



CASE COVER SHEET

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2023-002

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre) ¹
- Preliminary Plat (\$200.00 + \$15.00 Acre) ¹ (200+36.42*15=\$746.30)
- Final Plat (\$300.00 + \$20.00 Acre) ¹
- Replat (\$300.00 + \$20.00 Acre) ¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre) ¹ 250+20*33.921=\$928.42
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre) ¹
- Specific Use Permit (\$200.00 + \$15.00 Acre) ¹
- PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address	none		
Subdivision	Discovery Lakes, Phase 1	Lot	Block
General Location	36.42 Acres out of the 307 Acre Tract near the NE corner of SH 276 and Rochelle Road		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD-78	Current Use	None	
Proposed Zoning	PD-78	Proposed Use	Single Family Residential	
Acreage	33.921	Lots [Current]	1	Lots [Proposed]
				32

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	Discovery Lakes, LLC./Discovery Lakes Phase I, LLC		<input checked="" type="checkbox"/> Applicant	Teague, Nall & Perkins, Inc.	
Contact Person	Nick DiGiuseppe	Contact Person	Cameron Slown		
Address	15400 Knoll Trail Drive Suite 230	Address	825 Watters Creek Blvd. Suite M300		
City, State & Zip	Dallas, Texas 75248	City, State & Zip	Allen, Texas 75013		
Phone	972-960-9941	Phone	817-889-5050		
E-Mail	southbrookinvestments@outlook.com	E-Mail	cslown@tnpinc.com		

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Nick DiGiuseppe [Owner] the undersigned, who stated the information on this application to be true and certified the following:

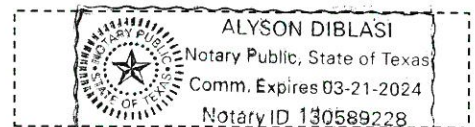
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 928.42, to cover the cost of this application, has been paid to the City of Rockwall on this the 16th day of January, 20 23. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 16th day of January, 20 23

Owner's Signature

[Signature]
Alyson Diblasi

Notary Public in and for the State of Texas



My Commission Expires 03-21-24

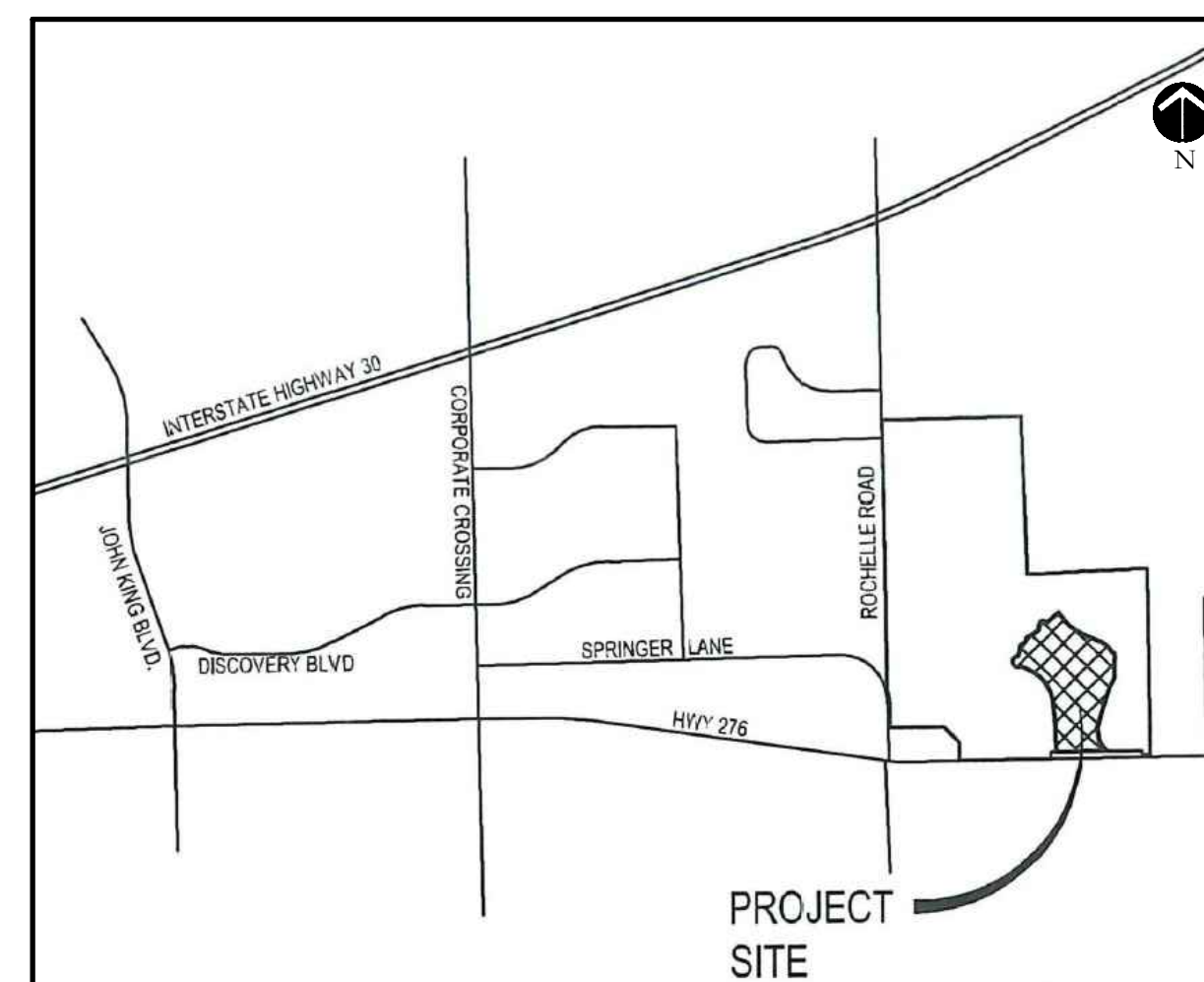
GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
- TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF ROCKWALL ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, AND TXDOT STANDARD DRAWINGS.
- ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
- THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
- CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
- CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
- TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
- UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
- CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
- EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
- CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS.

CONSTRUCTION PLANS FOR SCREENING AND BUFFERING

~Discovery Lakes Ph. 1~
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SUBMITTAL DATE: November 22, 2021



LOCATION MAP
NOT TO SCALE

SHEET INDEX	
HS1	OVERALL LAYOUT PLAN
HS2-HS4	HARDSCAPE PLANS
HS5-HS8	HARDSCAPE DETAILS
L1-L7	LANDSCAPE PLANS
L8-L9	LANDSCAPE DETAILS
IR1-IR7	IRRIGATION PLANS
IR8-IR9	IRRIGATION DETAILS

OWNER / DEVELOPER:
DISCOVERY LAKES, LLC.
15400 KNOLL TRAIL DRIVE,
SUITE 230
DALLAS, TEXAS 75248

CIVIL ENGINEER:
TEAGUE NALL AND PERKINS, INC.
825 WATTERS CREEK BOULEVARD
SUITE, M300
ALLEN, TEXAS 75013
PH. (214) 461-9867
CONTACT: CAMERON SLOWN, P.E.

LANDSCAPE ARCHITECT:
CODY JOHNSON STUDIO, LLC
9720 COIT ROAD SUITE 220-333
PLANO, TEXAS 75025
PH. (903) 570-0162
CONTACT: CODY JOHNSON, RLA, ASLA, LI

GENERAL LANDSCAPE NOTES:

- INSPECTIONS:**
- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT-CONTACT THE PUBLIC WORKS DEPARTMENT.
 - THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
 - THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

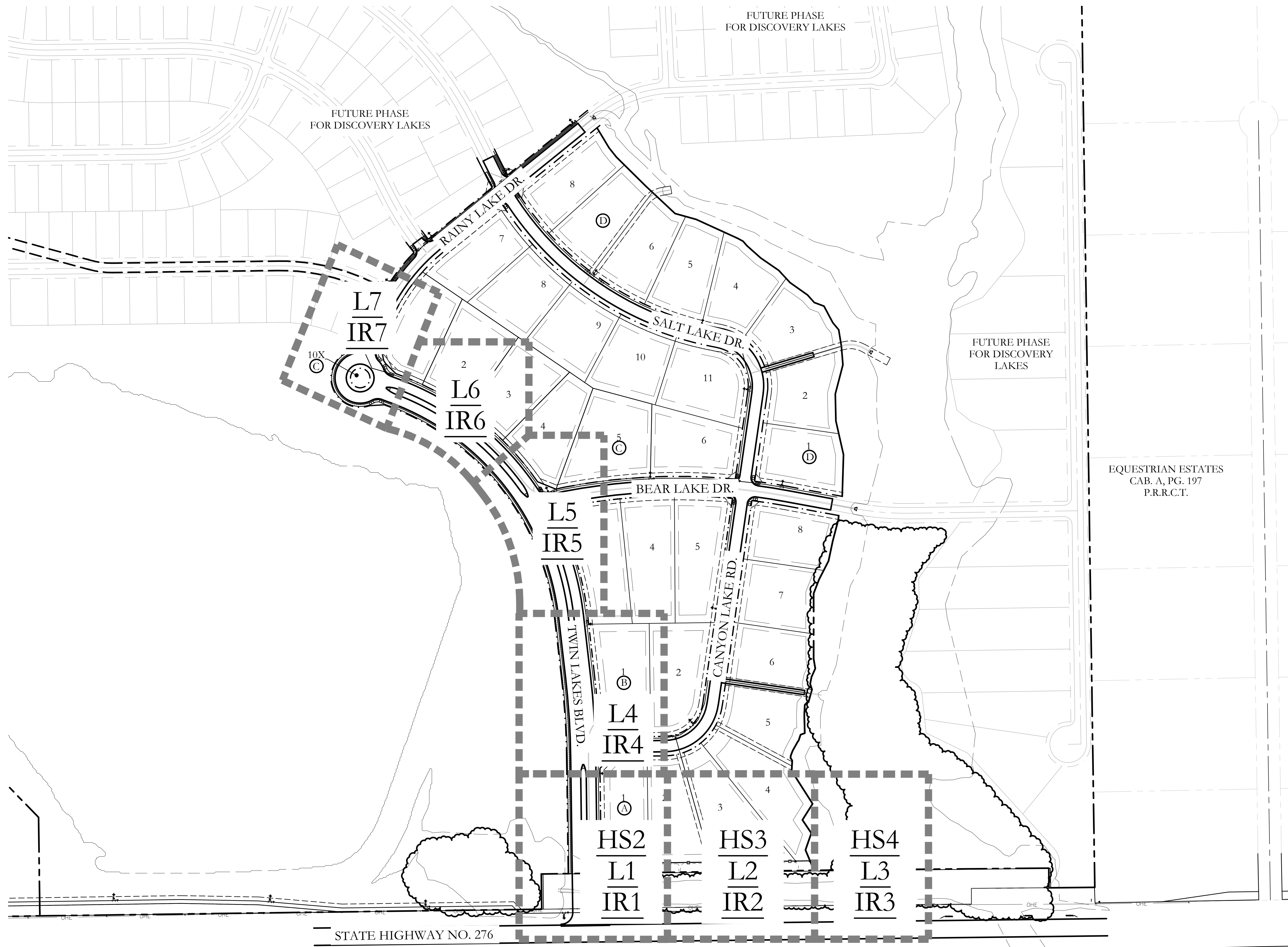
- LANDSCAPE STANDARDS:**
- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS, UNLESS OTHERWISE SPECIFIED. TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
 - A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
 - STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
 - THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
 - TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
 - A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
 - TREE PTS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
 - ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL FILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
 - ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
 - NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

- IRRIGATION STANDARDS:**
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
 - CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
 - IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
 - MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
 - ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
 - VALVES SHALL BE LOCATED A MINIMUM OF (5') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
 - THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
 - IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
 - NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

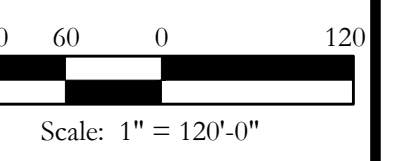
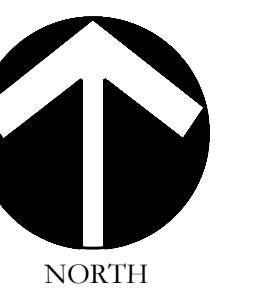
- MAINTENANCE STANDARDS:**
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
 - LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
 - NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
 - TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
 - TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

- TREE PROTECTION NOTES:**
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
 - ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4") TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
 - PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
 - NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
 - NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
 - VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
 - GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
 - NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
 - ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
 - ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.





November 22, 2021



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

EQUESTRIAN ESTATES
CAB. A, PG. 197
P.R.R.C.T.

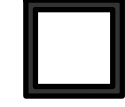


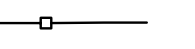
SCREENING AND BUFFERING
Overall Layout Plan
Discovery Lakes Ph. 1
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
DLL001
SHEET NO.
HS1 of 8

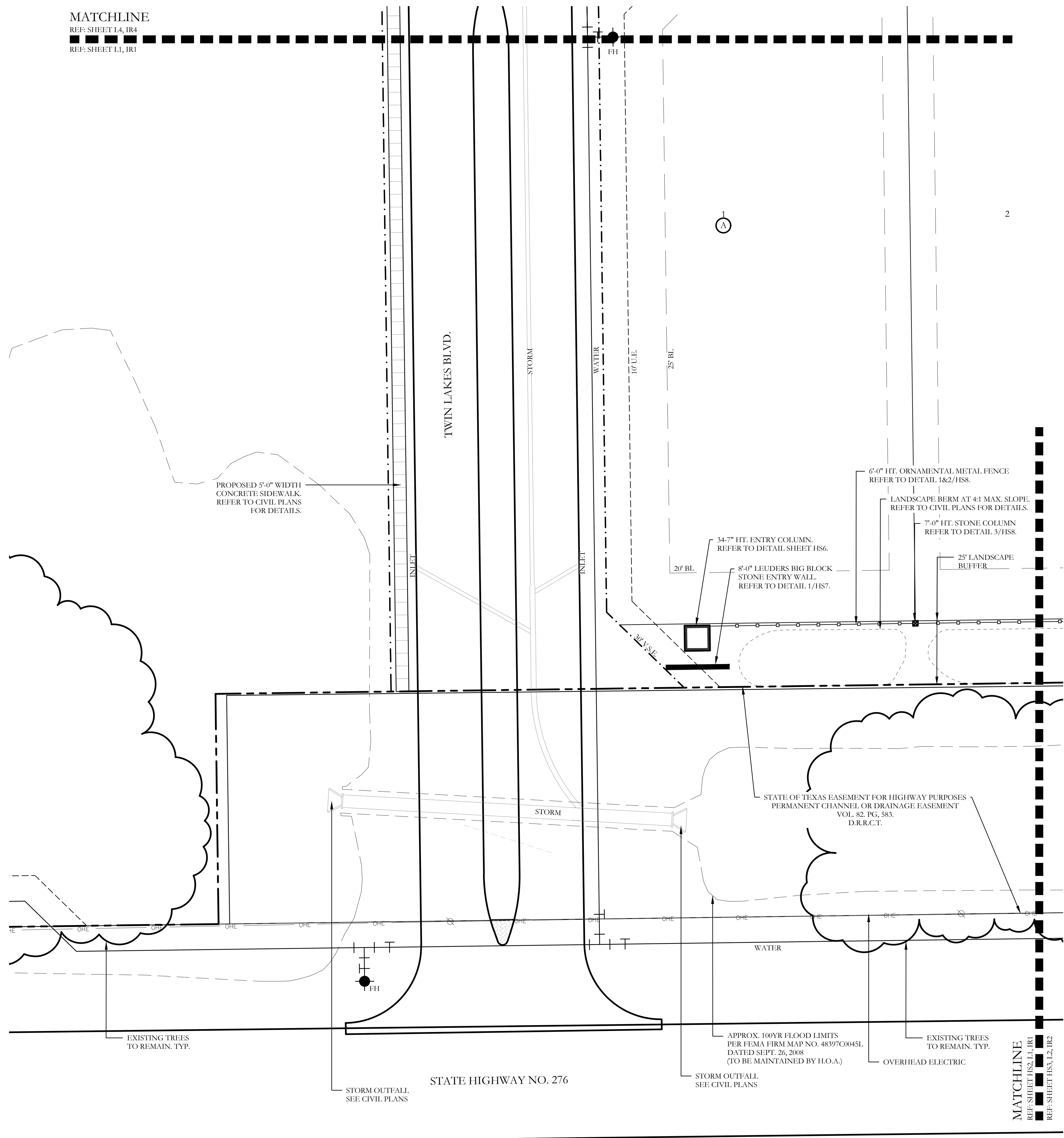
FOR CONSTRUCTION

MATCHLINE
 REF: SHEET L4, IR4
 REF: SHEET L1, IR1

HARDSCAPE LEGEND

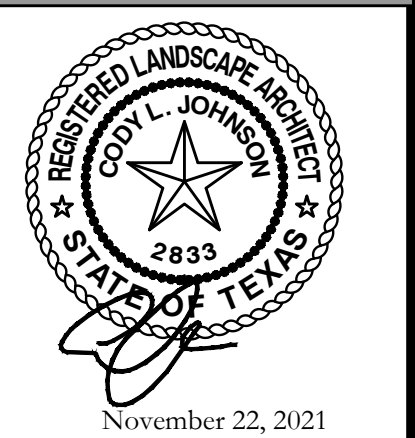
-  34.7" HT. STONE ENTRY COLUMN.
REFER TO DETAIL SHEET HS6.
-  6-0" HT. LEUDERS BIG BLOCK
STONE ENTRY WALL.
REFER TO DETAIL 1&2/HS7.
-  7-0" HT. STONE COLUMN.
REFER TO DETAIL 3/HS8.
-  6-0" HT. ORNAMENTAL METAL FENCE.
REFER TO DETAILS 1&2/HS8.

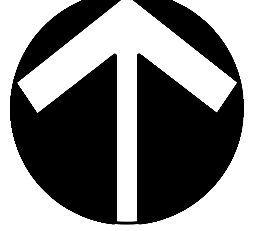
NOTE: REFER TO CIVIL PLANS FOR SIDEWALK AND
 BARRIER FREE RAMP ALIGNMENT AND DETAILS.

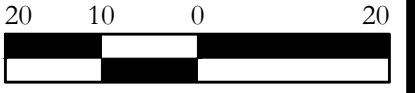


CODY JOHNSON
 s.t.u.d.i.o

9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025
 PH: (972) 570-0162
 EMAIL: CODY@CODYJOHNSONSTUDIO.COM




 NORTH


 Scale: 1" = 20'-0"

Bar is one inch on
 original drawing. If not
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 adjust scale as necessary.

One Inch

SCREENING AND BUFFERING
 Hardscape Plans
 Discovery Lakes Ph. 1
 City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.	DLL001
SHEET NO.	HS2 of 8

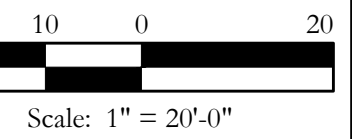
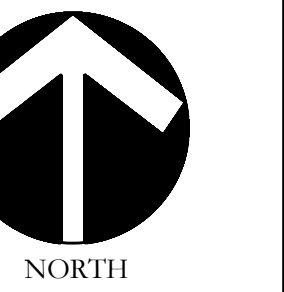
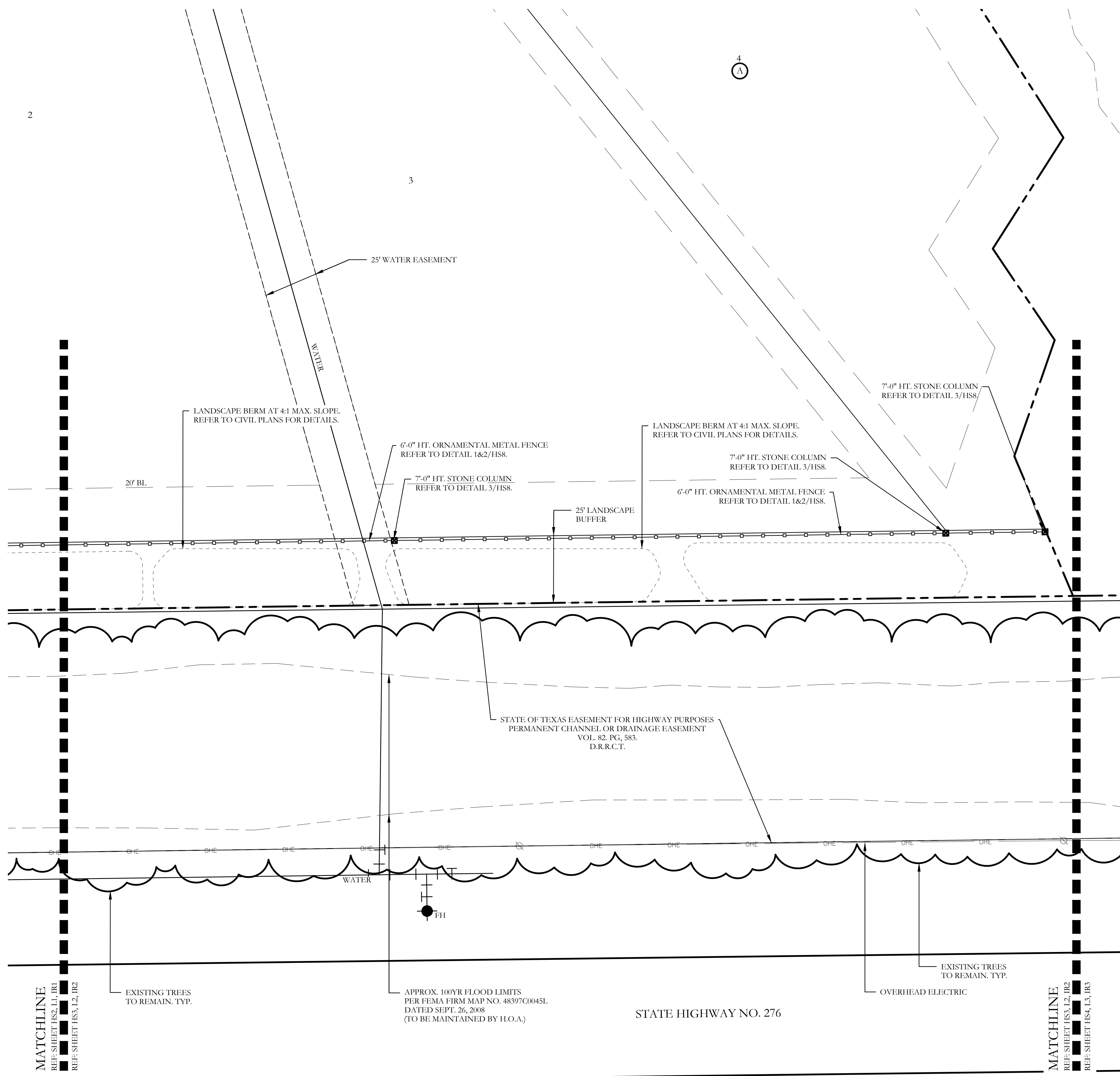
FOR CONSTRUCTION

2

3

4
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HARDSCAPE LEGEND	
	34.7" HT. STONE ENTRY COLUMN. REFER TO DETAIL SHEET HS6.
	6'-0" HT. LEUDERS BIG BLOCK STONE ENTRY WALL. REFER TO DETAIL 1&2/HS7.
	7'-0" HT. STONE COLUMN. REFER TO DETAIL 3/HS8.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS8.
NOTE: REFER TO CIVIL PLANS FOR SIDEWALK AND BARRIER FREE RAMP ALIGNMENT AND DETAILS.	



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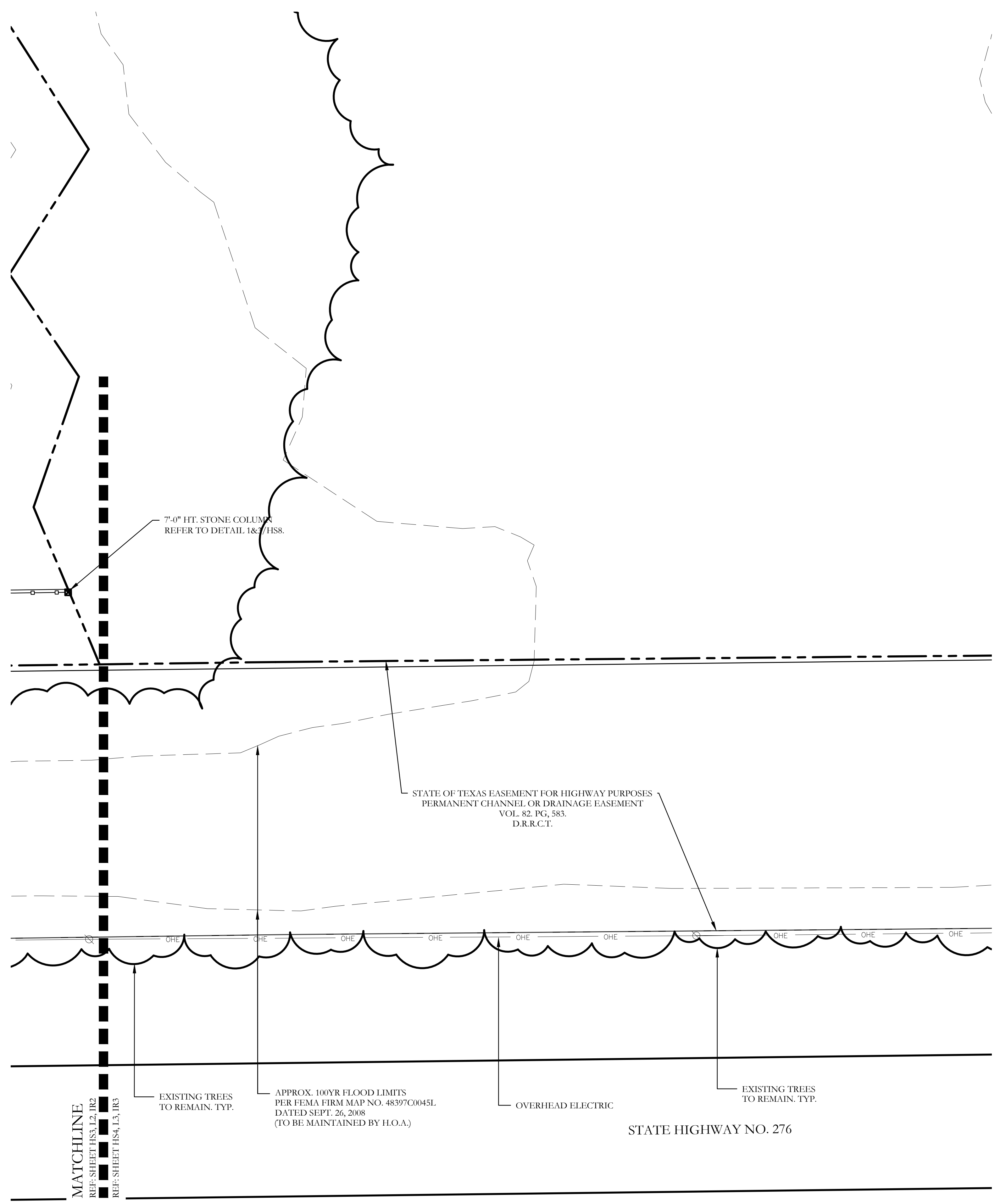
One Inch

SCREENING AND BUFFERING
Hardscape Plans
Discovery Lakes Ph. 1
City of Rockwall, Rockwall County, Texas

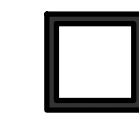

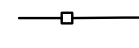
CJS PROJECT NO.
DLL001

SHEET NO.
HS3 of 8

FOR CONSTRUCTION



HARDSCAPE LEGEND

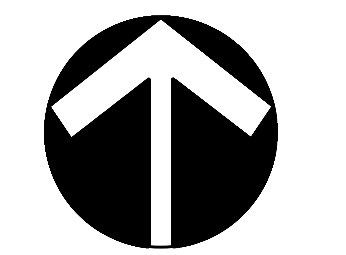
	34.7\"/>
	6'-0\"/>
	7'-0\"/>
	6'-0\"/>

NOTE: REFER TO CIVIL PLANS FOR SIDEWALK AND BARRIER FREE RAMP ALIGNMENT AND DETAILS.


CODY JOHNSON
s . t . u . d . i . o

9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025
PH: (972) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM





NORTH



Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING

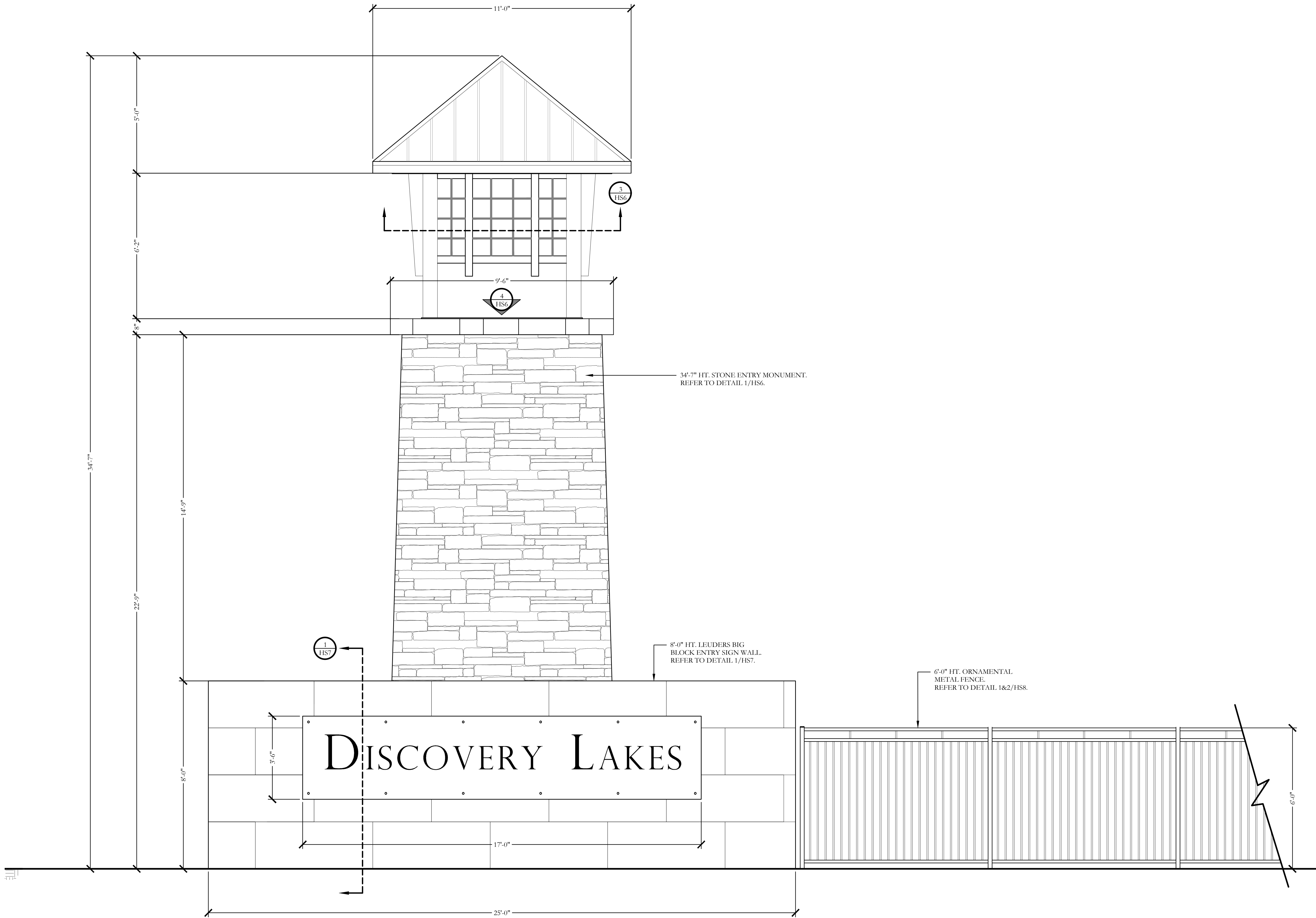
Hardscape Plans

Discovery Lakes Ph. 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.	DLL001
SHEET NO.	HS4 of 8

FOR CONSTRUCTION



1 PRIMARY ENTRY MONUMENT
ELEVATION

SCALE: 1/2" = 1'-0"



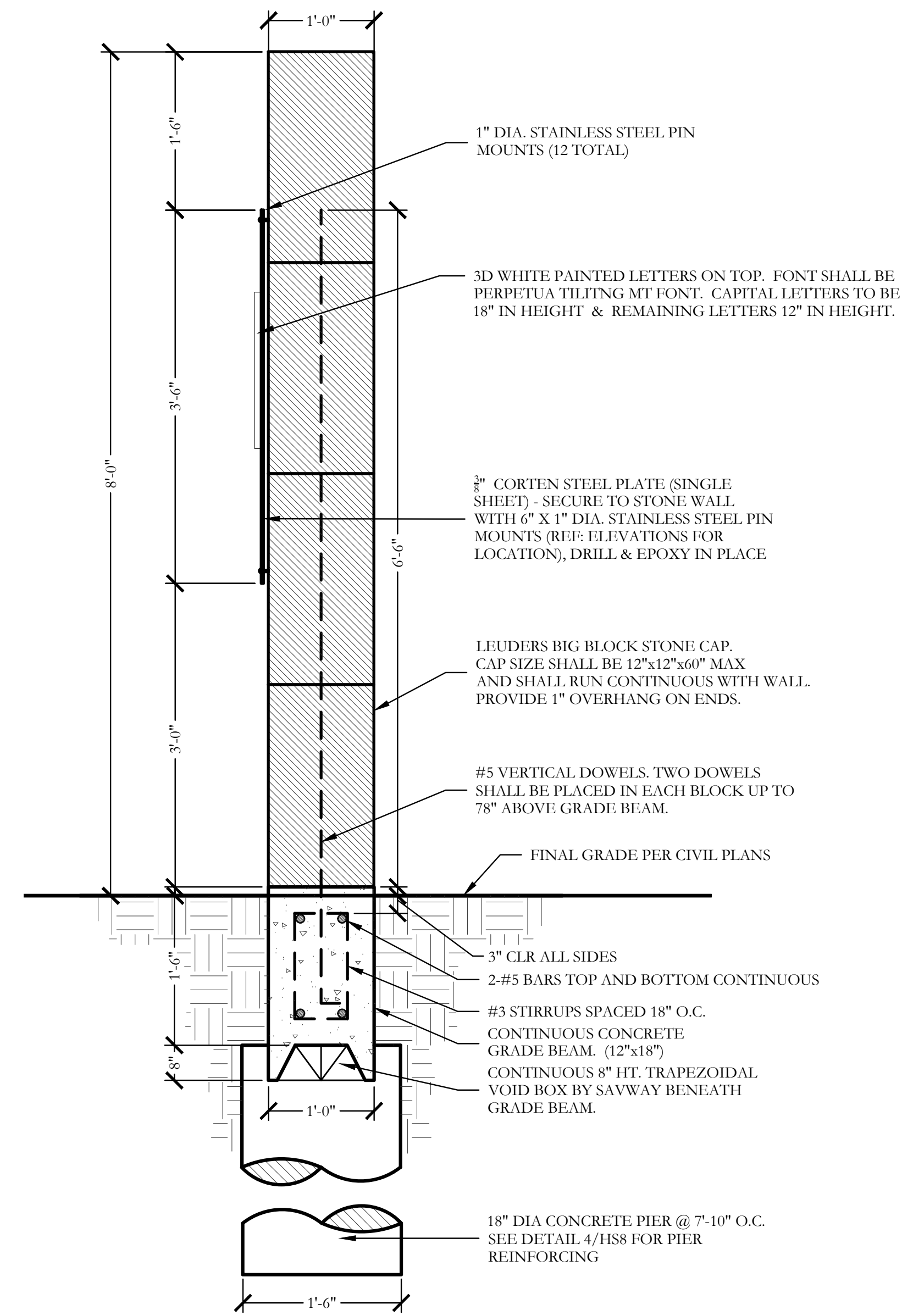
November 22, 2021

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

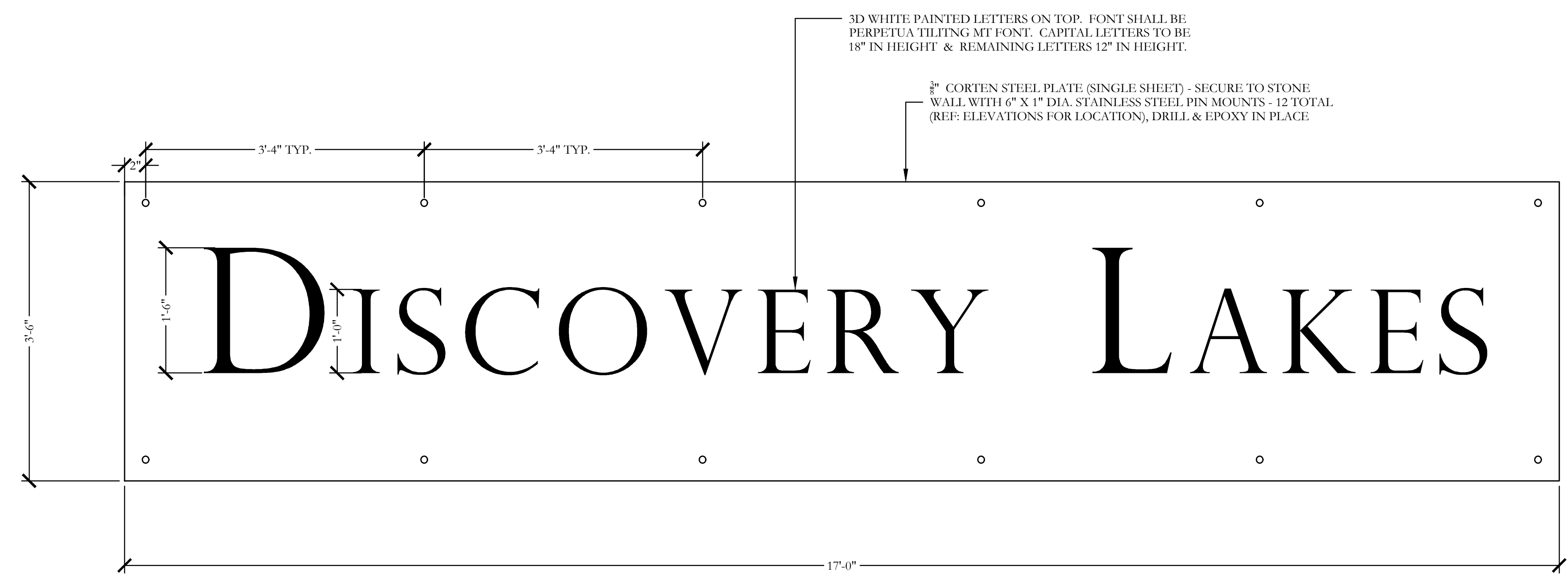
SCREENING AND BUFFERING
Hardscape Details
Discovery Lakes Ph. 1
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
DLL001
SHEET NO.
HS5 of 8

FOR CONSTRUCTION

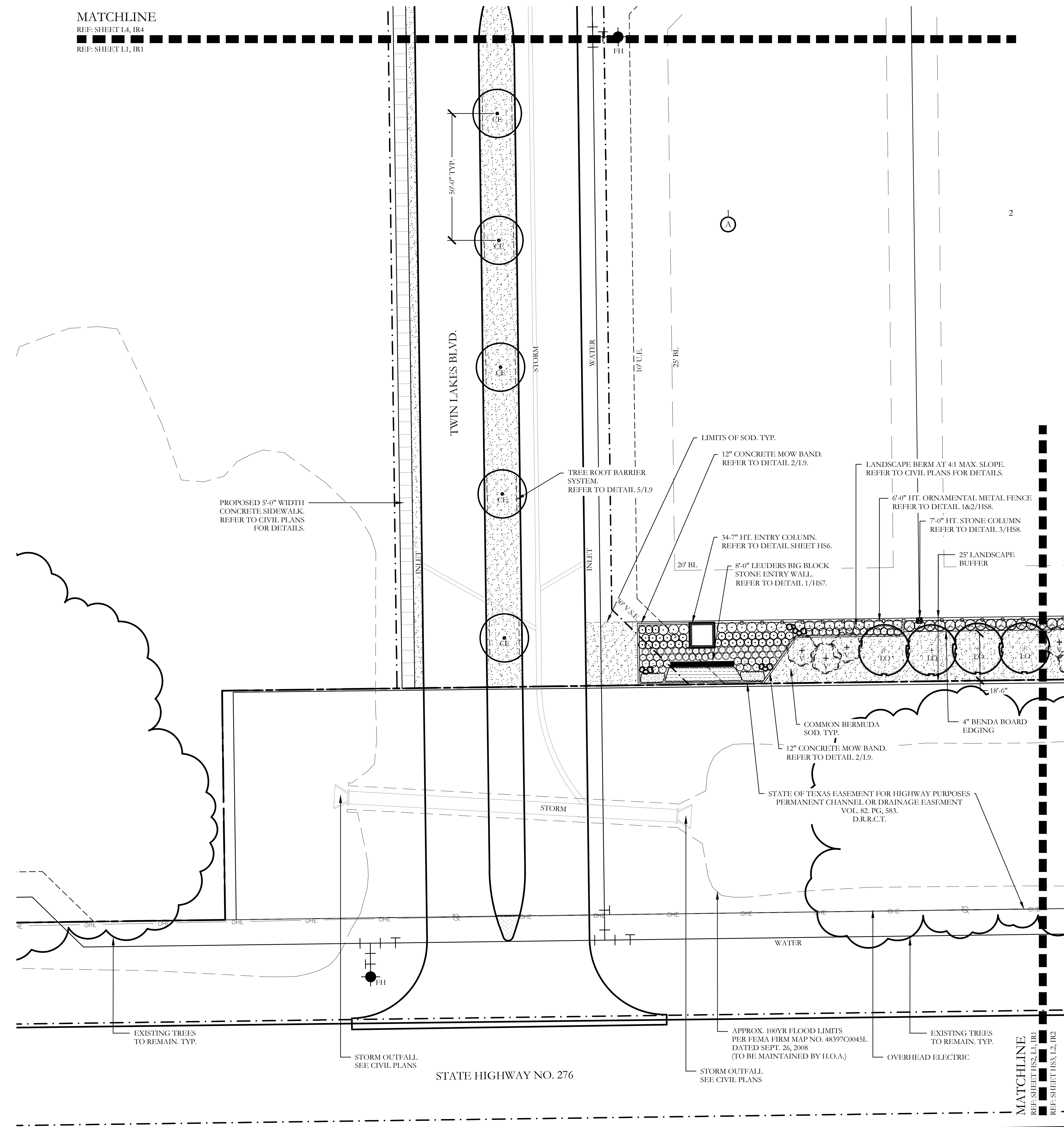


1 8'-0" HT. LEUDERS BIG BLOCK ENTRY SIGN WALL SECTION SCALE: 1"=1'-0"



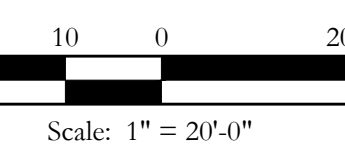
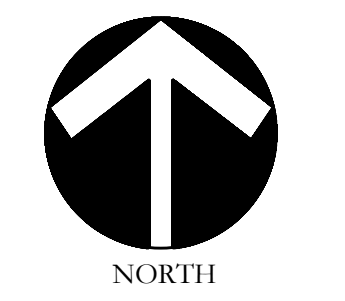
2 CORTEN SIGN PANEL & LETTING ELEVATION SCALE: 1"=1'-0"

MATCHLINE
 REF: SHEET L4, IR4
 REF: SHEET L1, IR1



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	8" CALIPER	AS SHOWN
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		DESPERADO TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'GREADO'	7 GALLON	48" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		YELLOW YUCCA	HESPERALOE PARVIFLORA 'YELLOW'	3 GALLON	36" O.C.
		ADAM'S NEEDLE 'COLOR GUARD'	YUCCA FILAMENTOSA 'GOLOR GUARD'	3 GALLON	36" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		OKLAHOMA MOSS ROCK BOULDERS	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.	TON	AS SHOWN
		OKLAHOMA RIVER ROCK	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1-2" AND 2-4" IN SIZE. REFER TO DETAIL 1/LS1.	SQUARE FEET	100% COVERAGE

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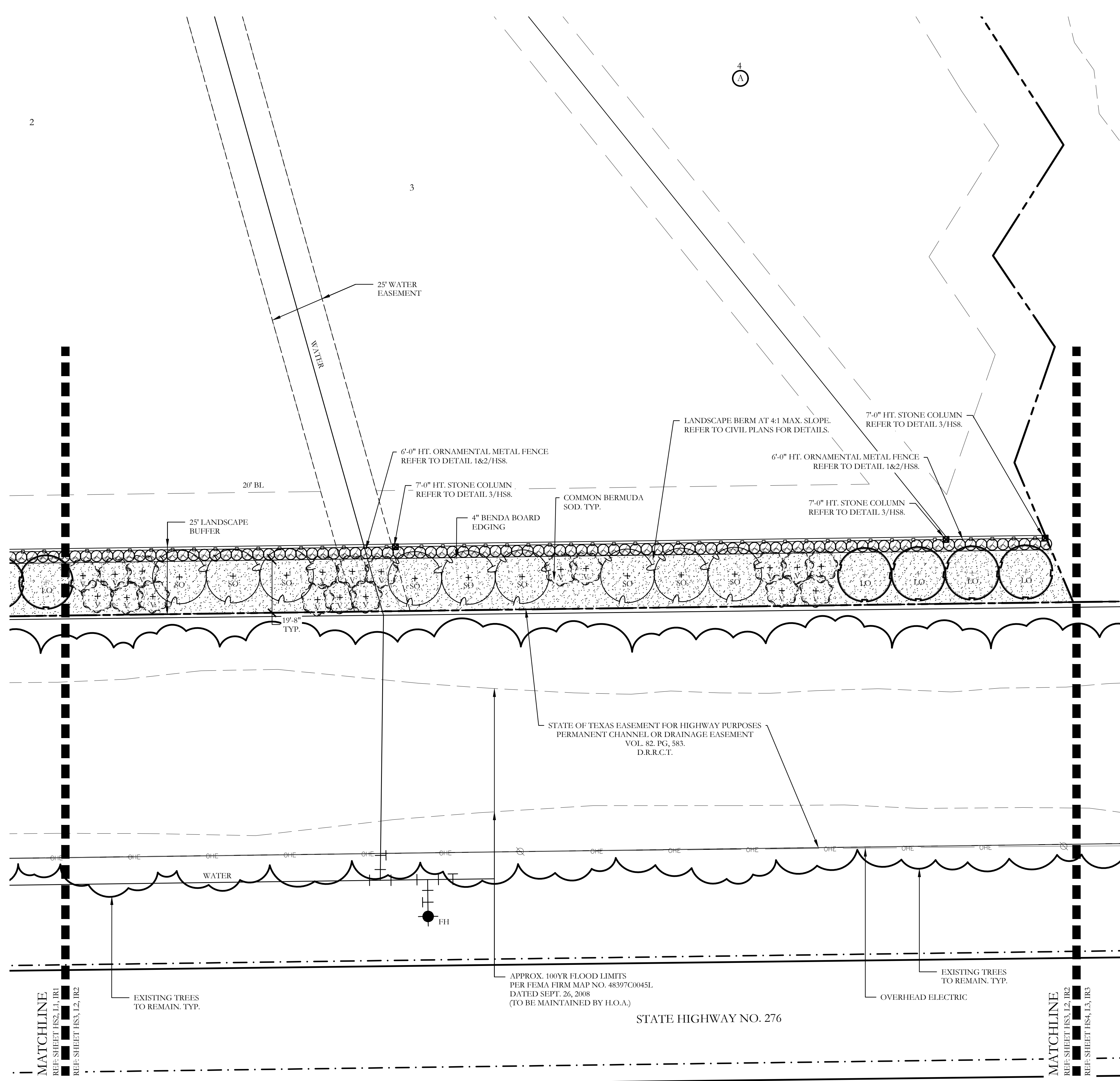


Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
 One Inch

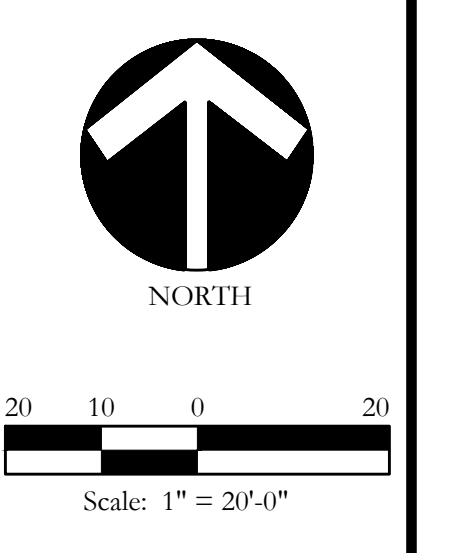
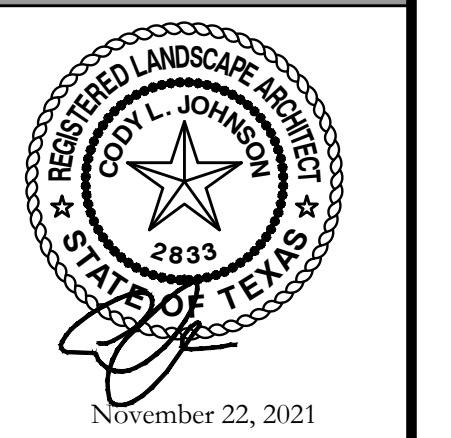
SCREENING AND BUFFERING
 Landscape Plan
 Discovery Lakes Ph. 1
 City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
DLL001
 SHEET NO.
L1 of 9

FOR CONSTRUCTION



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	8" CALIPER	AS SHOWN
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		DESPERADO TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'GREADO'	7 GALLON	48" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		YELLOW YUCCA	HESPERALOE PARVIFLORA 'YELLOW'	3 GALLON	36" O.C.
		ADAM'S NEEDLE 'COLOR GUARD'	YUCCA FILAMENTOSA 'GOLOR GUARD'	3 GALLON	36" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		OKLAHOMA MOSS ROCK BOULDERS	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.	TON	AS SHOWN
		OKLAHOMA RIVER ROCK	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1-2" AND 2-4" IN SIZE. REFER TO DETAIL 1/LSL.	SQUARE FEET	100% COVERAGE



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One Inch

SCREENING AND BUFFERING

Landscape Plan

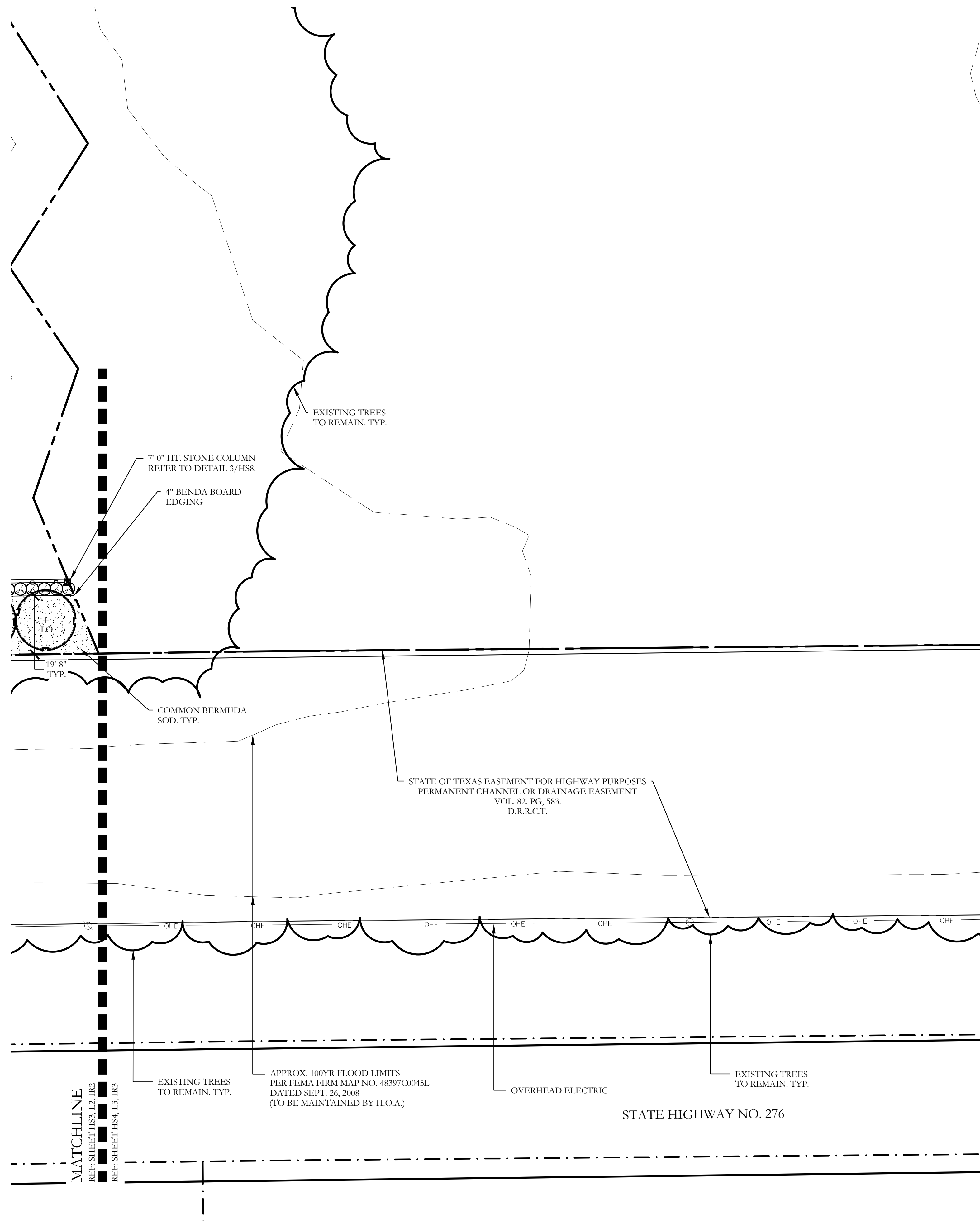
Discovery Lakes Ph. 1

City of Rockwall, Rockwall County, Texas

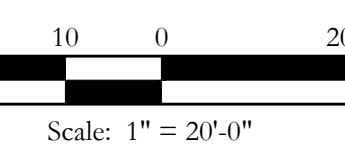
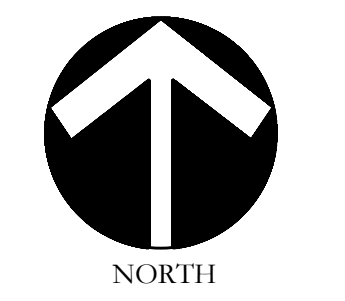
CJS PROJECT NO.
DL001

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FOR CONSTRUCTION



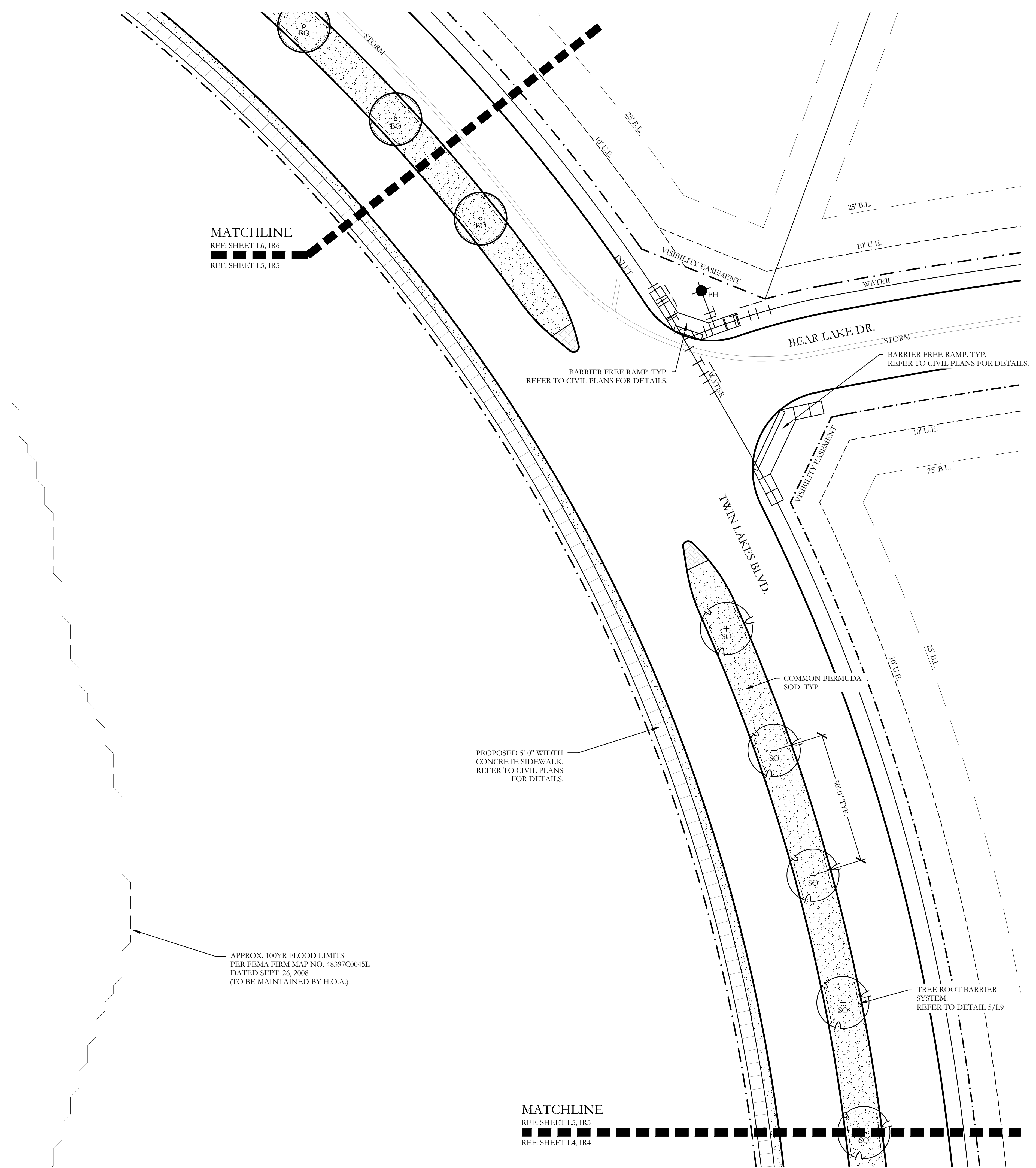
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	8" CALIPER	AS SHOWN
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		DESPERADO TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'GREADO'	7 GALLON	48" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		YELLOW YUCCA	HESPERALOE PARVIFLORA 'YELLOW'	3 GALLON	36" O.C.
		ADAM'S NEEDLE 'COLOR GUARD'	YUCCA FILAMENTOSA 'GOLOR GUARD'	3 GALLON	36" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		OKLAHOMA MOSS ROCK BOULDERS	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.	TON	AS SHOWN
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SCREENING AND BUFFERING
Landscape Plan
Discovery Lakes Ph. 1
City of Rockwall, Rockwall County, Texas

FOR CONSTRUCTION



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

CODY JOHNSON
s.t.u.d.i.o

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PH: (972) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

November 22, 2021

NORTH

Scale: 1" = 20'-0"

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One Inch

SCREENING AND BUFFERING

Landscape Plan

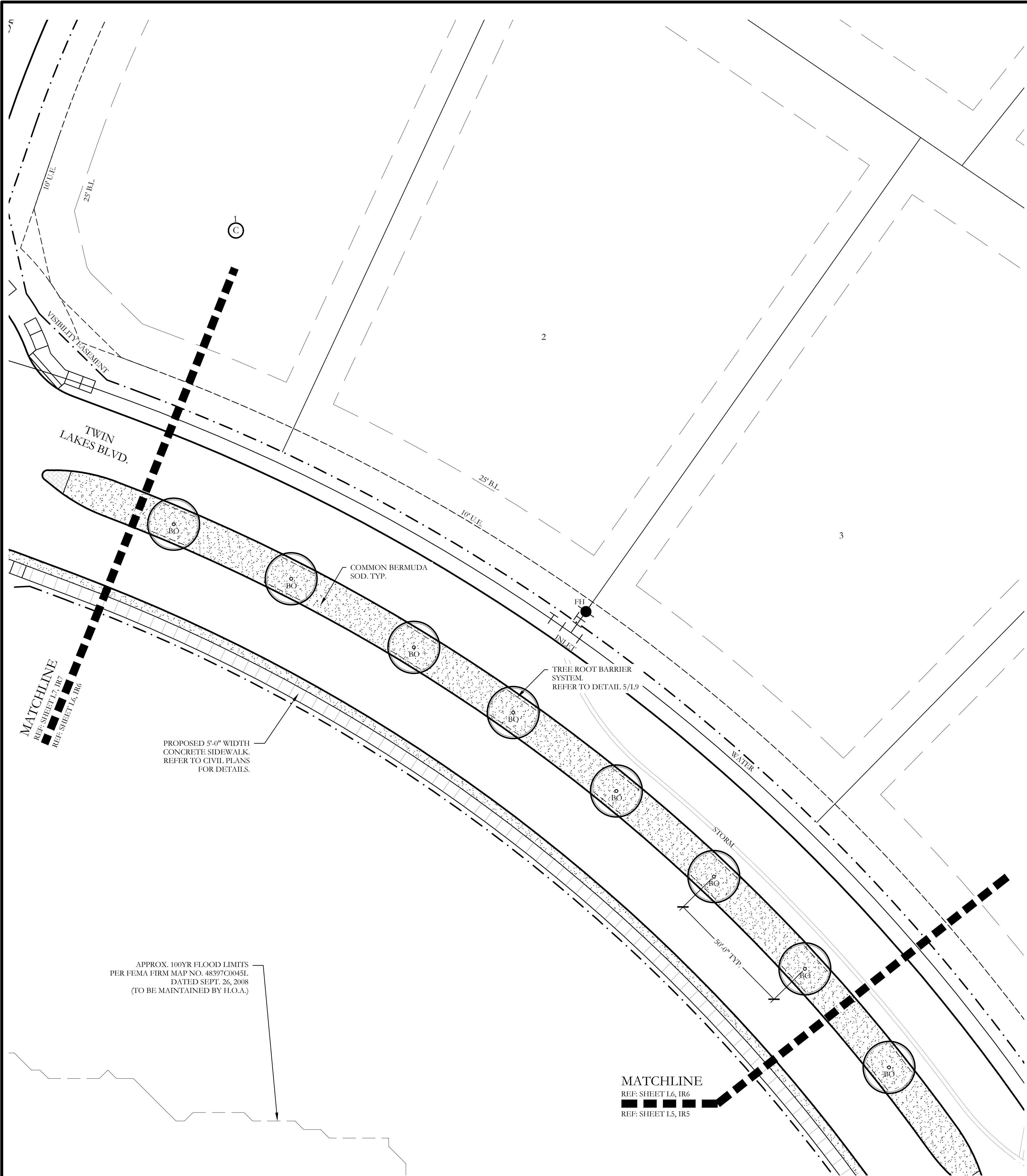
Discovery Lakes Ph. 1

City of Rockwall, Rockwall County, Texas

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L5 of 9

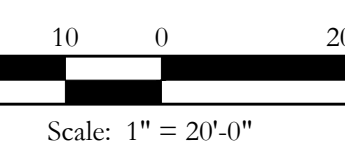
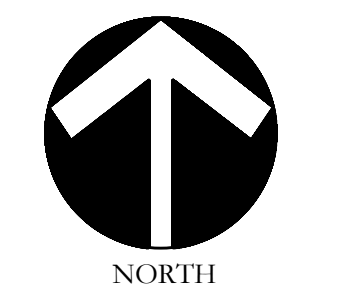
FOR CONSTRUCTION



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

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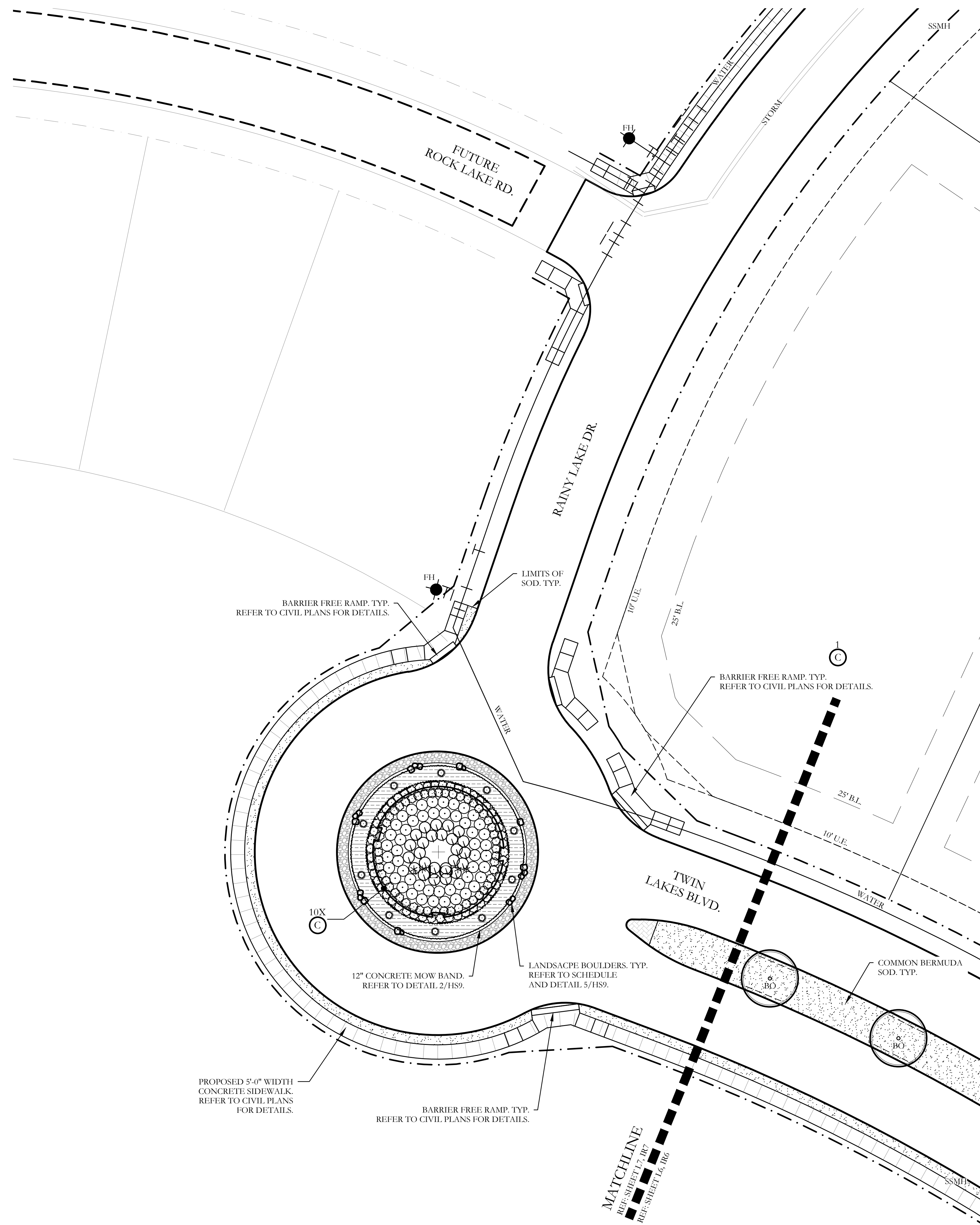
One Inch

SCREENING AND BUFFERING
Landscape Plan
Discovery Lakes Ph. 1
City of Rockwall, Rockwall County, Texas

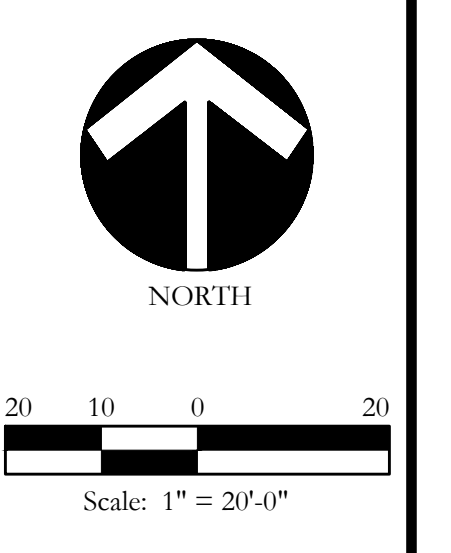
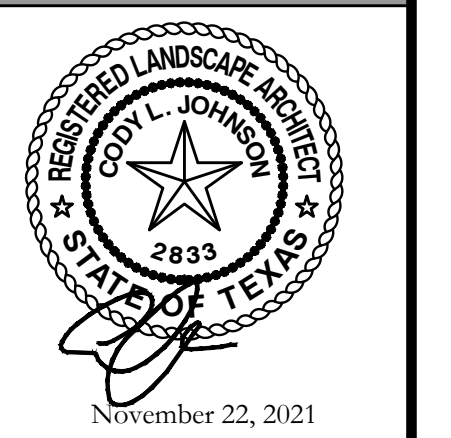
CJS PROJECT NO.
DL001

SHEET NO.
L6 of 9

FOR CONSTRUCTION



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	8" CALIPER	AS SHOWN
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		DESPERADO TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'GREADO'	7 GALLON	48" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		YELLOW YUCCA	HESPERALOE PARVIFLORA 'YELLOW'	3 GALLON	36" O.C.
		ADAM'S NEEDLE 'COLOR GUARD'	YUCCA FILAMENTOSA 'GOLOR GUARD'	3 GALLON	36" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		OKLAHOMA MOSS ROCK BOULDERS	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.	TON	AS SHOWN
		OKLAHOMA RIVER ROCK	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1-2" AND 2-4" IN SIZE. REFER TO DETAIL 1/LSL.	SQUARE FEET	100% COVERAGE



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One Inch

SCREENING AND BUFFERING

Landscape Plan

Discovery Lakes Ph. 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
DLL001

SHEET NO.
L7 of 9

FOR CONSTRUCTION

LANDSCAPE PROVIDED

- STATE HIGHWAY - 276
- A. MINIMUM TWENTY (25) FOOT LANDSCAPE BUFFER PROVIDED
 - B. 6' HT. WROUGHT IRON METAL SCREENING FENCE PROVIDED.
 - C. 3-4" CAL. CANOPY TREE / 100 LF OF LINEAR FRONTAGE.
545 LF OF FRONTAGE / 100 LF = 5.45
5.45 X 3 = 16.35
4-ACCENT TREES / 100 LF OF LINEAR FRONTAGE.
545 LF OF FRONTAGE / 100 LF = 5.45
5.45 X 4 = 21.80
 - PROVIDED: 17 - 4" CALIPER TREES
22 - ACCENT TREES
 - D. SHRUBBERY SHALL HAVE A MINIMUM HEIGHT OF 30 INCHES AND A MAXIMUM HEIGHT OF 48 INCHES.
 - E. MINIMUM 2.5' HT. LANDSCAPE BERMS PROVIDED ALONG FRONTAGE. REFER TO CIVIL PLANS FOR DETAILS

PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	8	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LO	1	LIVE OAK - MULTI TRUNK	QUERCUS VIRGINIANA	8" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 10'-0"; MINIMUM 15'-0" OVERALL HEIGHT.
BO	8	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	19	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	5	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
V	22	CHASE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	105	STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	71	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	25	DESPERADO TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'GREADO'	3 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	114	PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	36	RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	50	YELLOW YUCCA	HESPERALOE PARVIFLORA 'YELLOW'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	19	ADAN'S NEEDLE 'COLOR GUARD'	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	550	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	170	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	32,800	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	1.5	OKLAHOMA MOSS ROCK BOULDERS	N/A	TON	AS SHOWN	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.
	825	OKLAHOMA RIVER ROCK	N/A	SQUARE FEET	100% COVERAGE	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS, AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1"-2" AND 2"-4" IN SIZE.

GENERAL LANDSCAPE NOTES

INSPECTIONS:

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3) RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
- CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5) SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRONCH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

CODY JOHNSON
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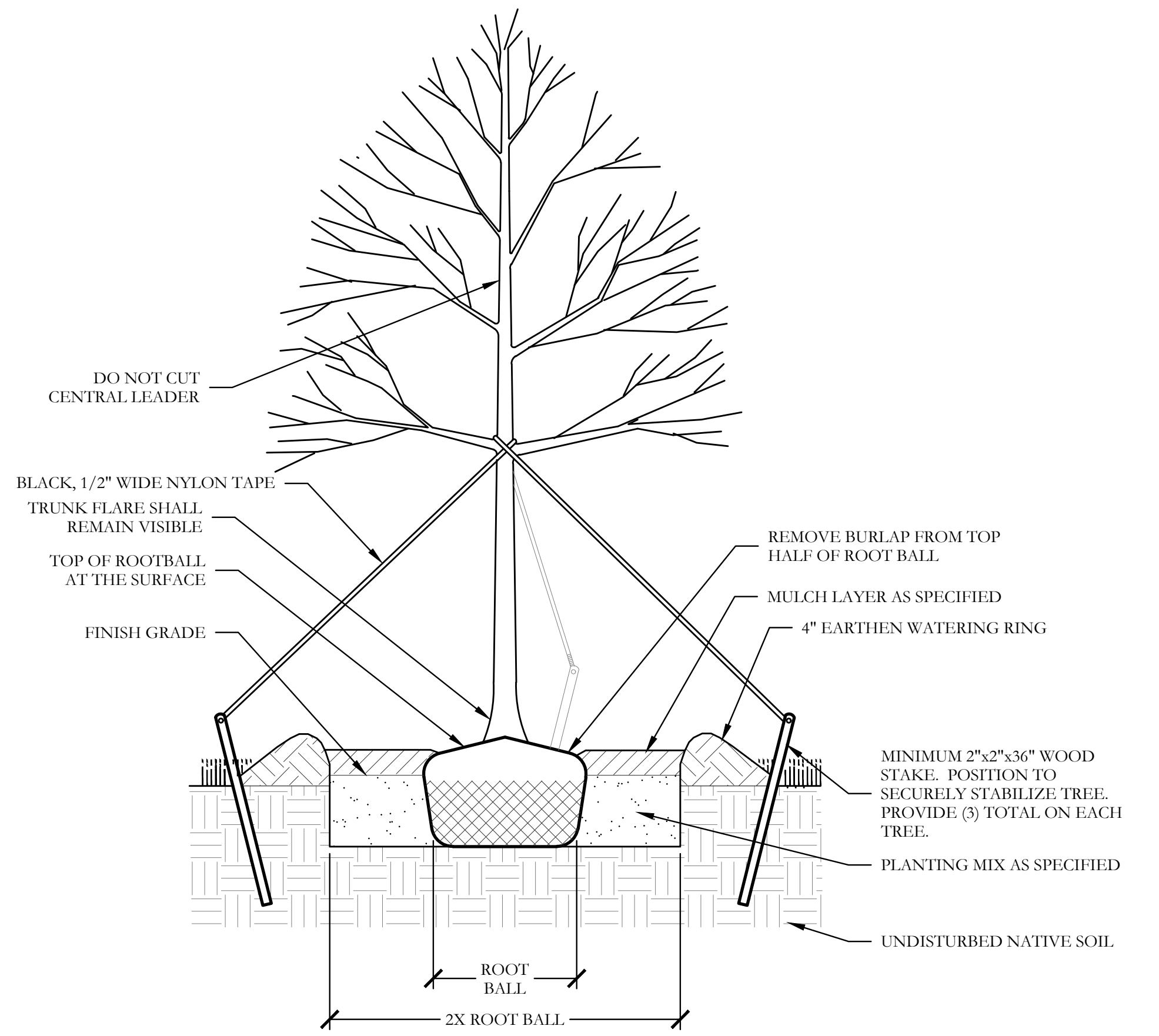
November 22, 2021

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One Inch

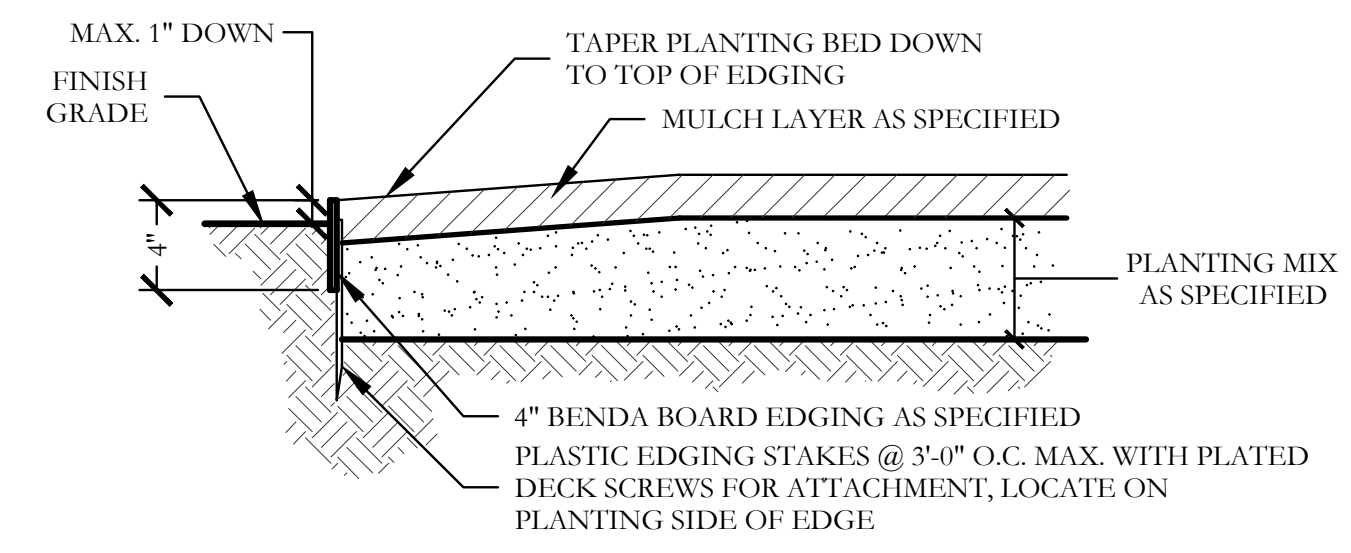
SCREENING AND BUFFERING
Landscape Details
Discovery Lakes Ph. 1
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
DLL001
SHEET NO.
L8 of 9

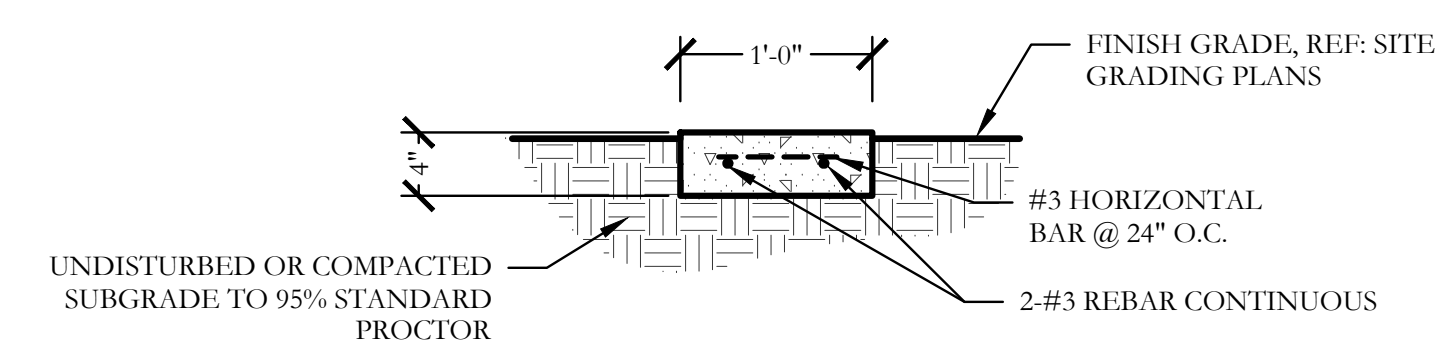
FOR CONSTRUCTION



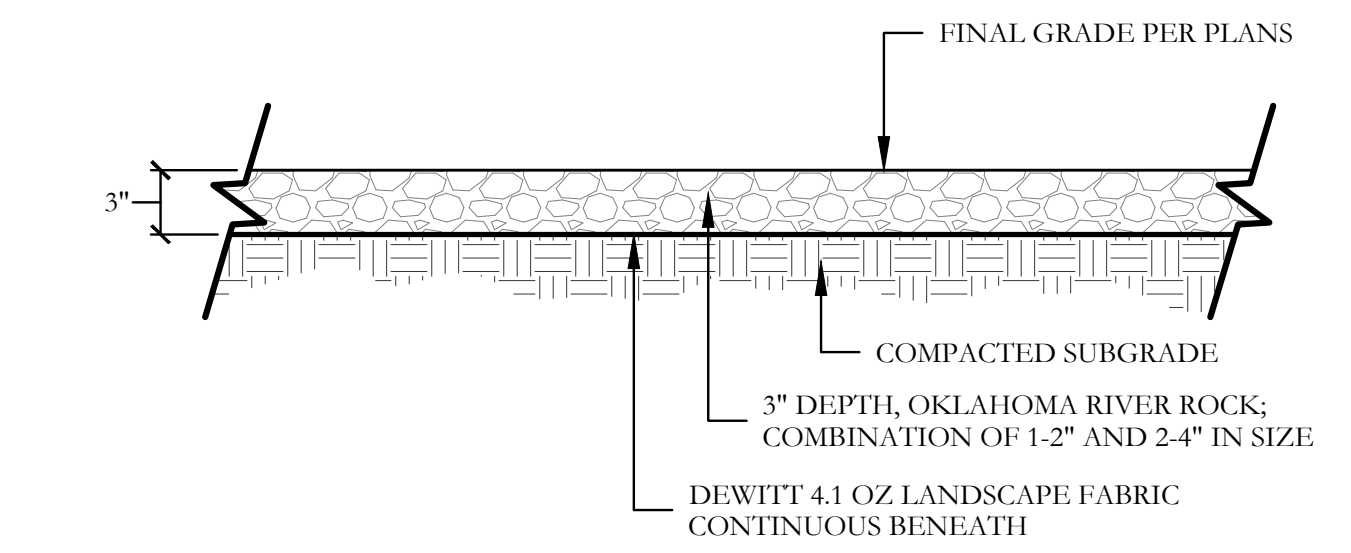
3 TYPICAL TREE PLANTING SECTION NOT TO SCALE



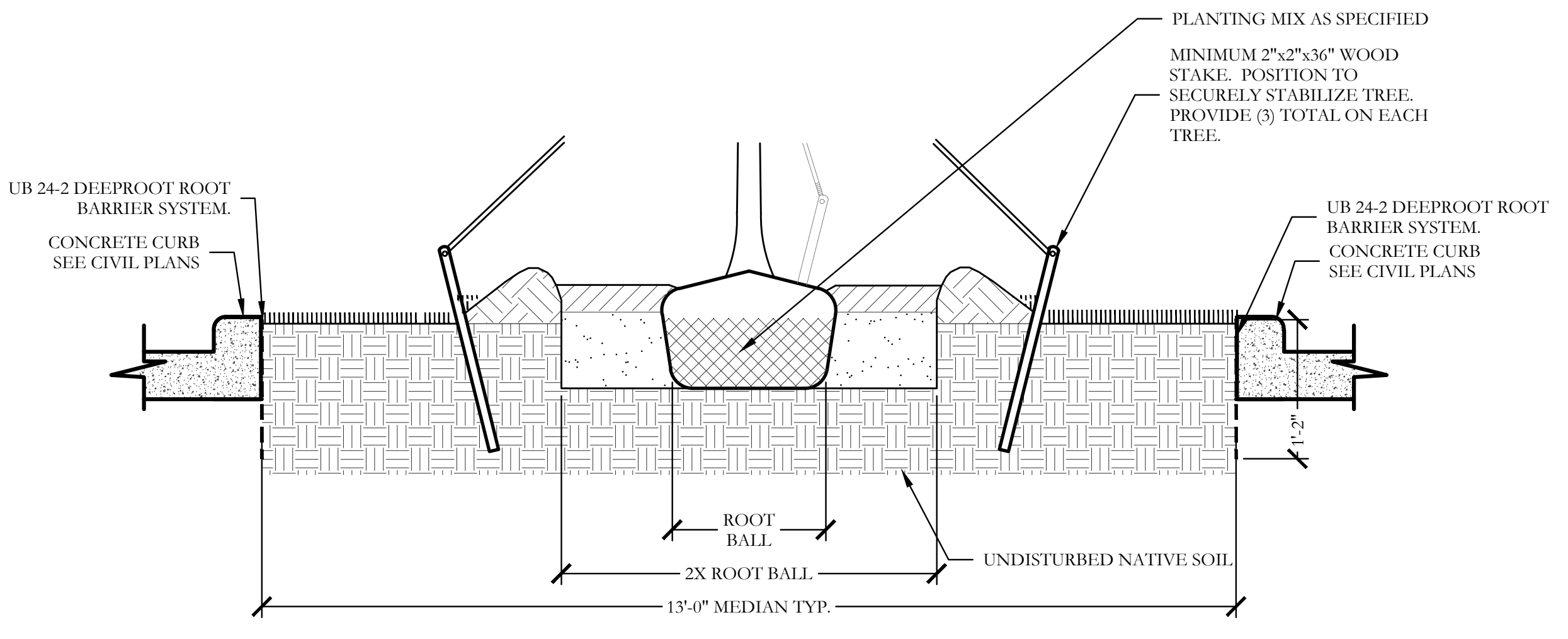
1 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



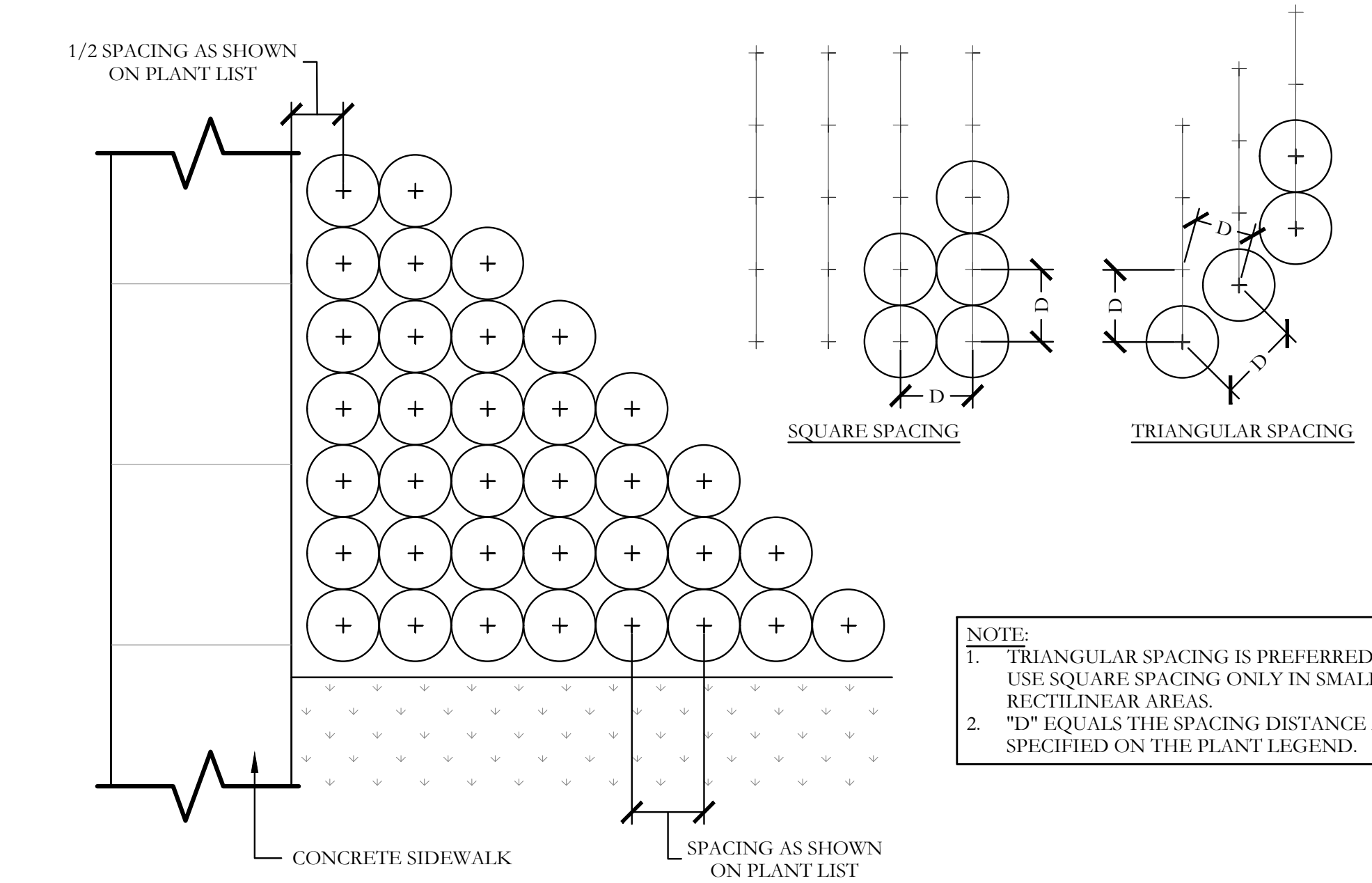
2 12" CONCRETE EDGING SECTION SCALE: 1" = 1'-0"



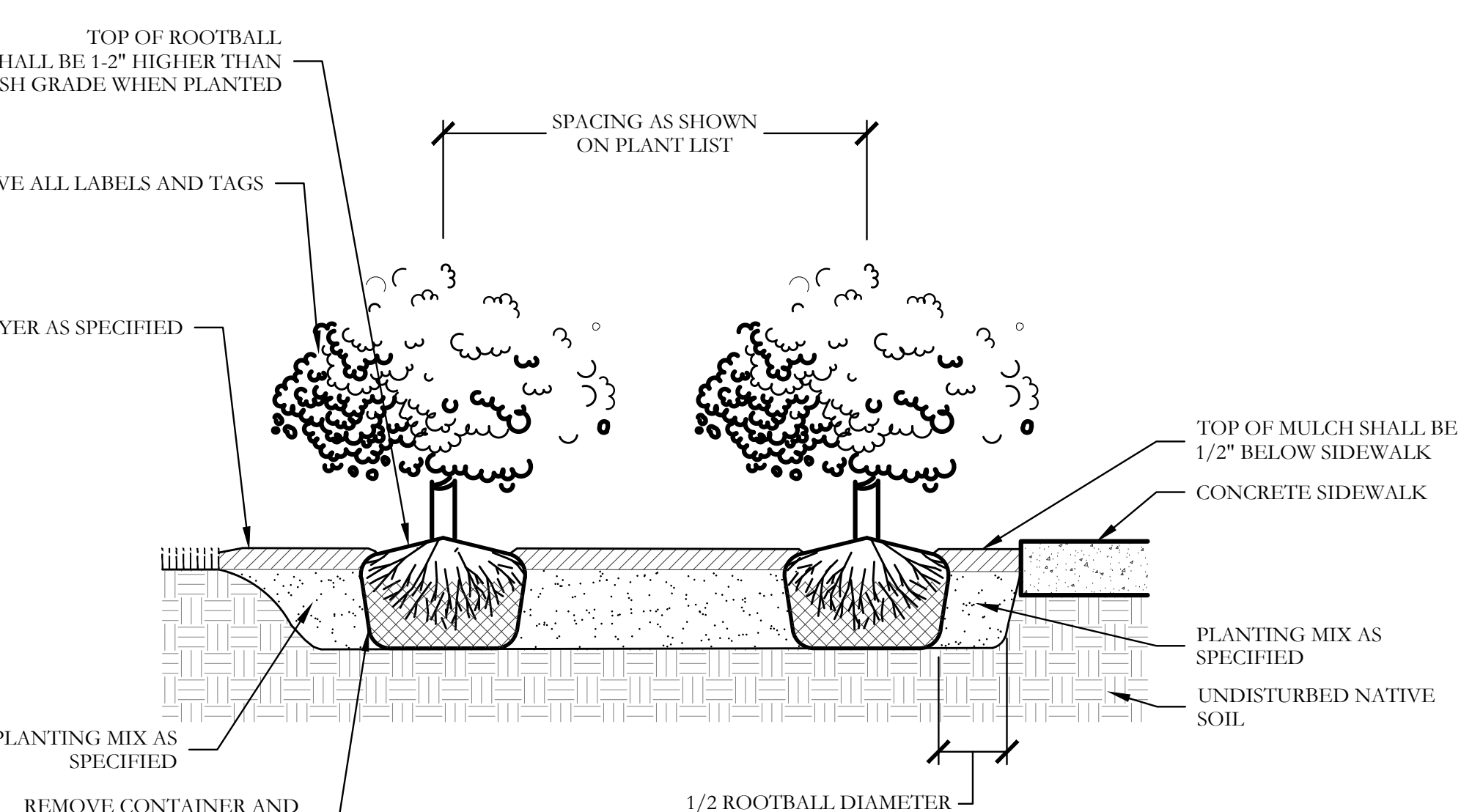
4 OKLAHOMA RIVER ROCK BED SECTION SCALE: 1" = 1'-0"



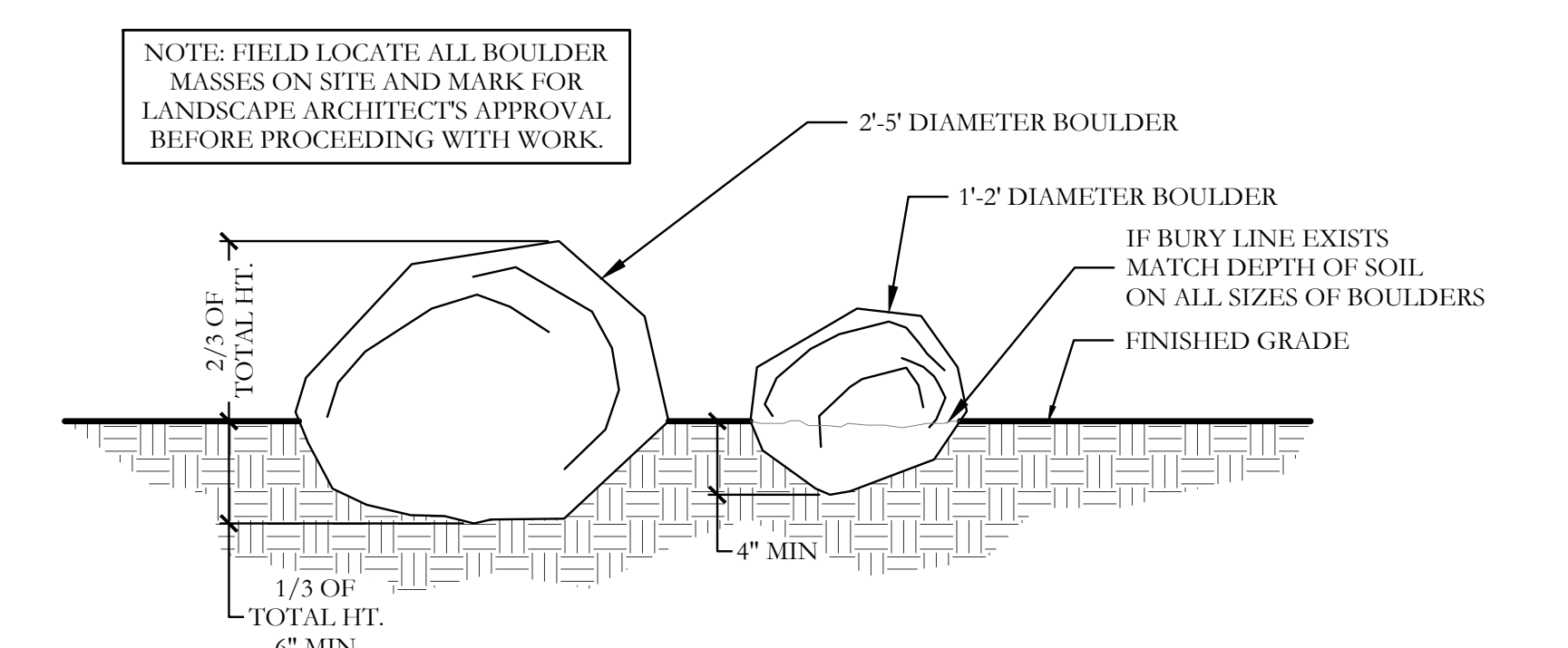
5 TYPICAL TREE ROOT BARRIER SYSTEM SECTION NOT TO SCALE



6 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION



7 LANDSCAPE BOULDER DETAIL SECTION NOT TO SCALE



7 LANDSCAPE BOULDER DETAIL SECTION NOT TO SCALE

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SCREENING AND BUFFERING
Landscape Details
Discovery Lakes Ph. 1
City of Rockwall, Rockwall County, Texas

FOR CONSTRUCTION



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2023-002

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹(200+36.42*15=\$746.30)
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹ 250+20*33.921=\$928.42
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address	none		
Subdivision	Discovery Lakes, Phase 1	Lot	Block
General Location	36.42 Acres out of the 307 Acre Tract near the NE corner of SH 276 and Rochelle Road		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD-78	Current Use	None	
Proposed Zoning	PD-78	Proposed Use	Single Family Residential	
Acreage	33.921	Lots [Current]	1	Lots [Proposed]
				32

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	Discovery Lakes, LLC./Discovery Lakes Phase I, LLC		<input checked="" type="checkbox"/> Applicant	Teague, Nall & Perkins, Inc.	
Contact Person	Nick DiGiuseppe	Contact Person	Cameron Slown		
Address	15400 Knoll Trail Drive Suite 230	Address	825 Watters Creek Blvd. Suite M300		
City, State & Zip	Dallas, Texas 75248	City, State & Zip	Allen, Texas 75013		
Phone	972-960-9941	Phone	817-889-5050		
E-Mail	southbrookinvestments@outlook.com	E-Mail	cslown@tnpinc.com		

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Nick DiGiuseppe [Owner] the undersigned, who stated the information on this application to be true and certified the following:

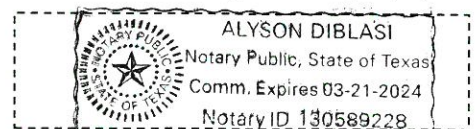
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 928.42, to cover the cost of this application, has been paid to the City of Rockwall on this the 16th day of January, 20 23. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 16th day of January, 20 23

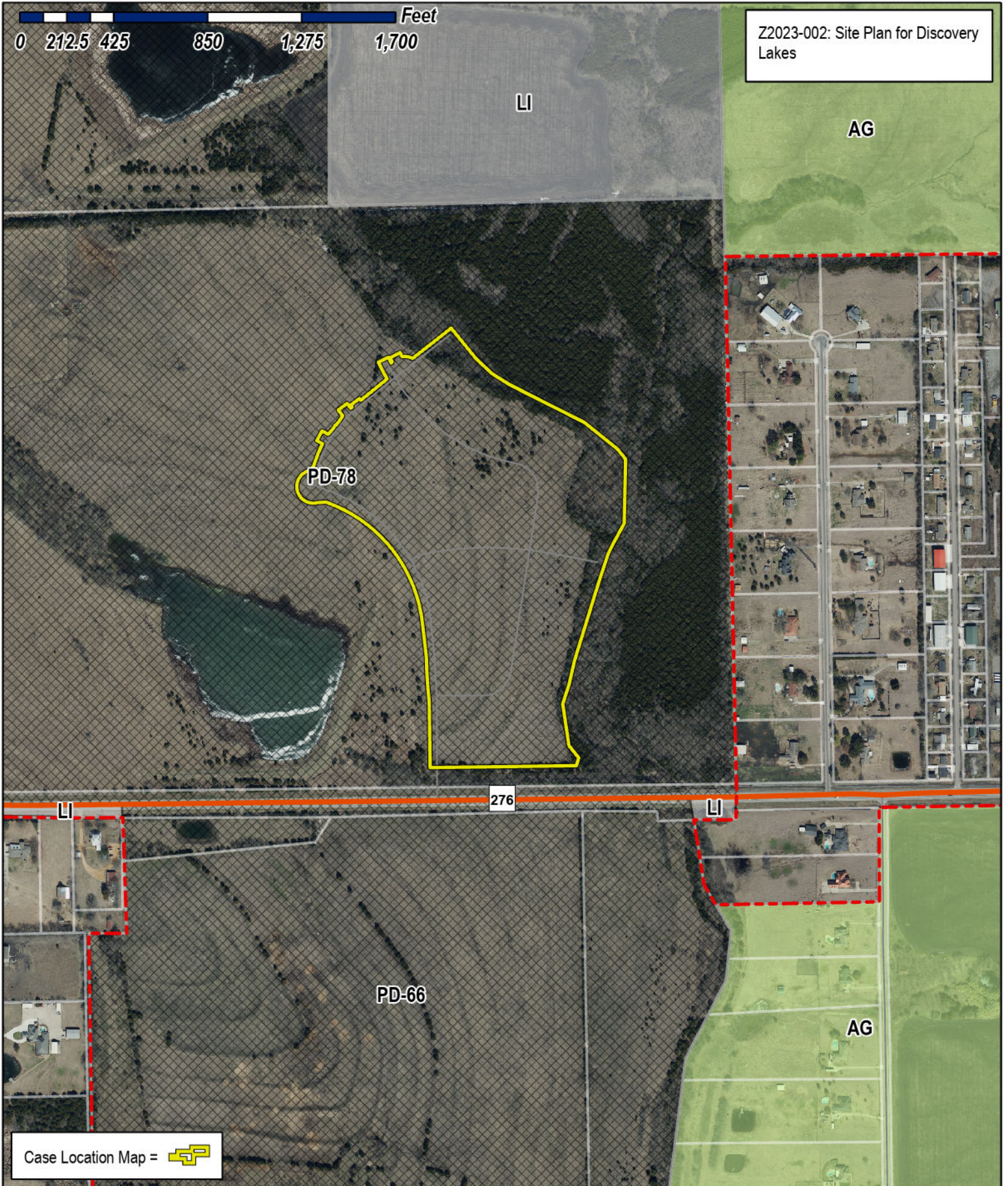
Owner's Signature

[Signature]
Alyson Diblasi

Notary Public in and for the State of Texas



My Commission Expires 03-21-24

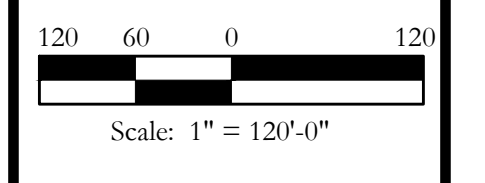
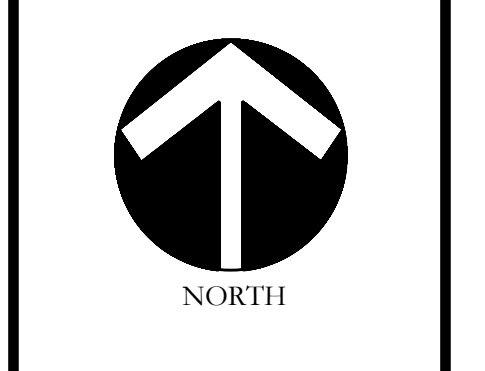
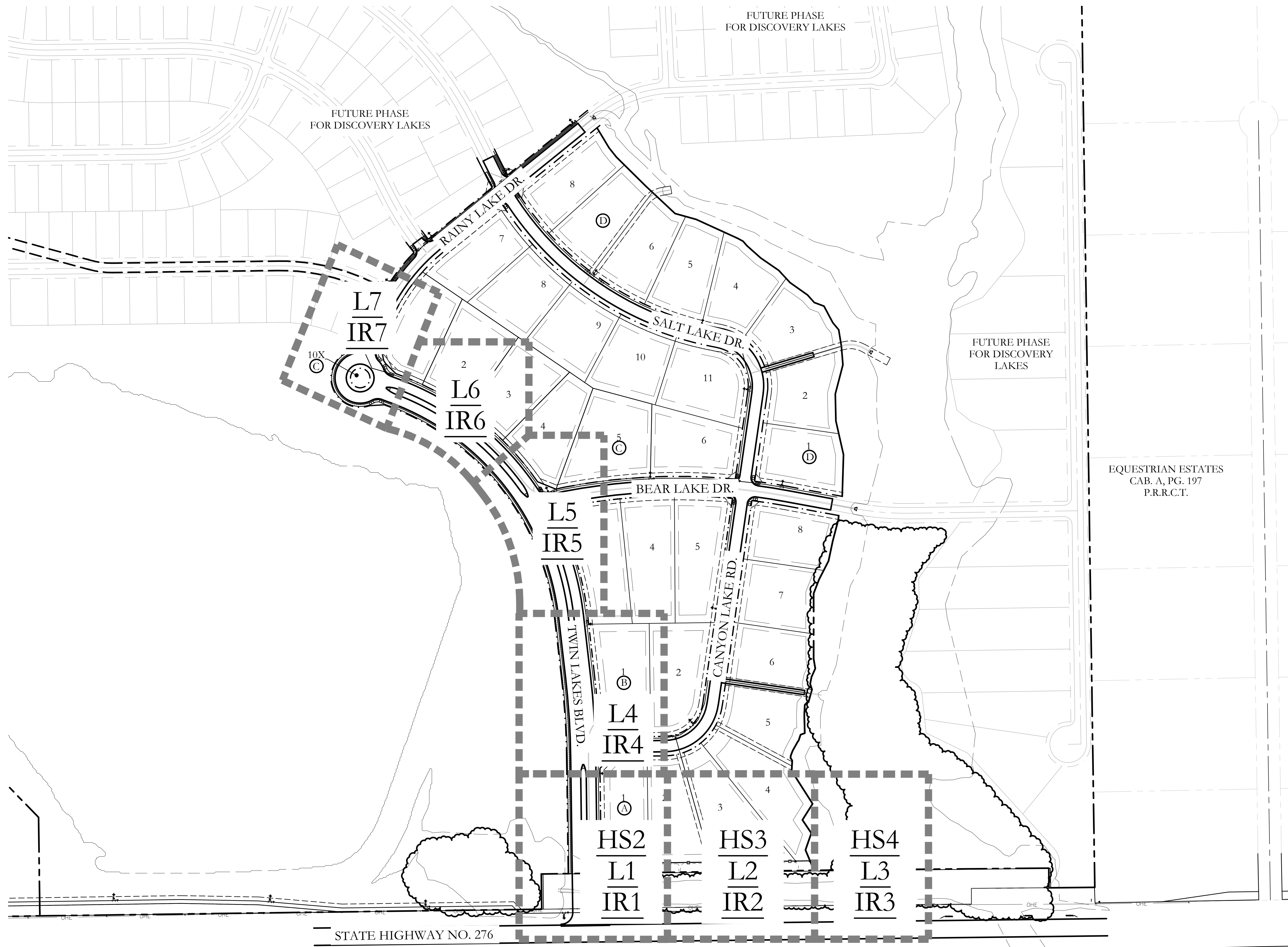


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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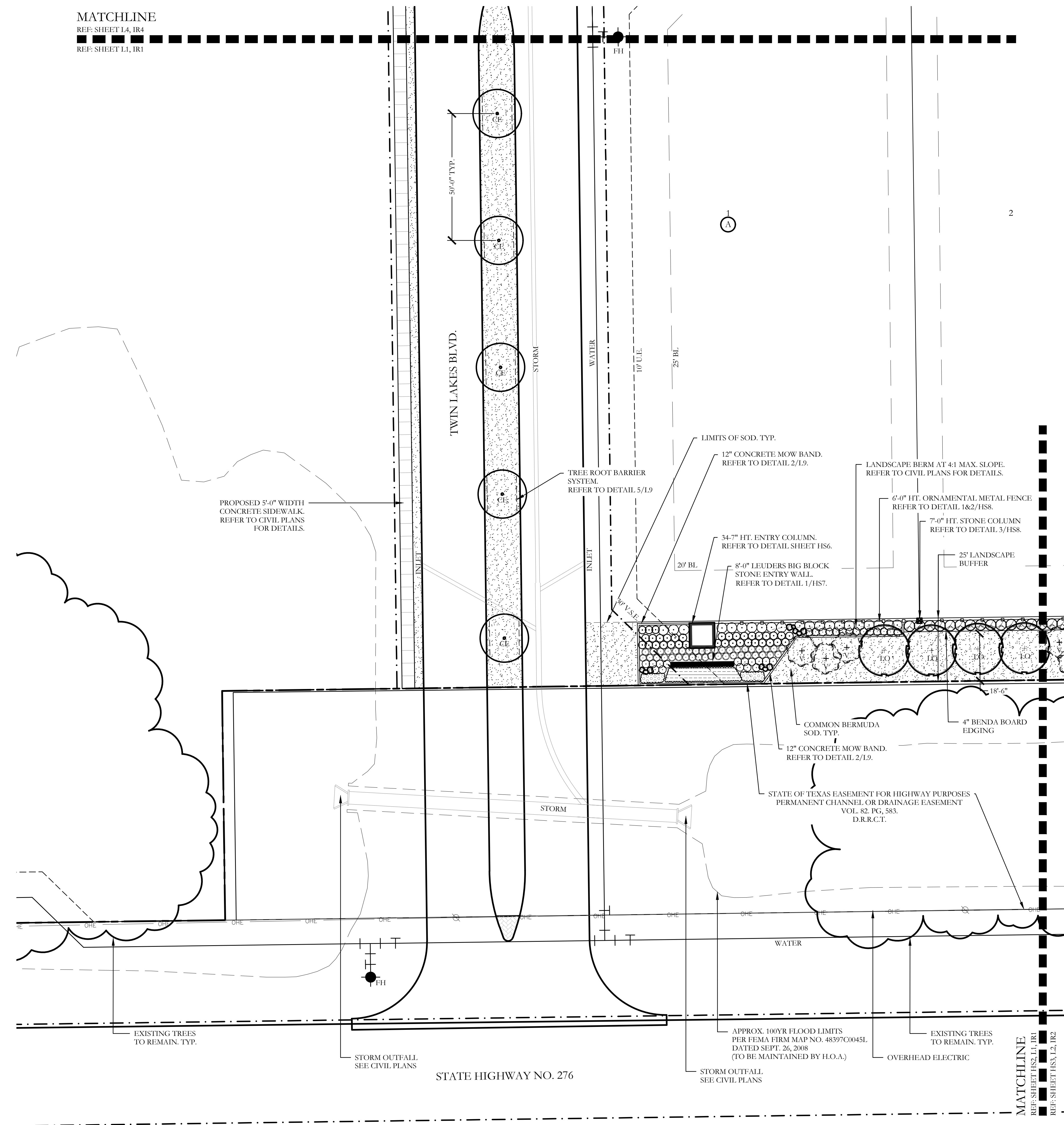
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 CAB. A, PG. 197
 P.R.R.C.T.

SCREENING AND BUFFERING
 Overall Layout Plan
 Discovery Lakes Ph. 1
 City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
DLL001
 SHEET NO.
HS1 of 8

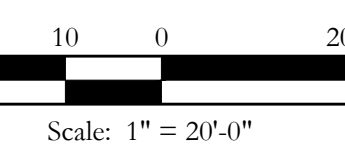
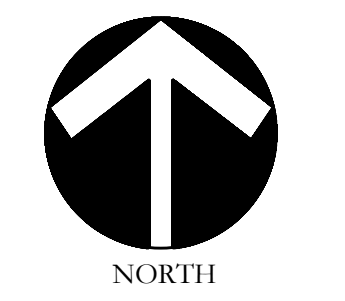
FOR CONSTRUCTION

MATCHLINE
 REF: SHEET L4, IR4
 REF: SHEET L1, IR1



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	8" CALIPER	AS SHOWN
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		DESPERADO TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'GREADD'	7 GALLON	48" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		YELLOW YUCCA	HESPERALOE PARVIFLORA 'YELLOW'	3 GALLON	36" O.C.
		ADAM'S NEEDLE 'COLOR GUARD'	YUCCA FILAMENTOSA 'GOLOR GUARD'	3 GALLON	36" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		OKLAHOMA MOSS ROCK BOULDERS	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.	TON	AS SHOWN
		OKLAHOMA RIVER ROCK	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1-2" AND 2-4" IN SIZE. REFER TO DETAIL 1/LS1.	SQUARE FEET	100% COVERAGE

CODY JOHNSON
 s.t.u.d.i.o

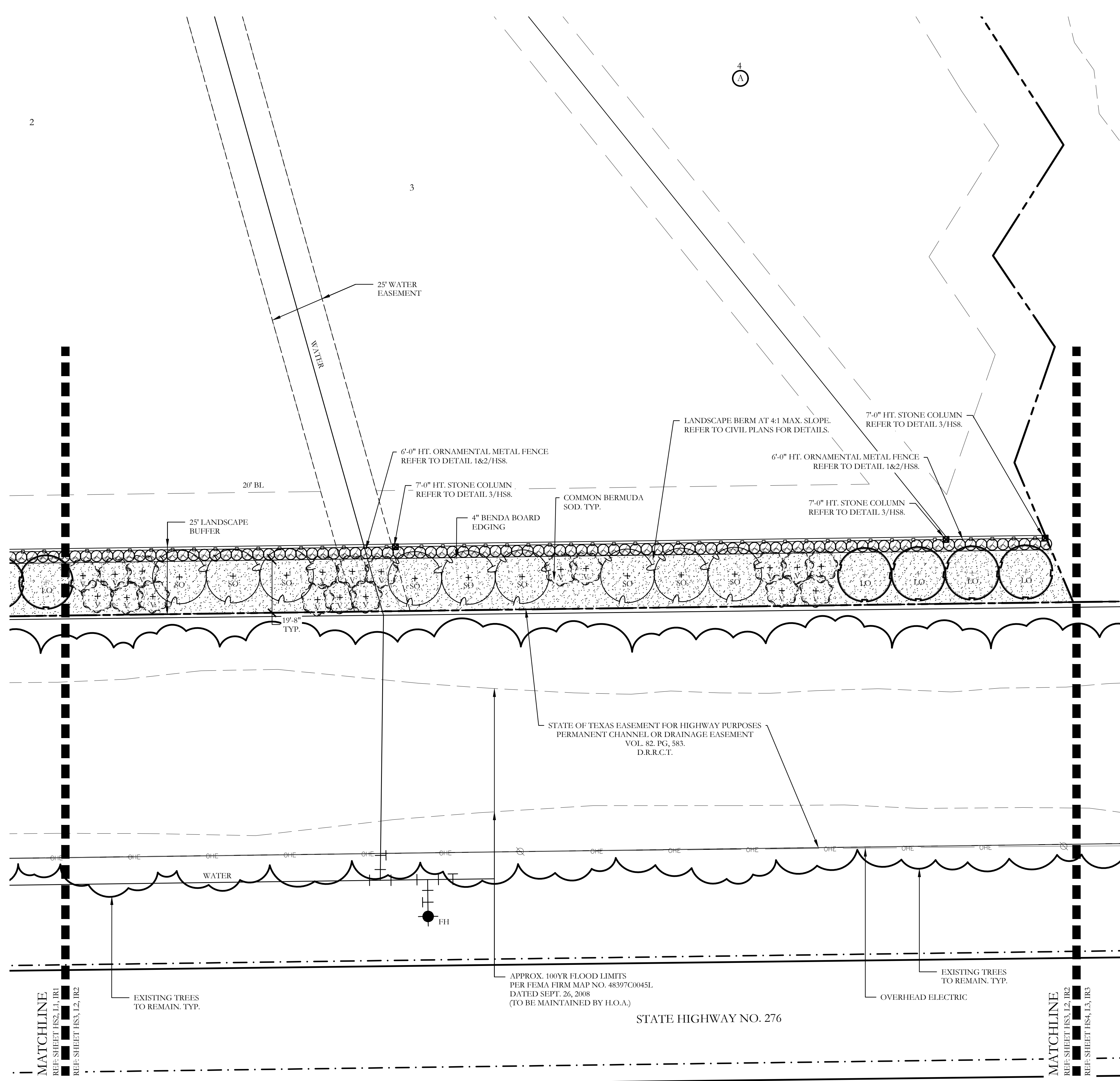


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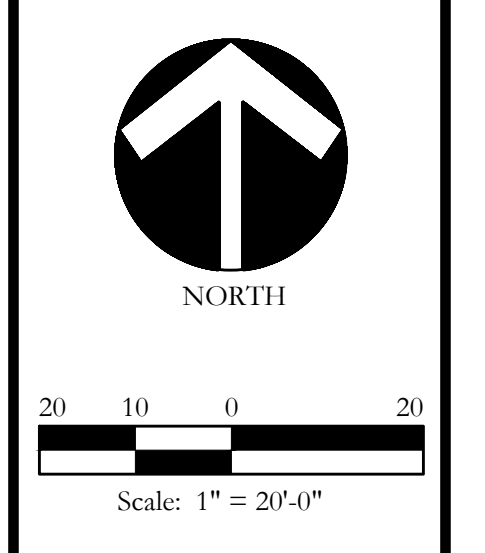
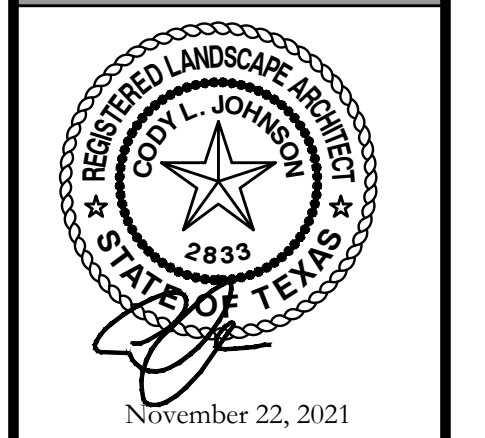
SCREENING AND BUFFERING
 Landscape Plan
 Discovery Lakes Ph. 1
 City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
DLL001
 SHEET NO.
L1 of 9

FOR CONSTRUCTION



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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One Inch

SCREENING AND BUFFERING

Landscape Plan

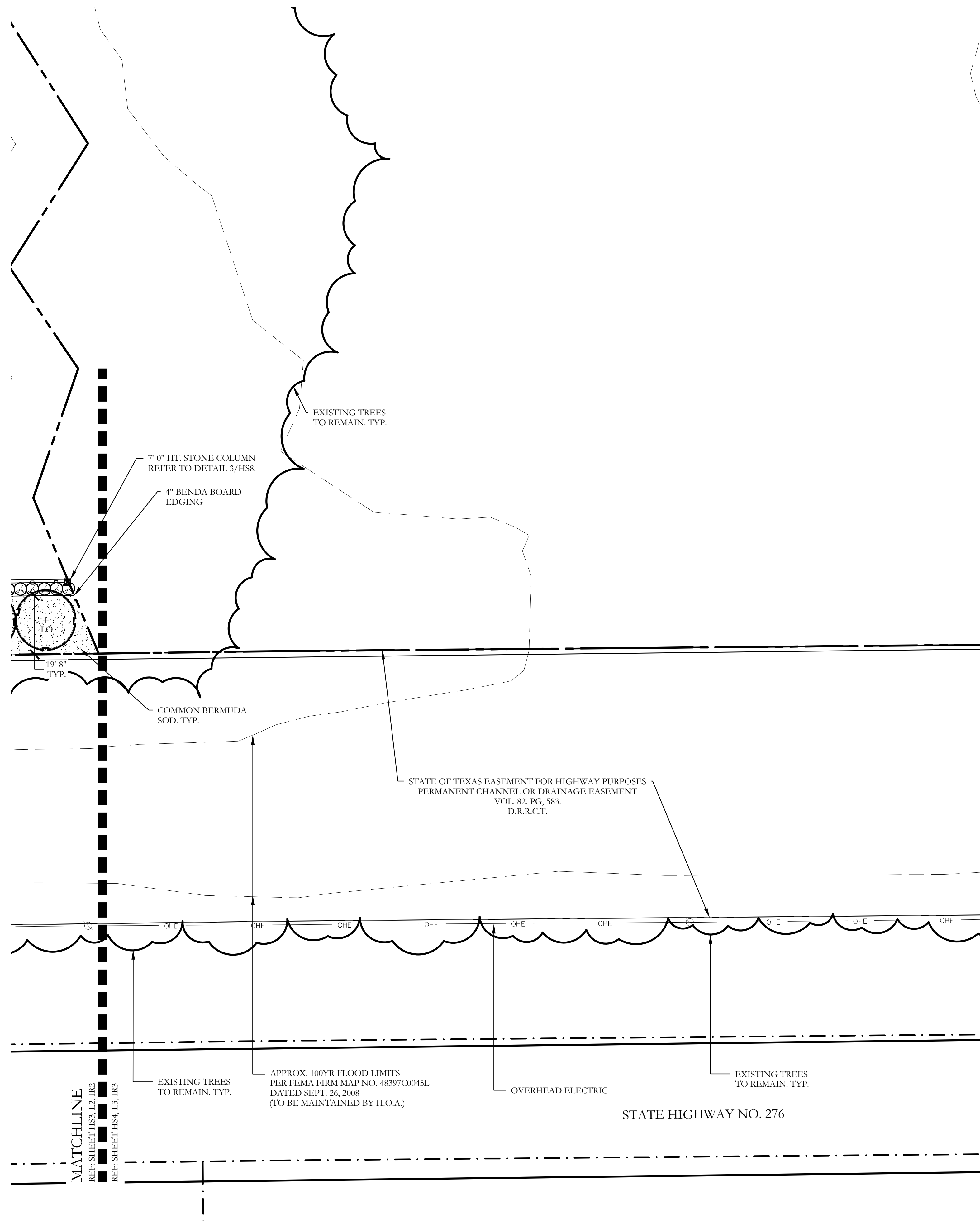
Discovery Lakes Ph. 1

City of Rockwall, Rockwall County, Texas

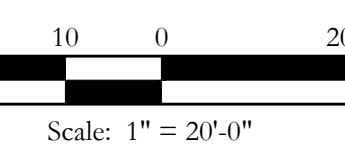
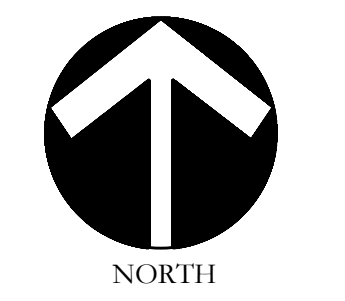
CJS PROJECT NO.
DL001

SHEET NO.
L2 of 9

FOR CONSTRUCTION



PLANT LEGEND					
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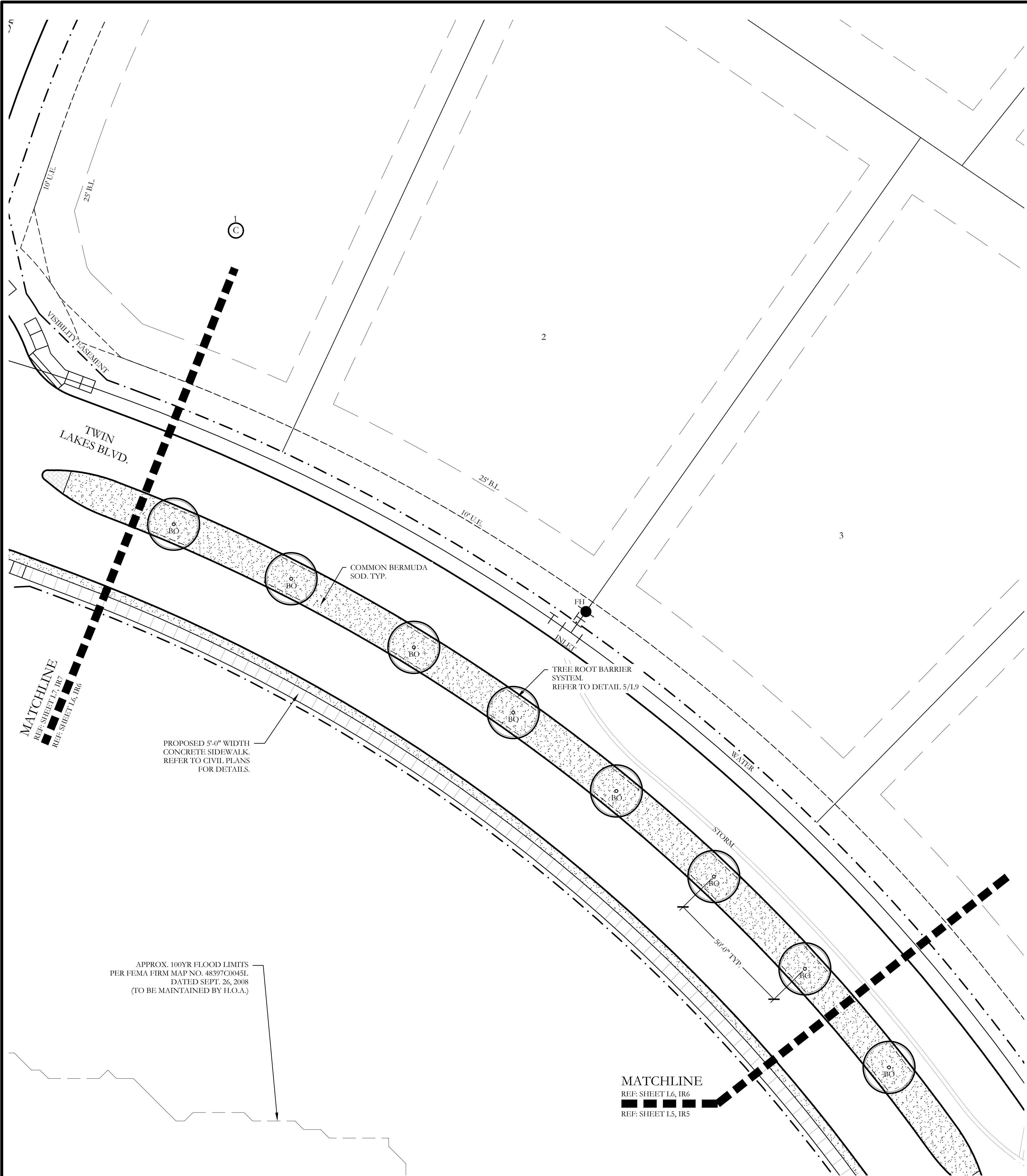
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SCREENING AND BUFFERING
Landscape Plan
Discovery Lakes Ph. 1
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
DLL001
SHEET NO.
L3 of 9

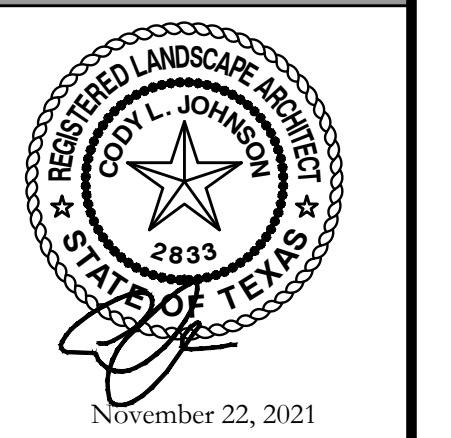
FOR CONSTRUCTION



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

CODY JOHNSON
s.t.u.d.i.o

9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025
PH: (972) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM



NORTH

Scale: 1" = 20'-0"

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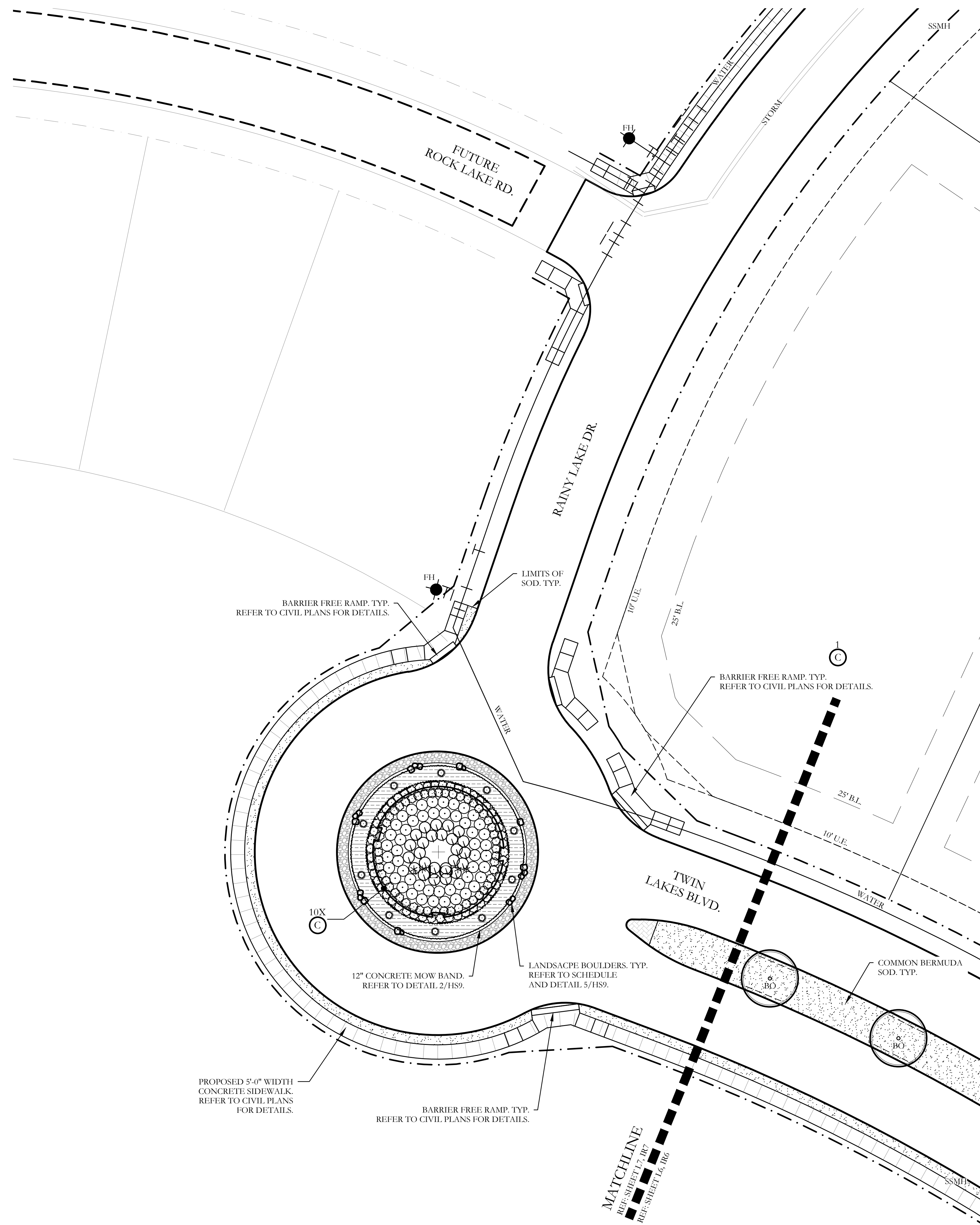
One Inch

SCREENING AND BUFFERING
Landscape Plan
Discovery Lakes Ph. 1
City of Rockwall, Rockwall County, Texas

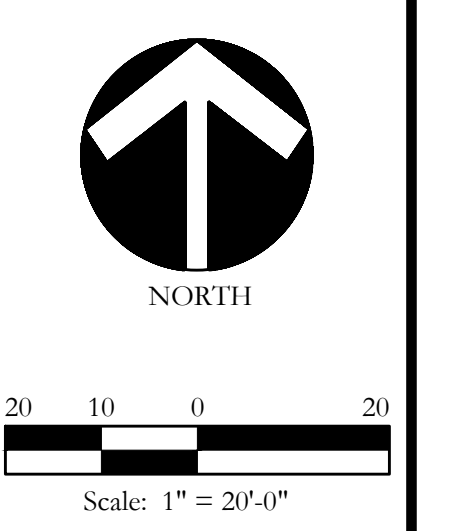
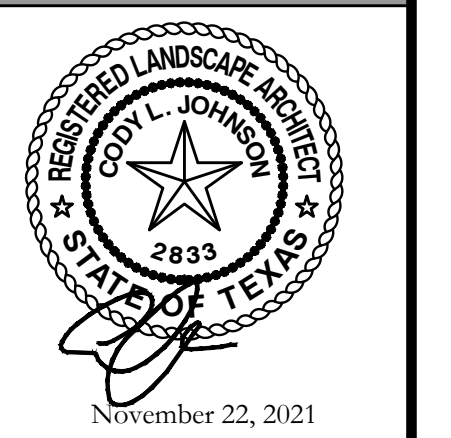
CJS PROJECT NO.
DL001

SHEET NO.
L6 of 9

FOR CONSTRUCTION



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	8" CALIPER	AS SHOWN
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		DESPERADO TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'GREADO'	7 GALLON	48" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		YELLOW YUCCA	HESPERALOE PARVIFLORA 'YELLOW'	3 GALLON	36" O.C.
		ADAM'S NEEDLE 'COLOR GUARD'	YUCCA FILAMENTOSA 'GOLOR GUARD'	3 GALLON	36" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		OKLAHOMA MOSS ROCK BOULDERS	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.	TON	AS SHOWN
		OKLAHOMA RIVER ROCK	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1-2" AND 2-4" IN SIZE. REFER TO DETAIL 1/LSL.	SQUARE FEET	100% COVERAGE



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

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Discovery Lakes Ph. 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
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L7 of 9

FOR CONSTRUCTION

LANDSCAPE PROVIDED

- STATE HIGHWAY - 276
- A. MINIMUM TWENTY (25) FOOT LANDSCAPE BUFFER PROVIDED
 - B. 6' HT. WROUGHT IRON METAL SCREENING FENCE PROVIDED.
 - C. 3-4" CAL. CANOPY TREE / 100 LF OF LINEAR FRONTAGE.
545 LF OF FRONTAGE / 100 LF = 5.45
5.45 X 3 = 16.35
4-ACCENT TREES / 100 LF OF LINEAR FRONTAGE.
545 LF OF FRONTAGE / 100 LF = 5.45
5.45 X 4 = 21.80

PROVIDED: 17 - 4" CALIPER TREES
22 - ACCENT TREES
 - D. SHRUBBERY SHALL HAVE A MINIMUM HEIGHT OF 30 INCHES AND A MAXIMUM HEIGHT OF 48 INCHES.
 - E. MINIMUM 2.5' HT. LANDSCAPE BERMS PROVIDED ALONG FRONTAGE. REFER TO CIVIL PLANS FOR DETAILS

PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	8	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LO	1	LIVE OAK - MULTI TRUNK	QUERCUS VIRGINIANA	8" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 10'-0"; MINIMUM 15'-0" OVERALL HEIGHT.
BO	8	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	19	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	5	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
V	22	CHASE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	105	STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	71	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	25	DESPERADO TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'GREADO'	3 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	114	PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	36	RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	50	YELLOW YUCCA	HESPERALOE PARVIFLORA 'YELLOW'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	19	ADAN'S NEEDLE 'COLOR GUARD'	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	550	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	170	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	32,800	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	1.5	OKLAHOMA MOSS ROCK BOULDERS	N/A	TON	AS SHOWN	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.
	825	OKLAHOMA RIVER ROCK	N/A	SQUARE FEET	100% COVERAGE	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS, AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1"-2" AND 2"-4" IN SIZE.

GENERAL LANDSCAPE NOTES

INSPECTIONS:

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3) RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
- CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5) SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

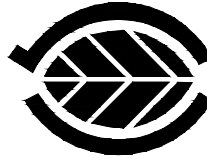
MAINTENANCE STANDARDS:

- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRONCH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

CODY JOHNSON
s . t . u . d . i . o



November 22, 2021

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One Inch

SCREENING AND BUFFERING

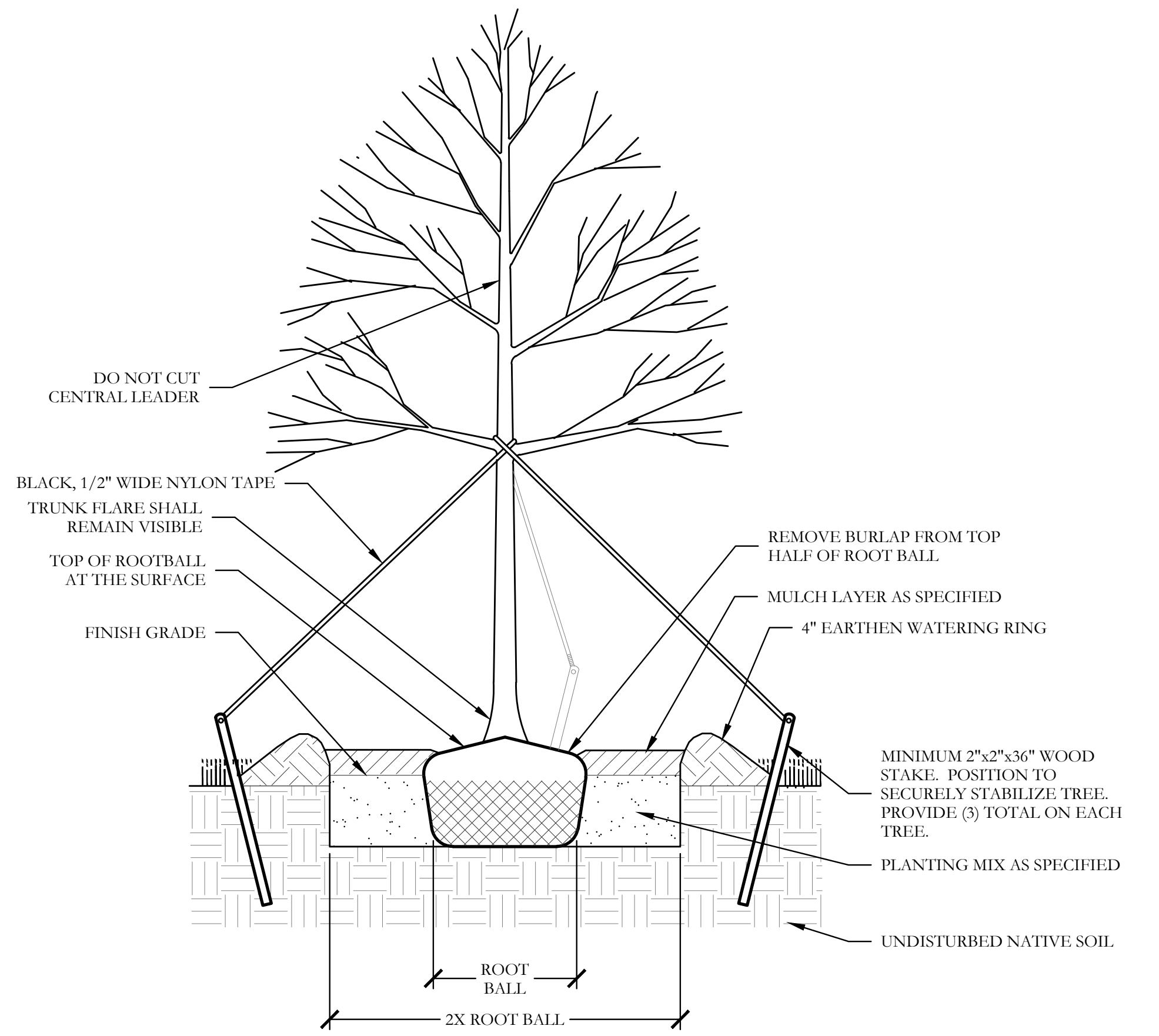
Landscape Details

Discovery Lakes Ph. 1

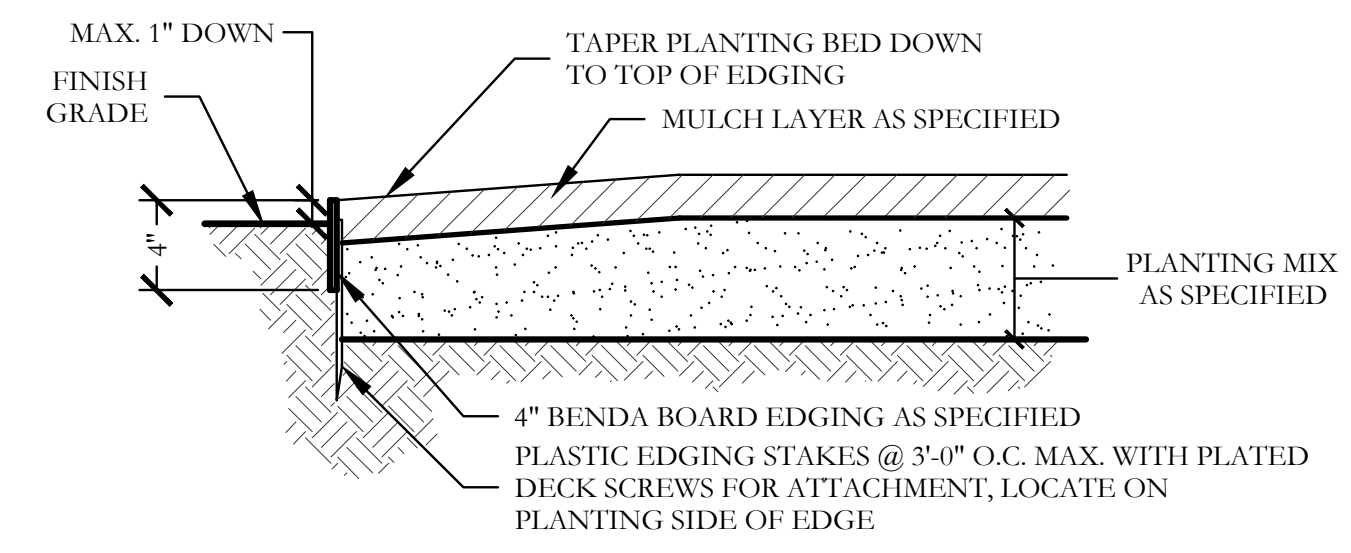
City of Rockwall, Rockwall County, Texas

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DLL001
SHEET NO.
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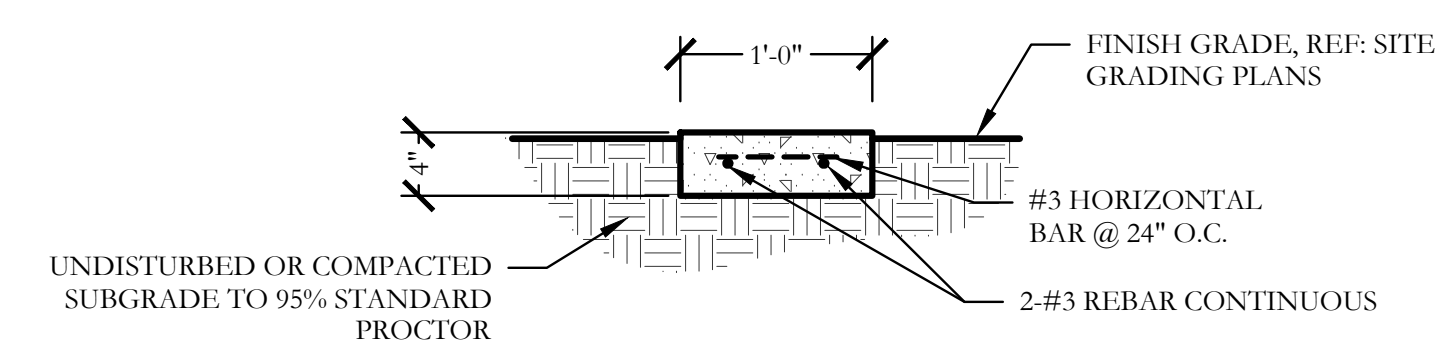
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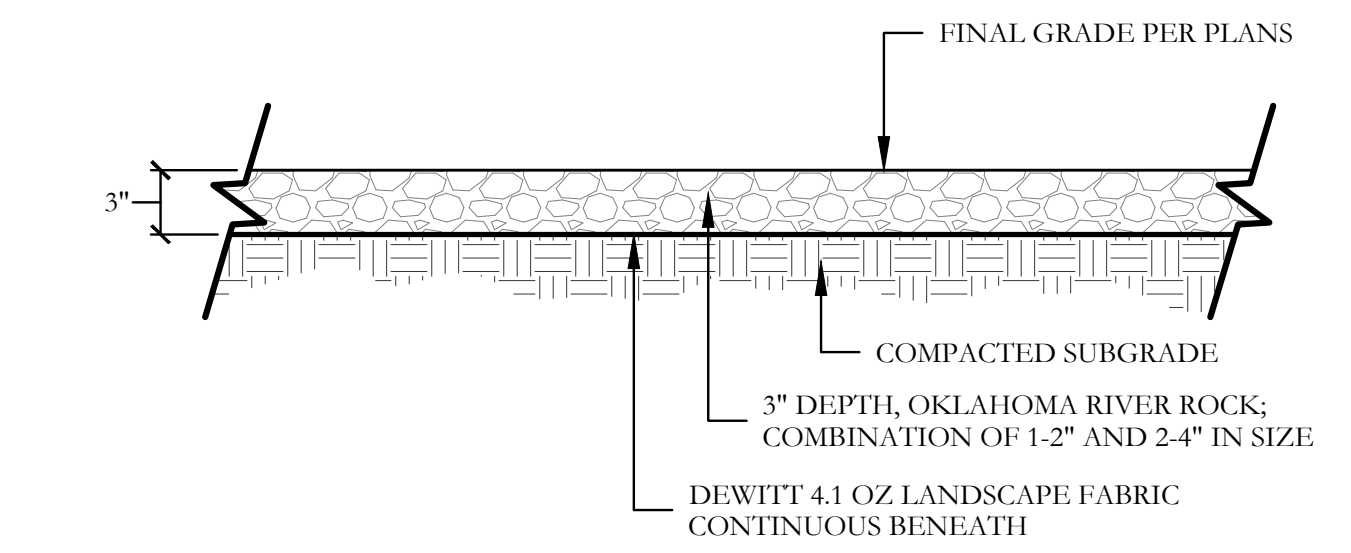
3 TYPICAL TREE PLANTING SECTION NOT TO SCALE



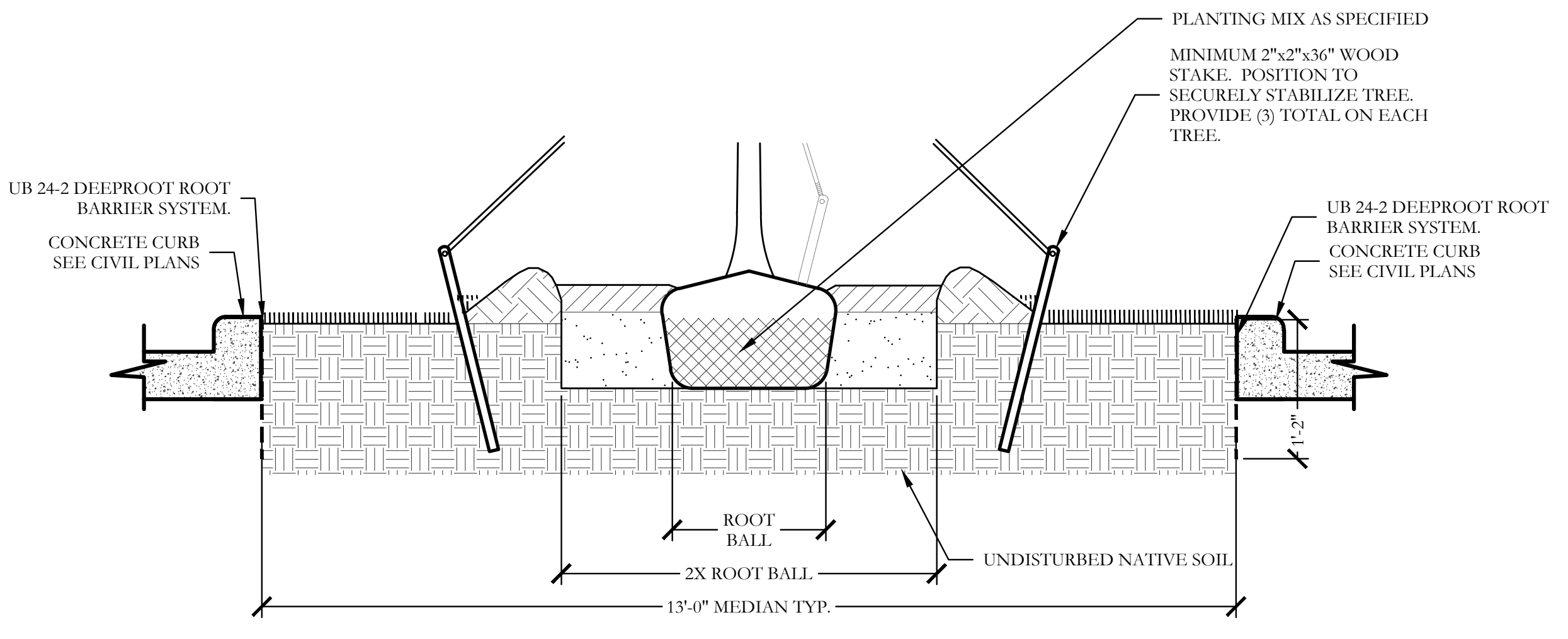
1 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



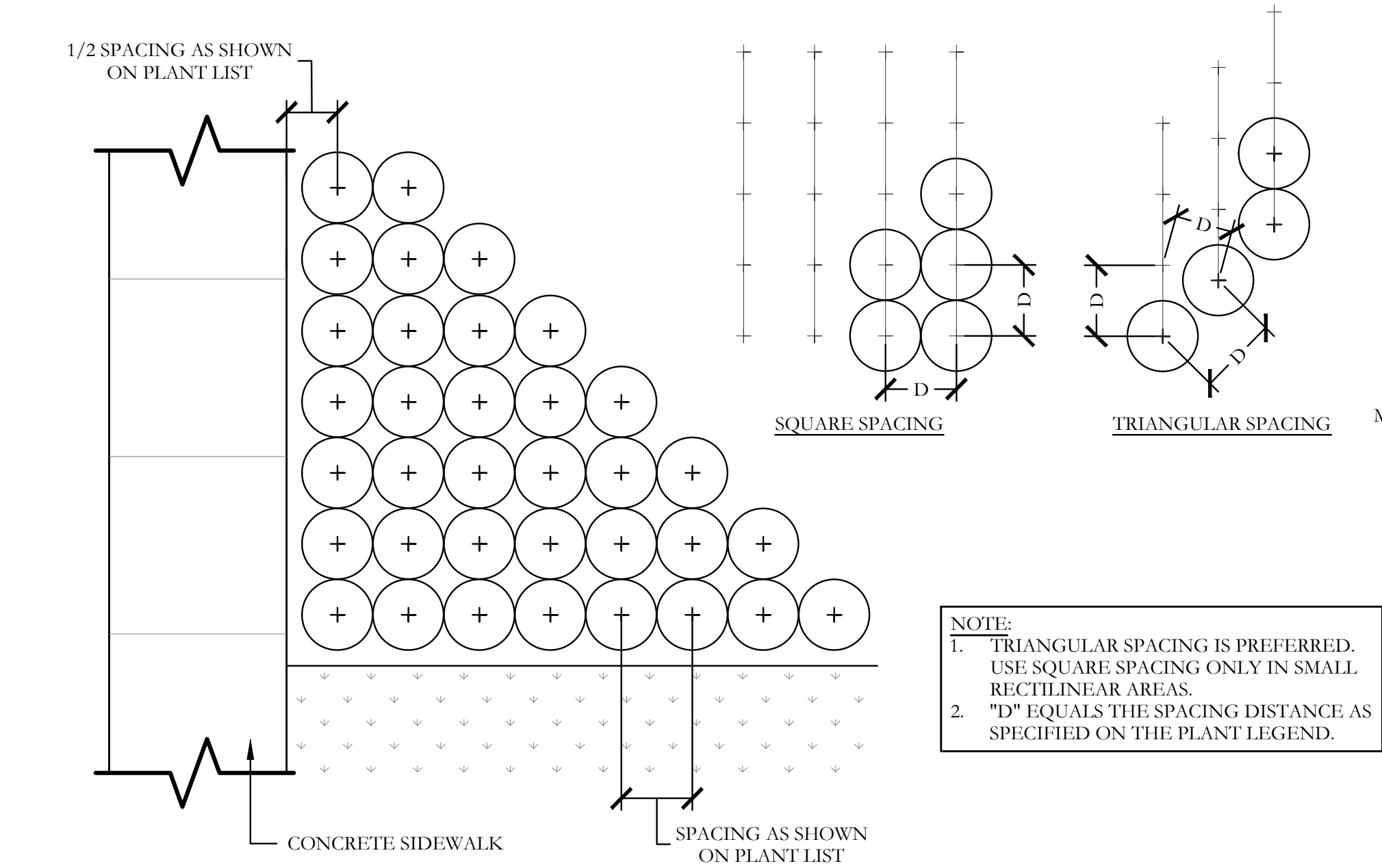
2 12" CONCRETE EDGING SECTION SCALE: 1" = 1'-0"



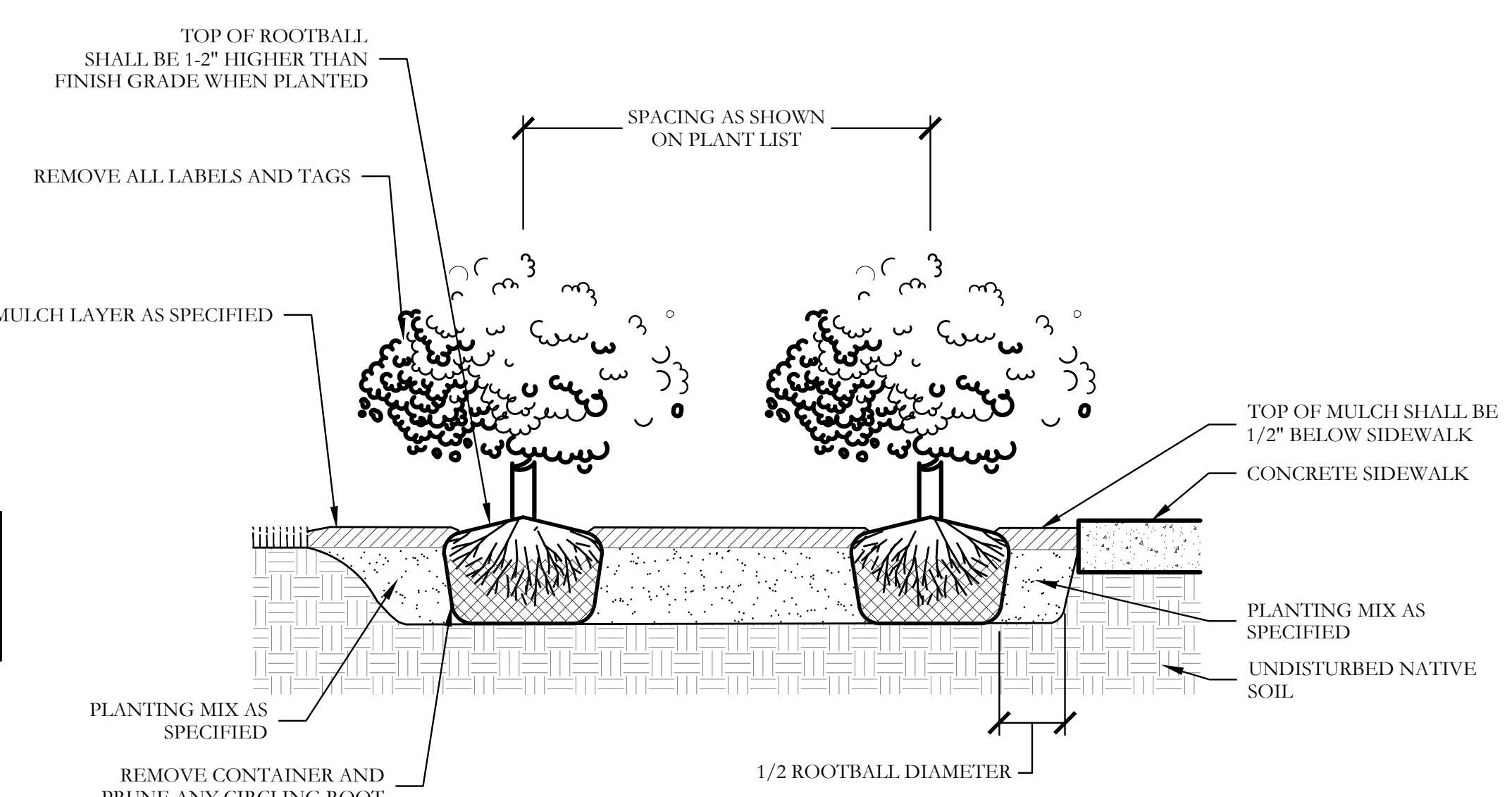
4 OKLAHOMA RIVER ROCK BED SECTION SCALE: 1" = 1'-0"



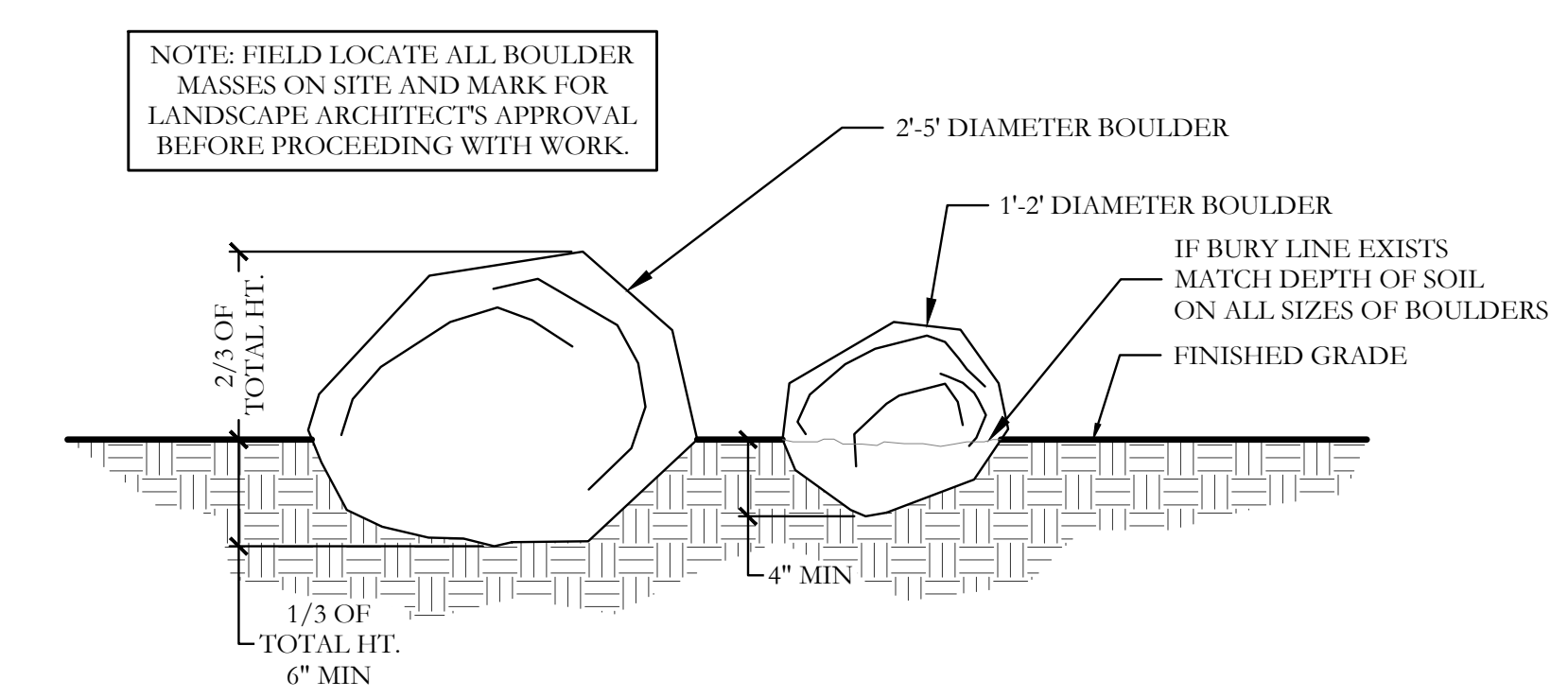
5 TYPICAL TREE ROOT BARRIER SYSTEM SECTION NOT TO SCALE



6 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION



7 LANDSCAPE BOULDER DETAIL SECTION NOT TO SCALE

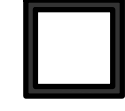


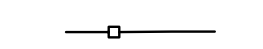


7 LANDSCAPE BOULDER DETAIL SECTION NOT TO SCALE

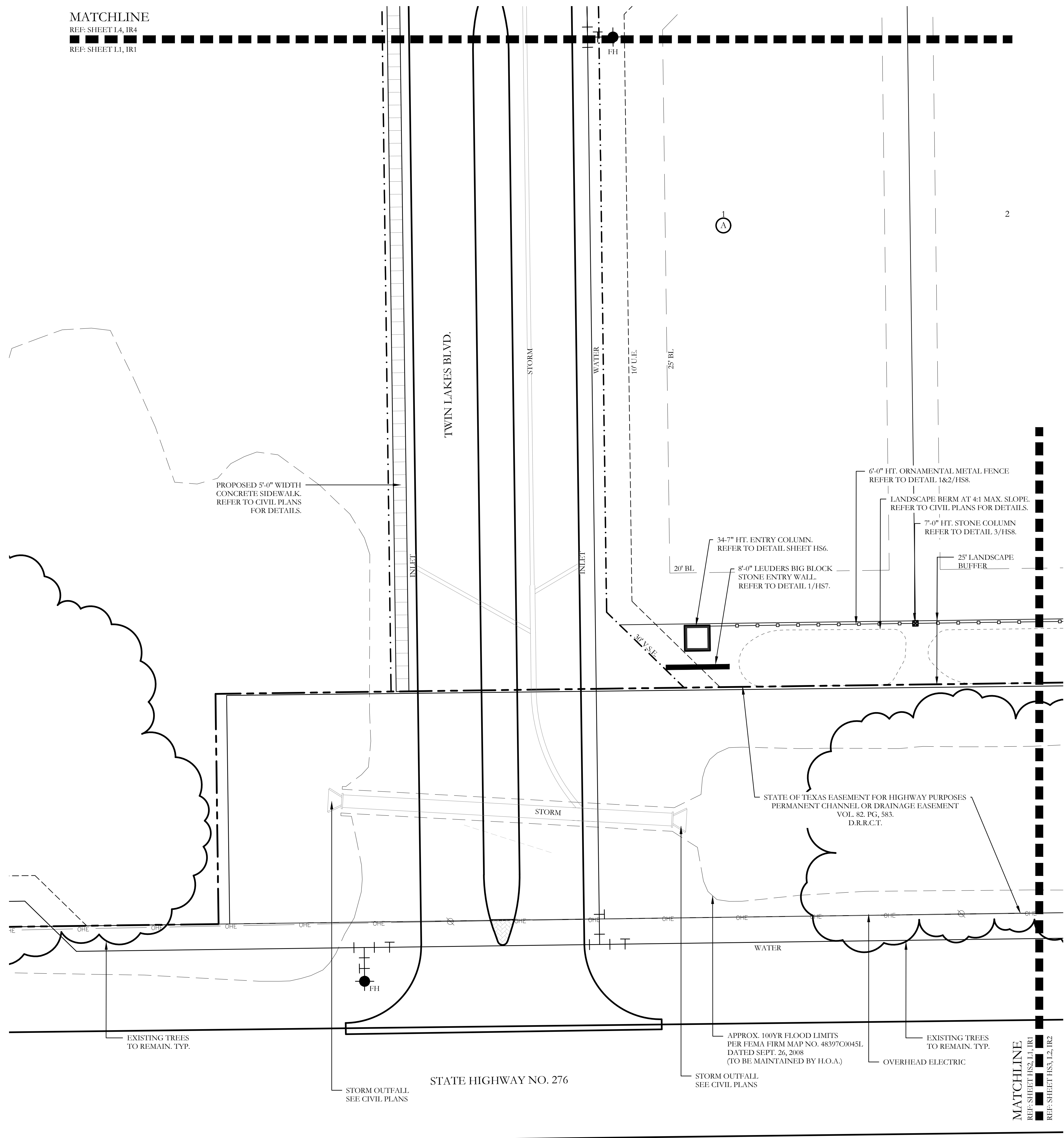
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MATCHLINE
 REF: SHEET L4, IR4
 REF: SHEET L1, IR1

HARDSCAPE LEGEND

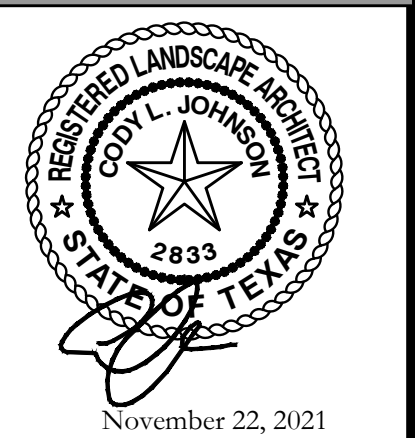
-  34.7" HT. STONE ENTRY COLUMN.
REFER TO DETAIL SHEET HS6.
-  6-0" HT. LEUDERS BIG BLOCK
STONE ENTRY WALL.
REFER TO DETAIL 1&2/HS7.
-  7-0" HT. STONE COLUMN.
REFER TO DETAIL 3/HS8
-  6-0" HT. ORNAMENTAL METAL FENCE.
REFER TO DETAILS 1&2/HS8.

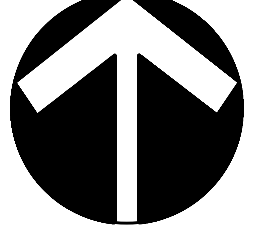
NOTE: REFER TO CIVIL PLANS FOR SIDEWALK AND
 BARRIER FREE RAMP ALIGNMENT AND DETAILS.

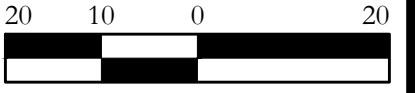


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 NORTH


 Scale: 1" = 20'-0"

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SCREENING AND BUFFERING
 Hardscape Plans
 Discovery Lakes Ph. 1
 City of Rockwall, Rockwall County, Texas

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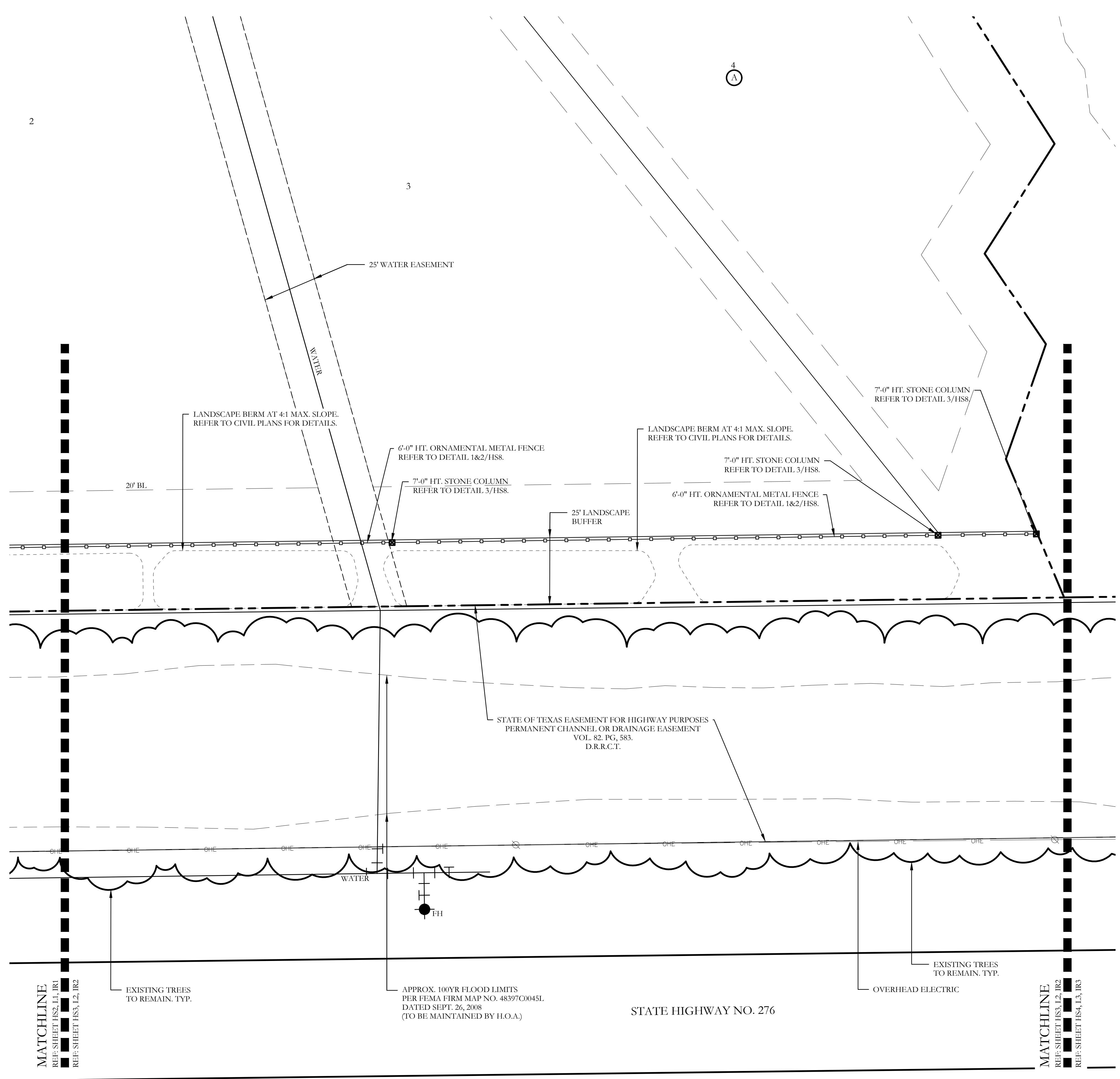
FOR CONSTRUCTION

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4
A

HARDSCAPE LEGEND	
	34.7" HT. STONE ENTRY COLUMN. REFER TO DETAIL SHEET HS6.
	6'-0" HT. LEUDERS BIG BLOCK STONE ENTRY WALL. REFER TO DETAIL 1&2/HS7.
	7'-0" HT. STONE COLUMN. REFER TO DETAIL 3/HS8.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS8.
NOTE: REFER TO CIVIL PLANS FOR SIDEWALK AND BARRIER FREE RAMP ALIGNMENT AND DETAILS.	



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November 22, 2021

NORTH

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SCREENING AND BUFFERING

Hardscape Plans

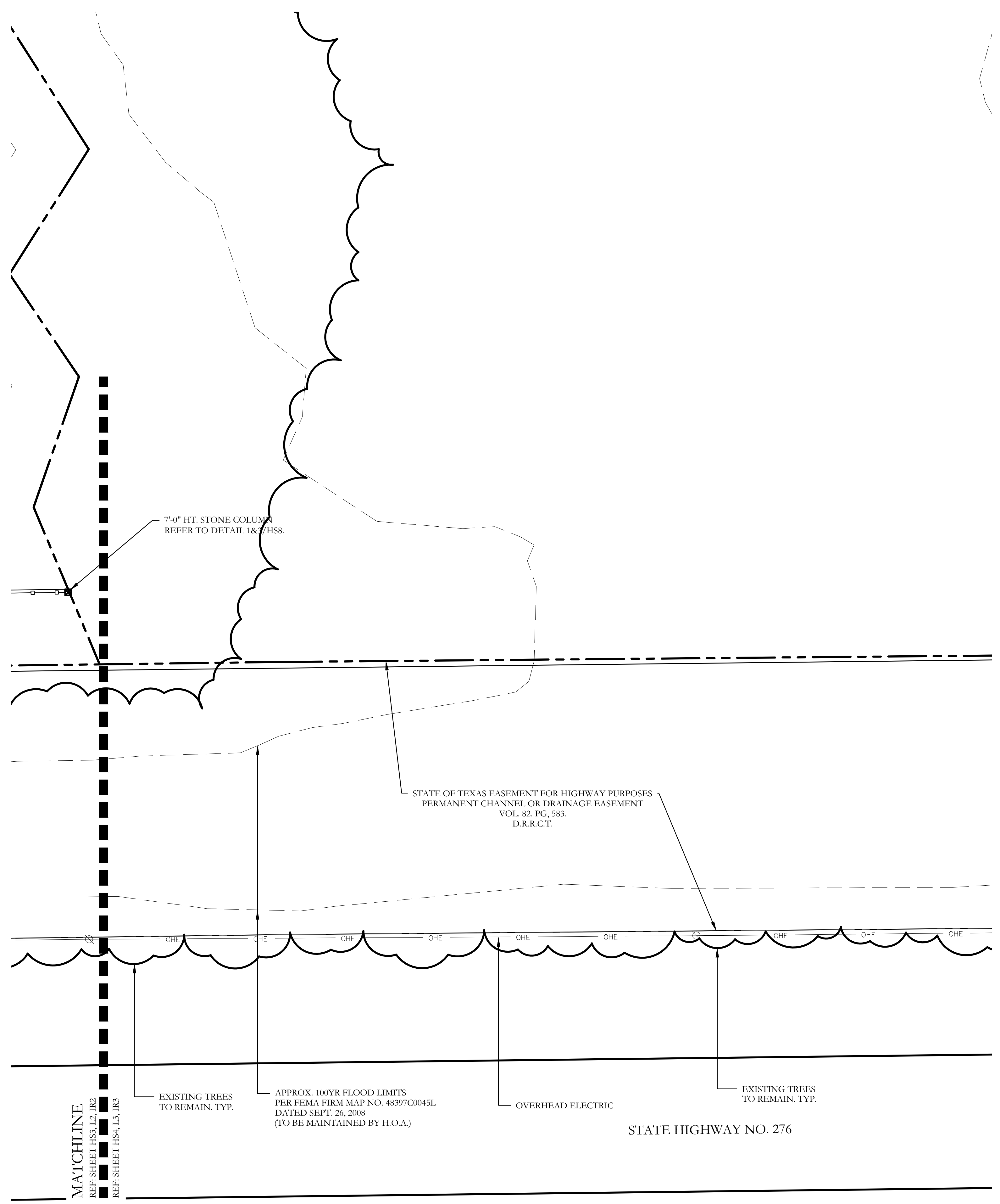
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City of Rockwall, Rockwall County, Texas

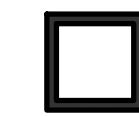


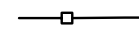
CJS PROJECT NO.
DLL001

SHEET NO.
HS3 of 8

FOR CONSTRUCTION



HARDSCAPE LEGEND

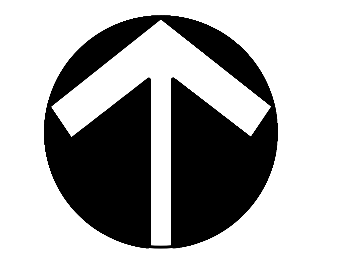
	34.7\"/>
	6'-0\"/>
	7'-0\"/>
	6'-0\"/>

NOTE: REFER TO CIVIL PLANS FOR SIDEWALK AND BARRIER FREE RAMP ALIGNMENT AND DETAILS.


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NORTH



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SCREENING AND BUFFERING

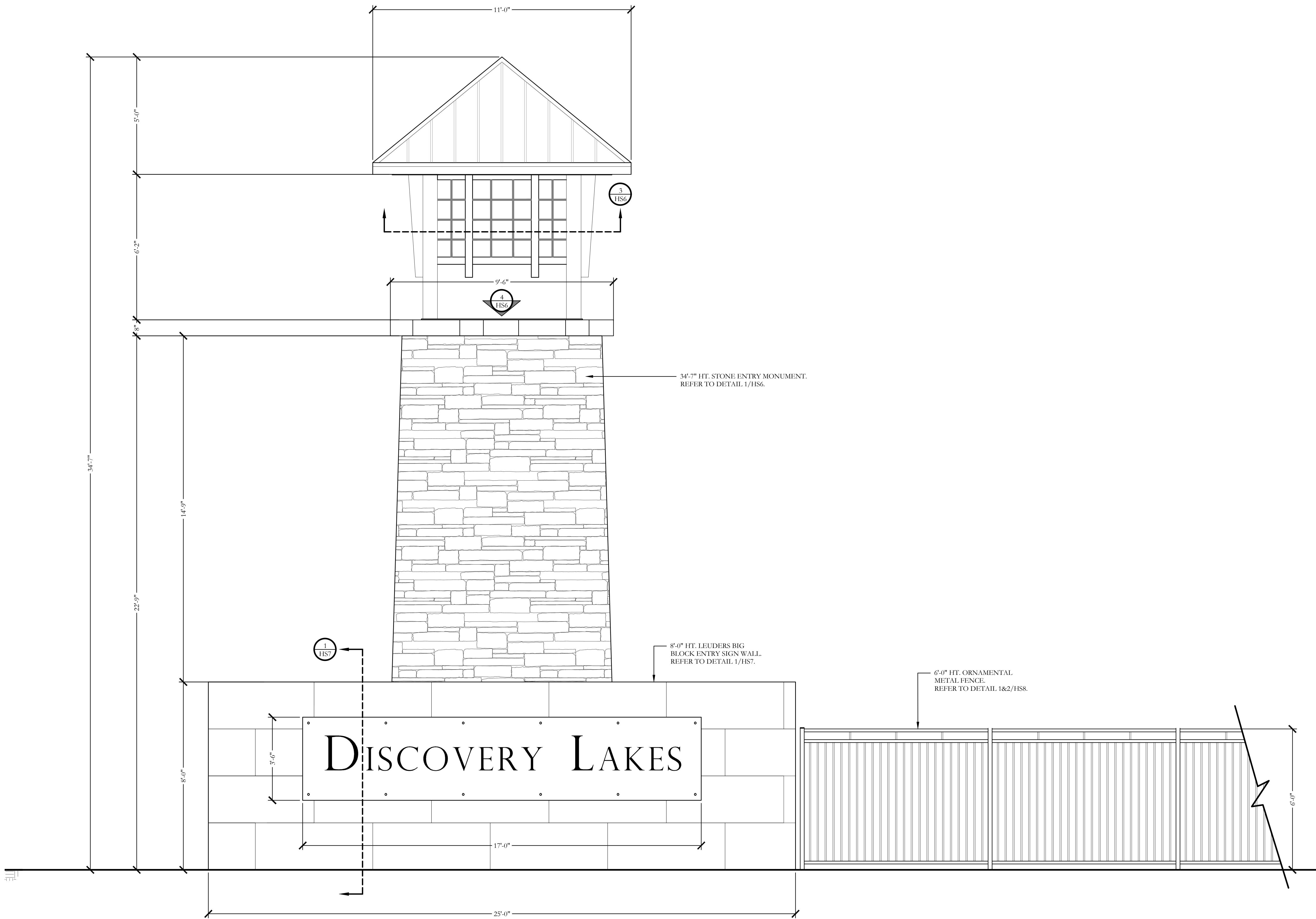
Hardscape Plans

Discovery Lakes Ph. 1

City of Rockwall, Rockwall County, Texas

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SHEET NO.	HS4 of 8

FOR CONSTRUCTION



34'-7" HT. STONE ENTRY MONUMENT.
REFER TO DETAIL 1/HS6.

8'-0" HT. LEUDERS BIG
BLOCK ENTRY SIGN WALL.
REFER TO DETAIL 1/HS7.

6'-0" HT. ORNAMENTAL
METAL FENCE.
REFER TO DETAIL 1&2/HS8.

1 PRIMARY ENTRY MONUMENT
ELEVATION

SCALE: 1/2" = 1'-0"

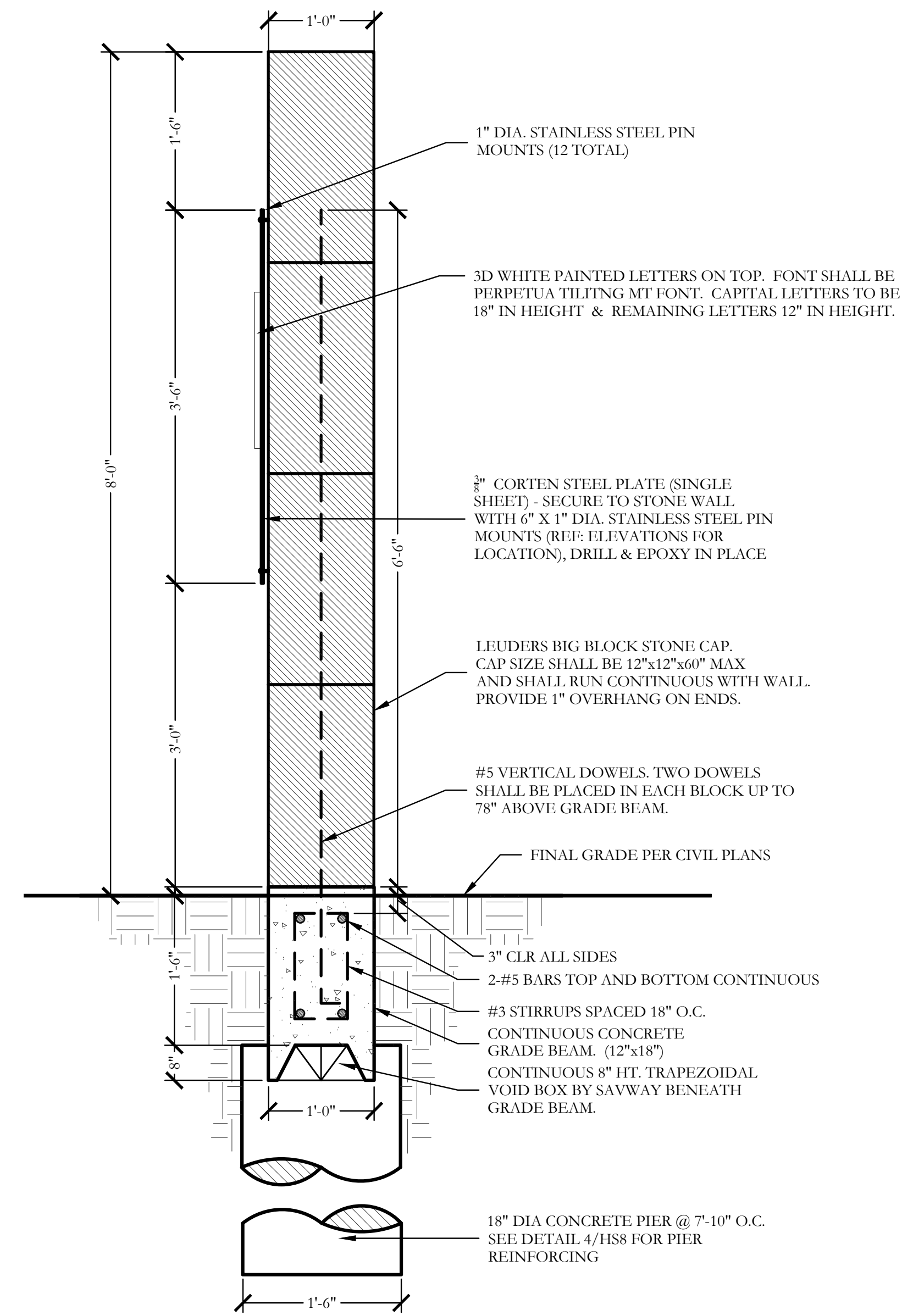
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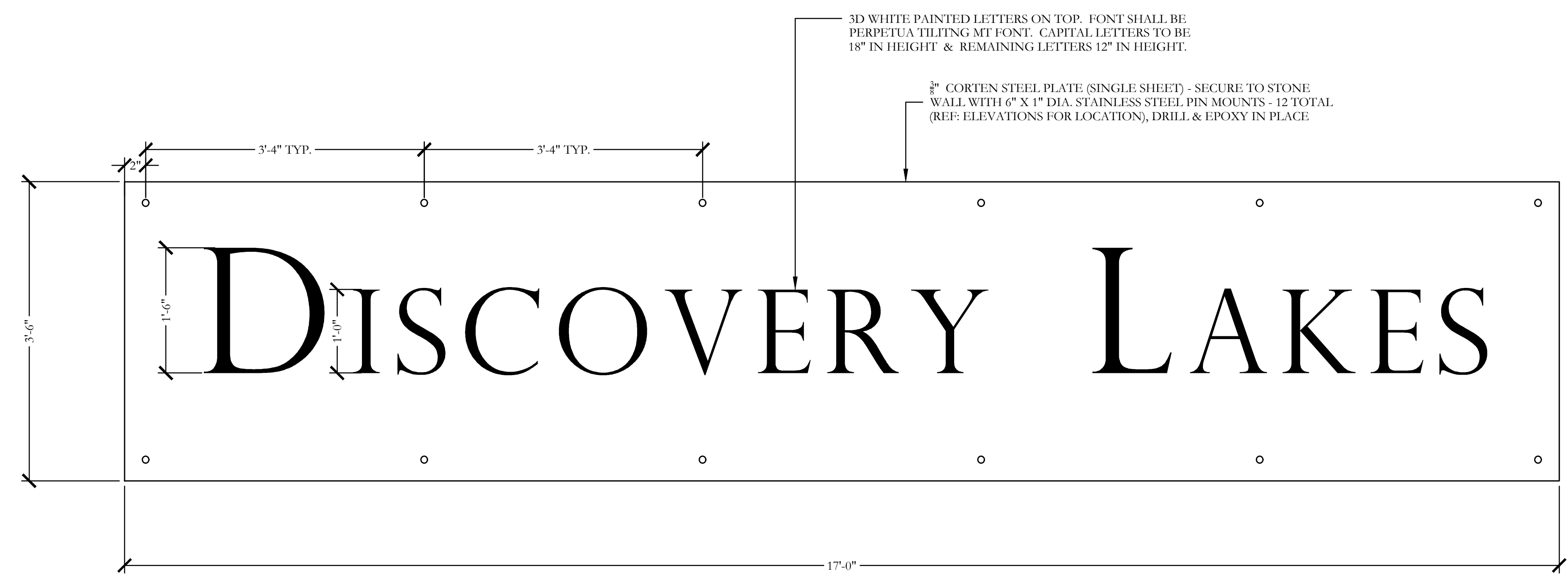
SCREENING AND BUFFERING
Hardscape Details
Discovery Lakes Ph. 1
City of Rockwall, Rockwall County, Texas

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DLL001
SHEET NO.
HS5 of 8

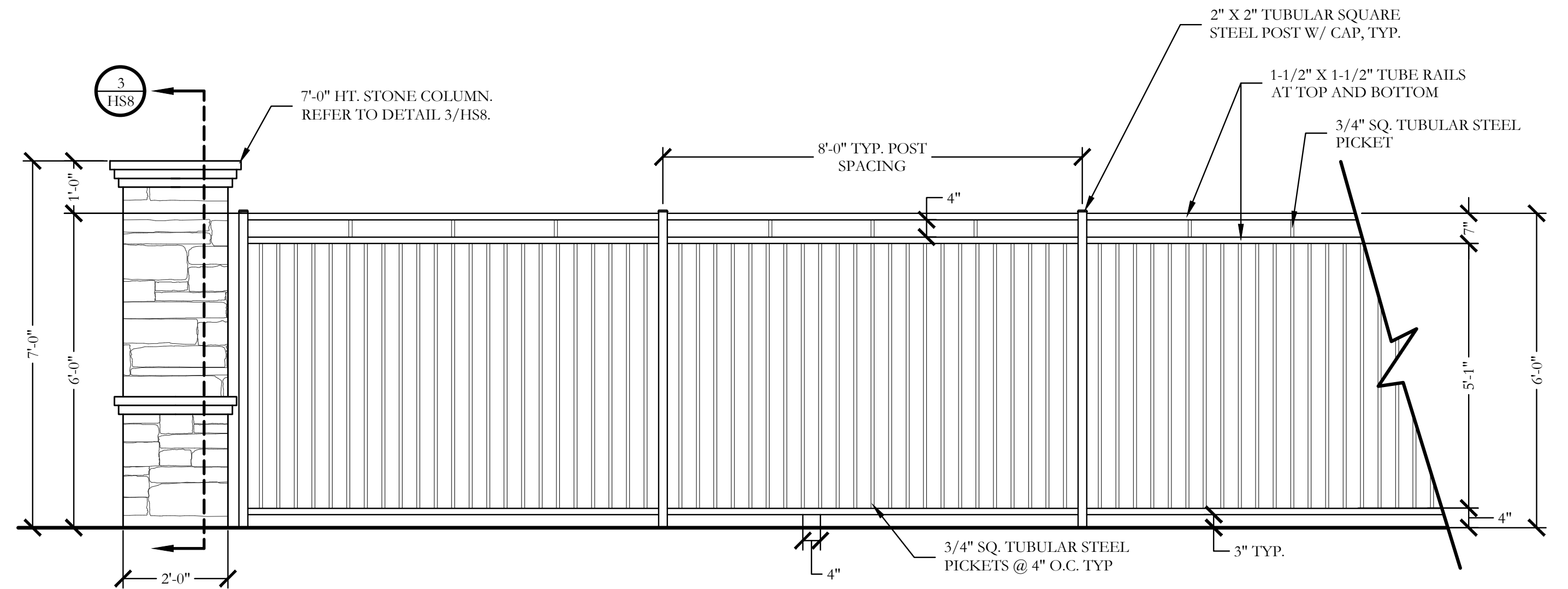
FOR CONSTRUCTION



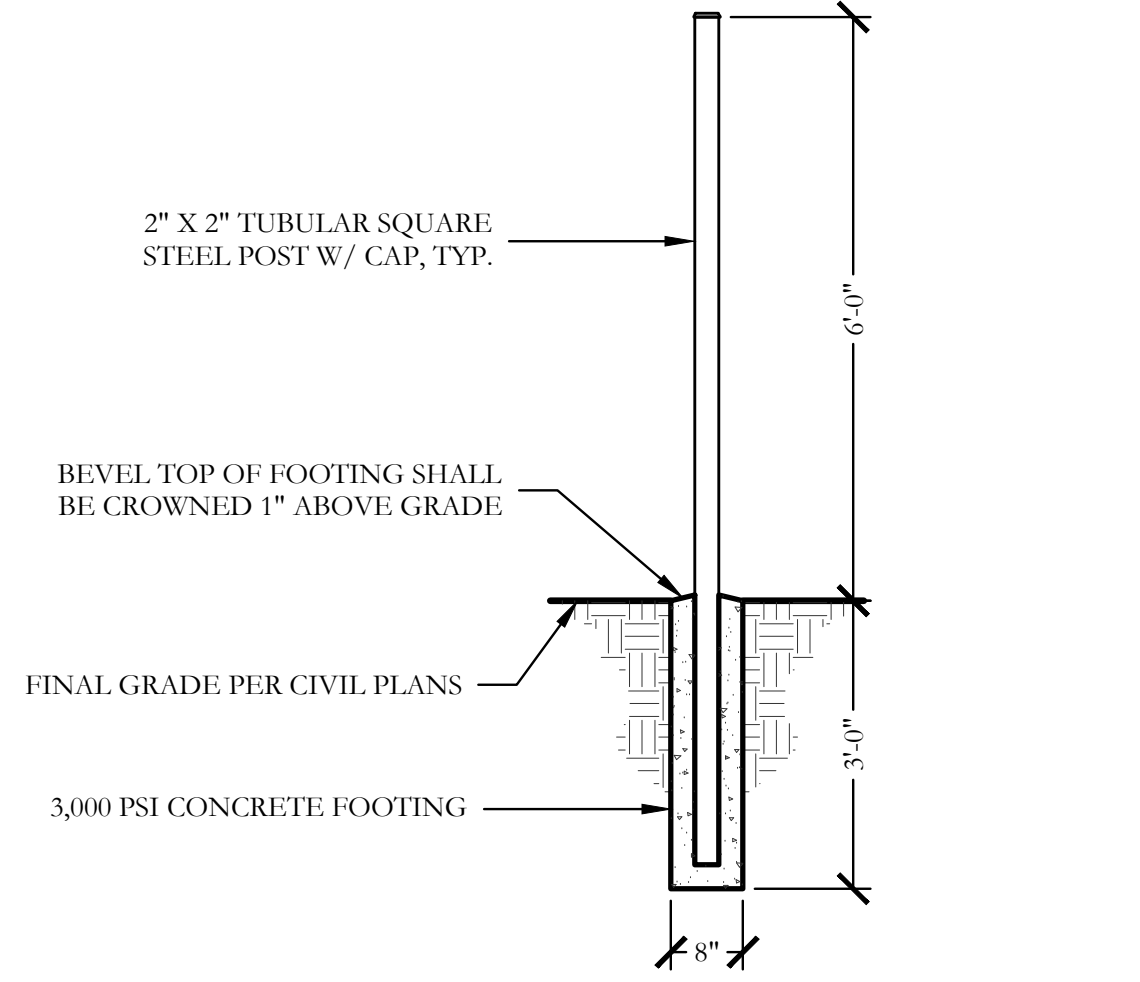
1 8'-0" HT. LEUDERS BIG BLOCK ENTRY SIGN WALL SECTION SCALE: 1"=1'-0"



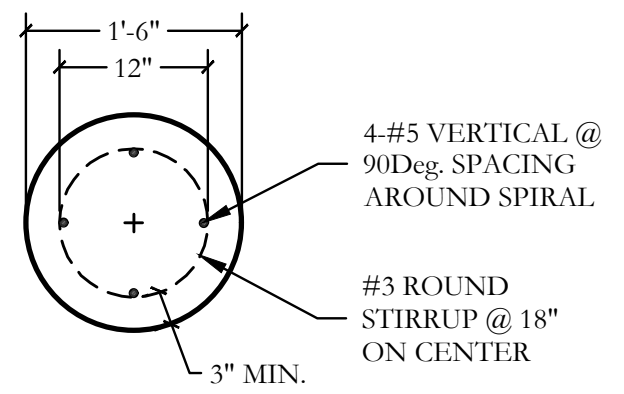
2 CORTEN SIGN PANEL & LETTING ELEVATION SCALE: 1"=1'-0"



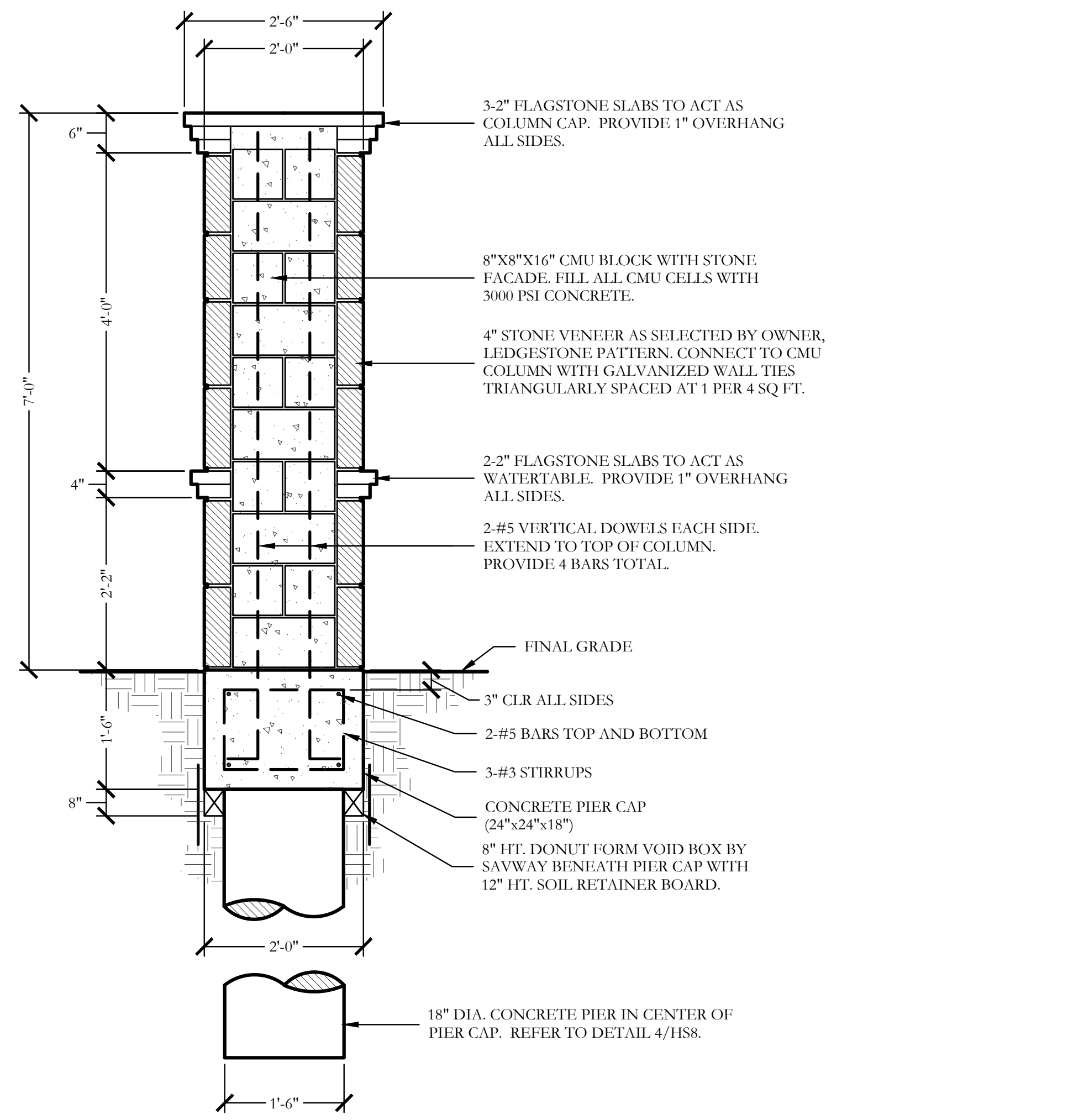
1 6'-0" HT. ORNAMENTAL METAL FENCE AND COLUMN ELEVATION SCALE: 1/2"=1'-0"



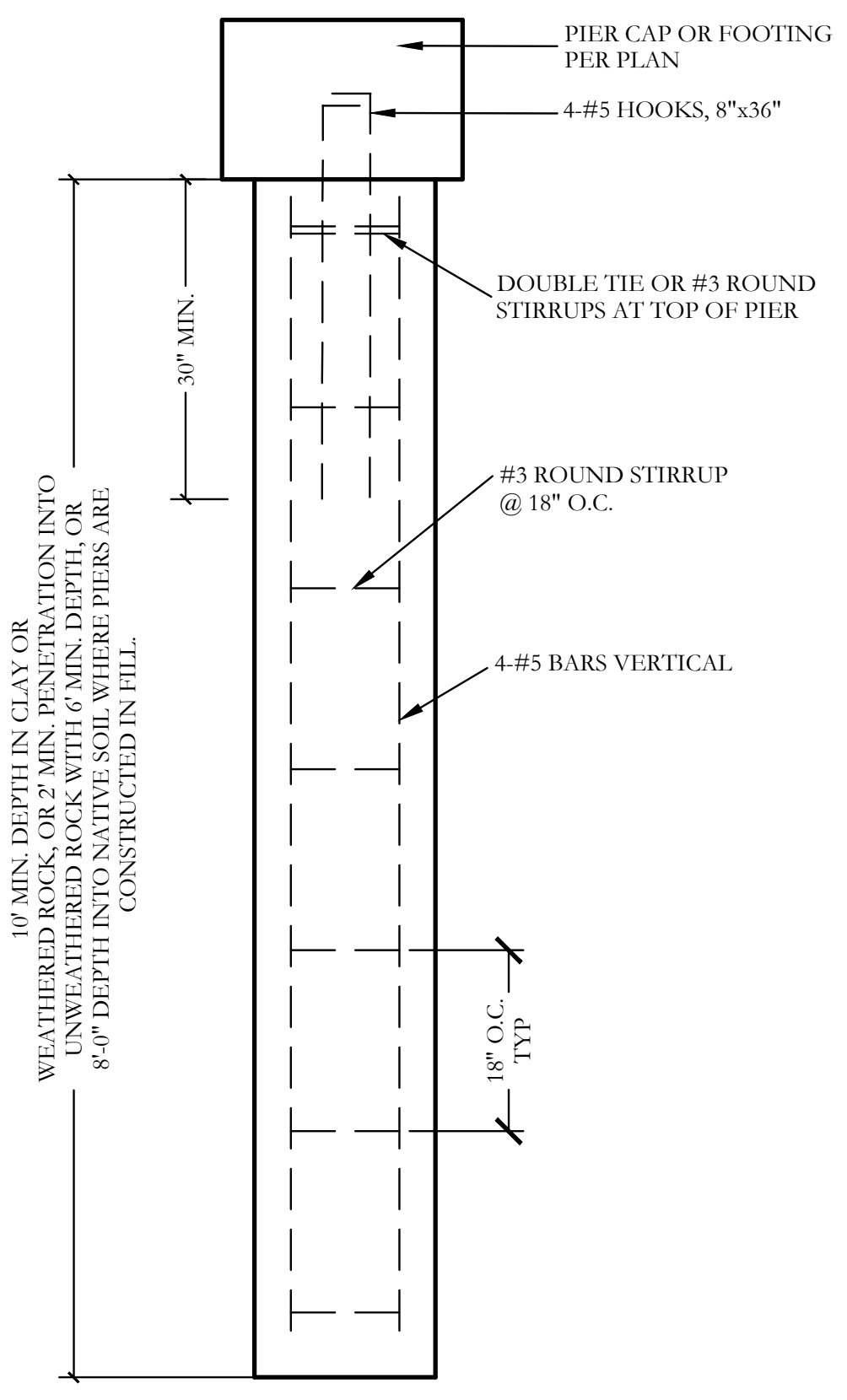
2 TYPICAL METAL POST FOOTING SECTION SCALE: 1/2"=1'-0"



PLAN/SECTION



3 7'-0" HT. STONE COLUMN SECTION SCALE: 3/4"=1'-0"



4 PIER (18" DIA.) SECTION SCALE: 3/4"=1'-0"

GENERAL NOTES - HARDSCAPE CONSTRUCTION

- CAST-IN-PLACE CONCRETE**
- ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE 1 AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
 - ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
 - CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
 - CHLORIDES SHALL NOT BE USED.
 - MAXIMUM AGGREGATE SIZE = 1".

- CONCRETE REINFORCING STEEL**
- ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 38 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
 - PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:
 - CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
 - CONCRETE EXPOSED TO EARTH OR WEATHER:
 - (A) BARS LARGER THAN NO. 5: 2 INCHES
 - (B) BARS NO. 5 AND SMALLER: 1-1/2 INCHES
 - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
 - (A) BARS LARGER THAN NO. 11: 1-1/2 INCHES
 - (B) BARS NO. 11 AND SMALLER: 3/4 INCHES
 - SLABS, WALLS AND JOISTS:
 - (A) BARS LARGER THAN NO. 11: 1-1/2 INCHES
 - (B) BARS NO. 11 AND SMALLER: 3/4 INCHES
 - BEAMS AND COLUMNS: 1-1/2 INCHES
 - SHELLS AND FOLDED PLATES:
 - (A) BAR LARGER THAN NO. 5: 3/4 INCHES
 - (B) BARS NO. 5 AND SMALLER: 1/2 INCHES
 - ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.

- DRILLED PIERS**
- PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
 - PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
 - STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
 - PROVIDE 64 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED.
 - PROVIDE PIER TO GRADE BEAM DOWELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.

- STRUCTURAL CONCRETE MASONRY UNIT**
- CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-4 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
 - CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH OF 1500 PSI AT 28 DAYS.
 - MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
 - COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF 3/4" IN ACCORDANCE WITH ASTM C476. REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
 - REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA. MINIMUM.
 - HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
 - JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
 - LAP VERTICAL REINFORCING BARS AT 72 BAR DIAMETERS.
 - LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
 - PLACE GROUT USING LOW-LIFT METHOD, 6'-8" MAXIMUM LIFTS.

ORNAMENTAL METAL FENCE NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCE.
- ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.
- ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
- PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
- GRIND SMOOTH ALL WELDS.
- ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
- ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH. FENCE MEMBER SIZES TO BE AS FOLLOWS:
 - PICKETS, 3/4" SQUARE 16 GA.
 - RAILS, 1-1/2" X 1-1/2" SQUARE 16 GA.
 - POSTS, 2" SQUARE 11 GA.
- CONCRETE FOOTING FOR POSTS SHALL BE A MINIMUM OF 3X POST WIDTH.
- POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C. AND A MAXIMUM DISTANCE OF 8'-0" O.C.
- FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.

CODY JOHNSON
s . t . u . d . i . o

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EMAIL: CODY@CODYJOHNSONSTUDIO.COM

STATE OF TEXAS
RICHARD REAVES
91128
PROFESSIONAL ENGINEER
December 01, 2021

REAVES CONSULTING
821 AIRBORNE DRIVE
FROESER, TEXAS 75078
972.347.3908
RREAVES@REAVESCONSULTINGLLC.COM
F-10826

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

SCREENING AND BUFFERING
Hardscape Details
Discovery Lakes Ph. 1
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
DLL001
SHEET NO.
HS8 of 8

FOR CONSTRUCTION

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 1/27/2023

PROJECT NUMBER: SP2023-002
PROJECT NAME: PD Site Plan for Discovery Lakes Phase 1
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Bethany Ross
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: bross@rockwall.com

CASE CAPTION: Discuss and consider a request by Cameron Slown of Teague, Nall & Perkins, Inc. on behalf of Nick DiGiuseppe of Discovery Lakes, LLC/Discovery Lakes Phase I, LLC for the approval of a Site Plan for Phase 1 of the Discovery Lakes Subdivision consisting of 31 single-family residential lots on a 36.42-acre tract of land identified as a portion of Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District, generally located on the north side of SH-276 east of the intersection of SH-276 and Rochelle Road.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	01/27/2023	Needs Review

01/27/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Site Plan Phase 1 of the Discovery Lakes Subdivision consisting of 31 single-family residential lots on a 36.42-acre tract of land identified as a portion of Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District, generally located on the north side of SH-276 east of the intersection of SH-276 and Rochelle Road.
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (SP2023-002) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC).
- I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Planned Development District 78 (PD-78).
- M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

WITNESS OUR HANDS, this ____ day of _____, _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.6 Site Plan:

- (1) The site plan should match the lot layout of the final plat.
- (2) Please remove the callouts for the other sheets.

M.7 Landscape Plan:

- (1) The Vitex is not permitted within landscape buffers; consider the Desert Willow as a viable alternative. (Section 03, Tree Planting Guidelines and Requirements, of Appendix C, Landscaping Guidelines and Requirements, of the UDC)
- (2) Shrubs must be a minimum of 5-gallon. (Subsection 06.02, E., Landscape Standards, of Article 05, District Development Standards, of the UDC)
- (3) Show the berm within the landscape buffer. The berm must be generally continuous along the frontage and undulate. (Subsection 06.02, E., Landscape Standards, of Article 05, District Development Standards, of the UDC)
- (4) Each lot must have two (2) lot trees in the front yards, and corner lots must have four (4). (Planned Development District 78 [PD-78]).

M.8 Hardscape Plan:

- (1) Provide an exhibit of a typical wood fence.
- (2) Please provide an exhibit that depicts what type of fence each lot shall have in the front, rear, and side yard. This can be done by taking the site plan and color coding the lot lines to depict the fencing types for each lot. This is done to show conformance with the fencing standards established within the Planned Development District ordinance.

I.9 Please note that failure to address all comments provided by staff by 3:00 PM on February 7, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on February 7, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the February 14, 2023 Planning & Zoning Meeting.

I.11 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on January 31, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on February 14, 2023.

I.12 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/26/2023	Needs Review
01/26/2023: - Extend installation of 5' sidewalk with this plan. - Fence shall straddle the water line. No posts within 4' of water line. - No trees within 5' of water line. - Show water and sewer services on plan to make sure the trees are 10' from lines. - Show Traffic signage (see engineering plans). - Edging needs to be shown taller than the mulch to prevent mulch from "floating" out of the landscape beds. - No structures or signs within easements.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	01/25/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Henry Lee	01/27/2023	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

GIS	Lance Singleton	01/25/2023	Approved
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No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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POLICE	Henry Lee	01/27/2023	N/A
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No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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PARKS	Travis Sales	01/25/2023	Approved
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01/23/2023: Park District 30

Cash In Lieu of Land: \$383.00 x 31 lots = \$11,873.00

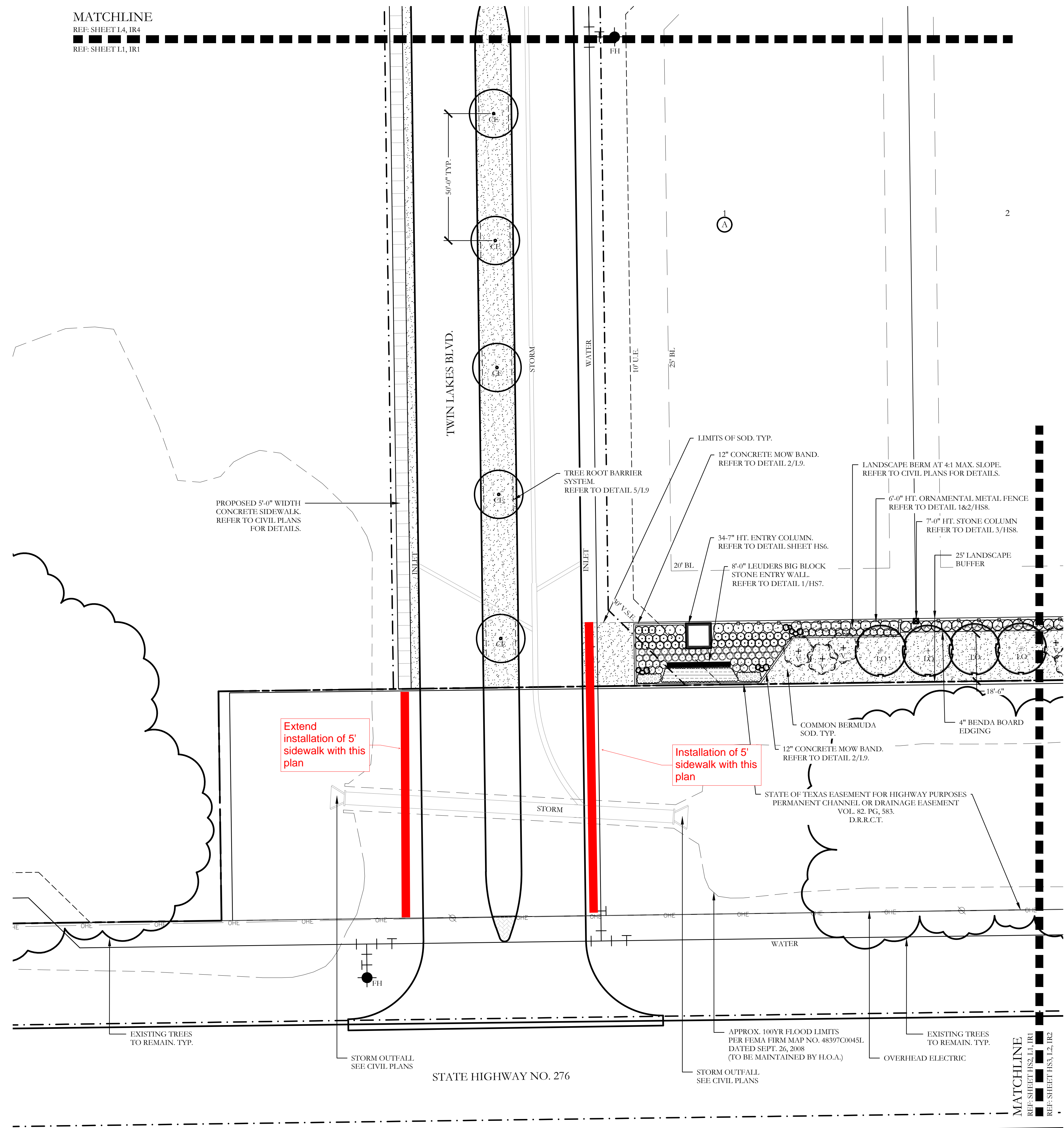
Pro Rata Equipment Fee: \$363.00 x 31 lots = \$11,253.00

Total per lot x lots = \$746.00 x 31 lots = \$23,126

- 11 acre park being provided with development, so we will only be collecting the pro-rata equipment fees.
- The Park and Recreation department has accepted the landscape plans with comments that there are better species of Bermuda (Cynodon dactylon) turfgrass such as Tif Tuf and Tahoma 31 that are more drought, cold and wear tolerant. Also, 8" caliper Live Oaks can be very difficult to get acclimated and successfully survive transplant.
- Please provide a tree mitigation plan for review

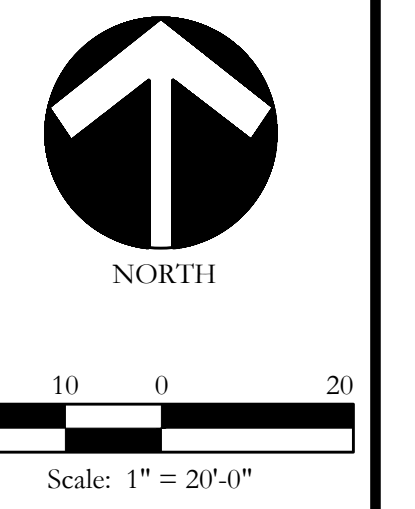
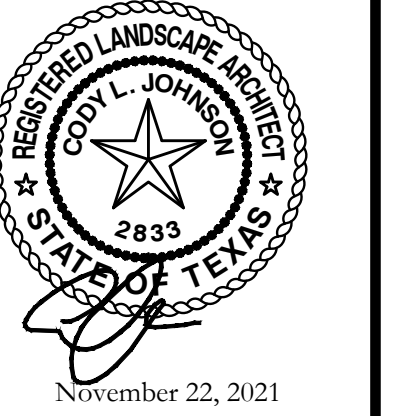
01/25/2023: 1. please provide plans for the future phase that shows park location

MATCHLINE
 REF: SHEET L4, IR4
 REF: SHEET L1, IR1



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	8" CALIPER	AS SHOWN
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		DESPERADO TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'GREADD'	7 GALLON	48" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		YELLOW YUCCA	HESPERALOE PARVIFLORA 'YELLOW'	3 GALLON	36" O.C.
		ADAM'S NEEDLE 'COLOR GUARD'	YUCCA FILAMENTOSA 'GOLOR GUARD'	3 GALLON	36" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		OKLAHOMA MOSS ROCK BOULDERS	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.	TON	AS SHOWN
		OKLAHOMA RIVER ROCK	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1-2" AND 2-4" IN SIZE. REFER TO DETAIL 1/LS1.	SQUARE FEET	100% COVERAGE

CODY JOHNSON
 s.t.u.d.i.o

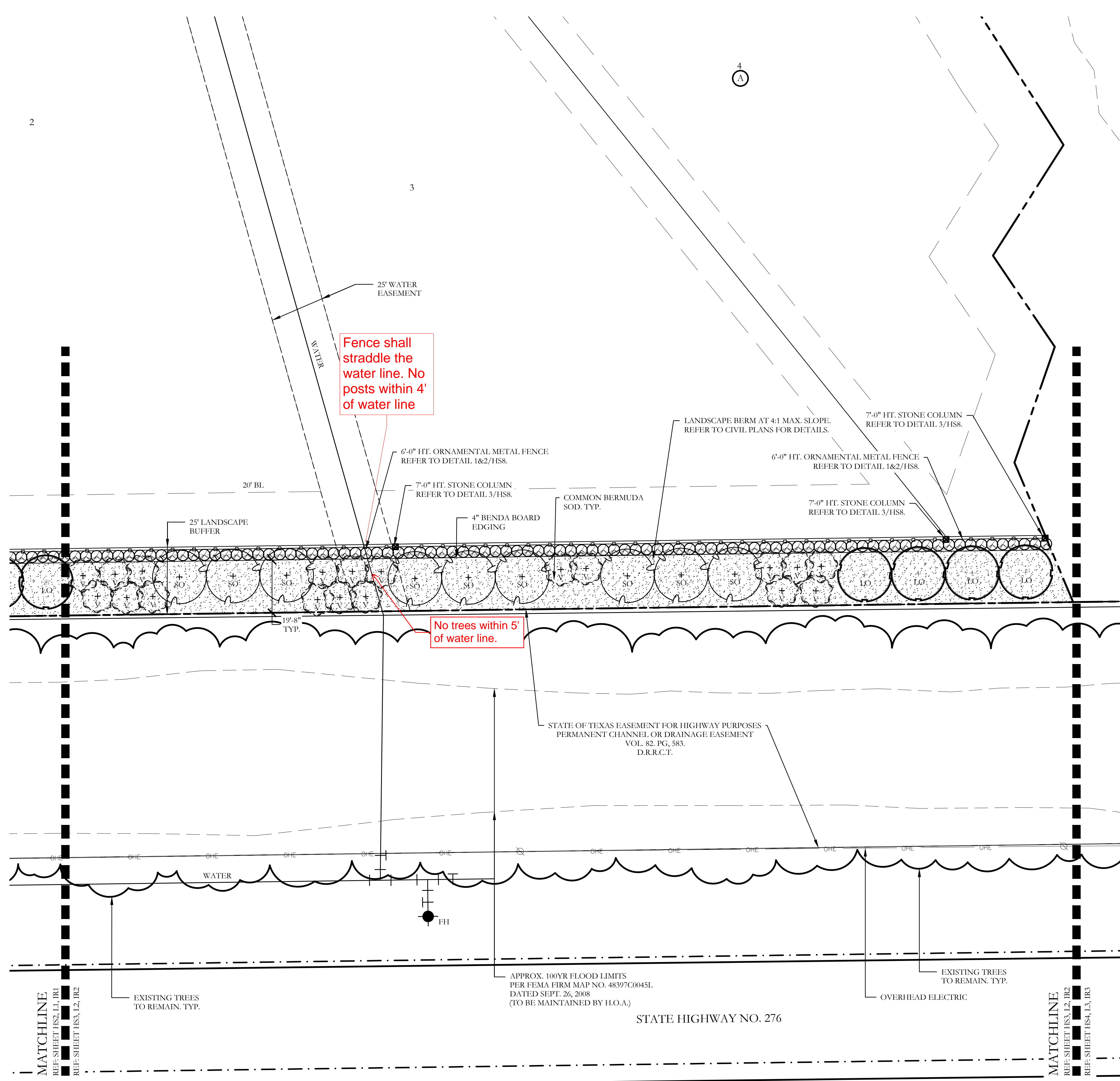


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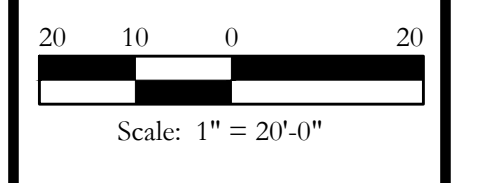
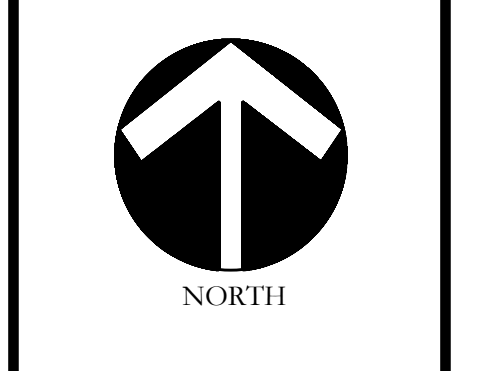
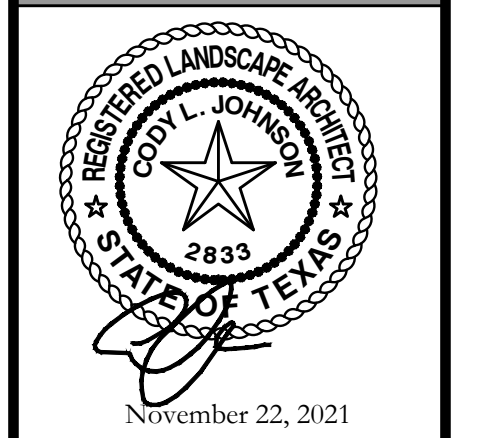
SCREENING AND BUFFERING
 Landscape Plan
 Discovery Lakes Ph. 1
 City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
DLL001
 SHEET NO.
L1 of 9

FOR CONSTRUCTION



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	8" CALIPER	AS SHOWN
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		OKLAHOMA RIVER ROCK	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1-2" AND 2-4" IN SIZE. REFER TO DETAIL 1/LSL.	SQUARE FEET	100% COVERAGE



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING

Landscape Plan

Discovery Lakes Ph. 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
DLL001

SHEET NO.
L2 of 9

FOR CONSTRUCTION

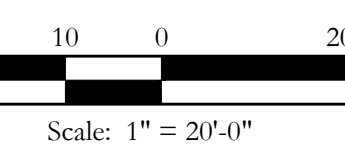
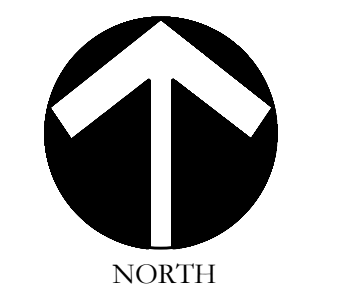
Show water and sewer services on plan to make sure the trees are 10' from lines

MATCHLINE
REF: SHEET L6, IR6
REF: SHEET L5, IR5

MATCHLINE
REF: SHEET L5, IR5
REF: SHEET L4, IR4

APPROX. 100YR FLOOD LIMITS
PER FEMA FIRM MAP NO. 48397C0045L
DATED SEPT. 26, 2008
(TO BE MAINTAINED BY H.O.A.)

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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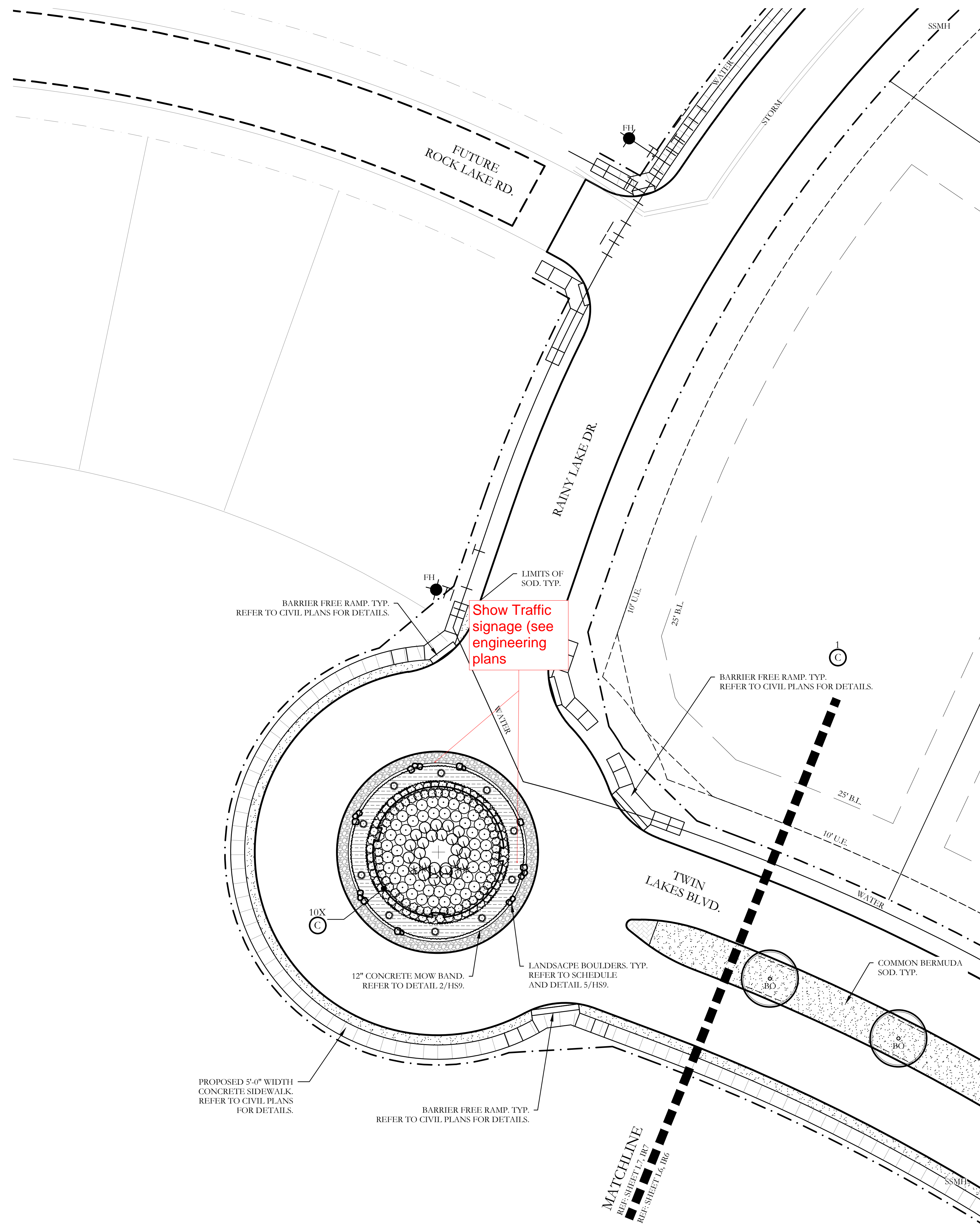


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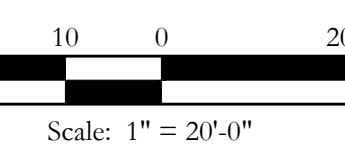
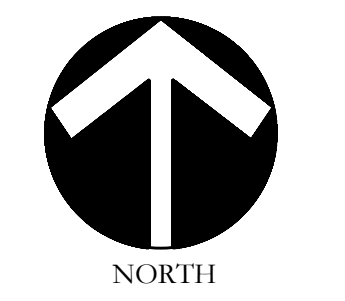
SCREENING AND BUFFERING
Landscape Plan
Discovery Lakes Ph. 1
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
DLL001
SHEET NO.
L5 of 9

FOR CONSTRUCTION



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	8" CALIPER	AS SHOWN
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		DESPERADO TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'GREADO'	7 GALLON	48" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
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		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		OKLAHOMA MOSS ROCK BOULDERS	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.	TON	AS SHOWN
		OKLAHOMA RIVER ROCK	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1-2" AND 2-4" IN SIZE. REFER TO DETAIL 1/LSL.	SQUARE FEET	100% COVERAGE



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One Inch

SCREENING AND BUFFERING

Landscape Plan

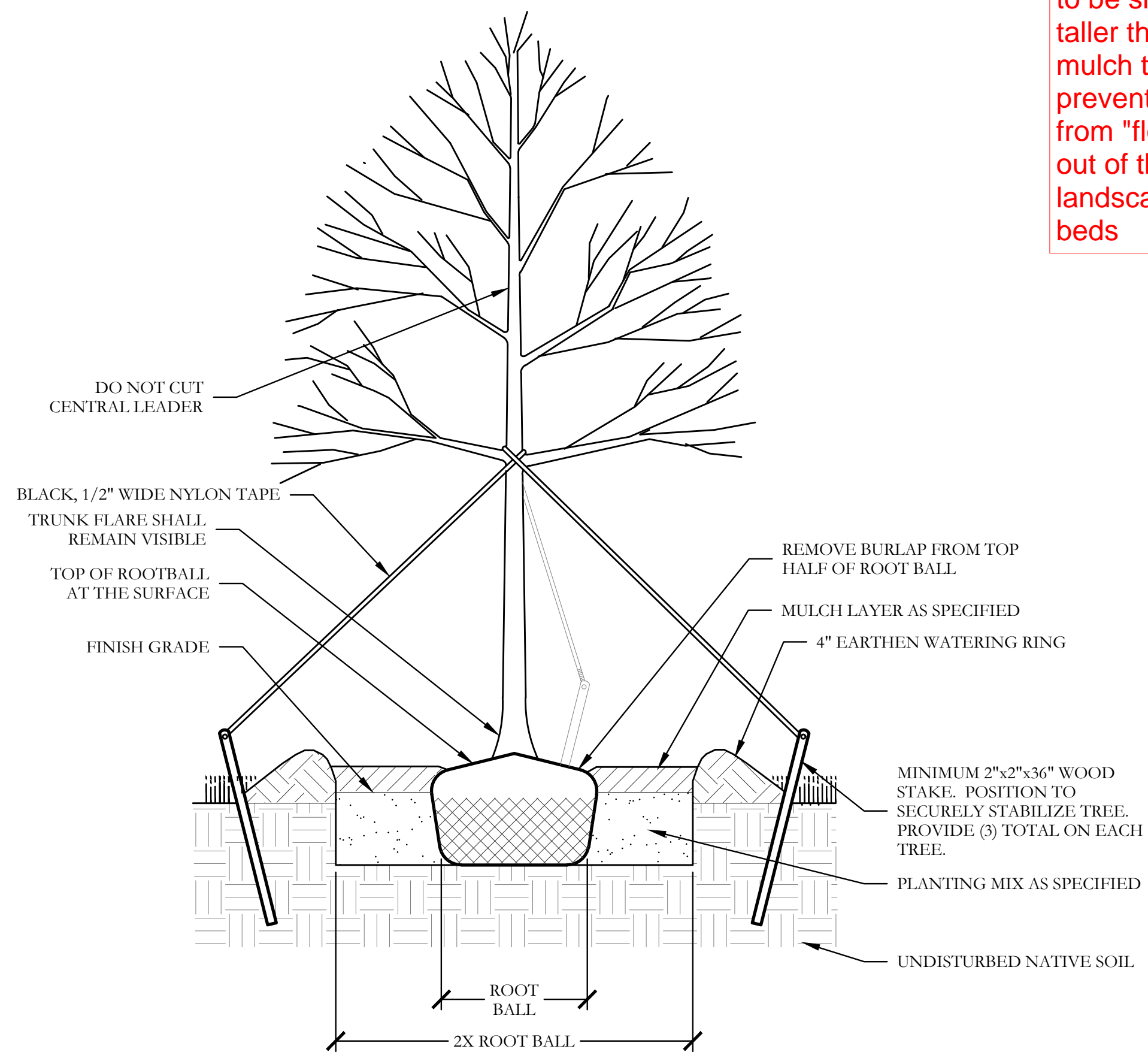
Discovery Lakes Ph. 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
DLL001

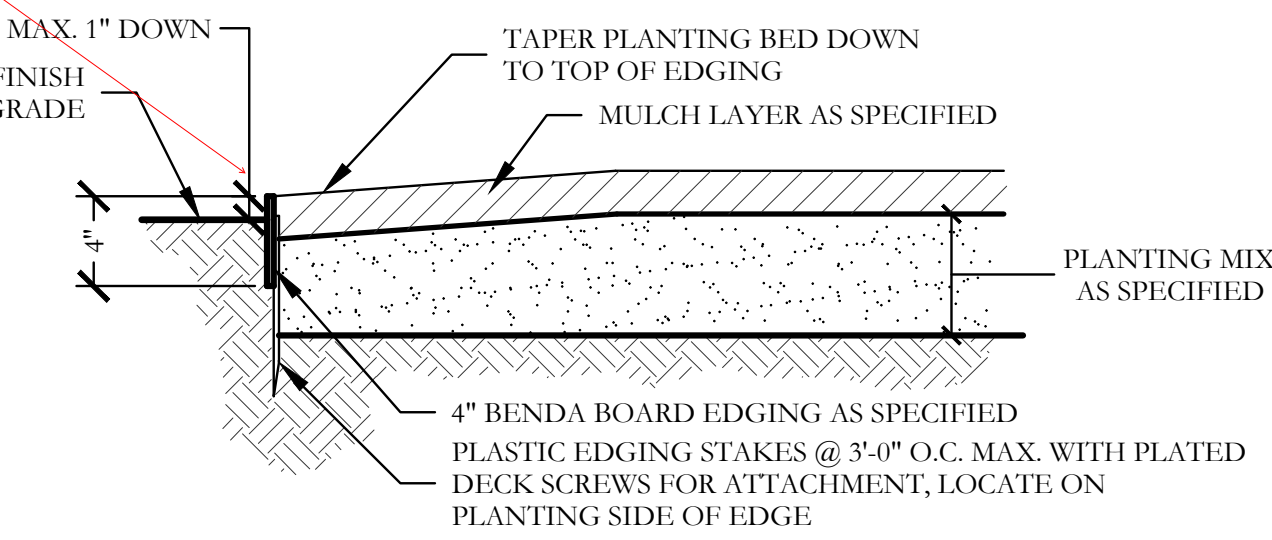
SHEET NO.
L7 of 9

FOR CONSTRUCTION

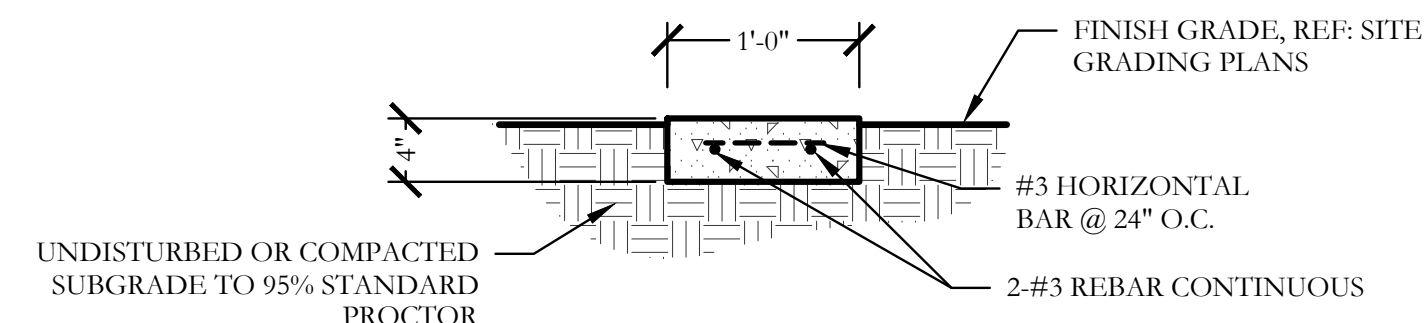


3 TYPICAL TREE PLANTING SECTION NOT TO SCALE

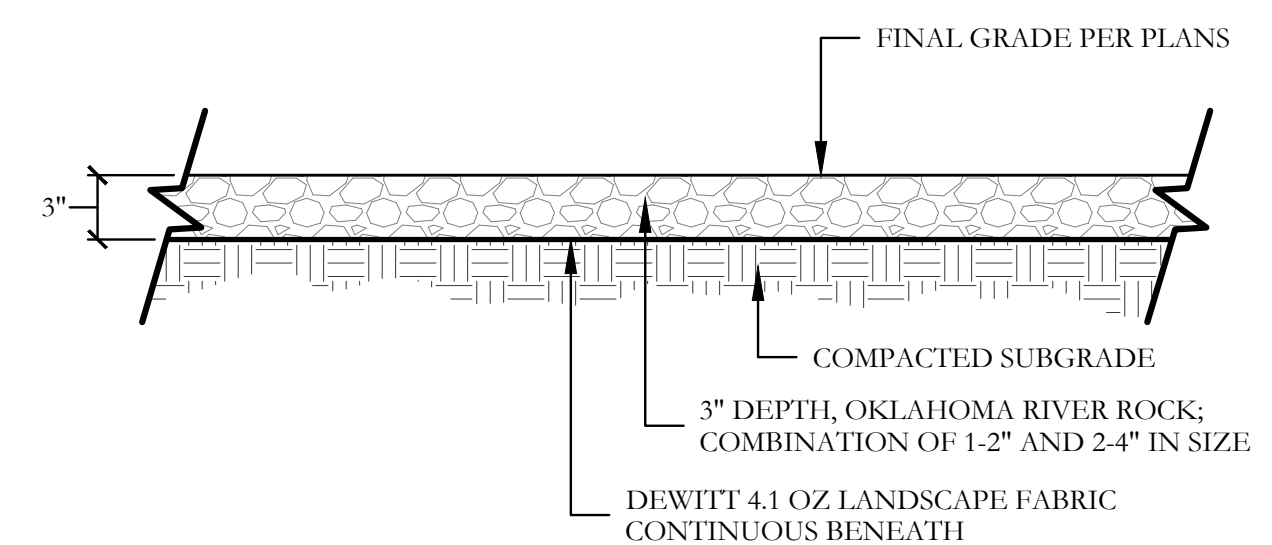
Edging needs to be shown taller than the mulch to prevent mulch from "floating" out of the landscape beds



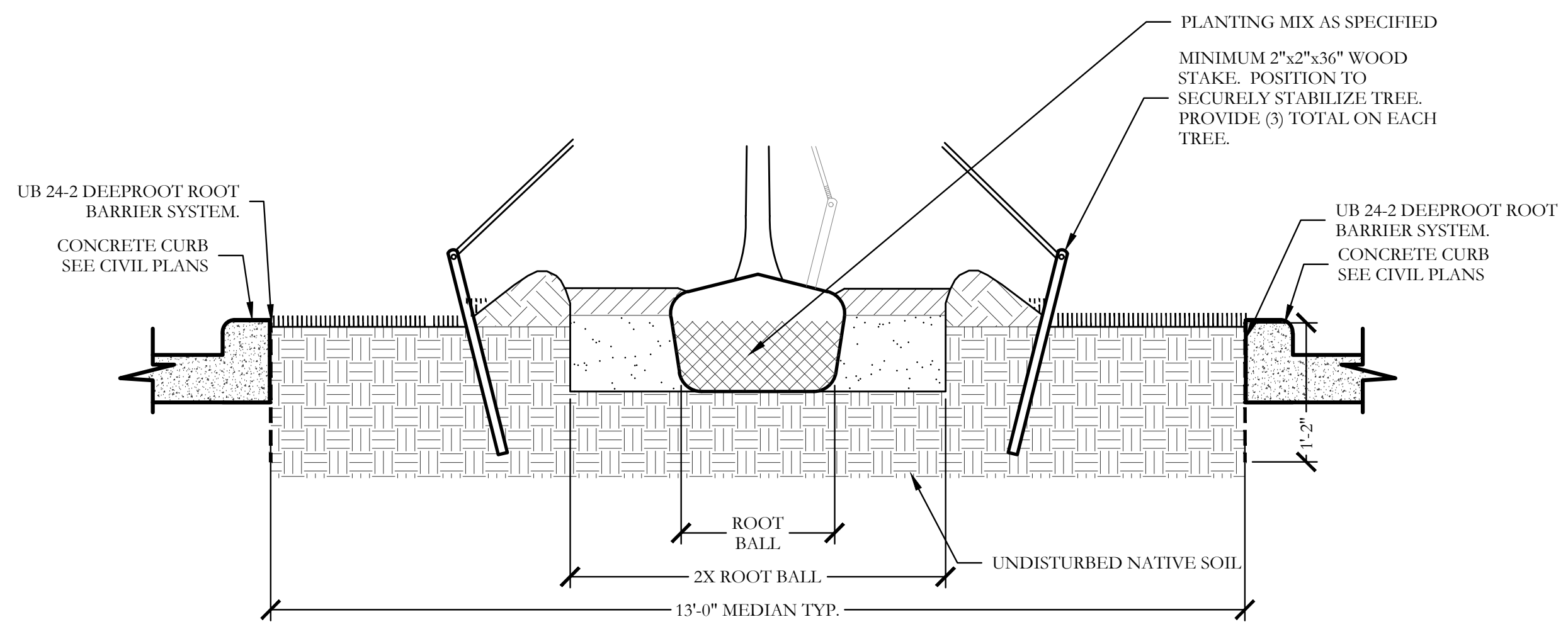
1 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



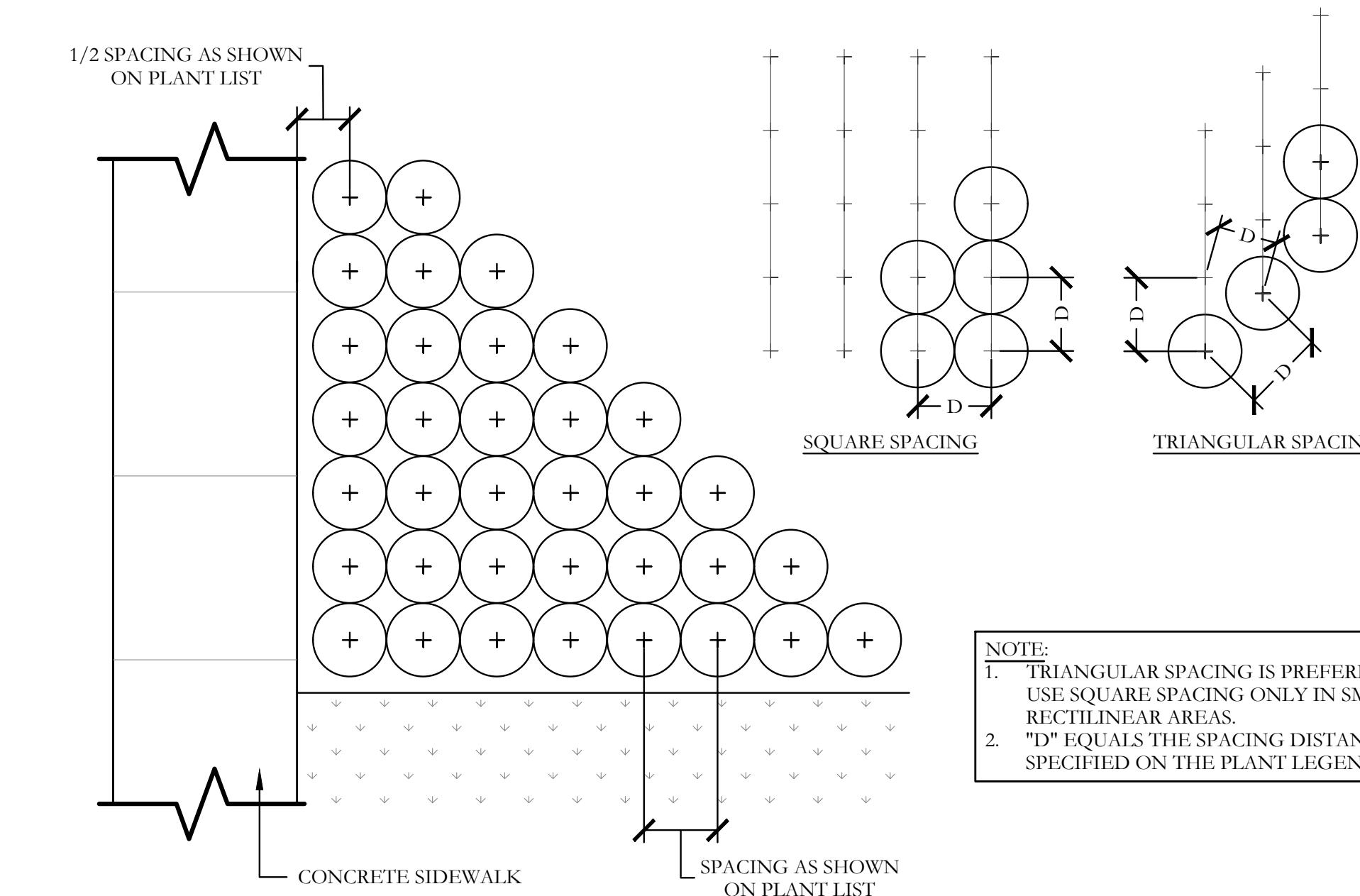
2 12" CONCRETE EDGING SECTION SCALE: 1" = 1'-0"



4 OKLAHOMA RIVER ROCK BED SECTION SCALE: 1" = 1'-0"

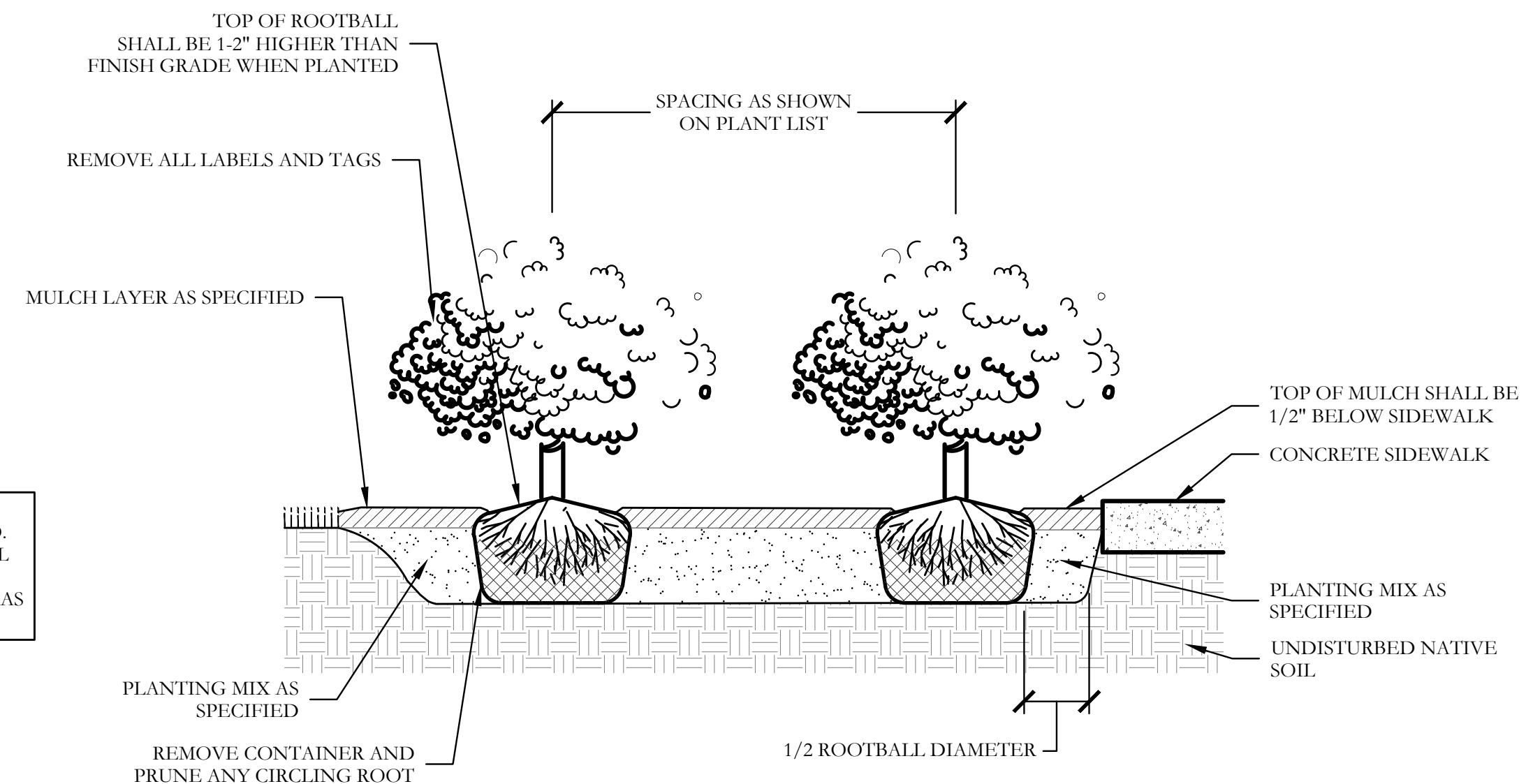


5 TYPICAL TREE ROOT BARRIER SYSTEM SECTION NOT TO SCALE



6 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION

NOTE:
1. TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.
2. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.



7 LANDSCAPE BOULDER DETAIL SECTION NOT TO SCALE

NOTE: FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.



November 22, 2021

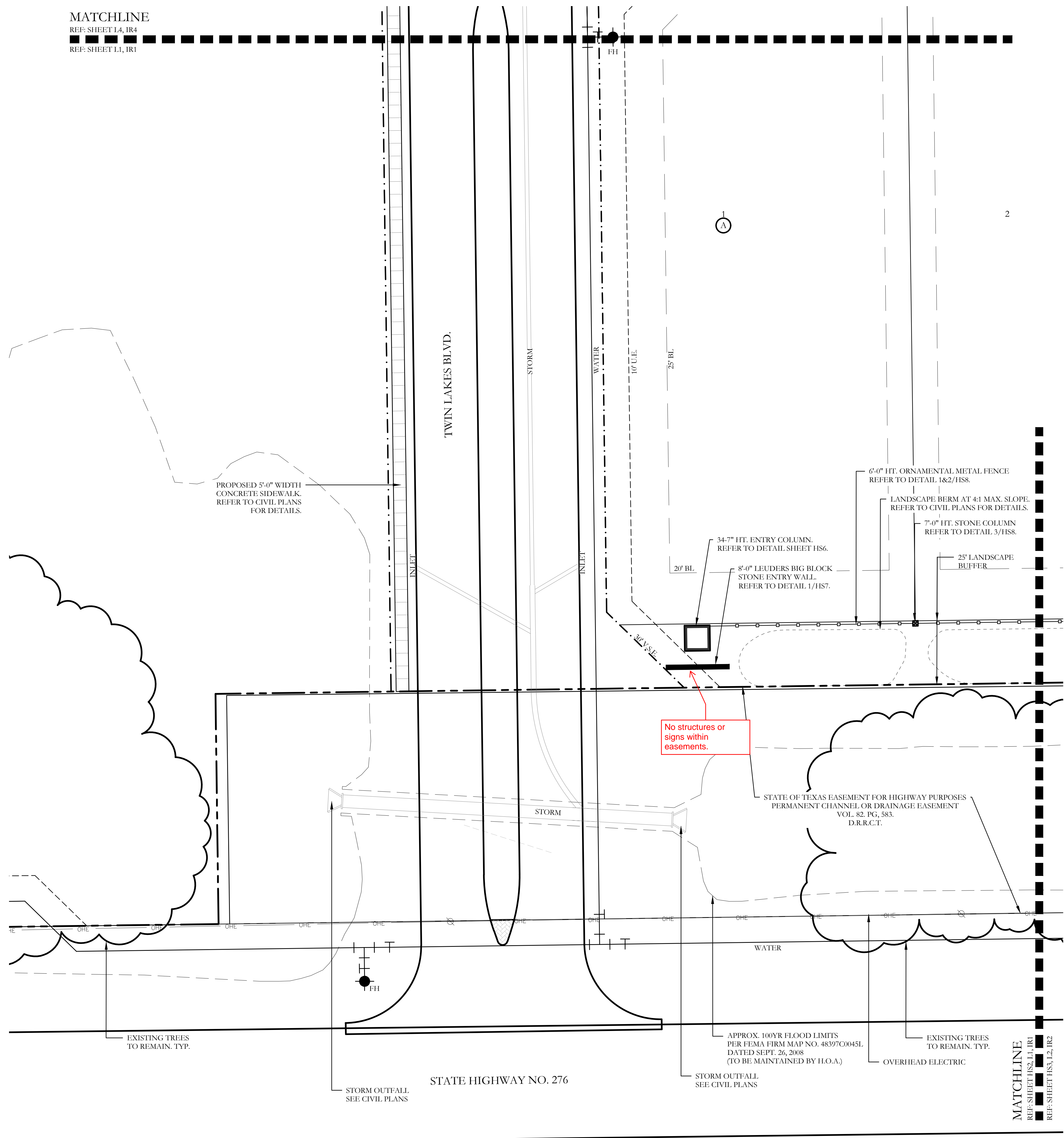
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SCREENING AND BUFFERING
Landscape Details
Discovery Lakes Ph. 1
City of Rockwall, Rockwall County, Texas

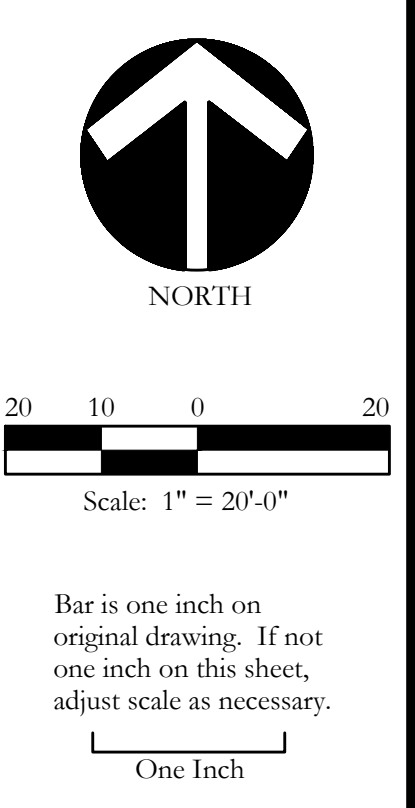
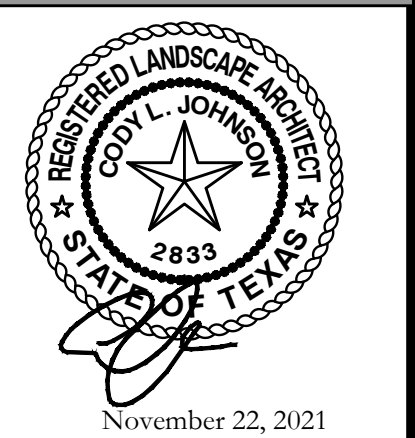
FOR CONSTRUCTION

MATCHLINE
 REF: SHEET L4, IR4
 REF: SHEET L1, IR1

HARDSCAPE LEGEND	
	34.7" HT. STONE ENTRY COLUMN. REFER TO DETAIL SHEET HS6.
	6.0" HT. LEUDERS BIG BLOCK STONE ENTRY WALL. REFER TO DETAIL 1&2/HS7.
	7.0" HT. STONE COLUMN. REFER TO DETAIL 3/HS8.
	6.0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS8.
NOTE: REFER TO CIVIL PLANS FOR SIDEWALK AND BARRIER FREE RAMP ALIGNMENT AND DETAILS.	



CODY JOHNSON
 s.t.u.d.i.o
 9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025
 PH. (972) 570-0162
 EMAIL: CODY@CODYJOHNSONSTUDIO.COM



SCREENING AND BUFFERING
 Hardscape Plans
 Discovery Lakes Ph. 1
 City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
DLL001
 SHEET NO.
HS2 of 8

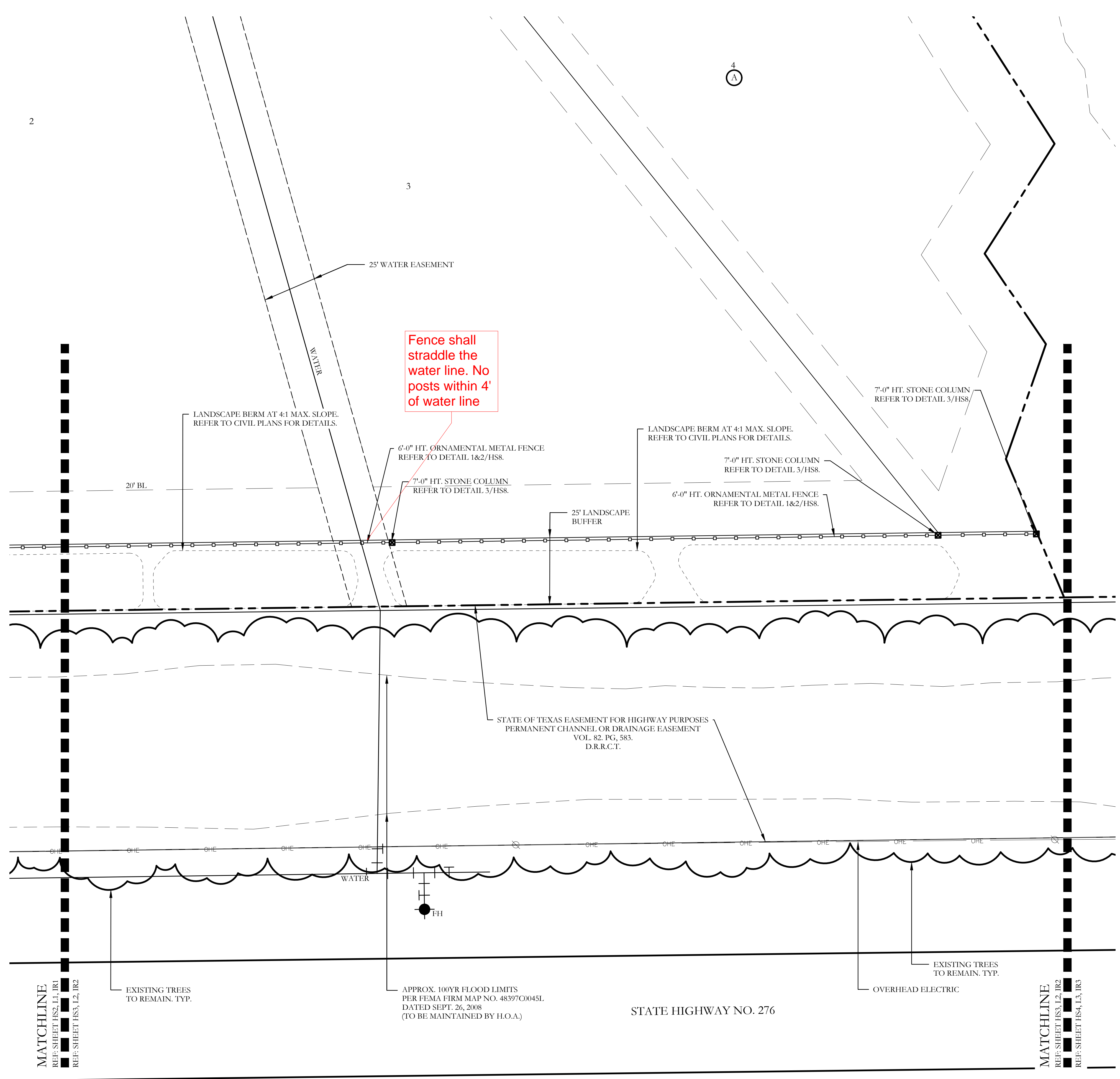
FOR CONSTRUCTION

2

3

4
A

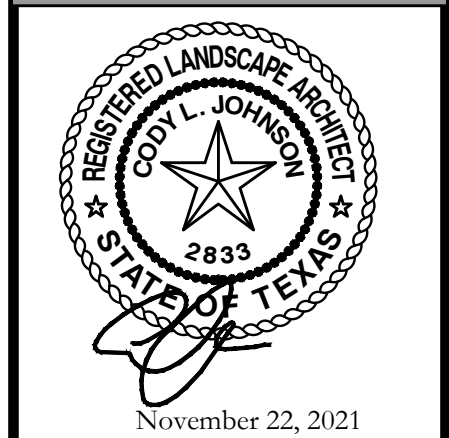
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	7'-0" HT. STONE COLUMN. REFER TO DETAIL 3/HS8
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS8.
NOTE: REFER TO CIVIL PLANS FOR SIDEWALK AND BARRIER FREE RAMP ALIGNMENT AND DETAILS.	



Fence shall
straddle the
water line. No
posts within 4'
of water line

CODY JOHNSON
s.t.u.d.i.o

9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025
PH: (972) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM



NORTH

20 10 0 10 20

Scale: 1" = 20'-0"

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One Inch

SCREENING AND BUFFERING

Hardscape Plans

Discovery Lakes Ph. 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.	DLL001
SHEET NO.	HS3 of 8

FOR CONSTRUCTION



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2023-002

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre) ¹
- Preliminary Plat (\$200.00 + \$15.00 Acre) ¹ (200+36.42*15=\$746.30)
- Final Plat (\$300.00 + \$20.00 Acre) ¹
- Replat (\$300.00 + \$20.00 Acre) ¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre) ¹ 250+20*33.921=\$928.42
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre) ¹
- Specific Use Permit (\$200.00 + \$15.00 Acre) ¹
- PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address	none		
Subdivision	Discovery Lakes, Phase 1	Lot	Block
General Location	36.42 Acres out of the 307 Acre Tract near the NE corner of SH 276 and Rochelle Road		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD-78	Current Use	None	
Proposed Zoning	PD-78	Proposed Use	Single Family Residential	
Acreage	33.921	Lots [Current]	1	Lots [Proposed]
				32

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	Discovery Lakes, LLC./Discovery Lakes Phase I, LLC		<input checked="" type="checkbox"/> Applicant	Teague, Nall & Perkins, Inc.	
Contact Person	Nick DiGiuseppe	Contact Person	Cameron Slown		
Address	15400 Knoll Trail Drive Suite 230	Address	825 Watters Creek Blvd. Suite M300		
City, State & Zip	Dallas, Texas 75248	City, State & Zip	Allen, Texas 75013		
Phone	972-960-9941	Phone	817-889-5050		
E-Mail	southbrookinvestments@outlook.com	E-Mail	cslown@tnpinc.com		

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Nick DiGiuseppe [Owner] the undersigned, who stated the information on this application to be true and certified the following:

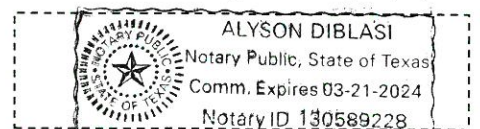
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 928.42, to cover the cost of this application, has been paid to the City of Rockwall on this the 16th day of January, 20 23. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 16th day of January, 20 23

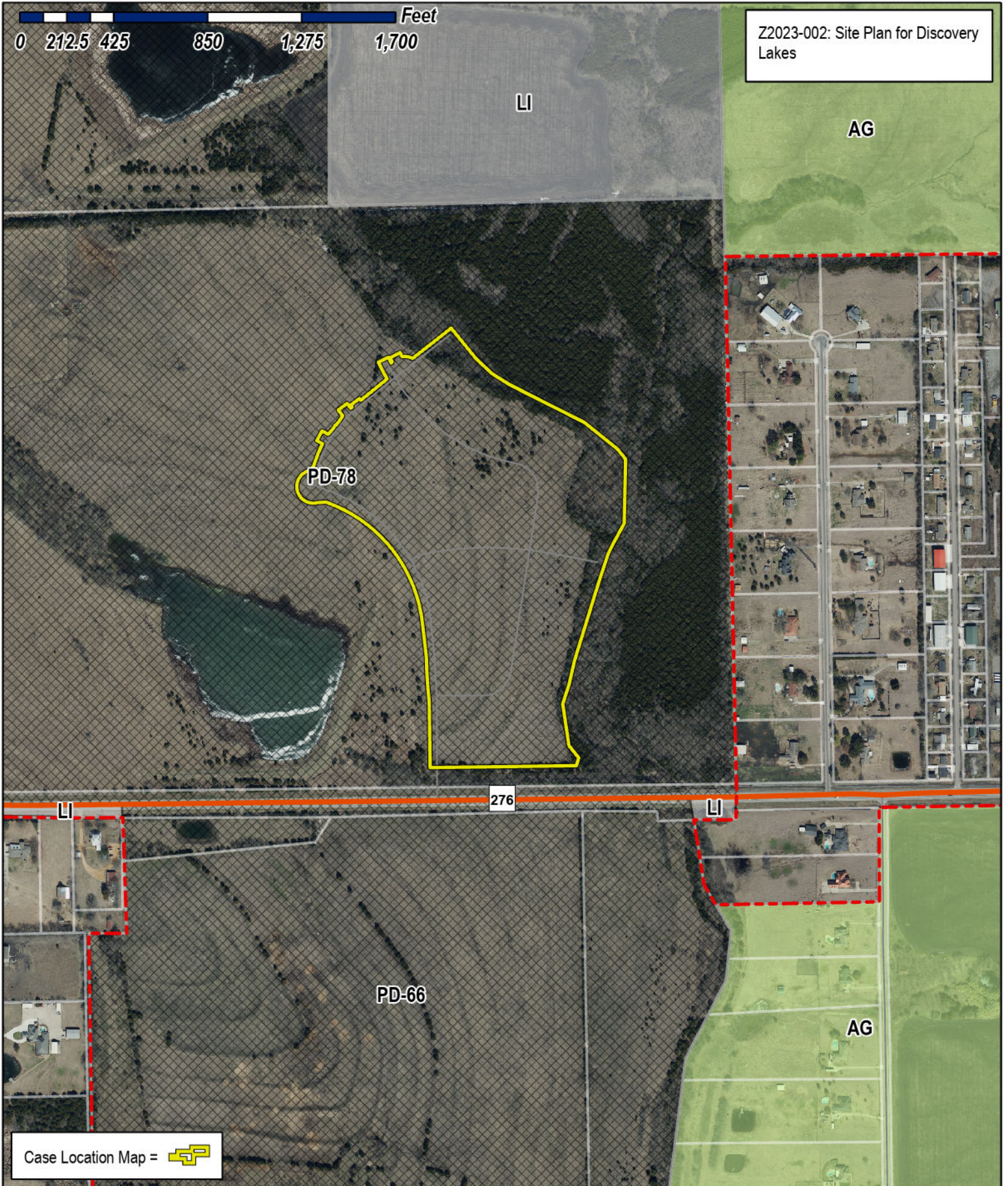
Owner's Signature

[Signature]
Alyson Diblasi

Notary Public in and for the State of Texas



My Commission Expires 03-21-24

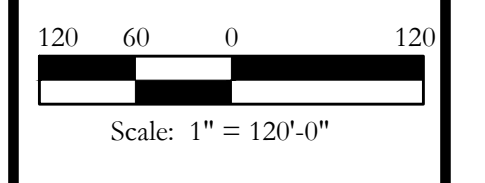
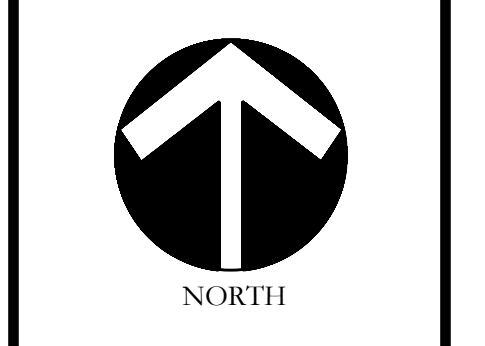
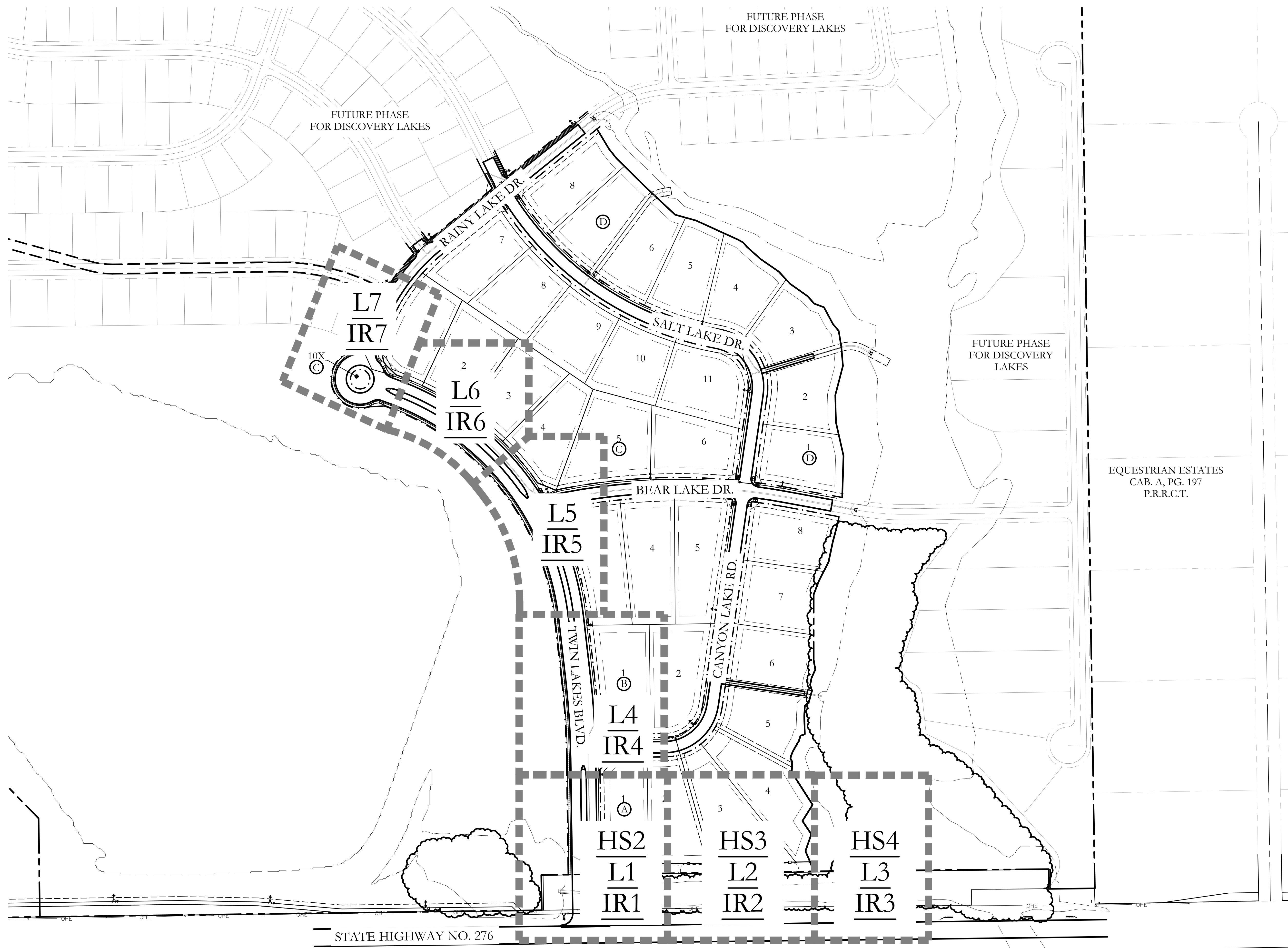


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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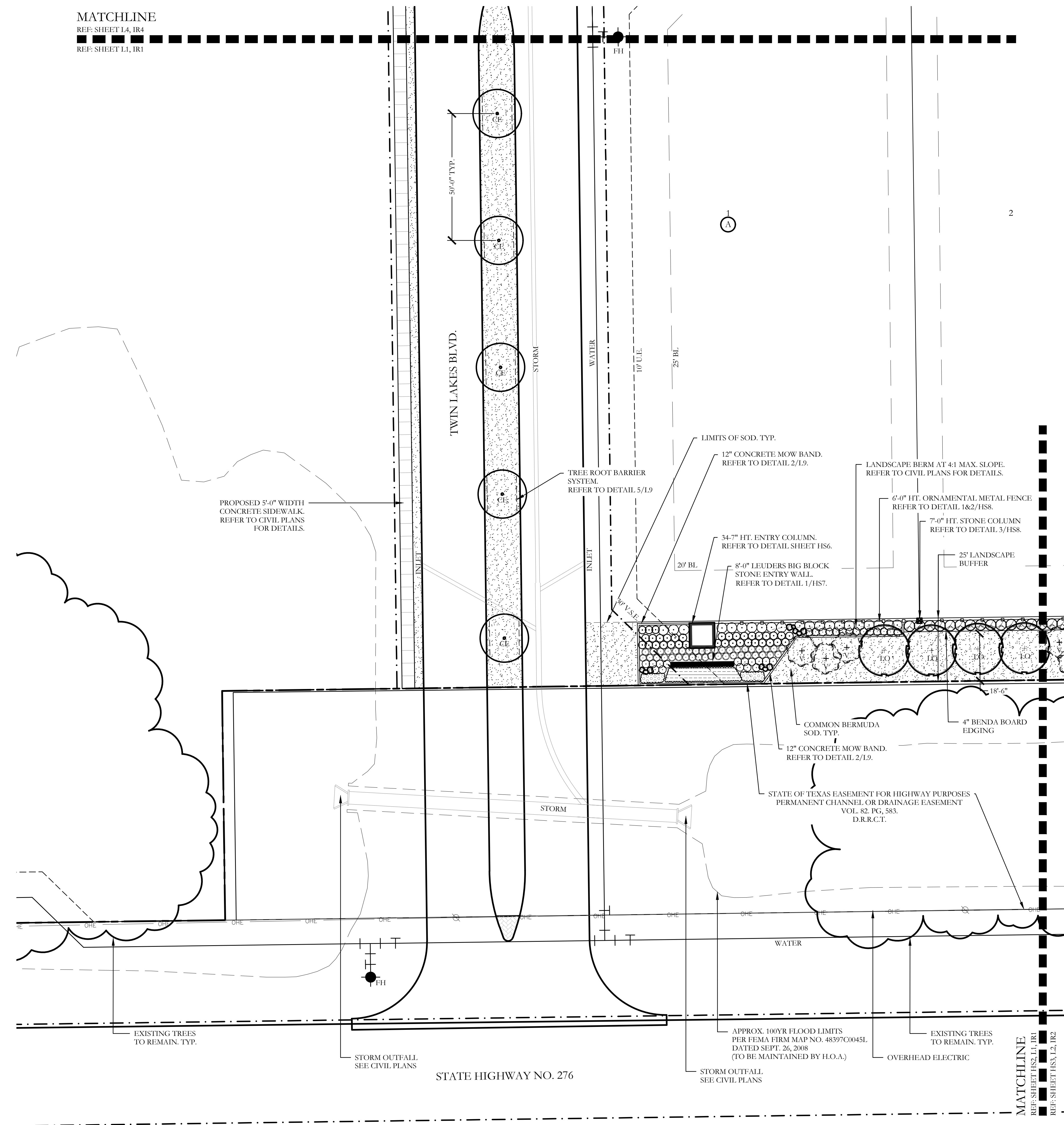
EQUESTRIAN ESTATES
 CAB. A, PG. 197
 P.R.R.C.T.

SCREENING AND BUFFERING
 Overall Layout Plan
 Discovery Lakes Ph. 1
 City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
DLL001
 SHEET NO.
HS1 of 8

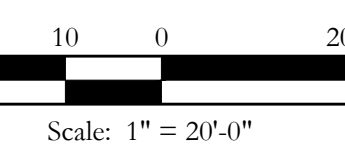
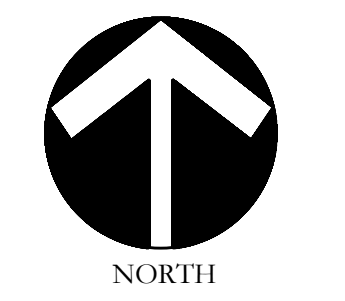
FOR CONSTRUCTION

MATCHLINE
 REF: SHEET L4, IR4
 REF: SHEET L1, IR1



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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 s.t.u.d.i.o

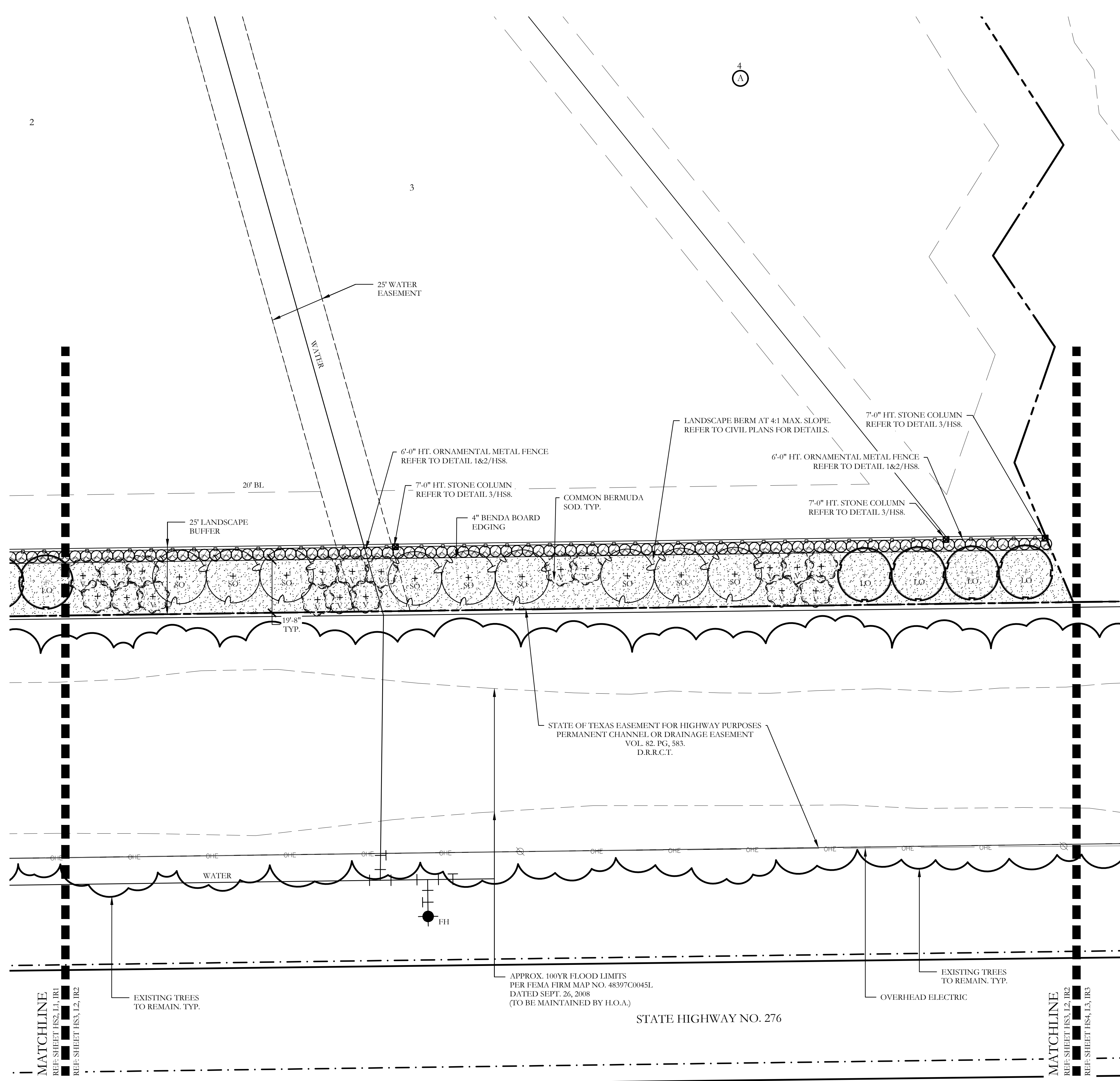


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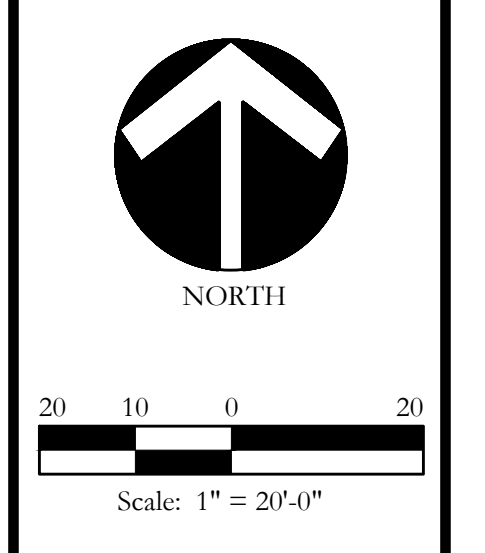
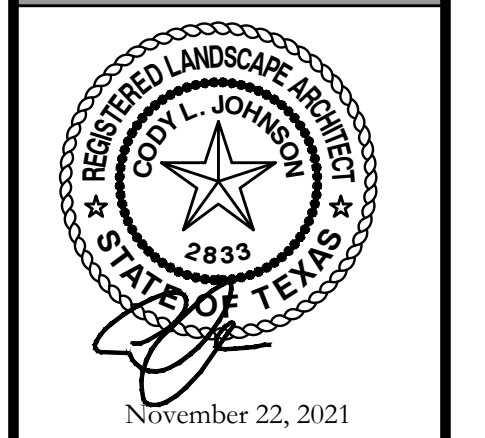
SCREENING AND BUFFERING
 Landscape Plan
 Discovery Lakes Ph. 1
 City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
DLL001
 SHEET NO.
L1 of 9

FOR CONSTRUCTION



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SCREENING AND BUFFERING

Landscape Plan

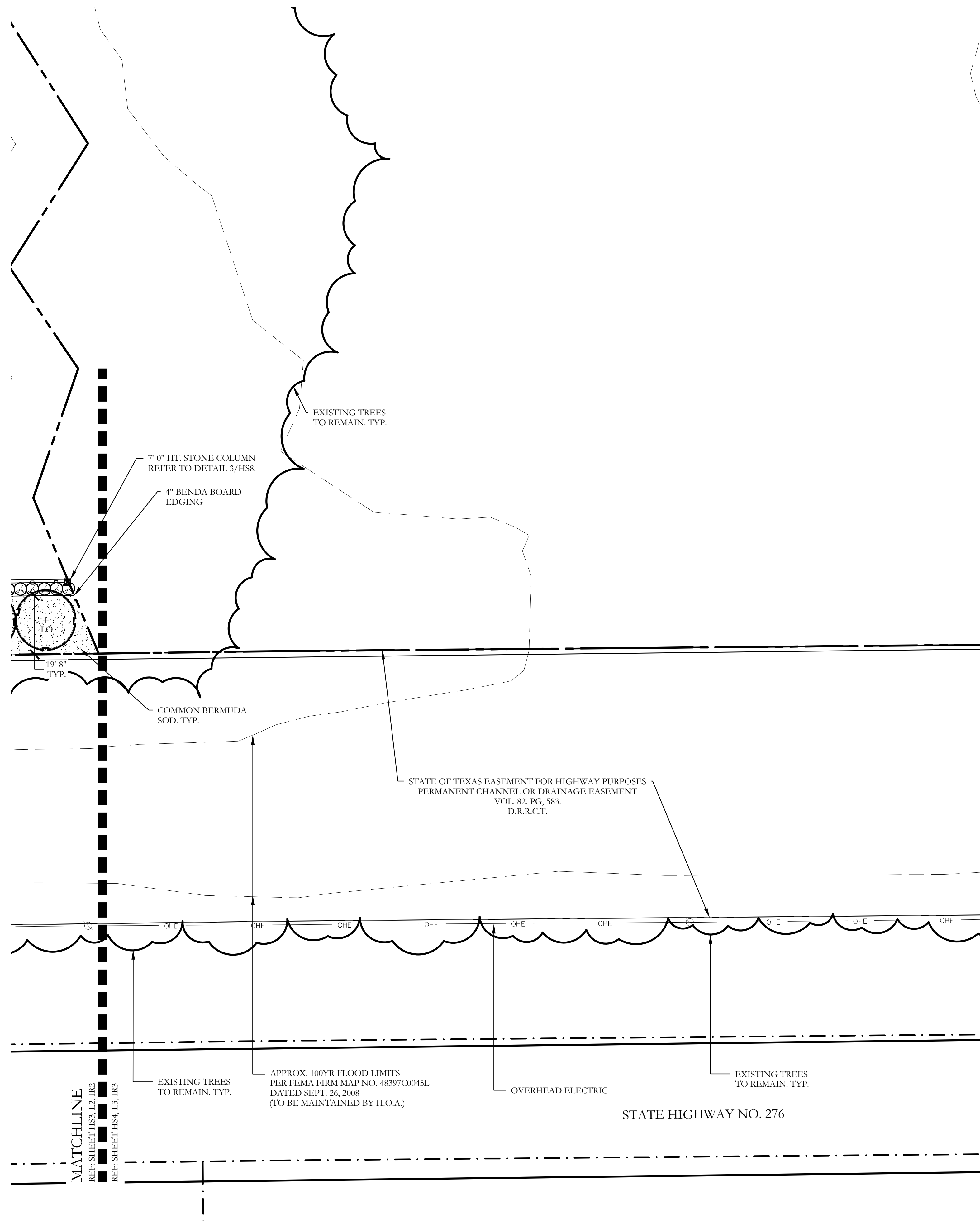
Discovery Lakes Ph. 1

City of Rockwall, Rockwall County, Texas

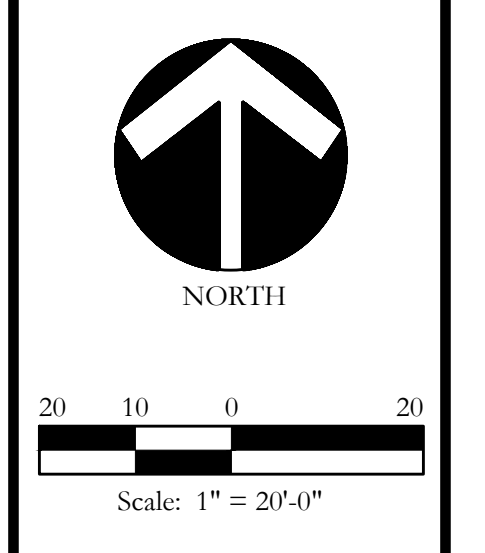
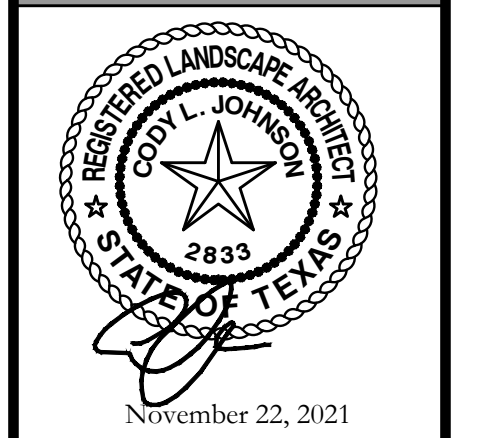
CJS PROJECT NO.
DLL001

SHEET NO.
L2 of 9

FOR CONSTRUCTION



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SCREENING AND BUFFERING

Landscape Plan

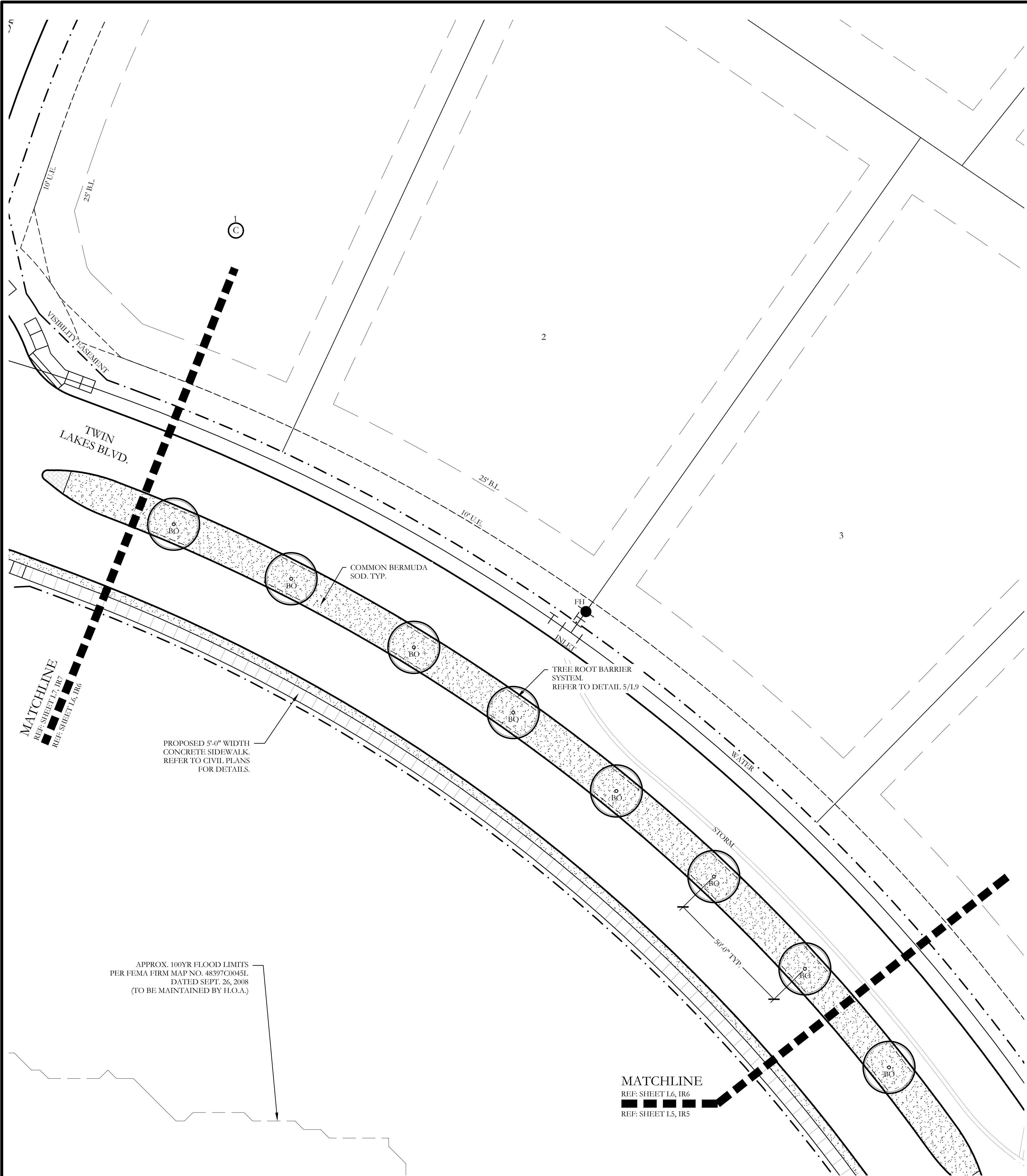
Discovery Lakes Ph. 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
DLL001

SHEET NO.
L3 of 9

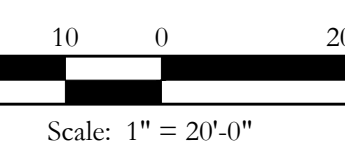
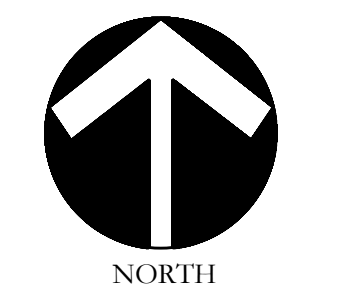
FOR CONSTRUCTION



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

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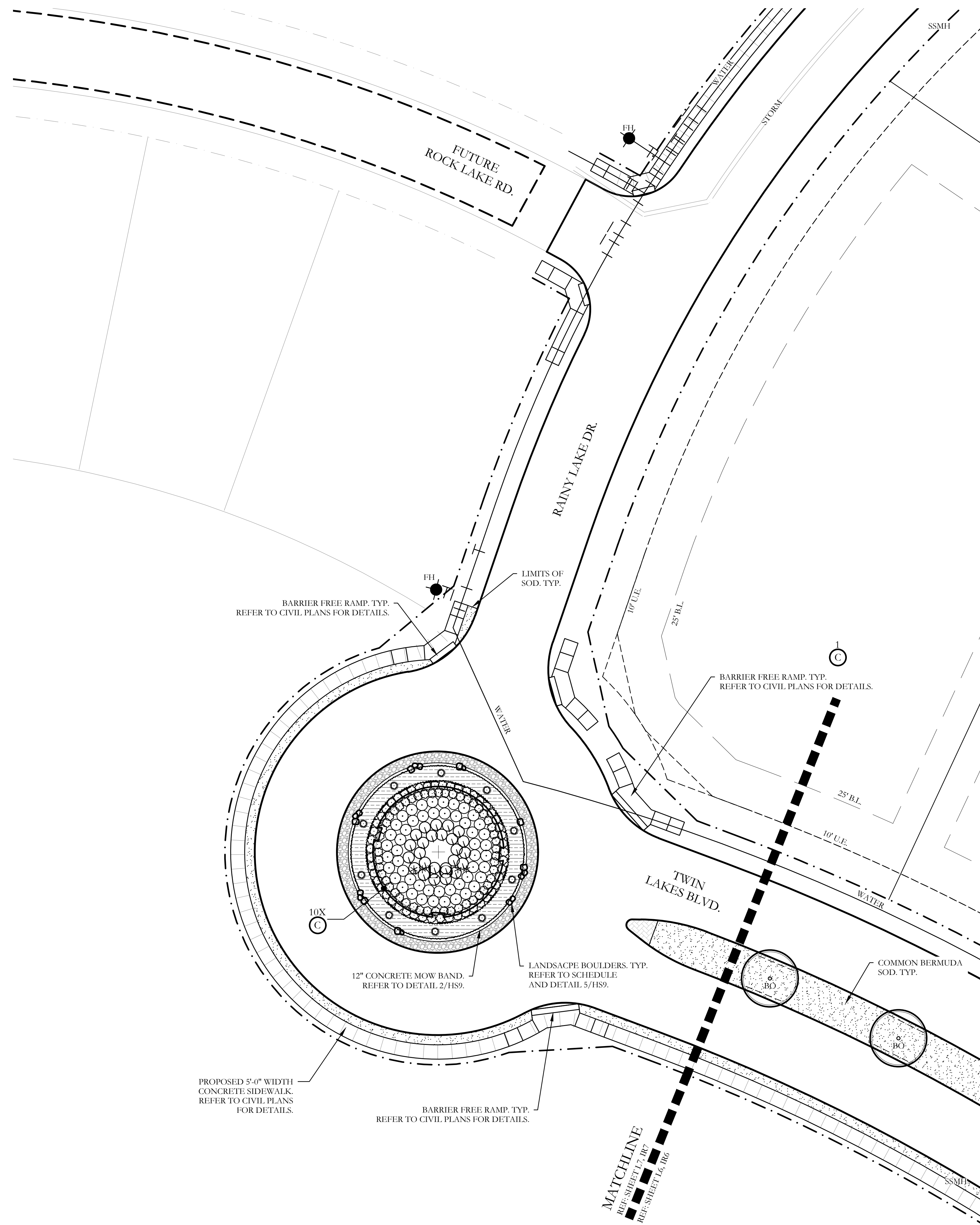
One Inch

SCREENING AND BUFFERING
Landscape Plan
Discovery Lakes Ph. 1
City of Rockwall, Rockwall County, Texas

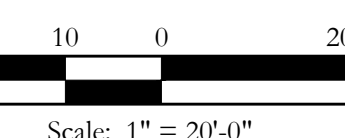
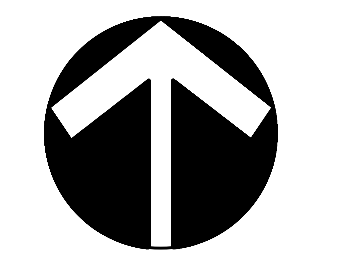
CJS PROJECT NO.
DL001

SHEET NO.
L6 of 9

FOR CONSTRUCTION



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	8" CALIPER	AS SHOWN
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		DESPERADO TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'GREADO'	7 GALLON	48" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		YELLOW YUCCA	HESPERALOE PARVIFLORA 'YELLOW'	3 GALLON	36" O.C.
		ADAM'S NEEDLE 'COLOR GUARD'	YUCCA FILAMENTOSA 'GOLOR GUARD'	3 GALLON	36" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		OKLAHOMA MOSS ROCK BOULDERS	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.	TON	AS SHOWN
		OKLAHOMA RIVER ROCK	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1-2" AND 2-4" IN SIZE. REFER TO DETAIL 1/LSL.	SQUARE FEET	100% COVERAGE



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SCREENING AND BUFFERING
Landscape Plan
Discovery Lakes Ph. 1
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FOR CONSTRUCTION

LANDSCAPE PROVIDED

- STATE HIGHWAY - 276
- A. MINIMUM TWENTY (25) FOOT LANDSCAPE BUFFER PROVIDED
 - B. 6' HT. WROUGHT IRON METAL SCREENING FENCE PROVIDED.
 - C. 3-4" CAL. CANOPY TREE / 100 LF OF LINEAR FRONTAGE.
545 LF OF FRONTAGE / 100 LF = 5.45
5.45 X 3 = 16.35
4-ACCENT TREES / 100 LF OF LINEAR FRONTAGE.
545 LF OF FRONTAGE / 100 LF = 5.45
5.45 X 4 = 21.80

PROVIDED: 17 - 4" CALIPER TREES
22 - ACCENT TREES
 - D. SHRUBBERY SHALL HAVE A MINIMUM HEIGHT OF 30 INCHES AND A MAXIMUM HEIGHT OF 48 INCHES.
 - E. MINIMUM 2.5' HT. LANDSCAPE BERMS PROVIDED ALONG FRONTAGE. REFER TO CIVIL PLANS FOR DETAILS

PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	8	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LO	1	LIVE OAK - MULTI TRUNK	QUERCUS VIRGINIANA	8" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 10'-0"; MINIMUM 15'-0" OVERALL HEIGHT.
BO	8	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	19	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	5	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
V	22	CHASE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	105	STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	71	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	25	DESPERADO TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'GREADO'	3 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	114	PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	36	RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	50	YELLOW YUCCA	HESPERALOE PARVIFLORA 'YELLOW'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	19	ADAN'S NEEDLE 'COLOR GUARD'	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	550	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	170	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	32,800	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	1.5	OKLAHOMA MOSS ROCK BOULDERS	N/A	TON	AS SHOWN	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.
	825	OKLAHOMA RIVER ROCK	N/A	SQUARE FEET	100% COVERAGE	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS, AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1"-2" AND 2"-4" IN SIZE.

GENERAL LANDSCAPE NOTES

INSPECTIONS:

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3) RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
- CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5) SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

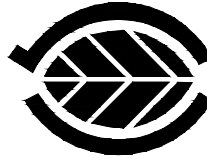
MAINTENANCE STANDARDS:

- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRONCH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

CODY JOHNSON
s . t . u . d . i . o



November 22, 2021

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One Inch

SCREENING AND BUFFERING

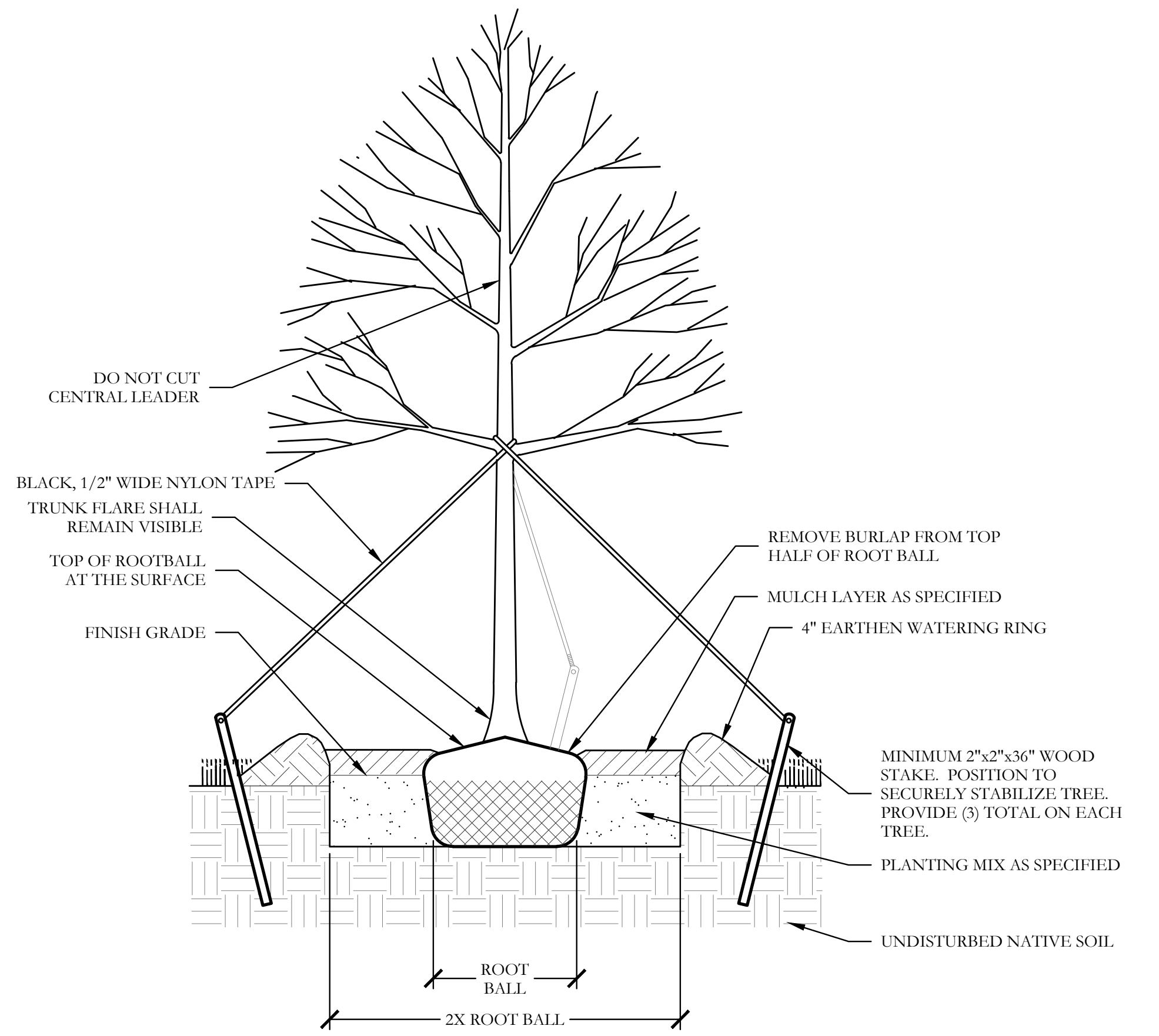
Landscape Details

Discovery Lakes Ph. 1

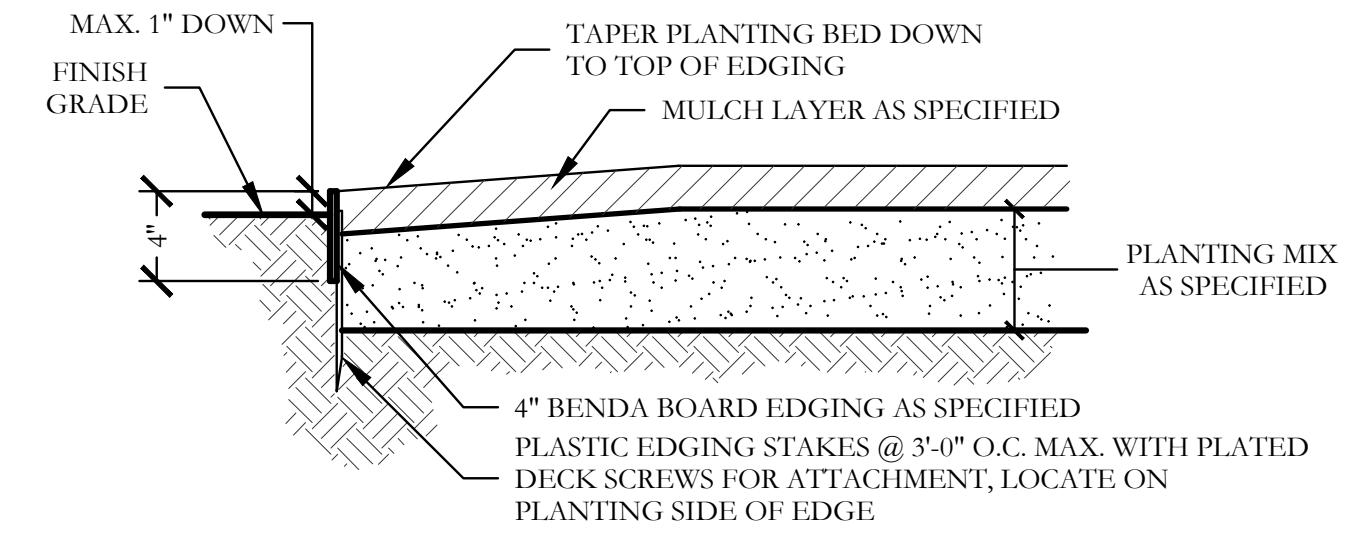
City of Rockwall, Rockwall County, Texas

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DLL001
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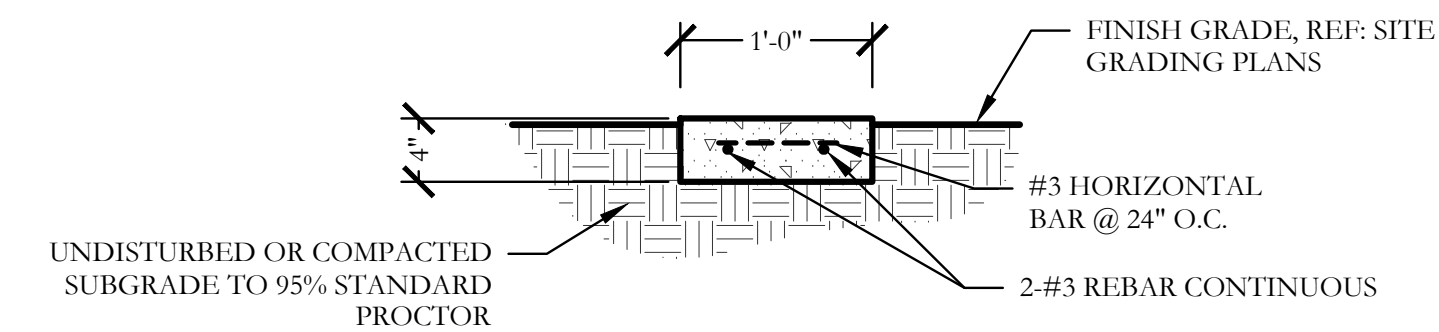
FOR CONSTRUCTION



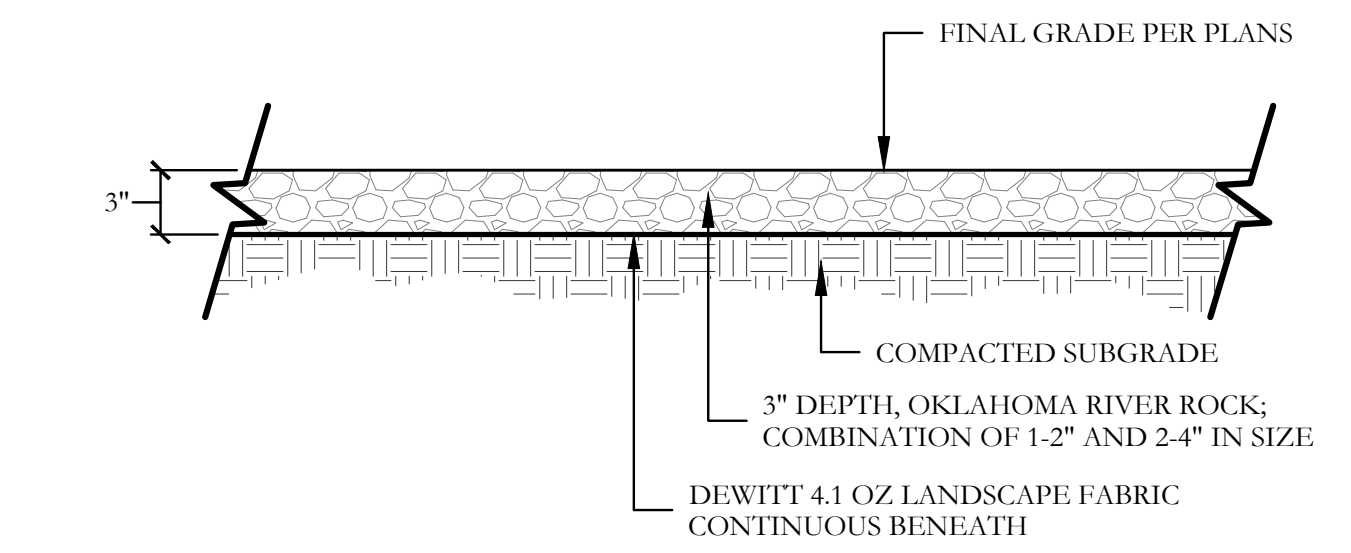
3 TYPICAL TREE PLANTING SECTION NOT TO SCALE



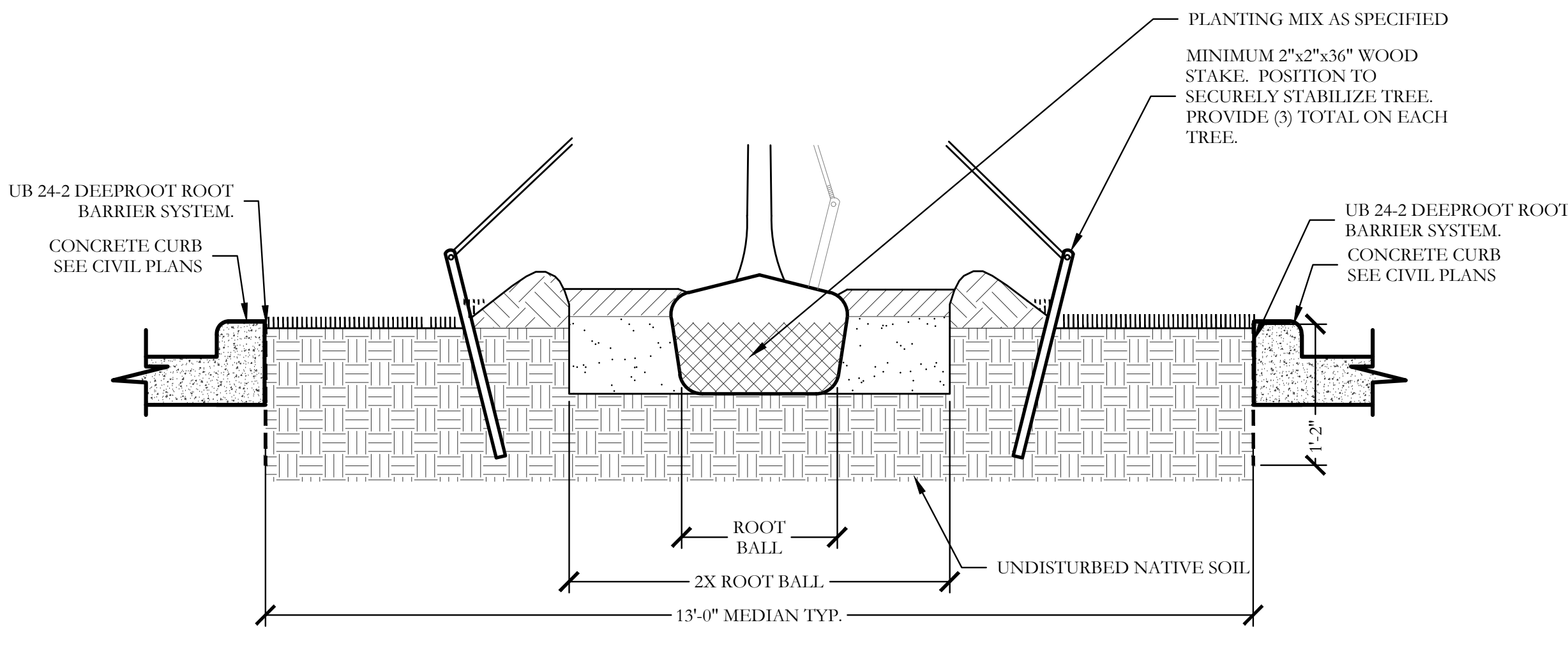
1 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



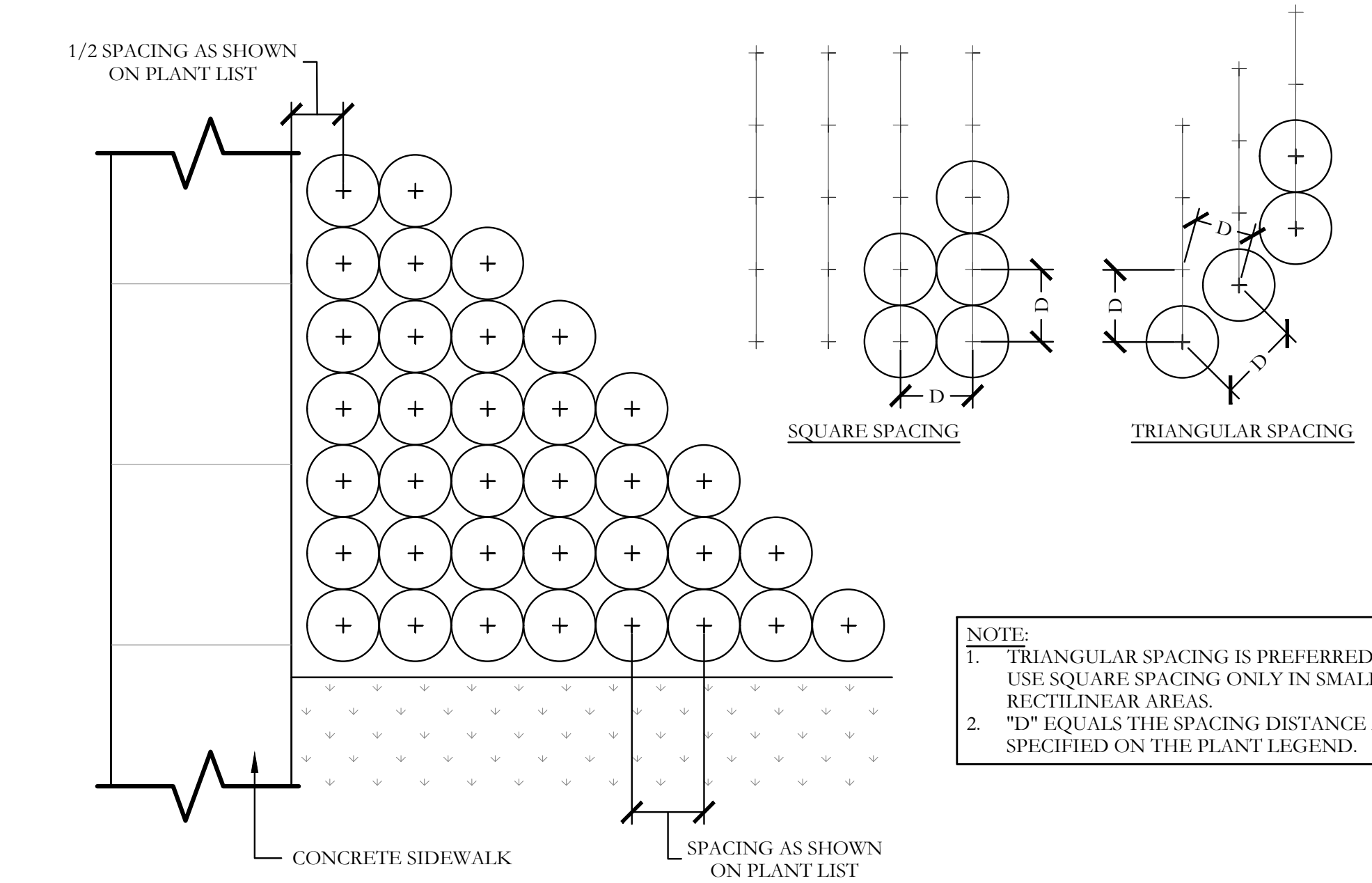
2 12" CONCRETE EDGING SECTION SCALE: 1" = 1'-0"



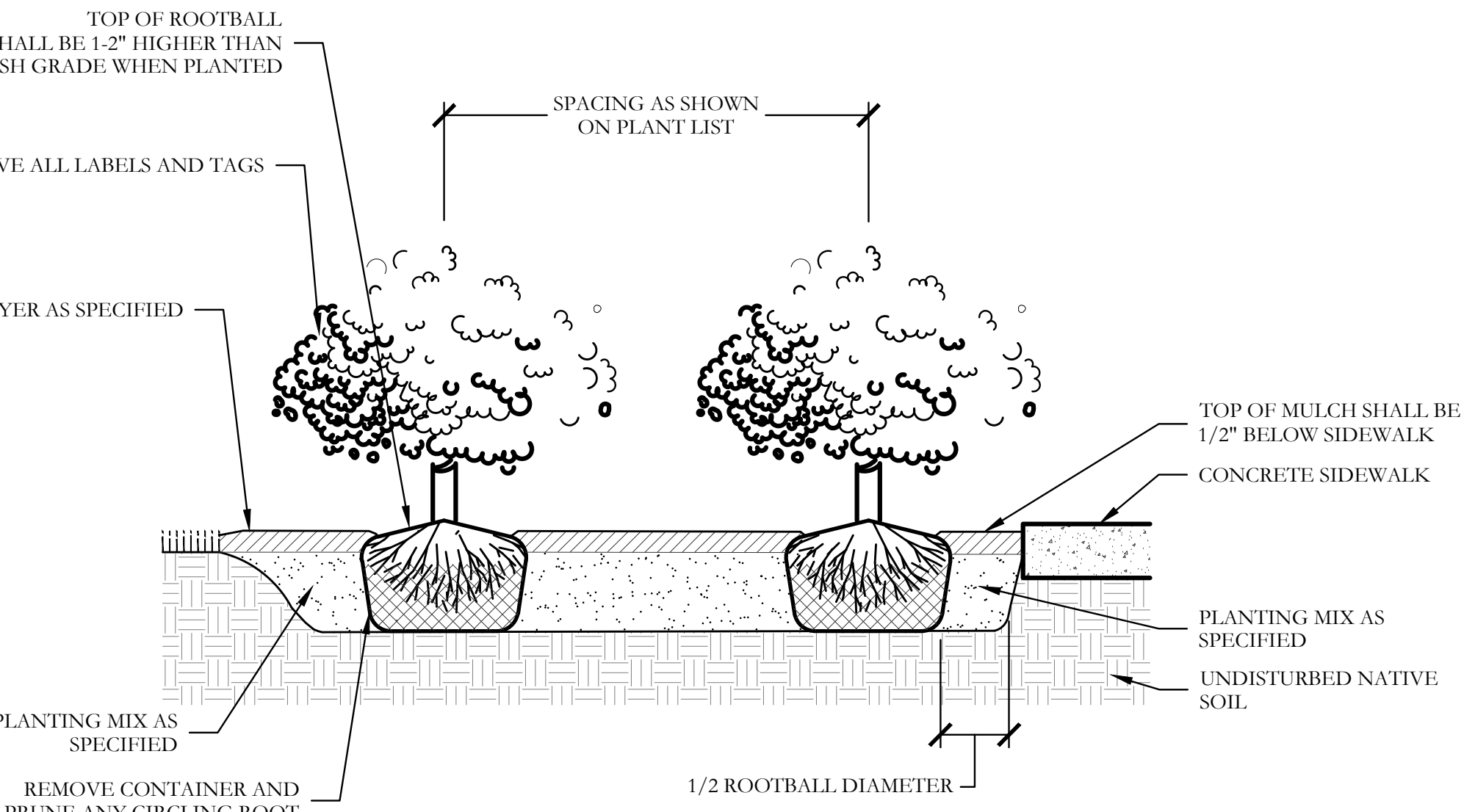
4 OKLAHOMA RIVER ROCK BED SECTION SCALE: 1" = 1'-0"



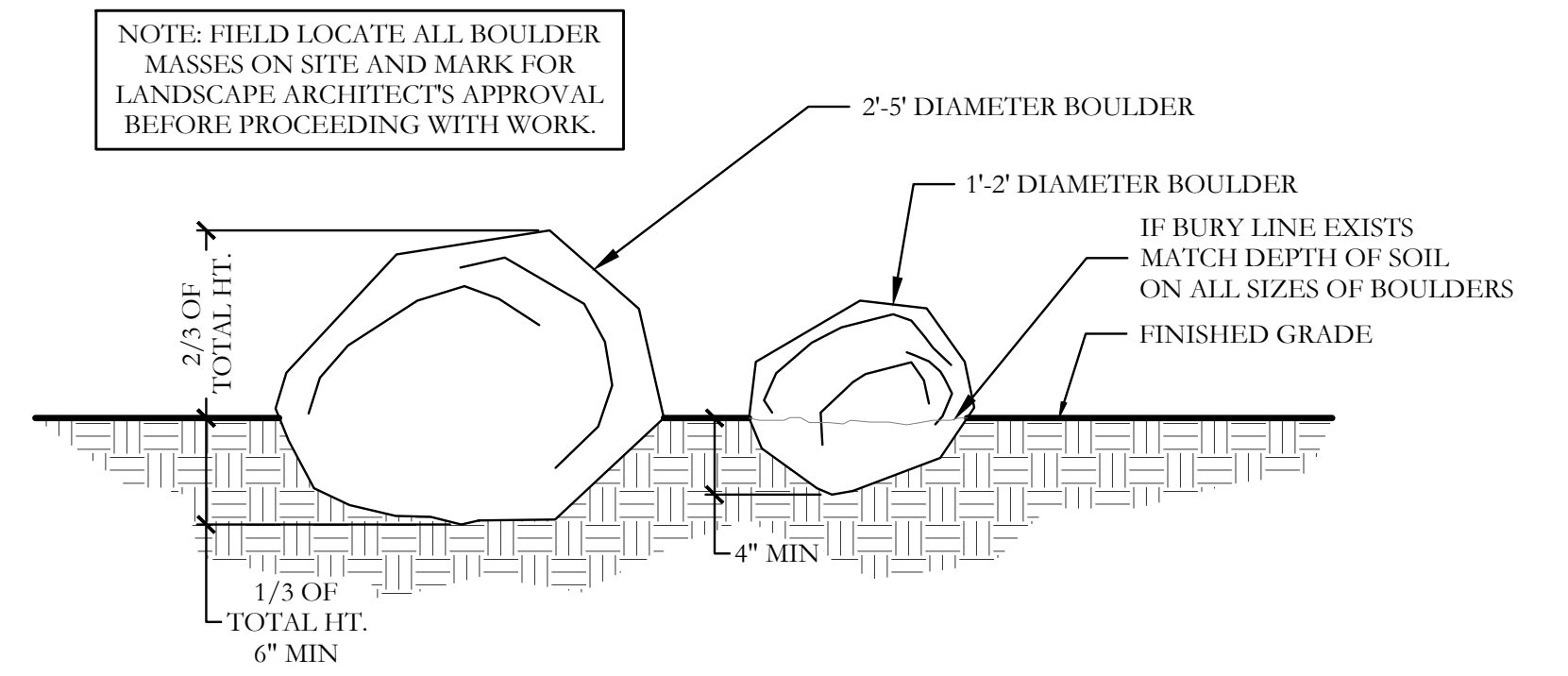
5 TYPICAL TREE ROOT BARRIER SYSTEM SECTION NOT TO SCALE



6 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION



7 LANDSCAPE BOULDER DETAIL SECTION NOT TO SCALE

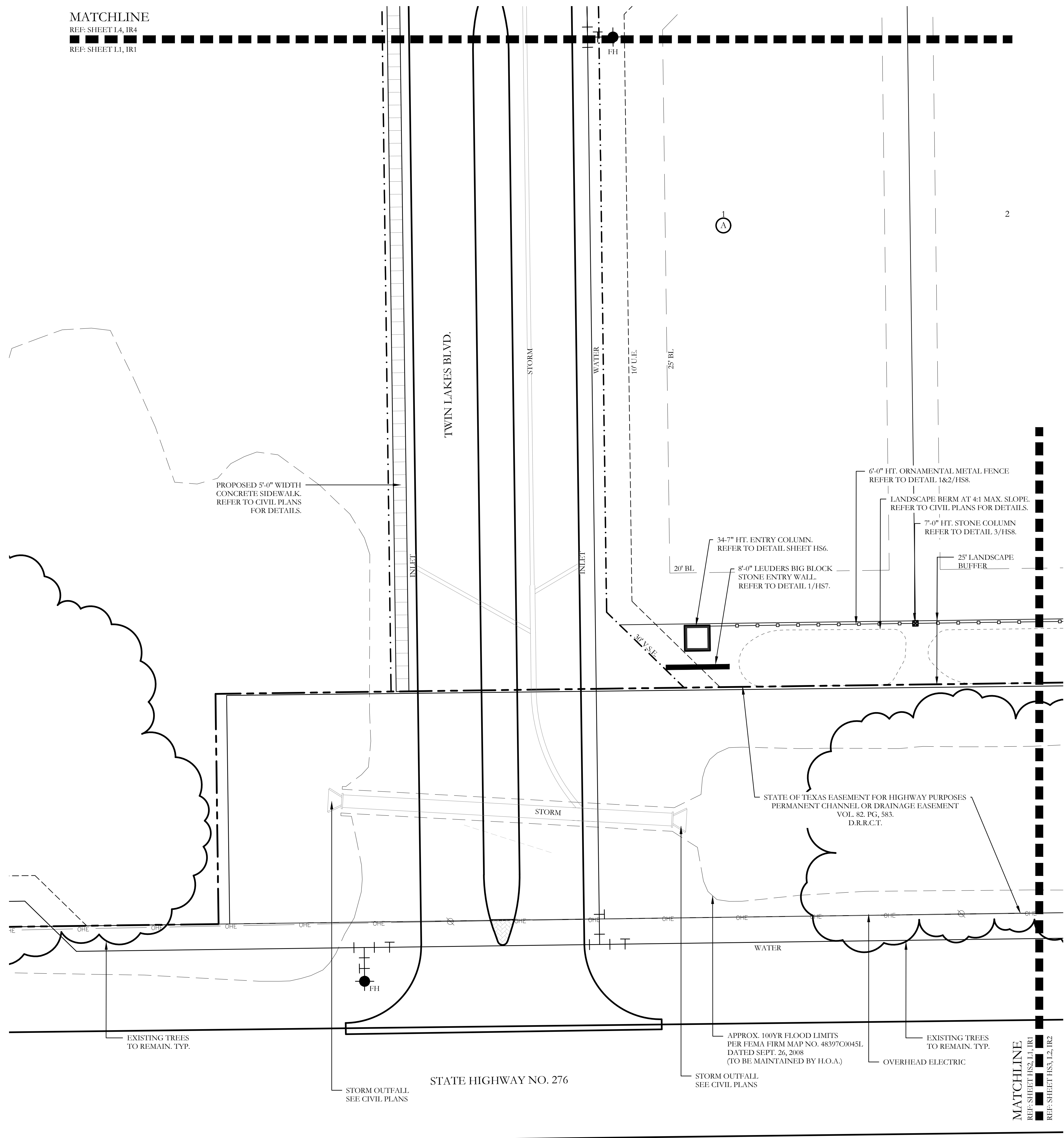


7 LANDSCAPE BOULDER DETAIL SECTION NOT TO SCALE

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

MATCHLINE
 REF: SHEET L4, IR4
 REF: SHEET L1, IR1

HARDSCAPE LEGEND	
	34.7" HT. STONE ENTRY COLUMN. REFER TO DETAIL SHEET HS6.
	6.0" HT. LEUDERS BIG BLOCK STONE ENTRY WALL. REFER TO DETAIL 1&2/HS7.
	7.0" HT. STONE COLUMN. REFER TO DETAIL 3/HS8
	6.0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS8.
NOTE: REFER TO CIVIL PLANS FOR SIDEWALK AND BARRIER FREE RAMP ALIGNMENT AND DETAILS.	



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NORTH

20 10 0 20
 Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING
 Hardscape Plans
 Discovery Lakes Ph. 1
 City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.	DLL001
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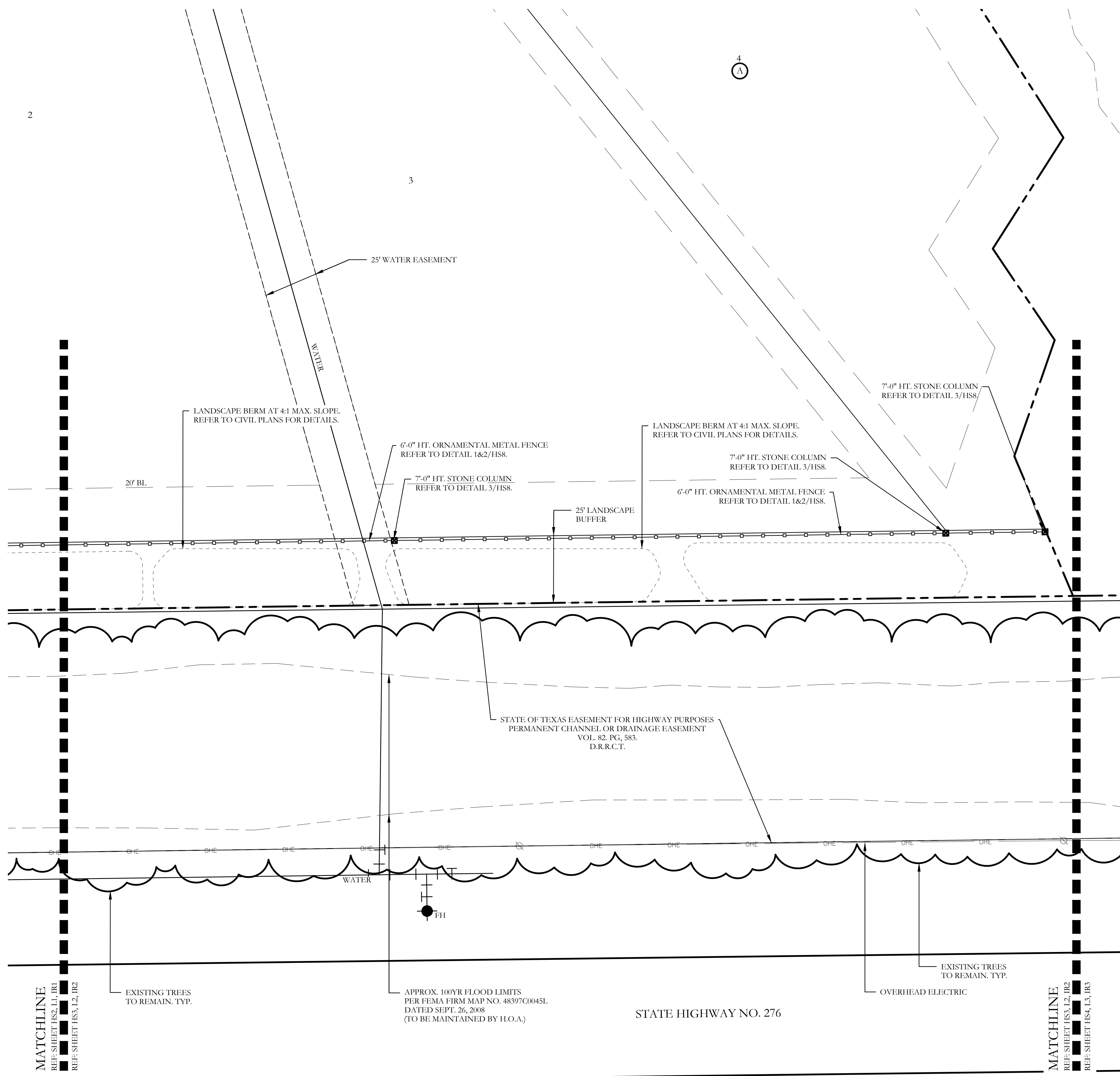
FOR CONSTRUCTION

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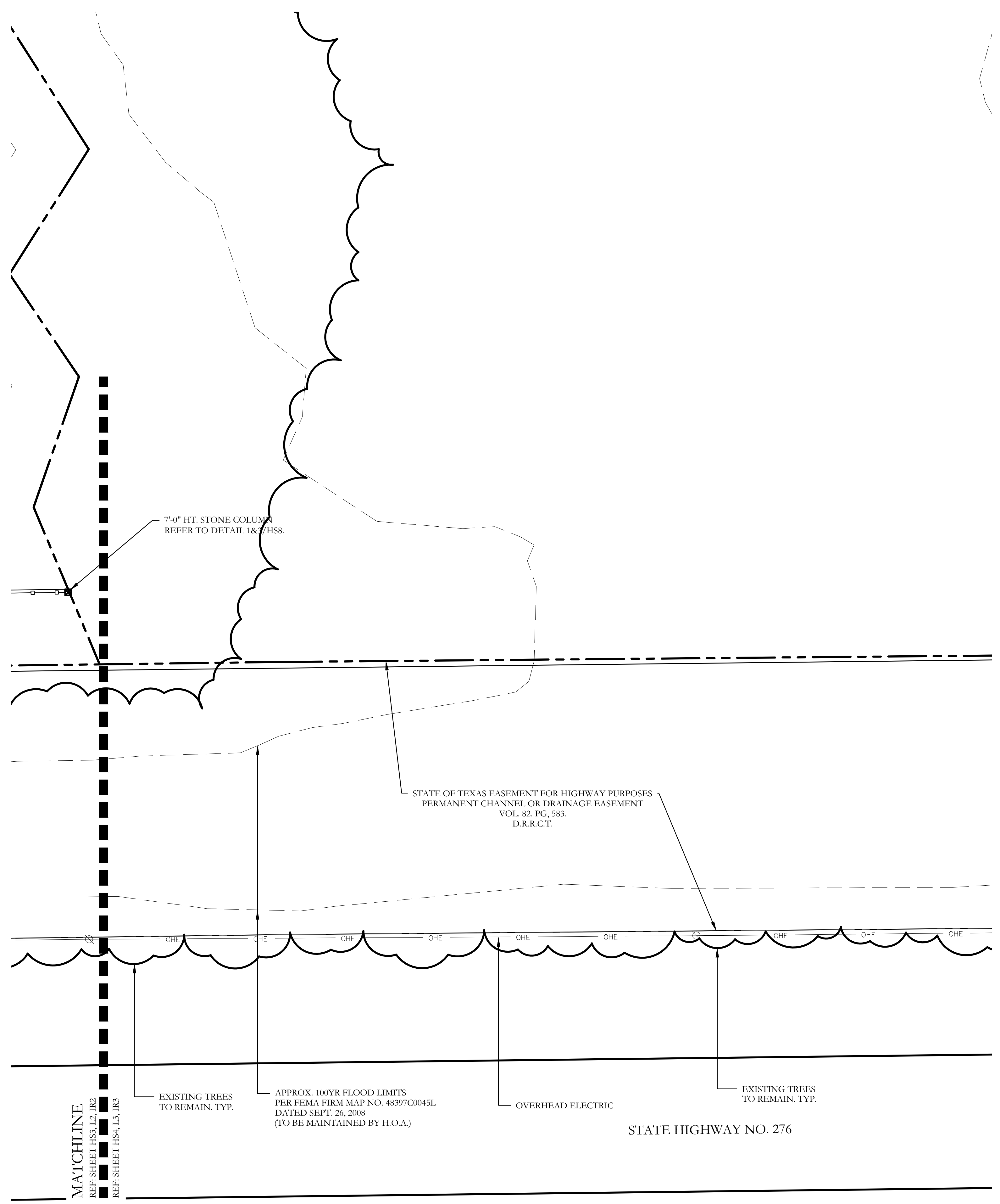
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HARDSCAPE LEGEND	
	34.7" HT. STONE ENTRY COLUMN. REFER TO DETAIL SHEET HS6.
	6'-0" HT. LEUDERS BIG BLOCK STONE ENTRY WALL. REFER TO DETAIL 1&2/HS7.
	7'-0" HT. STONE COLUMN. REFER TO DETAIL 3/HS8.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS8.
NOTE: REFER TO CIVIL PLANS FOR SIDEWALK AND BARRIER FREE RAMP ALIGNMENT AND DETAILS.	

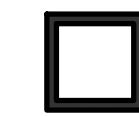


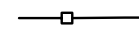


MATCHLINE
REF: SHEET HS2, L1, IR1
REF: SHEET HS3, L2, IR2

MATCHLINE
REF: SHEET HS3, L2, IR2
REF: SHEET HS4, L3, IR3



HARDSCAPE LEGEND

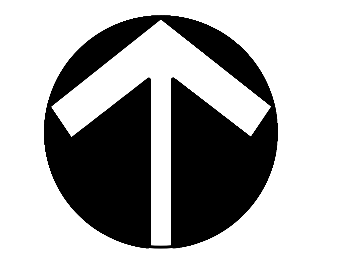
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	6'-0\"/>
	7'-0\"/>
	6'-0\"/>

NOTE: REFER TO CIVIL PLANS FOR SIDEWALK AND BARRIER FREE RAMP ALIGNMENT AND DETAILS.


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NORTH



Scale: 1" = 20'-0"

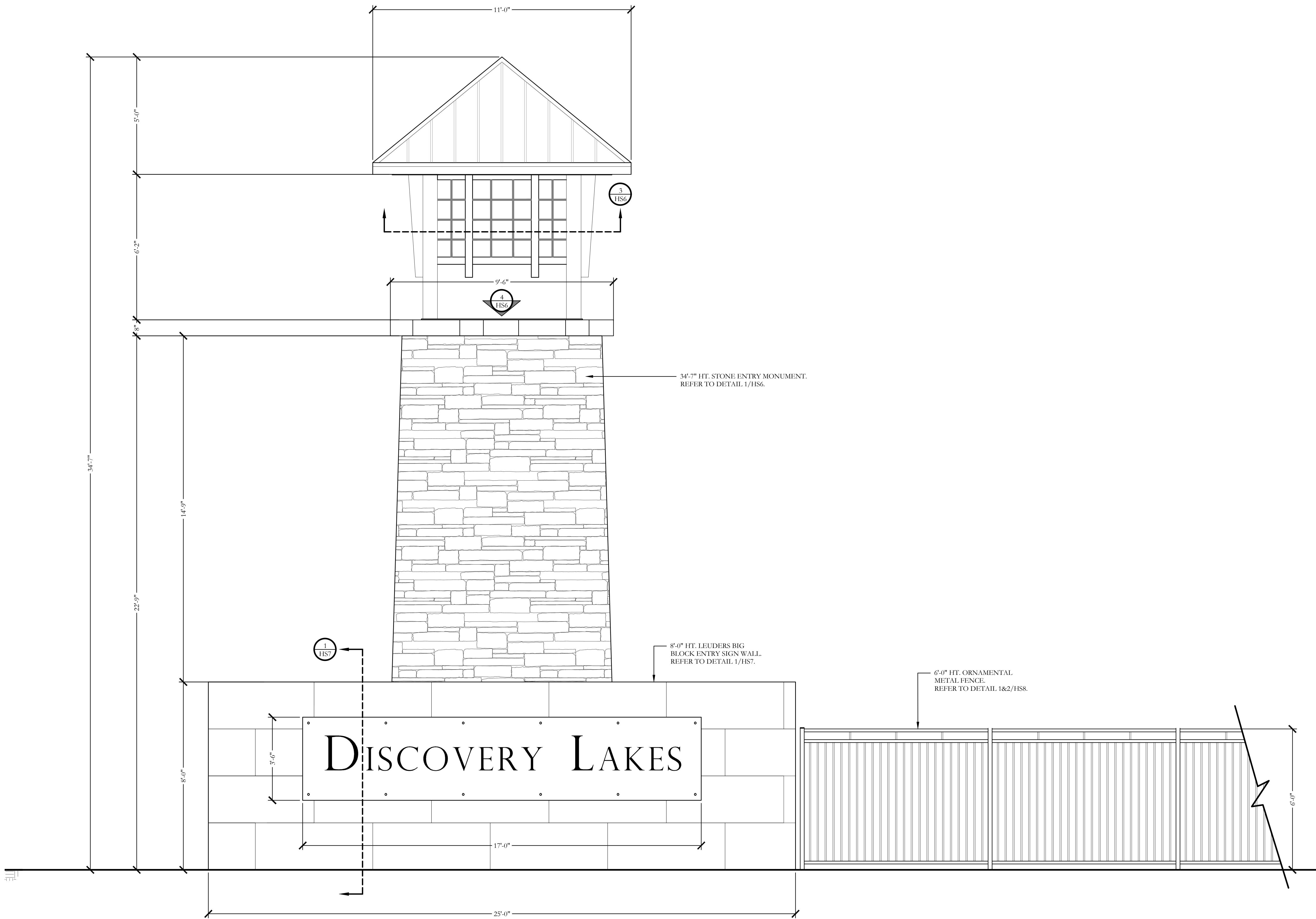
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One Inch

SCREENING AND BUFFERING
Hardscape Plans
Discovery Lakes Ph. 1
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO. DLL001
SHEET NO. HS4 of 8

FOR CONSTRUCTION



34'-7" HT. STONE ENTRY MONUMENT.
REFER TO DETAIL 1/HS6.

8'-0" HT. LEUDERS BIG
BLOCK ENTRY SIGN WALL.
REFER TO DETAIL 1/HS7.

6'-0" HT. ORNAMENTAL
METAL FENCE.
REFER TO DETAIL 1&2/HS8.

1 PRIMARY ENTRY MONUMENT
ELEVATION

SCALE: 1/2" = 1'-0"

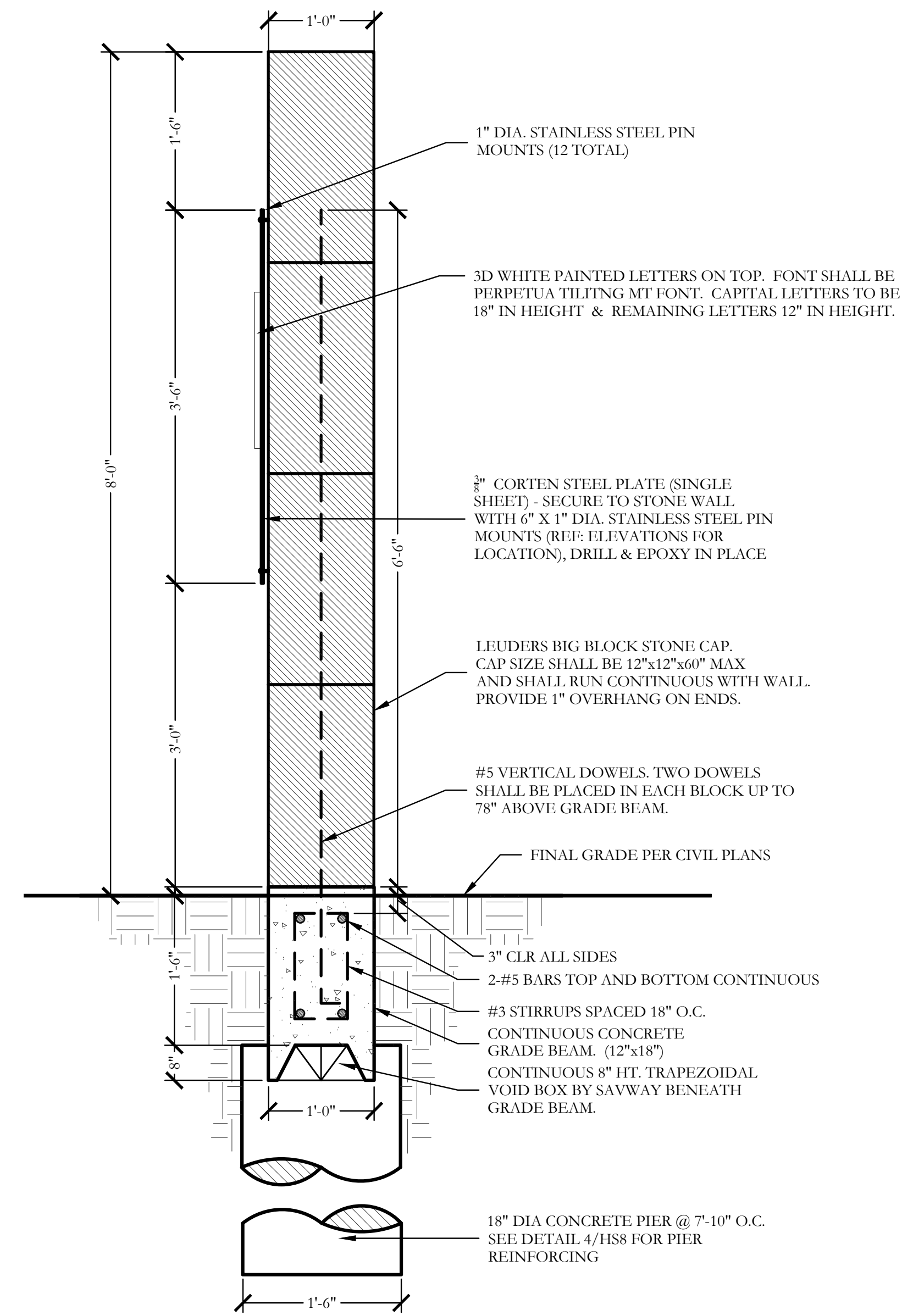
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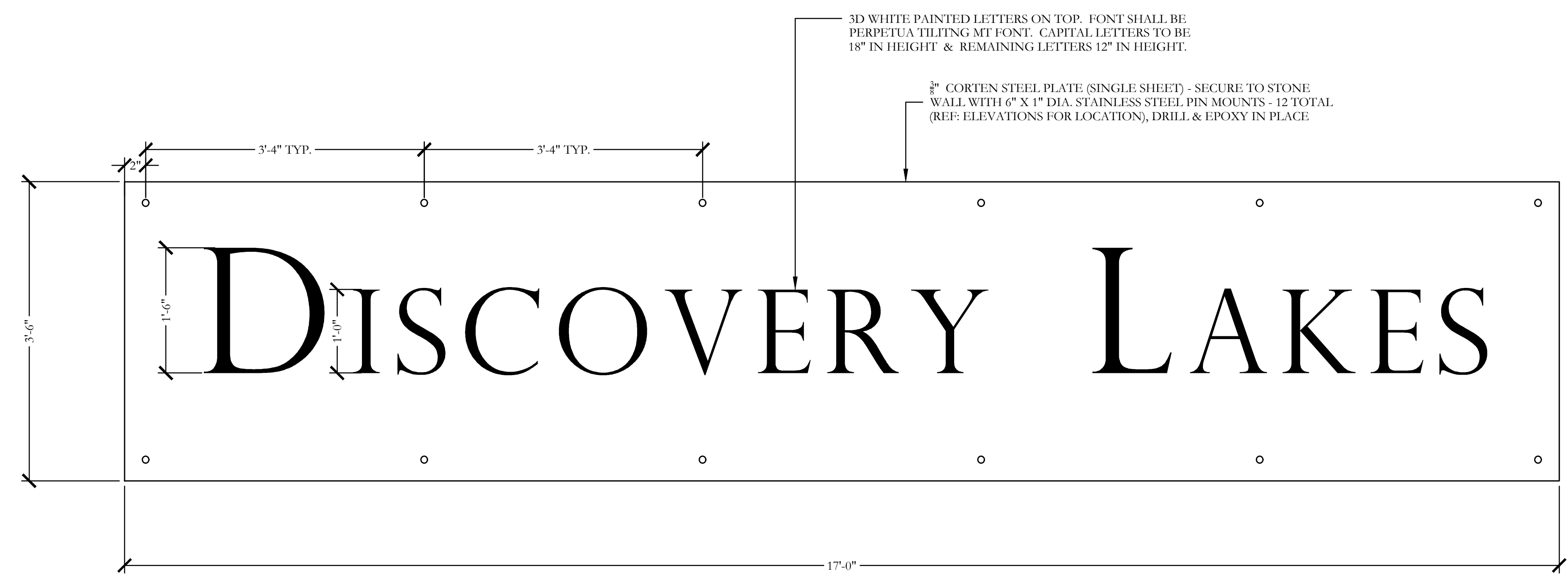
SCREENING AND BUFFERING
Hardscape Details
Discovery Lakes Ph. 1
City of Rockwall, Rockwall County, Texas

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SHEET NO.
HS5 of 8

FOR CONSTRUCTION



1 8'-0" HT. LEUDERS BIG BLOCK ENTRY SIGN WALL SECTION SCALE: 1"=1'-0"



2 CORTEN SIGN PANEL & LETTING ELEVATION SCALE: 1"=1'-0"



December 01, 2021



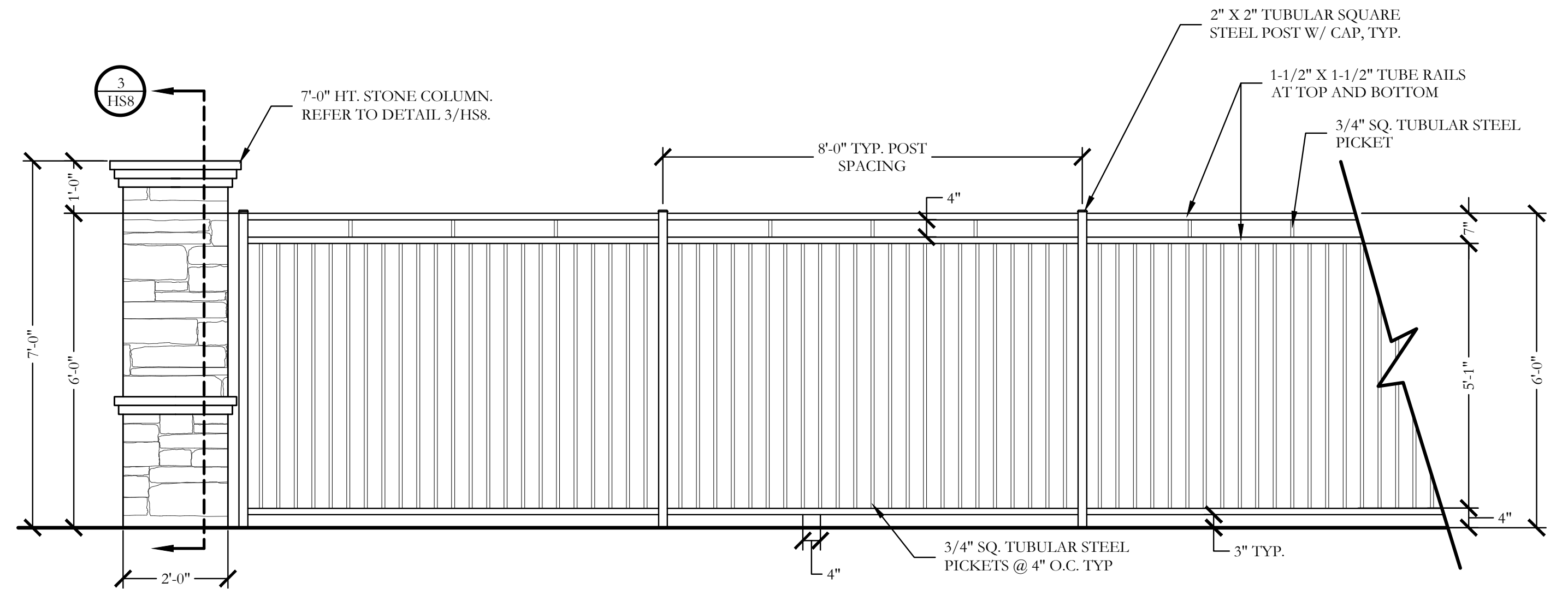
REAVES CONSULTING
821 AIRBORNE DRIVE
FROESER, TEXAS 75078
972.347.3908
RICHARD@REAVESCONSULTINGLLC.COM
F-10826

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

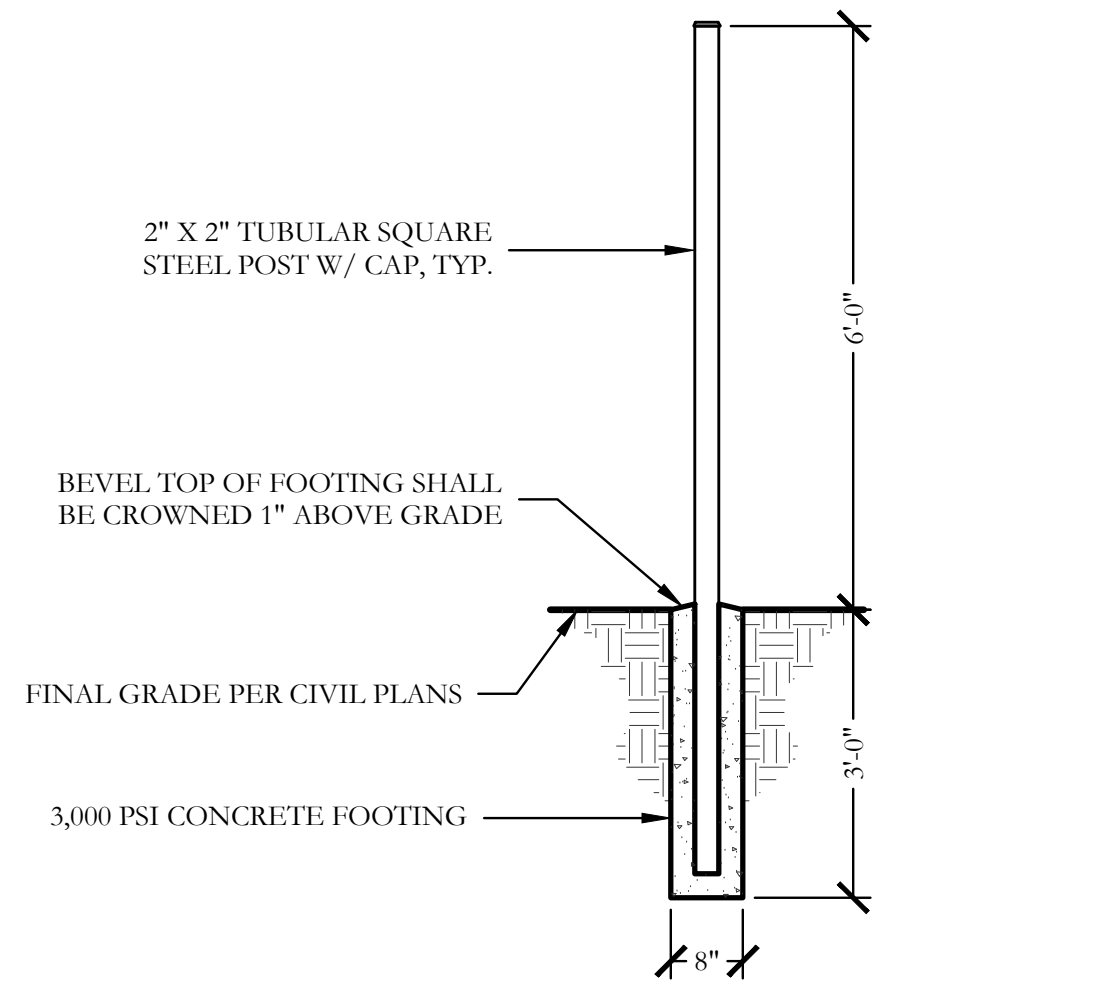
SCREENING AND BUFFERING
Hardscape Details
Discovery Lakes Ph. 1
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
DLL001
SHEET NO.
HS7 of 8

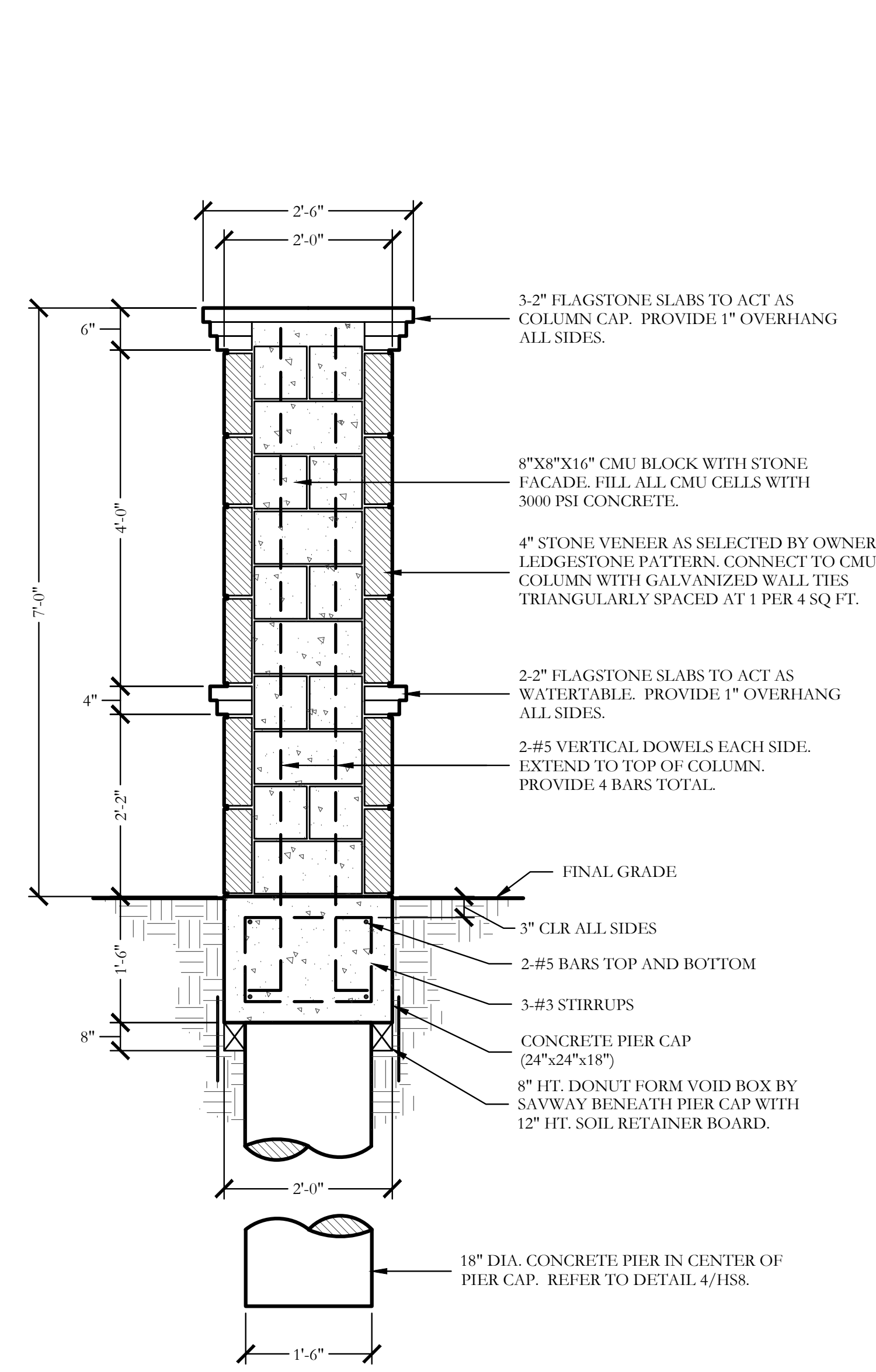
FOR CONSTRUCTION



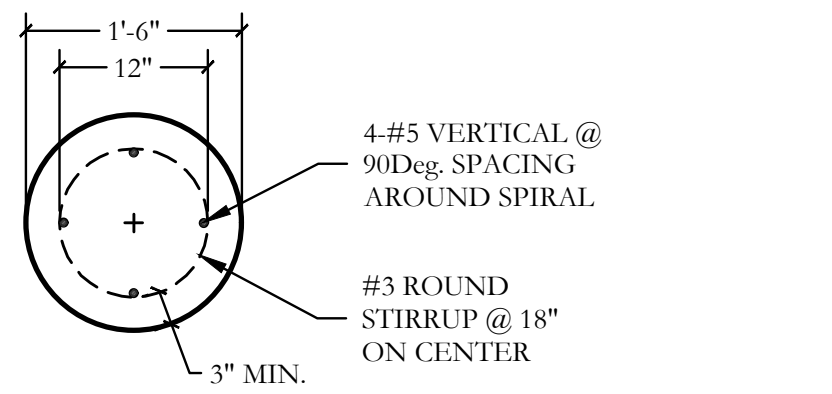
1 6'-0" HT. ORNAMENTAL METAL FENCE AND COLUMN ELEVATION SCALE: 1/2"=1'-0"



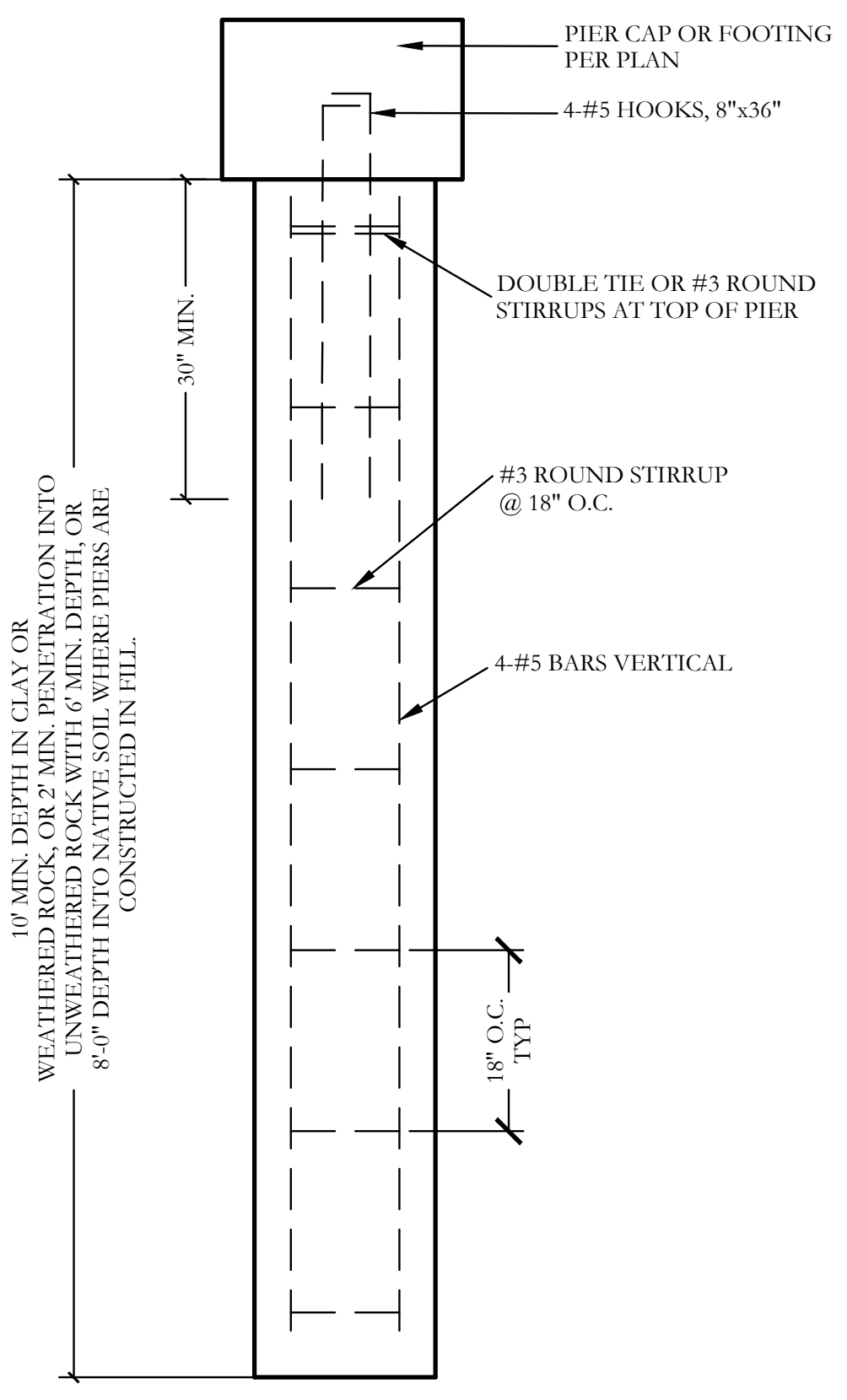
2 TYPICAL METAL POST FOOTING SECTION SCALE: 1/2"=1'-0"



3 7'-0" HT. STONE COLUMN SECTION SCALE: 3/4"=1'-0"



PLAN/SECTION



4 PIER (18" DIA.) SECTION SCALE: 3/4"=1'-0"

GENERAL NOTES - HARDSCAPE CONSTRUCTION

- CAST-IN-PLACE CONCRETE**
- ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE 1 AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
 - ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
 - CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
 - CHLORIDES SHALL NOT BE USED.
 - MAXIMUM AGGREGATE SIZE = 1".

- CONCRETE REINFORCING STEEL**
- ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 38 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
 - PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:
 - CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
 - CONCRETE EXPOSED TO EARTH OR WEATHER:
 - (A) BARS LARGER THAN NO. 5: 2 INCHES
 - (B) BARS NO. 5 AND SMALLER: 1-1/2 INCHES
 - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
 - (A) BARS LARGER THAN NO. 11: 1-1/2 INCHES
 - (B) BARS NO. 11 AND SMALLER: 3/4 INCHES
 - SLABS, WALLS AND JOISTS:
 - (A) BARS LARGER THAN NO. 11: 1-1/2 INCHES
 - (B) BARS NO. 11 AND SMALLER: 3/4 INCHES
 - BEAMS AND COLUMNS: 1-1/2 INCHES
 - SHELLS AND FOLDED PLATES:
 - (A) BAR LARGER THAN NO. 5: 3/4 INCHES
 - (B) BARS NO. 5 AND SMALLER: 1/2 INCHES
 - ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.

- DRILLED PIERS**
- PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
 - PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
 - STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
 - PROVIDE 64 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED.
 - PROVIDE PIER TO GRADE BEAM DOWELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.

- STRUCTURAL CONCRETE MASONRY UNIT**
- CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-4 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
 - CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH OF 1500 PSI AT 28 DAYS.
 - MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
 - COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF 3/8" IN ACCORDANCE WITH ASTM C476. REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
 - REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA. MINIMUM.
 - HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
 - JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
 - LAP VERTICAL REINFORCING BARS AT 72 BAR DIAMETERS.
 - LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
 - PLACE GROUT USING LOW-LIFT METHOD, 6'-8" MAXIMUM LIFTS.

ORNAMENTAL METAL FENCE NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCE.
- ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.
- ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
- PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
- GRIND SMOOTH ALL WELDS.
- ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
- ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
 - FENCE MEMBER SIZES TO BE AS FOLLOWS:
 - PICKETS, 3/4" SQUARE 16 GA.
 - RAILS, 1-1/2" X 1-1/2" SQUARE 16 GA.
 - POSTS, 2" SQUARE 11 GA.
- CONCRETE FOOTING FOR POSTS SHALL BE A MINIMUM OF 3X POST WIDTH.
- POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C. AND A MAXIMUM DISTANCE OF 8'-0" O.C.
- FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.

CODY JOHNSON
s . t . u . d . i . o

9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025
PH: (972) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

STATE OF TEXAS
RICHARD REAVES
91128
PROFESSIONAL ENGINEER
December 01, 2021

REAVES CONSULTING
821 AIRBORNE DRIVE
FROESER, TEXAS 75078
972.347.3908
REAVES@REAVESCONSULTINGLLC.COM
F-10826

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One Inch

SCREENING AND BUFFERING
Hardscape Details
Discovery Lakes Ph. 1
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
DLL001
SHEET NO.
HS8 of 8

FOR CONSTRUCTION



March 16, 2023

TO: Cameron Slown
Teague, Nall, & Perkins, Inc.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013

FROM: Henry Lee, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2023-002; *PD Site Plan for Discovery Lakes Phase 1 Subdivision*

Cameron Slown:

This letter serves to notify you that the above referenced case (*i.e. PD Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on February 7, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the acceptance of site/civil permit.
- (2) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On February 7, 2023, the Planning and Zoning Commission approved a motion to approve the Site Plan by a vote of 6-0, with Commissioner Womble absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Lee".

Henry Lee, AICP, Planner
City of Rockwall Planning and Zoning Department

Lee, Henry

From: Lee, Henry
Sent: Friday, January 27, 2023 12:16 PM
To: 'Cameron Slown'
Cc: [REDACTED]
Subject: Project Comments SP2023-002
Attachments: Project Comments (01.27.2023).pdf; Engineering Mark-Ups (01.27.2023).pdf

Good Afternoon,

Attached are the project comments and draft ordinance for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: January 31, 2023
Planning and Zoning Commission Public Hearing: February 14, 2023

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

Lee, Henry

From: Lee, Henry
Sent: Monday, February 6, 2023 9:53 AM
To: 'Cameron Slown'
Cc: Bill Haney; Matt Hancock
Subject: RE: PD Site Plan Resubmittal
Attachments: City Fence Exhibit Mark-Up (02.03.2023).pdf; Development Comments (02.03.2023).docx

Good Morning,

Planning has the only remaining comments for this case; they are attached to this email. Please get these revisions to me by Thursday at the latest. Let me know if you have any questions.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Cameron Slown <cslow@tnpinc.com>
Sent: Tuesday, January 31, 2023 3:25 PM
To: Lee, Henry <HLee@rockwall.com>
Cc: Miller, Ryan <RMiller@rockwall.com>; Bill Haney <[REDACTED]>; Matt Hancock <[REDACTED]>
Subject: PD Site Plan Resubmittal

Henry

Please see the link below to download the resubmittal of the PD Site Plan for Discovery Lakes.

<https://webshare.tnpinc.com/folders/0b900fcb0c92aeb32c672b5015d419f3>

Password: Discovery

If you need anything else please let me know.

Cameron Slown



Cameron Slown, PE
Senior Project Manager



[REDACTED]
825 Watters Creek Boulevard, Suite M300 | Allen, TX 75013

cslow@tnpinc.com

www.tnpinc.com



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Lee, Henry

From: Cameron Slown <[REDACTED]>
Sent: Wednesday, February 22, 2023 10:06 AM
To: Lee, Henry
Cc: Bill Haney; Matt Hancock; Foshee, Craig
Subject: RE: PD Site Plan Resubmittal
Attachments: DLL001-Issued For Construction 02-06-2023.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Henry

Please see the attached updated site plan submittal for Discovery Lakes.



Cameron Slown, PE
Senior Project Manager



[REDACTED] | [REDACTED] | [REDACTED]
825 Watters Creek Boulevard, Suite M300 | Allen, TX 75013

cslown@tnpinc.com
www.tnpinc.com



From: Lee, Henry <HLee@rockwall.com>
Sent: Monday, February 6, 2023 9:53 AM
To: Cameron Slown <[REDACTED]>
Cc: Bill Haney <[REDACTED]>; Matt Hancock <[REDACTED]>
Subject: [EXTERNAL EMAIL] RE: PD Site Plan Resubmittal

Good Morning,

Planning has the only remaining comments for this case; they are attached to this email. Please get these revisions to me by Thursday at the latest. Let me know if you have any questions.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Cameron Slown <cslown@tnpinc.com>
Sent: Tuesday, January 31, 2023 3:25 PM

To: Lee, Henry <HLee@rockwall.com>

Cc: Miller, Ryan <RMiller@rockwall.com>; Bill Haney <[REDACTED]>; Matt Hancock <[REDACTED]>

Subject: PD Site Plan Resubmittal

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<https://webshare.tnpinc.com/folders/0b900fcb0c92aeb32c672b5015d419f3>

Password: [REDACTED]

If you need anything else please let me know.

Cameron Slown



Cameron Slown, PE
Senior Project Manager



[REDACTED]
825 Watters Creek Boulevard, Suite M300 | Allen, TX 75013

cslown@tnpinc.com
www.tnpinc.com



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Lee, Henry

From: Cameron Slown <[REDACTED]>
Sent: Thursday, March 2, 2023 8:07 AM
To: Lee, Henry
Cc: Matt Hancock; Bill Haney
Subject: FW: PD Site Plan Resubmittal
Attachments: DLL001-Issued For Construction 03-01-2023.pdf

Henry

Please see the attached resubmittal of the PD site plan package for your review and approval.

Let me know if you need anything else. If approved can you please let us know so we can continue to coordinate with Craig Foshee on issuance of a building permit.

Thank you sir.



Cameron Slown, PE
Senior Project Manager



[REDACTED] | [REDACTED] | [REDACTED]
825 Watters Creek Boulevard, Suite M300 | Allen, TX 75013

cslown@tnpinc.com
www.tnpinc.com



From: Matt Hancock <[REDACTED]>
Sent: Wednesday, March 1, 2023 6:48 PM
To: Cameron Slown <[REDACTED]>
Cc: Bill Haney <[REDACTED]>; Cody Johnson <[REDACTED]>
Subject: [EXTERNAL EMAIL] RE: PD Site Plan Resubmittal

Cameron,

I was able to coordinate with Henry on what he was wanting for the required site plan sheet – comment M.1. We have provided the newly added SP1 sheet within this set. Showing the overall landscape, landscape buffer, requirements table, etc.

Please let me know if you need anything else at this time. Don't hesitate to call.

Thanks again,

Matt Hancock, LI | Studio Leader



704 Central Parkway East | Suite 1200 | Plano | TX 75074

[REDACTED]

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From: Lee, Henry <HLee@rockwall.com>
Sent: Tuesday, February 28, 2023 8:32 AM
To: 'Cameron Slown' <[REDACTED]>
Cc: Bill Haney <[REDACTED]>; Matt Hancock <[REDACTED]>; Foshee, Craig <cfoshee@rockwall.com>
Subject: RE: PD Site Plan Resubmittal

Good Morning,

Staff has reviewed the revisions. Planning has the only remaining comments, which are attached to this email. Once these are addressed please send me the revision for review. Let me know if you have any questions.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Cameron Slown <[REDACTED]>
Sent: Wednesday, February 22, 2023 10:06 AM
To: Lee, Henry <HLee@rockwall.com>
Cc: Bill Haney <[REDACTED]>; Matt Hancock <[REDACTED]>; Foshee, Craig <cfoshee@rockwall.com>
Subject: RE: PD Site Plan Resubmittal

Henry

Please see the attached updated site plan submittal for Discovery Lakes.



Cameron Slown, PE
Senior Project Manager



825 Watters Creek Boulevard, Suite M300 | Allen, TX 75013

cslown@tnpinc.com
www.tnpinc.com



From: Lee, Henry <HLee@rockwall.com>
Sent: Monday, February 6, 2023 9:53 AM
To: Cameron Slown <[REDACTED]>
Cc: Bill Haney <[REDACTED]>; Matt Hancock <[REDACTED]>
Subject: [EXTERNAL EMAIL] RE: PD Site Plan Resubmittal

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Thank you,



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Subject: PD Site Plan Resubmittal

Henry

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<https://webshare.tnpinc.com/folders/0b900fcb0c92aeb32c672b5015d419f3>

Password: [REDACTED]

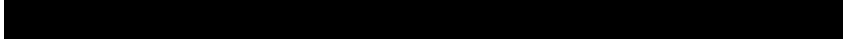
If you need anything else please let me know.

Cameron Slown



Cameron Slown, PE

Senior Project Manager



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