

Exhibit B - Site Plan Package

Page 1 of 10

4.85 ACRES
LOT 2, BLOCK 1
WESTCHESTER TOWN CENTER PH 3A
MAYBERRY GARDENS

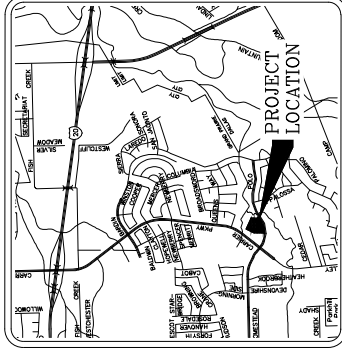
SITE PLAN

DRAWN: SMH

DATE: 06/29/17
HEI #: 17-135

SHEET NO.:
C1

HOMMEYER ENGINEERING, INC.
P.O. BOX 294527 • LEWISVILLE, TEXAS 75029
972-906-9985 PHONE • 972-906-9987 FAX
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VICINITY MAP
SCALE: 1"=2,000'

SITE INFORMATION

EXISTING ZONING: PD136-C
EXISTING LAND USE: VACANT
PROPOSED LAND USE: REGISTERED GROUP HOME
LAND AREA: 211,044 SF (4.85 AC)
PROPOSED BUILDING AREA: 47,519 SF
6 ASSISTED LIVING BUILDINGS @ 7,567 SF/EA
1 AMENITY CENTER BUILDING @ 2,117 SF
PARKING REQUIRED:
LIVING UNITS (6 x 15 UNITS = 90 UNITS)
90 UNITS @ 0.5 SPACE/UNIT = 45 SPACES
ADMINISTRATIVE AREA (6 x 199 SF = 1,194 SF)
AMENITY ADMINISTRATIVE AREA (1,247 SF)
2,441 SF @ 1 SPACE/300 SF = 9 SPACES
PARKING REQUIRED: 54 SPACES
HANDICAP PARKING REQUIRED: 3 SPACES
HANDICAP PARKING PROVIDED: 3 SPACES

LEGEND

DEF.	IRON ROD FOUND	Q	POWER POLE
I.R.S.	IRON ROD SET	☆	LIGHT POLE
X"	OUT X IN CONCRETE	⊗	WATER VALVE
F.C.P.	FENCE CORNER POST	SSMH	SANITARY SEWER MANHOLE
ASPH.	ASPHALT	⊙	FIRE HYDRANT
⊕	TELEPHONE MANHOLE	⊗	WATER METER

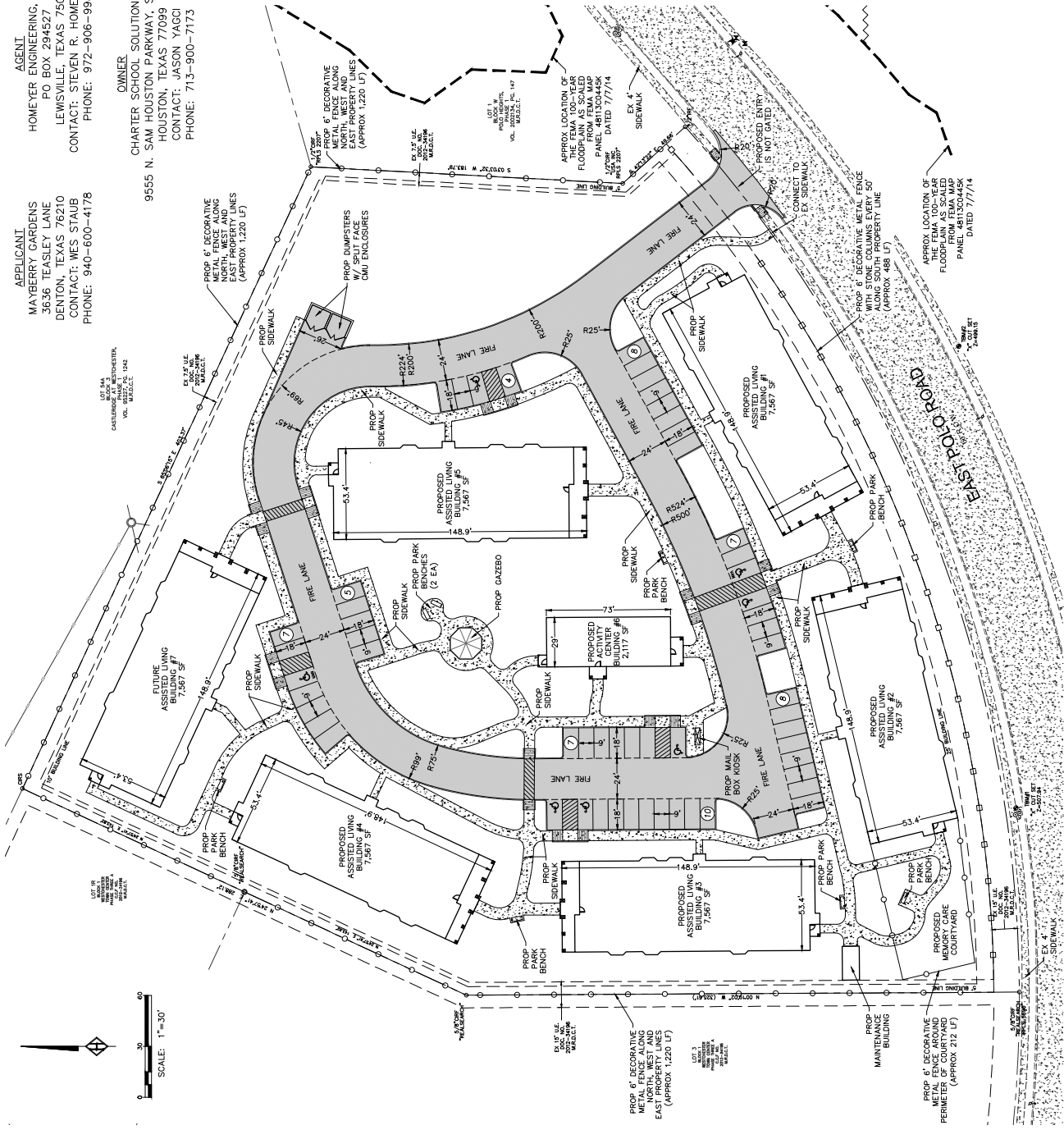
PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
STEVEN R. HOMMEYER, PE # 86942
DATE: 11/10/2017

CITY CASE NO.: SU171104/S171102

APPLICANT
MAYBERRY GARDENS
3636 TEASLEY LANE
DENTON, TEXAS 76210
CONTACT: WES STAUB
PHONE: 940-600-4178

OWNER
CHARTER SCHOOL SOLUTIONS
9555 N. SAM HOUSTON PARKWAY, SUITE 200
HOUSTON, TEXAS 77099
CONTACT: JASON YAGCI
PHONE: 713-900-7173






















DRAWN: JWG
DATE: 09/25/17

SHEET NO:
LP-1



CASE #SU171104/S171102

PLANT SCHEDULE

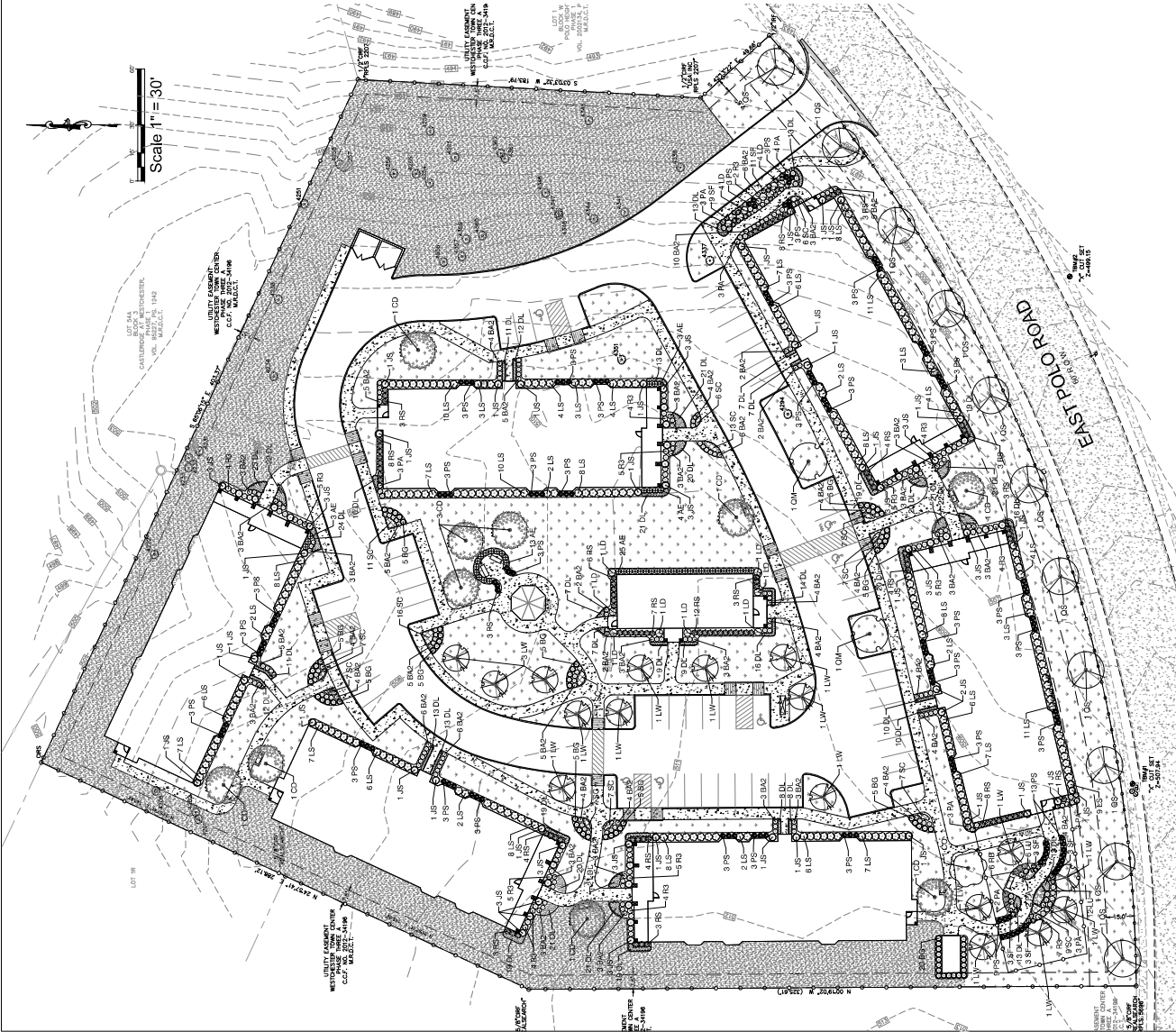
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT.	CAL.	HEIGHT	QTY
	CD	Cedrus deodora / Deodar Cedar	8 x 8	3'Call	6'-8'	10
	QM	Quercus macrocarpa / Bear Oak	8 x 8	3'Call	10'-12'	2
	CO	Quercus muhlenbergii / Chinkapin Oak	8 x 8	3'Call	10'-12'	1
	QS	Quercus shumardii / Shumard Red Oak	8 x 8	3'Call	10'-12'	11
ORNAMENTAL TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT.	CAL.	HEIGHT	QTY
	LW	Lagerstroemia indica / Watermelon Red / Watermelon Red Cape Myrtle Tree form multi-trunk 3/4 crown.	8 x 8	2'Call	8'-10'	17
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY	
	AE	Aster x grandiflorus / Edward Goucher / Glassy Aster	5 gal	36" o.c.	46	
	BAZ	Berberis thunbergii / Accuripurpurea Name / Dwarf Redleaf Japanese Barberry	5 gal	30" o.c.	190	
	BG	Buxus x Green Mound / Green Mound Boxwood	3 gal	36" o.c.	70	
	JS	Juniperus scopulorum / Skyrocket / Skyrocket Juniper	10 gal	48" o.c.	70	
	LD	Lagerstroemia indica / Dwarf Pink / Dwarf Pink Crapemyrtle	5 gal	48" o.c.	16	
	LS	Leucophyllum frutescens / Silver Cloud / Texas Ranger	3 gal	48" o.c.	219	
	PA	Plumbago auriculata / Blue Plumbago	3 gal	36" o.c.	26	
	RS	Rhipsalis indica / Snow White / Snow White Indian Hawthorn	3 gal	36" o.c.	87	
	R3	Rosa x Newly Wild / Nearly Wild Rose	3 gal	36" o.c.	63	
	RB	Rosaemoria officinalis / Blue Snows / Rosemary	3 gal	36" o.c.	6	
	SF	Salvia greggii / Flame / Flame Autumn Sage	3 gal	30" o.c.	32	
NATIVE GRASSES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY	
	PS	Panicum virgatum / Shenandoah / Burgundy Switch Grass	5 gal	36" o.c.	118	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	QTY	
	DL	Hemerocallis x Azalea Gold / Dwarf Evergreen Day Lily	1 gal	15" o.c.	705	
	LU	Lantana unicolor / Texas Lantana	3 gal	24" o.c.	18	
	SC	Santolina chamaecyparissus / Lemon Queen / Lemon Queen Lavender Cation	1 gal	18" o.c.	121	
SOO-SEED	CODE	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	QTY	
	CCZ	Cynodon dactylon Common / Bermuda Grass	hypermulch		38,860 sf	
	CC	Cynodon dactylon Common / Bermuda Grass	soil		53,250 sf	
EXISTING TREES						
		Existing tree to remain				

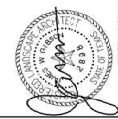
LANDSCAPE CALCULATIONS

TOTAL SITE AREA	21,040 SF
TOTAL AREA REQUIRED	20,575 SF (98%)
LANDSCAPE AREA PROVIDED	103,246 SF (48.9%)
TOTAL STREET FRONTAGE	558 LF
LANDSCAPE TREES PROVIDED	11 TREES (1 TREE PER 50 LF OF FRONTAGE)
SITE TREES REQUIRED	42 TREES (1 TREE PER 500 SF OF REQUIRED LANDSCAPE)
LANDSCAPE TREES PROVIDED**	427 SHRUBS (1 SHRUB PER 50 SF OF REQUIRED LANDSCAPE AREA)
SITE SHRUBS REQUIRED	827 SHRUBS
LANDSCAPE SHRUBS PROVIDED	

56
3 TREES (1 TREE PER 20 SPACES)
3 TREES*

*TOTAL REQUIRED PARKING LOT TREES INCLUDED IN SITE TREE TOTALS.
 **TOTAL INCLUDES 71 EXISTING TREE CREDIT (SEE EXISTING TREE LIST ON SHEET LP-2).



























DRAWN: JWG
DATE: 09/25/17
HEL #: 17-135
SHEET NO:
LP-1



CASE #SU171104/S171102

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT.	CAL.	HEIGHT	QTY.
	CC	Cedrus deodars / Deodar Cedar	8 & 8	3'Cal	6' 6"	10
	QM	Quercus macrocarpa / Blue Oak	8 & 8	3'Cal	10'-12"	2
	CO	Quercus muhlenbergii / Chinquapin Oak	8 & 8	3'Cal	10'-12"	1
	QS	Quercus shumacheri / Shumard Red Oak	8 & 8	3'Cal	10'-12"	11
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	COUNT	CAL.	HEIGHT	QTY.
	LW	Lagerstromia indica 'Watermelon Red' / Watermelon Red Crape Myrtle <small>Tree form multi-trunk 3-5 stems.</small>	8 & 8	2' Cal	8'-10'	17
	AF	Azalea x grandiflora 'Edward Goucher' (class Azalea)	5 gal		36" o.d.	48
	BA2	Betula tuerbergii 'Alocupurea Nana' / Dwarf Redleaf Japanese Barkberry	5 gal		30" o.d.	180
	BG	Buxa x 'Green Mound' / Green Mound Boxwood	3 gal		36" o.d.	70
	J6	Juniperus scopulorum 'Seyouid' / Seyouid Juniper	10 gal		48" o.d.	70
	LD	Lagerstromia indica 'Dwarf Pink' / Dwarf Pink Crape Myrtle	5 gal		48" o.d.	16
	LS	Leucophyllum frutescens 'Silver Cloud' / Texas Fanger	3 gal		48" o.d.	219
	PA	Plumbago auriculata 'Blue Plumbago	3 gal		36" o.d.	26
	RS	Raphanistrum indica 'Snow White' / Snow White Italian Heurizon	3 gal		36" o.d.	87
	R3	Rosa x 'Nearly Wild' / Nearly Wild Rose	3 gal		36" o.d.	63
	RD	Rhodanthea officinalis 'Blue Flame' / Rosemary	3 gal		36" o.d.	6
	SF	Salvia greggii 'Flame' / Flame Autumn Sage	3 gal		30" o.d.	32
NATIVE GRASSES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY.	
	PS	Panicum virgatum 'Shenandoah' / Burgundy Swan Grass	5 gal	36" o.d.	118	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	QTY.	
	DL	Hemerocallis x 'Aster Gold' / Dwarf Capergen Day Lily	1 gal	15" o.d.	705	
	LU	Lantana urticoides / Texas Lantana	3 gal		24" o.d.	18
	SC	Santolina chamaecyparissae 'Lemon Queen' / Lemon Queen Lavender Cotton	1 gal	16" o.d.	121	
SPUNSEED	CODE	BOTANICAL NAME / COMMON NAME	COUNT	SPACING	QTY.	
	GL2	Gynodon dactylon Common / Bermuda Grass	hydrumtun			36,800 sq
	CC	Cynodon dactylon Common / Bermuda Grass	seed			53,250 sq

Existing tree to remain

LANDSCAPE CALCULATIONS

TOTAL SITE AREA	21,044 SF
TOTAL TREES REQUIRED	103,248 SF (48.9%)
LANDSCAPE AREA PROVIDED	598 LF
TOTAL STREET FRONTAGE	11 TREES (1 TREE PER 50 LF OF FRONTAGE)
TOTAL TREES PLANTED	11 TREES
STREET TREES REQUIRED	42 TREES (1 TREE PER 500 SF OF REQUIRED LANDSCAPE)
STREET TREES PROVIDED	12 TREES (24 PROPOSED TREES - 12 EXISTING TREE CREDITS)**
STREET TREES SHORTFALL	30 TREES (1 TREES PER 50 SF OF REQUIRED LANDSCAPE AREA)
SITE SHORTFALL	627 TREES
LANDSCAPE TREES PROVIDED	427 TREES

56
3 TREES (1 TREE PER 20 SPACES)
3 TREES*

*TOTAL REQUIRED PARKING LOT TREES INCLUDED IN SITE TREE TOTALS
 **TOTAL INCLUDES 71 EXISTING TREE CREDIT (SEE EXISTING TREE LIST ON SHEET LP-2).



revisions:
10-20-17 Revised Tabulations

Mayberry Gardens
0.12 Block 1
er Town Center Ph 3A
4.85 Acres
of Grand Prairie
as County, Texas

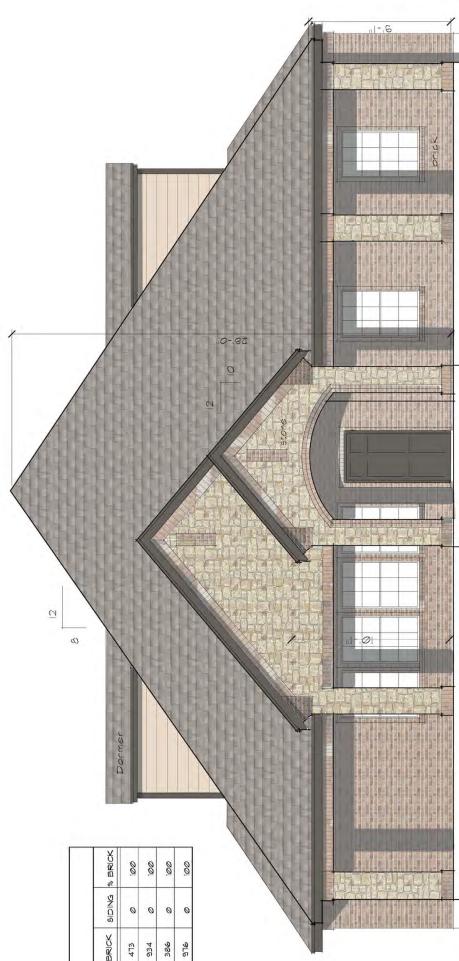


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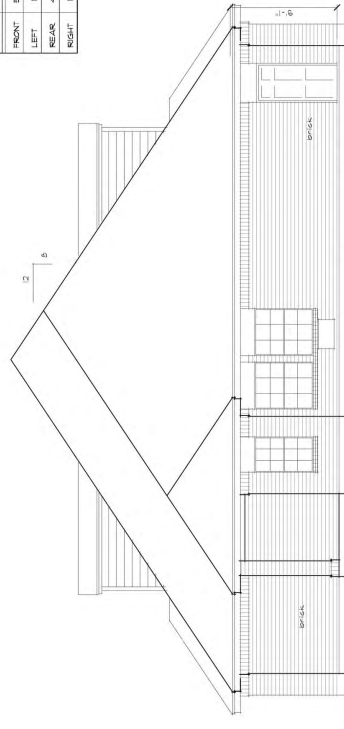
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BRICK TABULATIONS

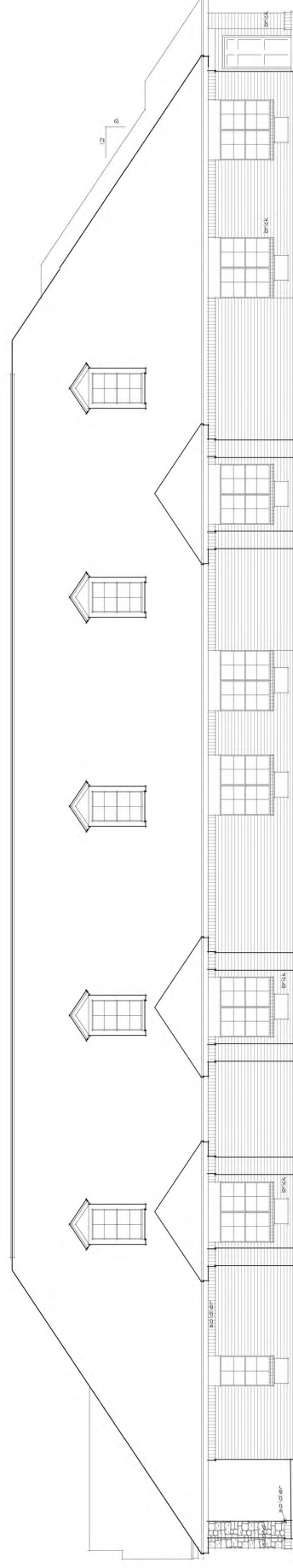
AREAS	TOTAL	GLASS	NET	BRICK	SCISS N. BRICK
FRONT	871	96	473	473	0
LEFT	893	249	334	334	0
REAR	462	76	346	346	0
RIGHT	1081	21	576	576	0



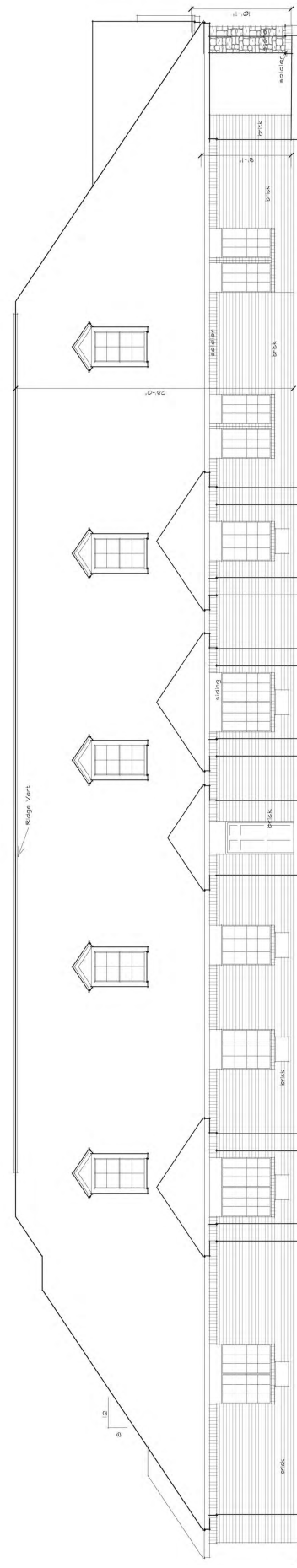
Buildings 1 & 6 Front Elev. (West)
(East = Bldg 6)



Buildings 1 & 6 Rear Elev. (East)
(West = Bldg 6)



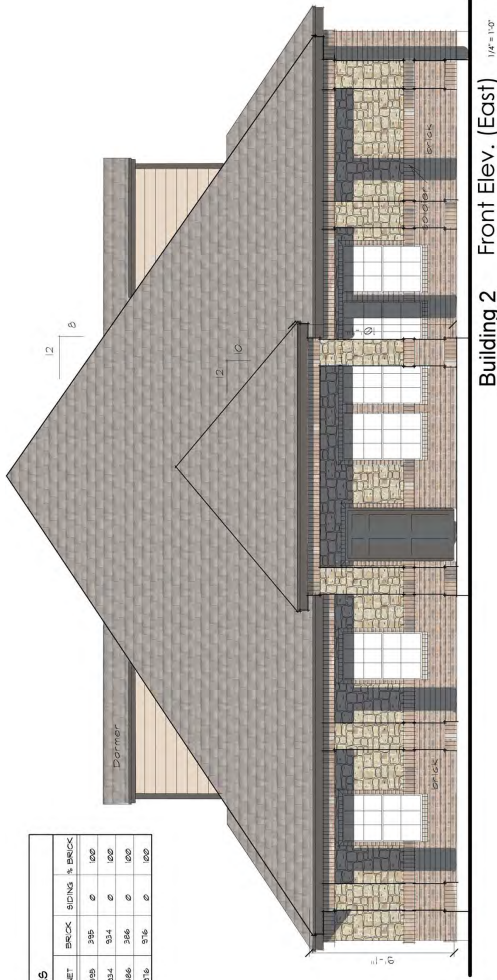
Buildings 1 & 6 Right Elev. (South)
(North = Bldg 6)



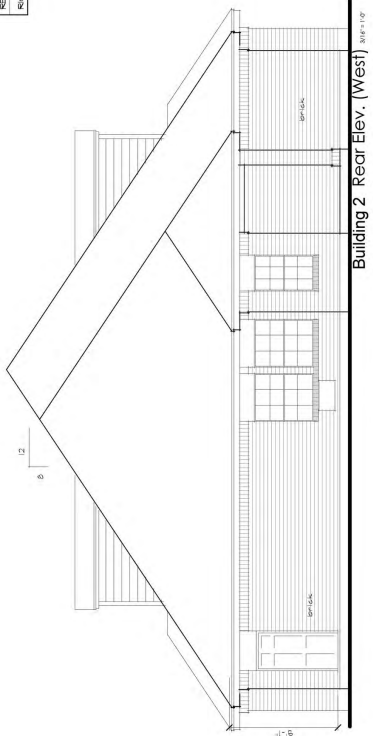
Buildings 1 & 6 Left Elev. (North)
(South = Bldg 6)

SUI71104/S171102

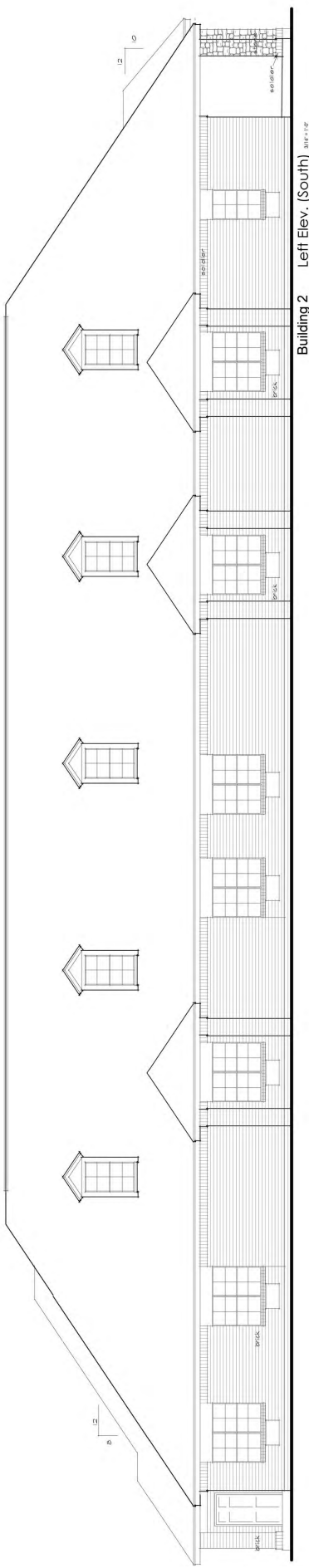
BRICK TABULATIONS					
AREAS	TOTAL	GLASS	NET	BRICK	SQ. IN. BRICK
FRONT	493	99	395	395	0
LEFT	393	243	314	314	0
REAR	462	16	386	386	0
RIGHT	397	21	376	376	0



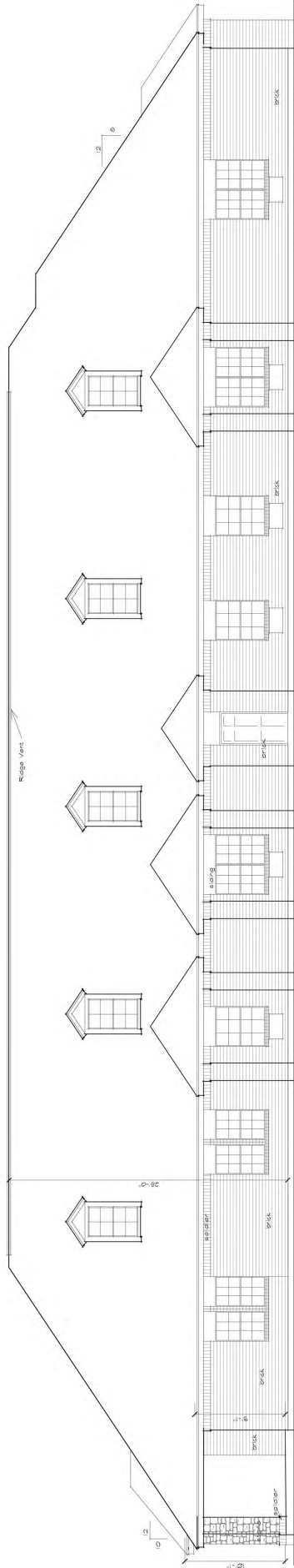
Building 2 Front Elev. (East) 1/4" = 1'-0"



Building 2 Rear Elev. (West) 1/4" = 1'-0"



Building 2 Left Elev. (South) 1/4" = 1'-0"



Building 2 Right Elev. (North) 1/4" = 1'-0"

revisions:
10/20/17 Revised Tabulations

Mayberry Gardens
Lot 2 Block 1
West Town Center Ph 3A
4.85 Acres
City of Grand Prairie
Dallas County, Texas

Exhibit B - Site Plan Package
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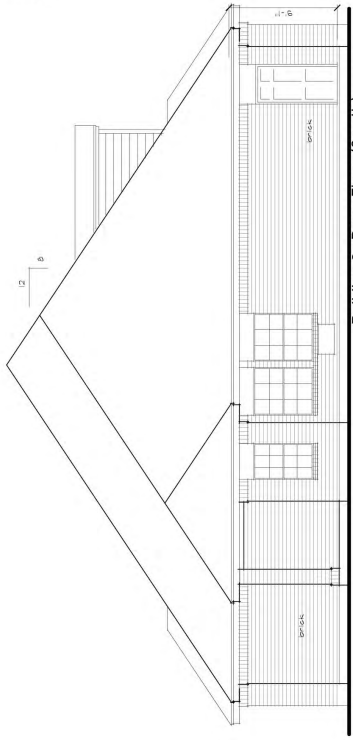
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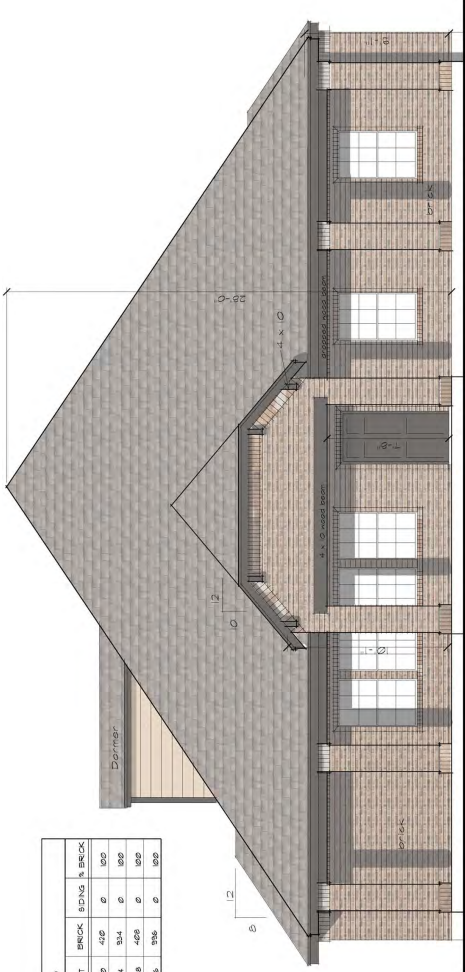
SU171104/S171102

revisions:
10/20/17 Revised Tabulations

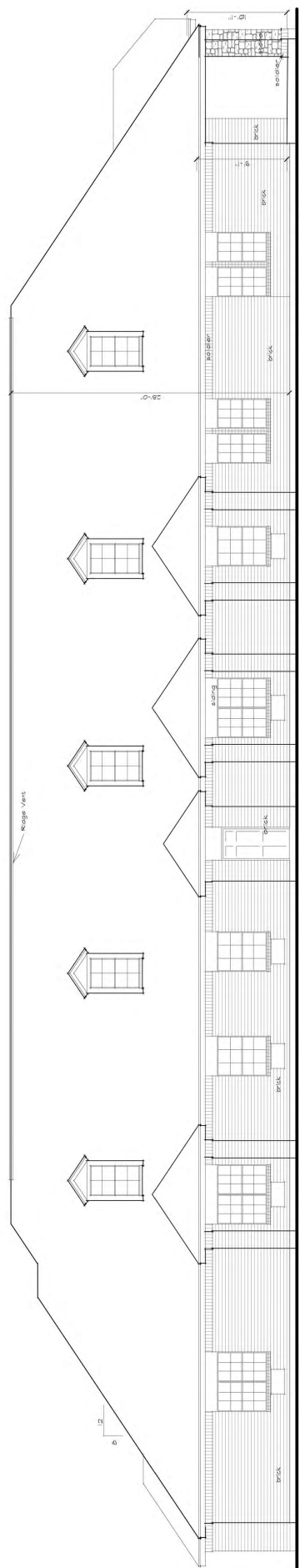
BRICK TABULATIONS					
AREAS	TOTAL	GLASS	NET	BRICK	SDNG & BRICK
FRONT	319	95	408	405	0
LEFT	183	245	334	334	0
REAR	484	16	468	468	0
RIGHT	327	21	306	306	0



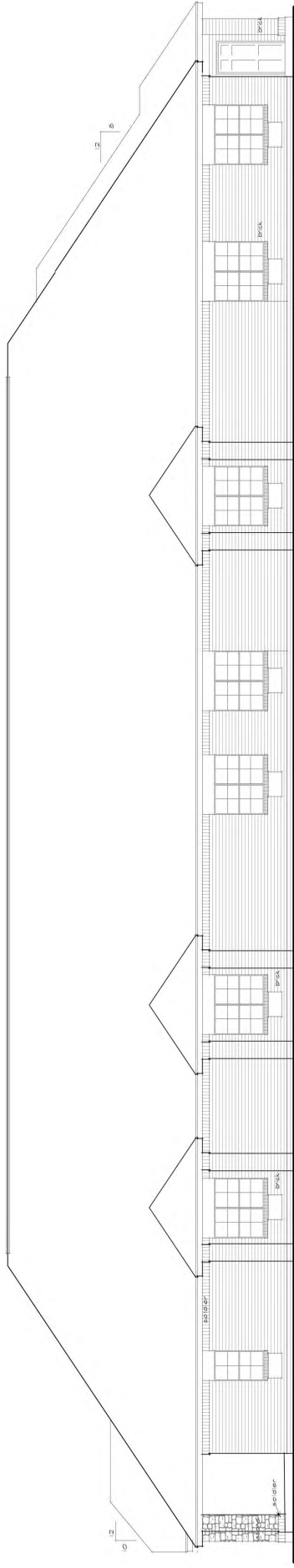
Building 3 Rear Elev. (South) 3/8" = 1'-0"



Building 3 Front Elev. (North) 1/4" = 1'-0"



Building 3 Left Elev. (East) 3/8" = 1'-0"



Building 3 Right Elev. (West) 3/8" = 1'-0"

Mayberry Gardens
Lot 2 Block 1
Town Center Ph 3A
1.85 Acres
Grand Prairie
County, Texas

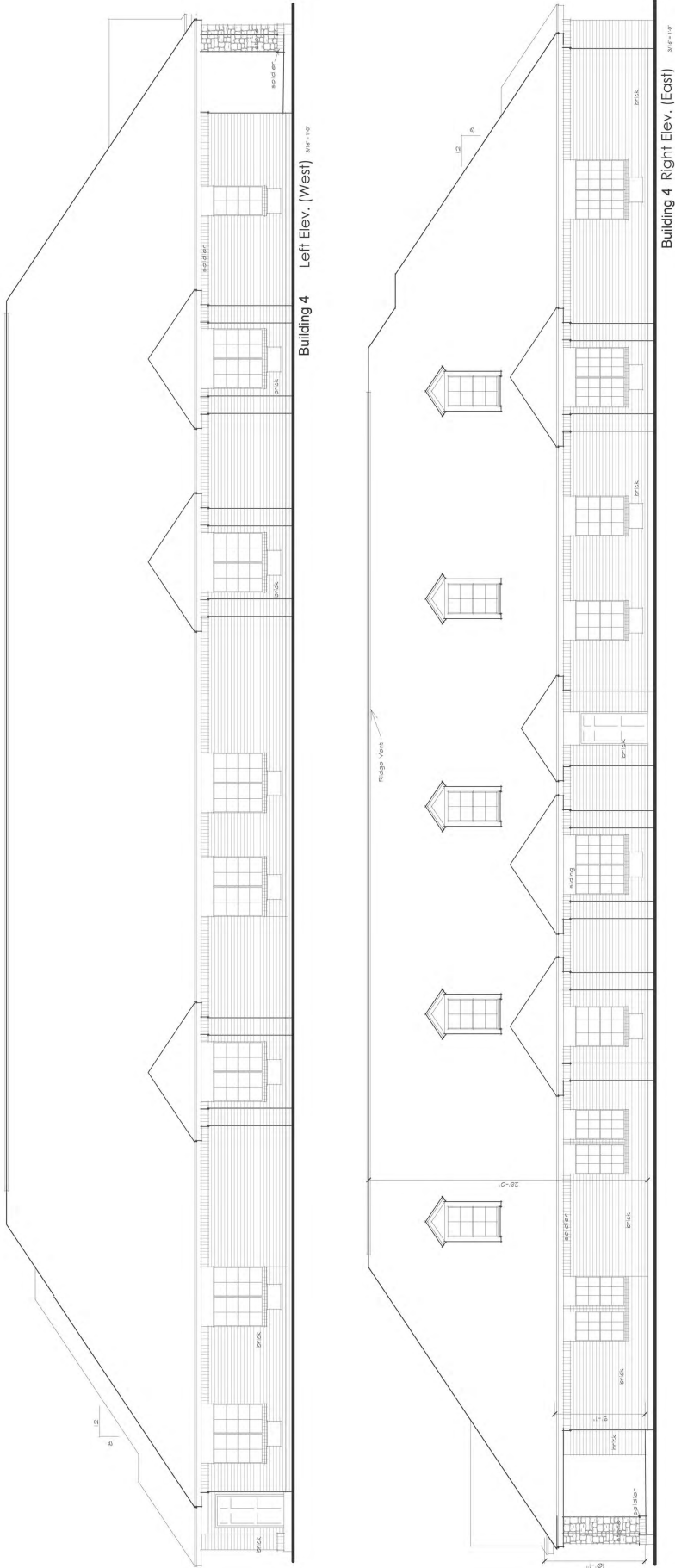
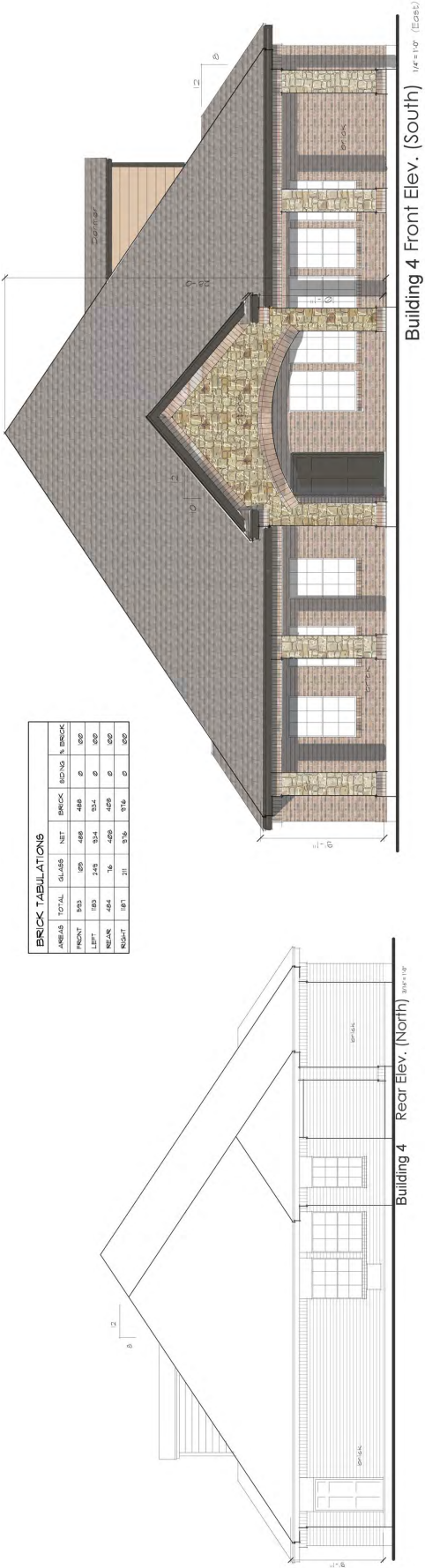


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SU171104/S171102

BRICK TABULATIONS						
AREA	TOTAL	GLASS	NET	BRICK	SEDG.	IN BRICK
FRONT	993	105	488	488	0	000
LEFT	1183	247	934	934	0	000
REAR	484	16	468	468	0	000
RIGHT	1181	21	959	959	0	000



REVISIONS:
10-20-17 Revised Tabulations

Mayberry Gardens
Lot 2 Block 1
Hester Town Center Ph 3A
4.85 Acres
City of Grand Prairie
Dallas County, Texas

Exhibit B - Site Plan Package
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scott b. robertson, architect

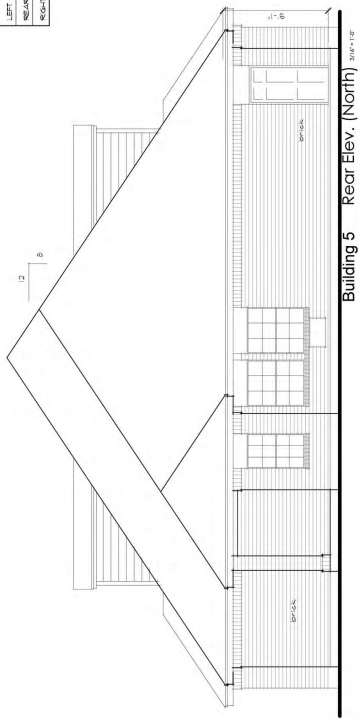
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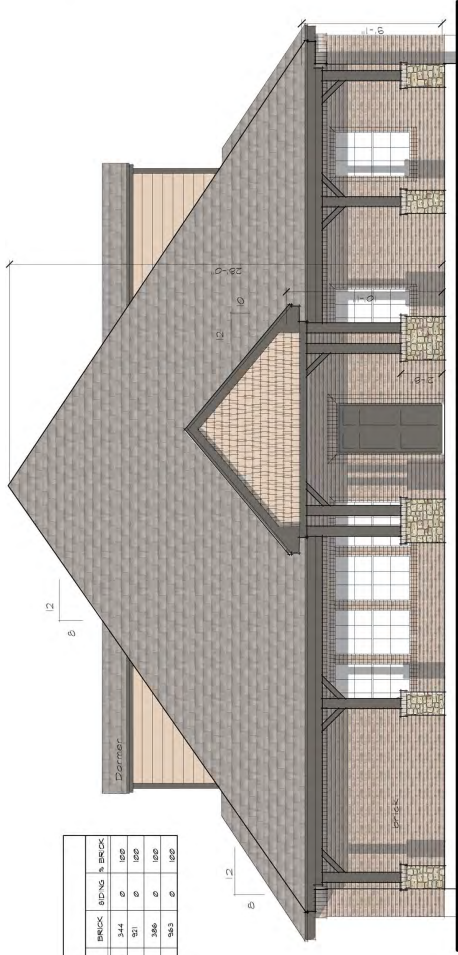
SU171104/S171102

BRICK TABULATIONS

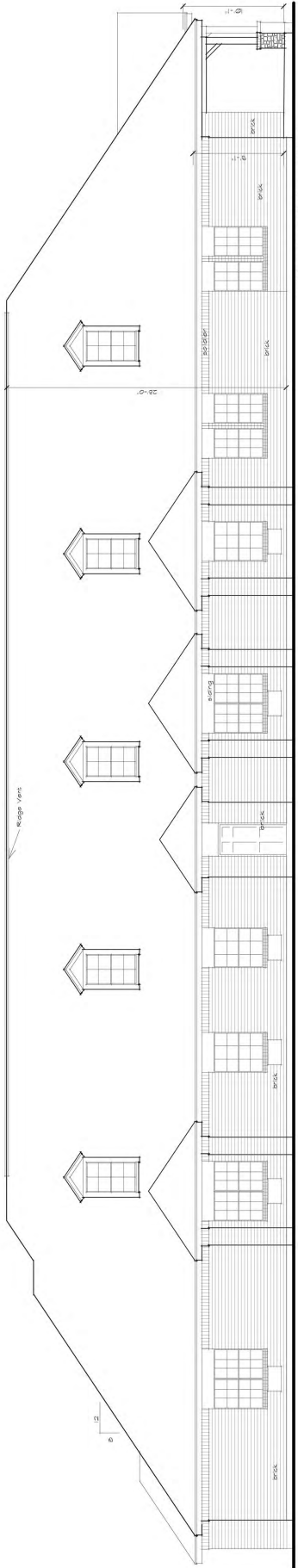
AREAS	TOTAL	GLASS	NET	BRICK	BRICK	BRICK
FRONT	442	58	344	344	0	100
LEFT	170	240	91	91	0	100
RIGHT	462	76	386	386	0	100
TOTAL	1074	274	800	800	0	100



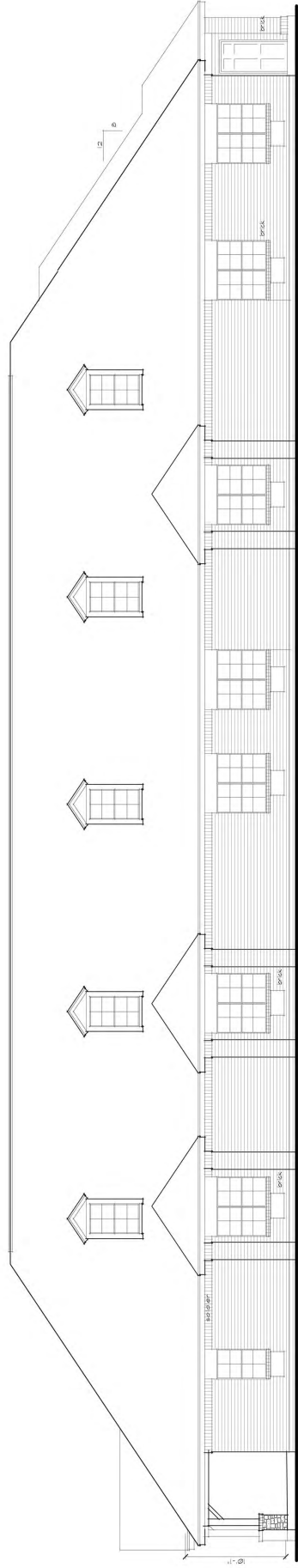
Building 5 Rear Elev. (North) 3/8" = 1'-0"



Building 5 Front Elev. (East) 3/8" = 1'-0"



Building 5 Left Elev. (West) 3/8" = 1'-0"



Building 5 Right Elev. (East) 3/8" = 1'-0"

revisions:
10-20-17 Revised Tabulations

Mayberry Gardens
Lot 2 Block 1
Westchester Town Center Ph 3A
1.85 Acres
Grand Prairie
County, Texas

Exhibit B - Site Plan Package
Page 9 of 10

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SU171 104/S171 102

revisions:

10-20-17 Revised Tabulations

Mayberry Gardens
Lot 2 Block 1
Westchester Town Center Ph 3A
4.85 Acres
City of Grand Prairie
Dallas County, Texas



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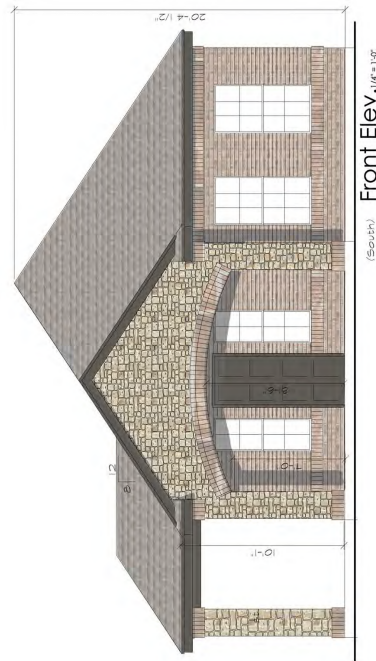
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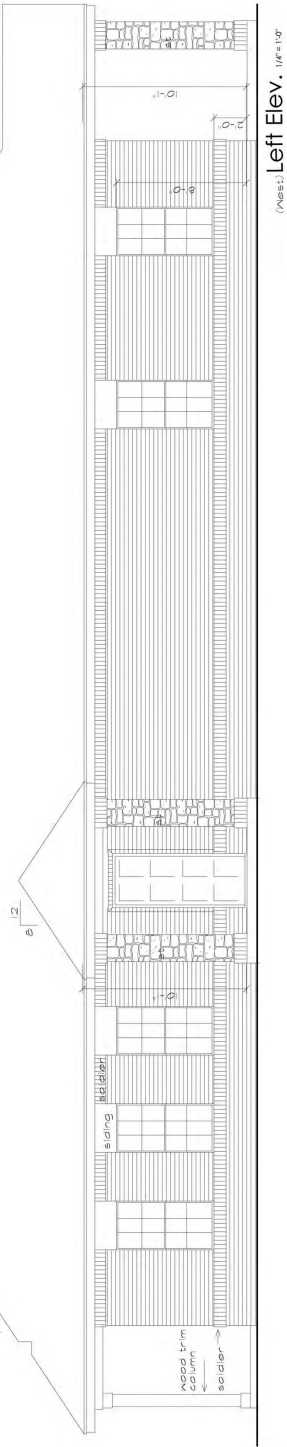
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Front Elev. 1/4"=1'-0"

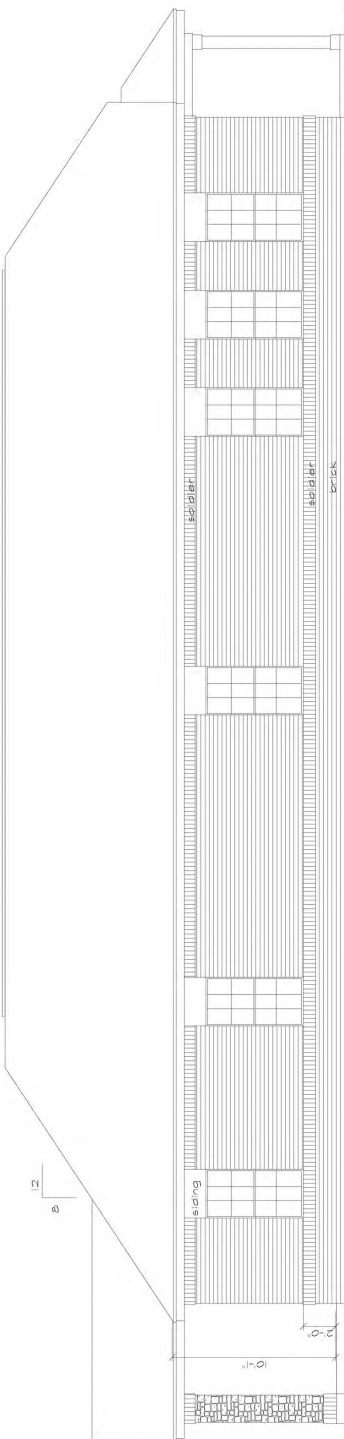
(South)

BRICK TABULATIONS					
AREA	TOTAL	SQ. FT.	NET	MAQUET	EDGING IN BRICK
FRONT	188	84	120	207	0
LEFT	74	34	6.0	6.0	0
RIGHT	244	10	218	218	0
TOTAL	506	128	346	433	0



Left Elev. 1/4"=1'-0"

(West)



Right Elev. 1/4"=1'-0"

(East)

SU171104/S171102