BLG. "A"

LOT NUMBER 1

LAND AREA: 4.242 ACRES = 184,782 S.F.

PHASE TWO / SUMMER RIDGE

BLOCK NUMBER "A"

LOT NUMBER 2

LAND AREA: 1.627 ACRES = 70,872 S.F.

GENERAL LANDSCAPING NOTES :

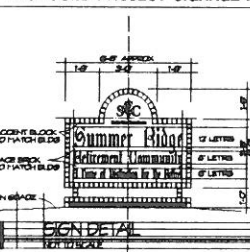
NOTE:
THE REQUIREMENTS OF THE "TREE PRESERVATION" ORDINANCE NUMBER 18-01 OF THE CITY OF ROCKWALL SHALL BE MET OR EXCEEDED. A TREE SCALE PLAN INDICATING EXISTING TREES AND TREE REPLACEMENT PROTECTION, PRUNING AND PLANTING SHALL BE SUBMITTED AND APPROVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THIS SITE.

NOTE:
THE REQUIREMENTS OF THE "LANDSCAPE REGULATIONS" ORDINANCE NUMBER 18-01 OF THE CITY OF ROCKWALL SHALL BE MET OR EXCEEDED. A LANDSCAPE PLAN INDICATING LANDSCAPE PROVISIONS, CREDITS, CONSTRUCTION PLANS AND MAINTENANCE OCCUPANCIES SHALL BE SUBMITTED AND APPROVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THIS SITE.

NOTE:
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NOTE:
THE REQUIREMENTS OF THE "LANDSCAPE REGULATIONS" ORDINANCE NUMBER 18-01 OF THE CITY OF ROCKWALL SHALL BE MET OR EXCEEDED. A LANDSCAPE PLAN INDICATING LANDSCAPE PROVISIONS, CREDITS, CONSTRUCTION PLANS AND MAINTENANCE OCCUPANCIES SHALL BE SUBMITTED AND APPROVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THIS SITE.

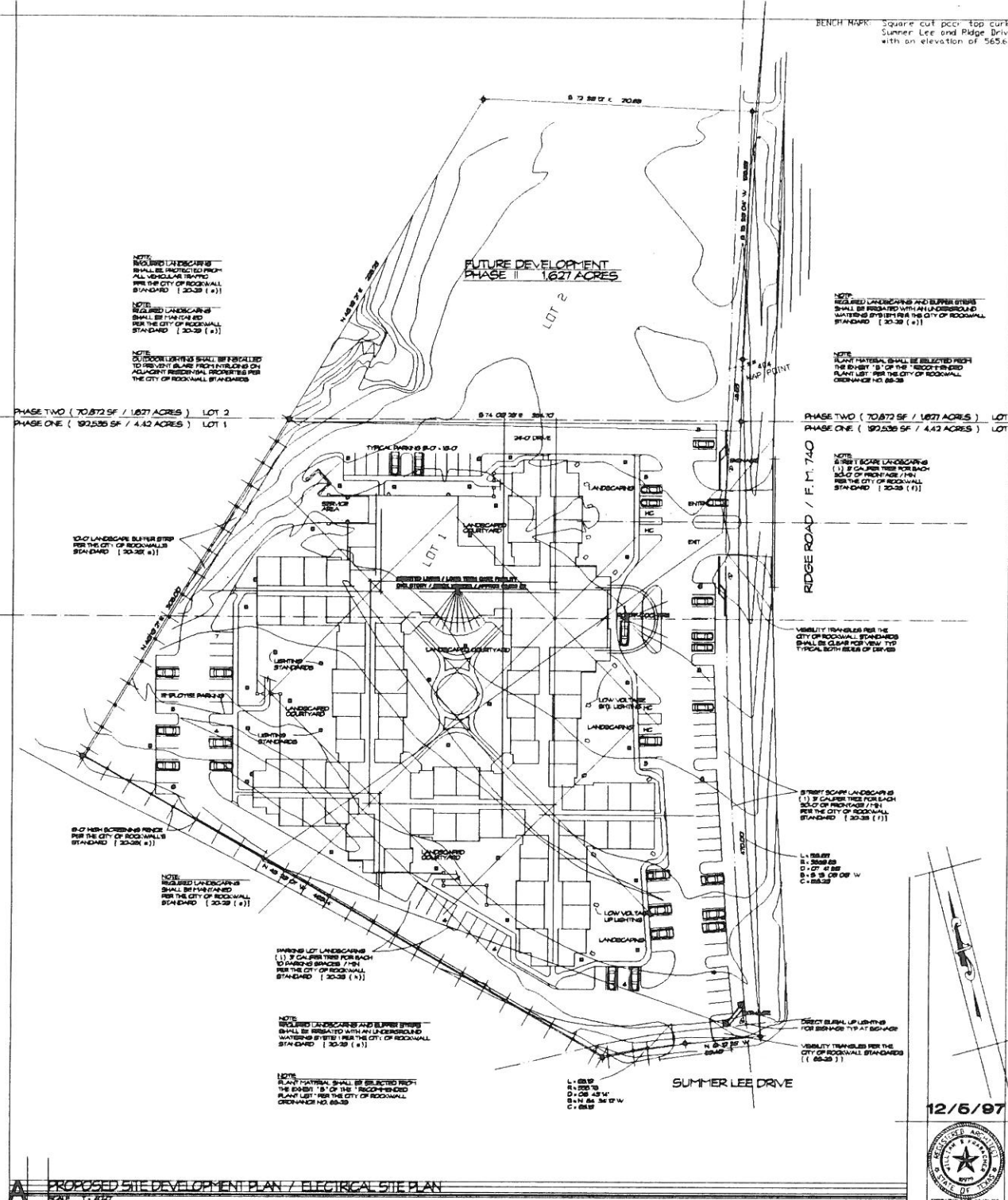
PROPOSED PROJECT SIGNAGE :



GENERAL SITE ELECTRICAL NOTES :

NOTE:
THE REQUIREMENTS OF THE CITY OF ROCKWALL RELATIVE TO SITE LIGHTING SHALL BE MET OR EXCEEDED. ALL LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT RESIDENTIAL PROPERTIES TYPICAL THROUGH THIS SITE.

NOTE:
THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODES AND THE CITY OF ROCKWALL SHALL BE MET OR EXCEEDED. RELATIVE TO THE INSTALLATION OF ALL LANDSCAPE / SITE LIGHTING AS INDICATED ON THIS PLAN.



RECAPITULATION / SITE PLAN

PHASE ONE / SUMMER RIDGE RETIREMENT COMMUNITY	
ASSISTED LIVING UNITS	TOTAL UNIT COUNT: 48
NURSING CENTER	TOTAL BED COUNT: 56 (29 BEDS - 1416 UNITS)
ONE STORY STRUCTURE	APPROX 56,000 S.F.
PHASE ONE / PARKING REQUIREMENT SUMMARY	
48 ASSISTED LIVING UNITS	(48 x 1.25) = 56
56 NURSING BEDS	(56 x .6) = 30
2-LOTTER PARKING	(DAY SHIFT) = 30
TOTAL PARKING REQUIRED	96 SPACES
TOTAL PARKING ALLOWED	96 SPACES
PHASE ONE / LAND AREA	184,782 S.F. = 4.242 ACRES

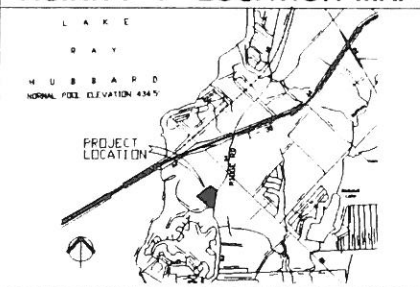
RECAPITULATION / LANDSCAPING

PHASE ONE / SUMMER RIDGE RETIREMENT COMMUNITY	
PHASE ONE / LAND AREA	184,782 S.F. = 4.242 ACRES
% REQUIRED IN LANDSCAPING	5% APPROX 37,720 S.F.
LANDSCAPING CREDITS	
PARKING LOT LANDSCAPING	25% CREDIT
RIGHT OF WAY LANDSCAPING	25% CREDIT
TOTAL LANDSCAPE CREDITS	50% CREDIT
TOTAL LANDSCAPING REQUIRED BY%	10% APPROX 18,478 S.F.
ACTUAL LANDSCAPING PROVIDED	APPROX 90 FT
INTERIOR COURTYARD	1,000 SQ FT
SOUTH COURTYARD	4,200 SQ FT
WEST COURTYARD	6,100 SQ FT
TOTAL LANDSCAPING PROVIDED	29,300 SQ FT
TOTAL CALIPER INCHES OF TREES ON SITE	
TOTAL TREES (3" DIAMETER OR LARGER)	CAL IN 635
TOTAL PROTECTED TREES TO REMAIN	CAL IN 517
TOTAL PROTECTED TREES TO BE REMOVED	CAL IN 269
TOTAL REPLACEMENT REQUIRED	CAL IN 269
TOTAL CALIPER INCHES OF NEW / REPLACEMENT TREES ON SITE	
(86) NEW TREES / MIN (3" DIA MIN)	EQUALS 264

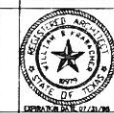
SITE LIGHTING PLAN LEGEND

- PROPOSED DECORATIVE POLE LIGHTING (8'-0" HIGH) 100 WATT MAX
- PROPOSED DECORATIVE UP LIGHTING (DIRECT BURIAL) 50 WATT MAX
- PROPOSED DECORATIVE BLDG LIGHTING (LOW VOLTAGE) DIRECTIAL @ BLDG
- PROPOSED SECURITY BUILDING LIGHTING (WALL PACKS) DIRECTIAL @ GROUND

VICINITY / LOCATION MAP



12/6/97



SITE DEVELOPMENT / ELECTRICAL SITE PLAN

SUMMER RIDGE RETIREMENT COMMUNITY	
DATE	12/6/97
BY	H.K.I. ARCHITECTS
FOR	F.M. 740 ROCKWALL, TX
PROJECT	RETIREMENT COMMUNITY
DATE	12/6/97
BY	H.K.I. ARCHITECTS
FOR	F.M. 740 ROCKWALL, TX
PROJECT	RETIREMENT COMMUNITY
DATE	12/6/97
BY	H.K.I. ARCHITECTS
FOR	F.M. 740 ROCKWALL, TX
PROJECT	RETIREMENT COMMUNITY

E1

**City Of Rockwall
Planning & Zoning Commission**

Agenda Date: December 9, 1997

Applicant: Ed Campbell

Agenda Item: **97-86-FP/LP/TP/SP**
A request for a final plat, site plan, landscape plan, and treescape plan for an assisted living facility consisting of 75 units on 2 lots on a tract of land containing approximately 5.5 acres and generally located at the northeast corner of Summer Lee Drive and FM-740.

Action Needed: Discuss and consider approval of the request.

Background Information: The subject property includes two tracts that will be developed in phases as an assisted living center. The first phase contains 4.4 acres and proposes 46 assisted living units and 58 nursing beds. The architectural concept has changed from a two story to a one story concept. Staff believes this style will be much more compatible with the adjacent residential development. The Architectural Review Board reviewed this request and recommends approval of the site plan. They have requested additional information regarding the lightening and signage for the site. The applicant will present additional information at the P&Z meeting. The ARB will meet on Wednesday to review this additional information.

Staff Recommendation: Staff recommends approval with the following conditions;

1. Review of signage and lighting by the ARB.
2. Approval of engineering plans.
3. North bound left turn lane at FM-740 enterance.
4. Final treescape plan review.

97-86

City Of Rockwall

Community Development Request Application

Items Submitted:

- | | | |
|--|--|--|
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Conditional Use Permit |
| <input checked="" type="checkbox"/> Final Plat | <input type="checkbox"/> Concept Plan | <input checked="" type="checkbox"/> Landscape Plan |
| <input type="checkbox"/> Replat | <input type="checkbox"/> Overlay District | <input checked="" type="checkbox"/> Treescape Plan |
| <input type="checkbox"/> Vacation of Plat | <input type="checkbox"/> Building Elevations | <input type="checkbox"/> Zoning / PD Request |

Description

Addition Name: ROCKWALL ASSISTED LIVING ADDN Current Zoning: _____

Proposed Zoning: _____ No. Of Acres: 5.87 No. Of Lots: 2 No. Of Units: 75

General Location of Property (or) Address: NW CORNER OF FM 740 & SUMMER LEE DRIVE

Proposed Use For Property: ASSISTED LIVING

Owner's Name: ED CAMPBELL
FM 740 ROCKWALL LTD

Company: FM 740 ROCKWALL, LTD

Address: 1041 LION STREET, STE E.

City, State, Zip: DE SOTO, TX 75115

Phone: 972.223.6241

Applicant's Name: JAY MARSH, PE

Company: CARTER & BURGESS, INC.

Address: 7950 ELMBROOK DR

City, State, Zip: DALLAS, TX 75247

Phone: 214.638.0145

Representative's Name: _____

Company: _____

Address: _____

City, State, Zip: _____

Phone: _____

Submitted By: _____

Company: _____

Address: _____

City, State, Zip: _____

Phone: _____

Submittal Fee: (Notaries are available)

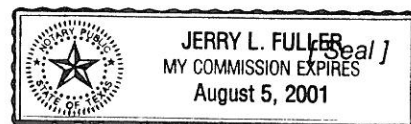
BEFORE ME, a Notary Public, on this day personally appeared JAY MARSH the undersigned applicant, who under Oath, stated the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; all information submitted herein is true and correct; and the application fee of \$ 500.00, to cover the cost of this application, has been paid to the City of Rockwall on this 10th day of NOVEMBER, 1997.

SUBSCRIBED AND SWORN TO before me, this 10th day of November 1997.

8/5/01
My Commission Expires

Jerry L. Fuller
Notary Public in & for the State of Texas



GENERAL NOTES :

NOTE:
THE REQUIREMENTS OF THE TREE PRESERVATION ORDINANCE NUMBER 86-5 OF THE CITY OF ROCKWALL WILL BE MET OR EXCEEDED AT THIS SCALAR PLANT INDICATING POSITIVE TREES AND TREE REPLACEMENT / PROTECTION / REMOVAL AND PLANTING SHALL BE SUBMITTED AND APPROVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THIS SITE.

NOTE:
THE REQUIREMENTS OF THE LANDSCAPE REGULATIONS ORDINANCE NUMBER 86-5 OF THE CITY OF ROCKWALL WILL BE MET OR EXCEEDED AT THIS SCALAR PLANT INDICATING POSITIVE TREES AND TREE REPLACEMENT / PROTECTION / REMOVAL AND PLANTING SHALL BE SUBMITTED AND APPROVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THIS SITE.

NOTE:
THE REQUIREMENTS OF THE TREE PRESERVATION ORDINANCE NUMBER 86-5 OF THE CITY OF ROCKWALL WILL BE MET OR EXCEEDED AT THIS SCALAR PLANT INDICATING POSITIVE TREES AND TREE REPLACEMENT / PROTECTION / REMOVAL AND PLANTING SHALL BE SUBMITTED AND APPROVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THIS SITE.

PHASE TWO (70,872 SF / 1.627 ACRES) LOT 2
PHASE ONE (190,535 SF / 4.443 ACRES) LOT 1

10'-0" LANDSCAPE BUFFER STRIP
PER THE CITY OF ROCKWALL
STANDARD (20-28 (A))

6'-0" HIGH SCREENING FENCE
PER THE CITY OF ROCKWALL
STANDARD (20-28 (A))

NOTE:
REQUIRED LANDSCAPING
SHALL BE HANDED
PER THE CITY OF ROCKWALL
STANDARD (20-28 (A))

PHASE 2 LOT LANDSCAPING
(1) 3' CALIBER TREE FOR EACH
10' PARKING SPACES - FIN
PER THE CITY OF ROCKWALL
STANDARD (20-28 (A))

FUTURE DEVELOPMENT
PHASE II 1.627 ACRES

NOTE:
REQUIRED LANDSCAPING
SHALL BE HANDED
PER THE CITY OF ROCKWALL
STANDARD (20-28 (A))

NOTE:
REQUIRED LANDSCAPING
SHALL BE HANDED
PER THE CITY OF ROCKWALL
STANDARD (20-28 (A))

NOTE:
REQUIRED LANDSCAPING AND BUFFER STRIPS
SHALL BE HANDED WITH AN UNDERGROUND
WATERLINE SYSTEM PER THE CITY OF ROCKWALL
STANDARD (20-28 (A))

NOTE:
STREET SCAPING LANDSCAPING
(1) 3' CALIBER TREE FOR EACH
10'-0' OF FRONTAGE - FIN
PER THE CITY OF ROCKWALL
STANDARD (20-28 (A))

NOTE:
PLANT MATERIAL SHALL BE SELECTED FROM
THE LIST "B" OF THE "RECOMMENDED
PLANT LIST" PER THE CITY OF ROCKWALL
ORDINANCE 10-85-28

PHASE TWO (70,872 SF / 1.627 ACRES) LOT 2
PHASE ONE (190,535 SF / 4.443 ACRES) LOT 1

EDGE ROAD / N. M. 740

VEGETATION TRANSMISSIONS FOR THE
CITY OF ROCKWALL STANDARDS
SHALL BE CLEAR FOR VIEW - FIN
TYPICAL 6" DIA. OF CURB

STREET SCAPING LANDSCAPING
(1) 3' CALIBER TREE FOR EACH
10'-0' OF FRONTAGE - FIN
PER THE CITY OF ROCKWALL
STANDARD (20-28 (A))

L = 60' W
R = 30' W
D = 10' H
S = 10' H
C = 60' W

VEGETATION TRANSMISSIONS FOR THE
CITY OF ROCKWALL STANDARDS
(20-28 (A))

L = 60' W
R = 30' W
D = 10' H
S = 10' H
C = 60' W

SUMMER LEE DRIVE

BENCH MARK: Square cut bench top curb
Summer Lee and Ridge Drive
with an elevation of 565.68

RECAPITULATION / SITE PLAN

PHASE ONE / SUMMER RIDGE RETIREMENT COMMUNITY

ASSISTED LIVING UNITS	TOTAL UNIT COUNT = 48
NURSING CENTER	TOTAL BED COUNT = 58 (28 SEMI-PRIVATE UNITS)
ONE STORY STRUCTURE	APPROX. 58,000 SF

PHASE ONE / PARKING REQUIREMENT SUMMARY

48 ASSISTED LIVING UNITS	(48 x 1.25) = 54
58 NURSING BEDS	(58 x .6) = 35
EMPLOYEE PARKING	(DAY SHIFT) = 30
TOTAL PARKING REQUIRED	98 SPACES
TOTAL PARKING ALLOWED	98 SPACES

PHASE ONE / LAND AREA 184,782 SF = 4.242 ACRES

RECAPITULATION / LANDSCAPING

PHASE ONE / SUMMER RIDGE RETIREMENT COMMUNITY

PHASE ONE / LAND AREA 184,782 SF = 4.242 ACRES

REQUIRED LANDSCAPING 35% APPROX 21,720 SF

LANDSCAPING CREDITS

PARKING LOT LANDSCAPING	2.5% CREDIT
RIGHT OF WAY LANDSCAPING	2.5% CREDIT
TOTAL LANDSCAPE CREDITS	5.0% CREDIT
TOTAL LANDSCAPING REQUIRED BY %	30% APPROX 18,478 SF
ACTUAL LANDSCAPING PROVIDED	APPROX 50 FT
INTERIOR COURTYARD	1,000 50 FT
SOUTH COURTYARD	4,200 50 FT
WEST COURTYARD	6,100 50 FT
TOTAL LANDSCAPING PROVIDED	23,300 50 FT

EXISTING TREE CREDITS
SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT SUBMITTAL

LEGAL DESCRIPTION / LOT & BLOCK

TOTAL TRACT / SUMMER RIDGE RETIREMENT COMMUNITY

BLOCK NUMBER "A"
LOT NUMBER 1 & 2
LAND AREA : 5.869 ACRES = 255,604 SQUARE FEET

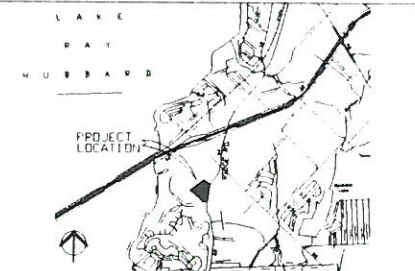
PHASE ONE / SUMMER RIDGE RETIREMENT COMMUNITY

BLOCK NUMBER "A"
LOT NUMBER 1
LAND AREA : 4.242 ACRES = 184,782 SQUARE FEET

PHASE TWO / SUMMER RIDGE RETIREMENT COMMUNITY

BLOCK NUMBER "A"
LOT NUMBER 2
LAND AREA : 1.627 ACRES = 70,872 SQUARE FEET

VICINITY / LOCATION MAP

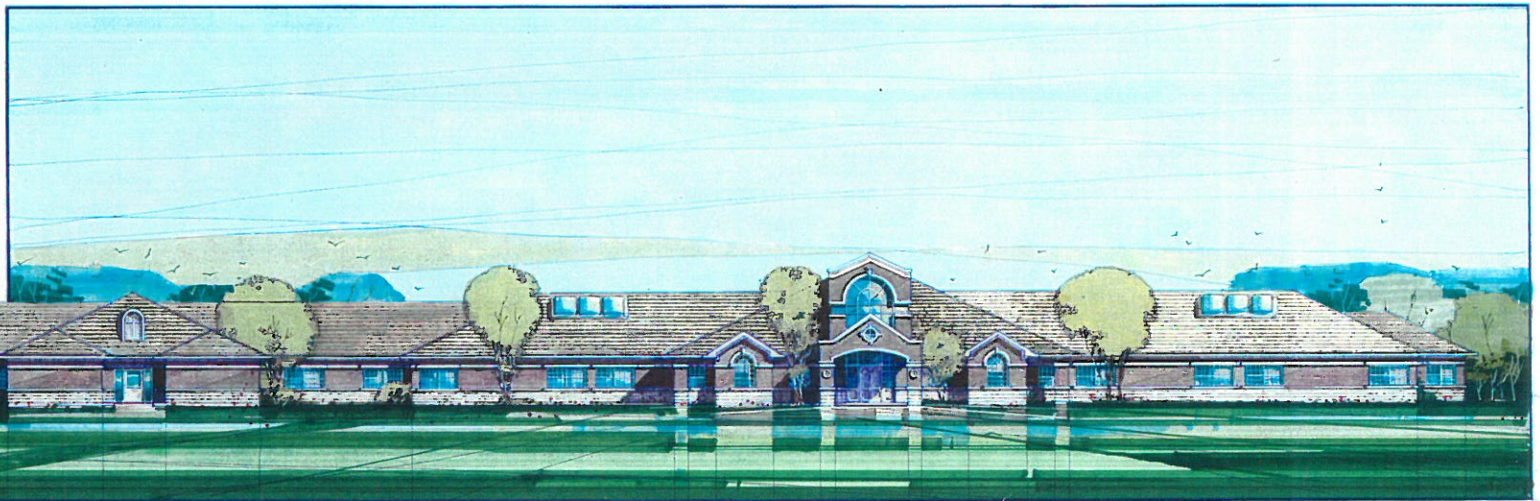


DETAILED SITE PLAN / LANDSCAPING PLAN

PROJECT NO.	97-86	DATE	11/19/97
PROJECT NAME	SUMMER RIDGE RETIREMENT COMMUNITY	DATE	11/19/97
PROJECT ADDRESS	100 E. N. 740 ROAD, LOT 1 & 2	DATE	11/19/97
PROJECT OWNER	HKI ARCHITECTS	DATE	11/19/97

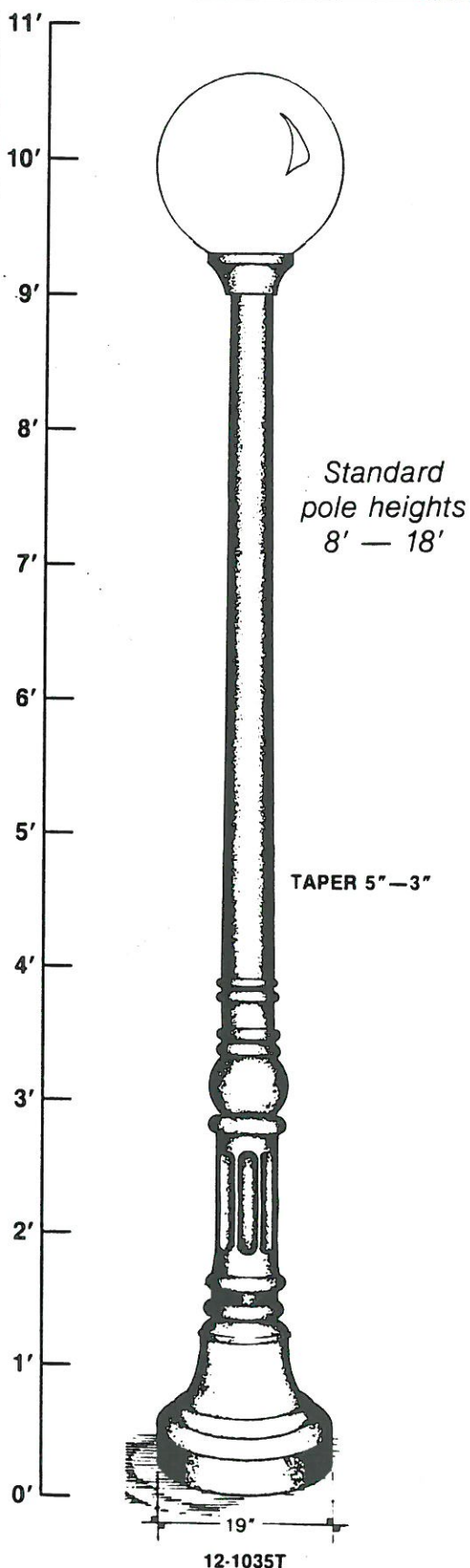


97-86



SUMMER RIDGE RETIREMENT COMMUNITY

VIEW FROM RIDGE ROAD

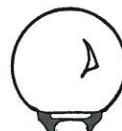


LUMINAIRE SELECTION

Specifications on following page



LG16"
(as shown)



LG14"
(as shown on following page)



LCK2



LAB1



LCB



LAG1



LAG2

For additional luminaires see Lum/Arm Section pages L/A 1-7

ORDERING INFORMATION

ORDERING SEQUENCE

1	2	3	4	5
Pole Design No. and Height	Luminaire No.	Mounting	Finish	Lamp Type Lamp Wattage Voltage
(Select from Pole Collections)	style, size, diffuser color (Select from Luminaire/Arm Section)	Arm Style and Configuration (Select from Luminaire/Arm Section)	(Select from General Specifications Page)	(Select from Luminaire/Arm Section)

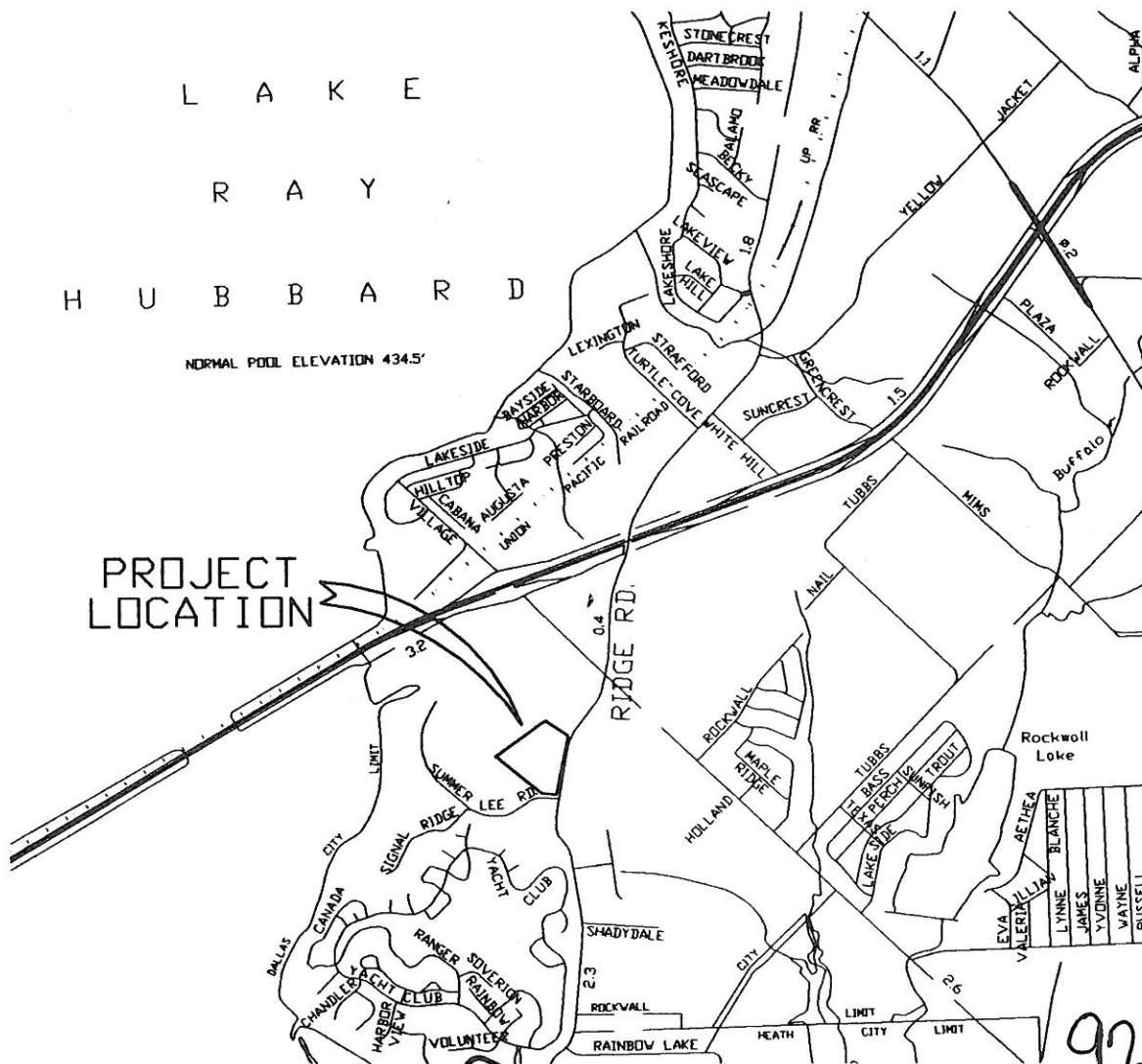
EXAMPLES

12-1035T-9' / LG16"-CL / PT / WH / M.V. - 100w - 120v
(as shown)

12-1035T-10' / LG14"-WT / XE4 - 120 / MBZ / M.V. - 50w - 120v
(as shown on following page)

NORMAL POOL ELEVATION 434.5'

PROJECT LOCATION



97-86

TREE NO.	TREE DIAMETER	TREE HEIGHT
268FT	21"	21'
269FT	17"	18'
270FT	16"	21'
271FT	8"	25'
272FT	12"	25'
273FT	9"	15'
274FT	11", 7"	16'
275FT	12"	26'
276FT	13"	24'
277FT	14"	27'
278FT	14"	20'
279FT	8"	17'
280FT	10", 10"	17'
281FT	8"	17'
282FT	15"	17'
283FT	10", 11"	17'
284FT	11"	18'
285FT	18"	17'
286FT	8", 10"	15'
287FT	12"	20'
288FT	8"	20'
289FT	12"	18'
290FT	11"	20'
291FT	12"	18'
292FT	10"	15'
293FT	11"	16'
294FT	10", 11"	27'
295FT	11"	12'
296FT	13"	11'
297FT	8"	11'
298FT	11"	14'
299FT	8"	15'
300FT	15"	17'
301FT	11"	18'
302FT	18"	16'
303FT	8"	19'
304FT	16"	18'

97-86

305FT	9"	20'
306FT	12"	15'
307FT	10", 10"	17'
308FT	12"	17'
309FT	14"	18'
310FT	18"	25'
311FT	9"	23'
312FT	12", 12"	24'
313FT	12"	18'
314FT	10"	17'
315FT	8"	12'
316FT	14"	15'
317FT	12"	12'
318FT	12", 16"	8'
319FT	12"	15'
320FT	12"	15'
321FT	9"	14'
322FT	9"	13'
323FT	10", 11"	17'
324FT	9"	14'
325FT	11"	16'
326FT	10"	16'
327FT	12"	17'
328FT	10"	14'
329FT	13"	27'
330FT	11"	19'
331FT	12"	11'
332FT	12"	21'
333FT	18"	21'
334FT	14"	21'
335FT	9", 8"	12'
336FT	52"	3'
337FT	15"	3'
338FT	10"	1'
339FT	13"	1'
340FT	12"	2'
341FT	12"	2'



SUMMER RIDGE RETIREMENT COMMUNITY

VIEW FROM RIDGE ROAD

GENERAL NOTES :

NOTE:
THE REQUIREMENTS OF THE TREE PRESERVATION ORDINANCE NUMBER 14.03 OF THE CITY OF ROCKWALL WILL BE MET OR EXCEEDED. A TREE SCENE PLAN, INCLUDING EXISTING TREES AND TREE PROTECTION, PROTECTION, BRANCHES AND PLANTS SHALL BE SUBMITTED AND APPROVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THIS SITE.

NOTE:
THE REQUIREMENTS OF THE LANDSCAPE PRESERVATION ORDINANCE NUMBER 14.03 OF THE CITY OF ROCKWALL WILL BE MET OR EXCEEDED. A LANDSCAPE PRESERVATION PLAN, INCLUDING EXISTING LANDSCAPE, PROTECTION, BRANCHES AND PLANTS SHALL BE SUBMITTED AND APPROVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THIS SITE.

NOTE:
THE REQUIREMENTS OF THE FLOODING REGULATIONS OF THE CITY OF ROCKWALL WILL BE MET OR EXCEEDED. A FLOODING REGULATIONS PLAN, INCLUDING EXISTING FLOODING REGULATIONS, PROTECTION, BRANCHES AND PLANTS SHALL BE SUBMITTED AND APPROVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THIS SITE.

BENCH MARK: Square cut pcc top curb
Summer Lee and Ridge Drive
with an elevation of 565.68

FUTURE DEVELOPMENT PHASE II 1,627 ACRES

NOTE:
OUTDOOR LIGHTING SHALL BE INSTALLED TO PREVENT GLARE FROM INTERFERING ON ADJACENT RESIDENTIAL PROPERTIES PER THE CITY OF ROCKWALL STANDARDS.

PHASE TWO (70,872 SF / 1,627 ACRES) LOT 2
PHASE ONE (192,535 SF / 4.42 ACRES) LOT 1

10.0' LANDSCAPE BUFFER STRIP
PER THE CITY OF ROCKWALL STANDARDS (20-28 (H))

5.0' HIGH SCREENING FENCE
PER THE CITY OF ROCKWALL STANDARDS (20-28 (H))

NOTE:
REQUIRED LANDSCAPING SHALL BE MAINTAINED PER THE CITY OF ROCKWALL STANDARDS (20-28 (H))

PHASE II LOT LANDSCAPING
(1) 1" CALIBRE TREE FOR EACH
10' PARKING SPACES - FPM
PER THE CITY OF ROCKWALL
STANDARDS (20-28 (H))

NOTE:
REQUIRED LANDSCAPING SHALL BE MAINTAINED PER THE CITY OF ROCKWALL STANDARDS (20-28 (H))

NOTE:
REQUIRED LANDSCAPING SHALL BE MAINTAINED PER THE CITY OF ROCKWALL STANDARDS (20-28 (H))

NOTE:
STREET SCENE LANDSCAPING (1) 1" CALIBRE TREE FOR EACH 50.0' OF FRONTAGE. FPM PER THE CITY OF ROCKWALL STANDARDS (20-28 (H))

NOTE:
PLANT MATERIAL SHALL BE SELECTED FROM THE INVENTORY OF THE CITY OF ROCKWALL PLANT LIST PER THE CITY OF ROCKWALL ORDINANCE NO. 14.03

PHASE TWO (70,872 SF / 1,627 ACRES) LOT 2
PHASE ONE (192,535 SF / 4.42 ACRES) LOT 1

EDGE ROAD / E. M. 740

VEGETATION THICKNESS FOR THE CITY OF ROCKWALL STANDARDS SHALL BE CLEAR FOR VIEW. THE TYPICAL 50% BUSH OF DRIVE

STREET SCENE LANDSCAPING (1) 1" CALIBRE TREE FOR EACH 50.0' OF FRONTAGE. FPM PER THE CITY OF ROCKWALL STANDARDS (20-28 (H))

L-1: 60.0' W
A-1: 20.0' W
D-1: 10.0' W
B-1: 10.0' W
C-1: 10.0' W

VEGETATION THICKNESS FOR THE CITY OF ROCKWALL STANDARDS (20-28 (H))

SUMMER LEE DRIVE

RECAPITULATION / SITE PLAN

PHASE ONE / SUMMER RIDGE RETIREMENT COMMUNITY	
ASSISTED LIVING UNITS	TOTAL UNIT COUNT = 46
NURSING CENTER	TOTAL BED COUNT = 58 (28 SEMI-PRIVATE UNITS)
ONE STORY STRUCTURE	APPROX. 56,000 SF
PHASE ONE / PARKING REQUIREMENT SUMMARY	
46 ASSISTED LIVING UNITS	(46 x 1.25) = 58
58 NURSING BEDS	(58 x .6) = 35
EMPLOYEE PARKING	(DAY SHIFT) = 30
TOTAL PARKING REQUIRED	98 SPACES
TOTAL PARKING ALLOWED	98 SPACES
PHASE ONE / LAND AREA 184,782 SF = 4.242 ACRES	

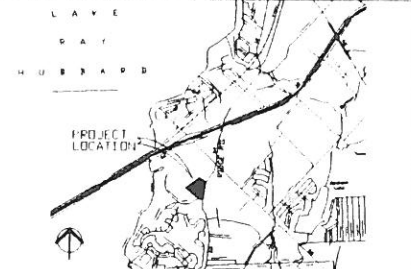
RECAPITULATION / LANDSCAPING

PHASE ONE / SUMMER RIDGE RETIREMENT COMMUNITY	
PHASE ONE / LAND AREA 184,782 SF = 4.242 ACRES	
REQUIRED LANDSCAPING	15% APPROX 27,717 SF
LANDSCAPING CREDITS	
PARKING LOT LANDSCAPING	2.5% CREDIT
RIGHT OF WAY LANDSCAPING	2.5% CREDIT
TOTAL LANDSCAPE CREDITS	5.0% CREDIT
TOTAL LANDSCAPING REQUIRED BY %	10% APPROX 18,478 SF
ACTUAL LANDSCAPING PROVIDED	APPROX 50,000 SF
INTERIOR COURTYARD	1,000 SF
SOUTH COURTYARD	4,000 SF
WEST COURTYARD	6,000 SF
TOTAL LANDSCAPING PROVIDED	23,000 SF
EXISTING TREE CREDITS	
SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT SUBMITTAL	

LEGAL DESCRIPTION / LOT & BLOCK

TOTAL TRACT / SUMMER RIDGE RETIREMENT COMMUNITY	
BLOCK NUMBER "A"	
LOT NUMBER 1 & 2	
LAND AREA: 5.869 ACRES = 255,604 SQUARE FEET	
PHASE ONE / SUMMER RIDGE RETIREMENT COMMUNITY	
BLOCK NUMBER "A"	
LOT NUMBER 1	
LAND AREA: 4.242 ACRES = 184,782 SQUARE FEET	
PHASE TWO / SUMMER RIDGE RETIREMENT COMMUNITY	
BLOCK NUMBER "A"	
LOT NUMBER 2	
LAND AREA: 1.627 ACRES = 70,872 SQUARE FEET	

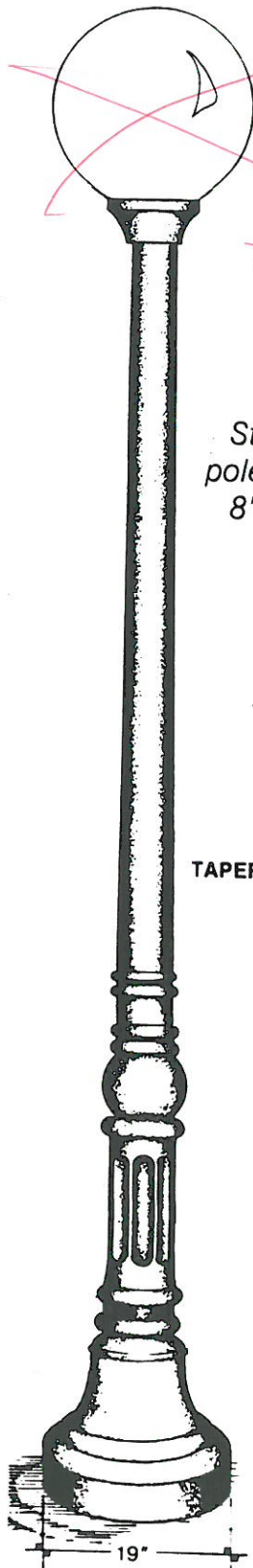
VICINITY / LOCATION MAP



DETAILED SITE PLAN / LANDSCAPING PLAN

PROJECT NO. 11/19/97	SUMMER RIDGE RETIREMENT COMMUNITY	DATE: 11/19/97
DRAWN BY: [Signature]	FOR: E. M. 740 ROCKWALL, LTD.	
CHECKED BY: [Signature]	DATE: 11/25/97	
APPROVED BY: [Signature]	DATE: 11/25/97	
H&K ARCHITECTS		A1





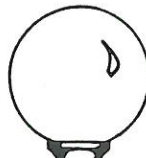
Standard
pole heights
8' — 18'

TAPER 5" — 3"

12-1035T

LUMINAIRE SELECTION

Specifications on following page



LG16"
(as shown)



LG14"
(as shown on following page)



LCK2



LAB1



LCB



LAG1



LAG2

For additional luminaires see Lum/Arm Section pages L/A 1-7

ORDERING INFORMATION

ORDERING SEQUENCE

1	2	3	4	5
Pole Design No. and Height	Luminaire No.	Mounting	Finish	Lamp Type Lamp Wattage Voltage
(Select from Pole Collections)	style, size, diffuser color (Select from Luminaire/Arm Section)	Arm Style and Configuration (Select from Luminaire/Arm Section)	(Select from General Specifications Page)	(Select from Luminaire/Arm Section)

EXAMPLES

12-1035T-9' / LG16".CL / PT / WH / M.V. - 100w - 120v
(as shown)

12-1035T-10' / LG14".WT / XE4 - 120 / MBZ / M.V. - 50w - 120v
(as shown on following page)



HKI ARCHITECTS

**ARCHITECTS
SUPPLEMENTAL
INFORMATION**

<input checked="" type="checkbox"/>	ED CAMPBELL	<input type="checkbox"/>	MAILED
<input checked="" type="checkbox"/>	DON MILLER	<input type="checkbox"/>	FAXED
<input checked="" type="checkbox"/>	HKI	<input type="checkbox"/>	PHONED
<input checked="" type="checkbox"/>	LARRY PETKOVICH	<input type="checkbox"/>	OVERNIGHT
<input type="checkbox"/>	C & B		
<input type="checkbox"/>	BILL CROLLEY		

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PROJECT: SUMMER RIDGE
(NAME, ADDRESS) ROCKWALL, TEXAS

MEMO TO: MR. BILL CROLLEY
(NAME, ADDRESS) CITY OF ROCKWALL

SUBJECT: SUMMER RIDGE COLOR SAMPLES
FOR SCENIC OVERLAY COMMITTEE
REFERENCE: SQUARE FOOTAGE

ASI #
DATE: 42
PROJECT NO. 3-9-98
NO. OF PAGES 9705
PH# 972-438-4380 1
FX# 972-438-7855
MEMO FROM: BILL KRABACHER

DESCRIPTION:

THE ATTACHED SAMPLES ARE SUBMITTED FOR YOUR REVIEW AND APPROVAL FOR THE ABOVE REFERENCED PROJECT.

1. BRICK: BRIDGEPORT ANTIQUE BY ACME.
2. BLOCK/STONE: LIMESTONE BY FEATHERLITE.
3. WINDOW: CLEAR GLASS/WHITE FRAME
4. ROOFING: FOREST GREEN BY ELK PRESTIQUE "HIGH DEFINITION"
5. TRIM: NANTUCKET DUNE TWT BY SHERWIN WILLIAMS #2066

NOTE: THE ABOVE SAMPLES ARE THE COLOR RANGES WE ARE RECOMMENDING. IF THE AVAILABILITY OR PRICING VARIES, THE FINAL PRODUCT MANUFACTURER MAY VARY.

Bill K



HKi ARCHITECTS

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<input type="checkbox"/>	C & B		
<input type="checkbox"/>	BILL CROLLEY		

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(NAME, ADDRESS)	ROCKWALL, TEXAS	DATE:	3-9-98
MEMO TO:	MR. BILL CROLLEY	PROJECT NO.	9705
(NAME, ADDRESS)	CITY OF ROCKWALL	NO. OF PAGES	1
SUBJECT:	SUMMER RIDGE COLOR SAMPLES	PH# 972-438-4380	FX# 972-438-7855
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(NAME, ADDRESS)	ROCKWALL, TEXAS	DATE:	3-9-98
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**City Of Rockwall
City Council**

Agenda Date: December 15, 1997

Applicant: Ed Campbell

Agenda Item: **97-86-FP/LP/SP**

A request for a final plat, site plan, and landscape plan for a assisted living facility consisting of 75 units on 2 lots on a tract of land containing approximately 5.5 acres and generally located at the northeast corner of Summer Lee Drive and FM-740.

Action Needed: Discuss and consider approval of the request.

Background Information: The subject property includes two tracts that will be developed in phases as an assisted living center. The first phase contains 4.4 acres and proposes 46 assisted living units and 58 nursing beds. The architectural concept has changed from a two story to a one story concept. Staff believes this style will be much more compatible with the adjacent residential development. The Architectural Review Board reviewed this request and recommends approval of the site plan. They have requested additional information regarding the lighting and signage for the site. The ARB will meet on Wednesday to review this additional information.

Staff Recommendation: Staff recommends approval with the following conditions;

1. Review of signage and lighting by the ARB.
2. Approval of engineering plans.
3. North bound left turn lane at FM-740 entrance.
4. Final treescape plan review.

P&Z Recommendation: The Commission recommends approval with staff conditions by a vote of 5 to 0.

City Of Rockwall
Community Development Request Application

97-86

Items Submitted:

<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Conditional Use Permit
<input checked="" type="checkbox"/> Final Plat	<input type="checkbox"/> Concept Plan	<input checked="" type="checkbox"/> Landscape Plan
<input type="checkbox"/> Replat	<input type="checkbox"/> Overlay District	<input checked="" type="checkbox"/> Treescape Plan
<input type="checkbox"/> Vacation of Plat	<input type="checkbox"/> Building Elevations	<input type="checkbox"/> Zoning / PD Request

Description

Addition Name: ROCKWALL ASSISTED LIVING ADDN Current Zoning: _____

Proposed Zoning: _____ No. Of Acres: 5.87 No. Of Lots: 2 No. Of Units: 75

General Location of Property (or) Address: NW CORNER OF FM 740 & SUMMER LEE DRIVE

Proposed Use For Property: ASSISTED LIVING

Owner's Name: ED CAMPBELL
FM 740 ROCKWALL LTD

Company: FM 740 ROCKWALL, LTD

Address: 1041 LION STREET, STE E.

City, State, Zip: DE SOTO, TX 75115

Phone: 972.223.6241

Applicant's Name: JAY MARSH, PE

Company: CARTER & BURGESS, INC.

Address: 7950 ELMBROOK DR

City, State, Zip: DALLAS, TX 75247

Phone: 214.638.0145

Representative's Name: _____

Company: _____

Address: _____

City, State, Zip: _____

Phone: _____

Submitted By: _____

Company: _____

Address: _____

City, State, Zip: _____

Phone: _____

Submittal Fee: (Notaries are available)

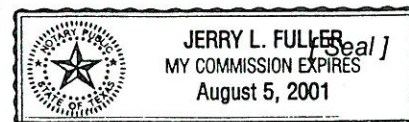
BEFORE ME, a Notary Public, on this day personally appeared JAY MARSH the undersigned applicant, who under Oath, stated the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; all information submitted herein is true and correct; and the application fee of \$ 500.00, to cover the cost of this application, has been paid to the City of Rockwall on this 10TH day of NOVEMBER, 1997.

SUBSCRIBED AND SWORN TO before me, this 10th day of November 1997.
Applicant Signature

8/5/01
My Commission Expires

Jerry L. Fuller
Notary Public in & for the State of Texas



GENERAL NOTES:

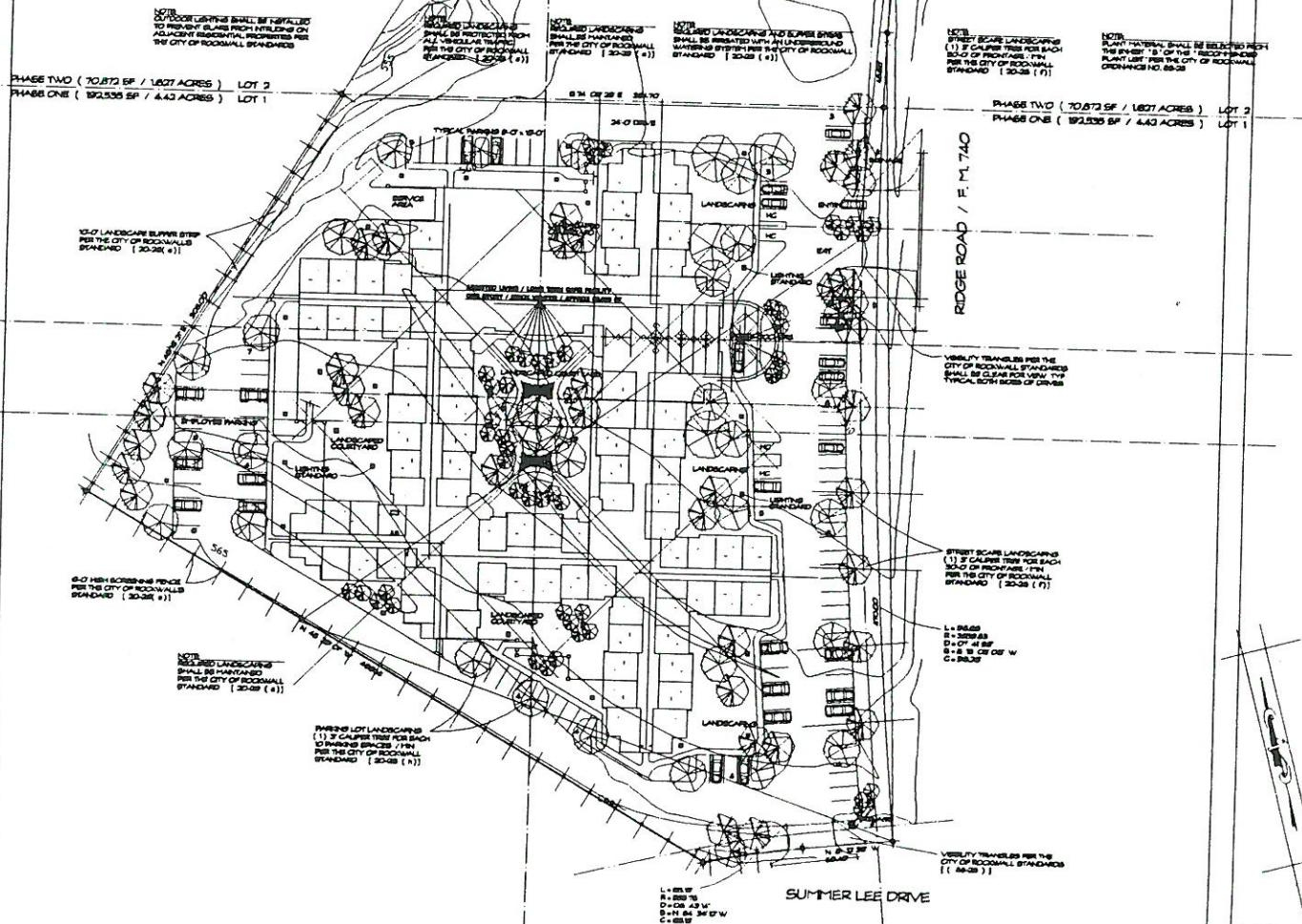
NOTE:
THE REQUIREMENTS OF THE "TREE PRESERVATION" ORDINANCE
APPLIED TO THE CITY OF ROCKWALL SHALL BE MET OR EXCEEDED
A TREE REMOVAL PERMIT SHALL BE OBTAINED PRIOR TO THE
REMOVAL OF ANY TREE AND THE REMOVAL SHALL BE
SUBMITTED AND APPROVED PRIOR TO THE COMMENCEMENT OF
CONSTRUCTION ON THIS SITE.

NOTE:
THE REQUIREMENTS OF THE "LANDSCAPE REGULATIONS" ORDINANCE
APPLIED TO THE CITY OF ROCKWALL SHALL BE MET OR EXCEEDED
A LANDSCAPE PLAN INDICATING THE TYPE AND SIZE OF
PLANTING MATERIALS AND THE LOCATION OF PLANTING MATERIALS
SHALL BE SUBMITTED TO THE CITY OF ROCKWALL
AND APPROVED PRIOR TO THE COMMENCEMENT OF
CONSTRUCTION ON THIS SITE.

NOTE:
THE REQUIREMENTS OF THE "SIGNAGE REGULATIONS" FOR THE CITY OF
ROCKWALL SHALL BE MET OR EXCEEDED AND COMPLIANCE DOCUMENTS
SHALL BE SUBMITTED TO THE CITY OF ROCKWALL
AND APPROVED PRIOR TO THE COMMENCEMENT OF
CONSTRUCTION ON THIS SITE.

BENCH MARK: Square cut back top curb
Summer Lee and Ridge Drive
with an elevation of 565.68

FUTURE DEVELOPMENT
PHASE II 1627 ACRES



RECAPITULATION / SITE PLAN

PHASE ONE / SUMMER RIDGE RETIREMENT COMMUNITY	
ASSISTED LIVING UNITS	TOTAL UNIT COUNT = 46
NURSING CENTER	TOTAL BED COUNT = 50 (28 BEDS - PRIVATE UNITS)
ONE STORY STRUCTURE	APPROX. 30,000 SF
PHASE ONE / PARKING REQUIREMENT SUMMARY	
46 ASSISTED LIVING UNITS	(46 x 1.25) = 58
50 NURSING BEDS	(50 x .6) = 30
EMPLOYEE PARKING	(DAY SHIFT) = 30
TOTAL PARKING REQUIRED	98 SPACES
TOTAL PARKING ALLOWED	98 SPACES
PHASE ONE / LAND AREA 184,782 SF = 4.242 ACRES	

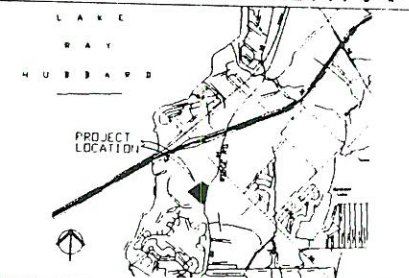
RECAPITULATION / LANDSCAPING

PHASE ONE / SUMMER RIDGE RETIREMENT COMMUNITY	
PHASE ONE / LAND AREA 184,782 SF = 4.242 ACRES	
% REQUIRED IN LANDSCAPING	5% APPROX 27,720 SF
LANDSCAPING CREDITS	
PARKING LOT LANDSCAPING	2.5% CREDIT
RIGHT OF WAY LANDSCAPING	2.5% CREDIT
TOTAL LANDSCAPE CREDITS	5.0% CREDIT
TOTAL LANDSCAPING REQUIRED BY %	0% APPROX 0 SF
ACTUAL LANDSCAPING PROVIDED	APPROX. 50 FT
NORTH COURTYARD	1,000 50 FT
SOUTH COURTYARD	4,300 50 FT
WEST COURTYARD	6,100 50 FT
TOTAL LANDSCAPING PROVIDED	2,300 50 FT
EXISTING TREE CREDITS	
SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT SUBMITTAL	

LEGAL DESCRIPTION / LOT & BLOCK

TOTAL TRACT / SUMMER RIDGE RETIREMENT COMMUNITY	
BLOCK NUMBER "A"	
LOT NUMBER 1 & 2	
LAND AREA: 6.869 ACRES = 295,664 SQUARE FEET	
PHASE ONE / SUMMER RIDGE RETIREMENT COMMUNITY	
BLOCK NUMBER "A"	
LOT NUMBER 1	
LAND AREA: 4.342 ACRES = 184,782 SQUARE FEET	
PHASE TWO / SUMMER RIDGE RETIREMENT COMMUNITY	
BLOCK NUMBER "A"	
LOT NUMBER 2	
LAND AREA: 1.627 ACRES = 70,872 SQUARE FEET	

VICINITY / LOCATION MAP

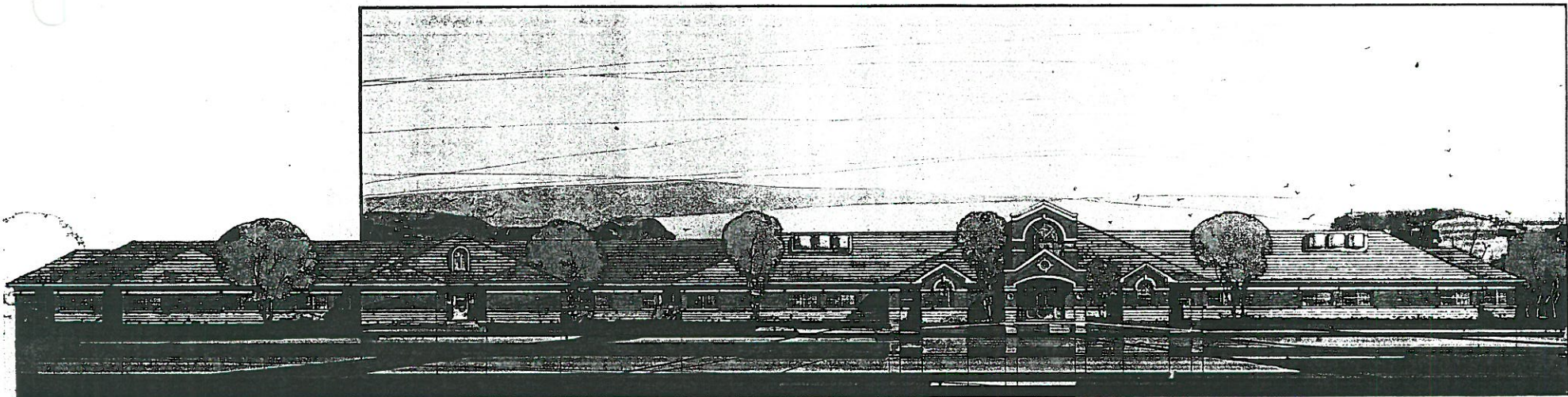


DETAILED SITE PLAN / LANDSCAPING PLAN

PROJECT NAME	SUMMER RIDGE RETIREMENT COMMUNITY
OWNER	COLLEEN & ROCKWALL LTD
DATE	11/19/97
DESIGNED BY	ARI ARCHITECTS
SCALE	AS SHOWN



97-86



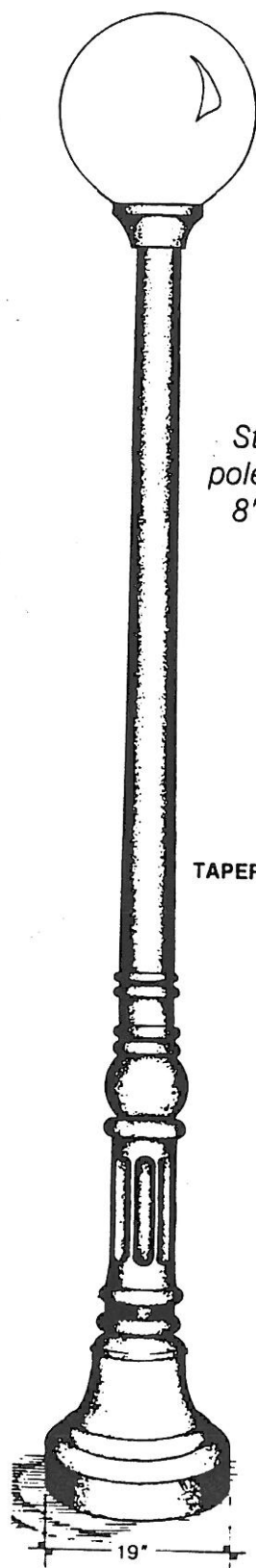
WYMER RIDGE RETIREMENT COMMUNITY

VIEW FROM RIDGE ROAD

HKI ARCHITECTS

An-86

11'
10'
9'
8'
7'
6'
5'
4'
3'
2'
1'
0'



Standard
pole heights
8' — 18'

TAPER 5"—3"

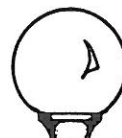
12-1035T

LUMINAIRE SELECTION

Specifications on following page



LG16"
(as shown)



LG14"
(as shown on following page)



LCK2



LAB1



LCB



LAG1



LAG2

For additional luminaires see Lum/Arm Section pages L/A 1-7

ORDERING INFORMATION

ORDERING SEQUENCE

1	2	3	4	5
Pole Design No. and Height	Luminaire No.	Mounting	Finish	Lamp Type Lamp Wattage Voltage
(Select from Pole Collections)	style, size, diffuser color (Select from Luminaire/Arm Section)	Arm Style and Configuration (Select from Luminaire/Arm Section)	(Select from General Specifications Page)	(Select from Luminaire/Arm Section)

EXAMPLES

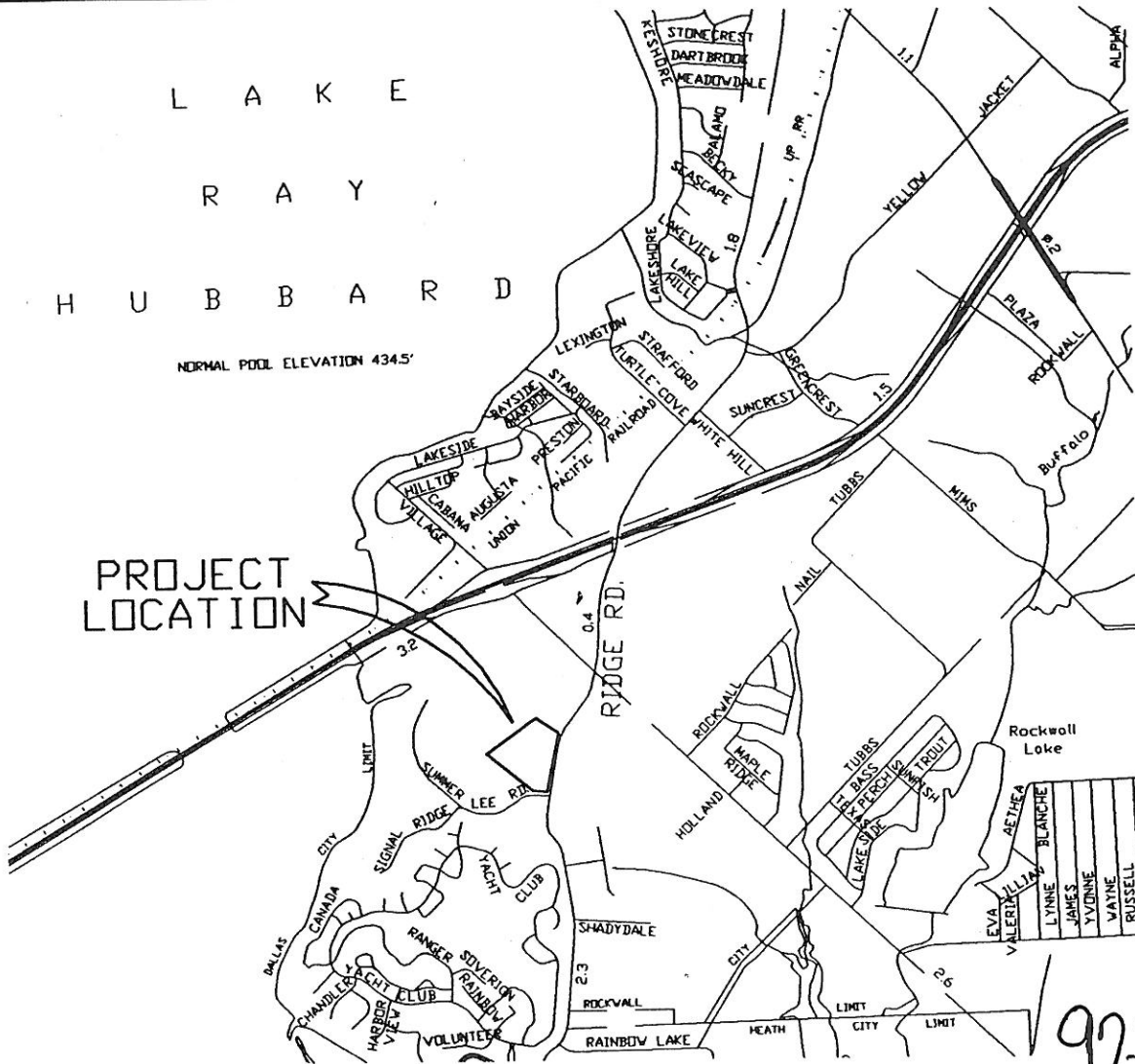
12-1035T-9' / LG16"-CL / PT / WH / M.V. - 100w - 120v
(as shown)

12-1035T-10' / LG14"-WT / XE4 - 120 / MBZ / M.V. - 50w - 120v
(as shown on following page)

L A K E R A Y H U B B A R D

NORMAL POOL ELEVATION 4345'

PROJECT
LOCATION



97-86

TREE NO.	TREE DIAMETER	TREE HEIGHT
268FT	21"	21'
269FT	17"	18'
270FT	16"	21'
271FT	8"	25'
272FT	12"	25'
273FT	9"	15'
274FT	11", 7"	16'
275FT	12"	26'
276FT	13"	24'
277FT	14"	27'
278FT	14"	20'
279FT	8"	17'
280FT	10", 10"	17'
281FT	8"	17'
282FT	15"	17'
283FT	10", 11"	17'
284FT	11"	18'
285FT	18"	17'
286FT	8", 10"	15'
287FT	12"	20'
288FT	8"	20'
289FT	12"	18'
290FT	11"	20'
291FT	12"	18'
292FT	10"	15'
293FT	11"	16'
294FT	10", 11"	27'
295FT	11"	12'
296FT	13"	11'
297FT	8"	11'
298FT	11"	14'
299FT	8"	15'
300FT	15"	17'
301FT	11"	18'
302FT	18"	16'
303FT	8"	19'
304FT	16"	18'

305FT	9"	20'
306FT	12"	15'
307FT	10", 10"	17'
308FT	12"	17'
309FT	14"	18'
310FT	18"	25'
311FT	9"	23'
312FT	12", 12"	24'
313FT	12"	18'
314FT	10"	17'
315FT	8"	12'
316FT	14"	15'
317FT	12"	12'
318FT	12", 16"	8'
319FT	12"	15'
320FT	12"	15'
321FT	9"	14'
322FT	9"	13'
323FT	10", 11"	17'
324FT	9"	14'
325FT	11"	16'
326FT	10"	16'
327FT	12"	17'
328FT	10"	14'
329FT	13"	27'
330FT	11"	15'
331FT	12"	15'
332FT	12"	23'
333FT	18"	20'
334FT	14"	25'
335FT	9", 8"	12'
336FT	52"	30'
337FT	15"	30'
338FT	10"	16'
339FT	13"	17'
340FT	12"	20'
341FT	12"	22'



DeShazo, Tang & Associates, Inc.
Engineers + Planners

400 South Houston, Suite 330
Dallas, Texas 75202-4899
(214) 748-6740
Fax: (214) 748-7037

97-86

Tax I.D. 75-1711511

INVOICE

Net 30 Days

Invoice number 33585
March 4, 1998
Page number 1

98006.00 Left-turn Lane Concept Drawing on FM 740 North
Lee Drive for Assisted Living Addition (C

City of Rockwall
Attn: Mr. Bill Crolley
Dir. of Community Development
205 Rusk
Rockwall, Texas 75087

ED CAMPBELL
ASSISTED LIVING
FILED PER FILE

Engineering Services for January 31, 1998, through February 27, 1998

Invoice total: .00

Outstanding Receivables

Number	Date	Amount
33531	2-04-98	250.88

Invoice

Total Amount Outstanding 250.88

Total Balance Due: 250.88

Aged Receivables

Current	31-60 days	61-90 days	91-120 days	121+ days	Total
250.88	.00	.00	.00	.00	250.88

Payments Received After 02-28-98 Will be Reflected on Next Invoice

ORIGINAL