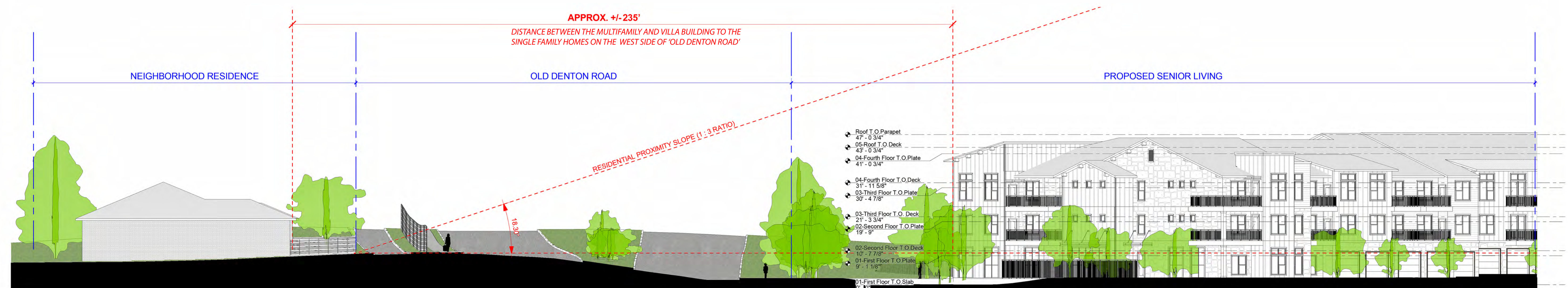




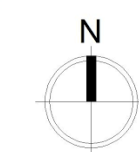
ASPENS ROSEMEADE / CARROLLTON, TX - CONCEPTUAL RENDERING



1 LINE OF SIGHT - SECTION A
1/16" = 1'-0"



KEY PLAN



LANDSCAPE CALCULATIONS

SITE INFORMATION:

CURRENT ZONING: MF-18
GROSS LOT AREA: 486,961.596 S.F. (11.1791 ACRES)
NET LOT AREA: 265,905 S.F. (6.10 ACRES)
PROPOSED USE: MF-12

LANDSCAPE AREA:

REQUIRED: MINIMUM OF 20% OF LANDSCAPING OF NET LOT AREA
265,905 S.F. X 20% = 53,181 S.F. LANDSCAPE AREA
PROVIDED: 64,196 S.F.
REQUIRED: NO LESS THAN 70% OF TOTAL REQUIRED ON-SITE LANDSCAPING SHALL BE LOCATED
IN THE FRONT ONE-HALF OF THE LOT
PROVIDED: REQUIREMENT MET

OLD DENTON ROAD (466 L.F. WITHOUT ENTRY DRIVES AND EASEMENTS):

REQUIRED: 15' WIDE LANDSCAPE BUFFER WITH:
(2) 3 INCH CAL. SHADE TREE PER 100 LINEAR FEET (466/100 = 4.66 X 2 = 9.32 TREES)
(3) ORNAMENTAL TREES PER 100 LINEAR FEET 466/100 = 4.66 X 3 = 13.98 TREES)
(34) 5 GAL. EVERGREEN SHRUBS PER 100 LINEAR FEET (466/100 = 4.66 X 34 = 158.44)
PROVIDED: 15' WIDE BUFFER + (10) CANOPY TREES, (14) ORNAMENTAL TREES & (159) SHRUBS
REQUIRED: MAXIMUM 50% OF LANDSCAPE BUFFER SHALL BE TURF
A COMBINATION OF A DISCONTINUOUS EARTHEN BERM MOUND CONSTRUCTED TO A
HEIGHT OF 3 FEET IS REQUIRED
PROVIDED: MAX 50% OF BUFFER IS TURF + EARTHEN BERM

RETENTION POND:

REQUIRED: 15' WIDE MAINT. ACCESS TO THE BASIN AND TO ANY BASIN RISE OUTLET STRUCTURE
(1) SHADE TREE FOR EACH 50 LINEAR FEET OF POND PERIMETER
NORTHERN POND (291) / 50 = 5.82 SHADE TREES
SOUTHERN POND (370) / 50 = 7.4 SHADE TREES
(2) ORNAMENTAL TREES FOR EACH 50 LINEAR FEET OF POND PERIMETER
NORTHERN POND (291) / 50 = 5.82 X 2 = 11.64 ORNAMENTAL TREES
SOUTHERN POND (370) / 50 = 7.4 X 2 = 14.8 ORNAMENTAL TREES
(10) SHRUBS FOR EACH 50 LINEAR FEET OF POND PERIMETER
NORTHERN POND (291) / 50 = 5.82 X 10 = 58.2 SHRUBS
SOUTHERN POND (370) / 50 = 7.4 X 10 = 74 SHRUBS
PROVIDED: NORTHERN POND - 6 SHADE TREES, 12 ORNAMENTAL TREES & 59 SHRUBS PROVIDED
SOUTHERN POND - 8 SHADE TREES, 15 ORNAMENTAL TREES & 74 SHRUBS PROVIDED

PARKING LOT:

REQUIRED: A 2' WIDE BUMPER OVERHANG SHALL BE PROVIDED WHERE LANDSCAPING IS ADJACENT
A MIN. OF 10% OF PARKING AREA SHALL BE LANDSCAPED
(1) SHADE TREE FOR EACH 12 PARKING SPACES (100) / 12 = 8.33
MAX. SHRUB HEIGHT OF 30" FOR DRIVER VISIBILITY
PROVIDED: (1) CANOPY TREE PROVIDED PER 12 SURFACE PARKING SPACES
10%+ LANDSCAPED AREA IN PARKING LOT
(9) PARKING SHADE TREES PROVIDED

LEGEND

- L LANDSCAPE BUFFER TREE
- L* LANDSCAPE BUFFER ORNAMENTAL TREE
- R RETENTION POND TREE
- R* RETENTION POND ORNAMENTAL TREE
- P PARKING LOT TREE

PLANT LEGEND		
SYM	BOTANICAL NAME	COMMON NAME
LARGE CANOPY TREES		
BC	Taxodium distichum	Bald Cypress
CE	Ulmus crassifolia	Cedar Elm
LO	Quercus virginia	Live Oak
RO	Quercus shumardii	Shumard Oak
ORNAMENTAL TREES		
CM	Lagerstroemia indica 'Dallas Red'	Crape Myrtle Dallas Red
DW	Chilopsis linearis	Desert Willow
YH	Ilex vomitoria	Yaupon Holly
SHRUBS		
AB	Abelia grandiflora 'Edward Goucher'	Abelia
TS	Leucophyllum frutescens	Texas Sage
BB	Berberis vulgaris spp.	Barberry
AS	Salvia greggi	Autumn Sage
GS	Nandina domestica 'Gulf Stream'	Gulfstream Nandina
ISO	Casmanthium latifolium	Inland Sea Oats
GROUND COVER		
LR	Liriope muscari	Liriope
BG	Cynadon dactylon	Bermuda Grass

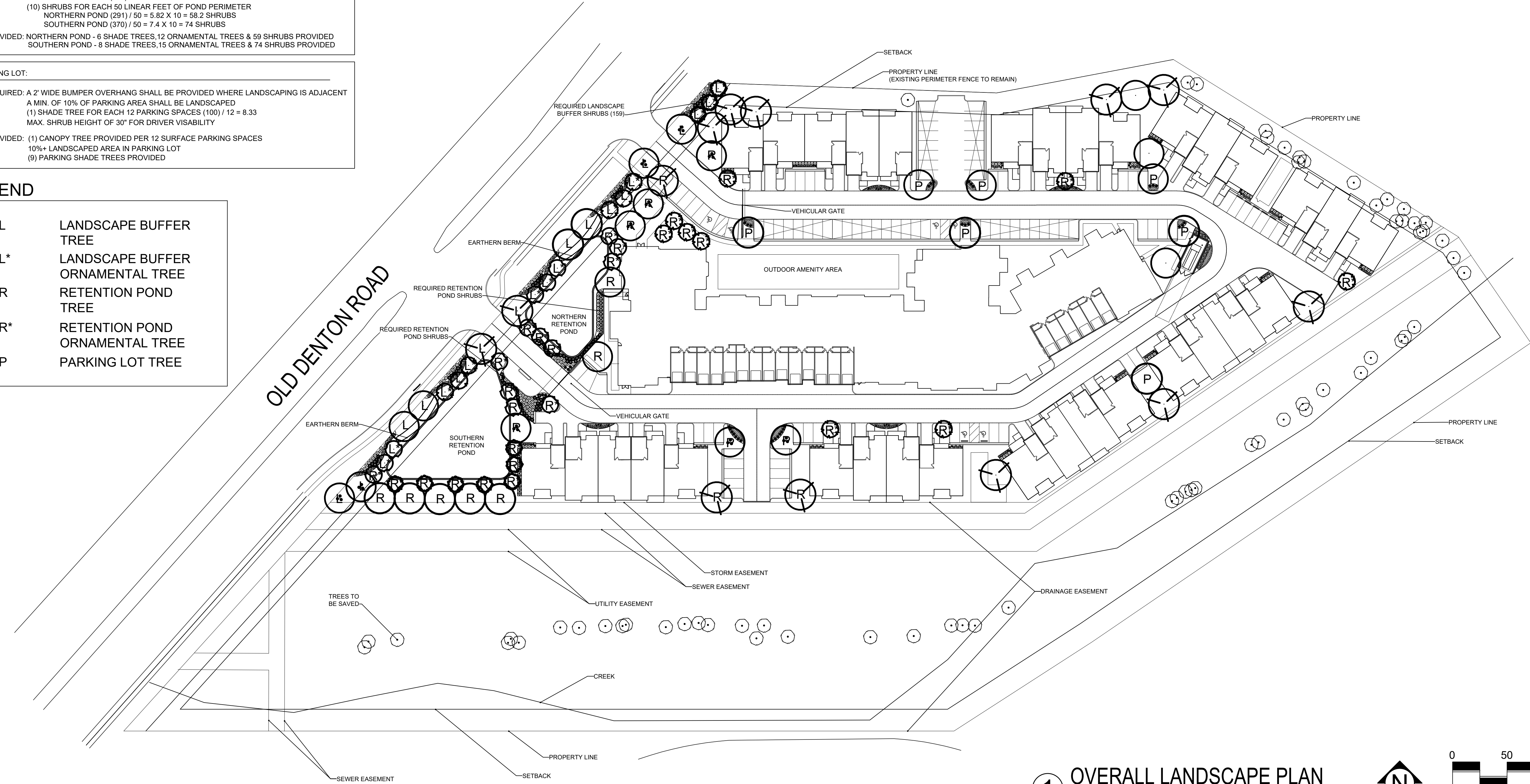
NOTE

RETENTION PONDS MAY BE REMOVED WITH CITY APPROVAL

NOTE

DUE TO SPACE RESTRICTIONS ON SITE, ALL RETENTION POND TREES WILL NOT FIT IN DESIRED LOCATION AROUND PERIMETER OF POND. THESE TREES ARE RELOCATED ELSEWHERE ON SITE TO MEET THE POND TREE REQUIREMENTS.

ANY UNMARKED TREE IS TO BE PLANTED TO GO TOWARDS MITIGATION REQUIREMENT.



ISSUES:	
①	03-24-25 PD SUBMITTAL
②	08-15-25 ISSUE FOR SD
③	
④	
REVISIONS:	
①	
②	
③	
④	

CLIENT:

Arrive Architecture Group
2344 Highway 121
Suite 100
Bedford, TX 76021

THE ASPENS AT ROSEMEADE
SENIOR HOUSING PROJECT

LANDSCAPE ARCHITECTURAL DRAWINGS

mga
landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878

2485
STATE OF TEXAS
08-15-25

ISSUE FOR SD

THE ASPENS AT ROSEMEADE

CARROLLTON, TEXAS
JOB NUMBER: ARR-2504

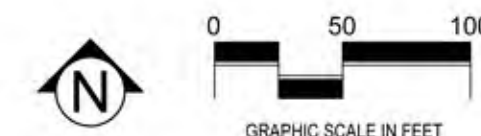
OVERALL LANDSCAPE PLAN

LP0.01



PLANT LEGEND	
	LARGE SHADE TREE
	ORNAMENTAL TREE
	EXISTING TREES

1 OVERALL LANDSCAPE PLAN
SCALE: 1"=50'-0"



ISSUES:	
03-24-25	PD SUBMITTAL
07-10-25	ISSUE FOR SD
REVISIONS:	

CLIENT:
Arrive Architecture Group
2344 Highway 121
Suite 100
Bedford, TX 76021

THE ASPENS AT ROSEMEADE
SENIOR HOUSING PROJECT
LANDSCAPE ARCHITECTURAL DRAWINGS

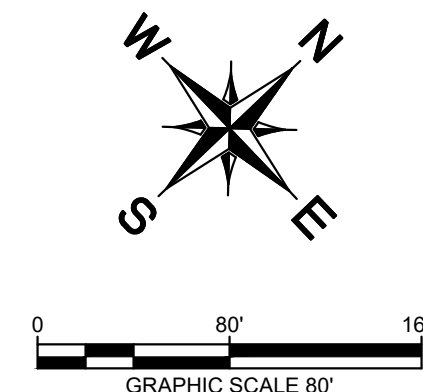
mg
landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878



ISSUE FOR SD
THE ASPENS AT ROSEMEADE
CARROLLTON, TEXAS
JOB NUMBER: ARR-2504
OVERALL LANDSCAPE PLAN
LP0.01

SITE DATA TABLE

PROJECT SITE

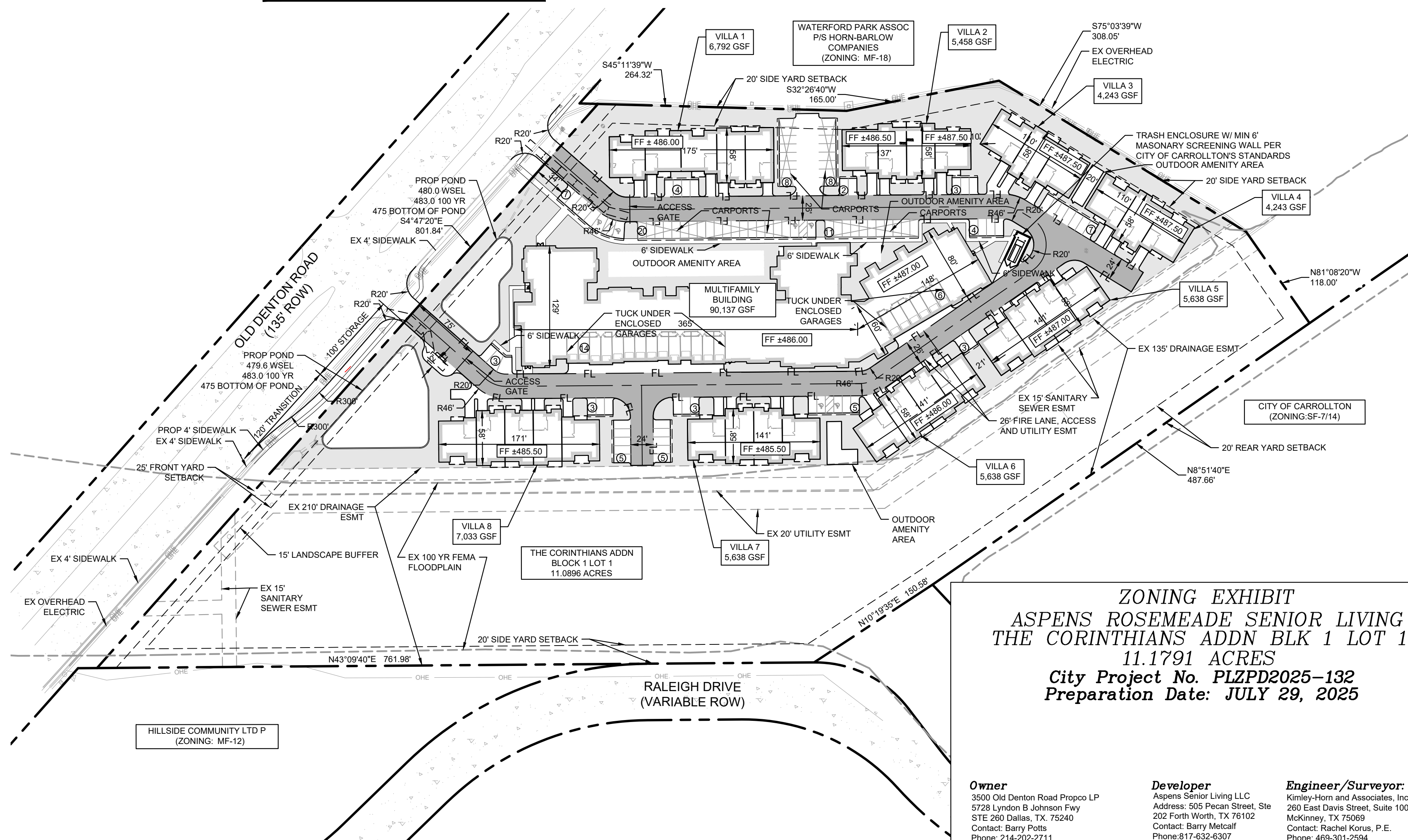


VICINITY MAP

N.T.S.

ZONING	PD-39 MF-18
LOT AREA	GROSS: 486,963 SQ. FT/11.1791 ACRES NET: 265,905 SF/6.10 ACRES
BUILDING HEIGHT (Number of Stories)	VILLAS - 24'-0", 1 STORY APARTMENT - 46'- 0" - 3 STORIES
NUMBER OF UNITS	126 UNITS
TOTAL PARKING REQUIRED (1.2 SPACE PER UNIT)	152 SPACES
TOTAL PARKING PROVIDED	32 GARAGE SPACES 20 TUCK UNDER ENCLOSED GARAGE SPACES 100 SURFACE SPACES TOTAL - 152 SPACES
TOTAL HANDICAP REQUIRED	6 SPACES
TOTAL HANDICAP PROVIDED	6 SPACES
IMPERVIOUS AREA (PER GROSS AREA)	158,197 SF (33%)
LANDSCAPE AREA REQUIRED (PER NET AREA)	53,181 SQ. FT (20%)
LANDSCAPE AREA PROVIDED (PER NET AREA)	62,772 SQ. FT (24%)

1. SIDEWALKS (WHICH ARE REQUIRED IN ALL DISTRICTS, WITH THE SINGLE EXCEPTION OF LOCAL INDUSTRIAL STREETS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CARROLLTON'S SPECIFICATIONS.
- 1.1. THE DEVELOPER WILL CONSTRUCT SIDEWALKS ALONG THE REAR AND SIDE OF LOTS THAT ABUT COLLECTOR OR ARTERIAL THOROUGHFARES OR WHICH ABUT PERIMETER STREETS, OR WHERE AN ALLEY IS ADJACENT TO A COLLECTOR OR ARTERIAL THOROUGHFARE/
- 1.2. THE BUILDER IN A LOT WILL CONSTRUCT ALL OTHER SIDEWALKS ON THE FRONT AND SIDE OF LOTS ON INTERNAL STREETS.
- 1.3. CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED UNTIL SUCH REQUIREMENTS HAVE BEEN MET.
2. A MINIMUM OF 20% OF THE TOTAL SITE IS REQUIRED TO BE LANDSCAPED. (THE LANDSCAPING MUST BE LOCATED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE, BE IDENTIFIED BY A SHADING PATTERN WHICH IS IDENTIFIED IN THE LEGEND AND IDENTIFIED IN SQUARE FEET ON THE SITE PLAN.
3. SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION WITHOUT A REPLAT BEING APPROVED BY THE CITY OF CARROLLTON IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
4. ALL BUILDING FINISH FLOOR ELEVATIONS TO BE 2' MINIMUM ABOVE THE ADJACENT FLOODPLAIN ELEVATION. ALL FIRE LANES TO BE 1' MINIMUM ABOVE THE ADJACENT FLOODPLAIN ELEVATION.



ZONING EXHIBIT
ASPENS ROSEMEADE SENIOR LIVING
THE CORINTHIANS ADDN BLK 1 LOT 1
11.1791 ACRES
City Project No. PLZPD2025-132
Preparation Date: JULY 29, 2025

Owner
3500 Old Denton Road Propco LP
5728 Lyndon B Johnson Fwy
STE 260 Dallas, TX. 75240
Contact: Barry Potts
Phone: 214-202-2711

Developer
Aspens Senior Living LLC
Address: 505 Pecan Street, Ste
202 Forth Worth, TX 76102
Contact: Barry Metcalf
Phone: 817-632-6307

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, TX 75069
Contact: Rachel Korus, P.E.
Phone: 469-301-2594

Kimley»»Horn

260 EAST DAVIS ST, SUITE 100 MCKINNEY, TEXAS 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

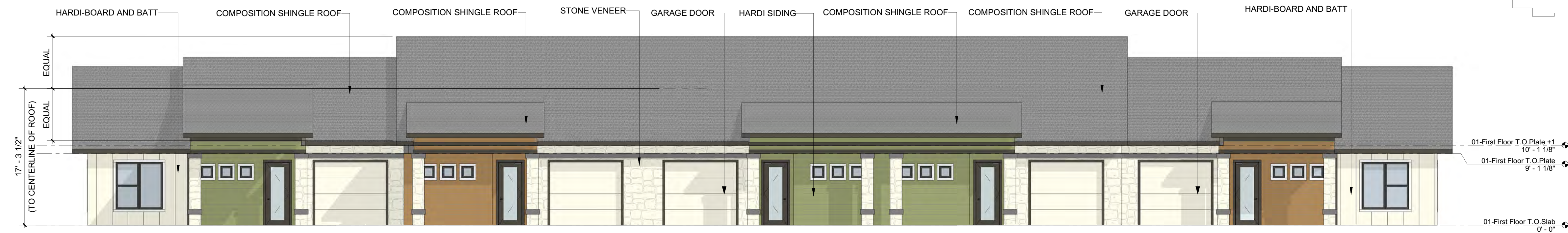
KHA PROJECT 063613007	DATE MARCH 2025	SCALE AS SHOWN	DESIGNED BY RAJ	MSW	CHECKED BY RAJ
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ASPEN
ROSEMEADE
CARROLLTON, TX

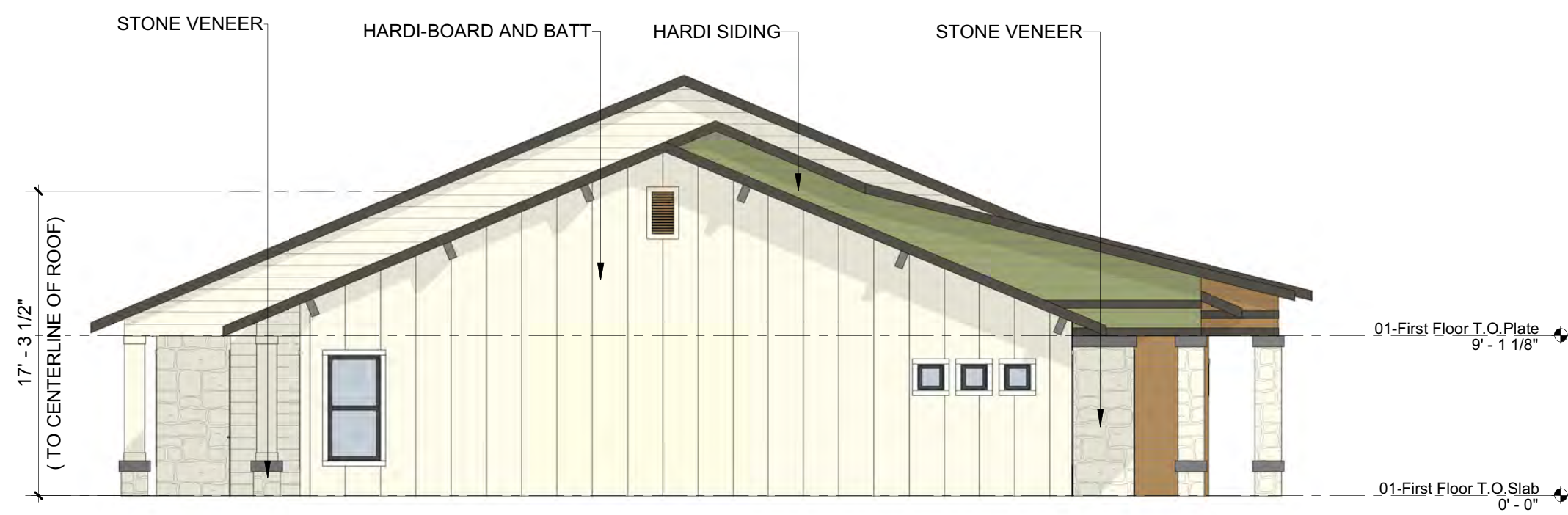
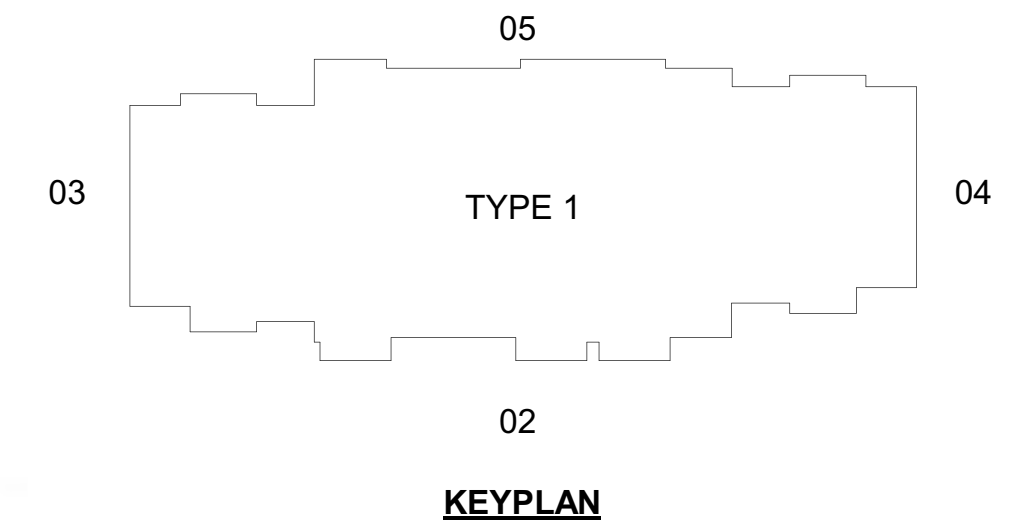
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EX-SHEET

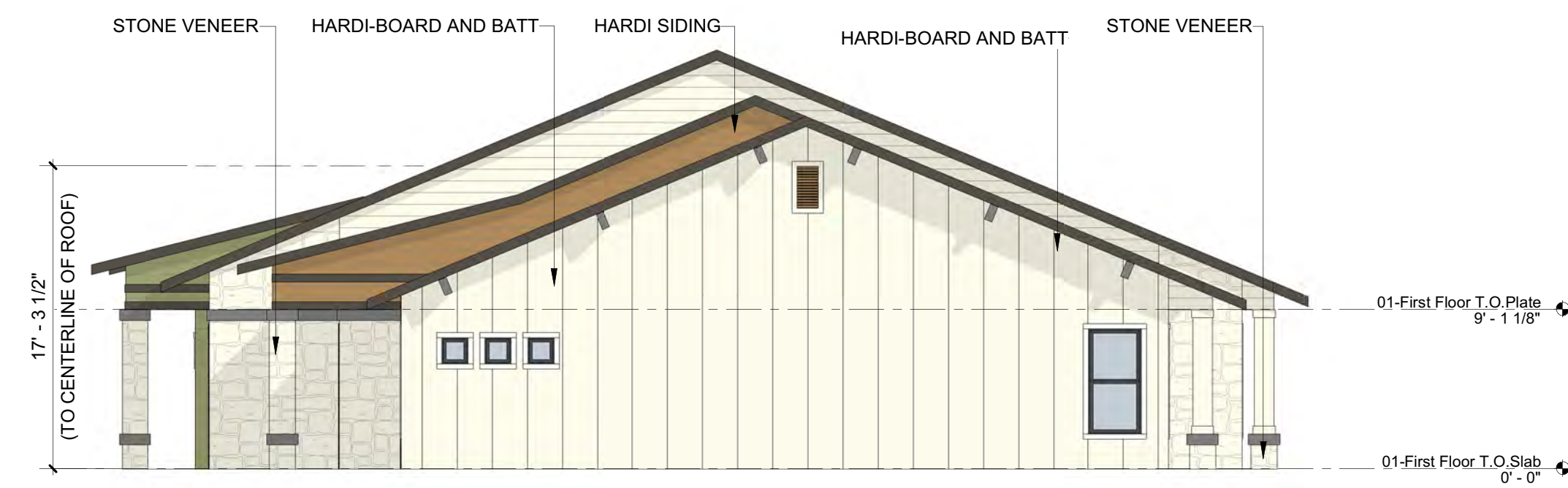
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02 VILLA TYPE 01 - FRONT
1/8" = 1'-0"



03 VILLA TYPE 01 - LEFT
1/8" = 1'-0"



04 VILLA TYPE 01 - RIGHT
1/8" = 1'-0"



05 VILLA TYPE 01 - REAR
1/8" = 1'-0"

ASPENS - ROSEMEADE CARROLLTON, TEXAS

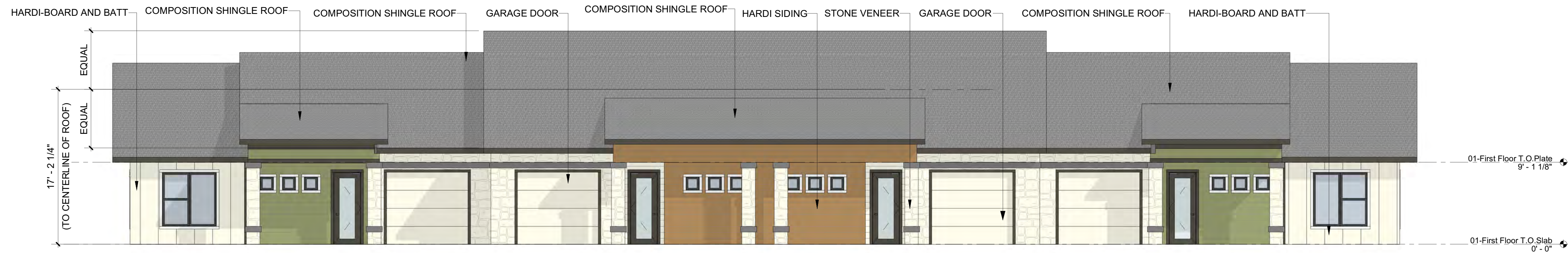
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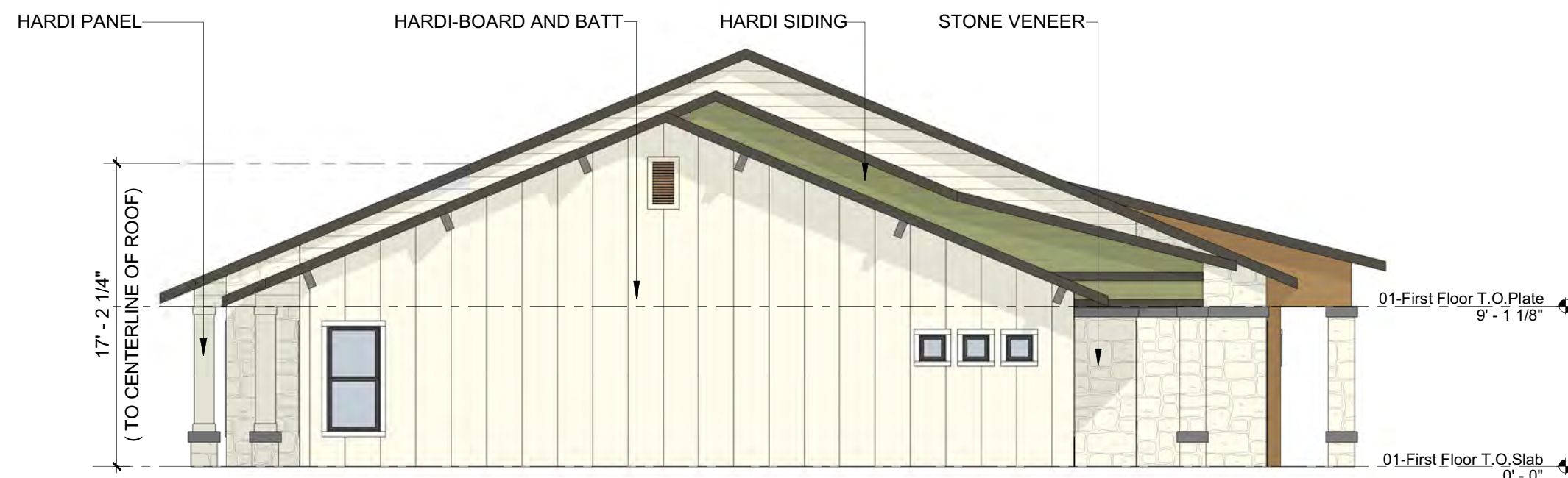
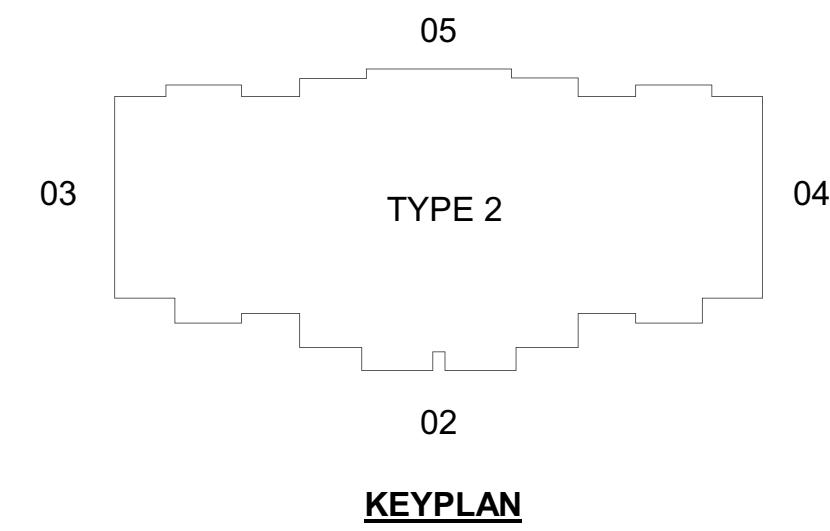
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A1.11 VILLA TYPE 01

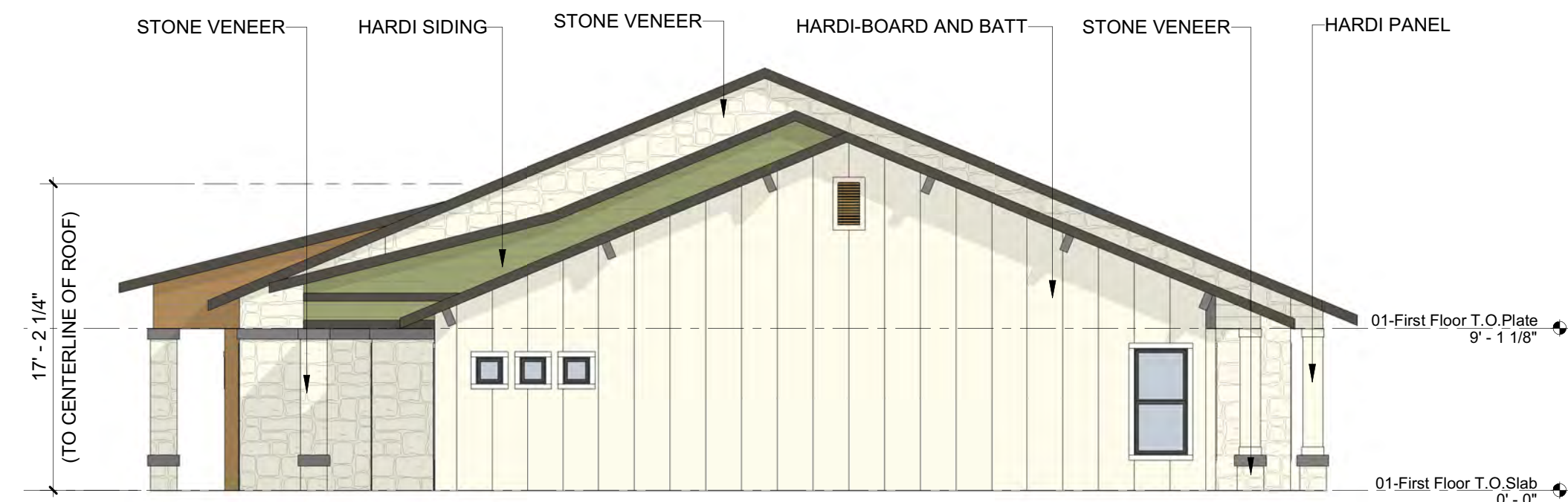
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03 VILLA TYPE 02 - LEFT
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04 VILLA TYPE 02 - RIGHT
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05 VILLA TYPE 02 - REAR
1/8" = 1'-0"

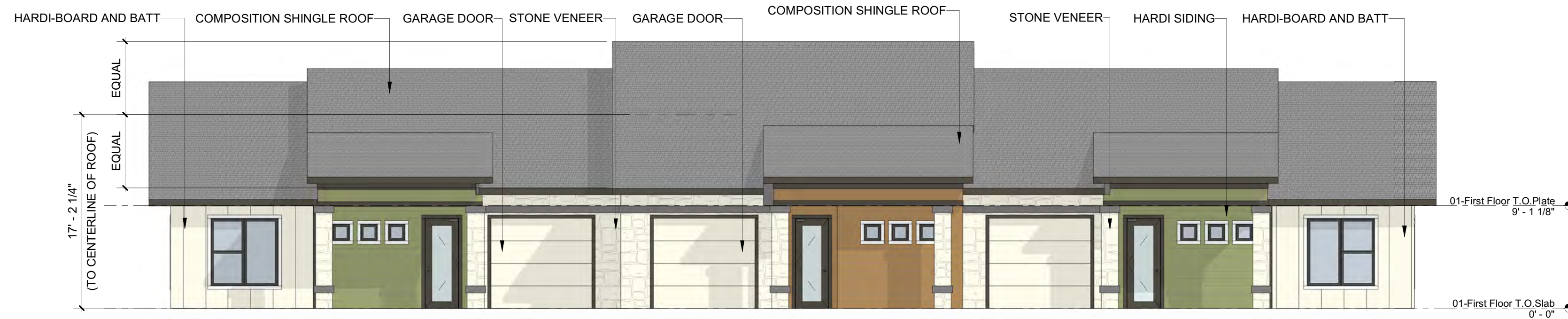
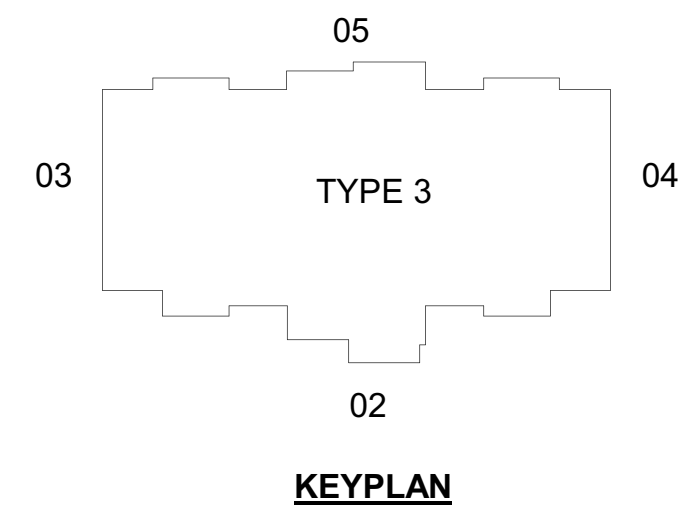
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CARROLLTON, TEXAS

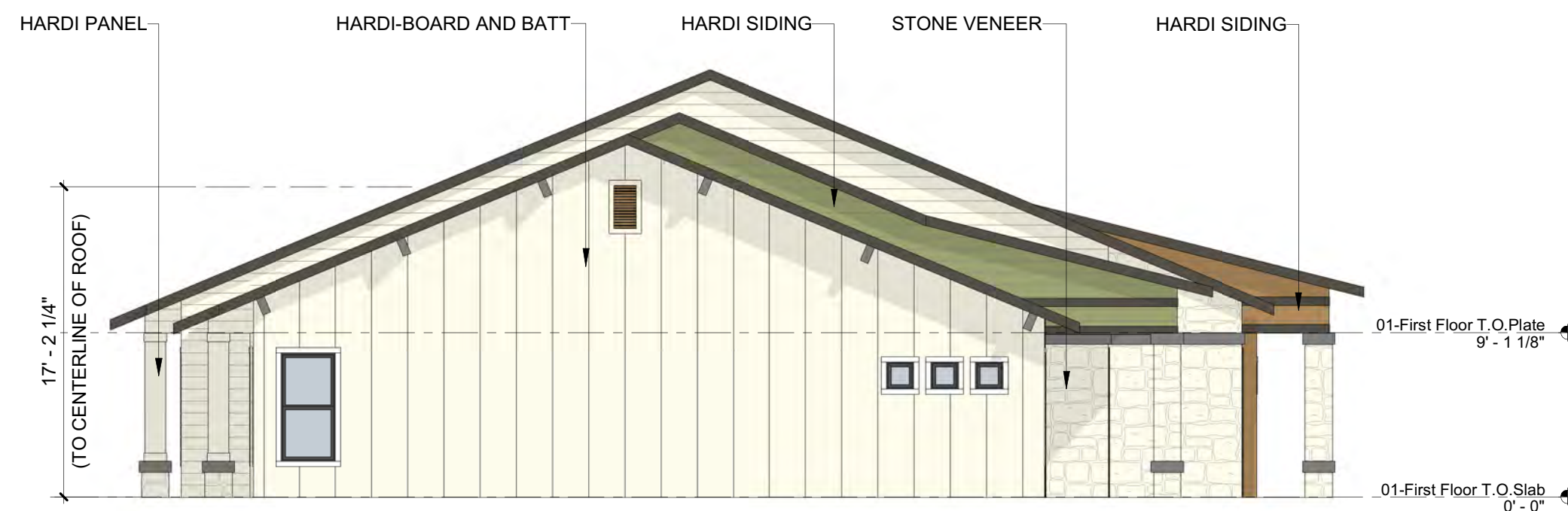
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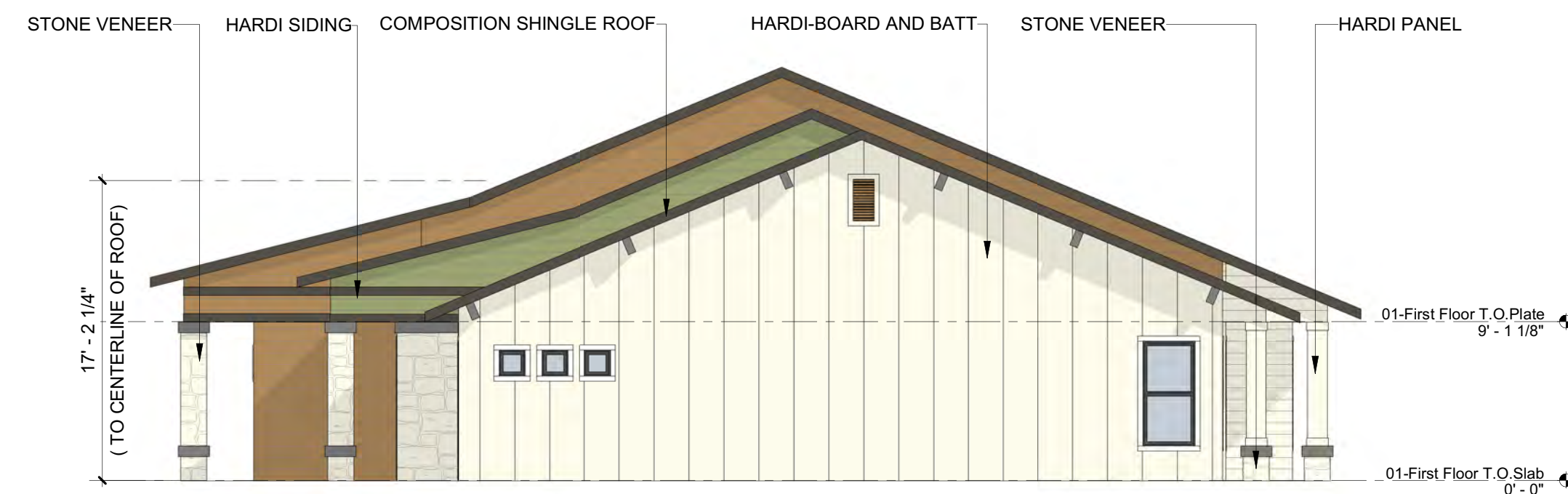
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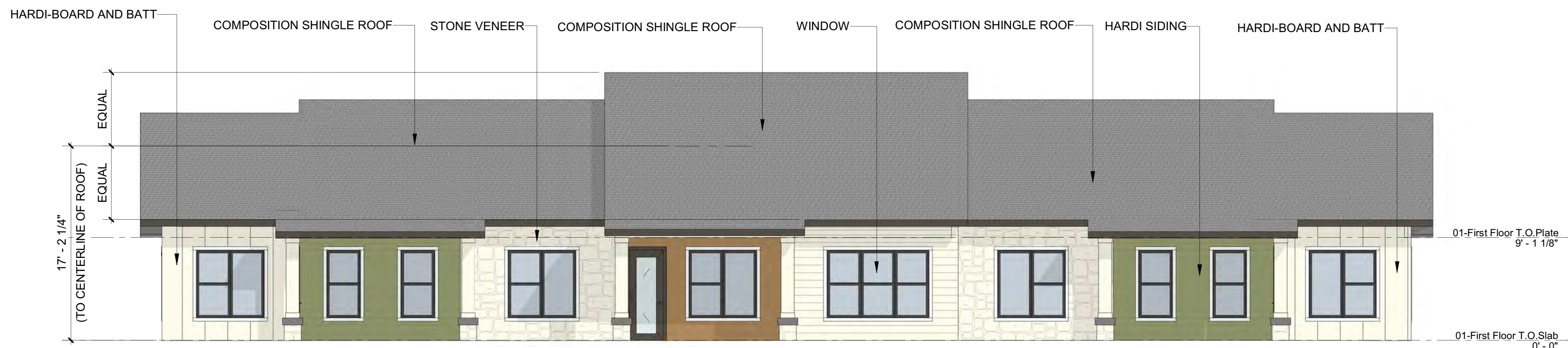
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03 VILLA TYPE 03 - LEFT
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04 VILLA TYPE 03 - RIGHT
1/8" = 1'-0"



05 VILLA TYPE 03 - REAR
1/8" = 1'-0"

ASPENS - ROSEMEADE CARROLLTON, TEXAS

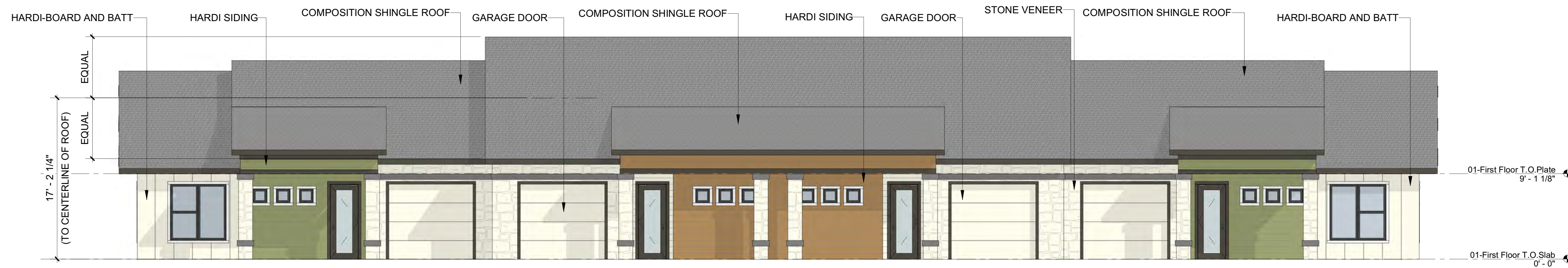
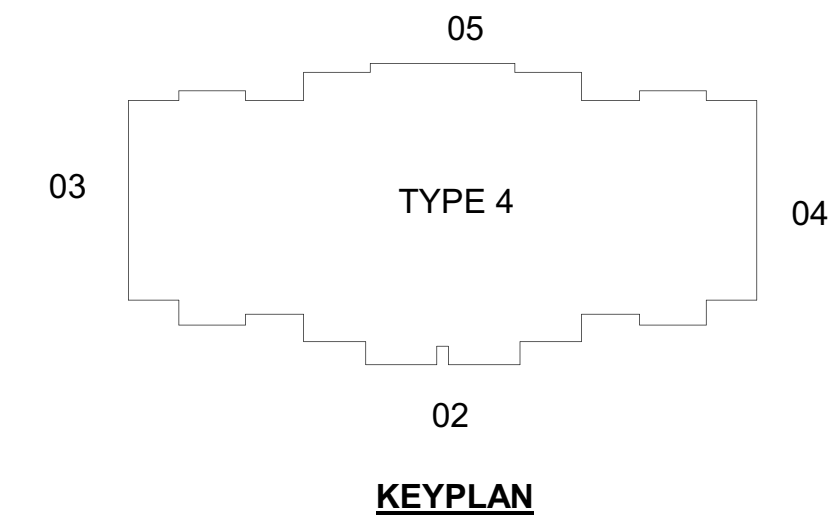
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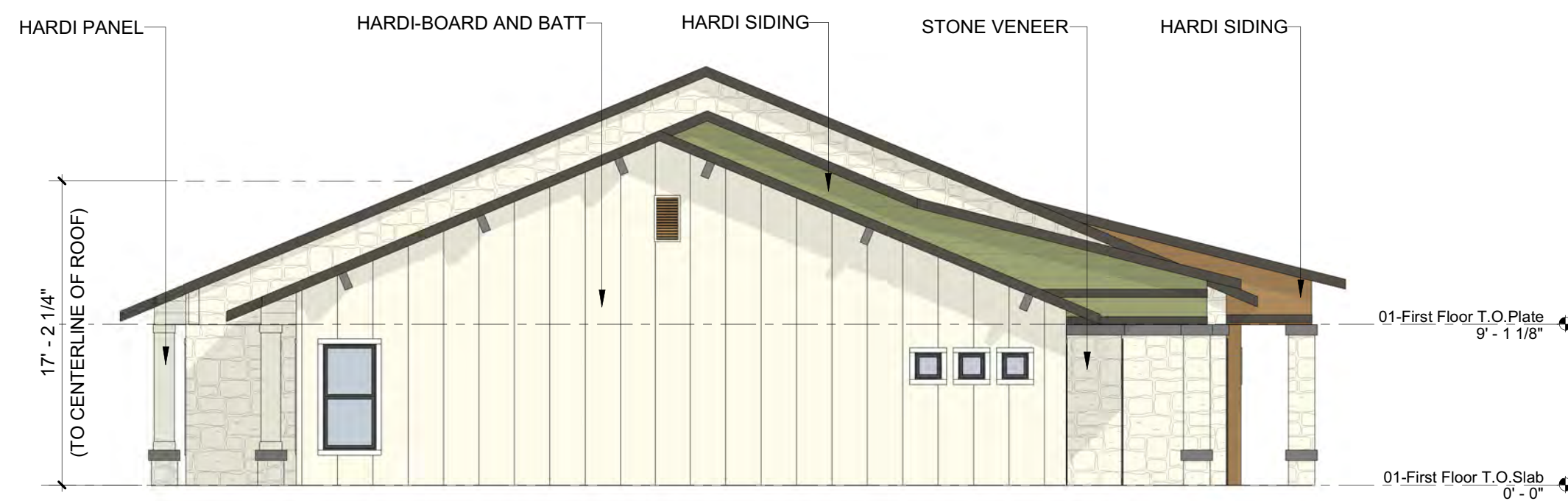
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A1.13 VILLA TYPE 03

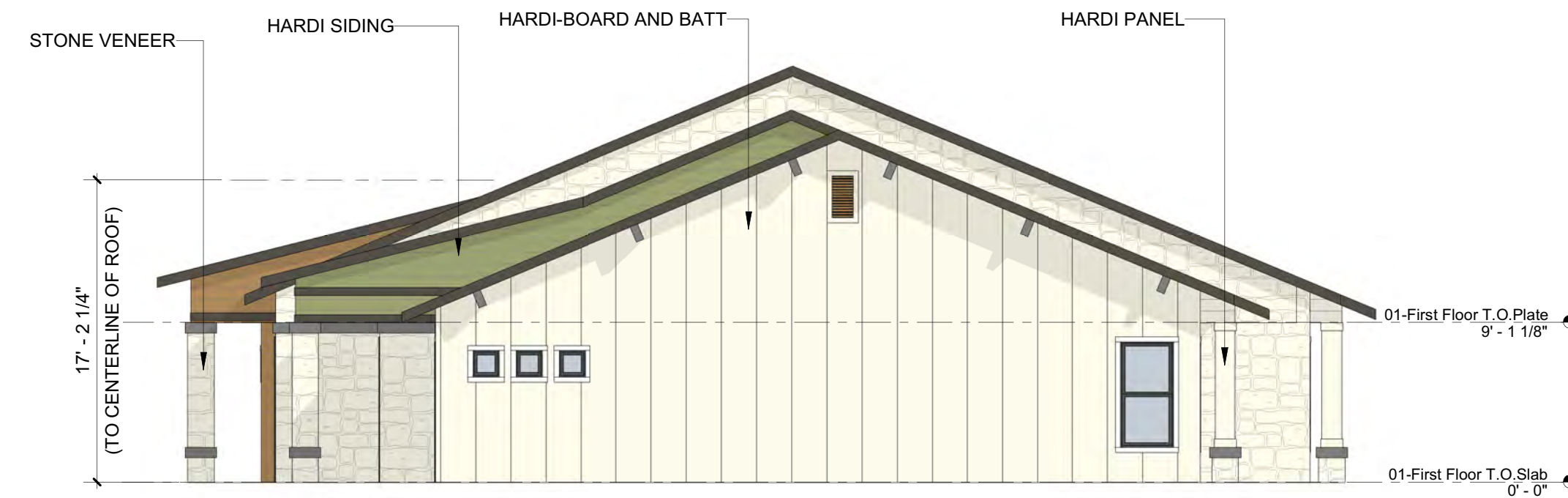
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02 VILLA TYPE 04 - FRONT
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03 VILLA TYPE 04 - LEFT
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04 VILLA TYPE 04 - RIGHT
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05 VILLA TYPE 04 - REAR
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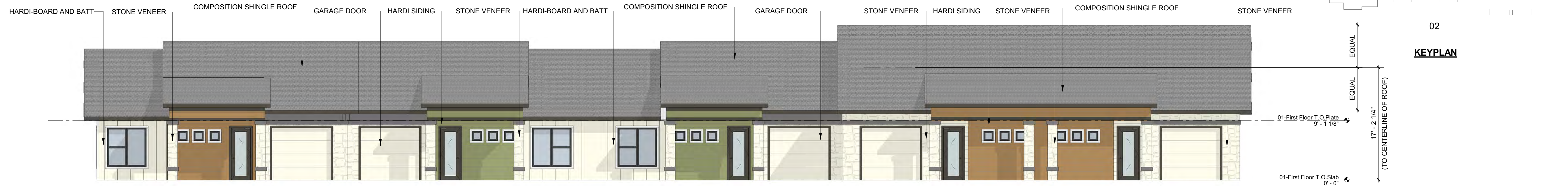
A1.14 VILLA TYPE 04

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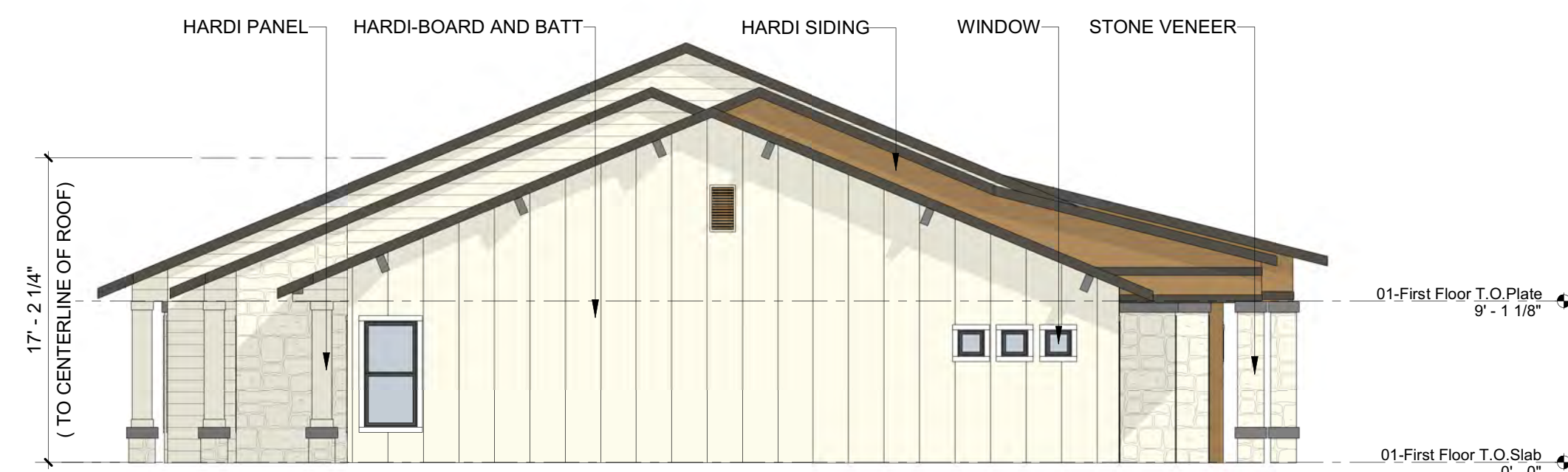
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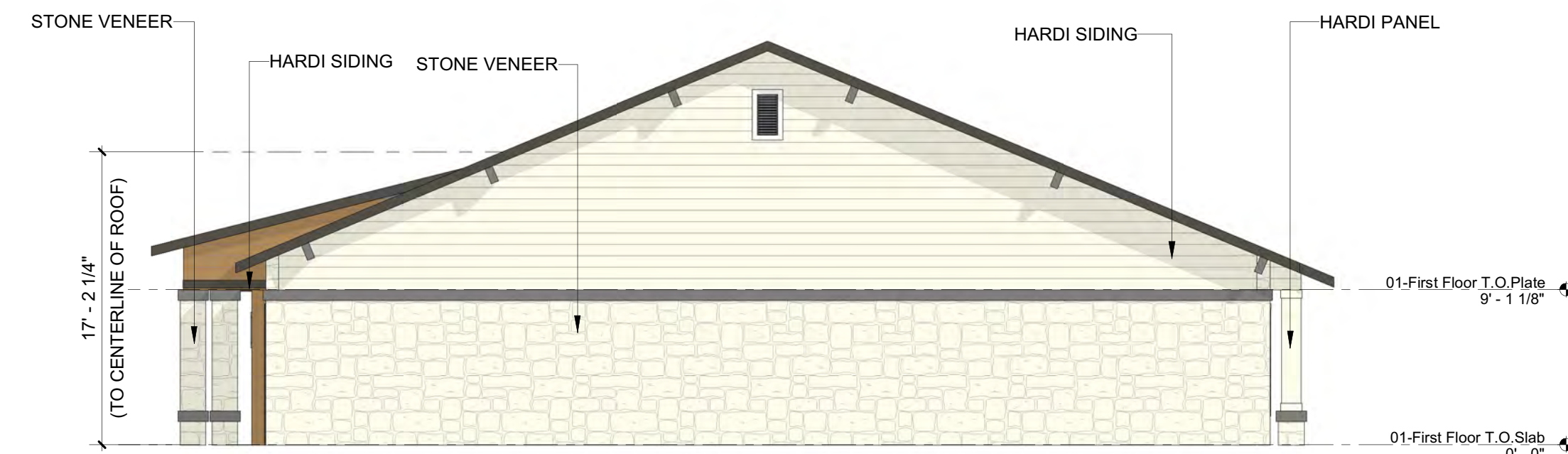
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03 VILLA TYPE 05 - LEFT
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05 VILLA TYPE 05 - REAR
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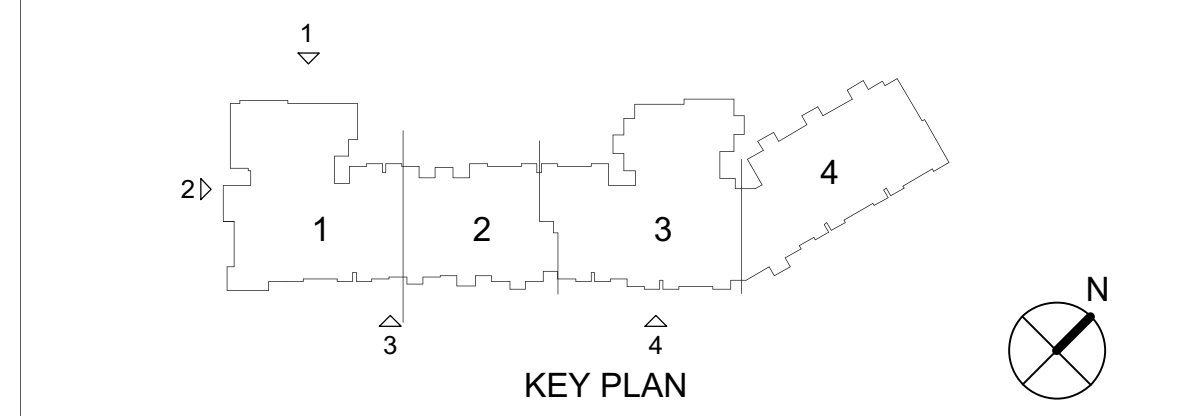
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SUBMITTAL DATE: 6/24/2025	SCALE: 1/8" = 1'-0"

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1 ENTRY EXTERIOR ELEVATION
3/32" = 1'-0"



2 ENTRY EXTERIOR ELEVATION
3/32" = 1'-0"



3 EXTERIOR ELEVATION
3/32" = 1'-0"



4 EXTERIOR ELEVATION
3/32" = 1'-0"

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AS.01 EXTERIOR ELEVATION

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ISSUED FOR: SCHEMATIC DESIGN	SHEET NO. A5.01
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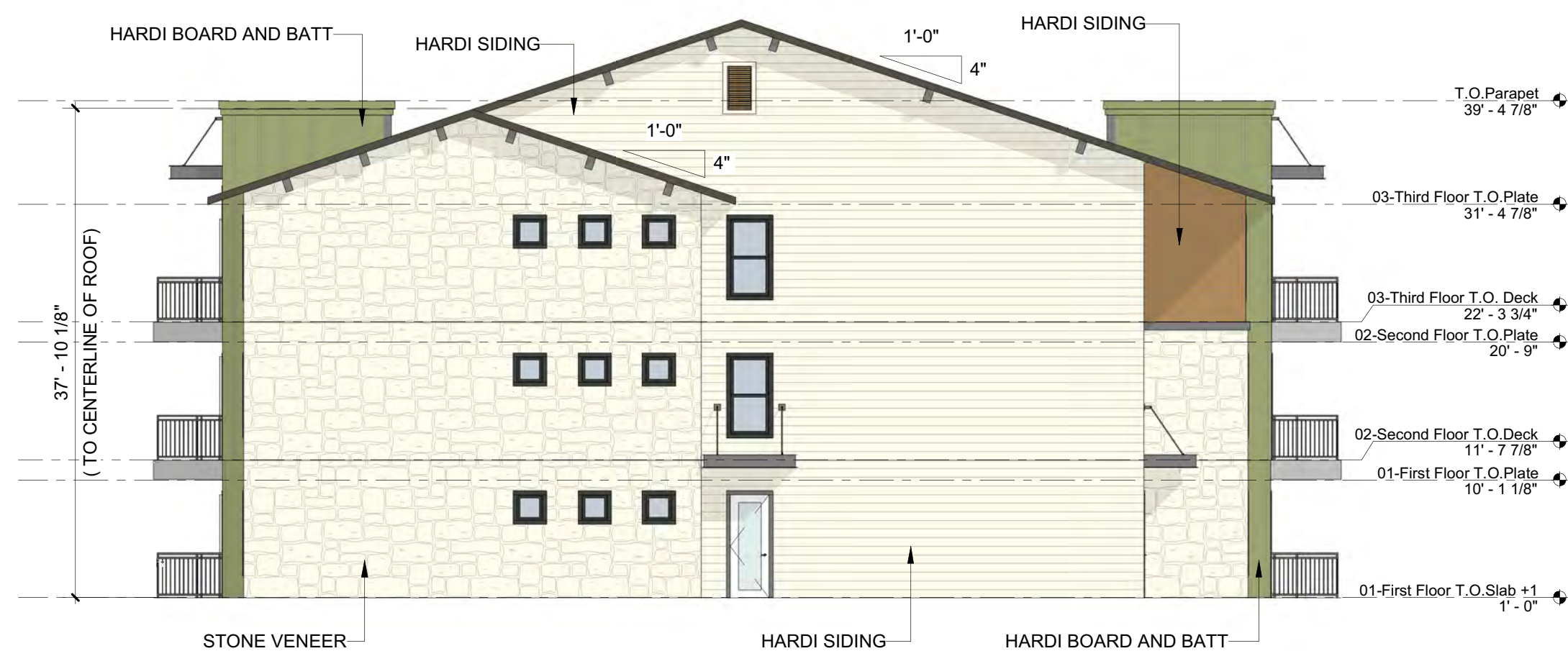
1 EXTERIOR ELEVATION
3/32" = 1'-0"



3 EXTERIOR ELEVATION
3/32" = 1'-0"



2 EXTERIOR ELEVATION
3/32" = 1'-0"



5 EXTERIOR ELEVATION
3/32" = 1'-0"



4 EXTERIOR ELEVATION
3/32" = 1'-0"

AS.02 EXTERIOR ELEVATION

REVISION

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AAG	WCF
ISSUED FOR:	
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7/10/2025	
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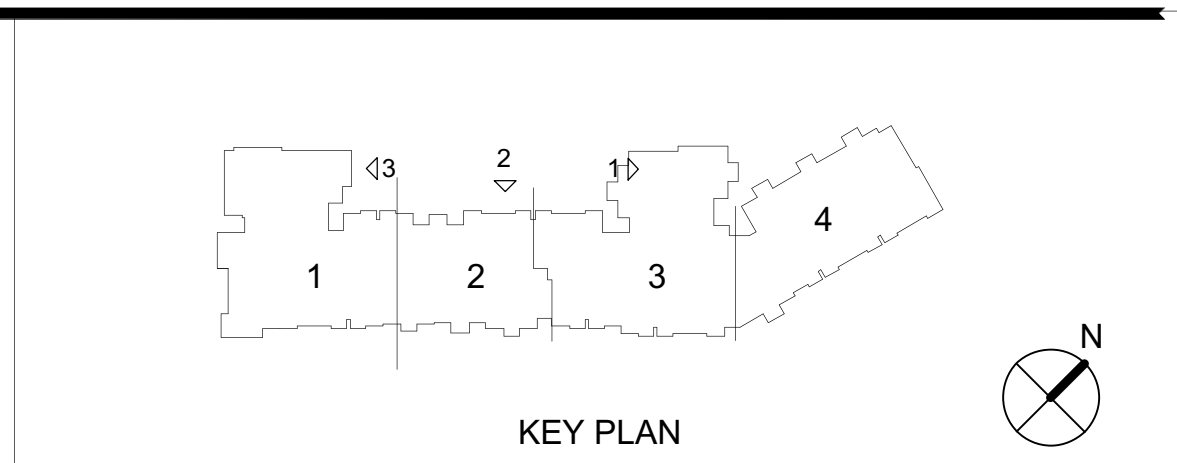
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CARROLLTON, TEXAS

8/14/2025 12:33:54 PM



1 EXTERIOR ELEVATION
3/32" = 1'-0"



2 EXTERIOR ELEVATION
3/32" = 1'-0"



3 EXTERIOR ELEVATION
3/32" = 1'-0"

A5.03 EXTERIOR ELEVATION

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REVISION	
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AAG	WCF
ISSUED FOR:	
SCHEMATIC DESIGN	
SUBMITTAL DATE:	SHEET NO.
7/10/2025	A5.03
SCALE:	
3/32" = 1'-0"	

2022-2023

