



# CASE COVER SHEET

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

**PLANNING & ZONING CASE NO.** SP2023-016

**PLANNING & ZONING FEE** \$ 1,556.18

### 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

On June 13, 2023, the Planning and Zoning Commission approved a motion to approve the Site Plan by a vote of 7-0.

### 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. \_\_\_\_\_

**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup> 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.  
<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: John King Blvd, Rockwall, TX 75087  
 SUBDIVISION: Park Hills : ABS A 0183, G W Redlin Tract 1, 6-1, 6      LOT      BLOCK  
 GENERAL LOCATION: Southwest of Intersection at John King Blvd & Williams Street (Hwy 66)

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Planned Development PD-97      CURRENT USE: Planned Development PD-97  
 PROPOSED ZONING:      PROPOSED USE:  
 ACREAGE: 65.309      LOTS [CURRENT]: 152      LOTS [PROPOSED]:

**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	Qualico Developments (US), Inc.	<input checked="" type="checkbox"/> APPLICANT	Michael Joyce Properties
CONTACT PERSON	John Vick	CONTACT PERSON	Meredith Joyce
ADDRESS	6950 TPC Drive, Suite 350	ADDRESS	767 Justin Road
CITY, STATE & ZIP	McKinney, TX 75070	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	469-769-6150	PHONE	512-694-6394
E-MAIL	John.Vick@qualico.com	E-MAIL	meredith@michaeljoyceproperties.com

## NOTARY VERIFICATION [REQUIRED]

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

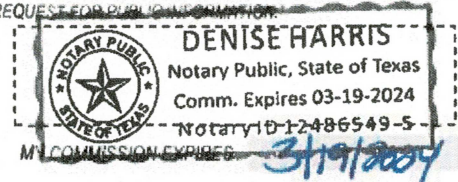
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1556.18 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF April, 2023 BY SIGNING THIS APPLICATION. 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.

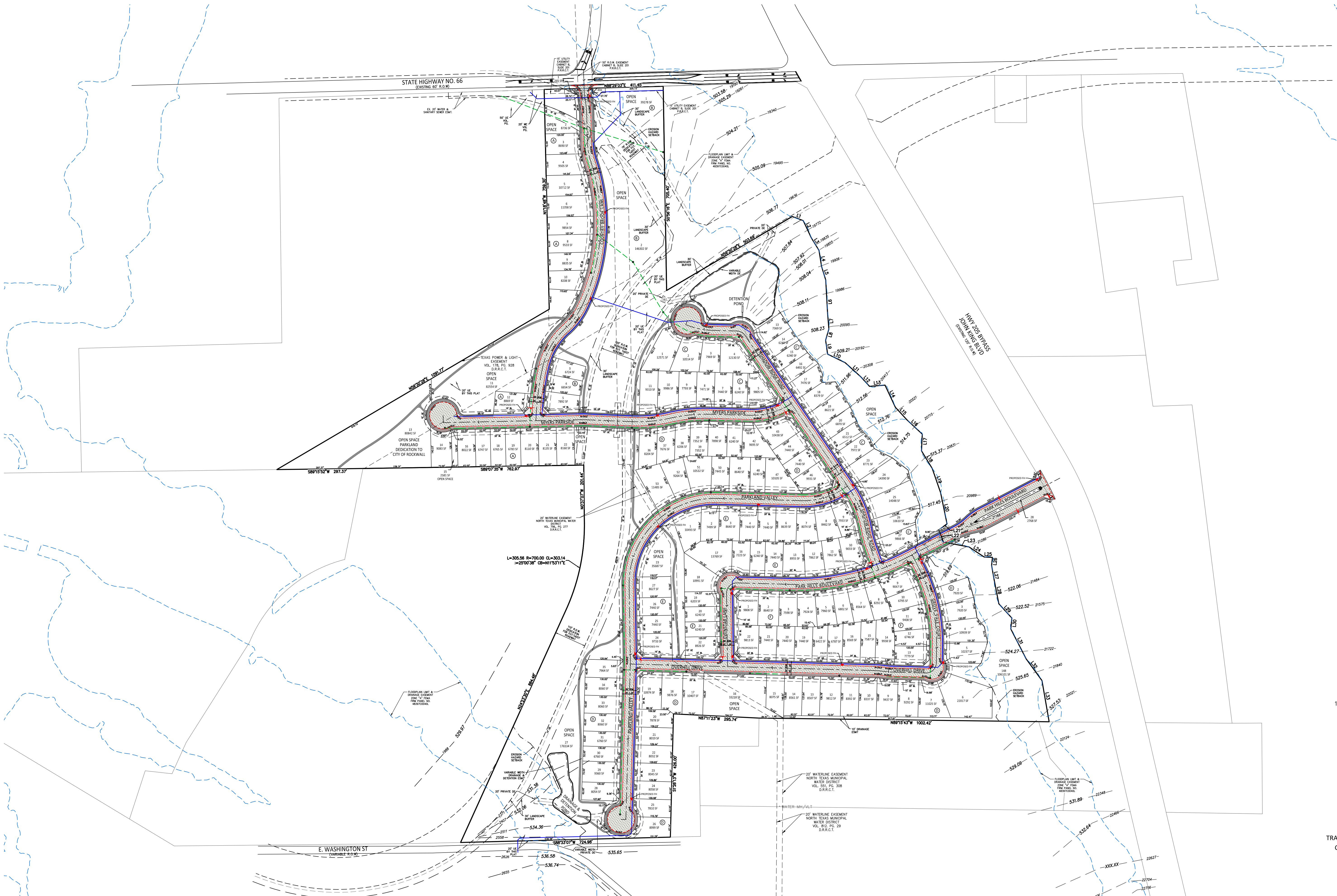
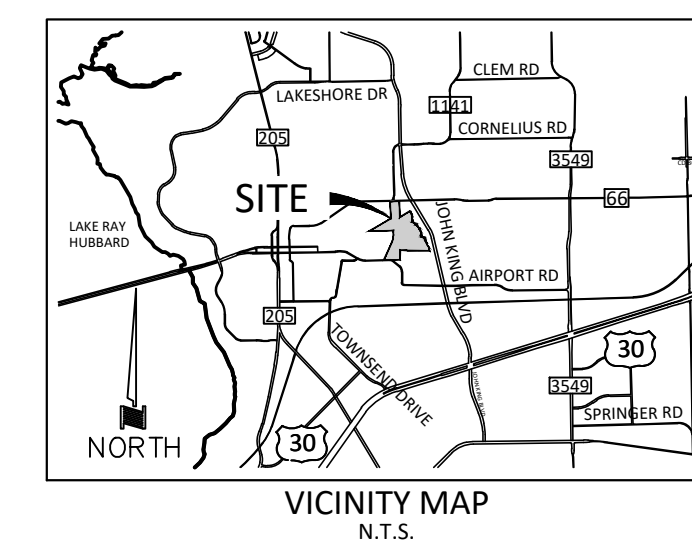
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF April, 2023

OWNER'S SIGNATURE

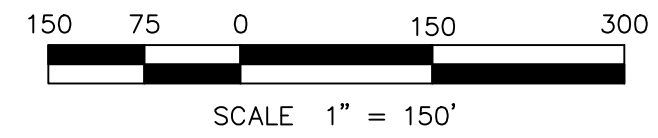
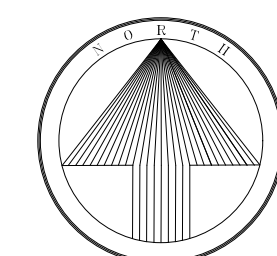
*John Vick*  
*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





LEGEND	
	6" PAVEMENT
	SIDEWALK (DEVELOPER)
	SIDEWALK (BUILDER)
	FIRE LANE
	PROPOSED SIGNAGE
	PROPOSED WATER
	PROPOSED SEWER



**SITE PLAN  
PARK HILLS**

LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;  
 LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;  
 LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;  
 65.309 ACRES OR 2,844,879.13 SF  
 144 SINGLE FAMILY LOTS AND  
 12 OPEN SPACE LOTS  
 SITUATED WITHIN  
 TRACT 6 AND PORTIONS OF TRACTS 1 AND 6-1 OF THE  
 GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183  
**CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS**  
 SP2023-016

June 12, 2023

**BENCHMARKS**  
 CITY OF ROCKWALL MONUMENT NO. COR-10:  
 BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF VILLAGE LANE AND LAGUNA DRIVE.  
 ELEVATION = PLAN 521.61' FIELD 521.57'  
 CITY OF ROCKWALL MONUMENT NO. COR-11:  
 BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHEAST SIDE OF MIMS ROAD AT THE SOUTHERLY END OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD WITH THE SOUTHEAST LINE OF I-30.  
 ELEVATION = PLAN 565.98' FIELD 566.02'

**SITE PLAN SIGNATURE BLOCK:**  
 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 \_\_\_\_ 20\_\_  
 WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_  
 PLANNING & ZONING COMMISSION, CHAIRMAN      DIRECTOR OF PLANNING & ZONING

**Owner/Applicant:**  
 Qualico Developments (U.S), Inc.  
 6950 TPC Drive, Suite 350  
 McKinney, TX 78660

**Engineer/Surveyor:**  
 Johnson Volk Consulting, Inc.  
 704 Central Parkway East, Suite. 1200  
 Plano, Texas 75074  
 Phone: 972-201-3102  
 Contact: Joel Richey, PE



**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 SUTTABLE 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, 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 TO 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 OFFSITE 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

~PARK HILLS~

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

SUBMITTAL DATE: June 05, 2023



LOCATION MAP  
NOT TO SCALE

SHEET INDEX	
L1	OVERALL LAYOUT PLAN
L2-L16	LANDSCAPE PLANS
L17-L17A	LANDSCAPE DETAILS
L18-L22	HARDSCAPE DETAILS
F1-F2	FENCE EXHIBIT

**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 \_\_\_\_\_, 2023.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

**OWNER / DEVELOPER:**

QUALICO DEVELOPMENTS (U.S), INC  
6950 TPC DRIVE, SUITE 350  
MCKINNEY, TX 78660

**CIVIL ENGINEER:**

JOHNSON VOLK CONSULTING  
704 CENTRAL PARKWAY EAST, SUITE  
1200 PLANO, TEXAS 75074  
PH 972-201-3100

**LANDSCAPE ARCHITECT:**

JOHNSON VOLK CONSULTING  
704 CENTRAL PARKWAY EAST, SUITE 1200  
PLANO, TEXAS 75074  
PH. 972-201-3100  
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 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:**

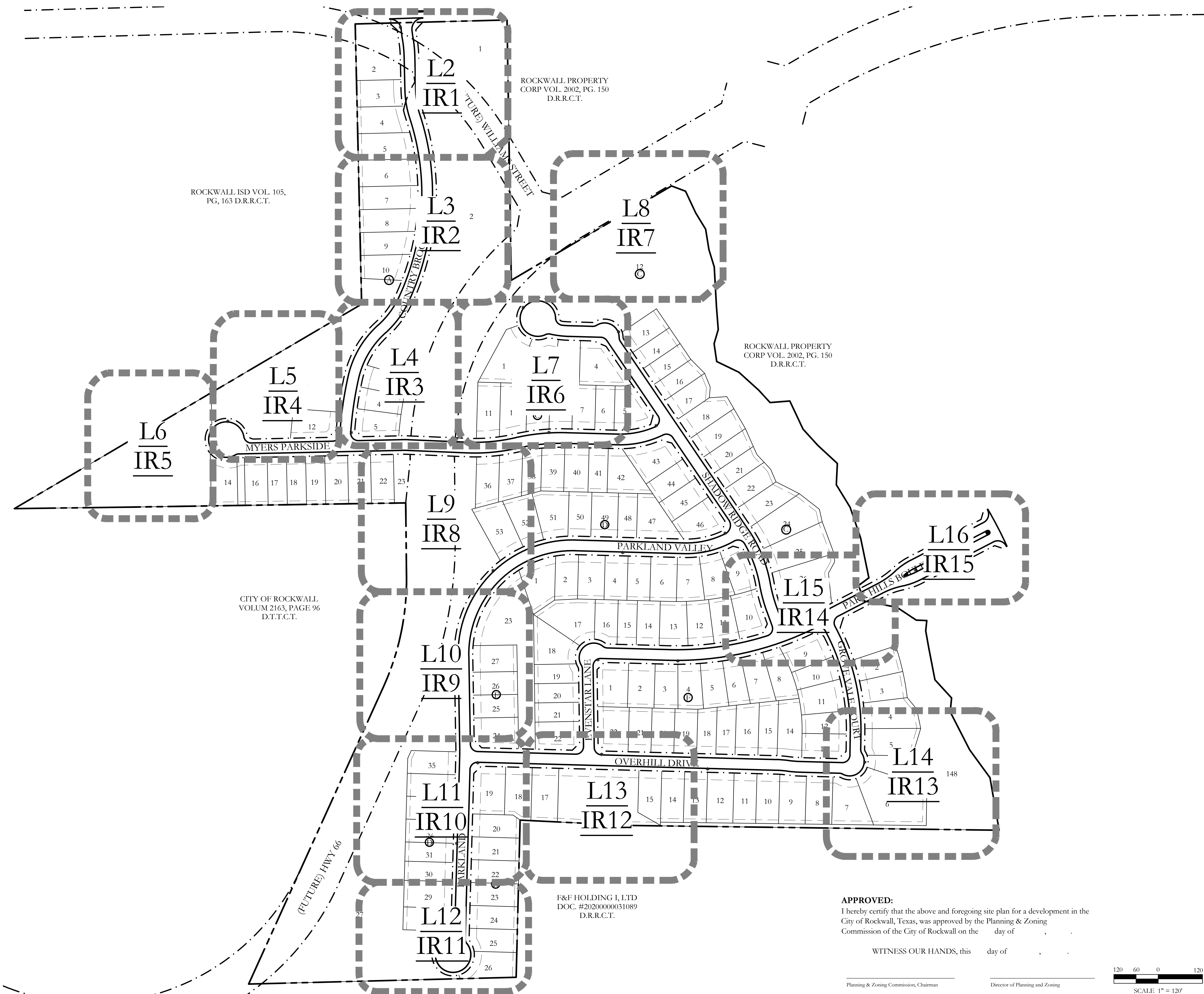
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON 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.



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ROCKWALL ISD VOL. 105, PG. 163 D.R.R.C.T.

ROCKWALL PROPERTY CORP VOL. 2002, PG. 150 D.R.R.C.T.

ROCKWALL PROPERTY CORP VOL. 2002, PG. 150 D.R.R.C.T.

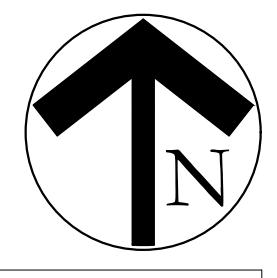
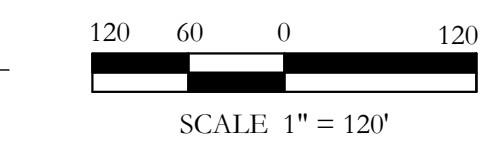
CITY OF ROCKWALL VOLUM 2163, PAGE 96 D.T.T.C.T.

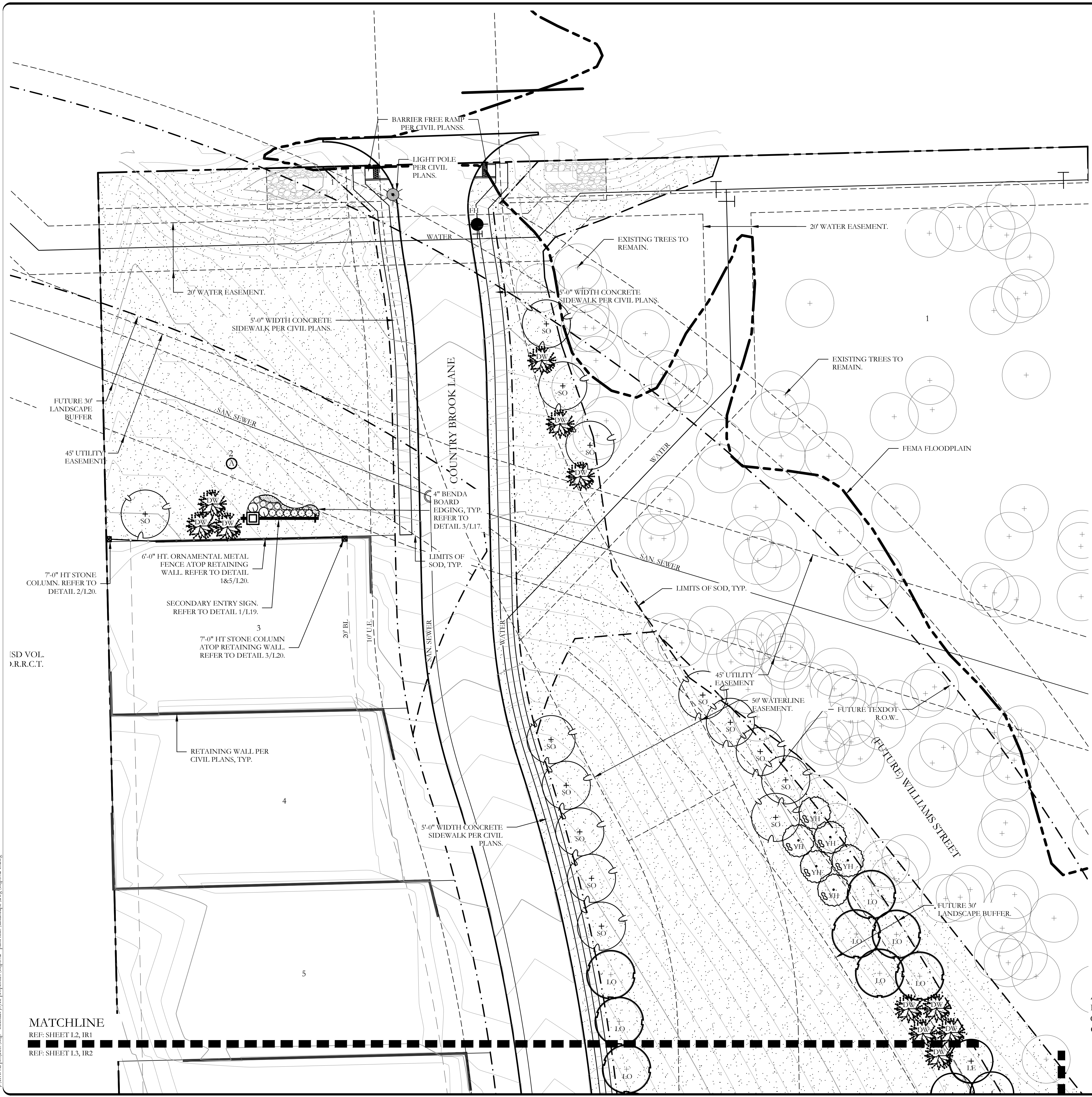
F&F HOLDING I, LTD DOC. #2020000031089 D.R.R.C.T.

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





### HARDSCAPE LEGEND

- MAIN ENTRY SIGN  
REFER TO DETAILS 1/L18.
- SECONDARY ENTRY SIGN  
REFER TO DETAILS 1/L19.
- 7'-0" HT. STONE COLUMN.  
REFER TO DETAIL 2/L20.
- 6'-0" HT. ORNAMENTAL METAL  
FENCE. REFER TO DETAIL 18&4/L20.
- 7'-0" HT. STONE COLUMN ATOP  
OF RETAINING WALL. REFER  
TO DETAIL 3/L20.
- 6'-0" HT. ORNAMENTAL METAL  
FENCE ATOP OF RETAINING  
WALL. REFER TO DETAIL 18&5/L20.
- 4'-0" HT. SPLIT RAIL FENCE.  
REFER TO DETAIL 4/L21.

NOTE: REFER TO CIVIL ENGINEERING PLANS FOR RETAINING WALL AND SIDEWALK LAYOUT AND DETAILS.

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### PLANT LEGEND

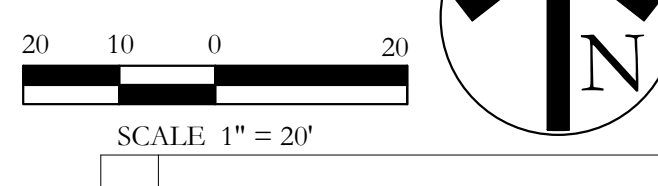
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	ER	EASTERN REDBUD	CERCIS CANADENSIS VAR. CANADENSIS	2" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5 GALLON	48" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	5 GALLON	36" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	5 GALLON	36" O.C.
		COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	5 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERAGE AT 70% DENSITY

**APPROVED:**  
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WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

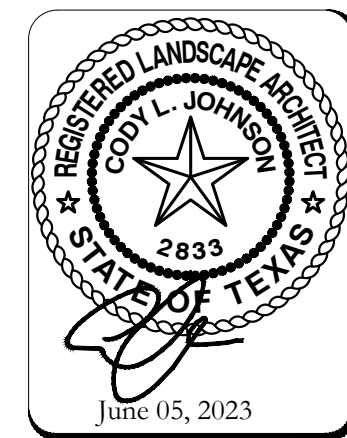
\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning



**MATCHLINE**  
REF: SHEET L2, IR1  
REF: SHEET L3, IR2

SD VOL. D.R.R.C.T.



SCALE: 1" = 20'  
One Inch  
JVC No. MJP502

MATCHLINE

REF: SHEET L2, IR1

REF: SHEET L3, IR2

ROCKWALL ISD VOL. 105, PG, 163 D.R.C.T.

MATCHLINE

REF: SHEET L3, IR2

REF: SHEET L4, IR3

HARDSCAPE LEGEND

- MAIN ENTRY SIGN  
REFER TO DETAILS 1/L18.
- SECONDARY ENTRY SIGN  
REFER TO DETAILS 1/L19.
- 7'-0" HT. STONE COLUMN.  
REFER TO DETAIL 2/L20.
- 6'-0" HT. ORNAMENTAL METAL FENCE.  
REFER TO DETAIL 18&4/L20.
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PLANT LEGEND

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	T	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5 GALLON	48" O.C.
	M	DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	5 GALLON	36" O.C.
	P	PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	5 GALLON	36" O.C.
	C	COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	5 GALLON	36" O.C.
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Planning & Zoning Commission, Chairman

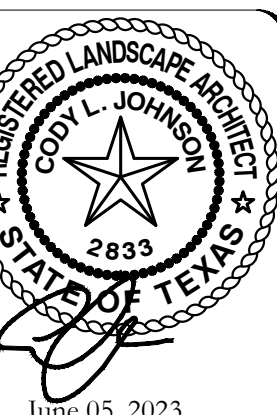
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Director of Planning and Zoning

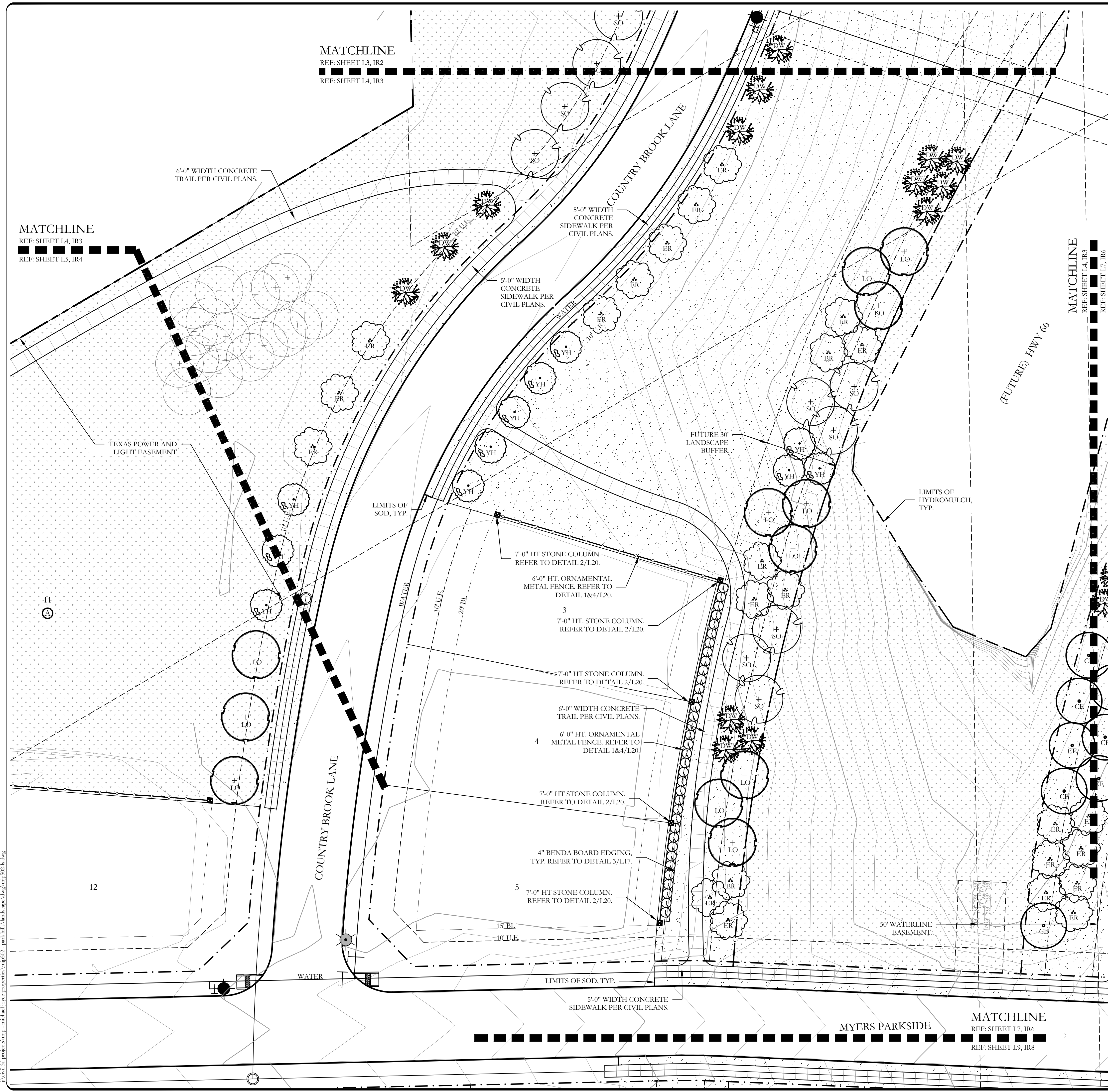
SCALE: 1" = 20'

One Inch

JVC No. MJP502

June 05, 2023





### HARDSCAPE LEGEND

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\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

SCALE: 1" = 20'

1" = 20'  
One Inch  
JVC No. MJP502

June 05, 2023

**JOHNSON VOLK CONSULTING**  
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

PARK HILLS  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

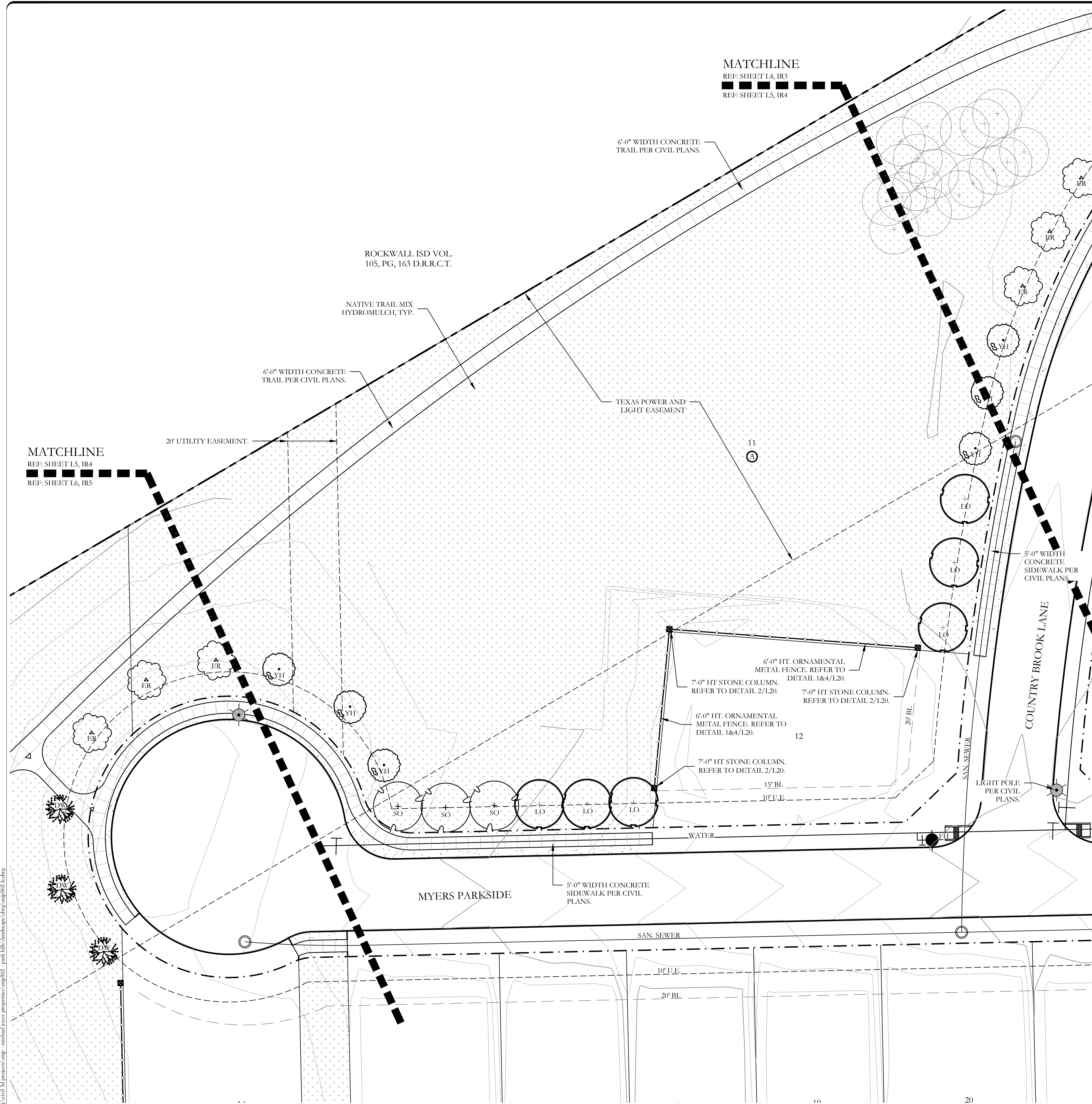
SCREENING AND BUFFERING  
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT  
STATE OF TEXAS  
2833  
June 05, 2023

CITY PROJECT NO. SP2023-016

L4 of 22





### HARDSCAPE LEGEND

- MAIN ENTRY SIGN  
REFER TO DETAILS 1/L18.
- SECONDARY ENTRY SIGN  
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- 
- 
- 
- 
- 

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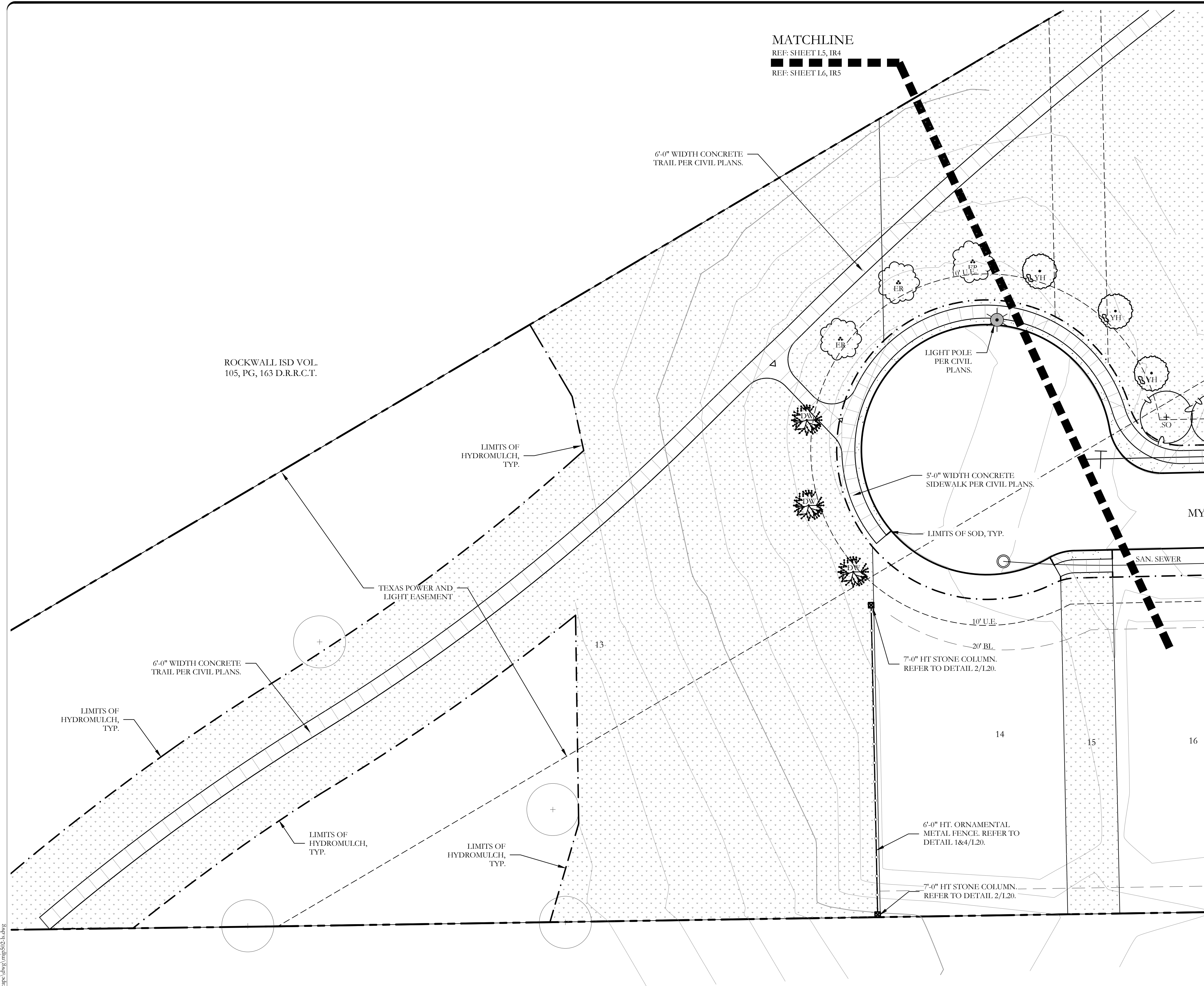
SCALE: 1" = 20'

20 10 0 20

One Inch

JVC No. MJP502

June 05, 2023



MATCHLINE  
 REF: SHEET L5, IR4  
 REF: SHEET L6, IR5

ROCKWALL ISD VOL.  
 105, PG. 163 D.R.R.C.T.

### HARDSCAPE LEGEND

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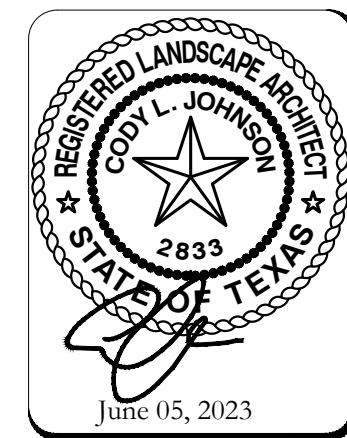
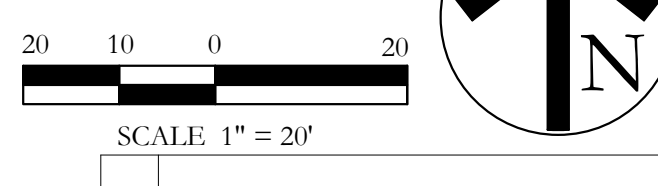
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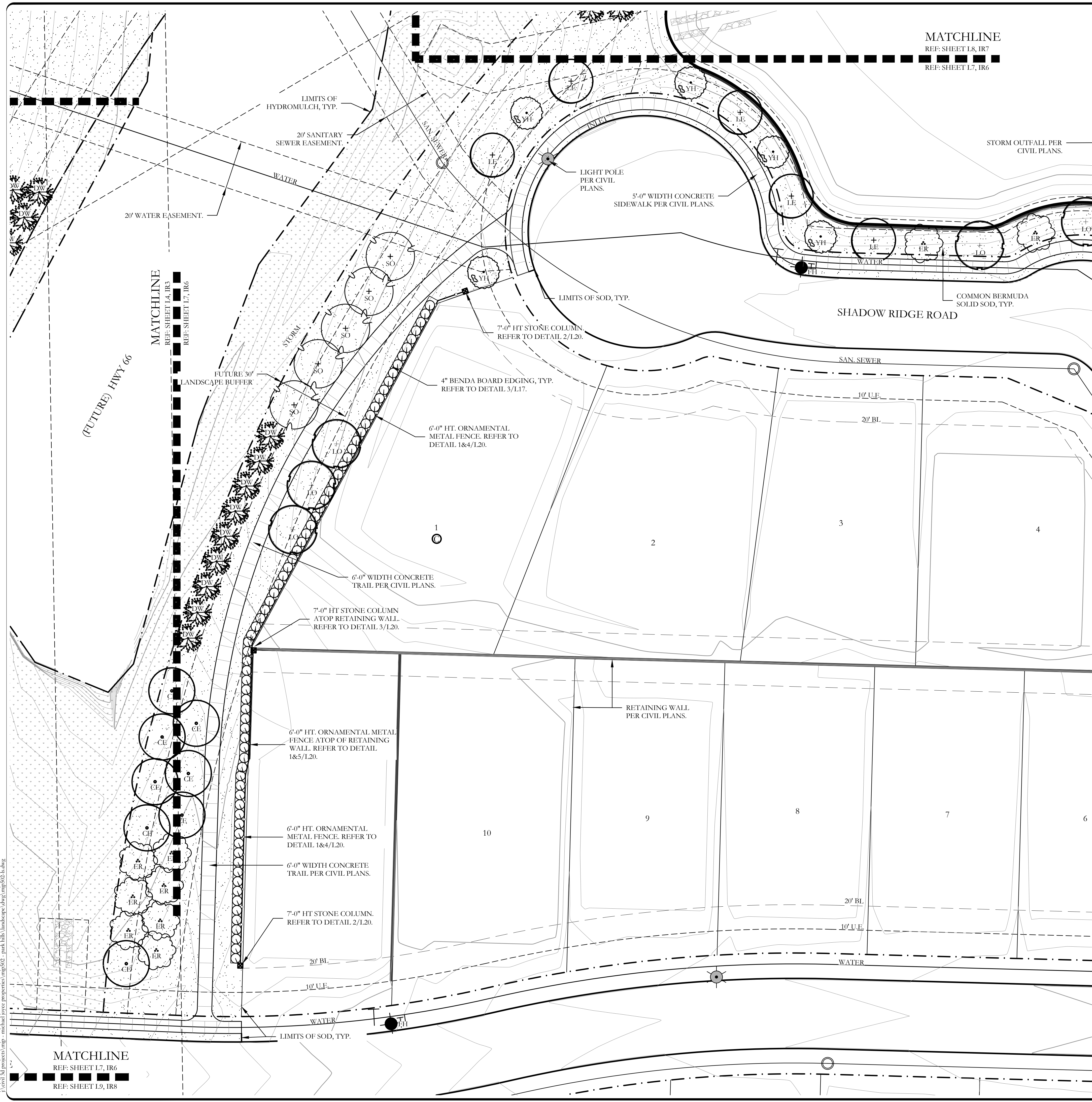
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MATCHLINE  
REF: SHEET L8, IR7  
REF: SHEET L7, IR6

MATCHLINE  
REF: SHEET L4, IR3  
REF: SHEET L7, IR6

(FUTURE) HWY 66

MATCHLINE  
REF: SHEET L7, IR6  
REF: SHEET L9, IR8

**HARDSCAPE LEGEND**

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REFER TO DETAILS 1/L18.
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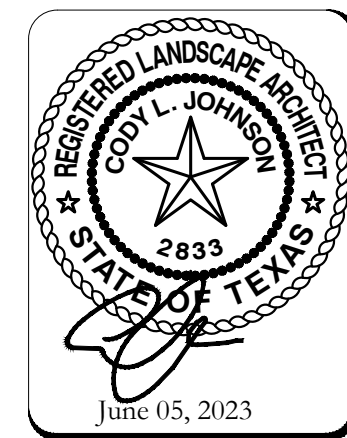
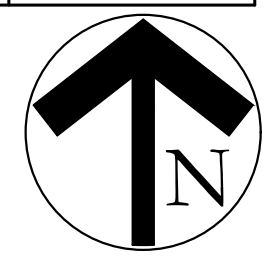
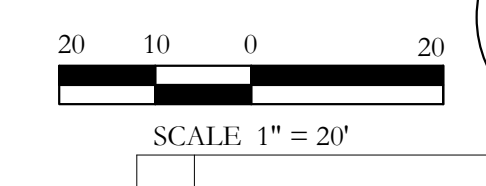
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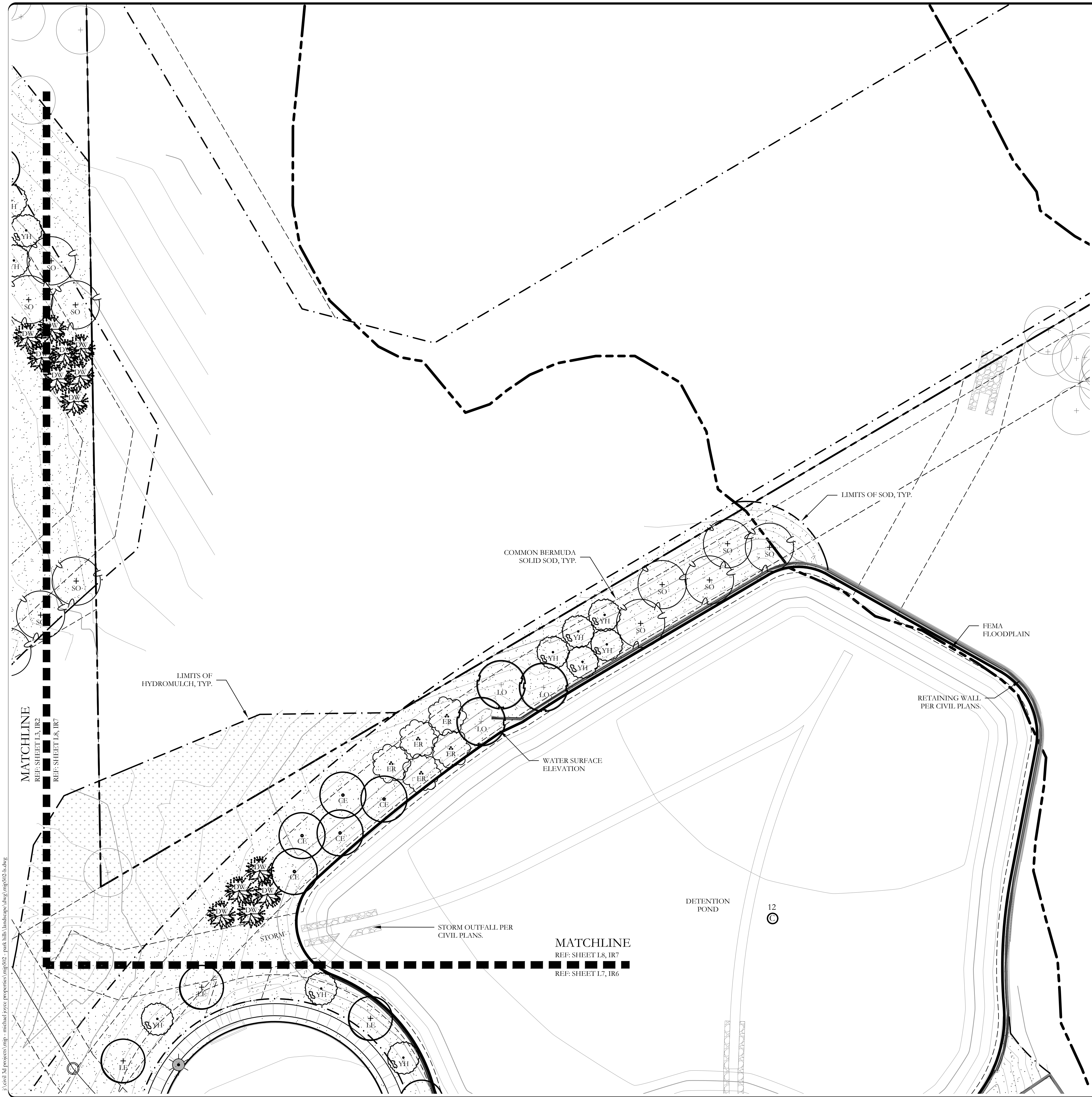
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Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning





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		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	5 GALLON	36" O.C.
		COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	5 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERAGE AT 70% DENSITY

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WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
 Planning & Zoning Commission, Chairman

\_\_\_\_\_  
 Director of Planning and Zoning

SCALE: 1" = 20'

1" = 20'  
 One Inch  
 JVC No. MJP502

JOHNSON VOLK CONSULTING  
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

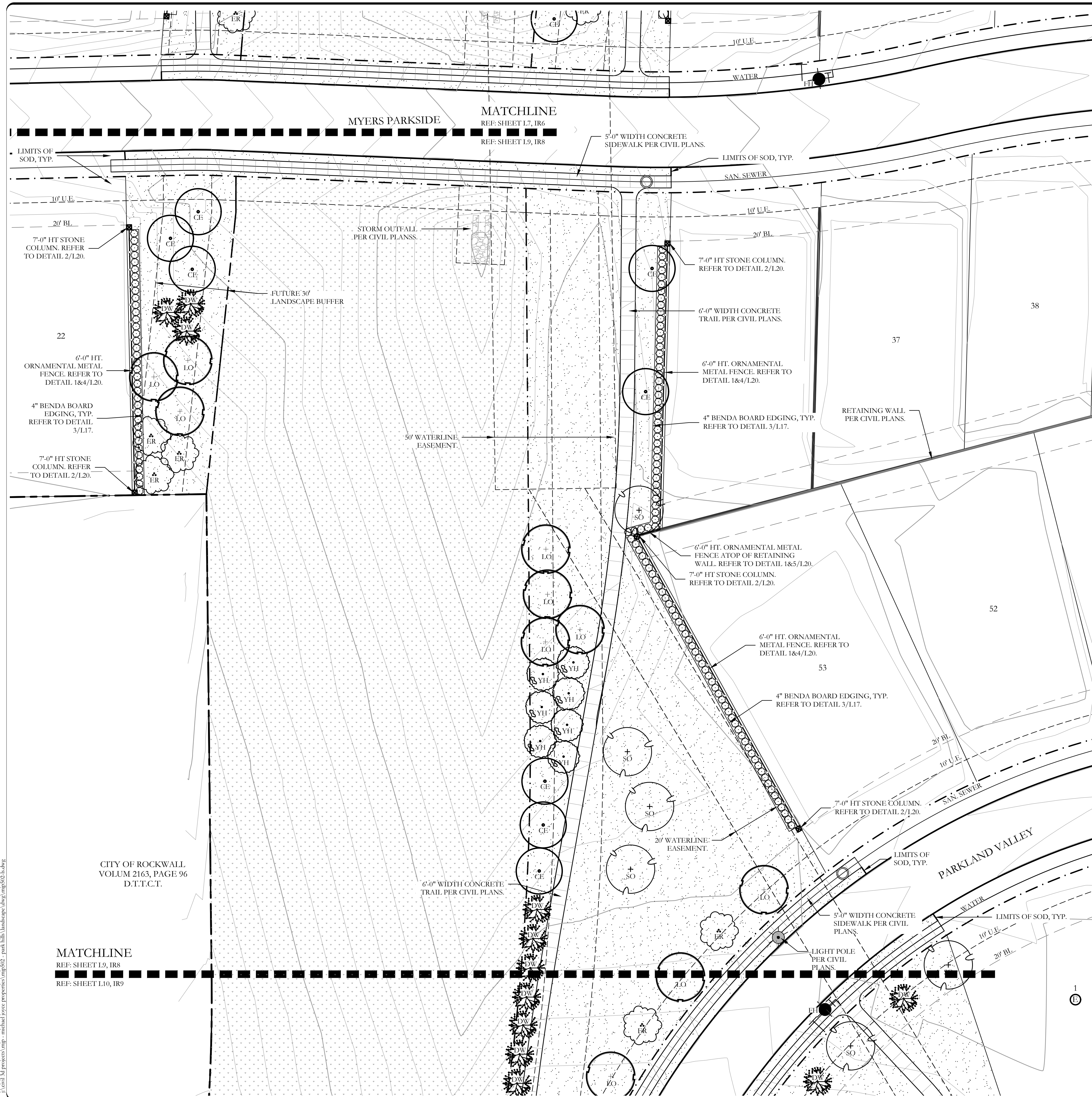
PARK HILLS  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING  
 LANDSCAPE PLAN







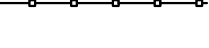
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L8 of 22

CITY PROJECT NO. SP2023-016



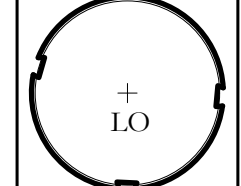
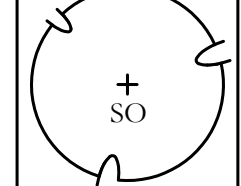
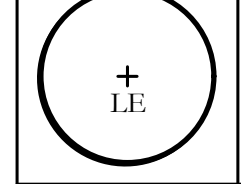
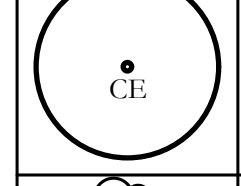
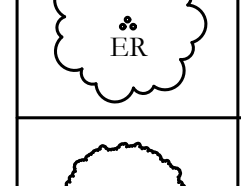
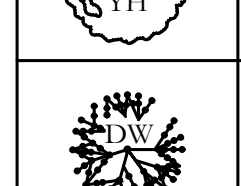
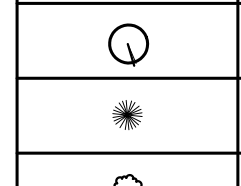
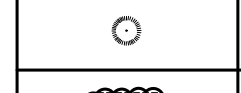
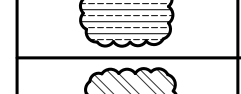


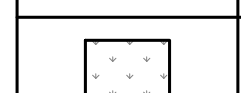
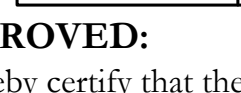
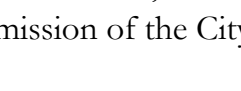


**HARDSCAPE LEGEND**

-  MAIN ENTRY SIGN  
REFER TO DETAILS 1/L18.
-  SECONDARY ENTRY SIGN  
REFER TO DETAILS 1/L19.
-  7'-0" HT. STONE COLUMN.  
REFER TO DETAIL 2/L20.
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**PLANT LEGEND**

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_

SCALE: 1" = 20'

One Inch

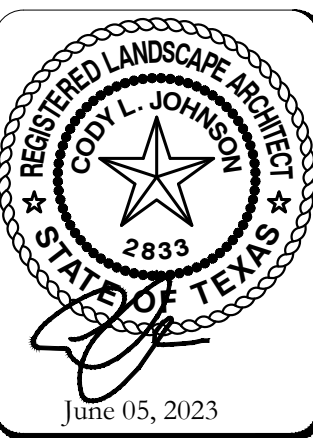
JVC No. MJP502

SCALE 1" = 20'



CITY OF ROCKWALL  
VOLUM 2163, PAGE 96  
D.T.T.C.T.

MATCHLINE  
REF: SHEET L9, IR8  
REF: SHEET L10, IR9



**MATCHLINE**

REF: SHEET L9, IR8

REF: SHEET L10, IR9

NATIVE TRAIL MIX  
HYDROMULCH, TYP.

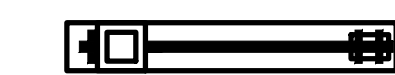


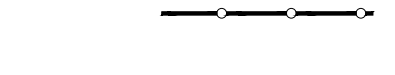



CITY OF ROCKWALL  
VOLUM 2163, PAGE 96  
D.T.T.C.T.

**MATCHLINE**

REF: SHEET L10, IR9

REF: SHEET L11, IR10

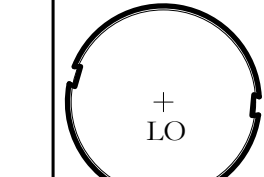
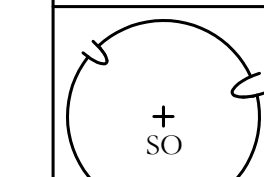
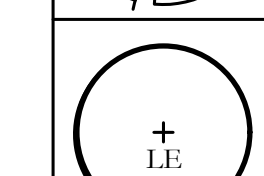
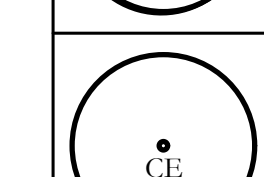
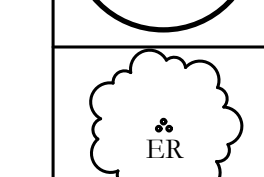
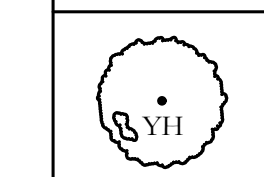
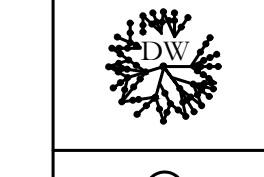

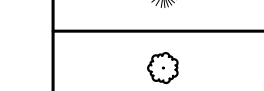







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REFER TO DETAILS 1/L19.
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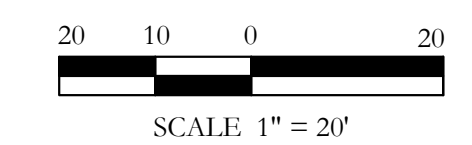
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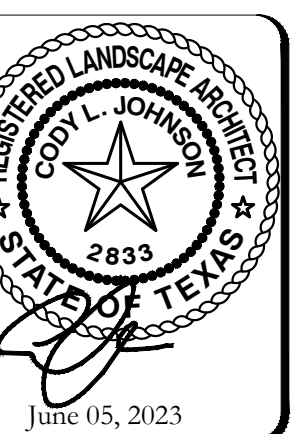
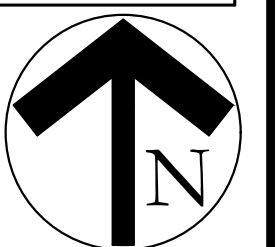
WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning



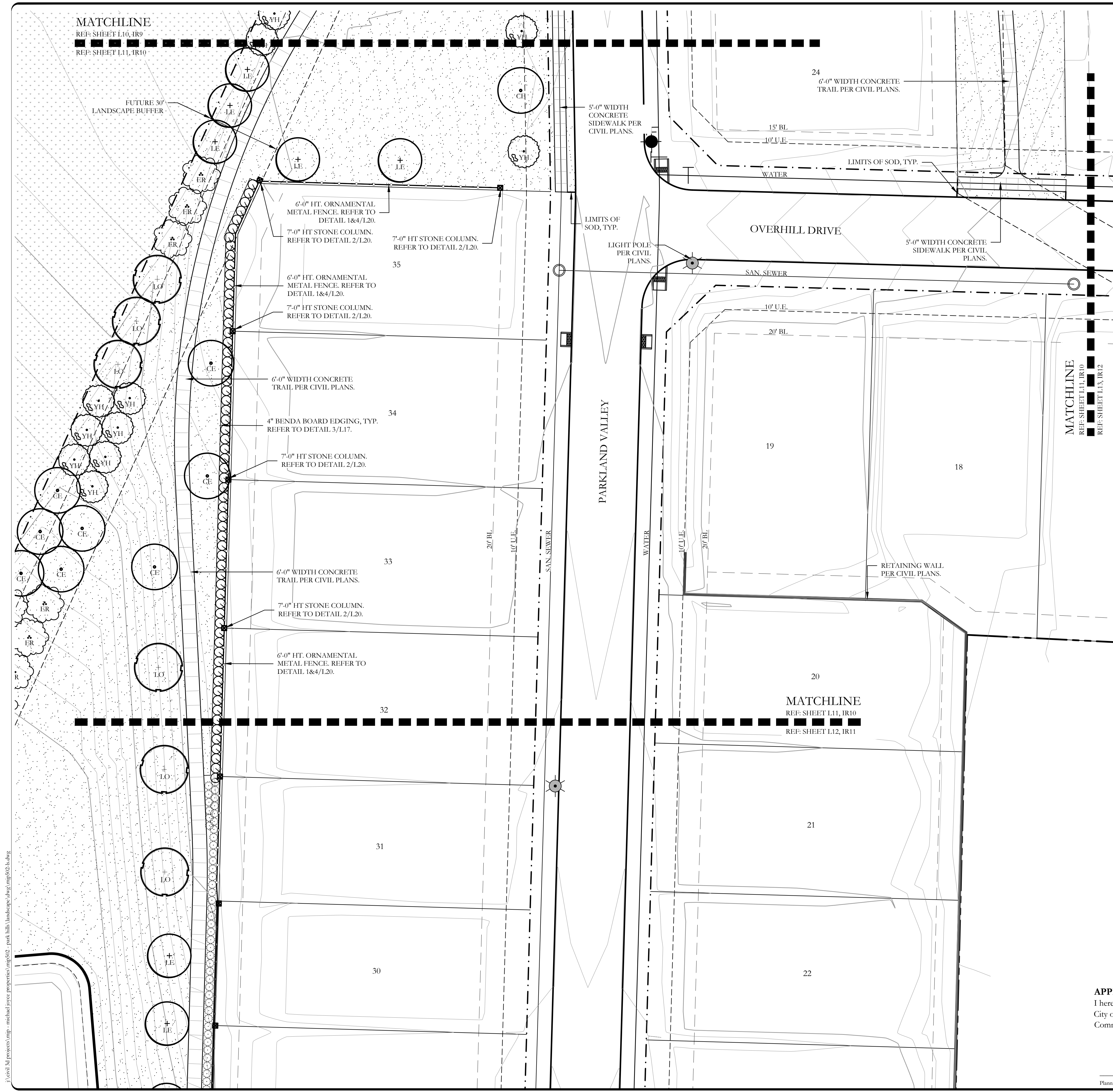
SCALE 1" = 20'



SCALE:  
1" = 20'

One Inch

JVC No. MJP502



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- SECONDARY ENTRY SIGN  
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Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

SCALE: 1" = 20'

20 10 0 20

One Inch

JVC No. MJP502

June 05, 2023

REGISTERED LANDSCAPE ARCHITECT  
JOHNSON VOLK CONSULTING  
2833  
STATE OF TEXAS

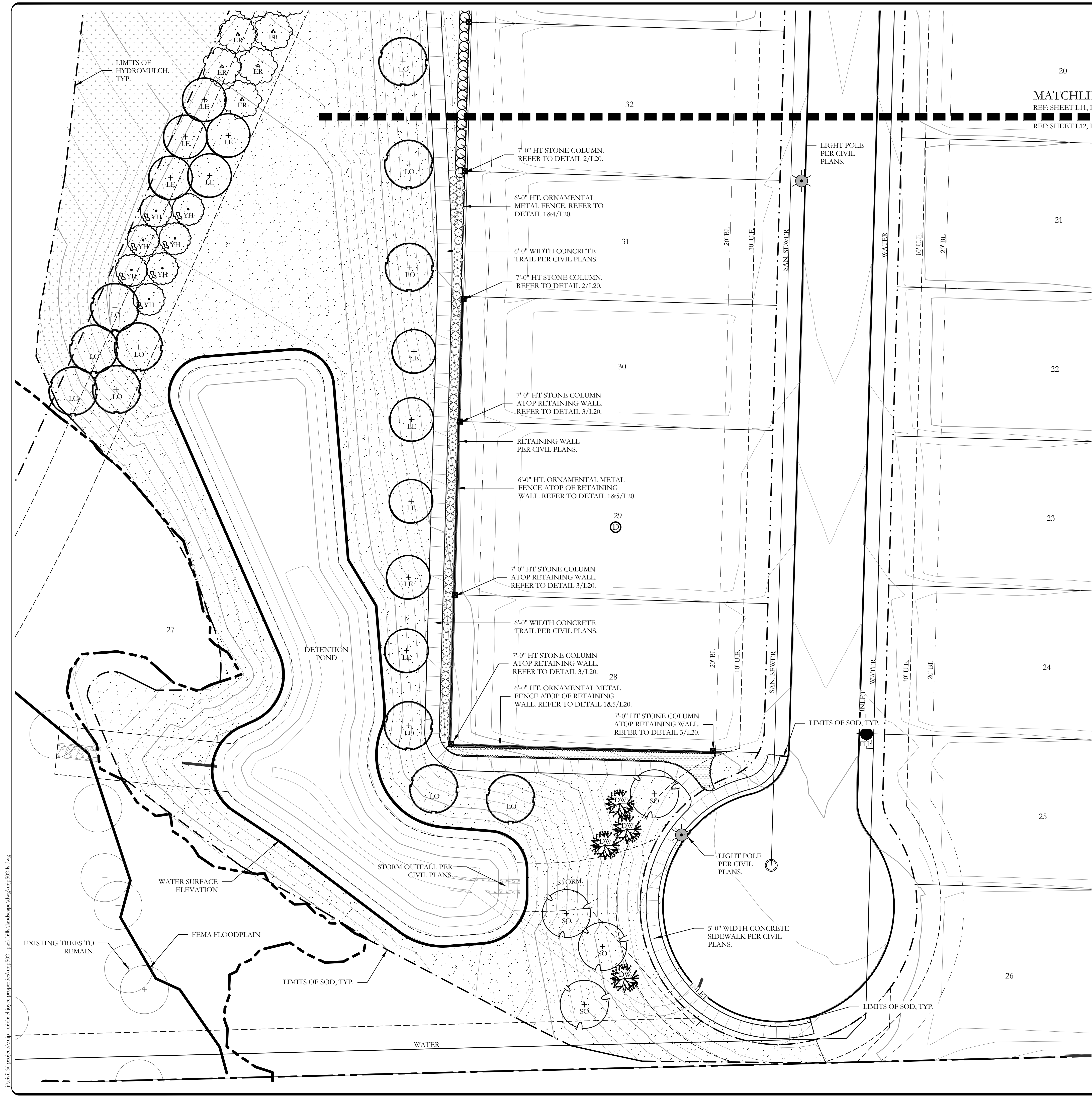
JOHNSON VOLK CONSULTING  
1962 / Land Surveying Firm No. 10194033  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

PARK HILLS  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING  
LANDSCAPE PLAN

CITY PROJECT NO. SP2023-016

L11 of 22



### HARDSCAPE LEGEND

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TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
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SCREENING AND BUFFERING  
LANDSCAPE PLAN

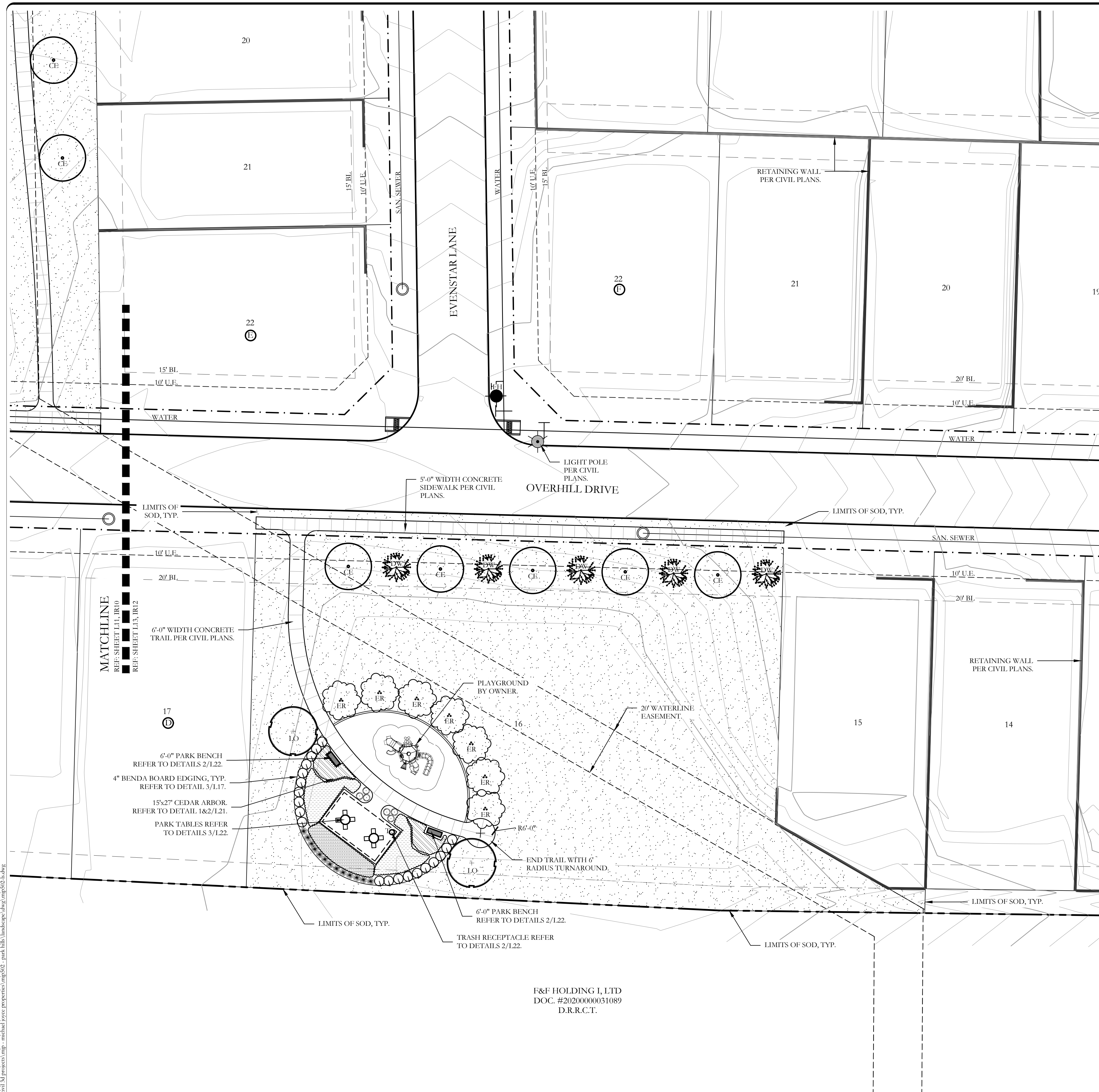
REGISTERED LANDSCAPE ARCHITECT  
JOHNSON VOLK  
STATE OF TEXAS  
2833  
June 05, 2023

SCALE: 1" = 20'  
One Inch  
JVC No. MJP502

L12 of 22

CITY PROJECT NO. SP2023-016





### HARDSCAPE LEGEND

- MAIN ENTRY SIGN  
REFER TO DETAILS 1/L18.
- SECONDARY ENTRY SIGN  
REFER TO DETAILS 1/L19.
- 7'-0" HT. STONE COLUMN.  
REFER TO DETAIL 2/L20.
- 6'-0" HT. ORNAMENTAL METAL FENCE.  
REFER TO DETAIL 18&4/L20.
- 7'-0" HT. STONE COLUMN ATOP OF RETAINING WALL.  
REFER TO DETAIL 3/L20.
- 6'-0" HT. ORNAMENTAL METAL FENCE ATOP OF RETAINING WALL.  
REFER TO DETAIL 18&5/L20.
- 4'-0" HT. SPLIT RAIL FENCE.  
REFER TO DETAIL 4/L21.

NOTE: REFER TO CIVIL ENGINEERING PLANS FOR RETAINING WALL AND SIDEWALK LAYOUT AND DETAILS.

NOTE: BEFORE THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR ANY RESIDENTIAL LOT THERE MUST BE TWO (2) FOUR (4) INCH CALIPER CANOPY TREES PLANTED IN FRONT OF HOME AND FOUR (4) FOUR (4) INCH CALIPER TREES ON CORNER LOTS.

### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	ER	EASTERN REDBUD	CERCIS CANADENSIS VAR. CANADENSIS	2" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5 GALLON	48" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	5 GALLON	36" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	5 GALLON	36" O.C.
		COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	5 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERAGE AT 70% DENSITY

F&F HOLDING I, LTD  
DOC. #2020000031089  
D.R.R.C.T.

**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 \_\_\_\_\_, 2023.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

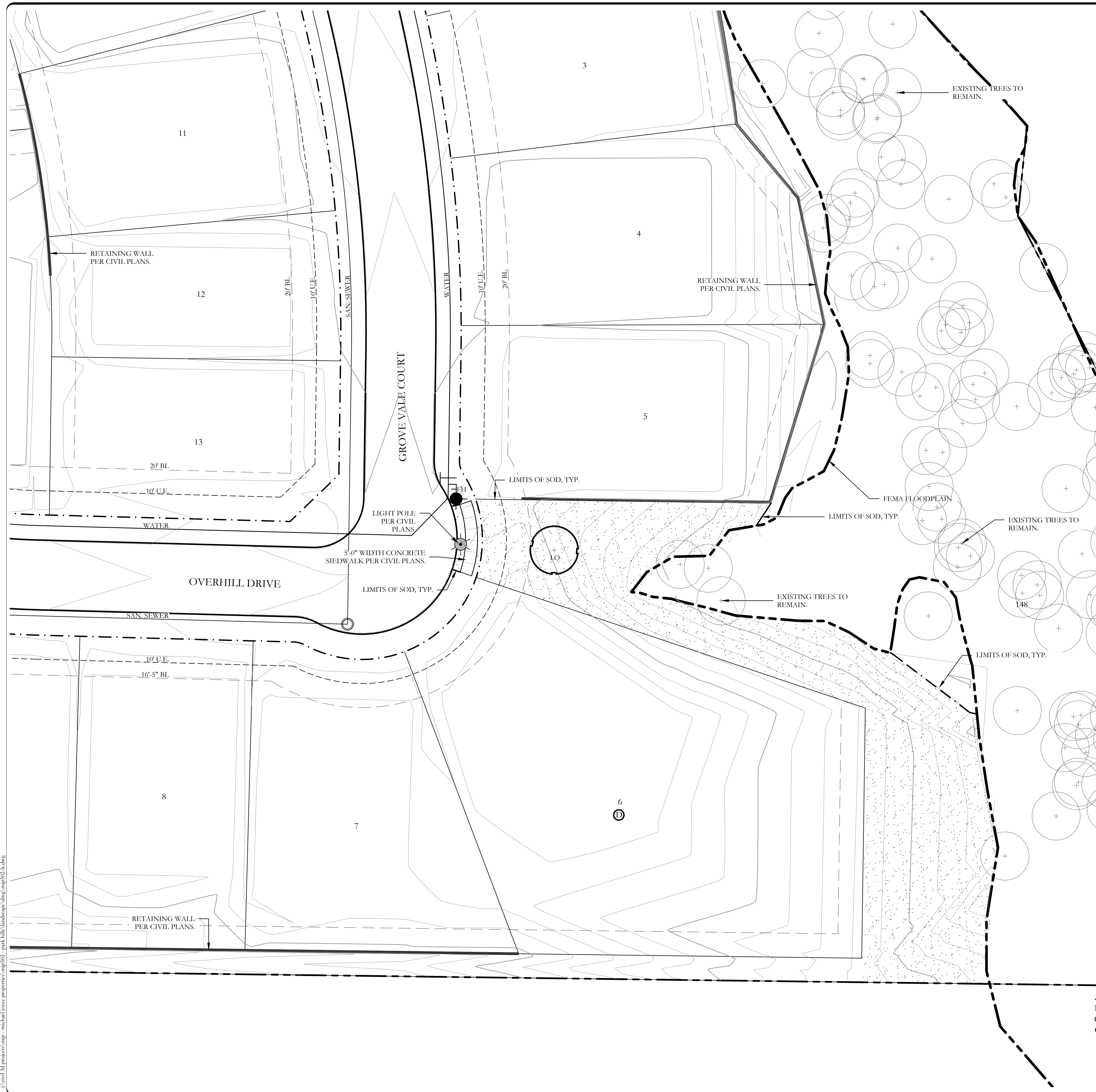
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One Inch

JVC No. MJP502

June 05, 2023



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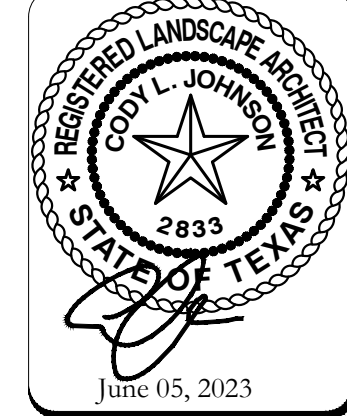
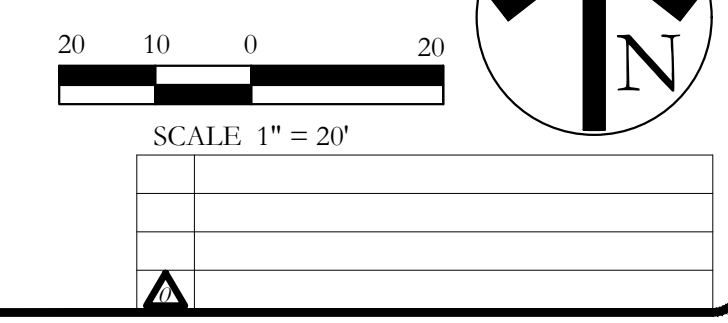
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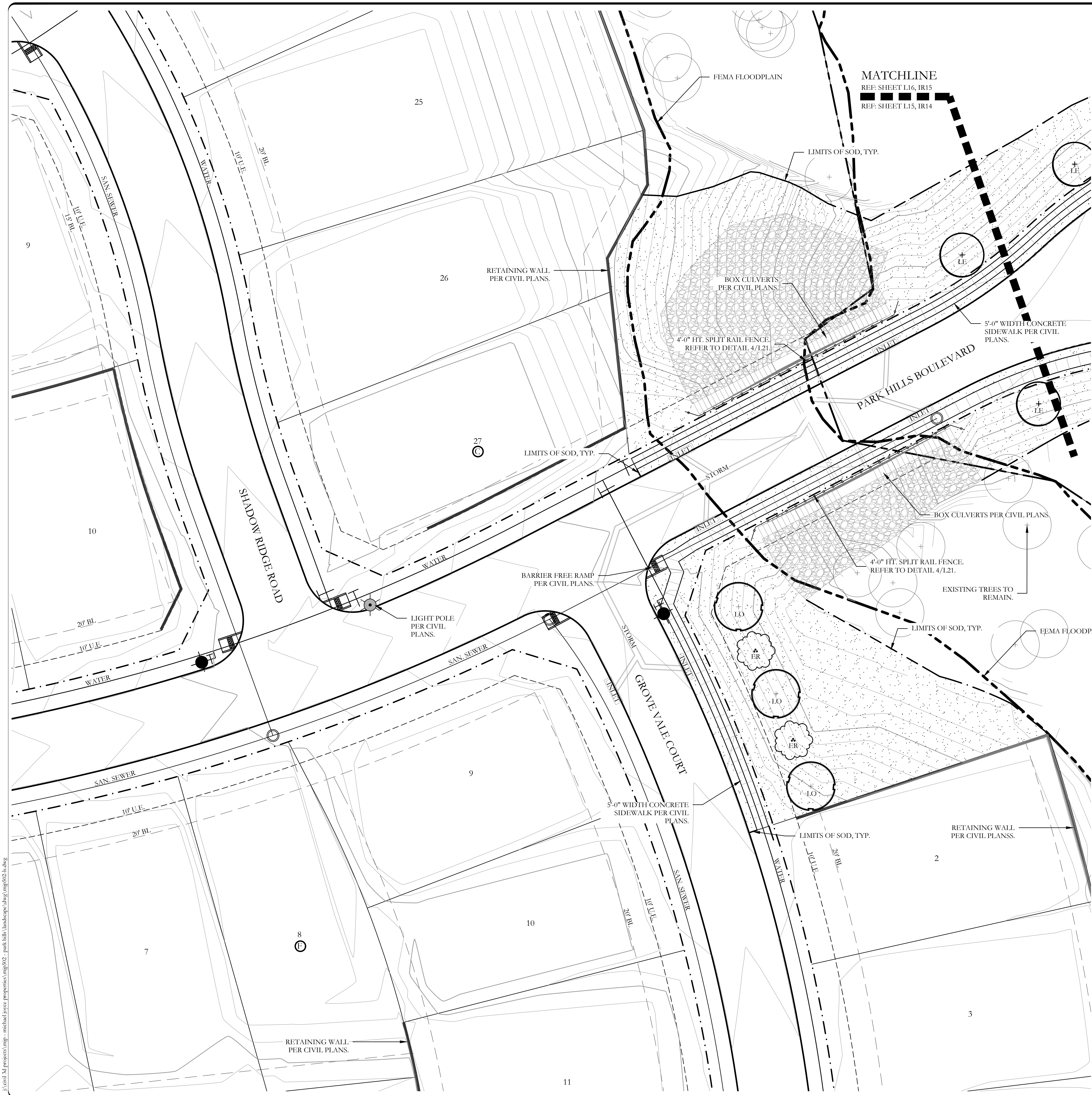
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\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning





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Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

SCALE 1" = 20'  
 One Inch  
 JVC No. MJP502

**JOHNSON VOLK CONSULTING**  
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

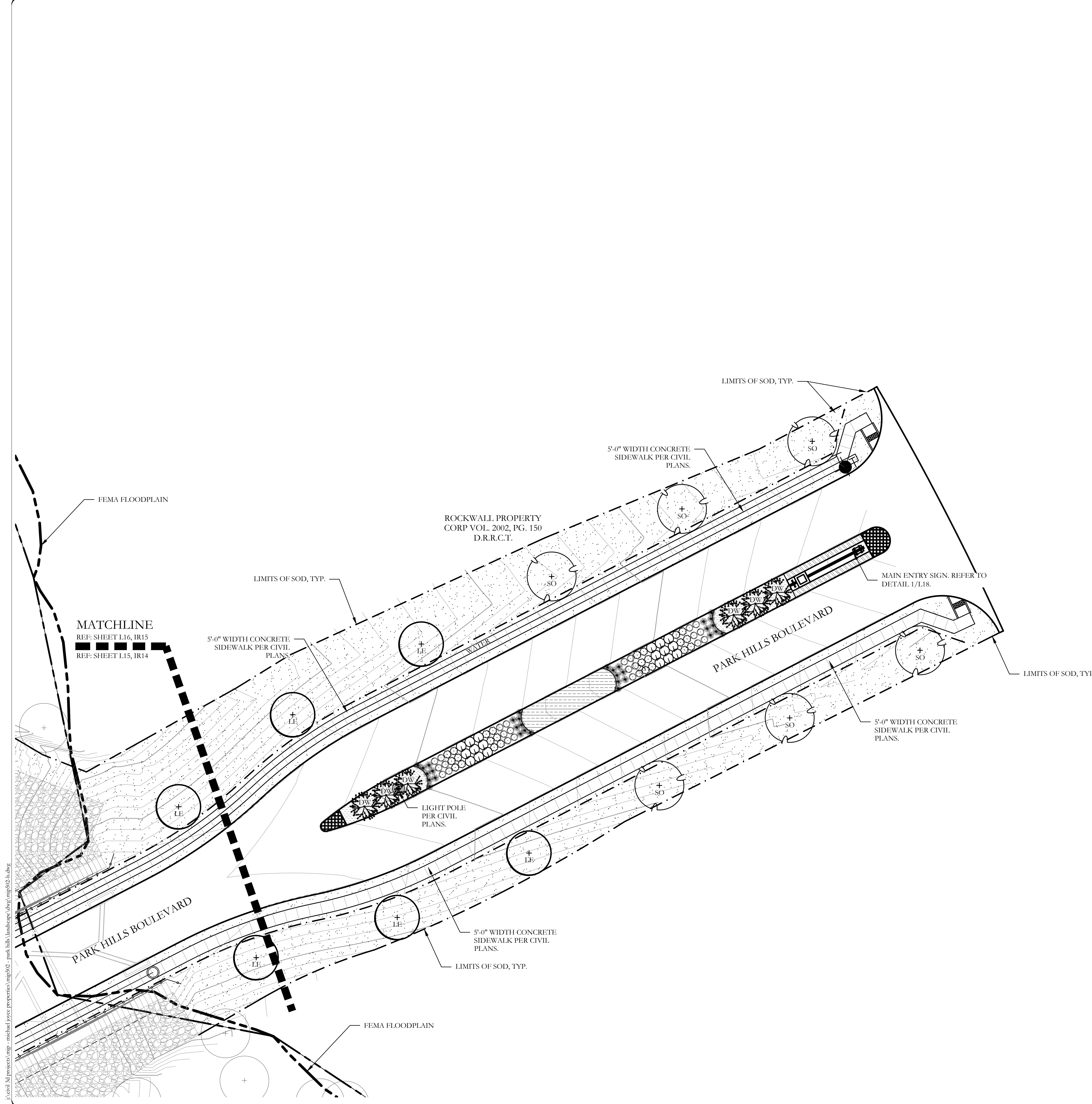
**PARK HILLS**  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING  
 LANDSCAPE PLAN

SCALE: 1" = 20'  
 One Inch  
 JVC No. MJP502

**L15 of 22**

CITY PROJECT NO. SP2023-016



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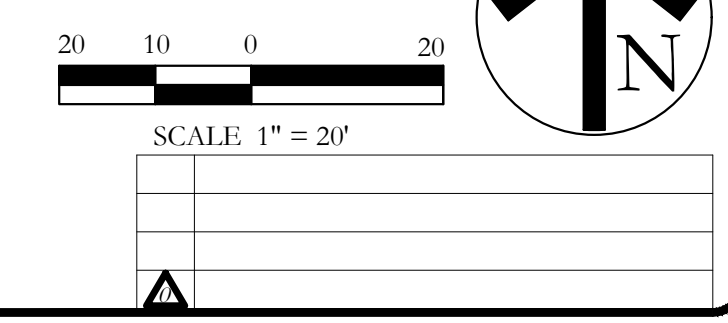
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Planning & Zoning Commission, Chairman

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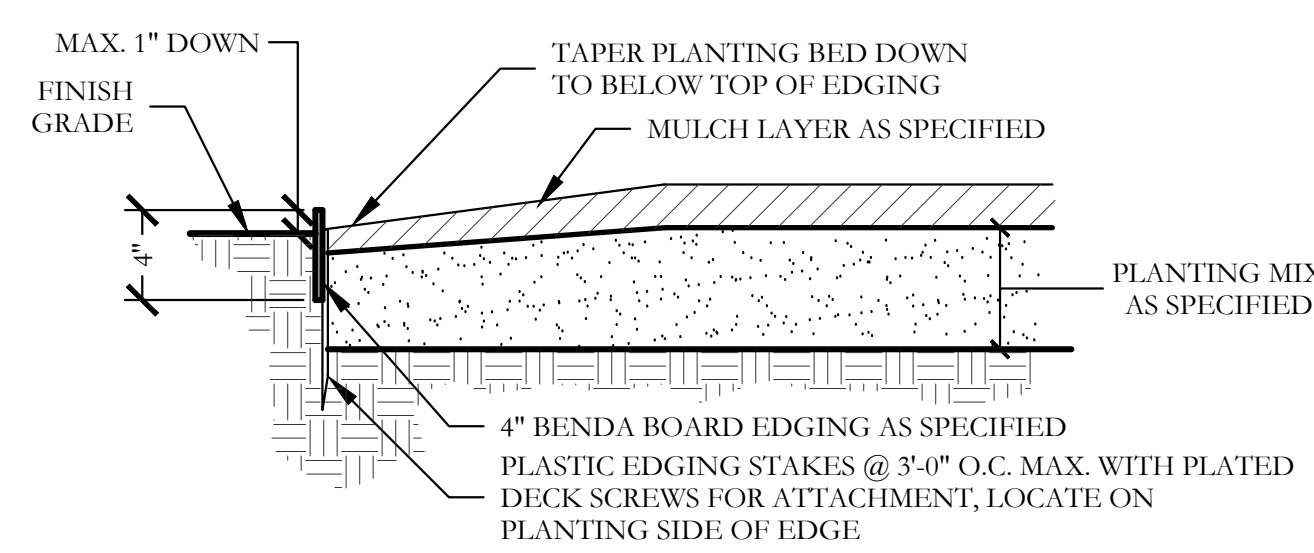
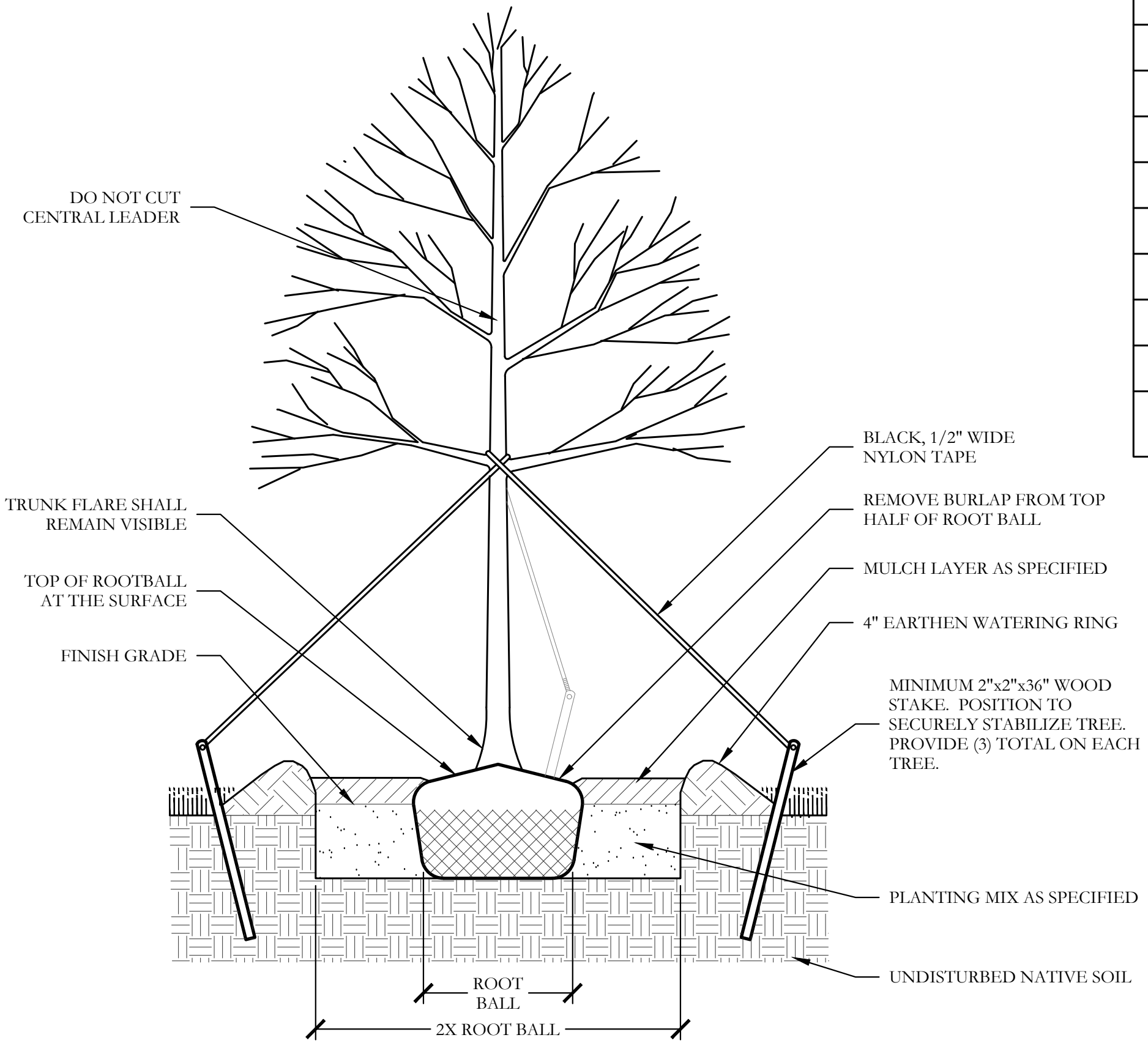


### LANDSCAPE PROVIDED

**BUILDER TREES**  
STANDARD LOTS: 3- 4" CALIPER TREES  
CORNER LOTS: 4- 4" CALIPER TREES  
A TOTAL OF 664 CANOPY TREES ARE PROVIDED.

**OPEN SPACE TREES**  
A TOTAL OF 216 CANOPY TREES ARE PROVIDED.

APPROVED TOTAL MITIGATION BALANCE EQUALS 3,004.00 CALIPER INCHES.  
TOTAL TREES TO PLANT EQUALS 2,656.00 CALIPER INCHES.  
PAYMENT FOR MITIGATION SHALL BE 348.00 CALIPER INCHES.



### PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	69	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	65	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LE	42	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	40	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
ER	69	EASTERN REDBUD	CERCIS CANADENSIS VAR. CANADENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 4'-0" OVERALL HEIGHT.
YH	76	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 4'-0" OVERALL HEIGHT.
DW	109	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 4'-0" OVERALL HEIGHT.
	213	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	45	DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	161	PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	34	COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	368	WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	216	LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	492	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	405,785	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	280,730	NATIVE TRAIL MIX BY NATIVE AMERICAN SEED CO.		SQUARE FEET	HYDROMULCH	MIN 100% COVERAGE ALL AREAS SHOWN AT 70% DENSITY

### 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 Z601.1-2004) 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.

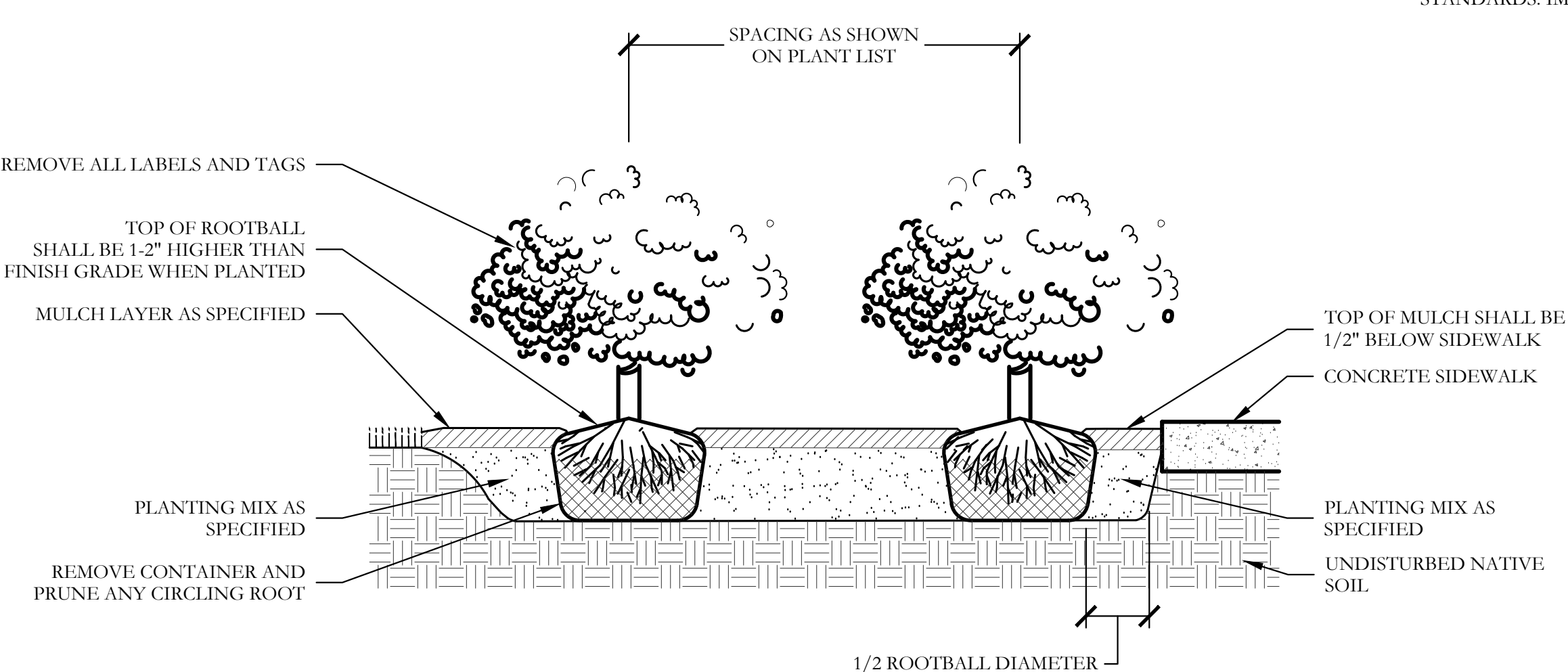
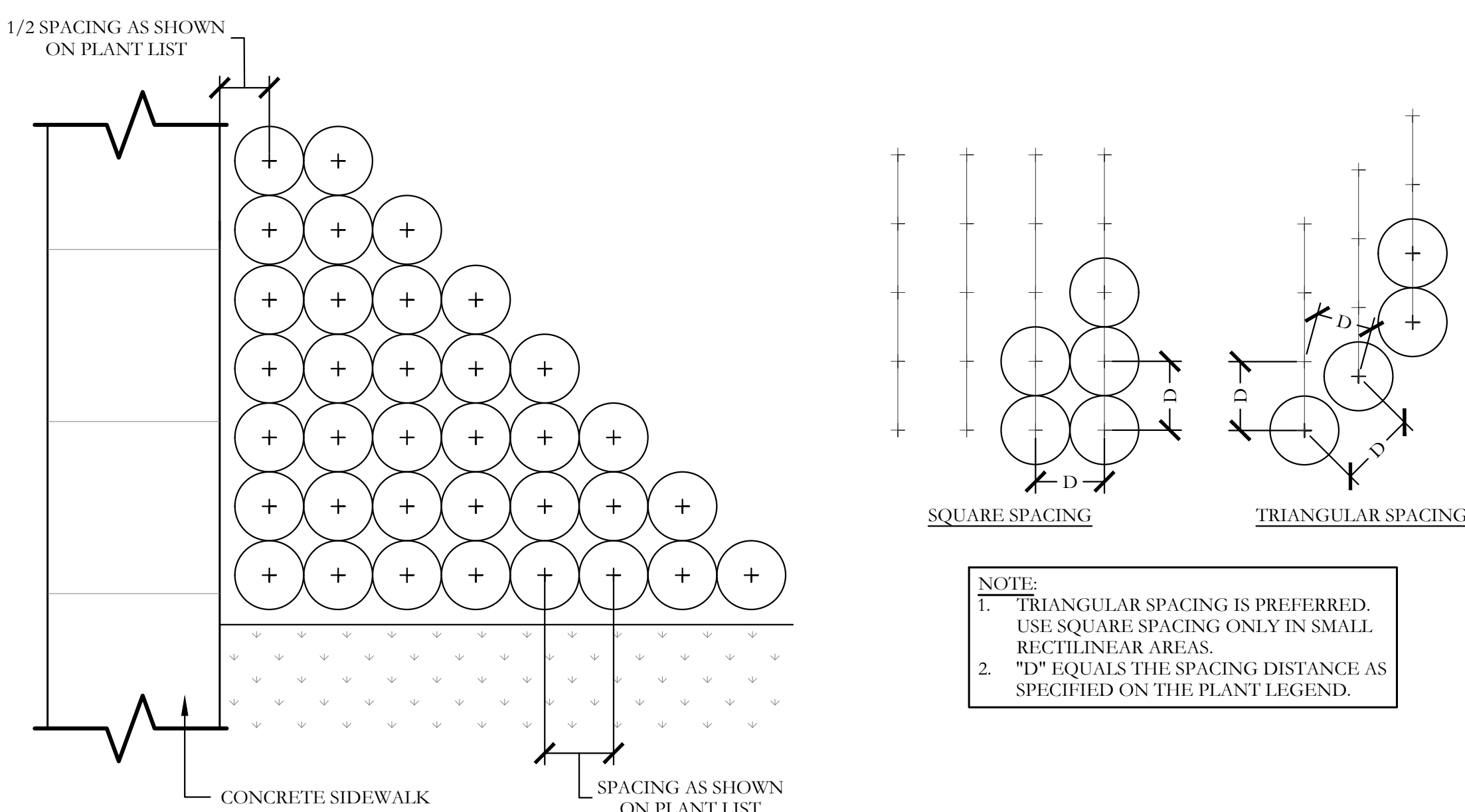
- IRRIGATION STANDARDS:**
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
  - CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
  - IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
  - MAINLINES, VALVES, OR CONTROL 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 ENCRUCH 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 HAULLED OFF-SITE.
  - ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

1 TYPICAL TREE PLANTING SECTION NOT TO SCALE

3 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE

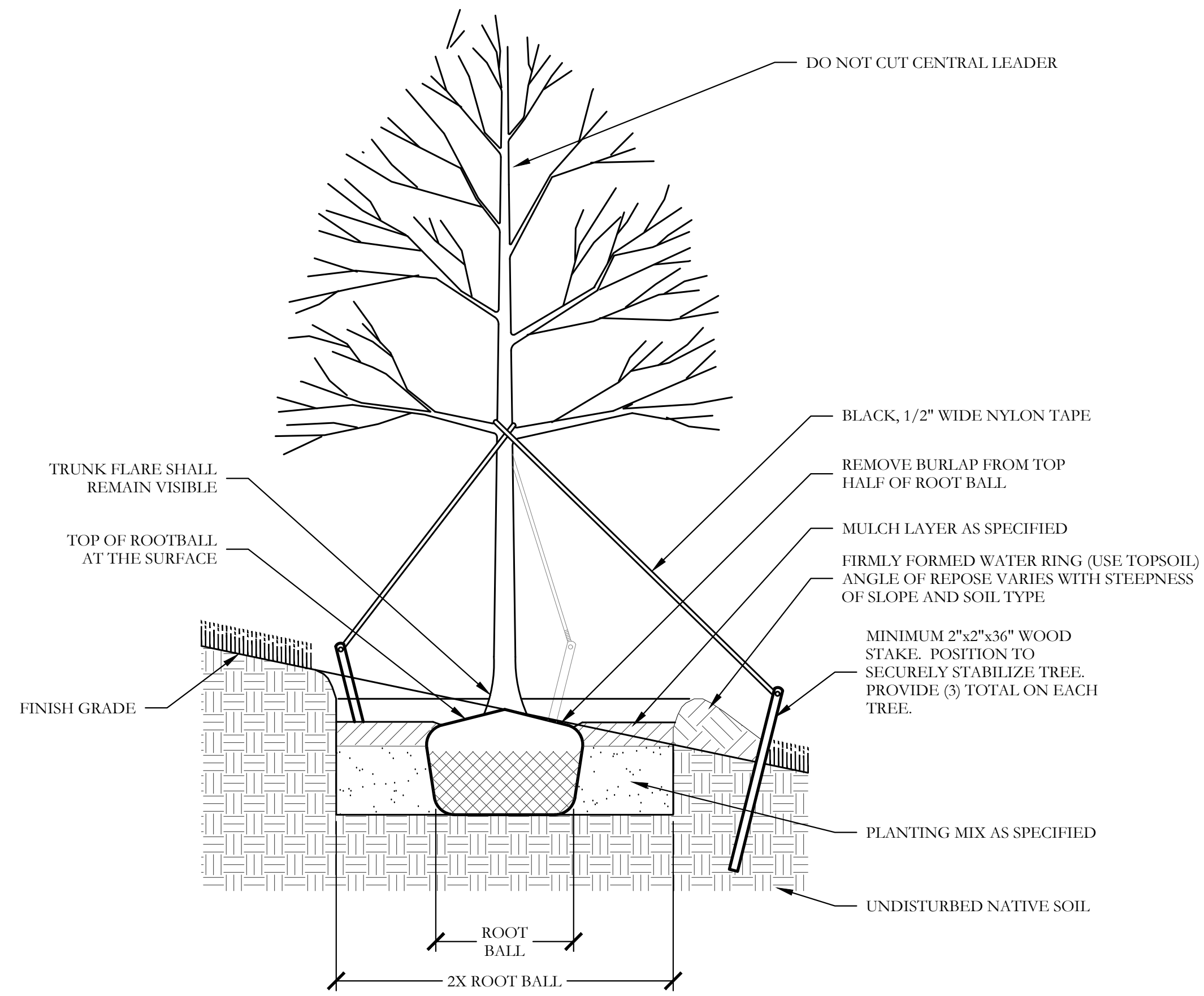


2 TYPICAL SHRUB AND GROUND COVER PLANTING PLAN/SECTION NOT TO SCALE

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WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning



1 TYPICAL TREE PLANTING ON SLOPE SECTION NOT TO SCALE

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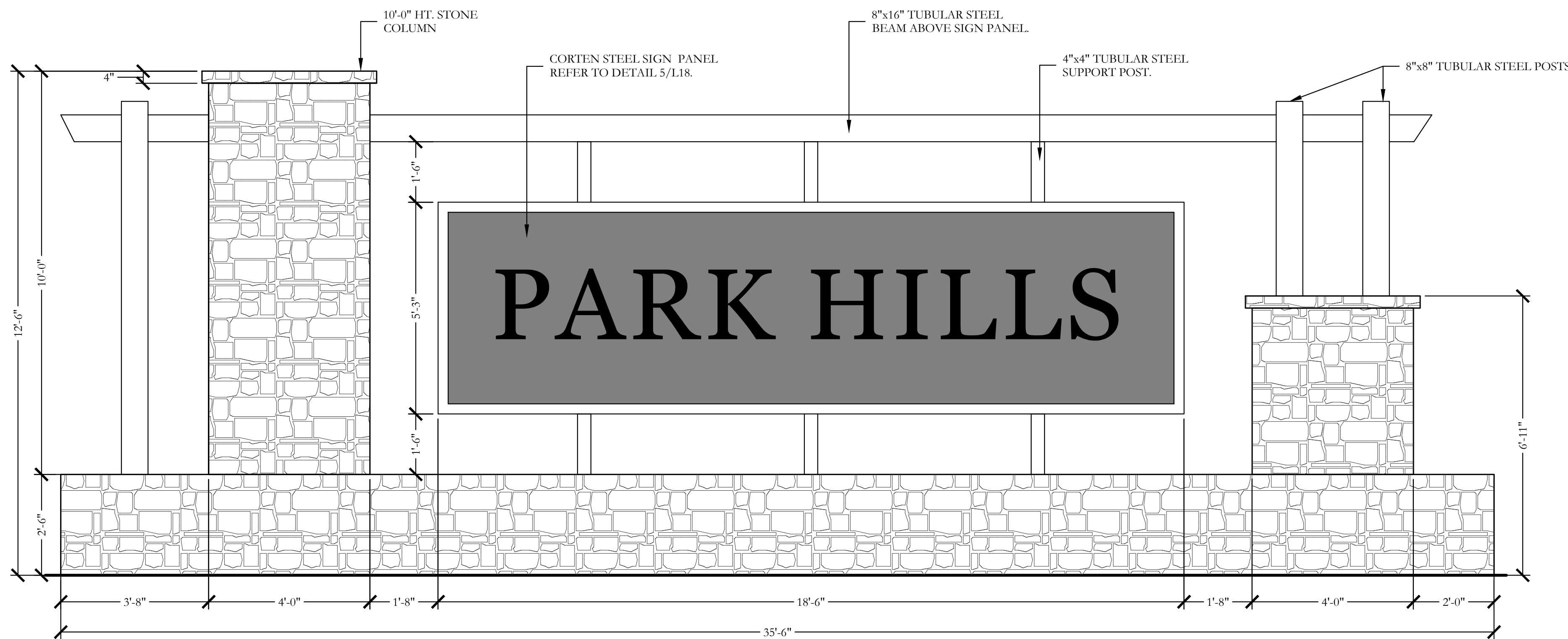
WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
 Planning & Zoning Commission, Chairman

\_\_\_\_\_  
 Director of Planning and Zoning




SCALE:  
 REFER TO DETAILS  
 One Inch  
 JVC No. MJP502



1 MAIN ENTRY SIGN ELEVATION

SCALE: 1/2"=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:
      - 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-1 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 1/2" 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 ANSI/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.

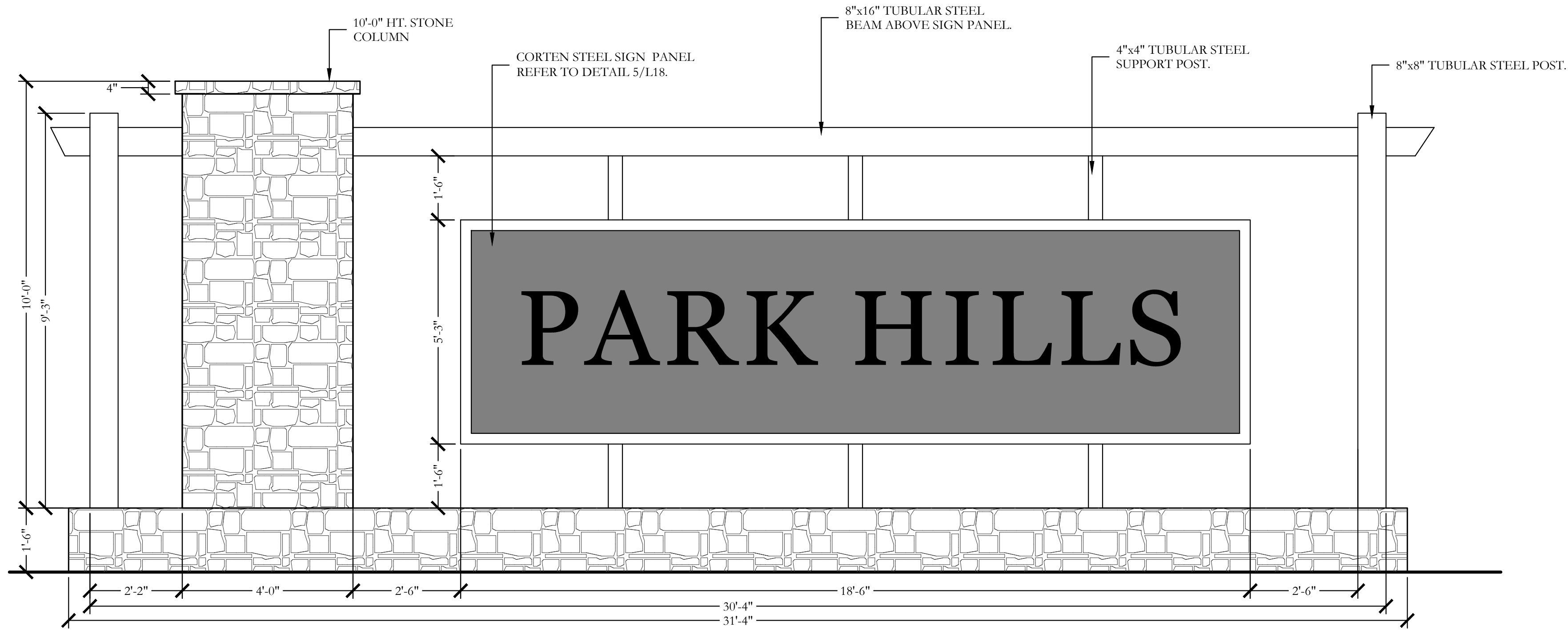
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\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

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1 SECONDARY ENTRY SIGN  
ELEVATION

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

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\_\_\_\_\_  
Planning & Zoning Commission, Chairman

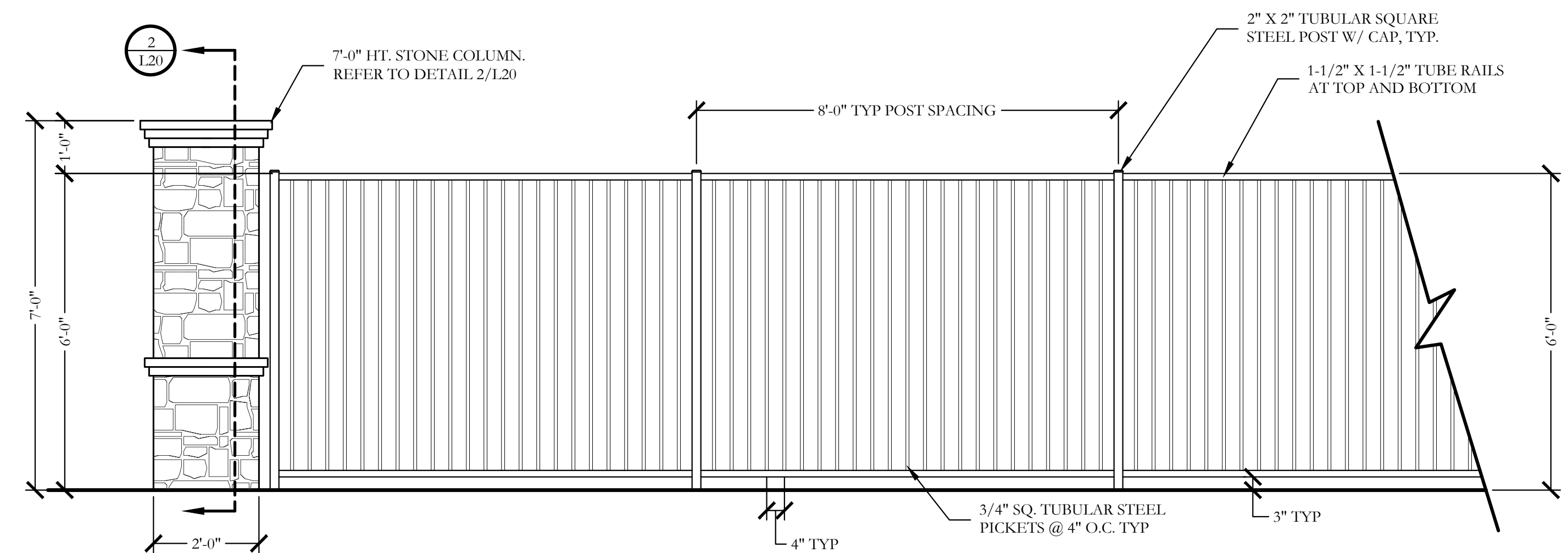
\_\_\_\_\_  
Director of Planning and Zoning

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.  
06-05-2023

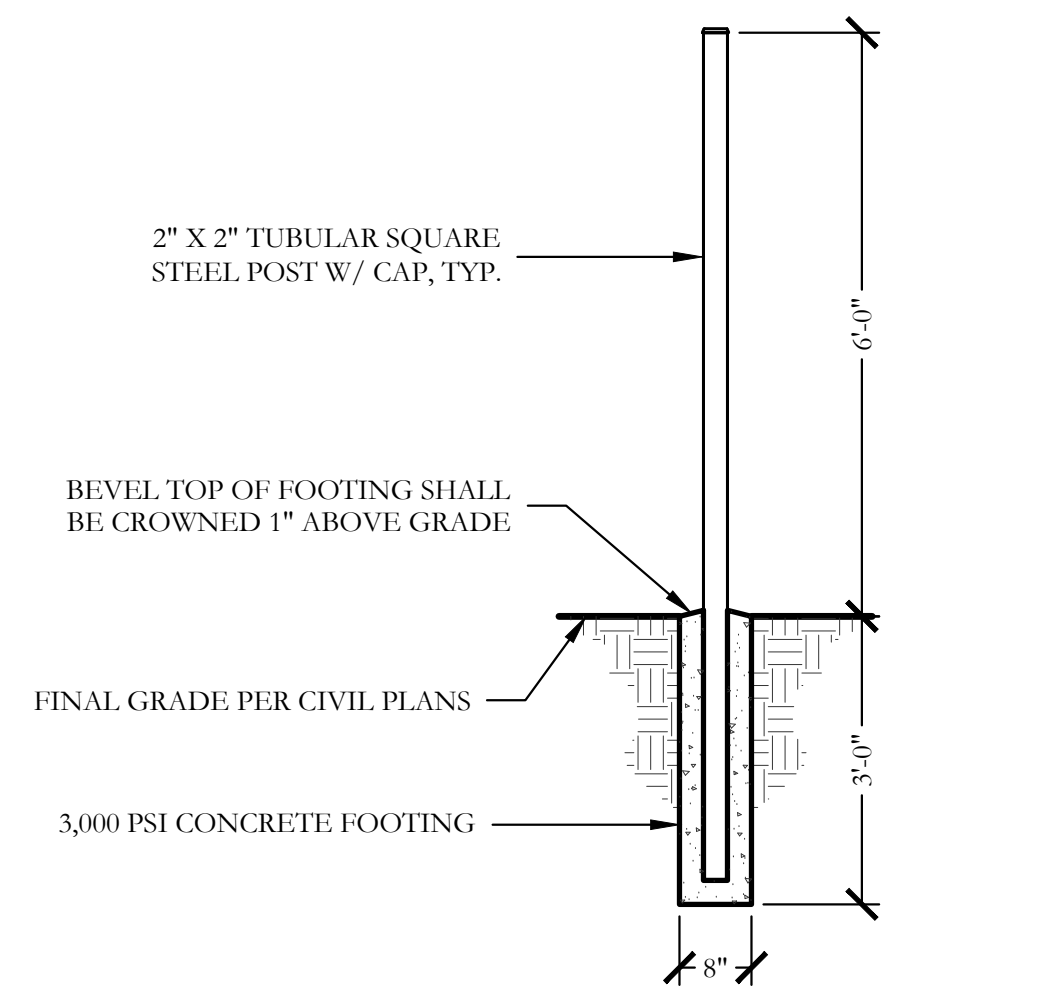
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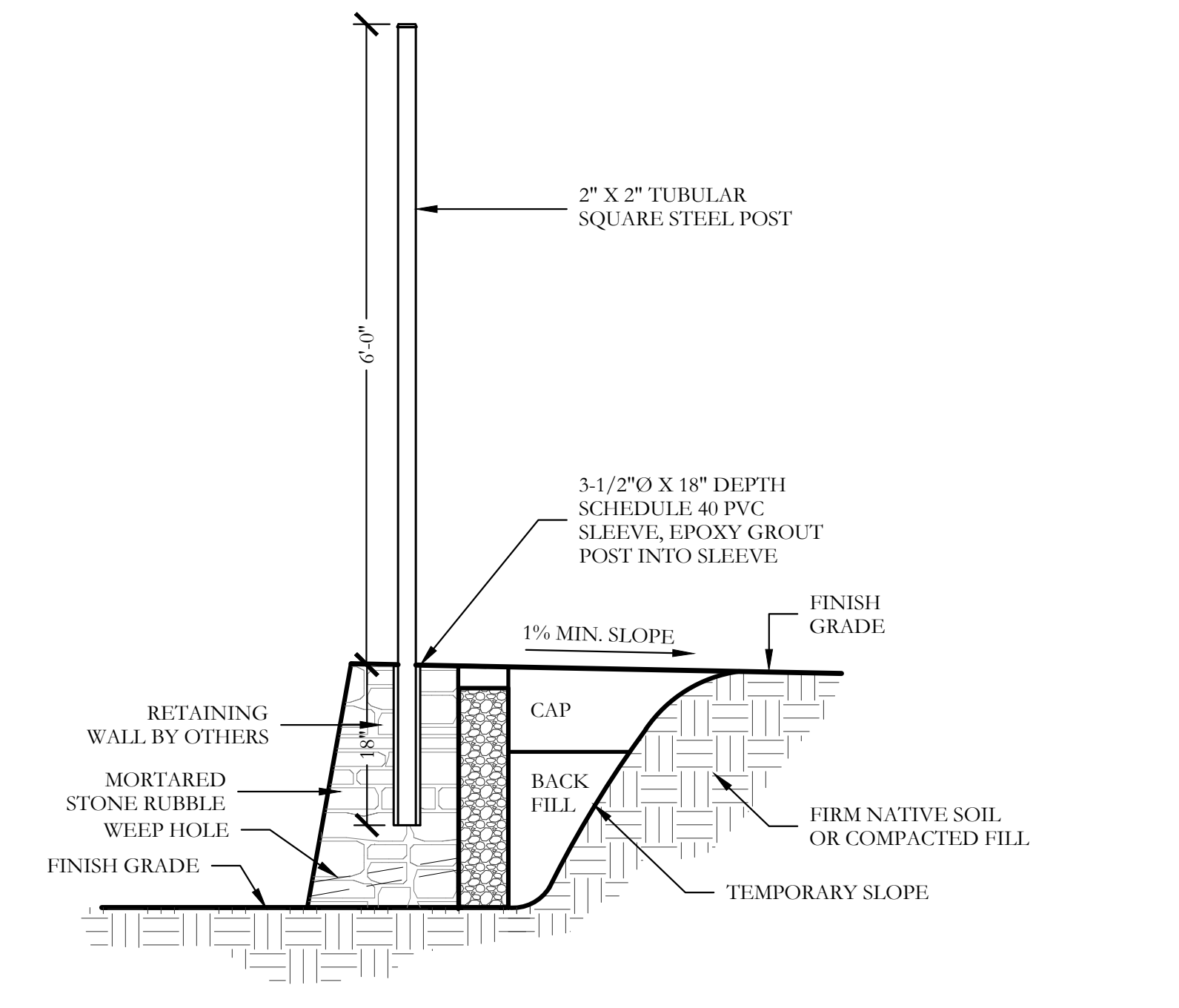




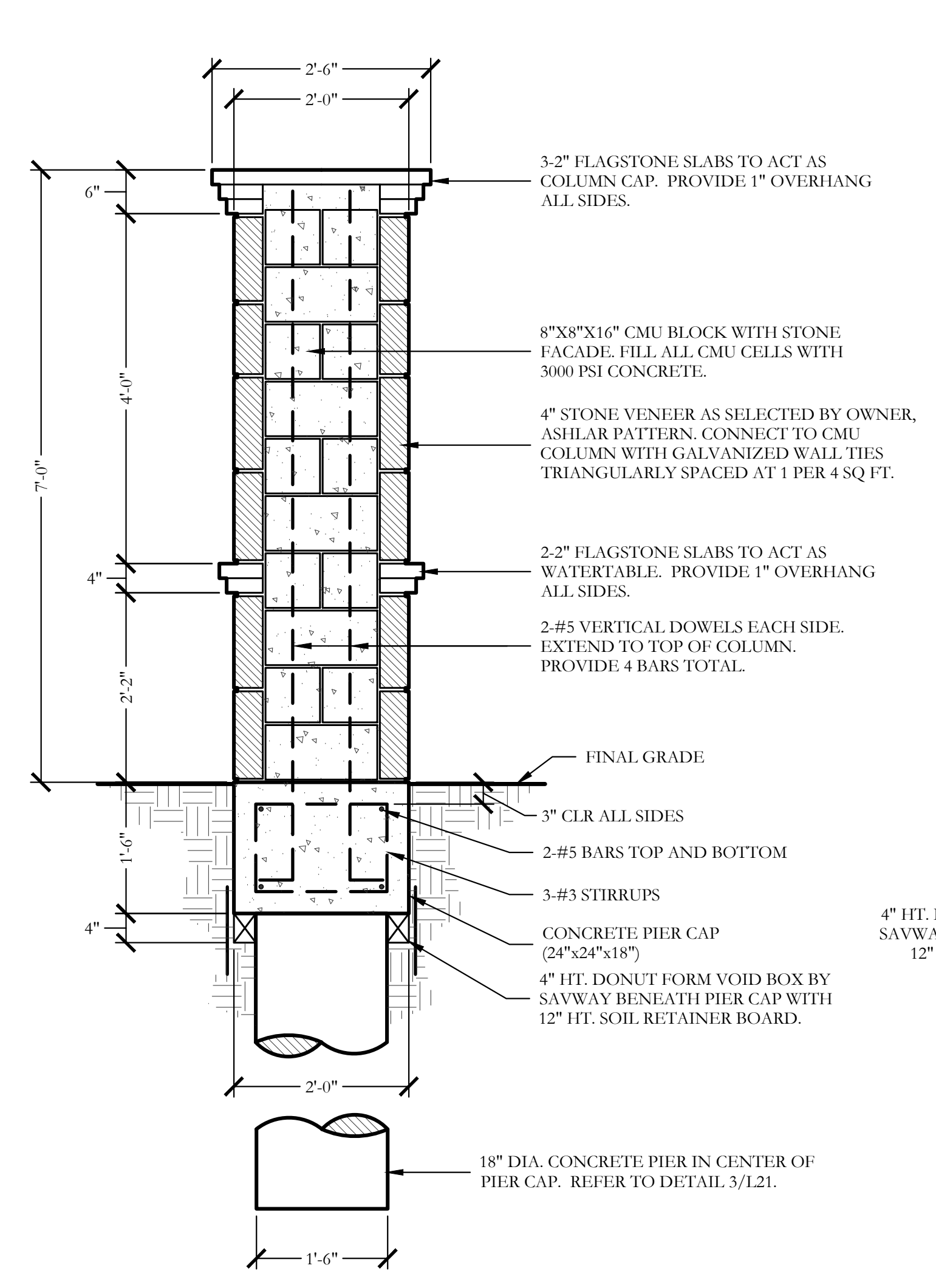
1 6'-0" HT. ORNAMENTAL METAL FENCE AND COLUMN ELEVATION SCALE: 1/2"=1'-0"



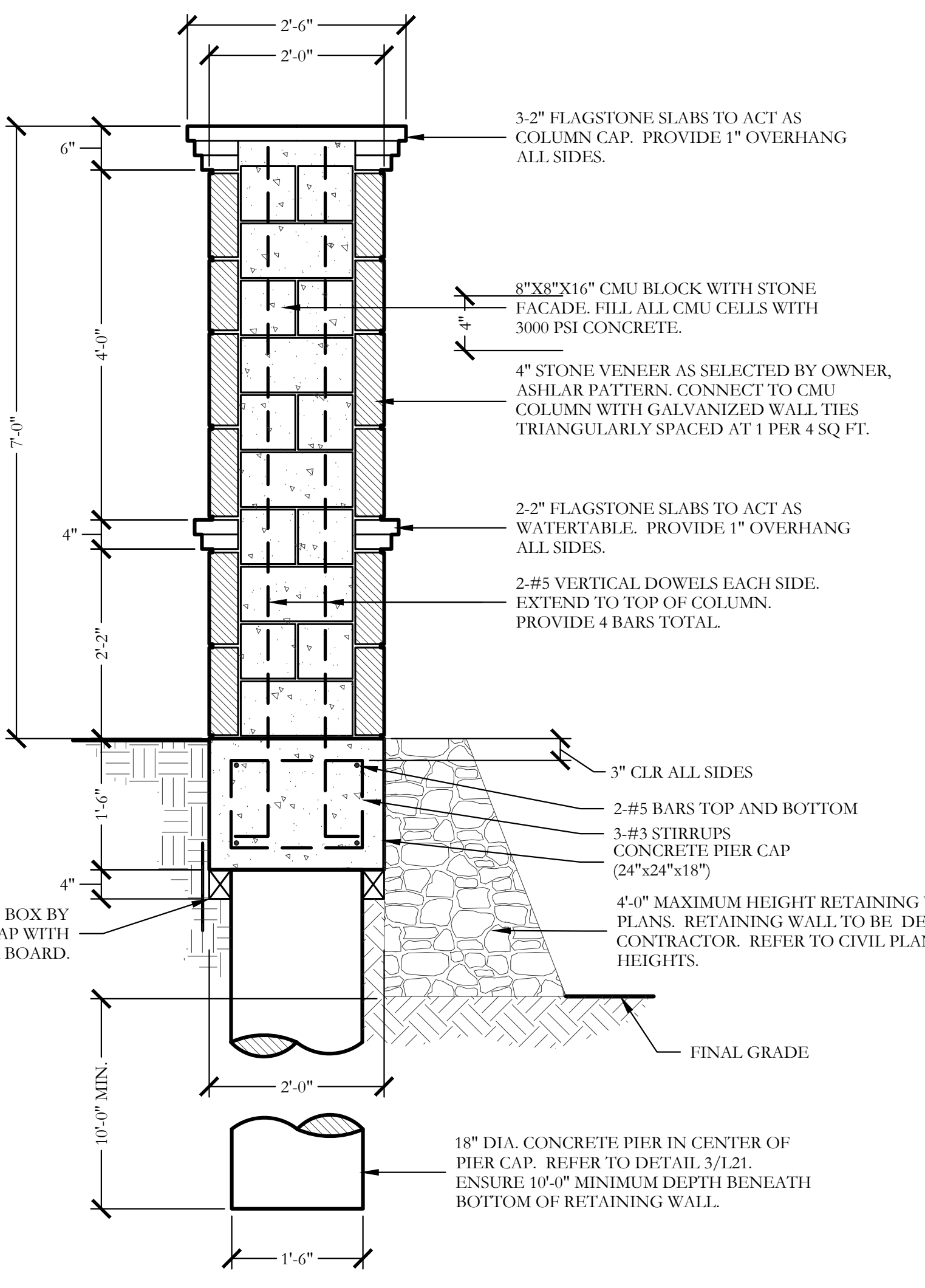
4 TYPICAL METAL POST FOOTING SECTION SCALE: 1/2"=1'-0"



5 6'-0" HT. ORN. METAL FENCE ATOP RETAINING WALL SECTION SCALE: 3/4"=1'-0"



2 7'-0" HT. STONE COLUMN SECTION SCALE: 3/4"=1'-0"



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

ORNAMENTAL METAL FENCE NOTES

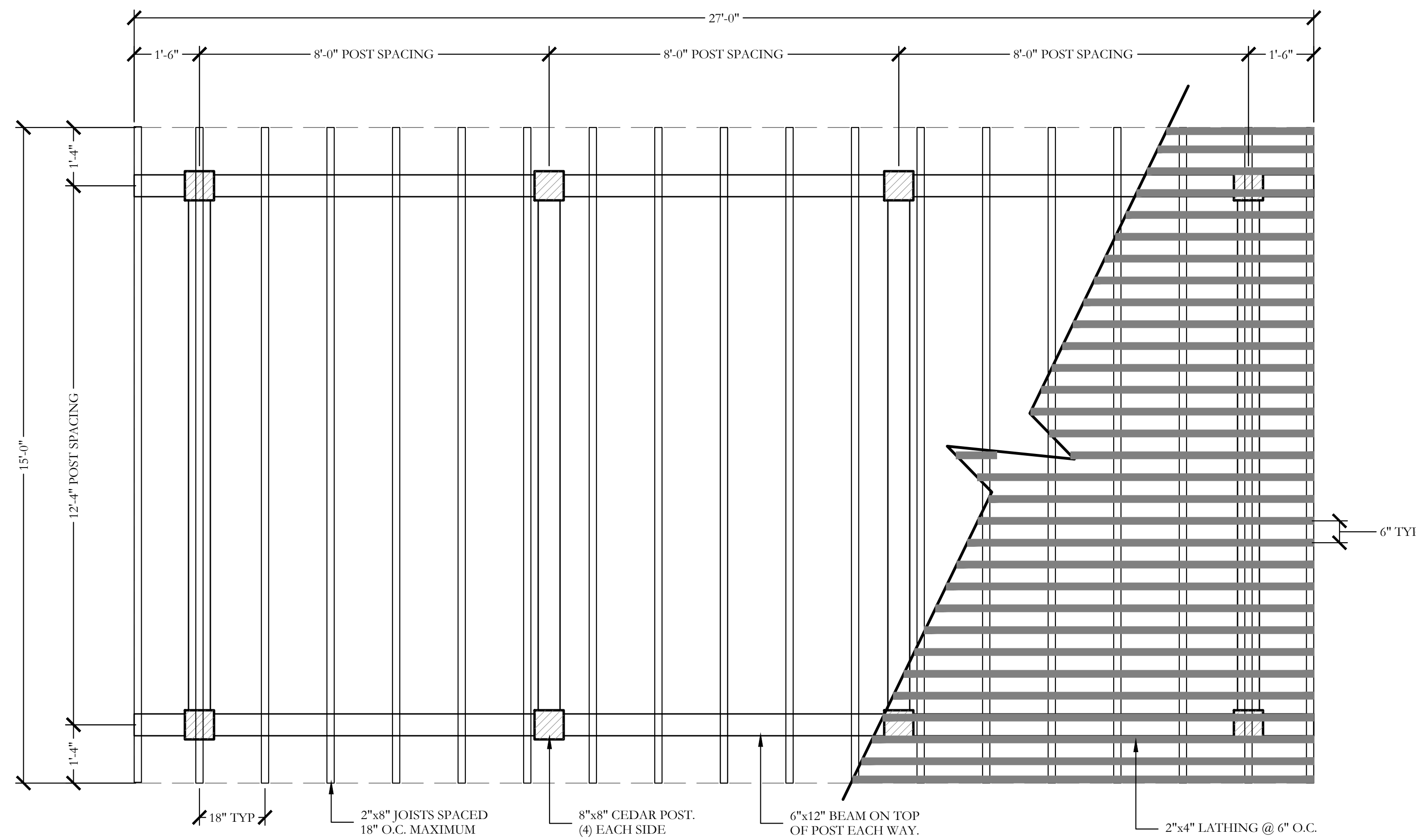
1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.
4. 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.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. 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.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
9. 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.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
  - 10.1. PICKETS, 3/4" SQUARE 16 GA.
  - 10.2. RAILS, 1-1/2" X 1-1/2" TUBE 16 GA.
  - 10.3. POSTS, 2" SQUARE 11 GA.
11. CONCRETE FOOTING FOR POSTS SHALL BE A MINIMUM OF 3X POST WIDTH.
12. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C. AND A MAXIMUM DISTANCE OF 8'-0" O.C.
13. 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.

WALL NOTES

1. THESE DETAILS AND SPECIFICATIONS ARE APPLICABLE ONLY FOR THE SITE CONDITIONS AND HEIGHTS SHOWN HEREIN. IF CONDITIONS CHANGE FROM THOSE DESCRIBED HEREIN, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY TO DETERMINE THE EFFECT, IF ANY, ON THE STRUCTURAL DESIGN AND LAYOUT.
2. 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 FORCES.
3. ALL EARTHWORK SHALL BE PERFORMED AS INDICATED IN THE GEOTECHNICAL INVESTIGATION. PROPER EXECUTION OF EARTHWORK SHALL BE VERIFIED BY AN INDEPENDENT TESTING LAB.
4. PRE-POUR OBSERVATION OF FOOTINGS, BEAMS, AND PIERS IS RECOMMENDED BY OR UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.
5. ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. CONCRETE USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
6. ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE GRADE 40 AND SPIRALS SHALL BE ASTM A82, GRADE 60.
7. CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES.
8. REFER TO DETAILS FOR TYPE AND SIZE OF STONE WALL REINFORCING.
9. ALL MORTAR TO BE TYPE S, MORTAR COLOR TO BE SELECTED BY OWNER. MASONRY CEMENT WILL NOT BE ALLOWED.
10. ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
11. STONE AND BRICK VENEER MATERIAL SHALL BE SELECTED BY OWNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
13. LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
14. THE WALL STONE MATERIAL & PATTERN SHALL BE SELECTED BY OWNER AS NOTED ON LAY STONE COURSES LEVEL AND PLUMB. DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 20 FEET MAXIMUM.
15. CLEAN STONEMWORK PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.
16. THE CONTRACTOR SHALL PROVIDE A 4' X 4' MOCKUP OF THE STONE AND BRICK SCREEN WALL FOR THE OWNERS REVIEW PRIOR TO BEGINNING THE STONE WORK. THE APPROVED "MOCKUP" SHALL SERVE AS THE STANDARD FOR THE STONE WORK ON THE PROJECT.
17. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL WALL CONSTRUCTION AND SECURE ALL NECESSARY INSPECTIONS AND CERTIFICATIONS REQUIRED.

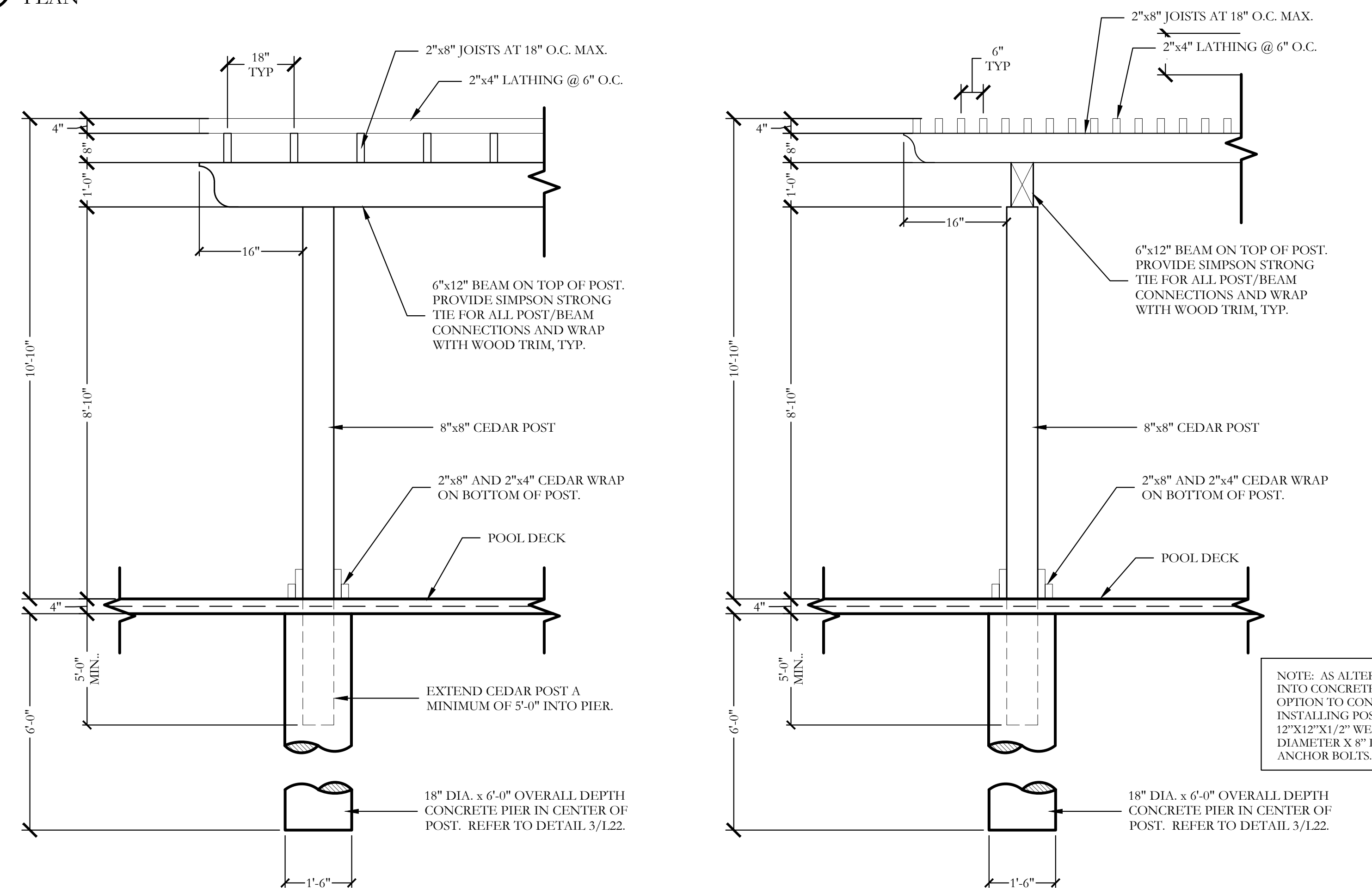
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\_\_\_\_\_  
Planning & Zoning Commission, Chairman  
\_\_\_\_\_  
Director of Planning and Zoning



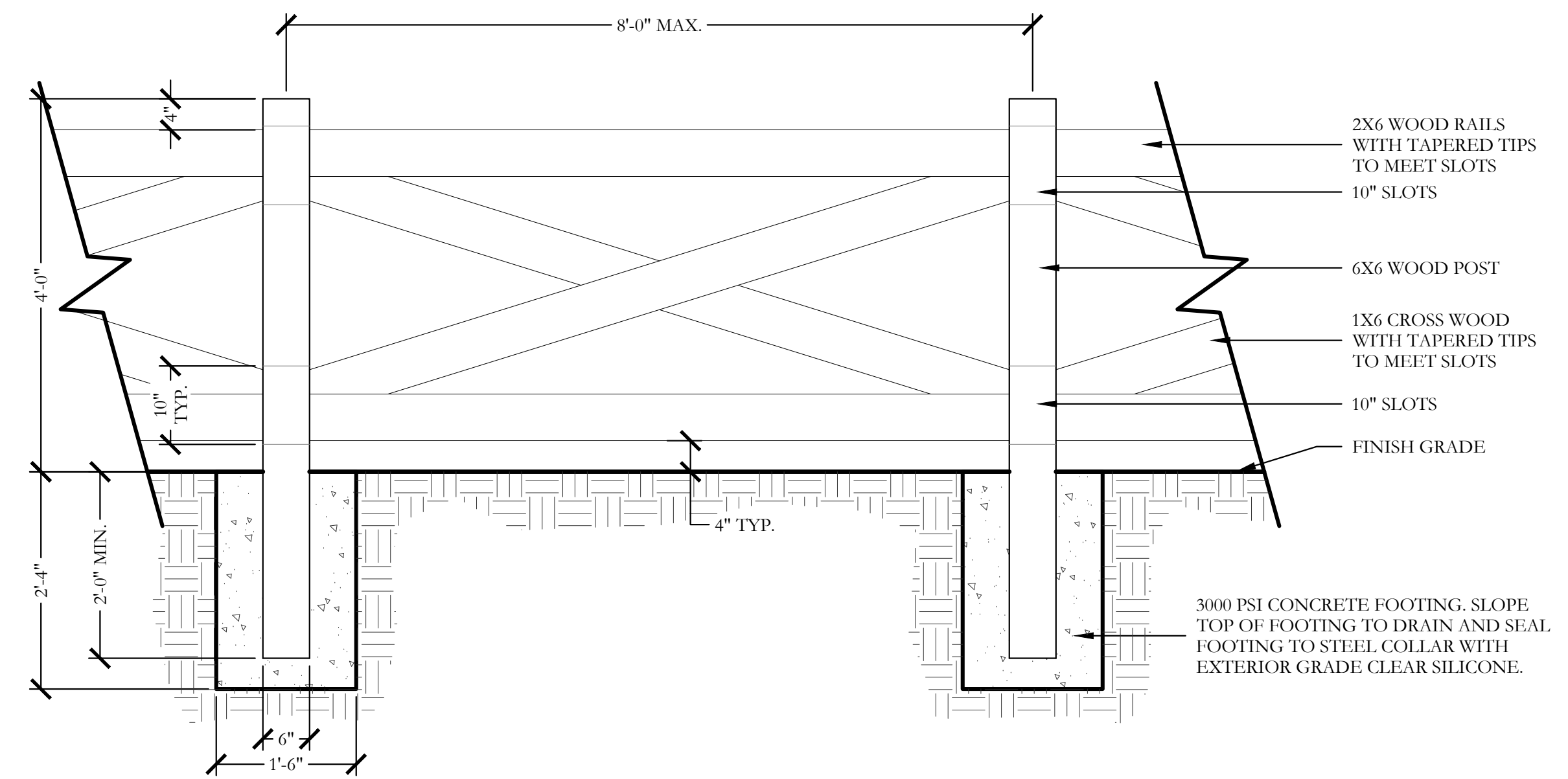
1 CEDAR SHADE STRUCTURE LAYOUT (15'-0" x 27'-0")  
PLAN

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



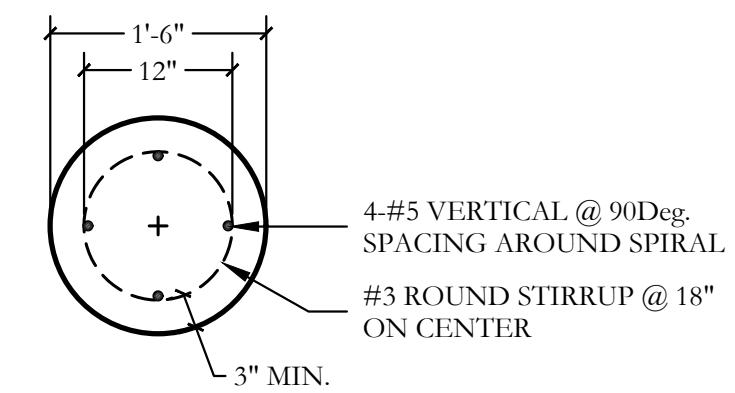
2 CEDAR SHADE STRUCTURE DETAILS  
SECTION

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

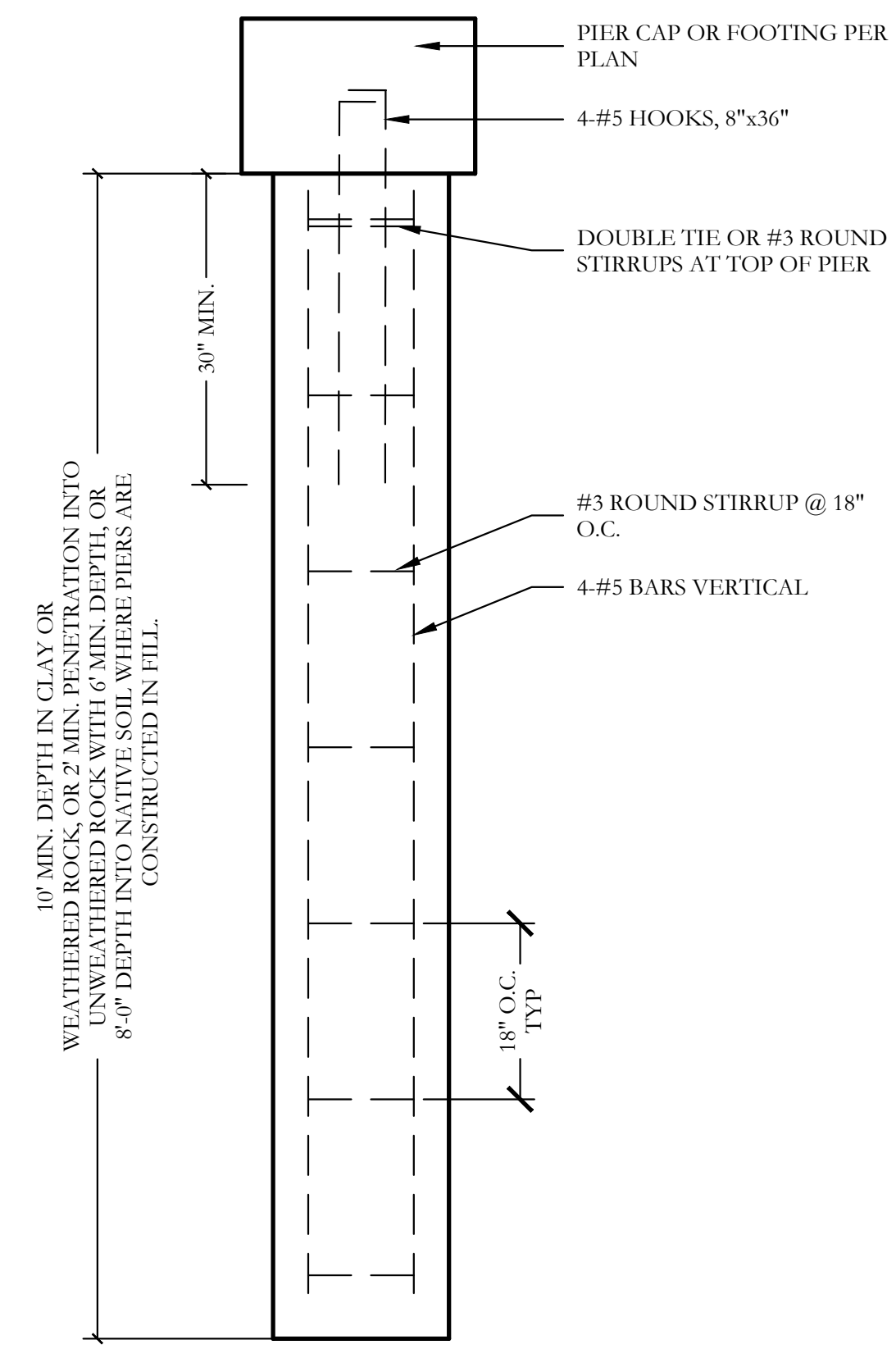


4 4'-0" HT. SPLIT RAIL FENCE  
SECTION

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



PLAN/SECTION



3 PIER (18" DIA.)  
SECTION

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

**CEDAR SHADE STRUCTURE NOTES**

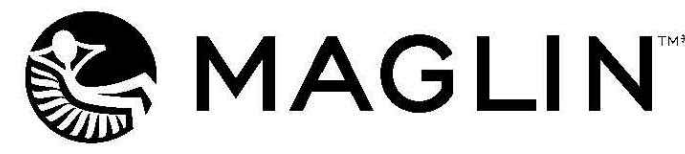
- THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES VERIFY LOCATION OF ALL UTILITIES WITH THE CITY AND VARIOUS UTILITY COMPANIES BEFORE DRILLING PIERS.
- ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY CODES AND REQUIREMENTS.
- WOOD MATERIAL FOR FENCE:
  - JOIST-CEDAR, #2 GRADE OR BETTER.
  - BEAM-CEDAR, #2 GRADE OR BETTER.
  - POST-CEDAR, #2 GRADE OR, BETTER.
- ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC... ARE TO BE HOT DIPPED GALVANIZED.
- IF SIMPSON STRONG TIES ARE USED FOR SECURING THE BEAMS TO POSTS, CONTRACTOR SHALL HIDE THE BRACKETS WITH CEDAR TRIM.
- ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. EXACT FACIES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. ALL WOOD MEMBERS TO RECEIVE TWO COATS OF PREMIUM STAIN OR MARINE GRADE PAINT; FINISH AND COLOR TO BE SELECTED BY OWNER.

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\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning



TRASH CONTAINERS

T 800-716-5506  
F 977-260-9393  
WWW.MAGLIN.COM  
SALES@MAGLIN.COM

MLWR200-20-ST

**MATERIALS:** The trash container frame is constructed using heavy duty steel flat bar. A 20 gallon commercial grade plastic liner and standard metal lid are provided.

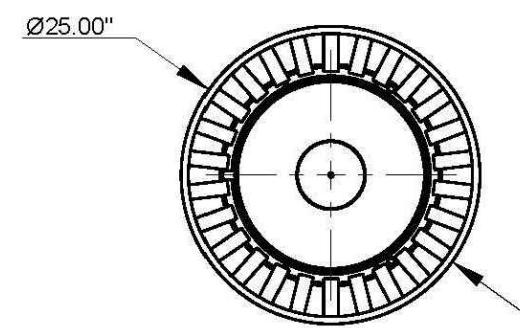
**FINISH:** All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

**INSTALLATION:** The trash container is delivered pre-assembled. Holes (0.5") are provided in each mounting foot for securing to base.

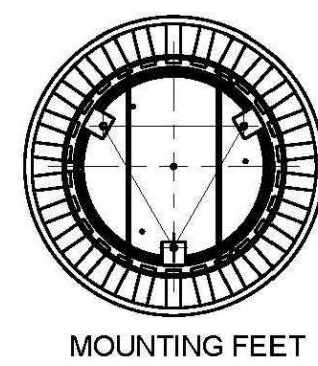
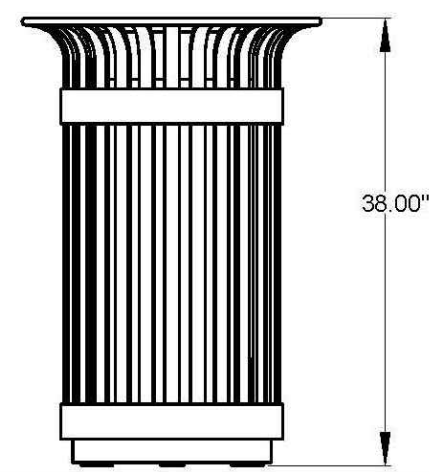
**TO SPECIFY:** Select MLWR200-20

Choose:  
- Powdercoat Color  
- Standard Lid (ST) or lid options shown below

**OPTIONS:**  
- Dome Lid (DL20)  
- Paper Slot Lid (PS)  
- Bottles/Can Slot Lid (BC)  
- Side Ash Receptacle (SA)  
- Side Opening (MLWR200S-20)



**DIMENSIONS:**  
Height: 38.00" (96.5 cm)  
Diameter: 25.00" (63.5 cm)  
Weight: 170lbs (77kg)  
Liner Capacity: 20.0 Gallons  
75.7 Litres



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\*MAGLIN is a registered trademark of Maglin Site Furniture Inc.

1 TRASH RECEPTABLE  
MANUFACTURER CUT SHEET

NTS

ALL MAGLIN SITE FURNISHINGS SHALL BE POWDER-COATED BLACK IN COLOR.

MLB310-M

310 SERIES



**MATERIALS:** Bench ends are made from solid cast aluminum. The seat employs flat bar straps and H.S. steel tube.

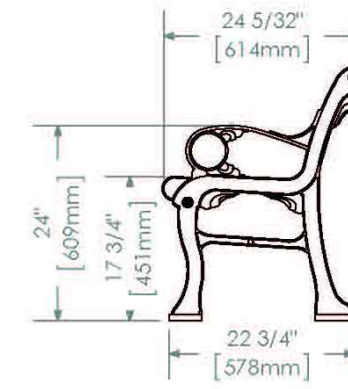
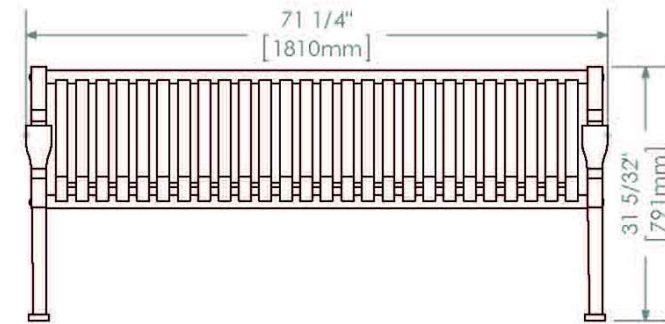
**FINISH:** All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

**INSTALLATION:** The bench is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.

**TO SPECIFY:** Select MLB310-M

Choose:

- Powdercoat Color  
- Horizontal Steel Straps (MLB310-MH)  
- Center Arm  
- Plaque  
- Personalization



**DIMENSIONS:**  
Height: 31.16" (79.1cm)  
Length: 71.25" (181.0cm)  
Seat Height: 17.75" (45.1cm)  
Weight: 134.4lbs (61kg)



T 800-716-5506  
F 977-260-9393  
WWW.MAGLIN.COM  
SALES@MAGLIN.COM

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2 6'-0" PARK BENCH  
MANUFACTURER CUT SHEET

NTS

MLPT1100B-W

1100 SERIES



**MATERIALS:** Table top and seats are manufactured using Ipe slats. The frame is H.S. steel tube and is available as surface mount only.

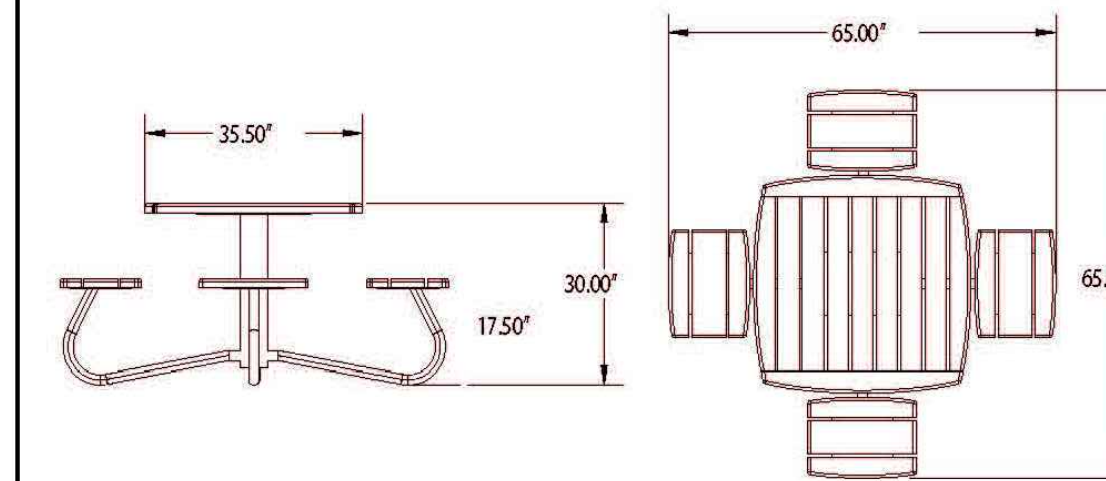
**FINISH:** The Maglin Powdercoat System provides a durable finish on all metal surfaces. Wood slats are treated with penetrating sealers.

**INSTALLATION:** The table is delivered pre-assembled.

**TO SPECIFY:** Select MLPT1100B-W

Choose:

- Powdercoat Color  
- Wheelchair Accessibility (WCA)  
- Gaming Board (GB)



**DIMENSIONS:**  
Table Height: 30" (76.2 cm)  
Total Length: 65" (165.0 cm)  
Table Width: 35.5" (90.5 cm)  
Seat Width: 17.5" (44.5 cm)



T 800-716-5506  
F 977-260-9393  
WWW.MAGLIN.COM  
SALES@MAGLIN.COM

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3 CAMDEN TABLE  
MANUFACTURER CUT SHEET

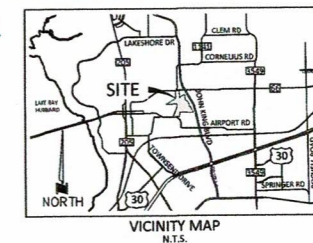
NTS

**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 \_\_\_\_\_, 2023.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

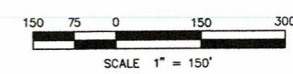
\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning



- WROUGHT IRON
- WOOD
- COLUMN

LEGEND	
	6" PAVEMENT
	SIDEWALK (DEVELOPER)
	SIDEWALK (BUILDER)
	FIRE LANE
	PROPOSED SIGNAGE
	PROPOSED WATER
	PROPOSED SEWER



**SITE PLAN  
PARK HILLS**

LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;  
 LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;  
 LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;  
 65,309 ACRES OR 2,844,879.13 SF  
 144 SINGLE FAMILY LOTS AND  
 12 OPEN SPACE LOTS  
 SITUATED WITHIN  
 TRACT 6 AND PORTIONS OF TRACTS 1 AND 6-1 OF THE  
 GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183  
**CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS**  
 SP2023-016

June 12, 2023

**BENCHMARKS**  
 CITY OF ROCKWALL MONUMENT NO. COR-10:  
 BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTHEAST SIDE OF LAGUNA DRIVE  
 AT THE SOUTHEAST CORNER OF A CURB INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF  
 VILLAGE LANE AND LAGUNA DRIVE  
 ELEVATION = PLAN 521.61' FIELD 521.57'  
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 THE SOUTHERLY END OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS  
 ROAD WITH THE SOUTHERLY LINE OF I-30  
 ELEVATION = PLAN 565.98' FIELD 566.02'

**SITE PLAN SIGNATURE BLOCK:**  
 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 \_\_\_\_\_ 20\_\_\_\_  
 WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 \_\_\_\_\_  
 PLANNING & ZONING COMMISSION, CHAIRMAN      DIRECTOR OF PLANNING & ZONING

**Owner/Applicant:**  
 Qualico Developments (U.S), Inc.  
 6950 TPC Drive, Suite 350  
 McKinney, TX 78660

**Engineer/Surveyor:**  
 Johnson Volk Consulting, Inc.  
 704 Central Parkway East, Suite. 1200  
 Plano, Texas 75074  
 Phone: 972-201-3102  
 Contact: Joel Richey, PE





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup> 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.  
<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: John King Blvd, Rockwall, TX 75087  
 SUBDIVISION: Park Hills : ABS A 0183, G W Redlin Tract 1, 6-1, 6      LOT      BLOCK  
 GENERAL LOCATION: Southwest of Intersection at John King Blvd & Williams Street (Hwy 66)

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Planned Development PD-97      CURRENT USE: Planned Development PD-97  
 PROPOSED ZONING:      PROPOSED USE:  
 ACREAGE: 65.309      LOTS [CURRENT]: 152      LOTS [PROPOSED]:

**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	Qualico Developments (US), Inc.	<input checked="" type="checkbox"/> APPLICANT	Michael Joyce Properties
CONTACT PERSON	John Vick	CONTACT PERSON	Meredith Joyce
ADDRESS	6950 TPC Drive, Suite 350	ADDRESS	767 Justin Road
CITY, STATE & ZIP	McKinney, TX 75070	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	469-769-6150	PHONE	512-694-6394
E-MAIL	John.Vick@qualico.com	E-MAIL	meredith@michaeljoyceproperties.com

## NOTARY VERIFICATION [REQUIRED]

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

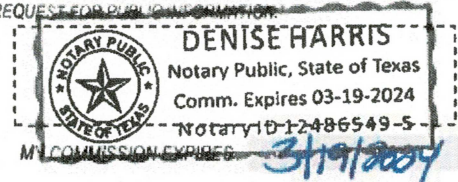
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1556.18 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF April, 2023 BY SIGNING THIS APPLICATION. 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.

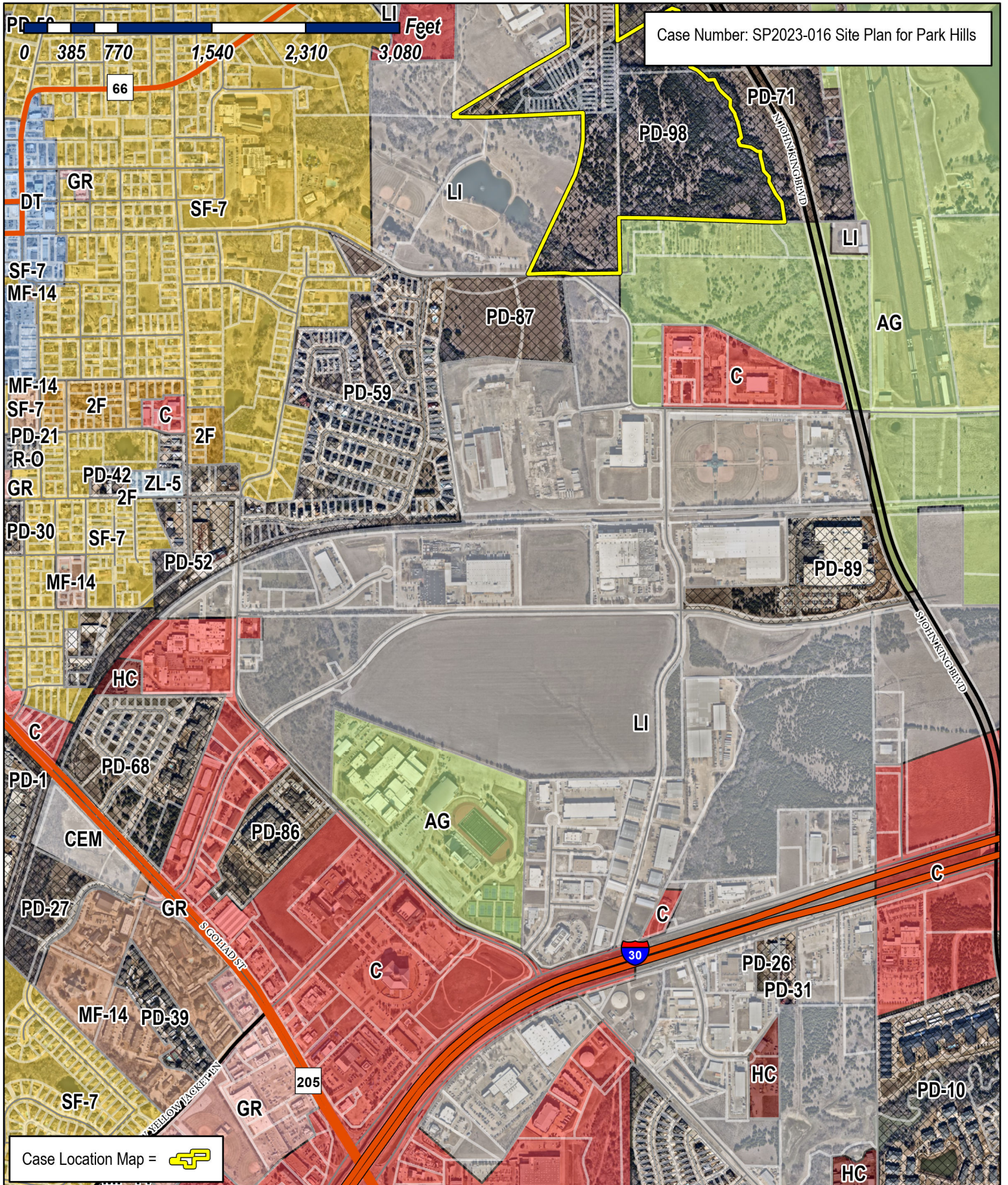
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF April, 2023

OWNER'S SIGNATURE


*John Vick*  
*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Number: SP2023-016 Site Plan for Park Hills

Case Location Map = 

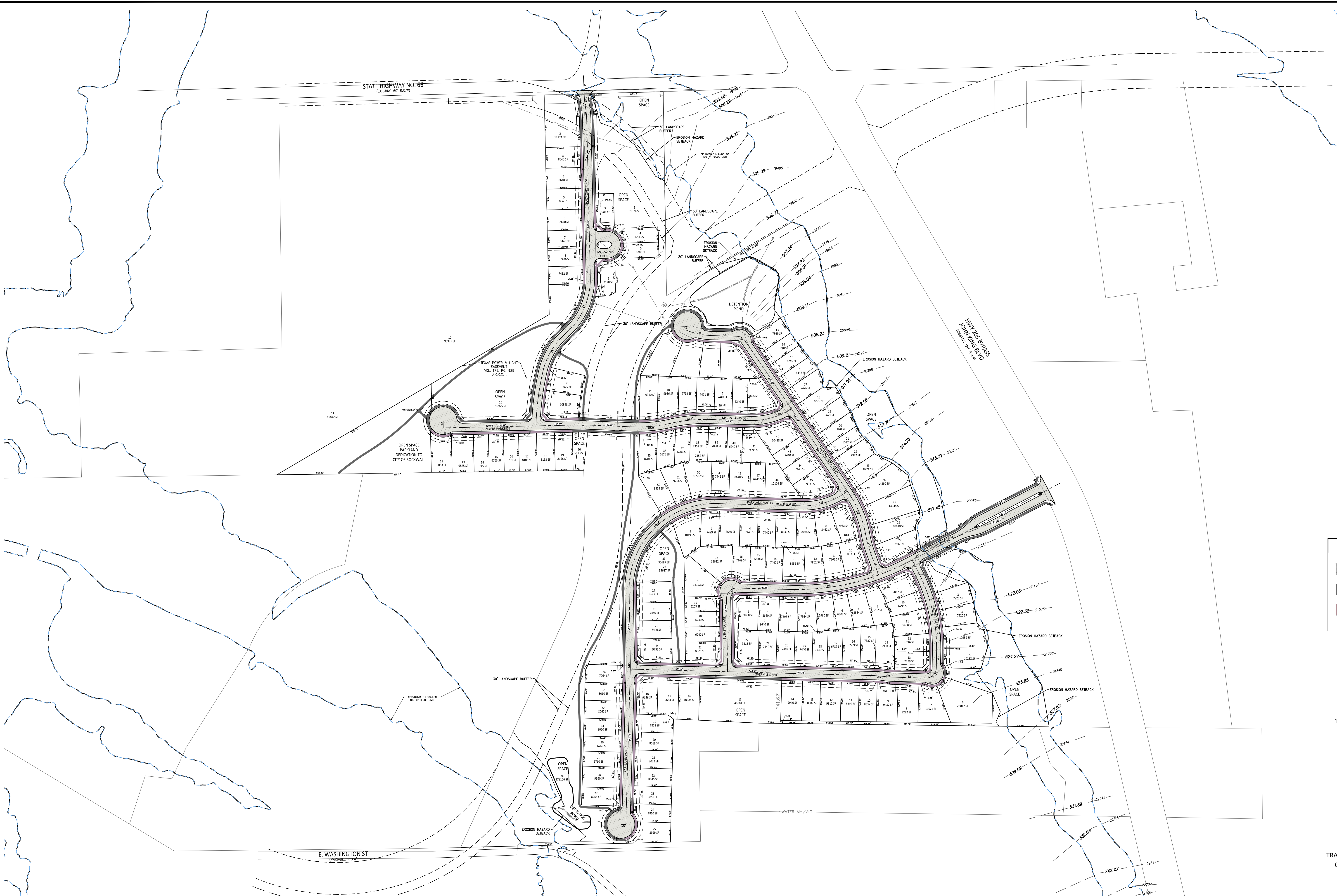
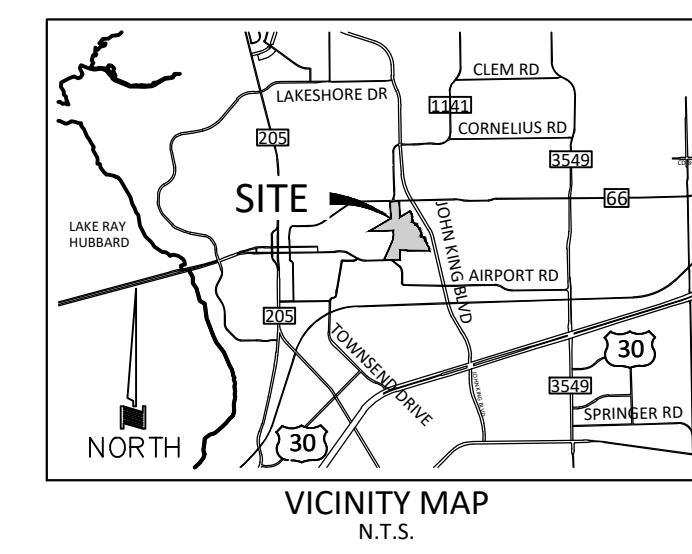


# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

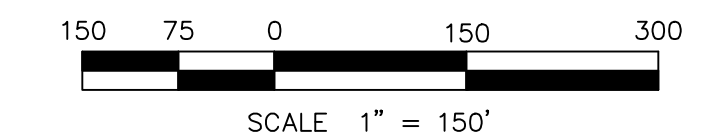
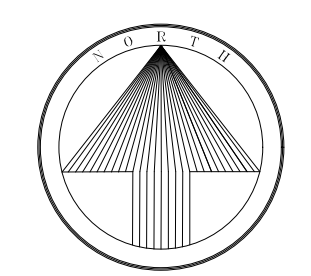
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**LEGEND**

	6" PAVEMENT
	SIDEWALK (DEVELOPER)
	SIDEWALK (BUILDER)



**SITE PLAN  
PARK HILLS**

LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;  
 LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;  
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 GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183  
 CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS  
 P2022-047  
 March 6, 2023

**BENCHMARKS**

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WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

PLANNING & ZONING COMMISSION, CHAIRMAN      DIRECTOR OF PLANNING & ZONING

**Owner/Applicant:**  
 Qualico Developments (U.S), Inc.  
 6950 TPC Drive, Suite 350  
 McKinney, TX 78660

**Engineer/Surveyor:**  
 Johnson Volk Consulting, Inc.  
 704 Central Parkway East, Suite. 1200  
 Plano, Texas 75074  
 Phone: 972-201-3102  
 Contact: Joel Richey, PE



**GENERAL CONSTRUCTION NOTES**

1. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
3. 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 SUTTABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
4. CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
6. 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, TXDOT STANDARD DRAWINGS.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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 TO 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. UNSALABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
18. 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.
19. 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.
20. 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.
21. 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

~PARK HILLS~

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

SUBMITTAL DATE: March 21, 2023



LOCATION MAP  
NOT TO SCALE

SHEET INDEX	
L1	OVERALL LAYOUT PLAN
L2-L16	LANDSCAPE PLANS
L17-L18	LANDSCAPE DETAILS
L19-L23	HARDSCAPE DETAILS
IR1-IR15	IRRIGATION PLANS
IR16	IRRIGATION DETAILS

**OWNER / DEVELOPER:**

QUALICO DEVELOPMENTS (U.S), INC  
6950 TPC DRIVE, SUITE 350  
MCKINNEY, TX 78660

**CIVIL ENGINEER:**

JOHNSON VOLK CONSULTING  
704 CENTRAL PARKWAY EAST, SUITE  
1200 PLANO, TEXAS 75074  
PH 972-201-3100

**LANDSCAPE ARCHITECT:**

JOHNSON VOLK CONSULTING  
704 CENTRAL PARKWAY EAST, SUITE 1200  
PLANO, TEXAS 75074  
PH. 972-201-3100  
CONTACT: CODY JOHNSON, RLA, ASLA, LI

**GENERAL LANDSCAPE NOTES:**

**INSPECTIONS:**

1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. 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:**

1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. 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.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. 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.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. 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.
8. 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.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. 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:**

1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. 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.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. 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.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

**MAINTENANCE STANDARDS:**

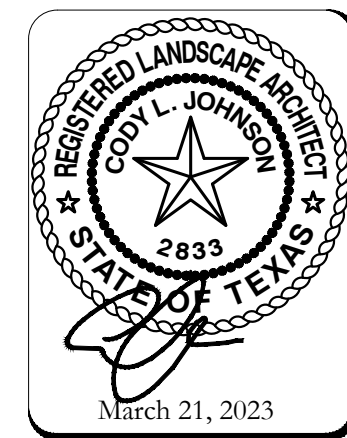
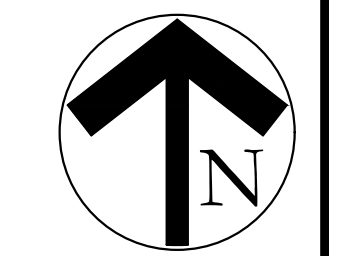
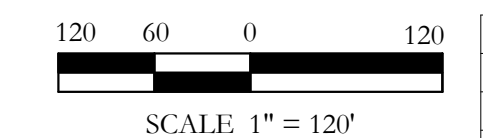
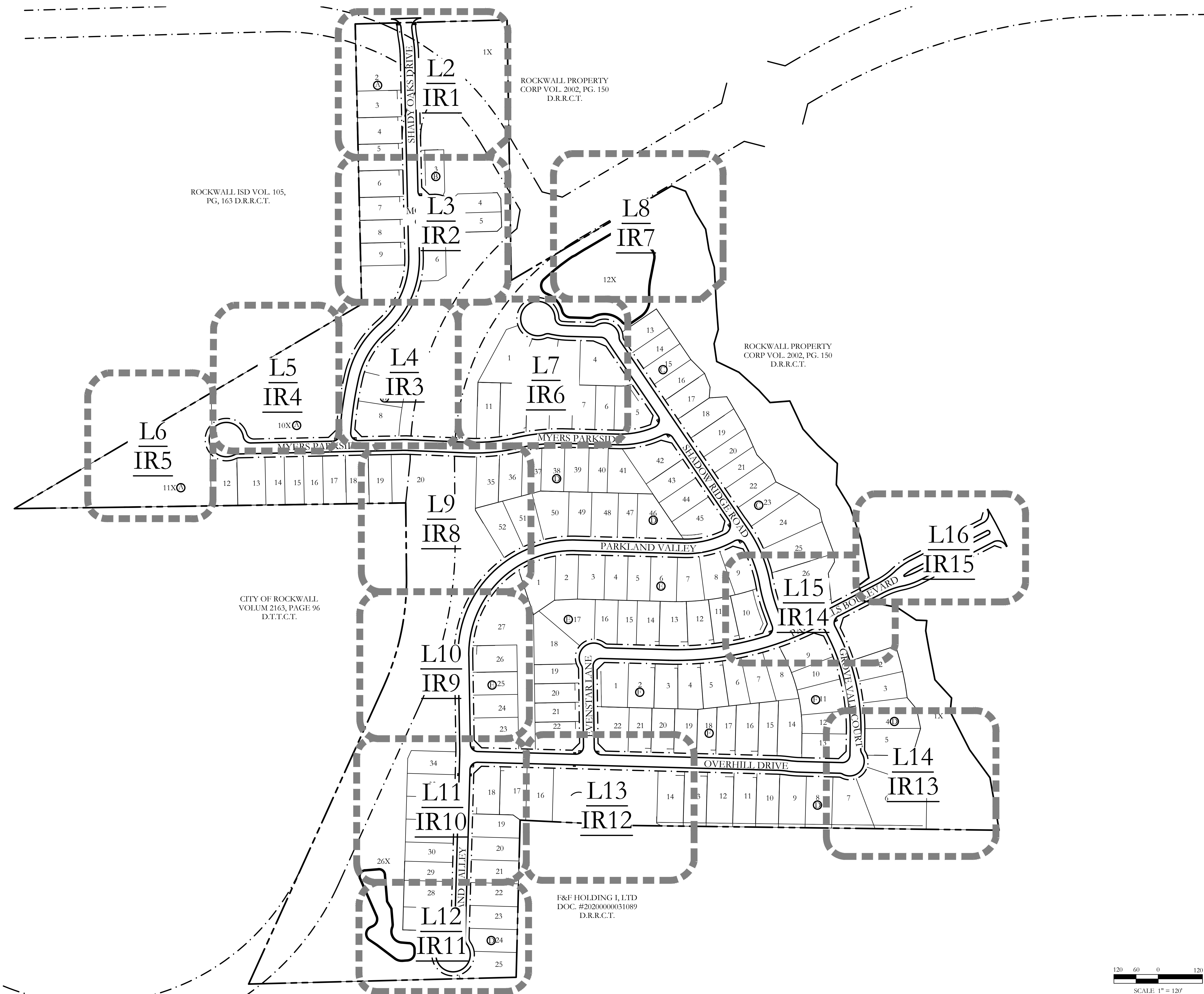
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. 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).

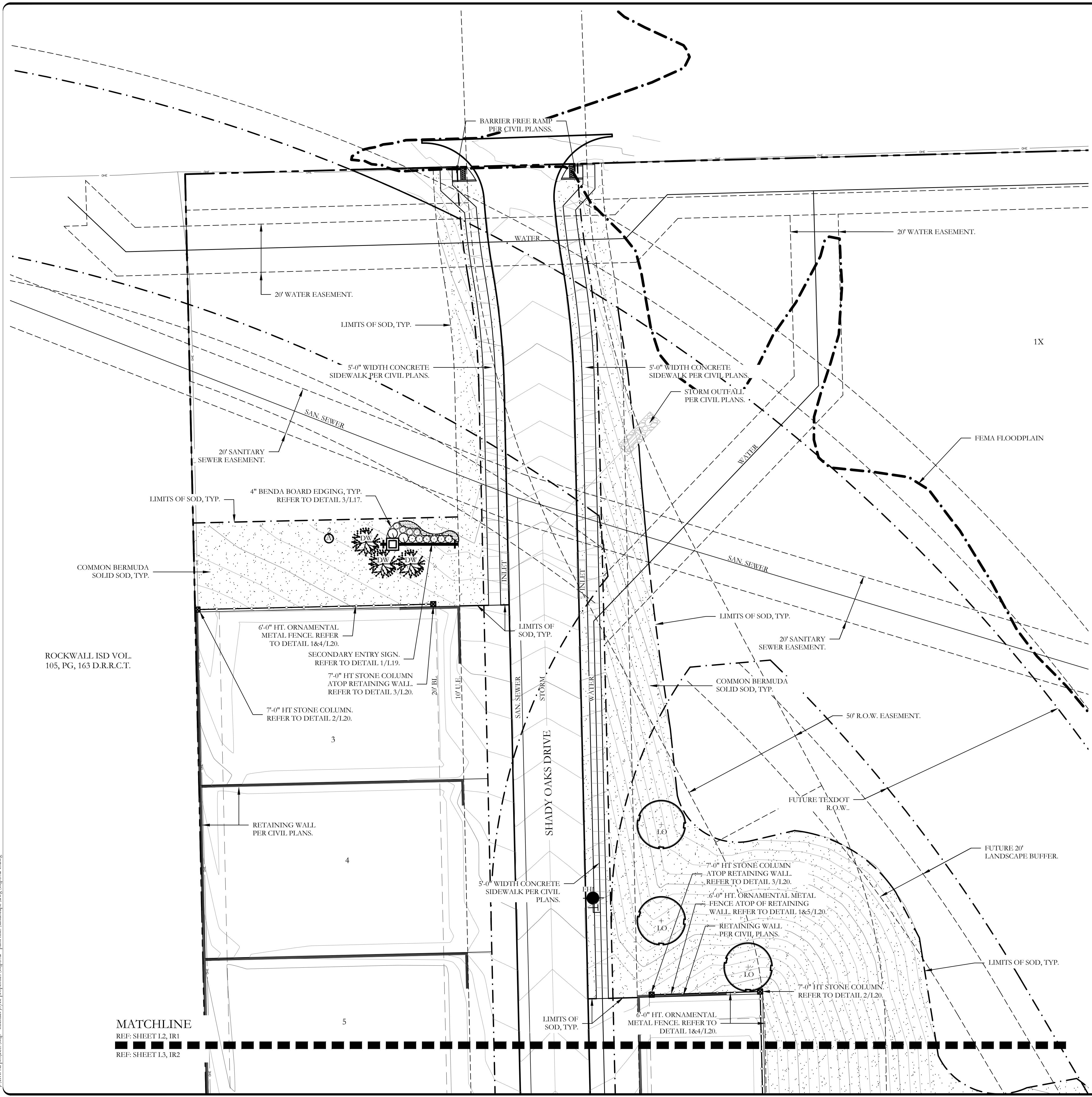
**TREE PROTECTION NOTES:**

1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. 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.
3. 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.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. 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.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



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### HARDSCAPE LEGEND

- MAIN ENTRY SIGN  
REFER TO DETAILS 1/L18.
- SECONDARY ENTRY SIGN  
REFER TO DETAILS 1/L19.
- 7'-0" HT. STONE COLUMN.  
REFER TO DETAIL 2/L20.
- 6'-0" HT. ORNAMENTAL METAL FENCE.  
REFER TO DETAIL 1&4/L20.
- 7'-0" HT. STONE COLUMN ATOP OF  
RETAINING WALL. REFER TO DETAIL  
3/L20.
- 6'-0" HT. ORNAMENTAL METAL FENCE  
ATOP OF RETAINING WALL. REFER TO  
DETAIL 1&5/L20.
- 4'-0" HT. SPLIT RAIL FENCE. REFER TO  
DETAIL 4/L21.

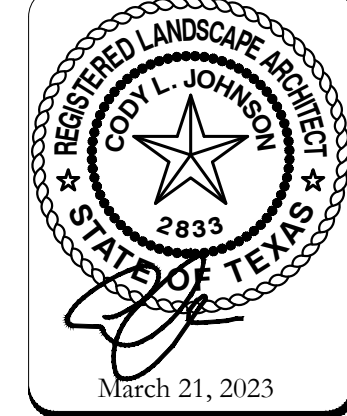
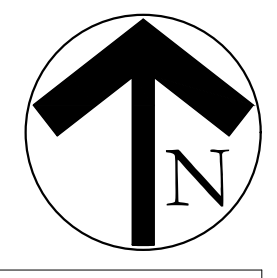
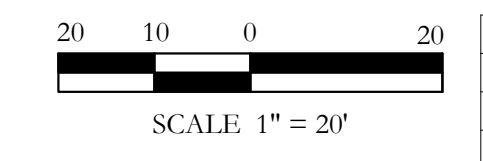
NOTE:  
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING  
WALL AND SIDEWALK LAYOUT AND DETAILS.

### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERAGE AT 70% DENSITY

ROCKWALL ISD VOL. 105, PG. 163 D.R.R.C.T.

**MATCHLINE**  
REF: SHEET L2, 1R1  
REF: SHEET L3, 1R2



MATCHLINE

REF: SHEET L2, IR1

REF: SHEET L3, IR2




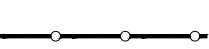



ROCKWALL ISD VOL. 105, PG. 163 D.R.R.C.T.

MATCHLINE

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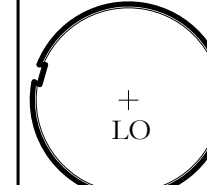
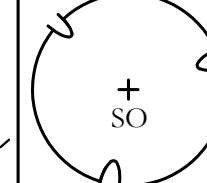
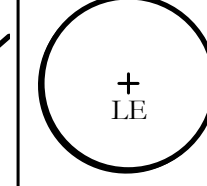
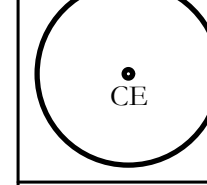
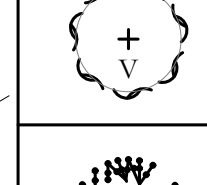
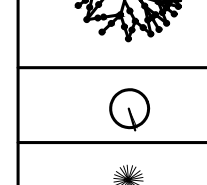
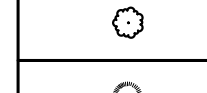








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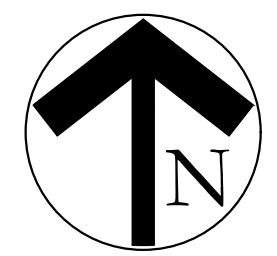
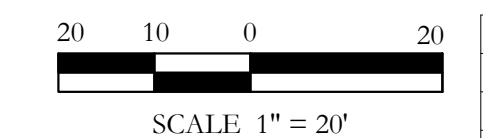
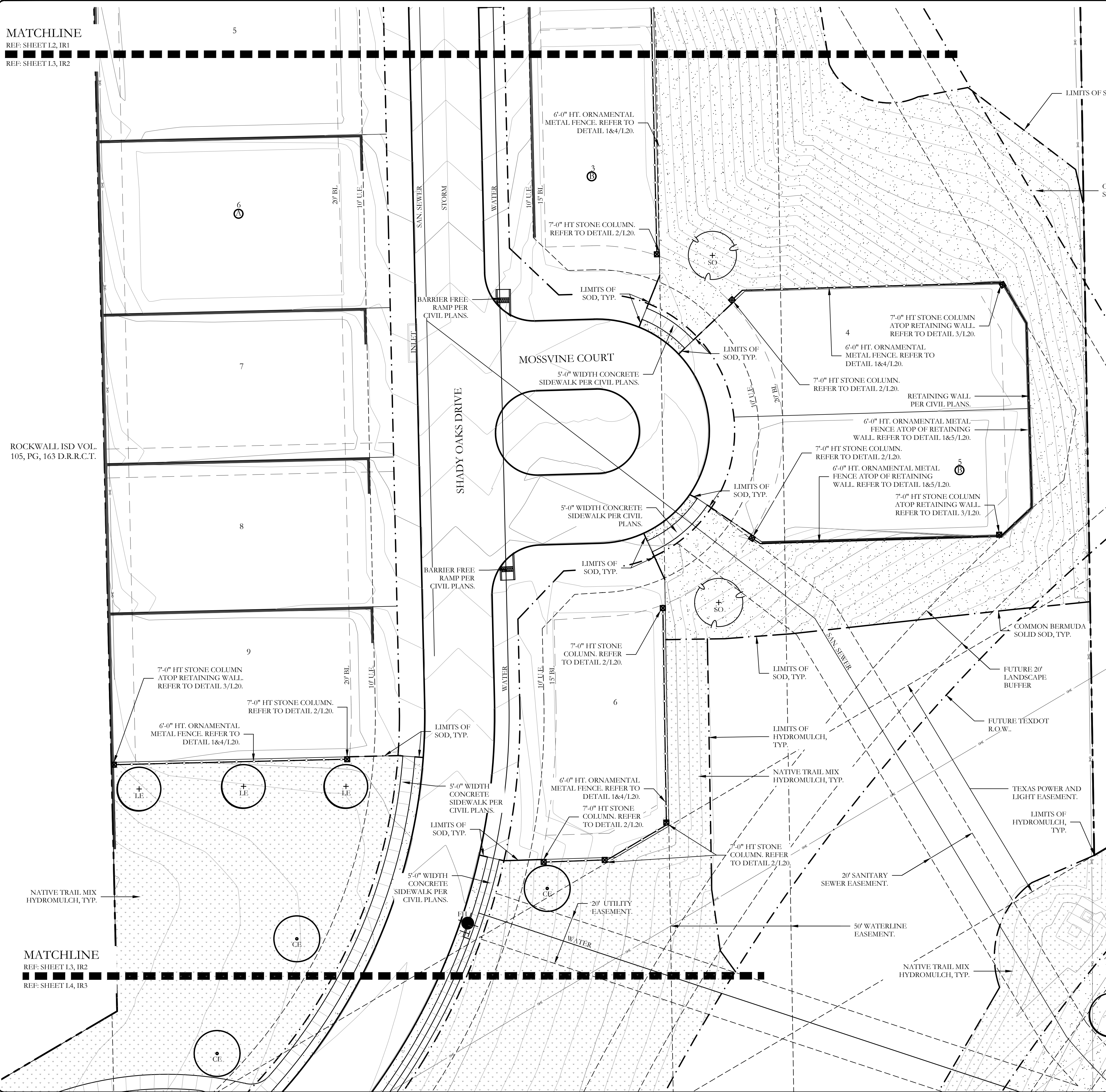
### HARDSCAPE LEGEND

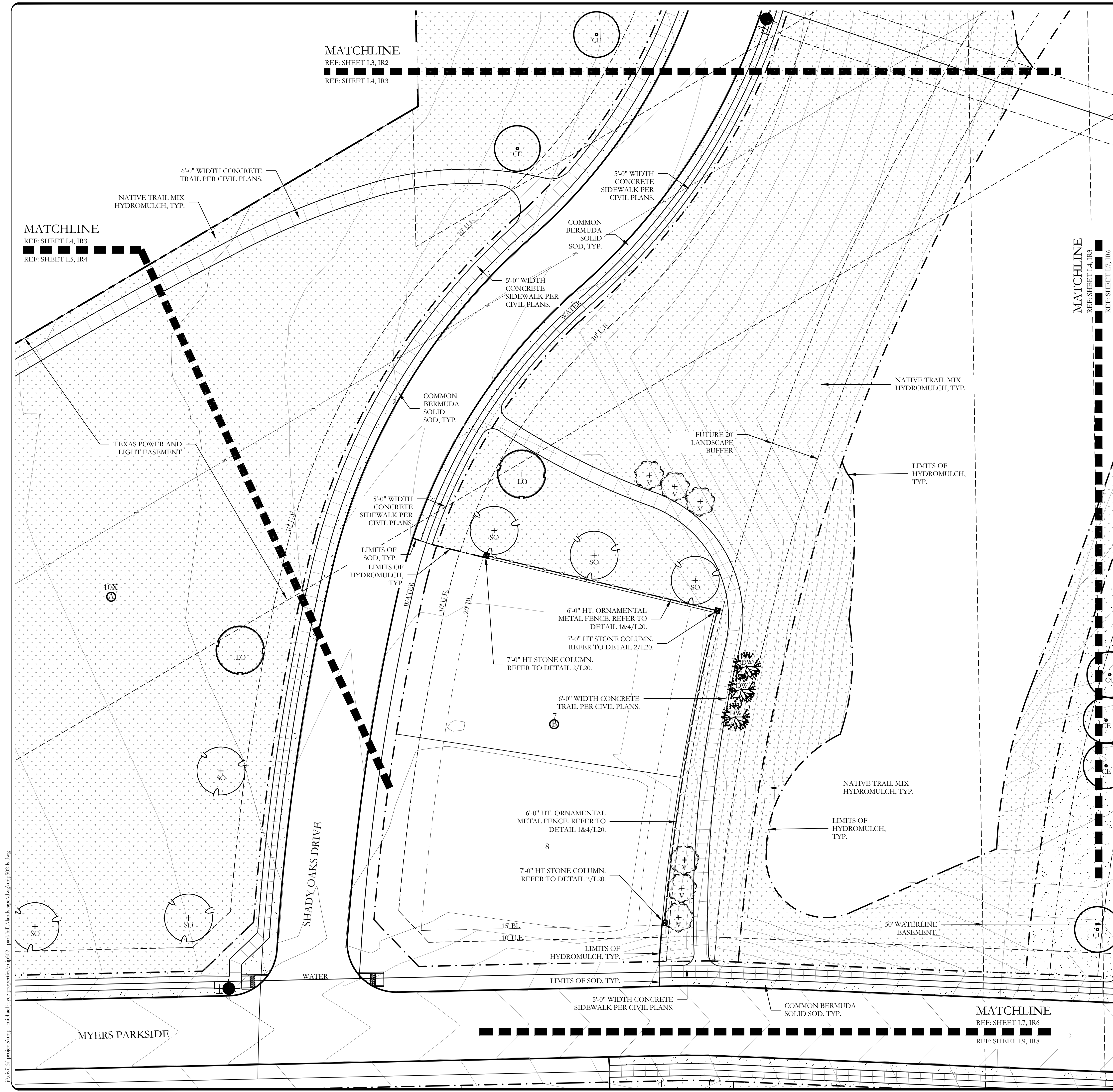
-  MAIN ENTRY SIGN  
REFER TO DETAILS 1/L18.
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-  7'-0" HT. STONE COLUMN.  
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ATOP OF RETAINING WALL. REFER TO  
DETAIL 1&5/L20.
-  4'-0" HT. SPLIT RAIL FENCE. REFER TO  
DETAIL 4/L21.

NOTE:  
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING  
WALL AND SIDEWALK LAYOUT AND DETAILS.

### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERAGE AT 70% DENSITY





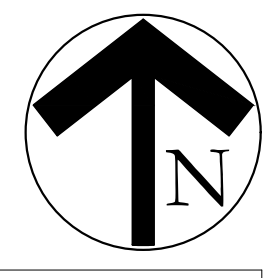
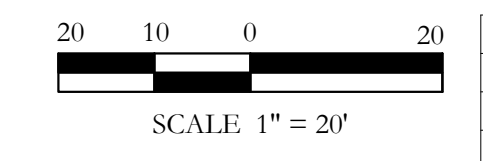
### HARDSCAPE LEGEND

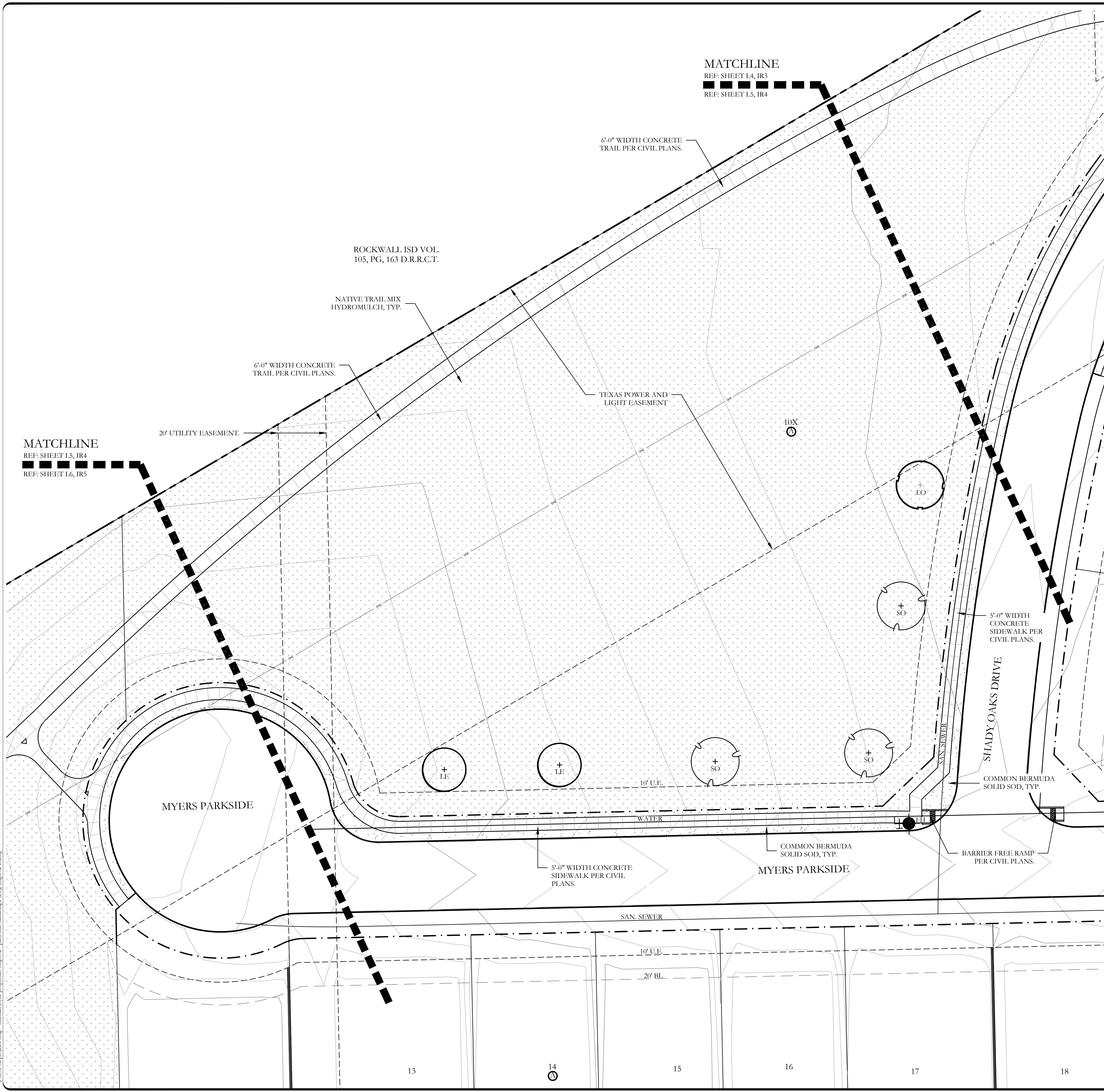
	MAIN ENTRY SIGN REFER TO DETAILS 1/L18.
	SECONDARY ENTRY SIGN REFER TO DETAILS 1/L19.
	7'-0" HT. STONE COLUMN. REFER TO DETAIL 2/L20.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 1&4/L20.
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NOTE:  
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING  
WALL AND SIDEWALK LAYOUT AND DETAILS.

### PLANT LEGEND

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	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
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		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERGAE AT 70% DENSITY





### HARDSCAPE LEGEND

	MAIN ENTRY SIGN REFER TO DETAILS 1/L18.
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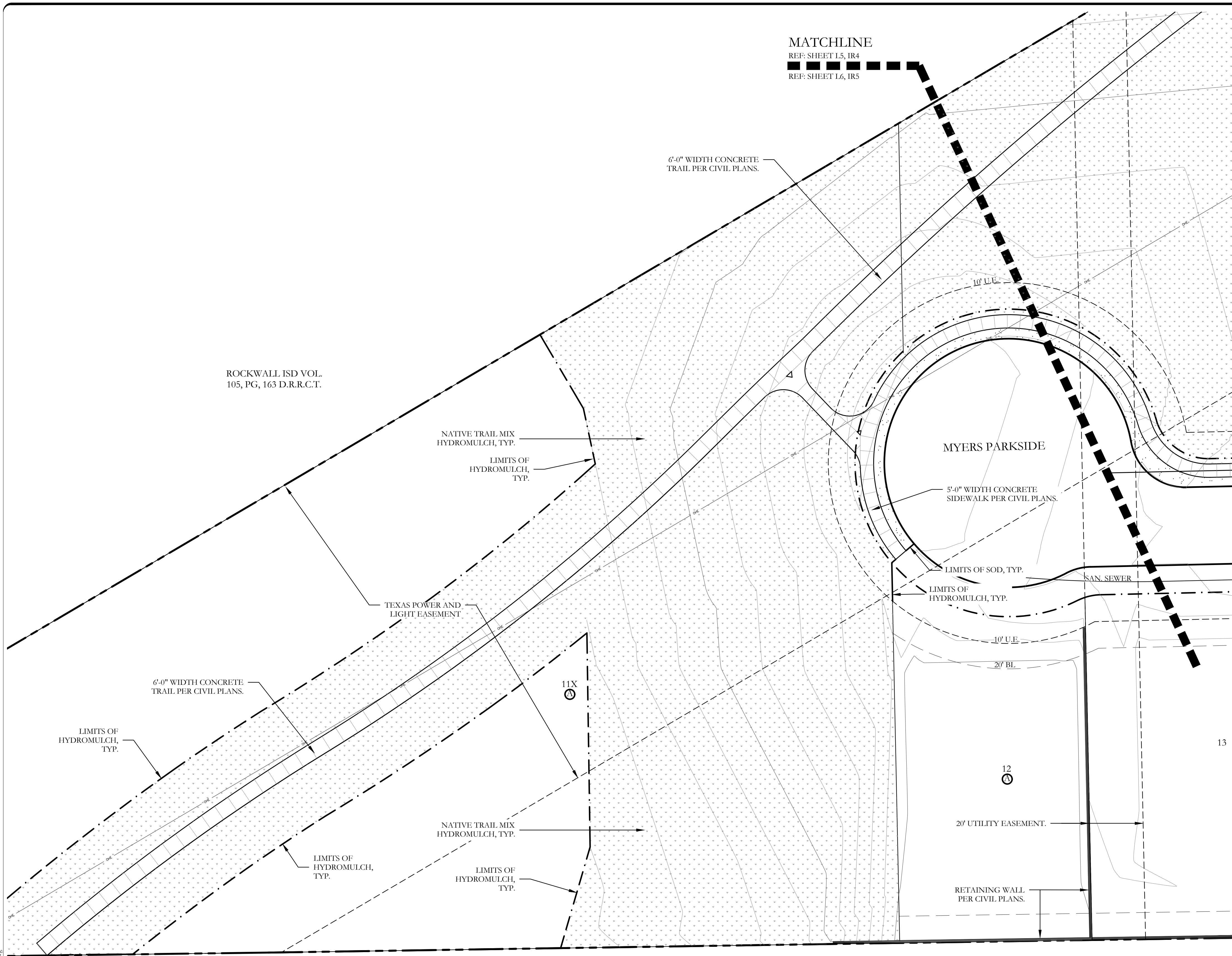
NOTE:  
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### PLANT LEGEND

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		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERAGE AT 70% DENSITY



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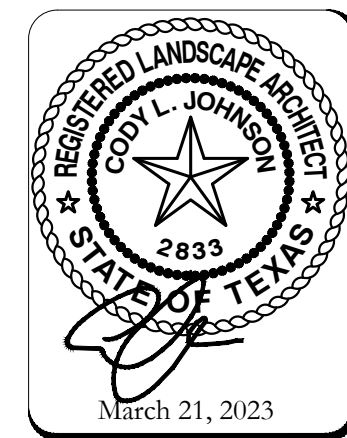
**MATCHLINE**  
 REF: SHEET L5, IR4  
 REF: SHEET L6, IR5

ROCKWALL ISD VOL.  
 105, PG. 163 D.R.R.C.T.

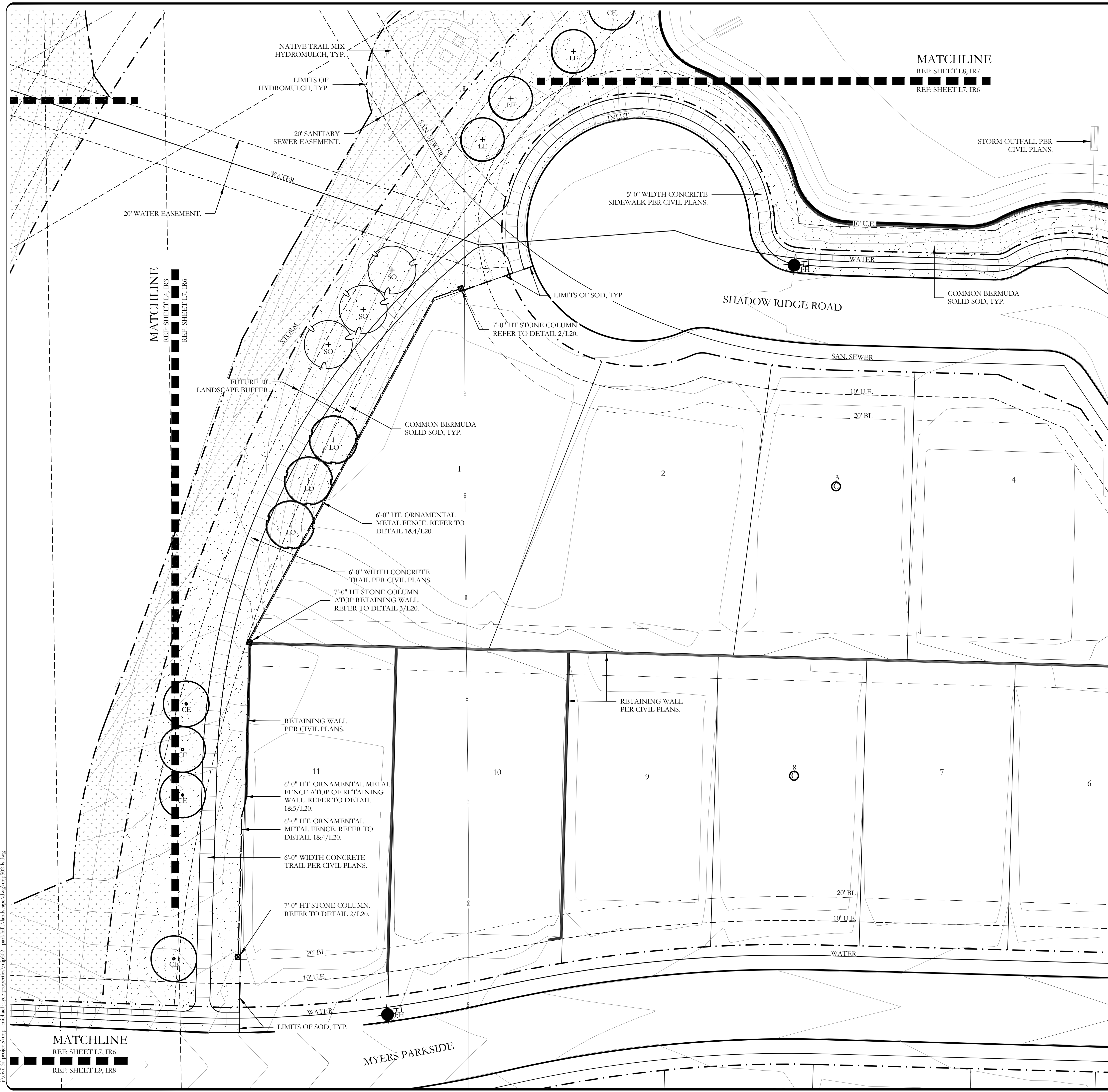
HARDSCAPE LEGEND	
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NOTE:  
 REFER TO CIVIL ENGINEERING PLANS FOR RETAINING  
 WALL AND SIDEWALK LAYOUT AND DETAILS.




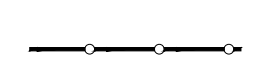


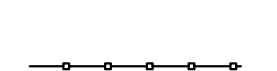
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERGAGE AT 70% DENSITY



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### HARDSCAPE LEGEND

-  MAIN ENTRY SIGN  
REFER TO DETAILS 1/L18.
-  SECONDARY ENTRY SIGN  
REFER TO DETAILS 1/L19.
-  7'-0" HT. STONE COLUMN.  
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ATOP OF RETAINING WALL. REFER TO  
DETAIL 1&5/L20.
-  4'-0" HT. SPLIT RAIL FENCE. REFER TO  
DETAIL 4/L21.

NOTE:  
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING  
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### PLANT LEGEND

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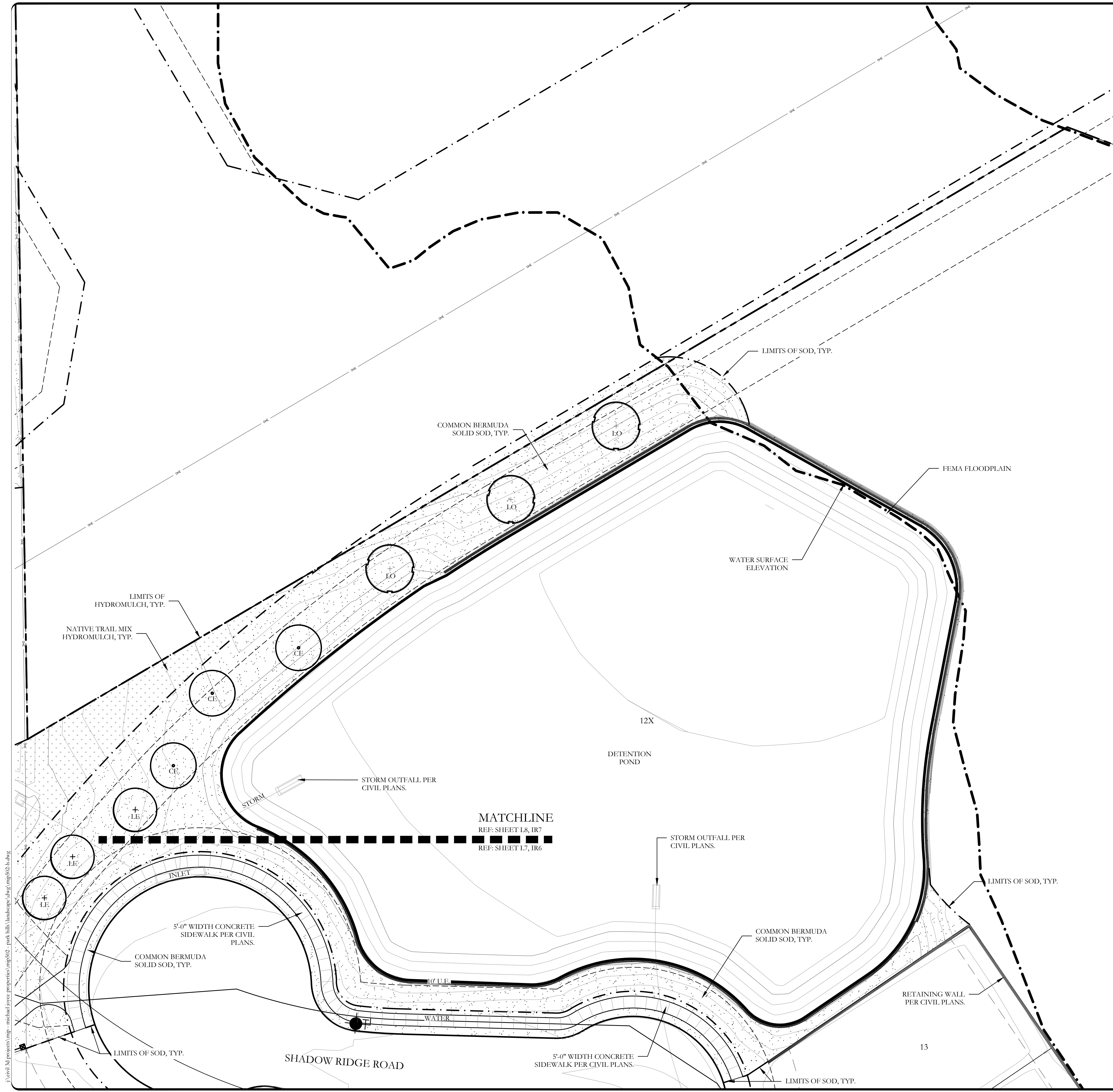




SCALE 1" = 20'

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MATCHLINE  
 REF: SHEET L7, 1R6  
 REF: SHEET L9, 1R8



### HARDSCAPE LEGEND

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	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 1&4/L20.
	7'-0" HT. STONE COLUMN ATOP OF RETAINING WALL. REFER TO DETAIL 3/L20.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP OF RETAINING WALL. REFER TO DETAIL 1&5/L20.
	4'-0" HT. SPLIT RAIL FENCE. REFER TO DETAIL 4/L21.

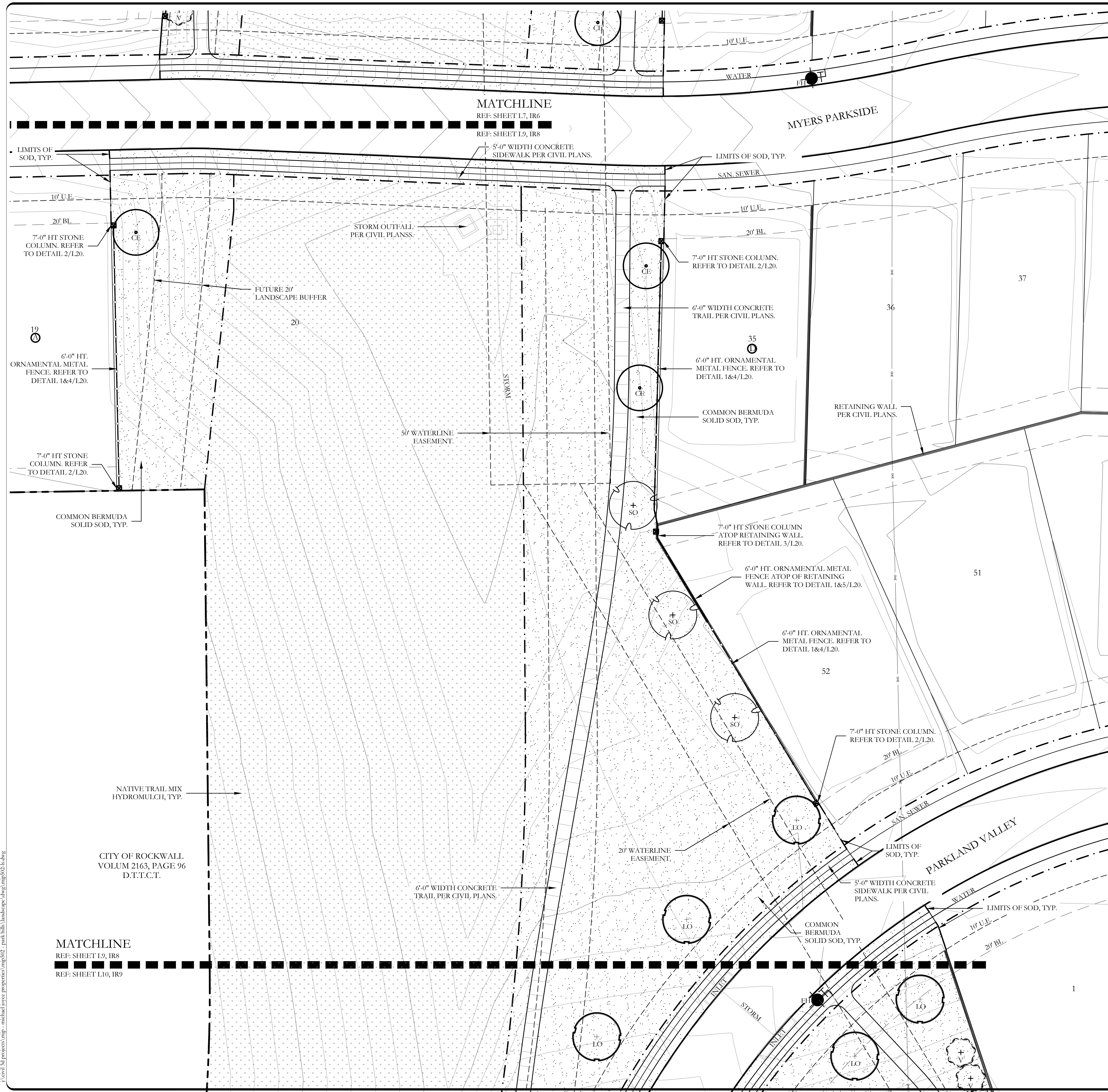
NOTE:  
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING  
WALL AND SIDEWALK LAYOUT AND DETAILS.

### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERGAE AT 70% DENSITY

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### HARDSCAPE LEGEND

	MAIN ENTRY SIGN REFER TO DETAILS 1/L18.
	SECONDARY ENTRY SIGN REFER TO DETAILS 1/L19.
	7'-0" HT. STONE COLUMN. REFER TO DETAIL 2/L20.
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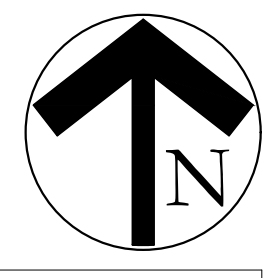
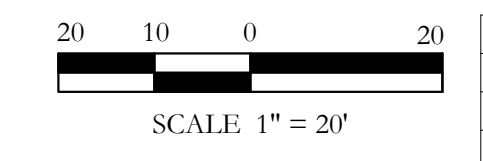
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	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
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		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERGAE AT 70% DENSITY

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CITY OF ROCKWALL  
VOLUM 2163, PAGE 96  
D.T.T.C.T.



**MATCHLINE**

REF: SHEET L9, IR8

REF: SHEET L10, IR9

NATIVE TRAIL MIX  
HYDROMULCH, TYP.

CITY OF ROCKWALL  
VOLUM 2163, PAGE 96  
D.T.T.C.T.








NATIVE TRAIL MIX  
HYDROMULCH, TYP.

**MATCHLINE**

REF: SHEET L10, IR9

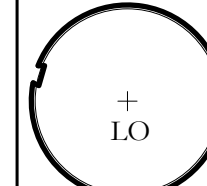
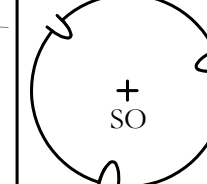
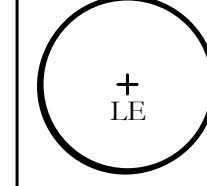
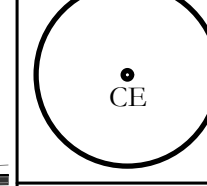
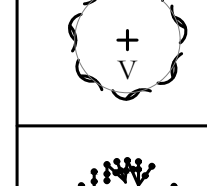
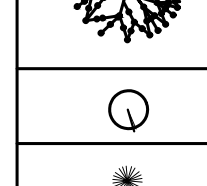
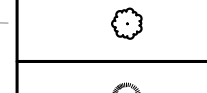








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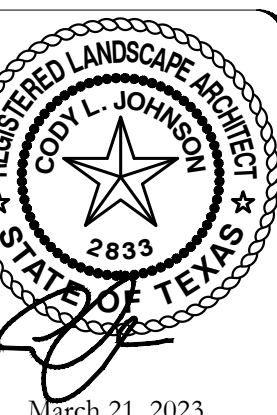
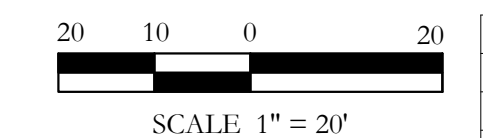
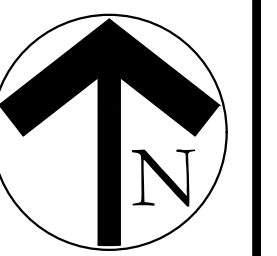
**HARDSCAPE LEGEND**

-  MAIN ENTRY SIGN  
REFER TO DETAILS 1/L18.
-  SECONDARY ENTRY SIGN  
REFER TO DETAILS 1/L19.
-  7'-0" HT. STONE COLUMN.  
REFER TO DETAIL 2/L20.
-  6'-0" HT. ORNAMENTAL METAL FENCE.  
REFER TO DETAIL 1&4/L20.
-  7'-0" HT. STONE COLUMN ATOP OF  
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3/L20.
-  6'-0" HT. ORNAMENTAL METAL FENCE  
ATOP OF RETAINING WALL. REFER TO  
DETAIL 1&5/L20.
-  4'-0" HT. SPLIT RAIL FENCE. REFER TO  
DETAIL 4/L21.

NOTE:  
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING  
WALL AND SIDEWALK LAYOUT AND DETAILS.

**PLANT LEGEND**

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
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		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERGAE AT 70% DENSITY






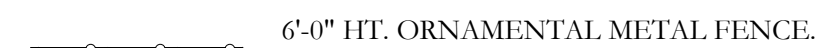

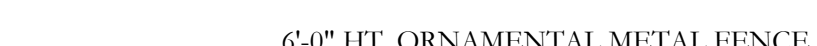

SCALE: 1" = 20"

One Inch  
JVC No. MJP502

**MATCHLINE**

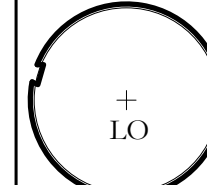
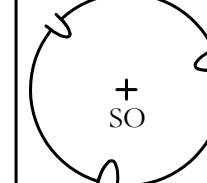
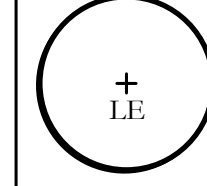
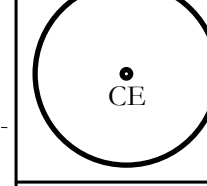
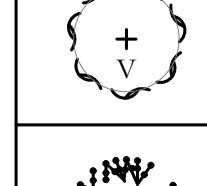
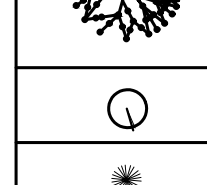
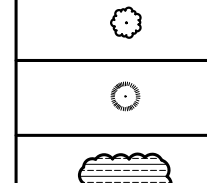
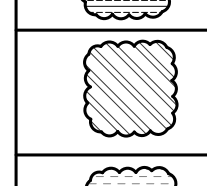
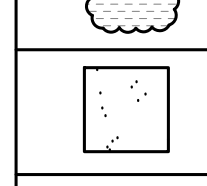
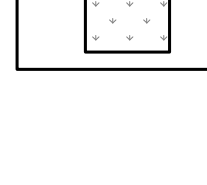



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REF: SHEET L11, IR10

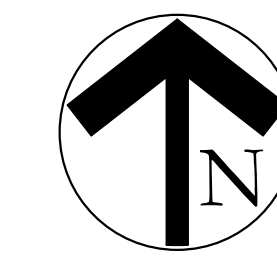
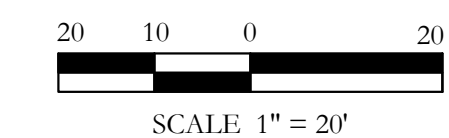
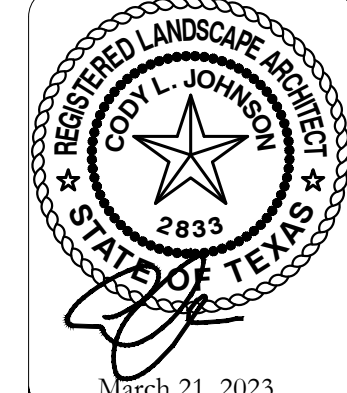
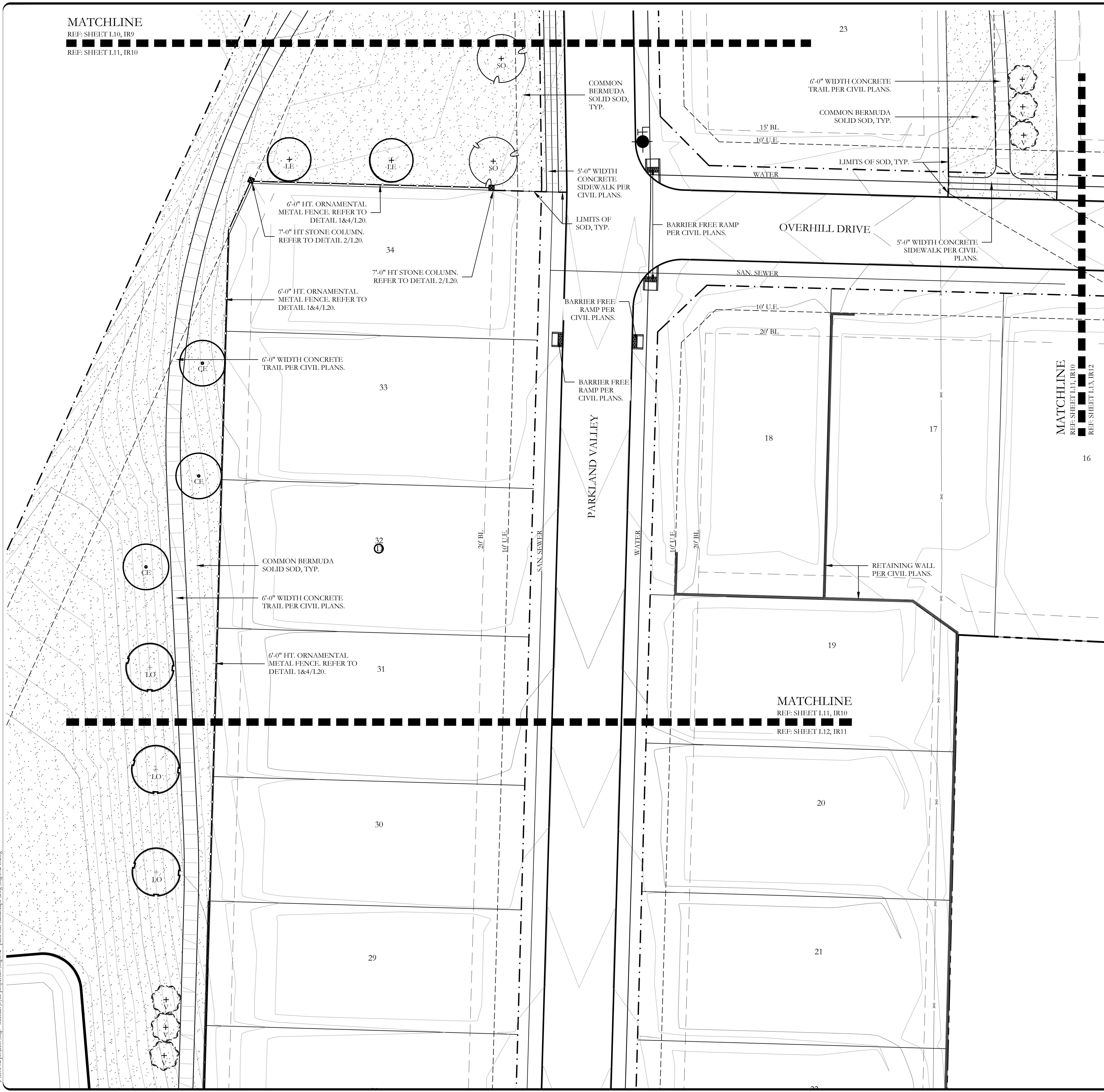
**HARDSCAPE LEGEND**

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-  7'-0" HT. STONE COLUMN.  
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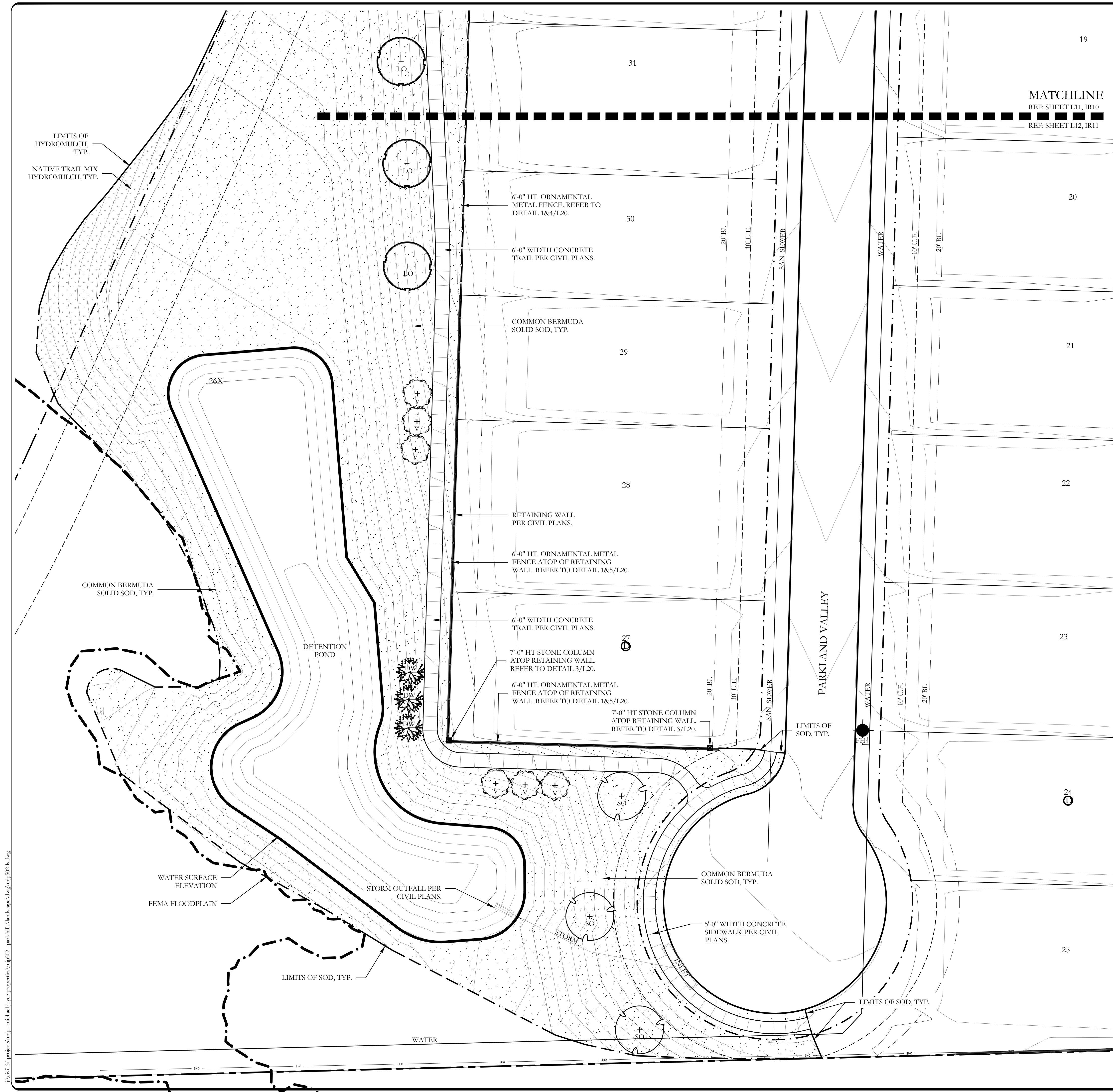
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**PLANT LEGEND**




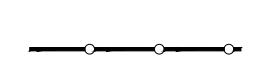


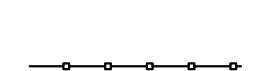
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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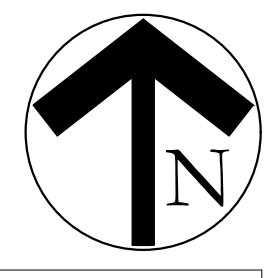
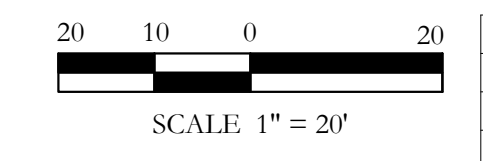
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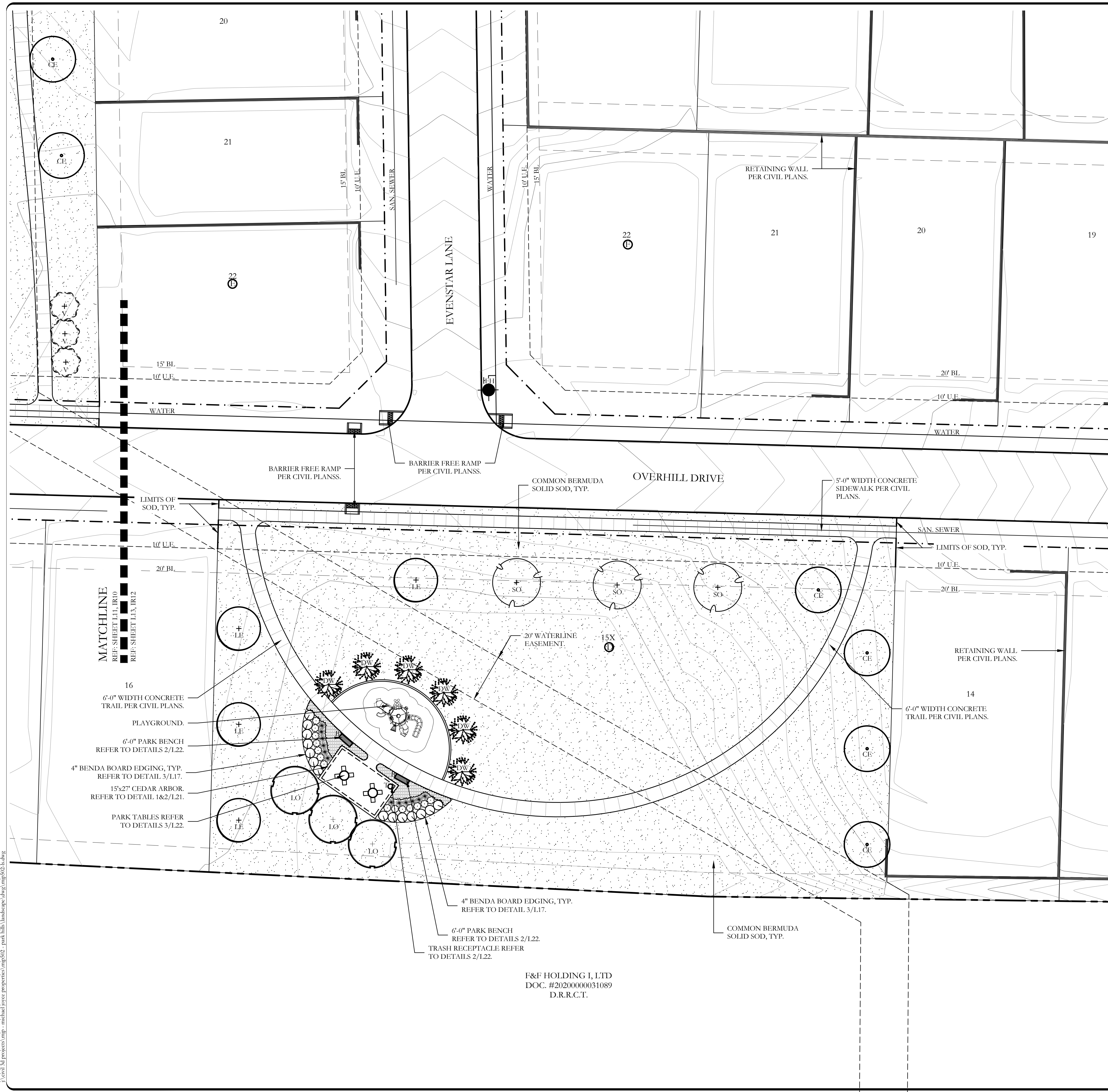
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### HARDSCAPE LEGEND

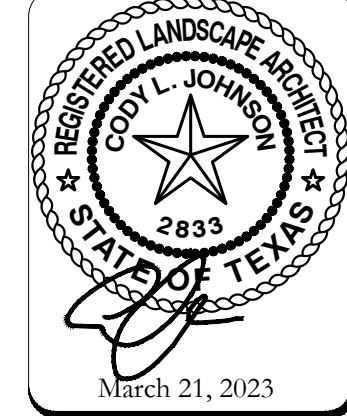
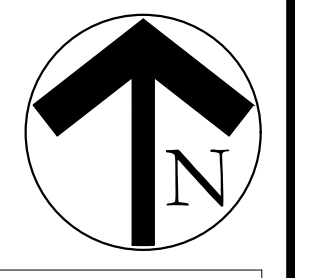
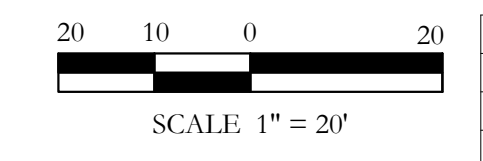
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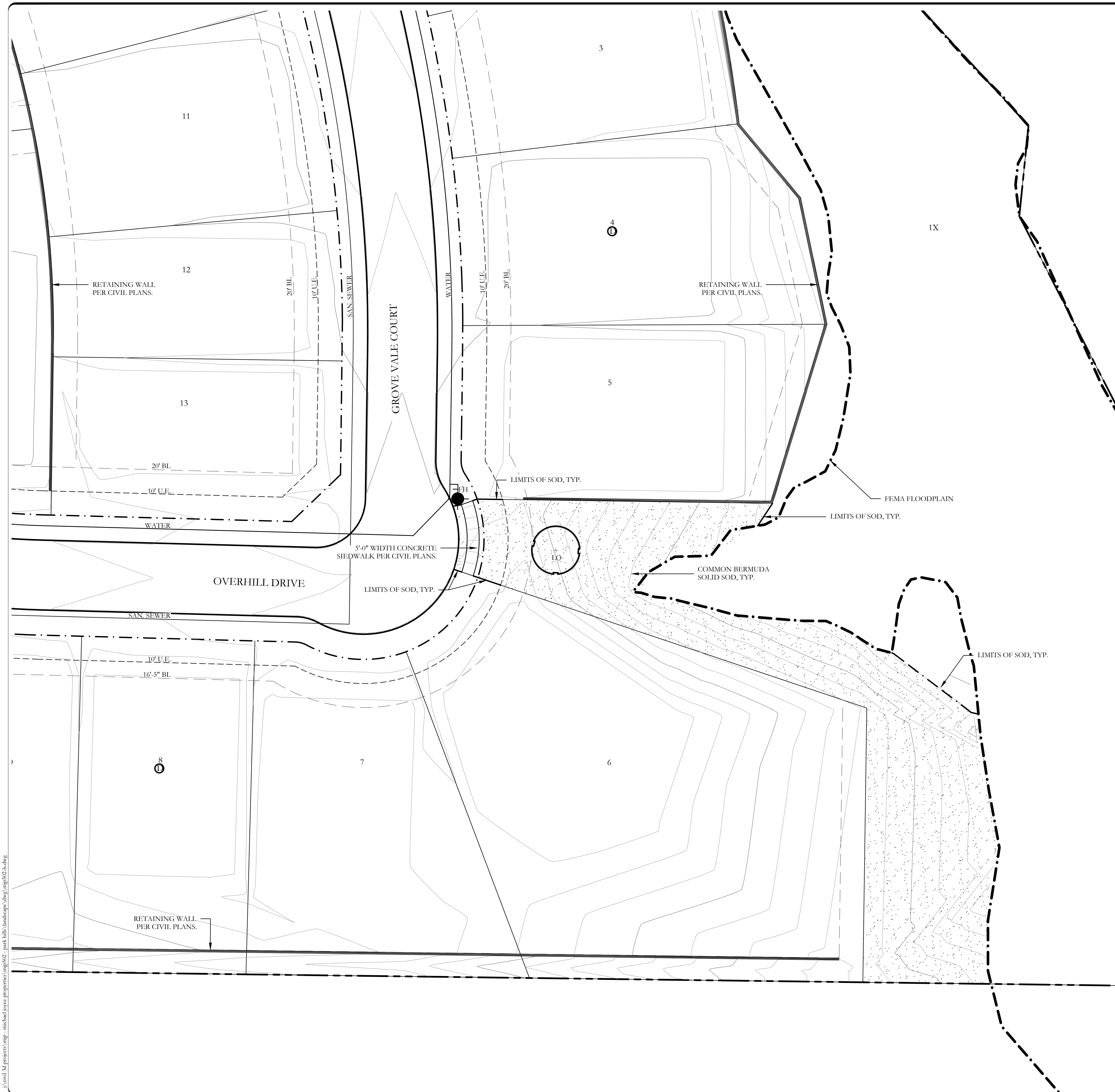
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		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
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		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		WEeping LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERAGE AT 70% DENSITY

F&F HOLDING I, LTD  
DOC. #20200000031089  
D.R.R.C.T.





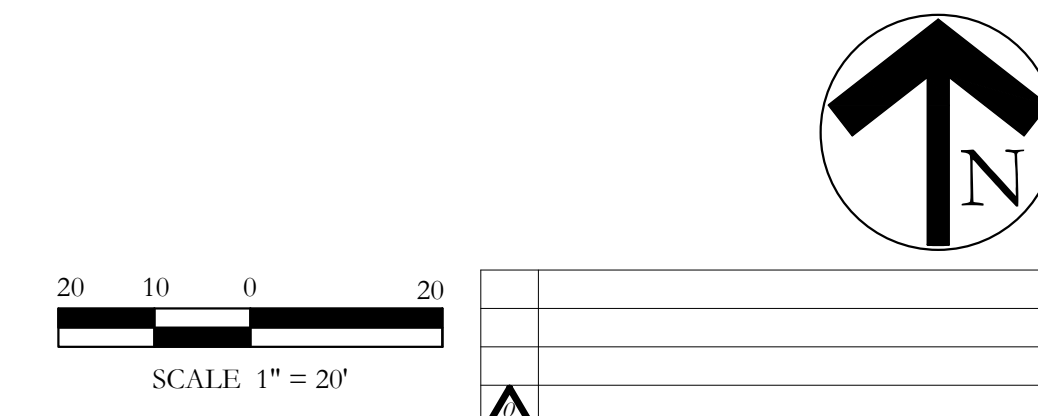
### HARDSCAPE LEGEND

	MAIN ENTRY SIGN REFER TO DETAILS 1/L18.
	SECONDARY ENTRY SIGN REFER TO DETAILS 1/L19.
	7'-0" HT. STONE COLUMN. REFER TO DETAIL 2/L20.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 1&4/L20.
	7'-0" HT. STONE COLUMN ATOP OF RETAINING WALL. REFER TO DETAIL 3/L20.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP OF RETAINING WALL. REFER TO DETAIL 1&5/L20.
	4'-0" HT. SPLIT RAIL FENCE. REFER TO DETAIL 4/L21.

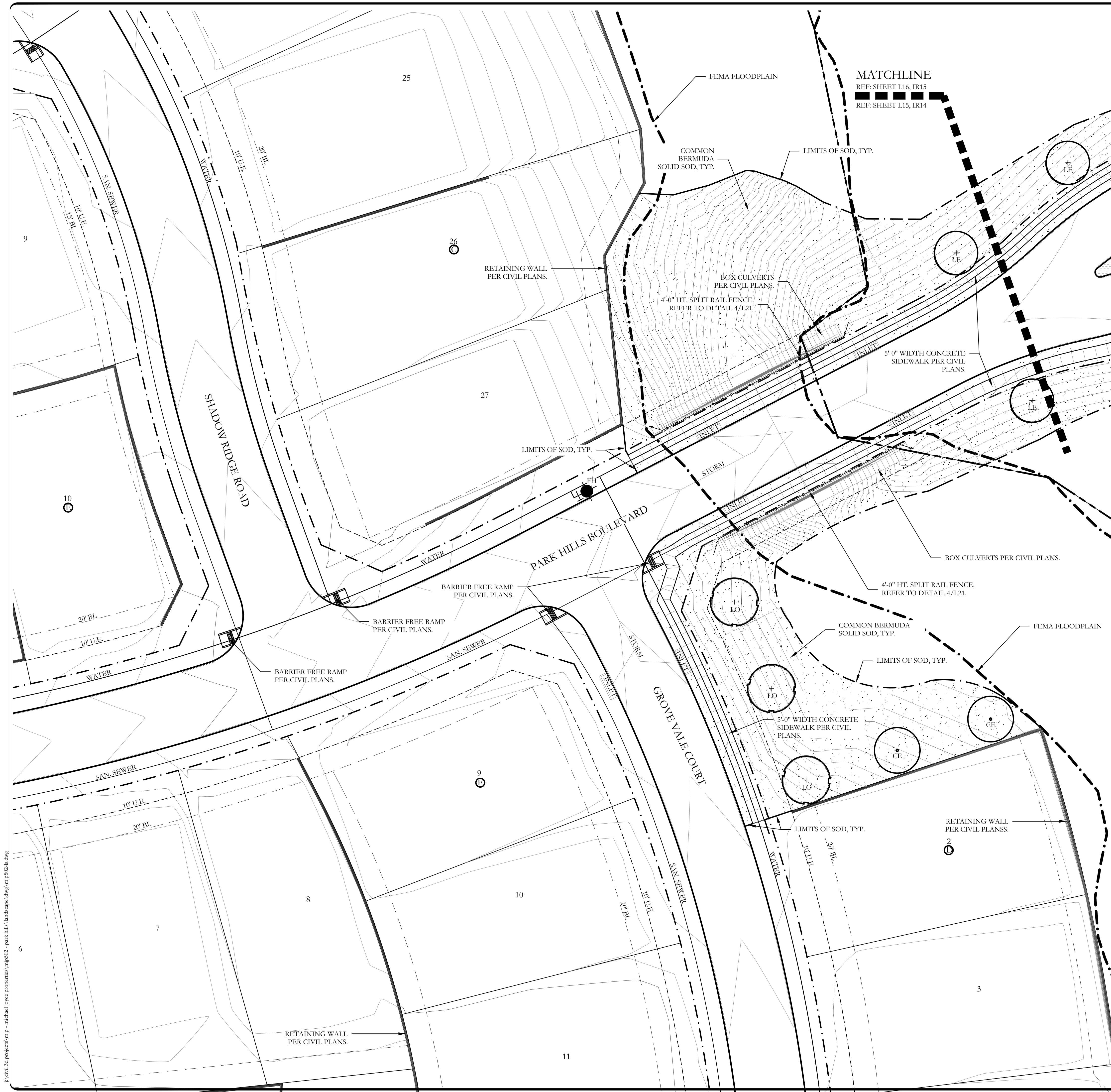
NOTE:  
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING  
WALL AND SIDEWALK LAYOUT AND DETAILS.

### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
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### HARDSCAPE LEGEND

- MAIN ENTRY SIGN  
REFER TO DETAILS 1/L18.
- SECONDARY ENTRY SIGN  
REFER TO DETAILS 1/L19.
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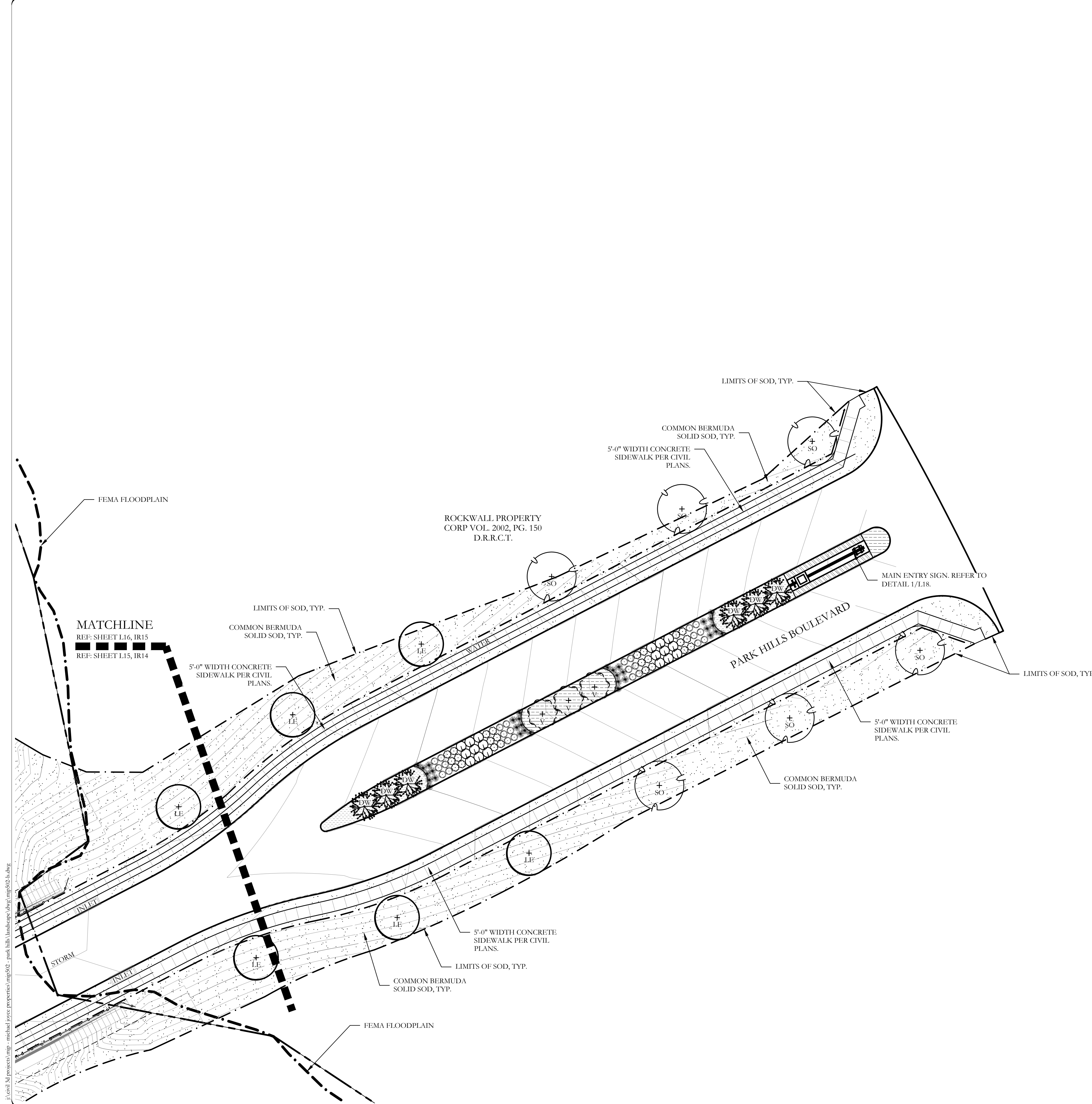
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SCALE 1" = 20'

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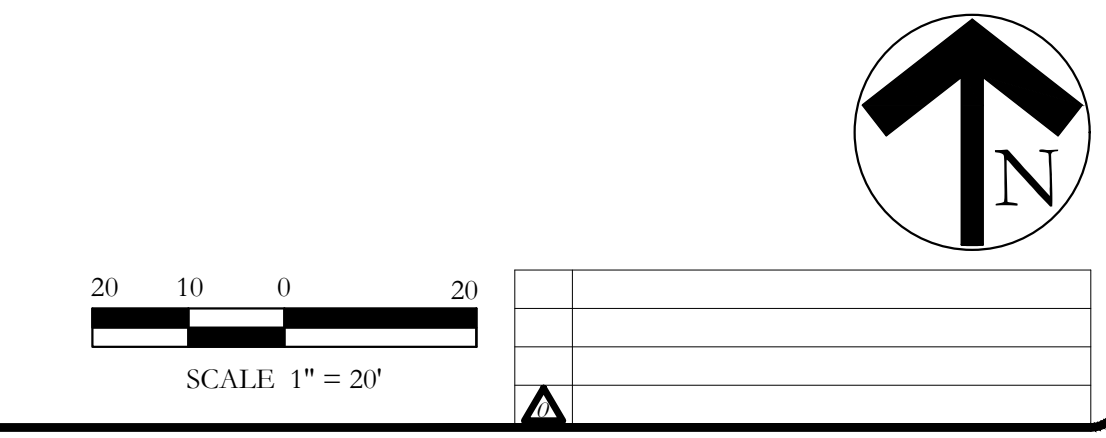
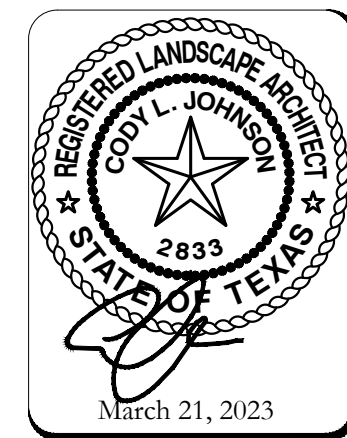
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		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERGAGE AT 70% DENSITY





PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	30	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	33	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LE	23	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	25	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
V	21	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
DW	24	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	34	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	44	DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	44	PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	28	COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	407	WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	85	LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	216	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	325,350	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	263,528	NATIVE TRAIL MIX BY NATIVE AMERICAN SEED CO.		SQUARE FEET	HYDROMULCH	MIN 100% COVERAGE ALL AREAS SHOWN AT 70% DENSITY

### 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:

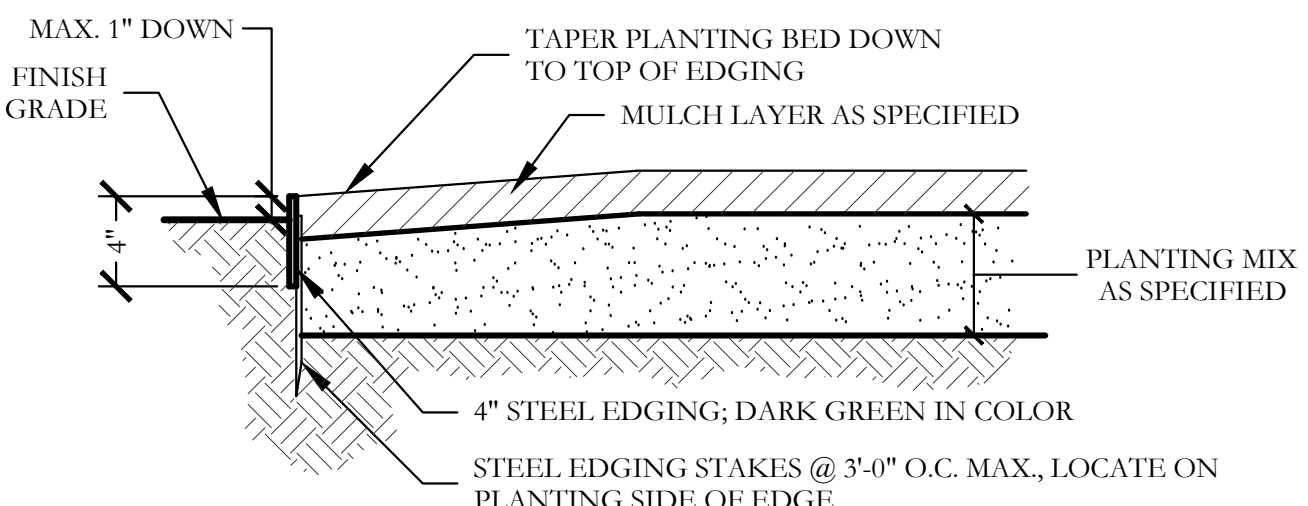
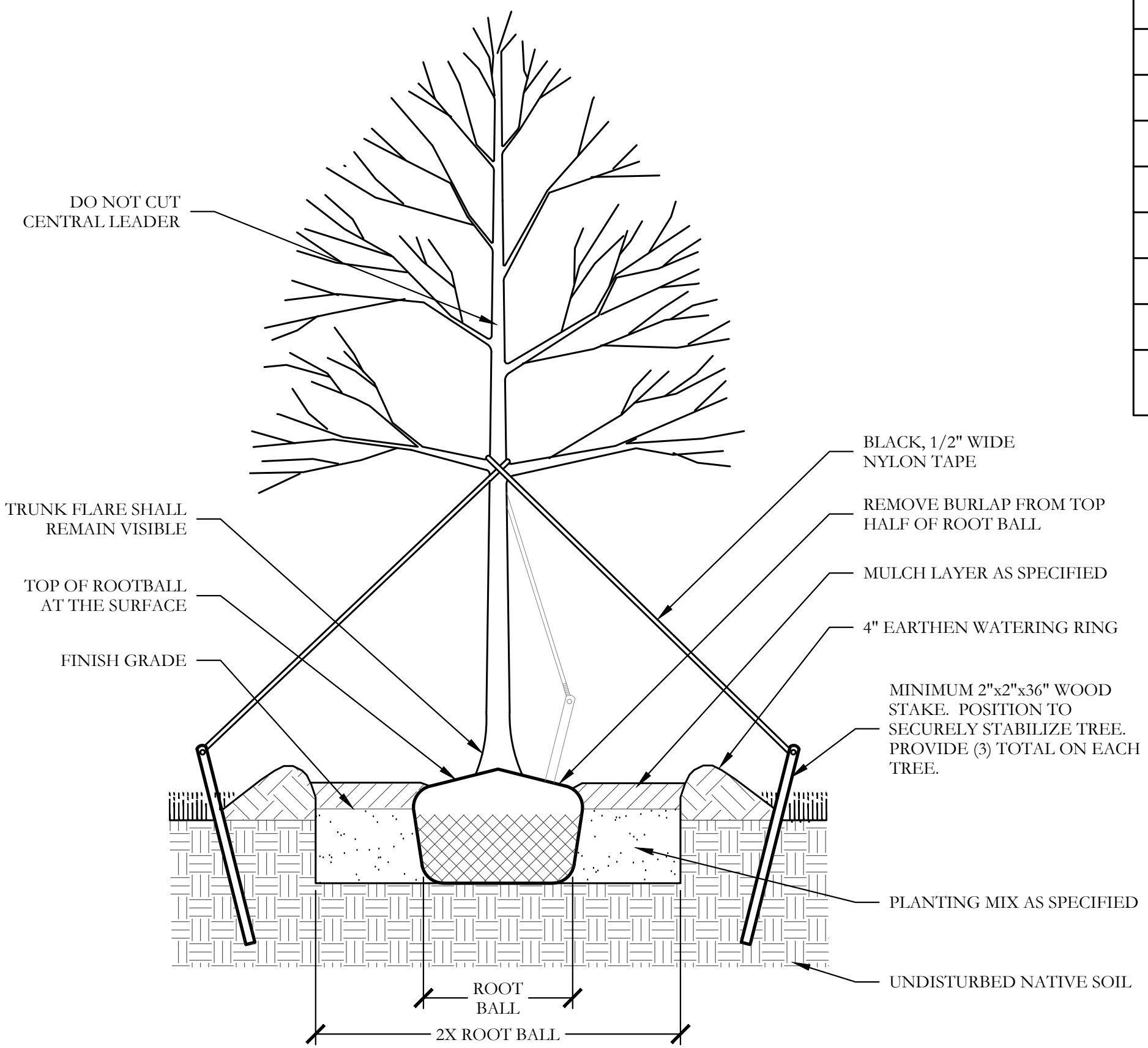
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
- CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED 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).

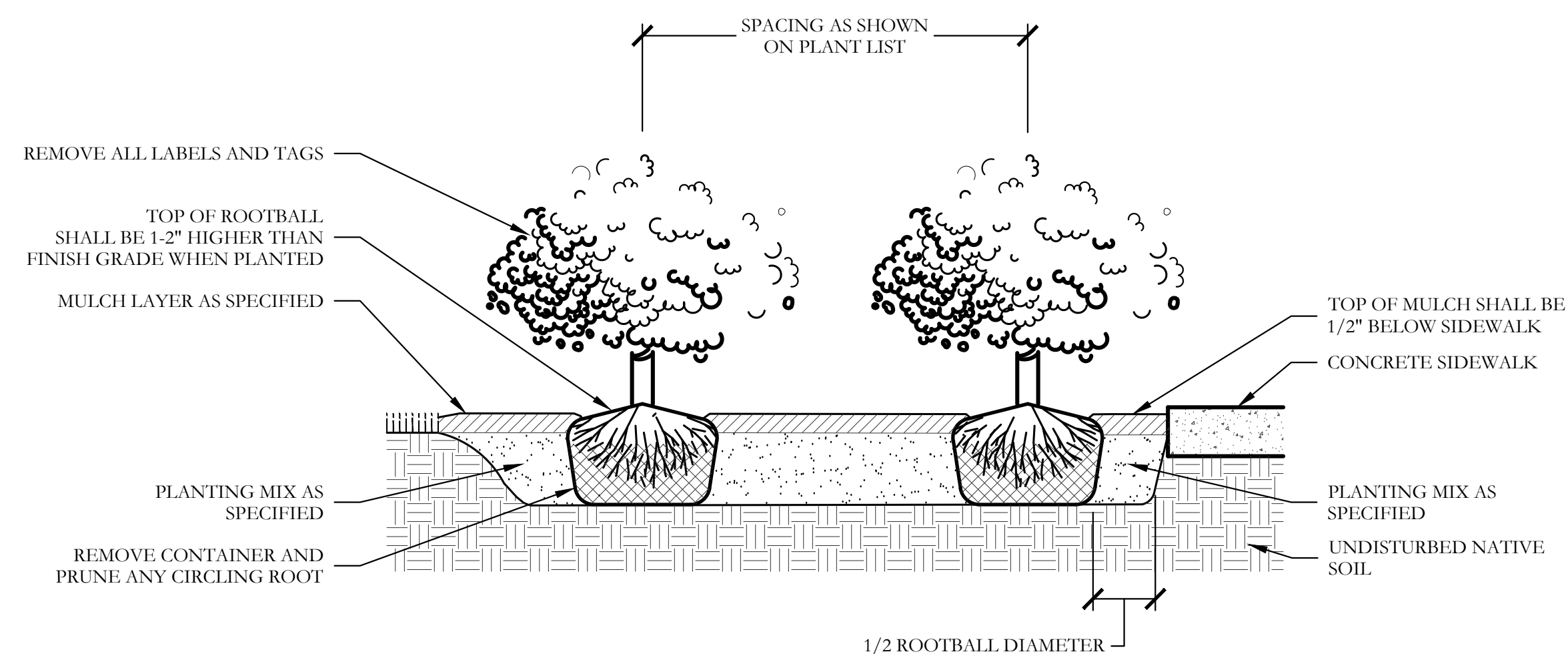
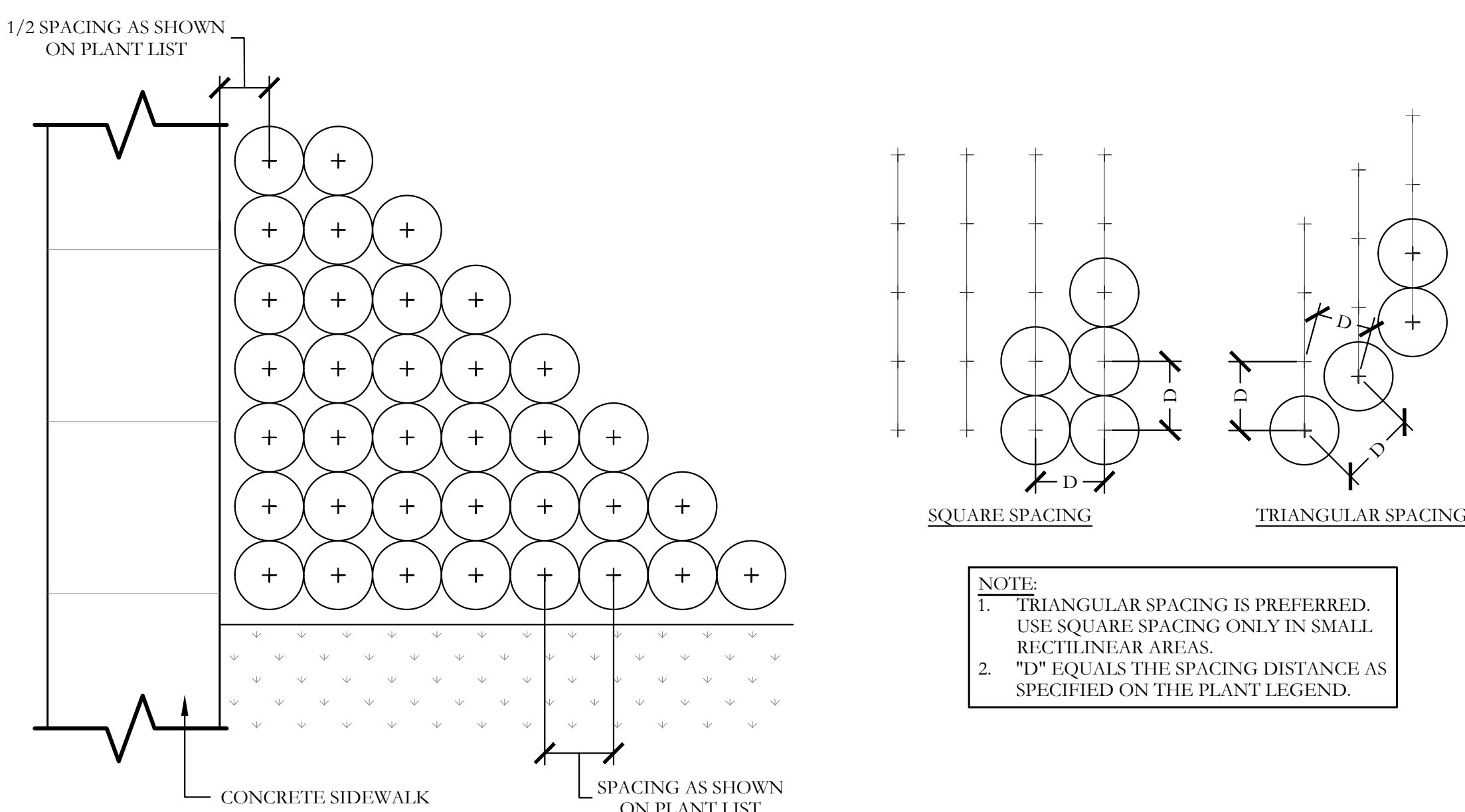
#### TREE PROTECTION NOTES:

- 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.



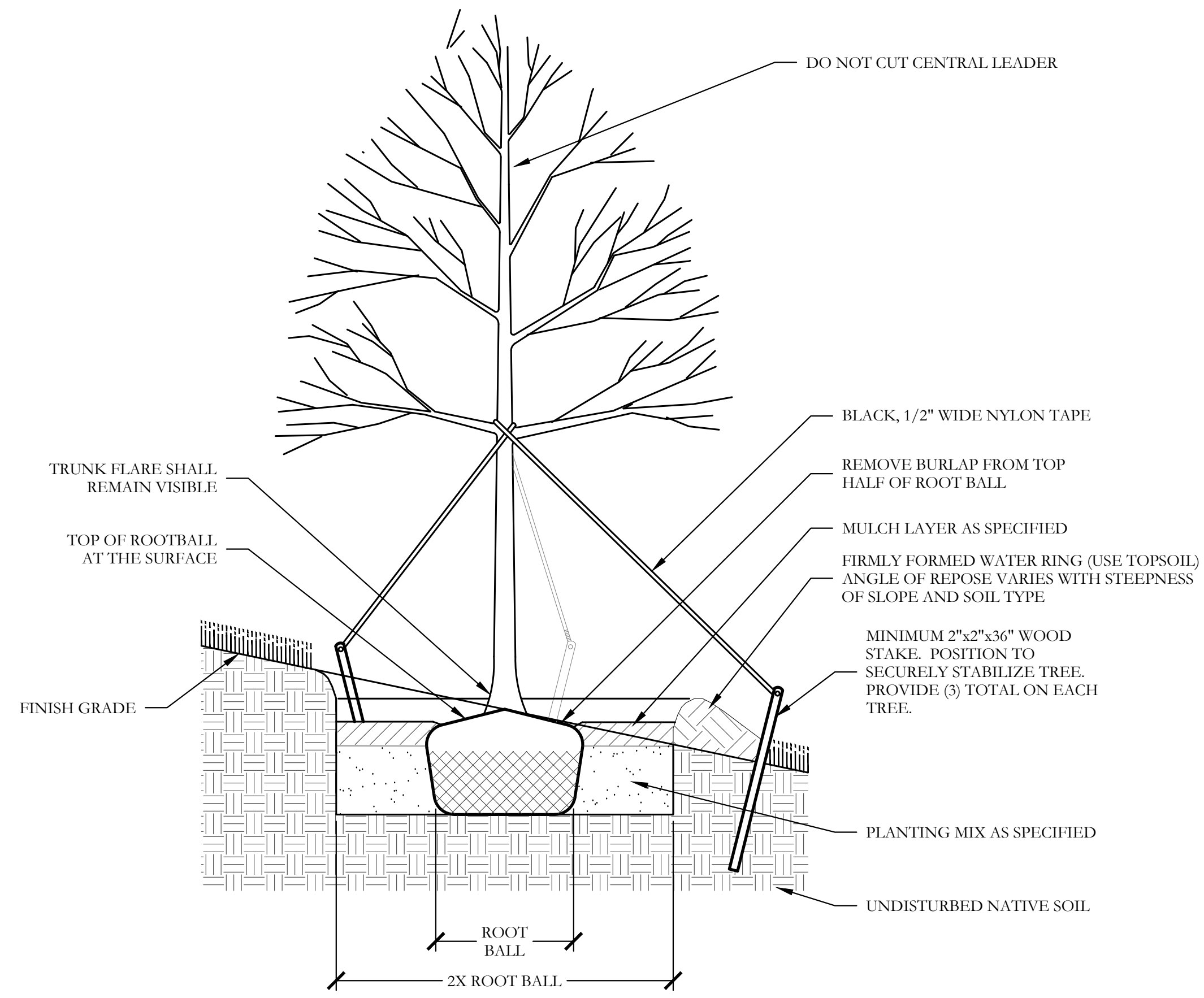
1 TYPICAL TREE PLANTING SECTION NOT TO SCALE

3 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



2 TYPICAL SHRUB AND GROUND COVER PLANTING PLAN/SECTION NOT TO SCALE

NOT TO SCALE

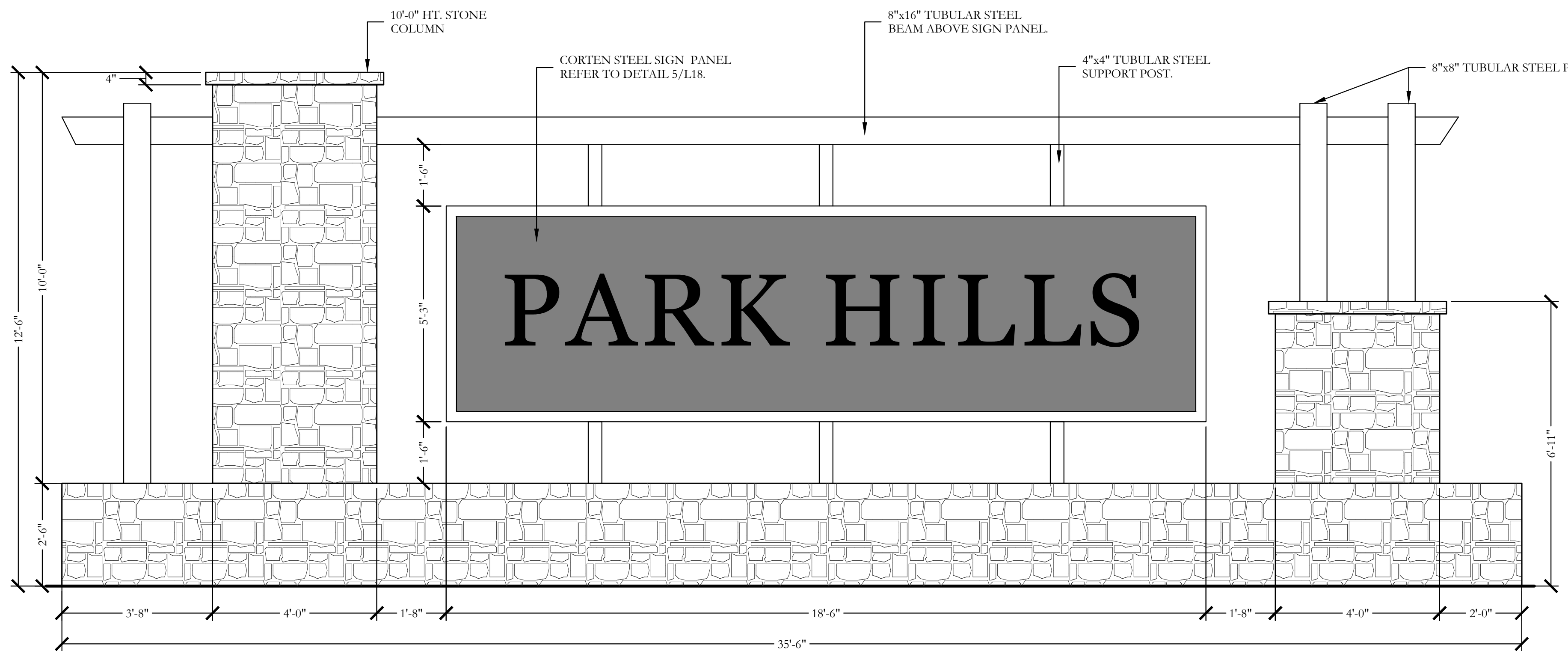


1 TYPICAL TREE PLANTING ON SLOPE SECTION NOT TO SCALE

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SCALE:  
 REFER TO  
 DETAILS  
 One Inch  
 JVC No. MJP502



1 MAIN ENTRY SIGN  
ELEVATION

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

GENERAL NOTES - HARDSCAPE CONSTRUCTION

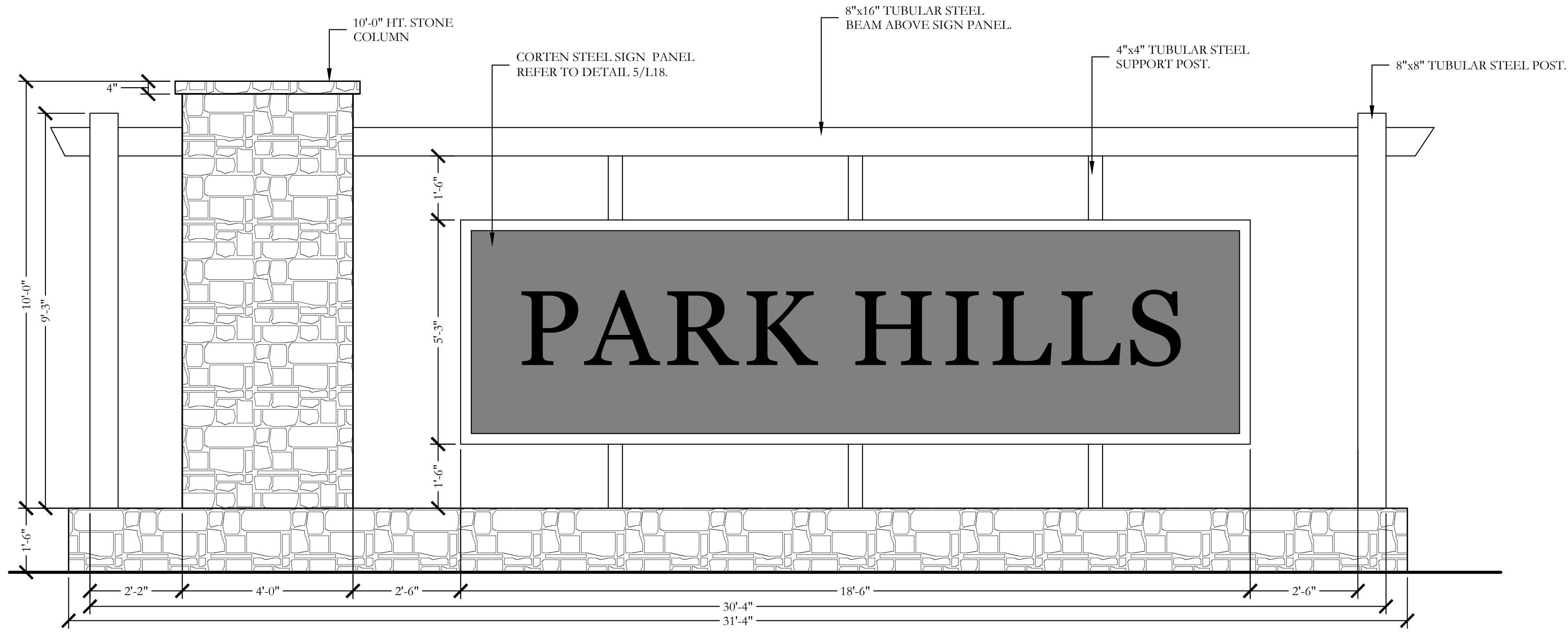
- CAST-IN-PLACE CONCRETE**
1. ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE 1 AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
  2. ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI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

- CONCRETE REINFORCING STEEL**
1. 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.
  2. PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:
    - 2.1. CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
    - 2.2. CONCRETE EXPOSED TO EARTH OR WEATHER:
      - 2.2.1. (A) BARS LARGER THAN NO. 5: 2 INCHES
      - 2.2.2. (B) BARS NO. 5 AND SMALLER: 1-1/2 INCHES
    - 2.3. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
      - 2.3.1. SLABS, WALLS AND JOISTS
        - 2.3.1.1. (A) BARS LARGER THAN NO. 11: 1-1/2 INCHES
        - 2.3.1.2. (B) BARS NO. 11 AND SMALLER: 3/4 INCHES
      - 2.3.2. BEAMS AND COLUMNS: 1-1/2 INCHES
      - 2.3.3. SHELLS AND FOLDED PLATES
        - 2.3.3.1. (A) BAR LARGER THAN NO. 5: 3/4 INCHES
        - 2.3.3.2. (B) BARS NO. 5 AND SMALLER: 1/2 INCHES
  3. ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.

- DRILLED PIERS**
1. PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
  2. PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
  3. 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.
  4. PROVIDE 64 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED.
  5. 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**
1. CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
  2. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH OF 1500 PSI AT 28 DAYS.
  3. MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
  4. COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF 2" IN ACCORDANCE WITH ASTM C476. REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
  5. REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
  6. HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
  7. JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
  8. LAP VERTICAL REINFORCING BARS AT 72 BAR DIAMETERS.
  9. LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
  10. PLACE GROUT USING LOW-LIFT METHOD, 6'-8" MAXIMUM LIFTS.

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1 SECONDARY ENTRY SIGN  
ELEVATION

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

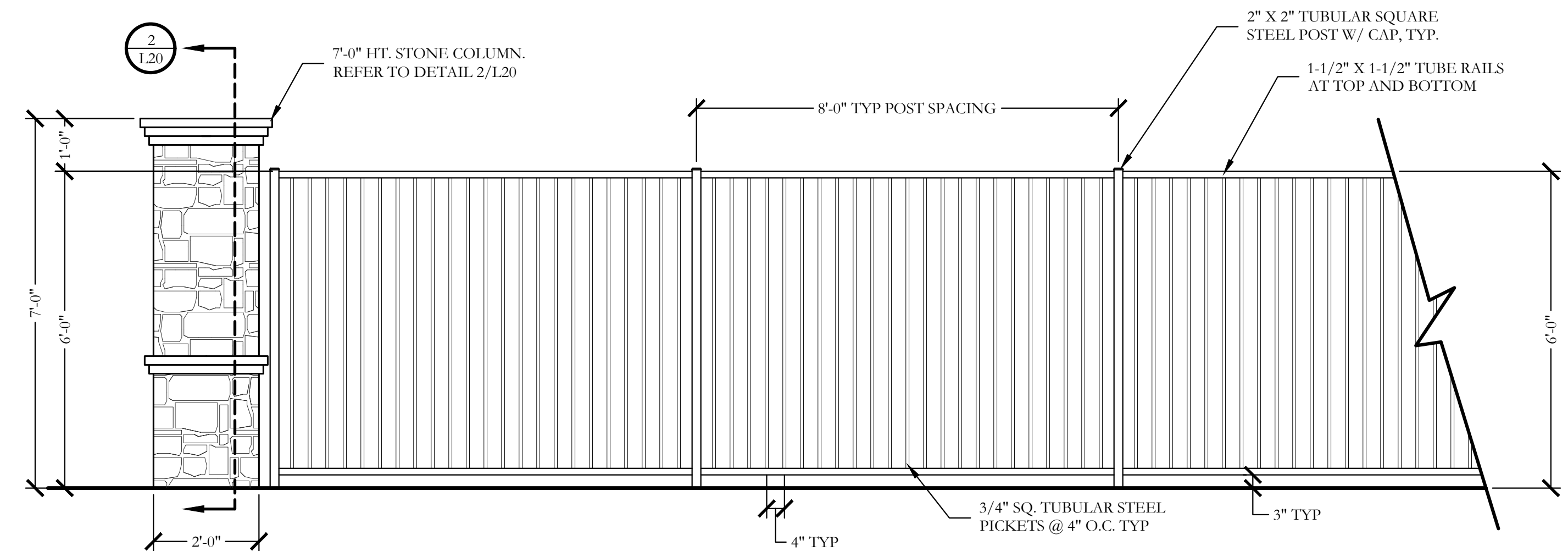
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THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

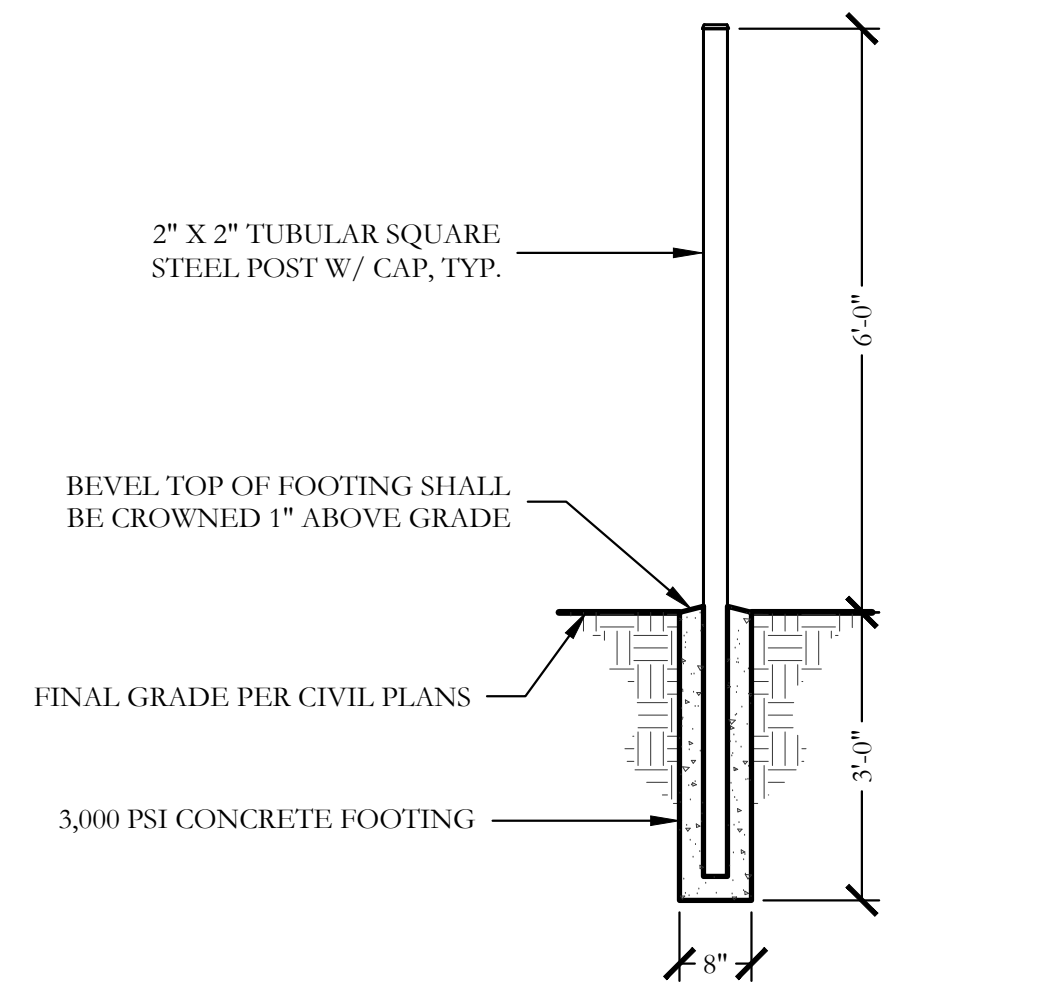
03-21-2023

SCALE:  
 REFER TO DETAILS  
 One Inch

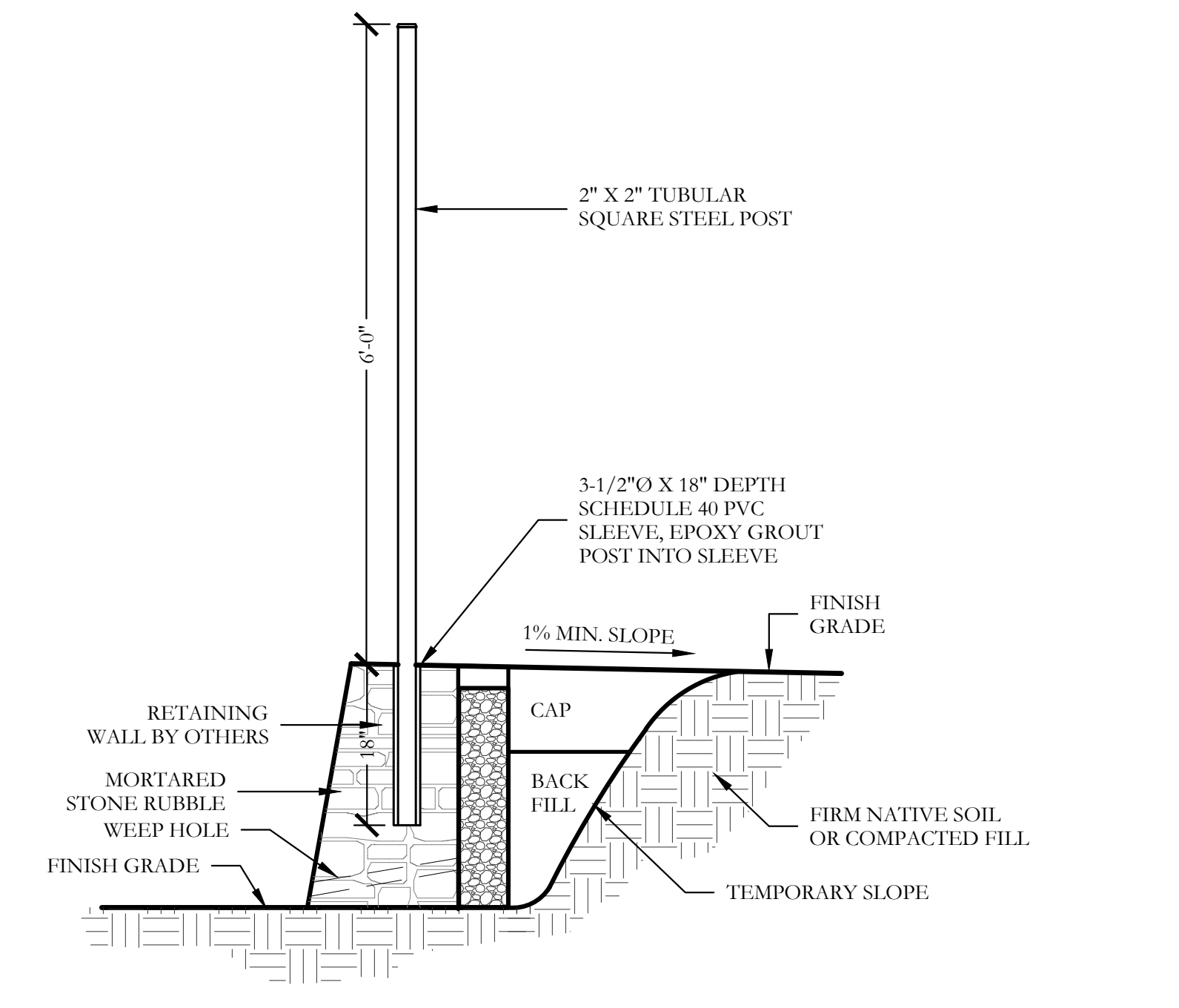
JVC No MJP502



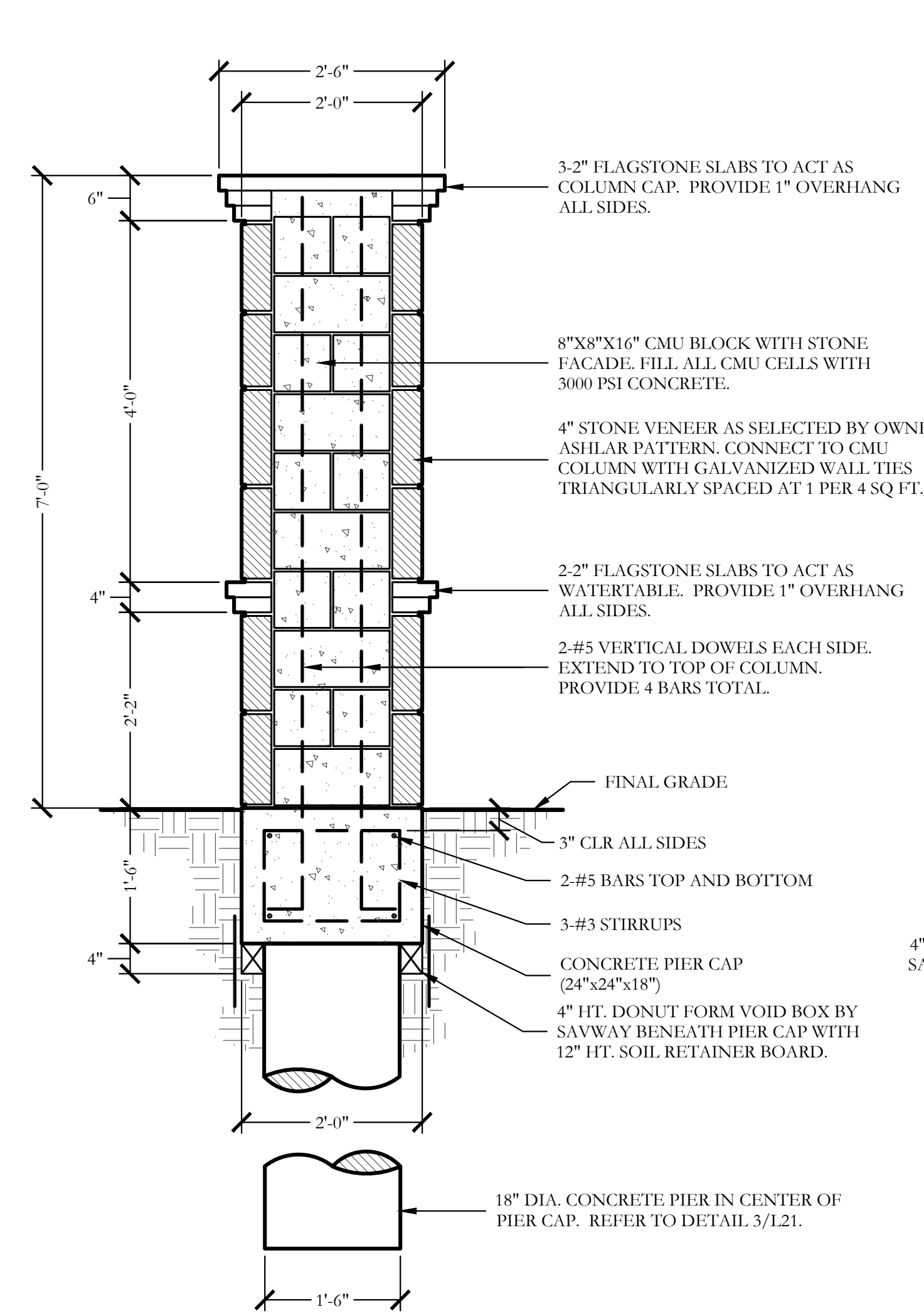
**1** 6'-0" HT. ORNAMENTAL METAL FENCE AND COLUMN ELEVATION SCALE: 1/2"=1'-0"



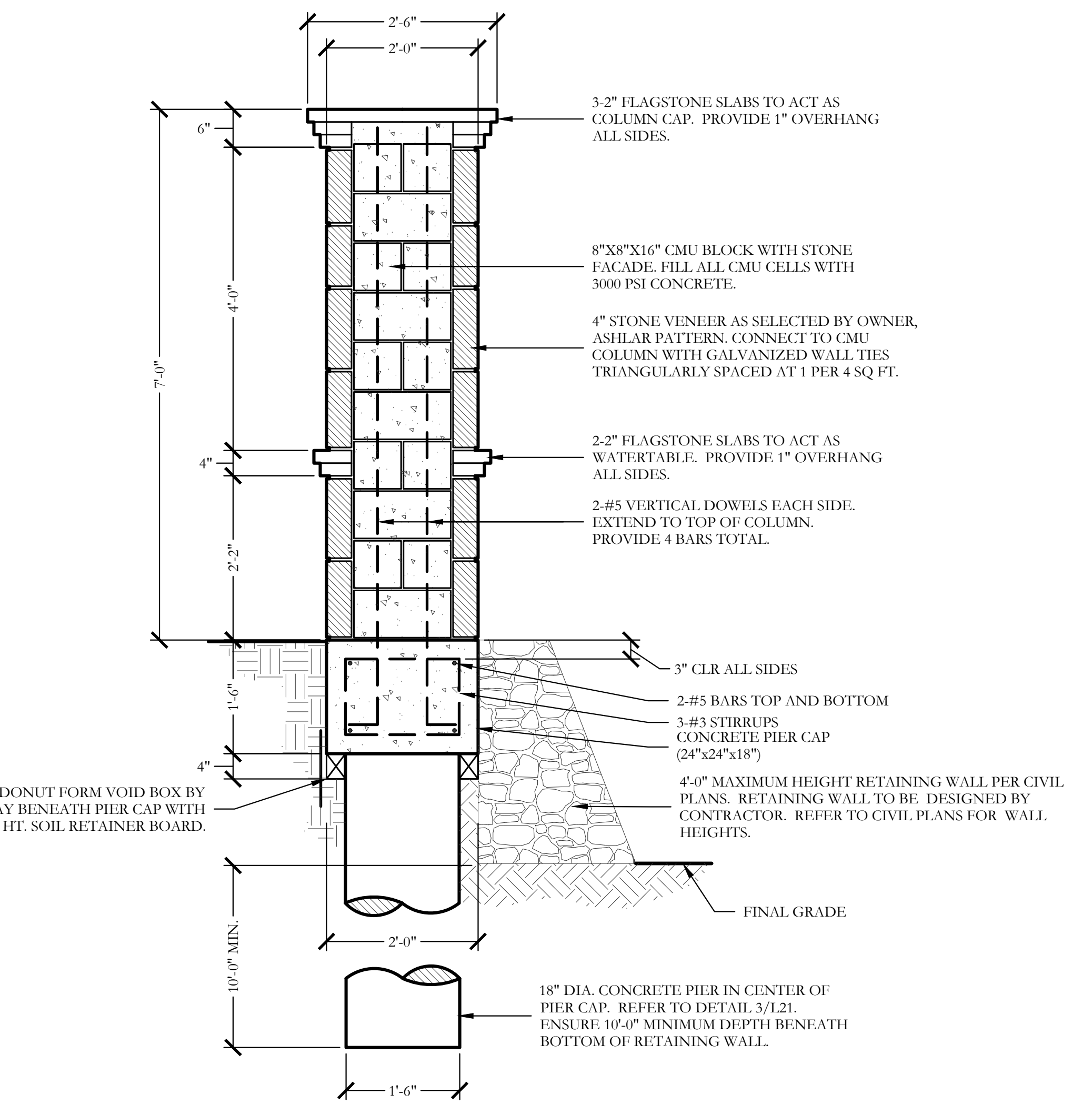
**4** TYPICAL METAL POST FOOTING SECTION SCALE: 1/2"=1'-0"



**5** 6'-0" HT. ORN. METAL FENCE ATOP RETAINING WALL SECTION SCALE: 3/4"=1'-0"



**2** 7'-0" HT. STONE COLUMN SECTION SCALE: 3/4"=1'-0"



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

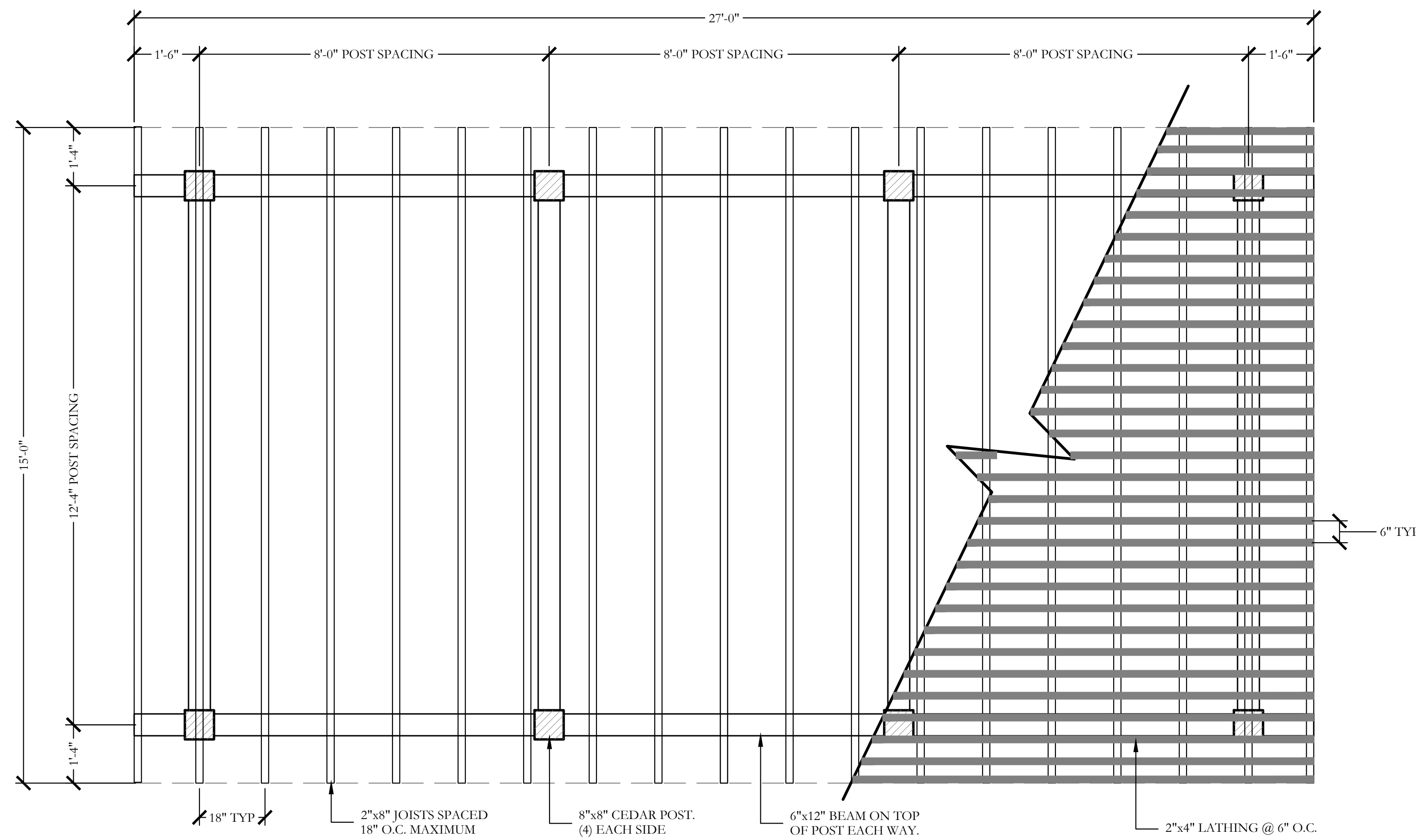
**ORNAMENTAL METAL FENCE NOTES**

1. 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 FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.
4. 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.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. 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.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
9. 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.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
  - 10.1. PICKETS, 3/4" SQUARE 16 GA.
  - 10.2. RAILS, 1-1/2" X 1-1/2" TUBE 16 GA.
  - 10.3. POSTS, 2" SQUARE 11 GA.
11. CONCRETE FOOTING FOR POSTS SHALL BE A MINIMUM OF 3X POST WIDTH.
12. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C. AND A MAXIMUM DISTANCE OF 8'-0" O.C.
13. 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.

**WALL NOTES**

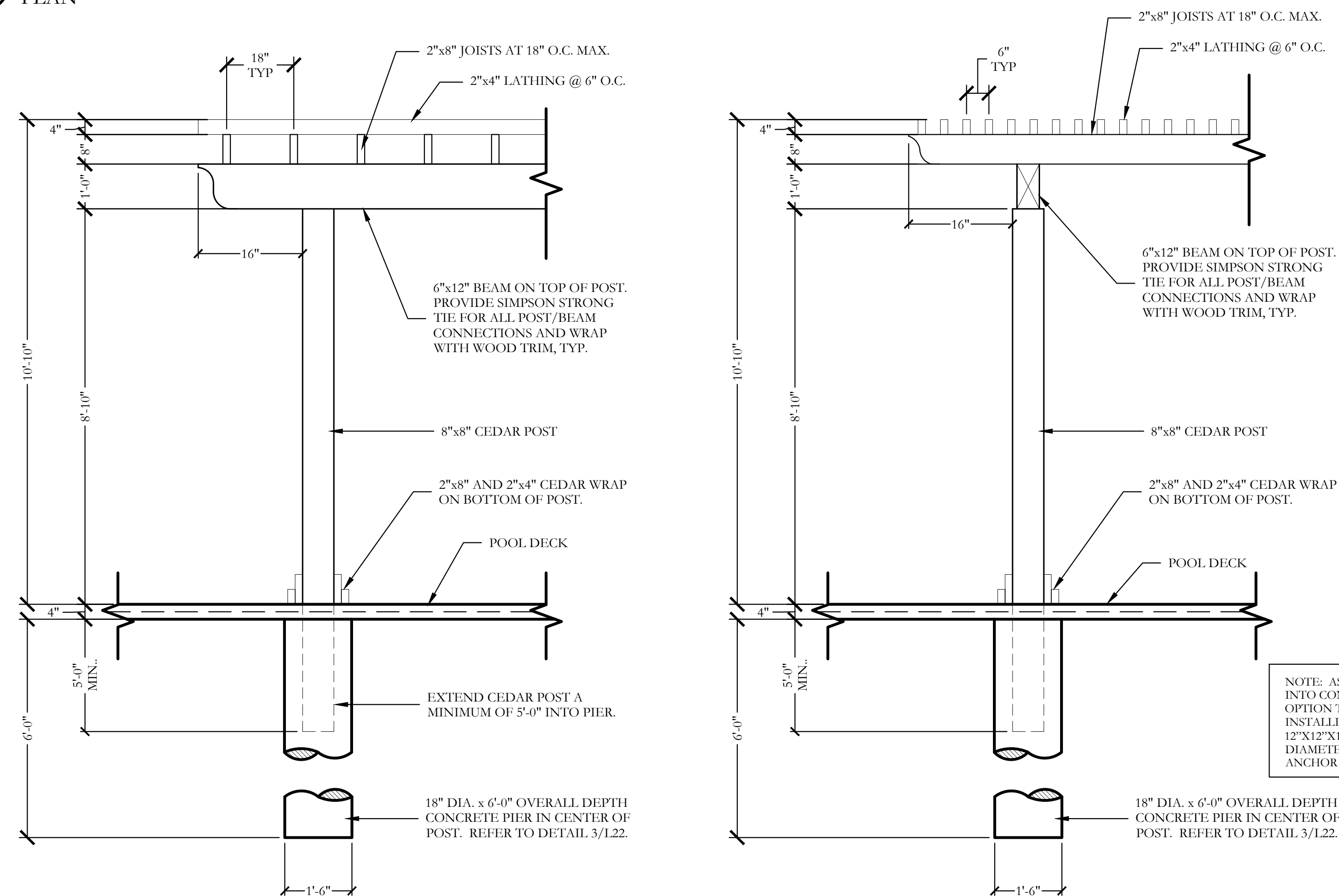
1. THESE DETAILS AND SPECIFICATIONS ARE APPLICABLE ONLY FOR THE SITE CONDITIONS AND HEIGHTS SHOWN HEREIN. IF CONDITIONS CHANGE FROM THOSE DESCRIBED HEREIN, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY TO DETERMINE THE EFFECT, IF ANY, ON THE STRUCTURAL DESIGN AND LAYOUT.
2. THE CONTRACTOR IS RESPONSIBLE 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 FORCES.
3. ALL EARTHWORK SHALL BE PERFORMED AS INDICATED IN THE GEOTECHNICAL INVESTIGATION. PROPER EXECUTION OF EARTHWORK SHALL BE VERIFIED BY AN INDEPENDENT TESTING LAB.
4. PRE-POUR OBSERVATION OF FOOTINGS, BEAMS, AND PIERS IS RECOMMENDED BY OR UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.
5. ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. CONCRETE USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
6. ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE GRADE 40 AND SPIRALS SHALL BE ASTM A62, GRADE 60.
7. CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES.
8. REFER TO DETAILS FOR TYPE AND SIZE OF STONE WALL REINFORCING.
9. ALL MORTAR TO BE TYPE S; MORTAR COLOR TO BE SELECTED BY OWNER. MASONRY CEMENT WILL NOT BE ALLOWED.
10. ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
11. STONE AND BRICK VENEER MATERIAL SHALL BE SELECTED BY OWNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
13. LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
14. THE WALL STONE MATERIAL & PATTERN SHALL BE SELECTED BY OWNER AS NOTED ON LAY STONE COURSES LEVEL AND PLUMB. DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 20 FEET MAXIMUM.
15. CLEAN STONEMAN PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.
16. THE CONTRACTOR SHALL PROVIDE A 4' X 4' MOCKUP OF THE STONE AND BRICK SCREEN WALL FOR THE OWNERS REVIEW PRIOR TO BEGINNING THE STONE WORK. THE APPROVED "MOCKUP" SHALL SERVE AS THE STANDARD FOR THE STONE WORK ON THE PROJECT.
17. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL WALL CONSTRUCTION AND SECURE ALL NECESSARY INSPECTIONS AND CERTIFICATIONS REQUIRED.

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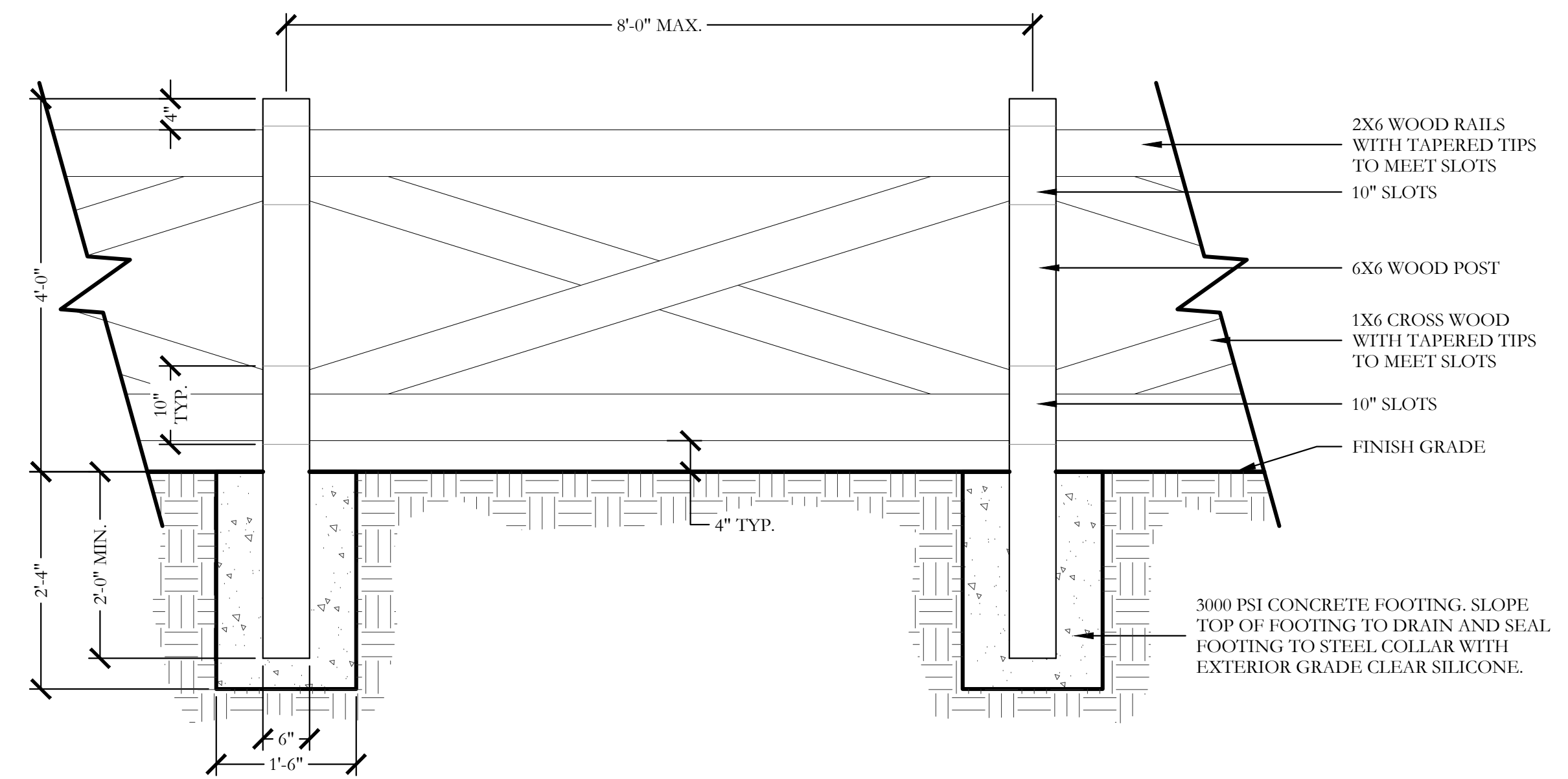
1 CEDAR SHADE STRUCTURE LAYOUT (15'-0" x 27'-0")  
PLAN

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



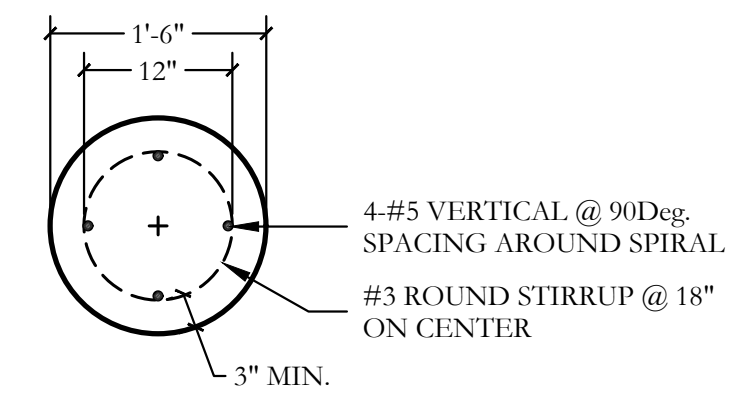
2 CEDAR SHADE STRUCTURE DETAILS  
SECTION

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

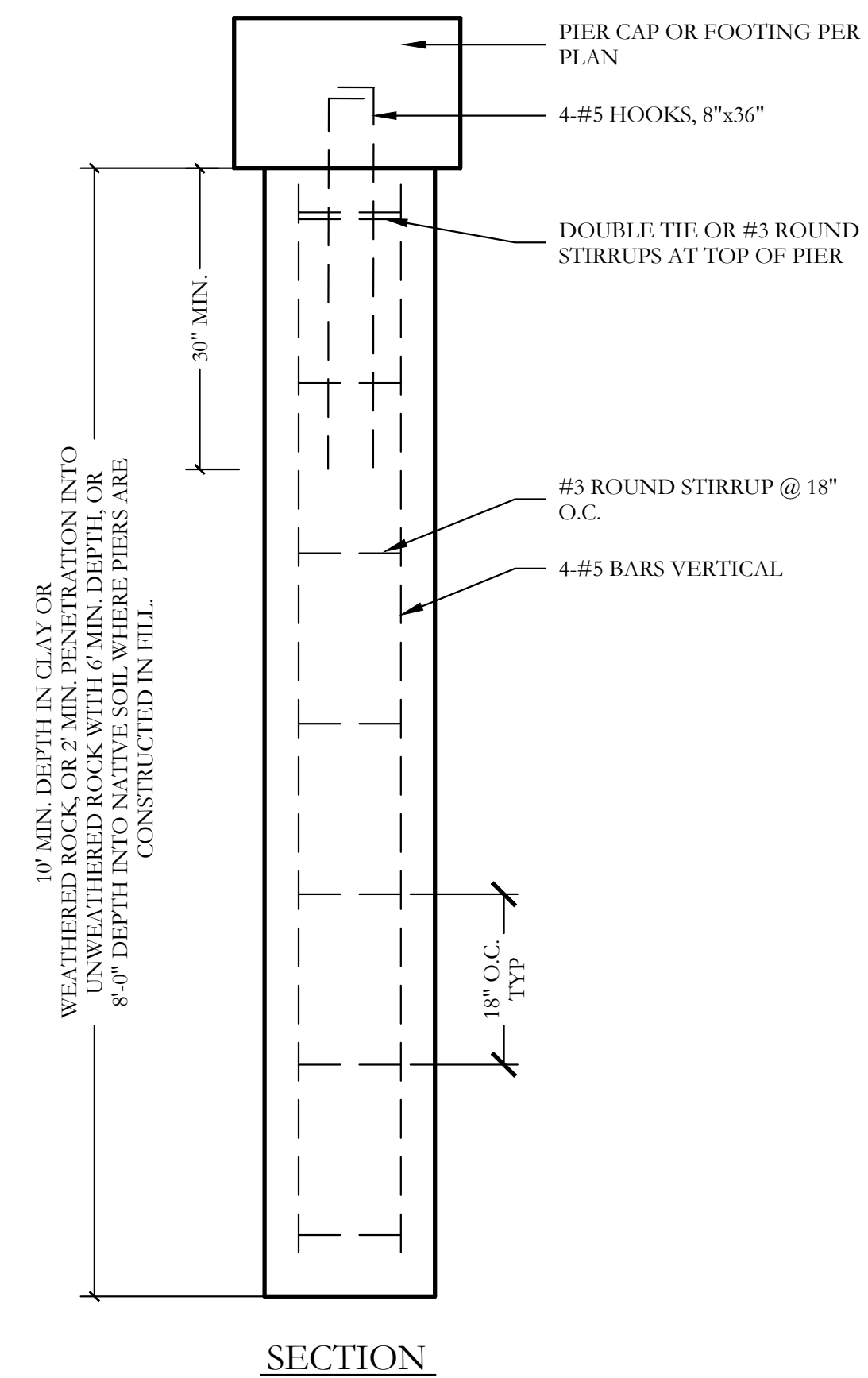


4 4'-0" HT. SPLIT RAIL FENCE  
SECTION

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



PLAN/SECTION



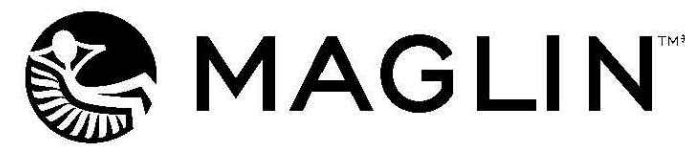
3 PIER (18" DIA.)  
SECTION

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

**CEDAR SHADE STRUCTURE NOTES**

1. 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 FORCES VERIFY LOCATION OF ALL UTILITIES WITH THE CITY AND VARIOUS UTILITY COMPANIES BEFORE DRILLING PIERS.
2. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY CODES AND REQUIREMENTS.
4. WOOD MATERIAL FOR FENCE
  - 4.1. JOIST- CEDAR, #2 GRADE OR BETTER.
  - 4.2. BEAM- CEDAR, #2 GRADE OR BETTER.
  - 4.3. POST- CEDAR, #2 GRADE OR, BETTER
5. ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC... ARE TO BE HOT DIPPED GALVANIZED.
6. IF SIMPSON STRONG TIES ARE USED FOR SECURING THE BEAMS TO POSTS, CONTRACTOR SHALL HIDE THE BRACKETS WITH CEDAR TRIM.
7. ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. PERFECT FACIES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.
8. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
9. ALL WOOD MEMBERS TO RECEIVE TWO COATS OF PREMIUM STAIN OR MARINE GRADE PAINT; FINISH AND COLOR TO BE SELECTED BY OWNER.

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TRASH CONTAINERS

T 800-716-5506  
F 877-260-9393  
WWW.MAGLIN.COM  
SALES@MAGLIN.COM

MLWR200-20-ST

**MATERIALS:** The trash container frame is constructed using heavy duty steel flat bar. A 20 gallon commercial grade plastic liner and standard metal lid are provided.

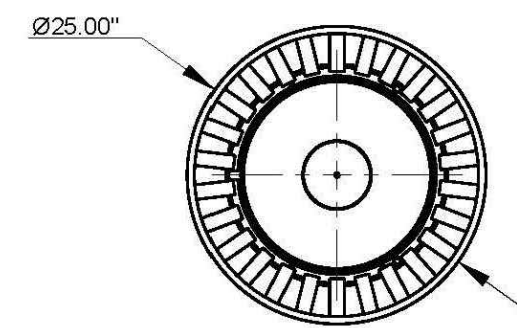
**FINISH:** All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

**INSTALLATION:** The trash container is delivered pre-assembled. Holes (0.5") are provided in each mounting foot for securing to base.

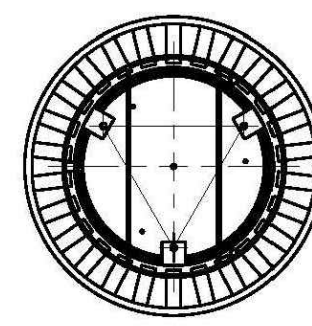
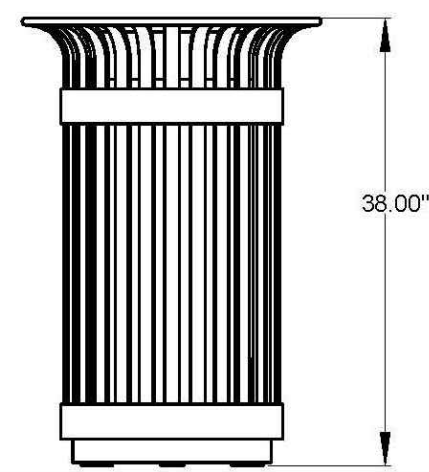
**TO SPECIFY:** Select MLWR200-20

Choose:  
- Powdercoat Color  
- Standard Lid (ST) or lid options shown below

**OPTIONS:**  
- Dome Lid (DL20)  
- Paper Slot Lid (PS)  
- Bottles/Can Slot Lid (BC)  
- Side Ash Receptacle (SA)  
- Side Opening (MLWR200S-20)



**DIMENSIONS:**  
Height: 38.00" (96.5 cm)  
Diameter: 25.00" (63.5 cm)  
Weight: 170lbs (77kg)  
Liner Capacity: 20.0 Gallons  
75.7 Litres



MOUNTING FEET

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\*MAGLIN is a registered trademark of Maglin Site Furniture Inc.

1 TRASH RECEPTABLE  
MANUFACTURER CUT SHEET

NTS

ALL MAGLIN SITE FURNISHINGS SHALL BE POWDER-COATED BLACK IN COLOR.

MLB310-M

310 SERIES



**MATERIALS:** Bench ends are made from solid cast aluminum. The seat employs flat bar straps and H.S. steel tube.

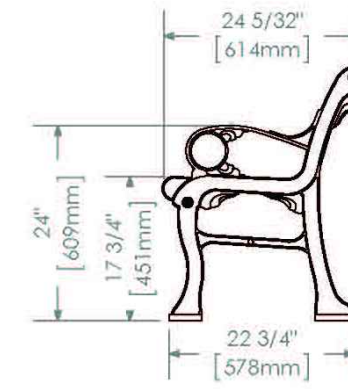
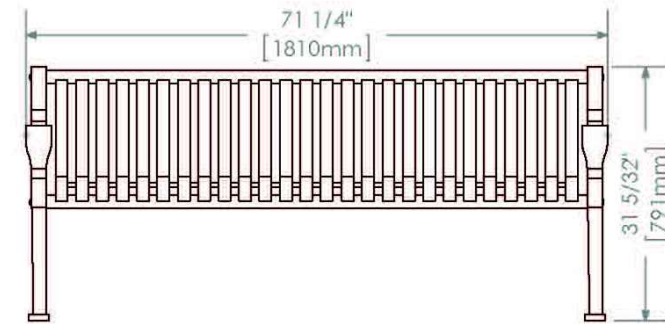
**FINISH:** All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

**INSTALLATION:** The bench is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.

**TO SPECIFY:** Select MLB310-M

Choose:  
- Powdercoat Color

**OPTIONS:**  
- Horizontal Steel Straps (MLB310-MH)  
- Center Arm  
- Plaque  
- Personalization



**DIMENSIONS:**  
Height: 31.16" (79.1cm)  
Length: 71.25" (181.0cm)  
Seat Height: 17.75" (45.1cm)  
Weight: 134.4lbs (61kg)



T 800-716-5506  
F 877-260-9393  
WWW.MAGLIN.COM  
SALES@MAGLIN.COM

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2 6'-0" PARK BENCH  
MANUFACTURER CUT SHEET

NTS

MLPT1100B-W

1100 SERIES



**MATERIALS:** Table top and seats are manufactured using ipe slats. The frame is H.S. steel tube and is available as surface mount only.

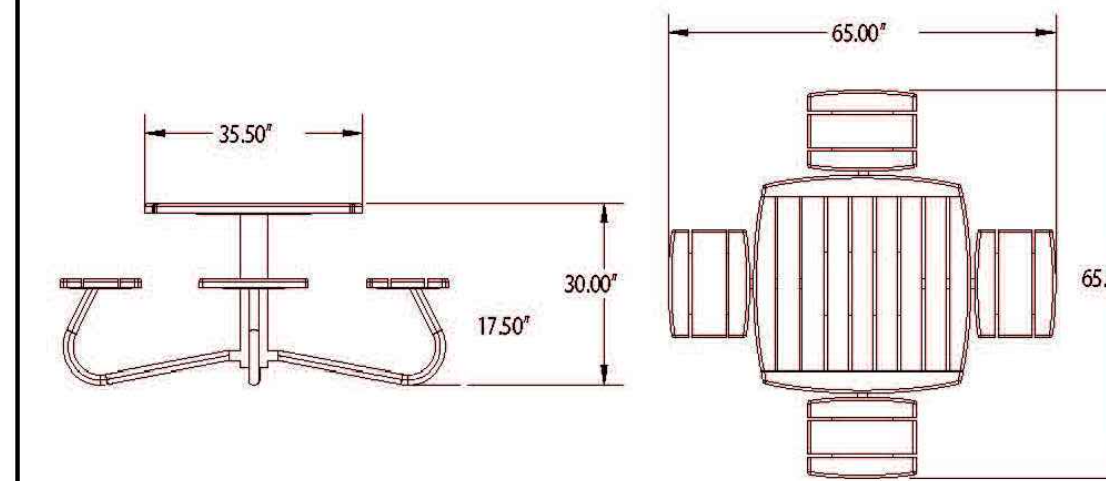
**FINISH:** The Maglin Powdercoat System provides a durable finish on all metal surfaces. Wood slats are treated with penetrating sealers.

**INSTALLATION:** The table is delivered pre-assembled.

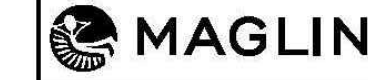
**TO SPECIFY:** Select MLPT1100B-W

Choose:  
- Powdercoat Color

**OPTIONS:**  
- Wheelchair Accessibility (WCA)  
- Garming Board (GB)



**DIMENSIONS:**  
Table Height: 30" (76.2 cm)  
Total Length: 65" (165.0 cm)  
Table Width: 35.50" (90.1 cm)  
Seat Width: 17.50" (44.5 cm)



T 800-716-5506  
F 877-260-9393  
WWW.MAGLIN.COM  
SALES@MAGLIN.COM

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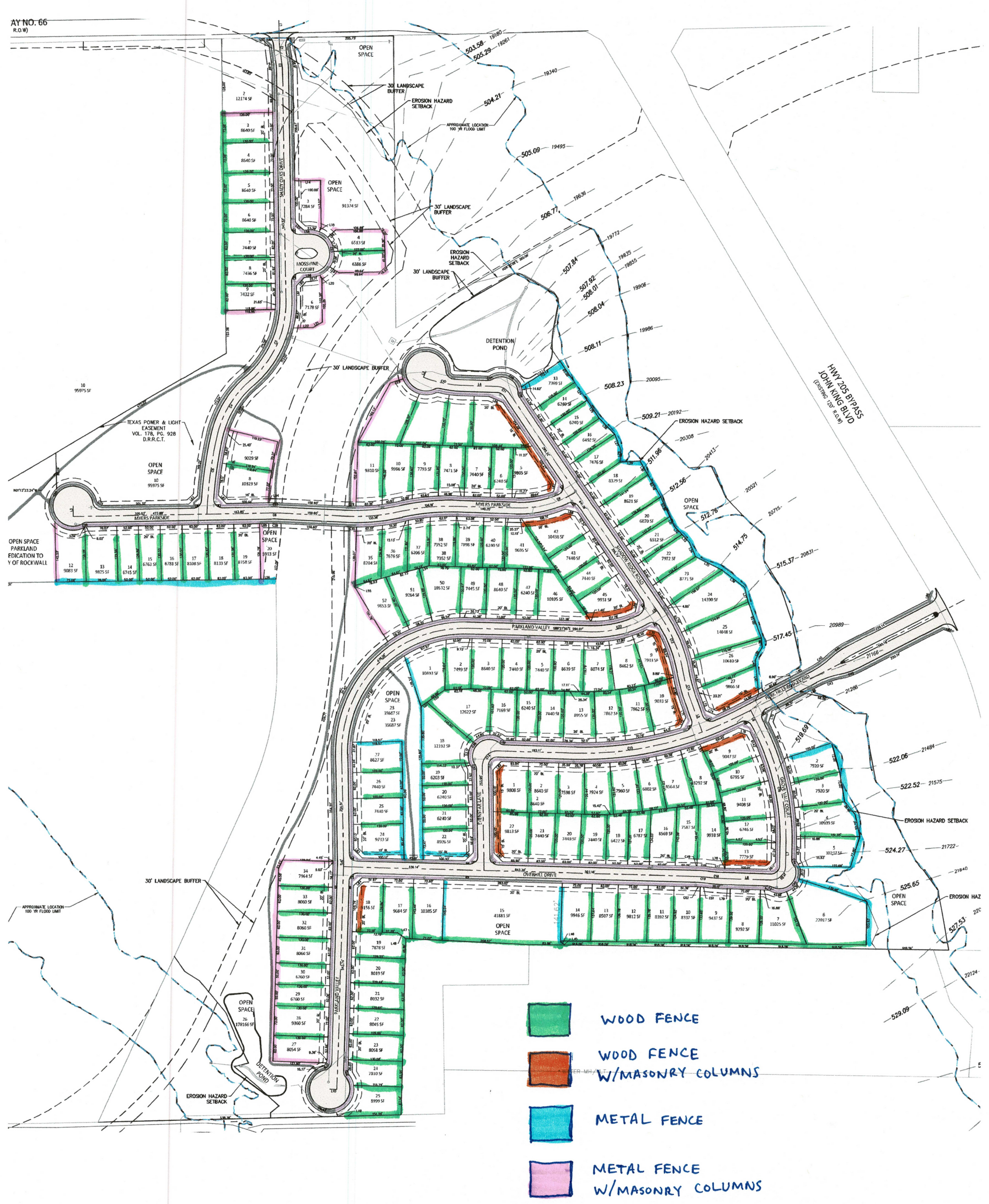
3 CAMDEN TABLE  
MANUFACTURER CUT SHEET

NTS

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# PARK HILLS

USE FOR FENCE MAP ONLY - DRAWING NOT TO SCALE



AY NO. 66  
R.O.W

HWY 205 BYPASS  
JOHN KING BLVD  
(EXISTING 20' R.O.W)

OPEN SPACE  
PARKLAND  
EDUCATION TO  
Y OF ROCKWALL

TEXAS POWER & LIGHT  
EASEMENT  
VOL. 176, PG. 928  
D.R.R.C.T.

OPEN SPACE  
10  
95975 SF

OPEN SPACE  
20  
91923 SF

OPEN SPACE  
26  
178156 SF



WOOD FENCE  
WOOD FENCE  
W/MASONRY COLUMNS  
METAL FENCE  
METAL FENCE  
W/MASONRY COLUMNS



# PROJECT COMMENTS



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

DATE: 4/20/2023

PROJECT NUMBER: SP2023-016  
PROJECT NAME: PD Site Plan for Park Hills  
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Qualico Development, Inc. for the approval of a Site Plan for the Park Hills Subdivision consisting of 144 single-family residential lots on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) [Ordinance No. 22-46] for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/20/2023	Needs Review

04/20/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for the Park Hills Subdivision consisting of 144 single-family residential lots on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 98 (PD-99) [Ordinance No. 22-46] for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park.

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 (SP2023-016) 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 98 (PD-98).

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 Lot information for Lots 1-4, Block C are not present on the site plan. Please add the corresponding information to those lots. (PD-98; Ordinance No. 22-46)

M.7 Landscape Plan:

- (1) Vitex is not a permitted accent tree. Please propose a different accent tree. (PD-98; Ordinance No. 22-46)
- (2) Please correct the landscape table to show the canopy trees as four (4) inch caliper, accent trees four (4) feet in height, and shrubs five (5) gallon. (PD-98; Ordinance No. 22-46)
- (3) Please include a note that states before the issuance of any Certificate of Occupancy (CO) for any residential lot there must be two (2) four (4) inch caliper canopy trees planted in front of the home, and four (4) four (4) caliper on corner lots. (PD-98; Ordinance No. 22-46)
- (4) Please delineate all landscape buffers. There should be a 10-foot landscape buffer along all streets that have frontage along open space. Included in this buffer should be one (1) canopy and one (1) accent tree per 50 linear feet. (PD-98; Ordinance No. 22-46)
- (5) North of the future alignment of Williams Street there should be 14 canopy trees and 19 accent trees. South of the future alignment of Williams Street there should be 18 canopy trees and 24 accent trees. West of the future alignment of SH-66 there should be 69 canopy trees and 92 accent trees. East of the future alignment of SH-66 there should be 64 canopy trees and 86 accent trees. These trees should be located within the landscape buffers. These buffers must also include a berm and shrubs. In addition, residential lots that back or side a major roadway shall have an additional row of shrubs against the wrought-iron fence. (PD-98; Ordinance No. 22-46)

M.8 Hardscape Plan:

- (1) Please indicate the light poles on the hardscape plan and indicate their height; the height shall not exceed 20-feet. Please provide cutsheets. (PD-98; Ordinance No. 22-46)
- (2) Please review the fence exhibit mark-up included with the email with the comments and make the necessary changes. (PD-98; Ordinance No. 22-46)

I.9 Please note that failure to address all comments provided by staff by 3:00 PM on May 2, 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 May 2, 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 May 9, 2023 Planning & Zoning Meeting.

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

- 1) Planning & Zoning Work Session meeting will be held on April 25, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on May 9, 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	04/20/2023	Needs Review

04/20/2023: - Easement width based on depth of main times 2 rounded up to the nearest multiple of 5.

- Ramps for Mossvine are not shown on the engineering plans. Show utility easements.
- No mid-block barrier free ramps.
- 10' trail down John King. Also need a barrier free ramp.
- Edging to be higher than mulch to contain.
- 

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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FIRE	Ariana Kistner	04/17/2023	Approved
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No Comments

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/18/2023	Approved w/ Comments

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04/18/2023: 1. Will need a new street name in place of Shady Oaks Dr. (This street name is being used in a new addition under already construction).  
2. Will also need an addition street name for the north-south segment of Overhill Dr.  
3. Also send a CAD (.dwg) of the lot lines and street centerlines to lsingleton@rockwall.com

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/17/2023	Approved

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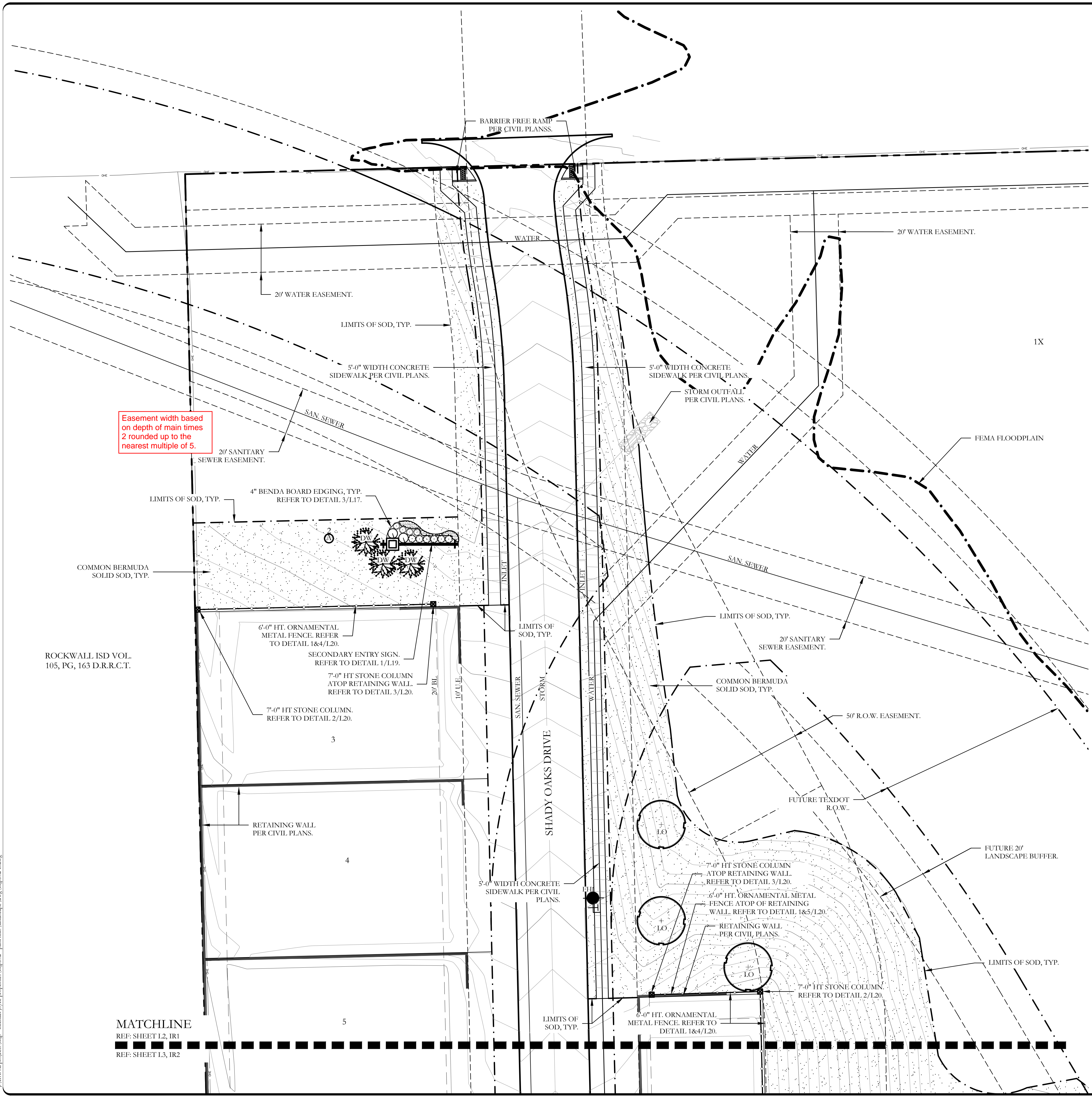
No Comments

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/17/2023	Approved w/ Comments

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04/17/2023: A. Tree mitigation approved  
B. Landscape and trails plan  
1. Parks and Planning are working with Houck designs on how to connect trail safely from cul de sac to the existing trail by lake.  
2. All canopy trees must be 4" caliper minimum per ordinance please change form 3" caliper  
3. Please recalculate detention pond trees. 1 canopy tree per 750 sqft of detention and 1 accent/ornamental tree per 1,500 sqft of detention.  
4. Recommend utilizing TifTuf Bermuda versus common in sodded area due to drought tolerance, cold tolerance and wear tolerance.



Easement width based on depth of main times 2 rounded up to the nearest multiple of 5.

### HARDSCAPE LEGEND

- MAIN ENTRY SIGN  
REFER TO DETAILS 1/L18.
- SECONDARY ENTRY SIGN  
REFER TO DETAILS 1/L19.
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NOTE:  
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING WALL AND SIDEWALK LAYOUT AND DETAILS.

### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERAGE AT 70% DENSITY

ROCKWALL ISD VOL. 105, PG. 163 D.R.R.C.T.

MATCHLINE  
REF: SHEET L2, R1  
REF: SHEET L3, R2

SCALE 1" = 20'

MATCHLINE

REF: SHEET L2, IR1

REF: SHEET L3, IR2

ROCKWALL ISD VOL. 105, PG. 163 D.R.R.C.T.

MATCHLINE

REF: SHEET L3, IR2

REF: SHEET L4, IR3

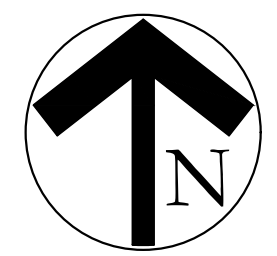
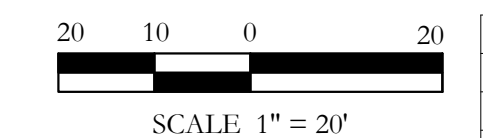
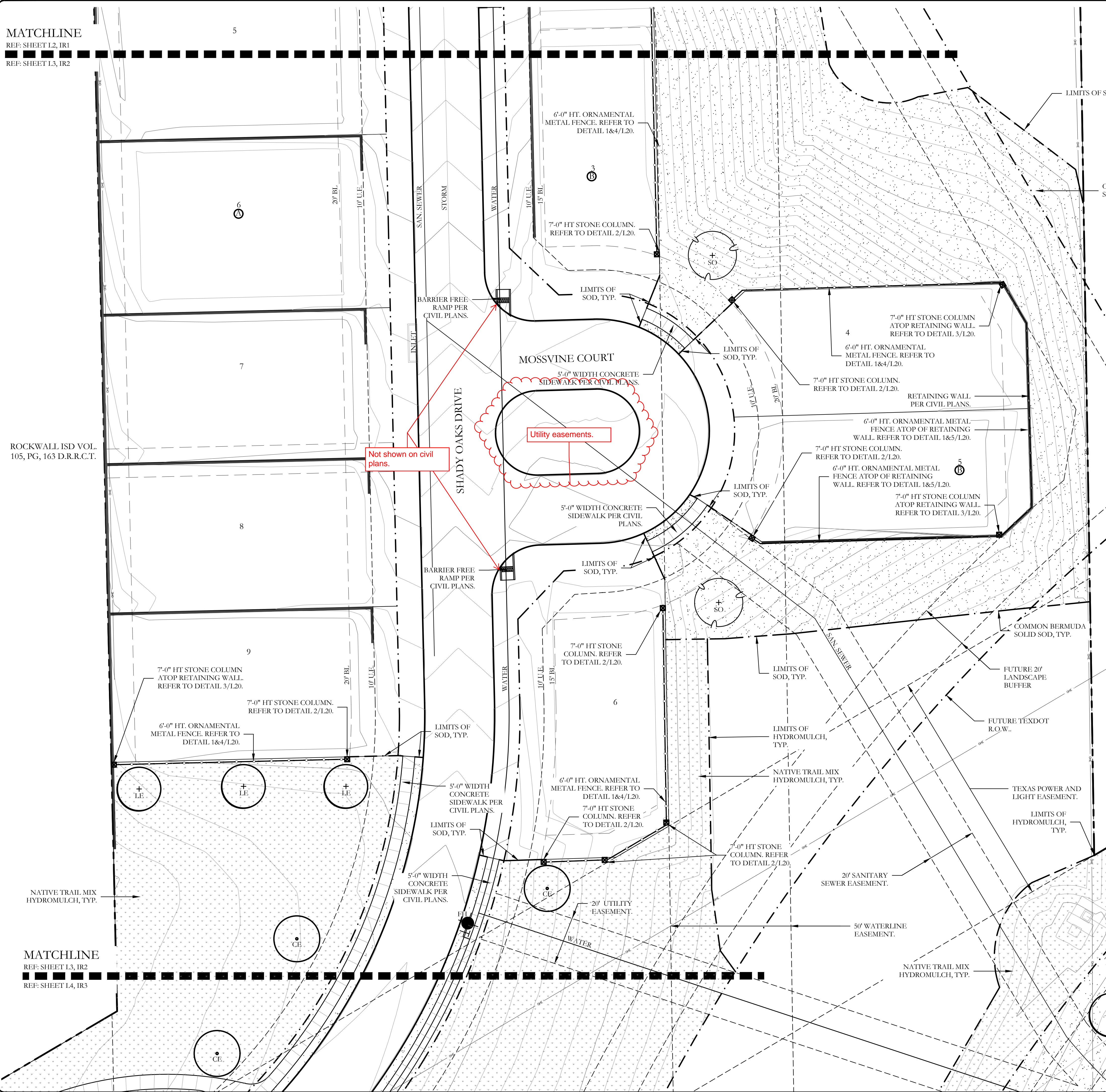
HARDSCAPE LEGEND

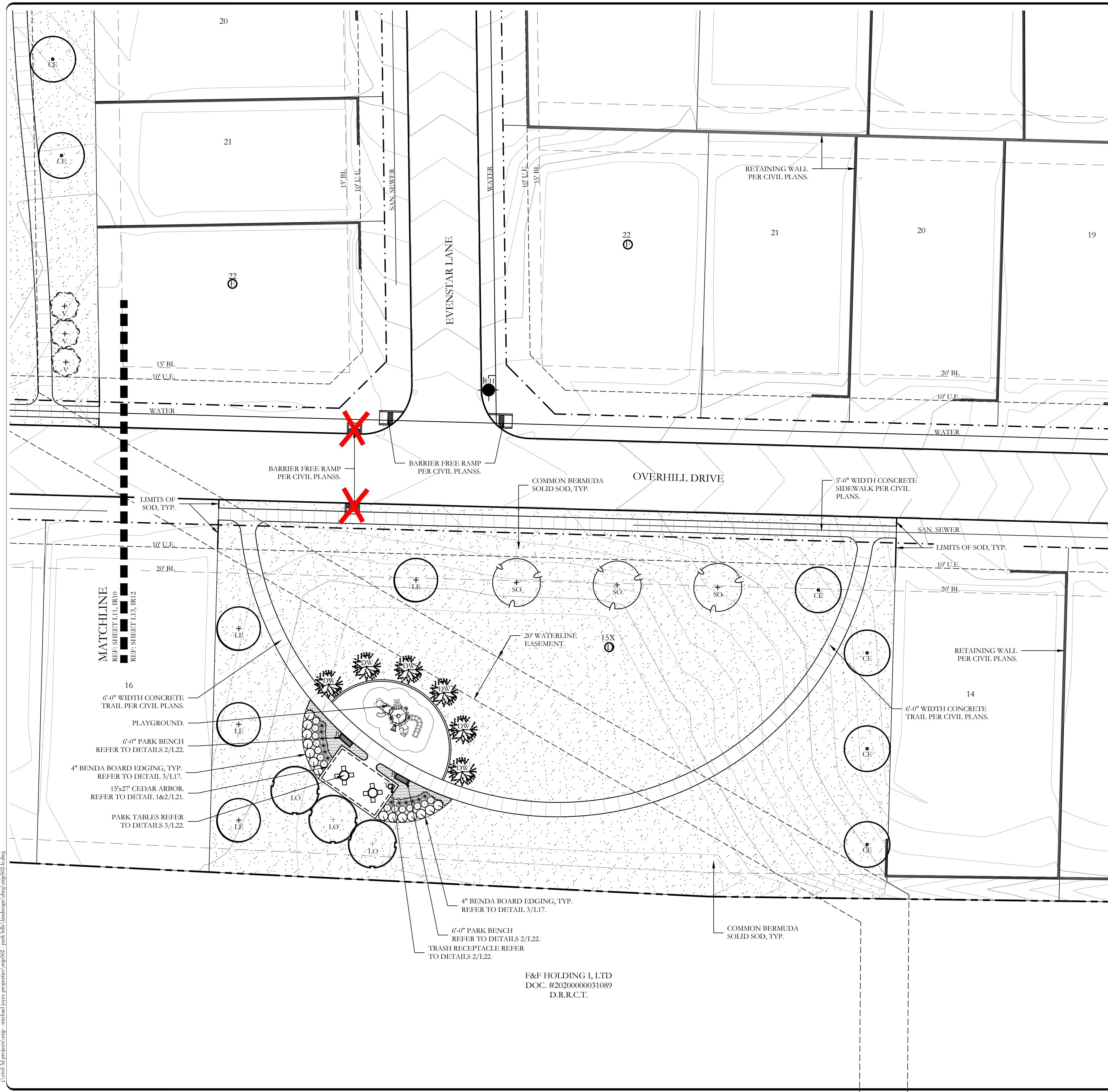
- MAIN ENTRY SIGN REFER TO DETAILS 1/L18.
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- 7'-0" HT. STONE COLUMN. REFER TO DETAIL 2/L20.
- 6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 1&4/L20.
- 7'-0" HT. STONE COLUMN ATOP OF RETAINING WALL. REFER TO DETAIL 3/L20.
- 6'-0" HT. ORNAMENTAL METAL FENCE ATOP OF RETAINING WALL. REFER TO DETAIL 1&5/L20.
- 4'-0" HT. SPLIT RAIL FENCE. REFER TO DETAIL 4/L21.

NOTE: REFER TO CIVIL ENGINEERING PLANS FOR RETAINING WALL AND SIDEWALK LAYOUT AND DETAILS.

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERAGE AT 70% DENSITY





### HARDSCAPE LEGEND

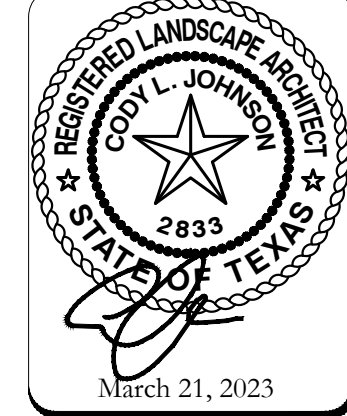
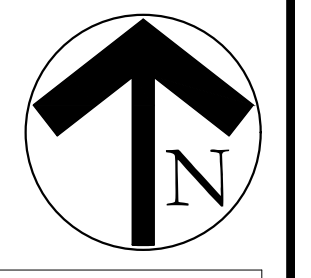
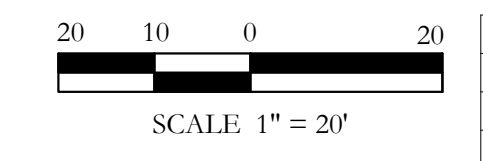
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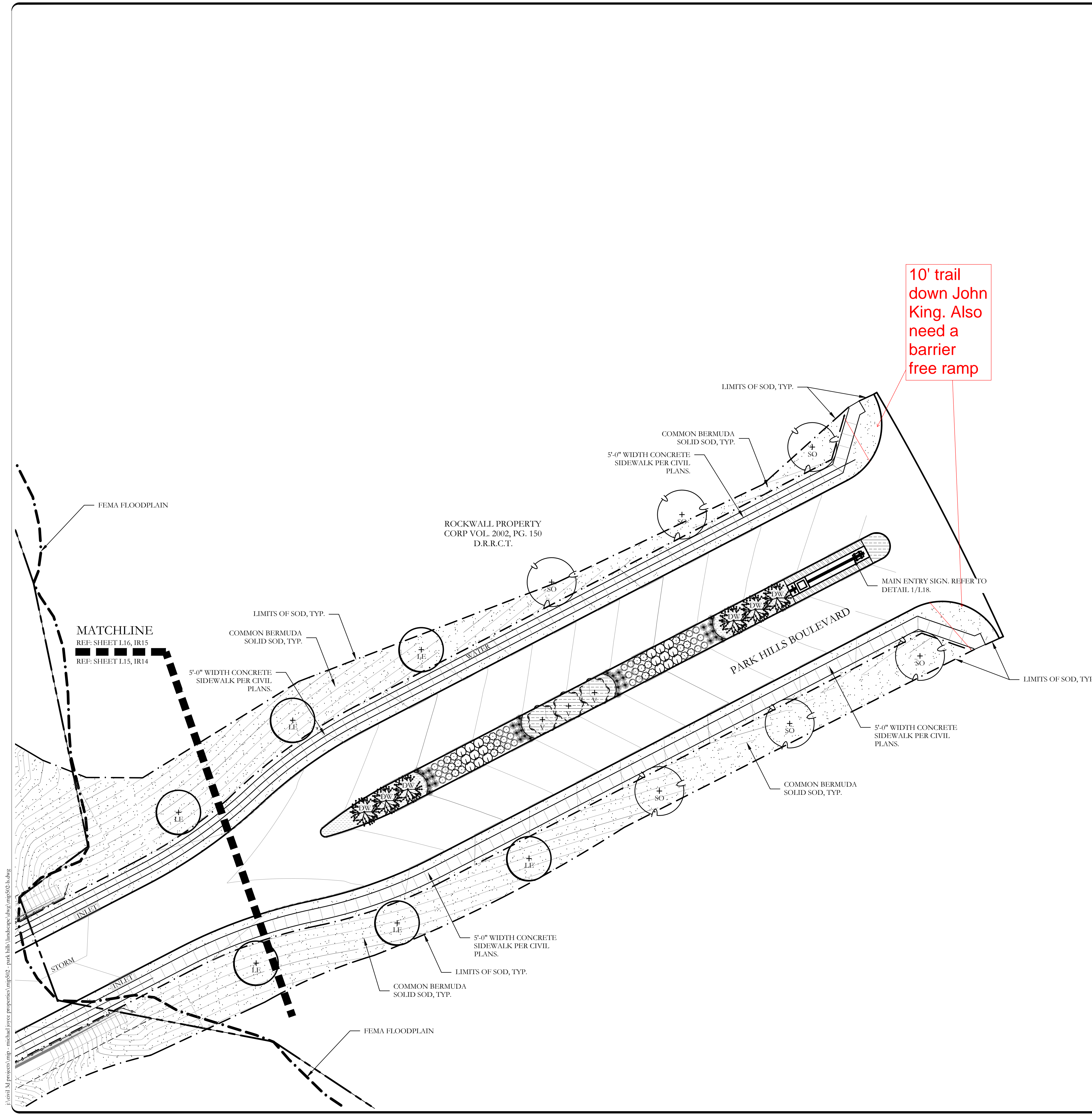
NOTE:  
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		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERAGE AT 70% DENSITY

F&F HOLDING I, LTD  
DOC. #20200000031089  
D.R.R.C.T.





### HARDSCAPE LEGEND

	MAIN ENTRY SIGN REFER TO DETAILS 1/L18.
	SECONDARY ENTRY SIGN REFER TO DETAILS 1/L19.
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		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERGAGE AT 70% DENSITY



PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	30	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	33	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LE	23	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	25	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
V	21	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
DW	24	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	34	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	44	DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	44	PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	28	COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	407	WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	85	LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	216	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	325,350	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	263,528	NATIVE TRAIL MIX BY NATIVE AMERICAN SEED CO.		SQUARE FEET	HYDROMULCH	MIN 100% COVERAGE ALL AREAS SHOWN AT 70% DENSITY

### 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:

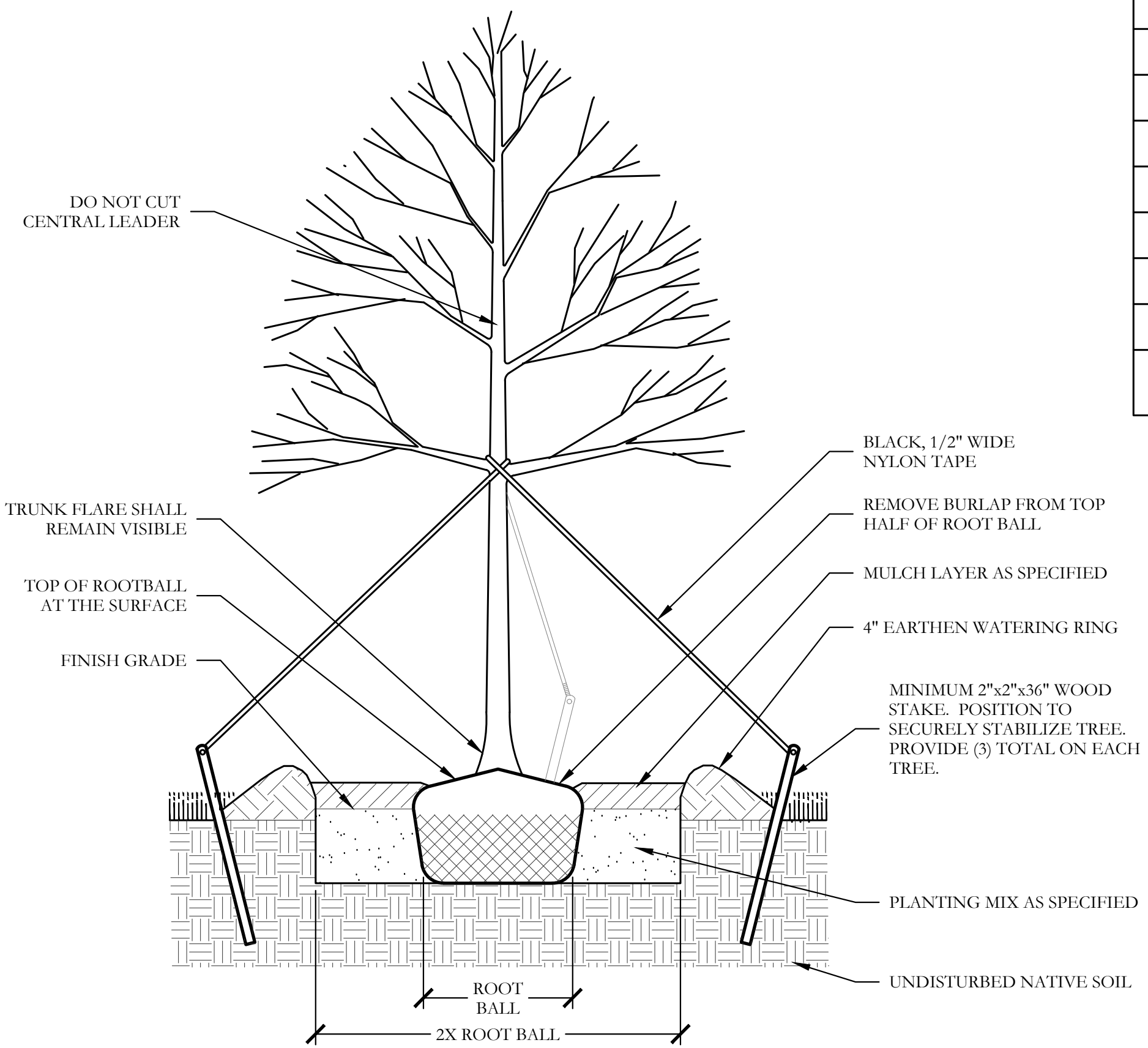
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
- CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED 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:

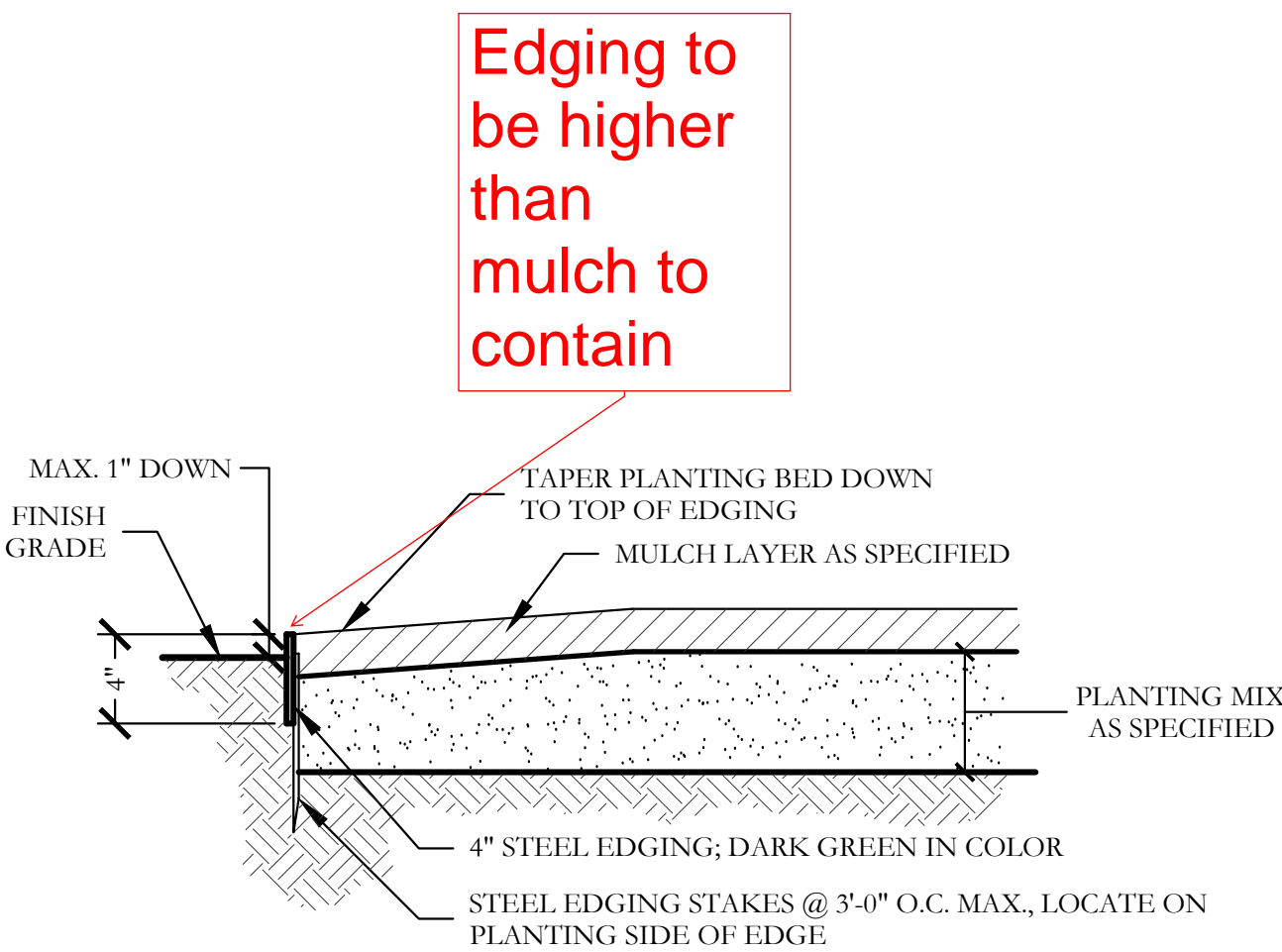
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRONCH ON 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:

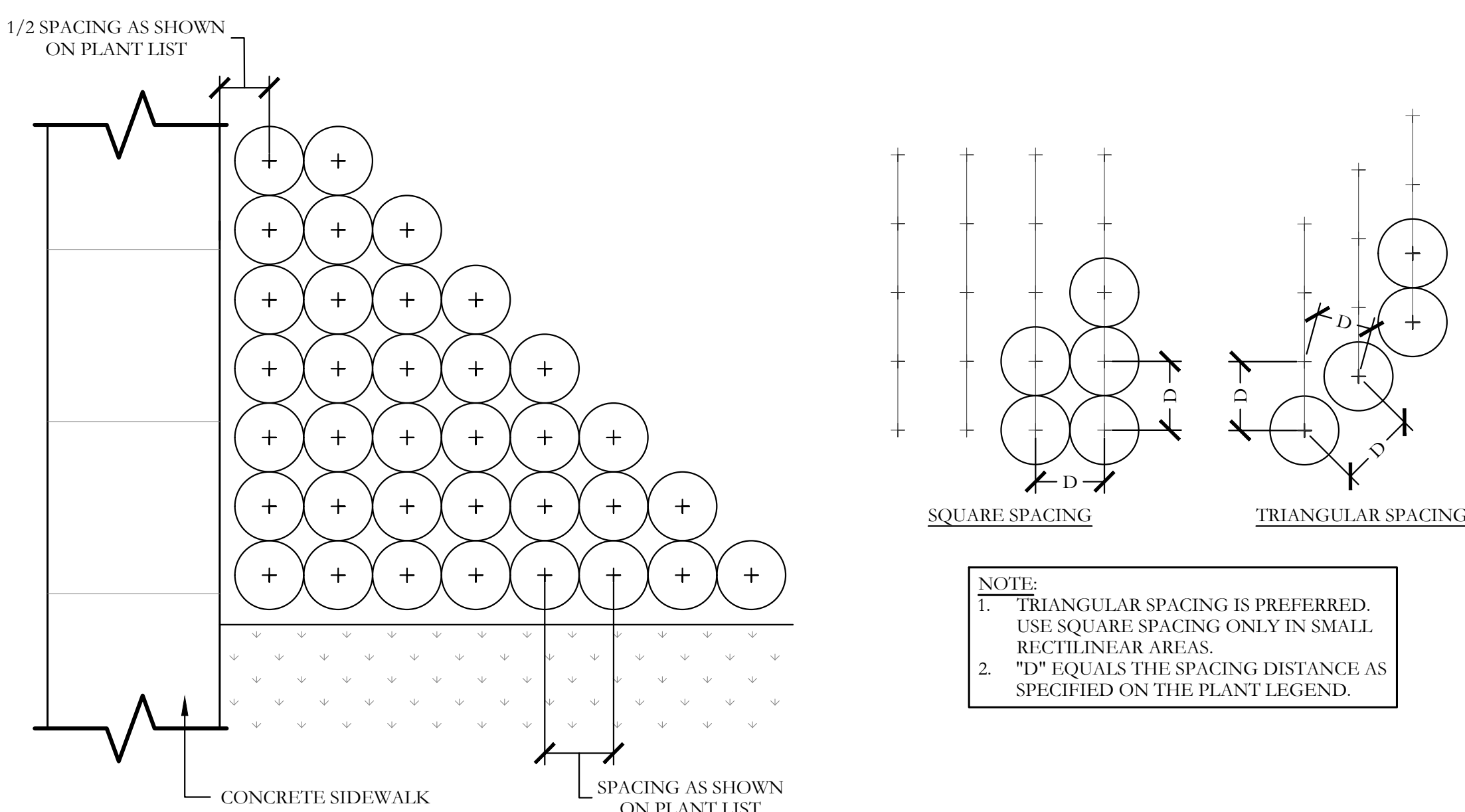
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING 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.



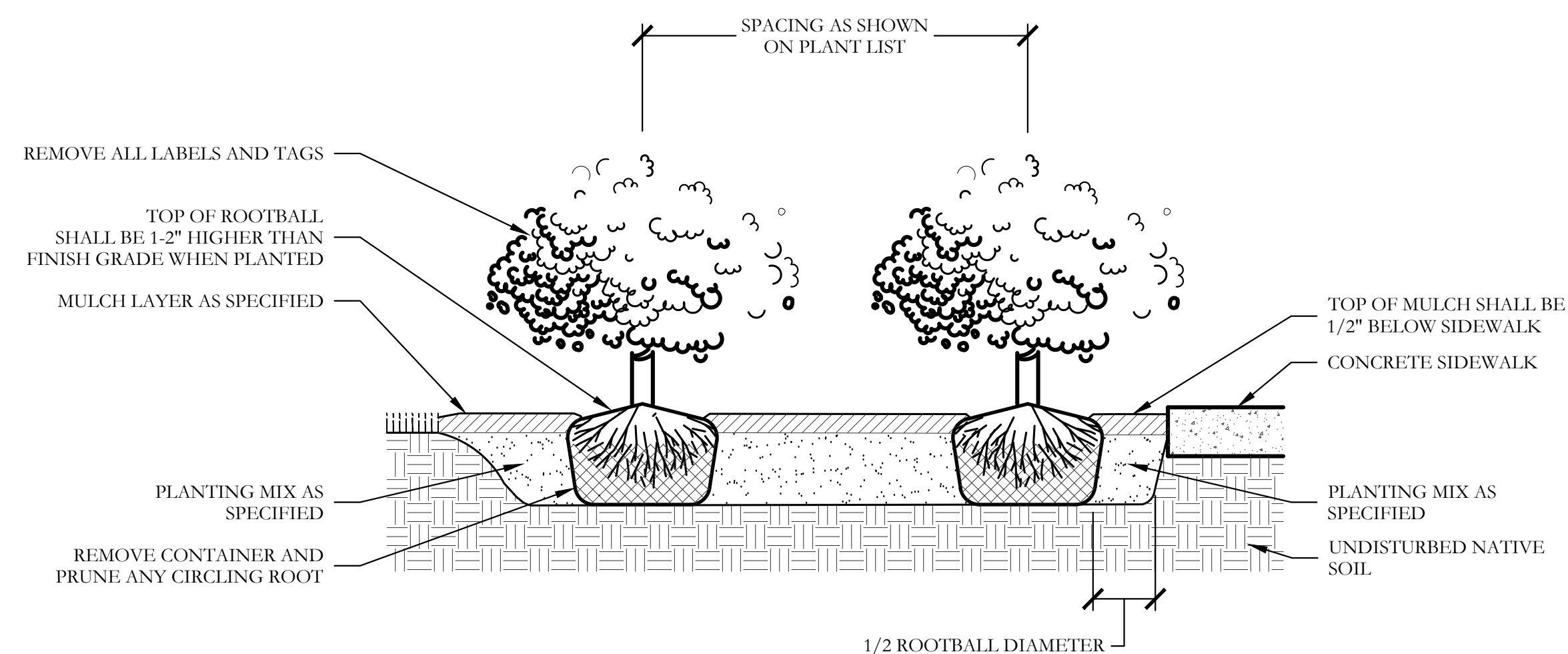
1 TYPICAL TREE PLANTING SECTION NOT TO SCALE



3 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



2 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION NOT TO SCALE



2 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION NOT TO SCALE





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup> 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.  
<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: John King Blvd, Rockwall, TX 75087  
 SUBDIVISION: Park Hills : ABS A 0183, G W Redlin Tract 1, 6-1, 6      LOT      BLOCK  
 GENERAL LOCATION: Southwest of Intersection at John King Blvd & Williams Street (Hwy 66)

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Planned Development PD-97      CURRENT USE: Planned Development PD-97  
 PROPOSED ZONING:      PROPOSED USE:  
 ACREAGE: 65.309      LOTS [CURRENT]: 152      LOTS [PROPOSED]:

**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	Qualico Developments (US), Inc.	<input checked="" type="checkbox"/> APPLICANT	Michael Joyce Properties
CONTACT PERSON	John Vick	CONTACT PERSON	Meredith Joyce
ADDRESS	6950 TPC Drive, Suite 350	ADDRESS	767 Justin Road
CITY, STATE & ZIP	McKinney, TX 75070	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	469-769-6150	PHONE	512-694-6394
E-MAIL	John.Vick@qualico.com	E-MAIL	meredith@michaeljoyceproperties.com

## NOTARY VERIFICATION [REQUIRED]

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

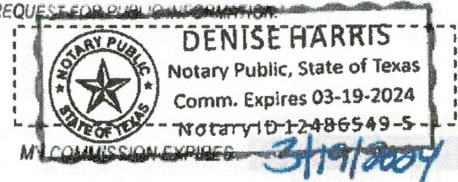
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1556.18 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF April, 2023 BY SIGNING THIS APPLICATION. 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.

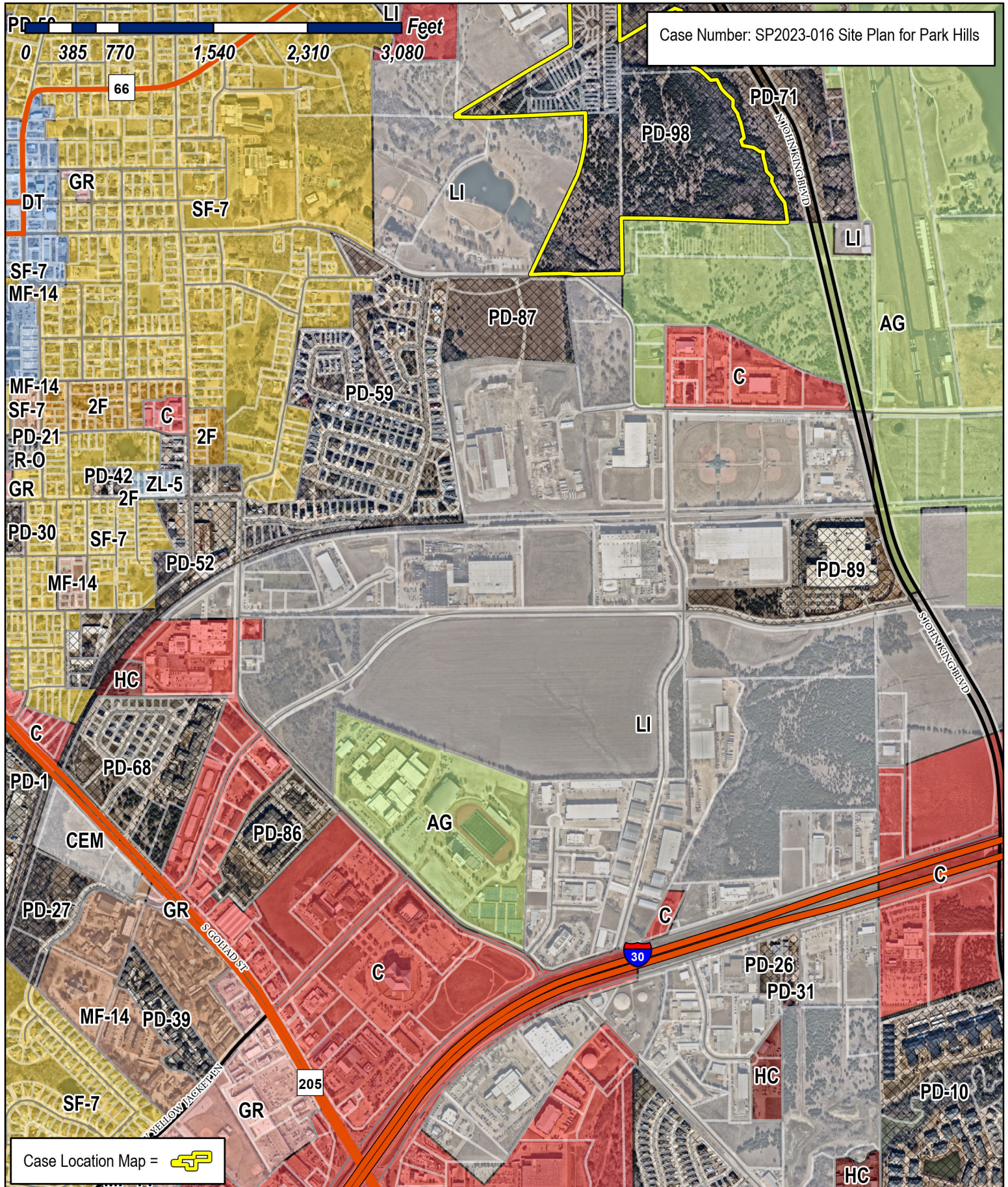
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF April, 2023

OWNER'S SIGNATURE


*John Vick*  
*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Number: SP2023-016 Site Plan for Park Hills

Case Location Map = 

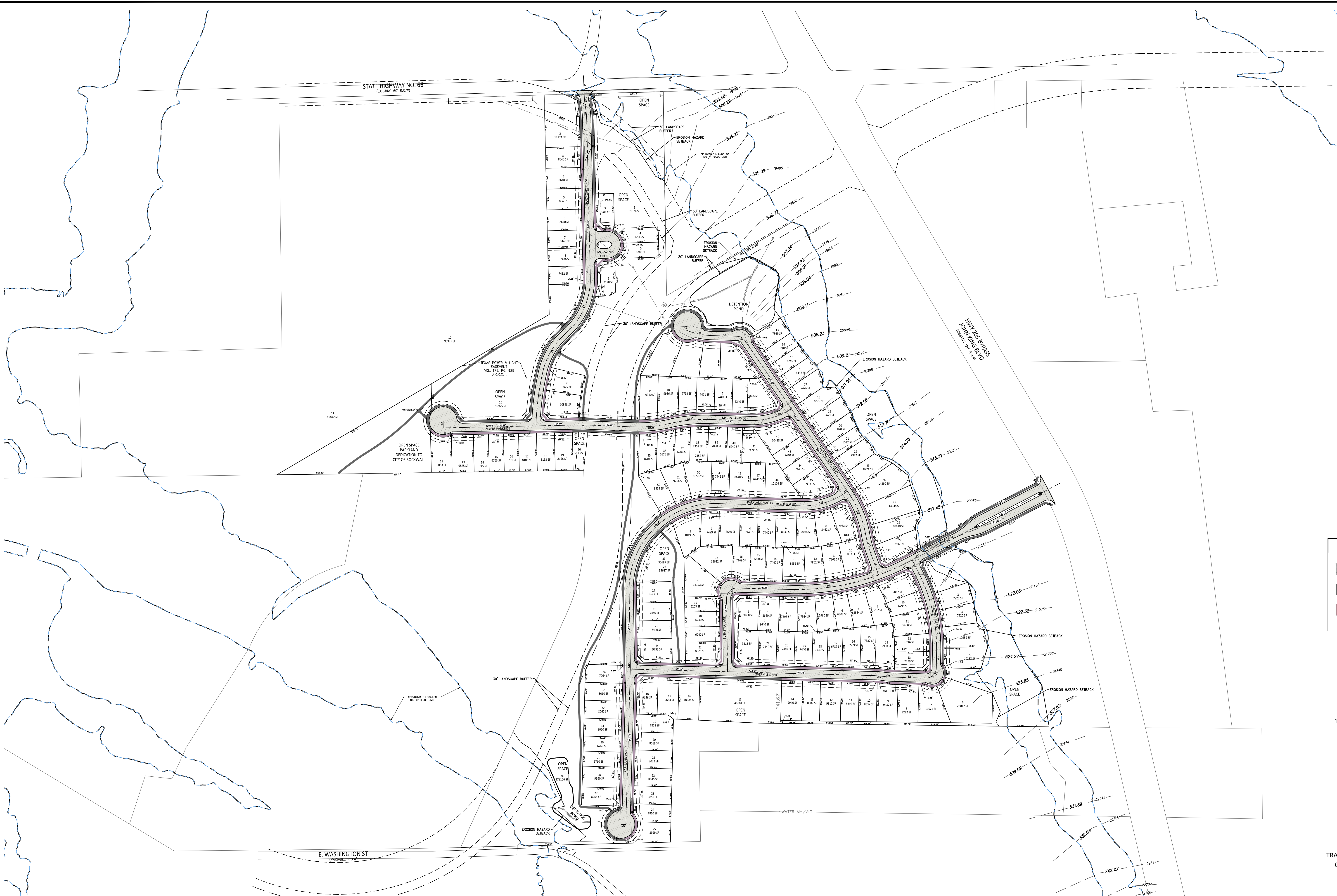
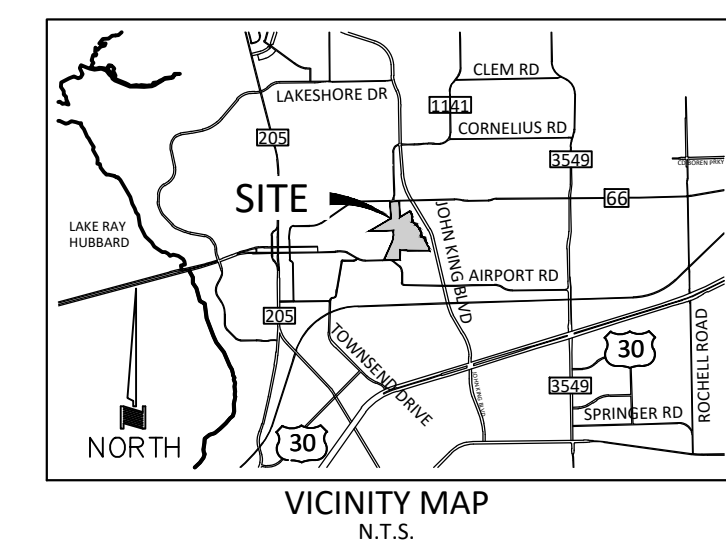


# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

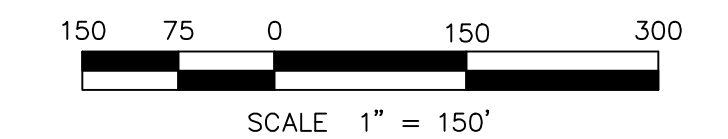
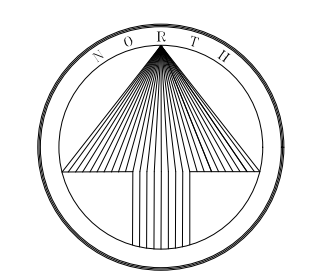
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





**LEGEND**

	6" PAVEMENT
	SIDEWALK (DEVELOPER)
	SIDEWALK (BUILDER)



**SITE PLAN  
PARK HILLS**

LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;  
 LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;  
 LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;  
 65.309 ACRES OR 2,844,879.13 SF  
 144 SINGLE FAMILY LOTS AND  
 12 OPEN SPACE LOTS  
 SITUATED WITHIN  
 TRACT 6 AND PORTIONS OF TRACTS 1 AND 6-1 OF THE  
 GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183  
 CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS  
 P2022-047  
 March 6, 2023

**BENCHMARKS**

CITY OF ROCKWALL MONUMENT NO. COR-10:  
 BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTHEAST SIDE OF LAGUNA DRIVE  
 AT THE SOUTHEAST CORNER OF A CURB INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF  
 VILLAGUE LANE AND LAGUNA DRIVE.  
 ELEVATION = PLAN 521.61' FIELD 521.57'

CITY OF ROCKWALL MONUMENT NO. COR-11:  
 BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHEAST SIDE OF MIMS ROAD AT  
 THE SOUTHERLY END OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS  
 ROAD WITH THE SOUTHEAST LINE OF I-30.  
 ELEVATION = PLAN 565.98' FIELD 566.02'

**SITE PLAN SIGNATURE BLOCK:**

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 \_\_\_\_ 20\_\_

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

PLANNING & ZONING COMMISSION, CHAIRMAN      DIRECTOR OF PLANNING & ZONING

**Owner/Applicant:**  
 Qualico Developments (U.S), Inc.  
 6950 TPC Drive, Suite 350  
 McKinney, TX 78660

**Engineer/Surveyor:**  
 Johnson Volk Consulting, Inc.  
 704 Central Parkway East, Suite. 1200  
 Plano, Texas 75074  
 Phone: 972-201-3102  
 Contact: Joel Richey, PE



**GENERAL CONSTRUCTION NOTES**

1. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
3. 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 SUTTABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
4. CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
6. 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, TXDOT STANDARD DRAWINGS.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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 TO 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. UNSALABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
18. 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.
19. 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.
20. 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.
21. 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

~PARK HILLS~

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

SUBMITTAL DATE: March 21, 2023



LOCATION MAP  
NOT TO SCALE

SHEET INDEX	
L1	OVERALL LAYOUT PLAN
L2-L16	LANDSCAPE PLANS
L17-L18	LANDSCAPE DETAILS
L19-L23	HARDSCAPE DETAILS
IR1-IR15	IRRIGATION PLANS
IR16	IRRIGATION DETAILS

**OWNER / DEVELOPER:**

QUALICO DEVELOPMENTS (U.S), INC  
6950 TPC DRIVE, SUITE 350  
MCKINNEY, TX 78660

**CIVIL ENGINEER:**

JOHNSON VOLK CONSULTING  
704 CENTRAL PARKWAY EAST, SUITE  
1200 PLANO, TEXAS 75074  
PH 972-201-3100

**LANDSCAPE ARCHITECT:**

JOHNSON VOLK CONSULTING  
704 CENTRAL PARKWAY EAST, SUITE 1200  
PLANO, TEXAS 75074  
PH. 972-201-3100  
CONTACT: CODY JOHNSON, RLA, ASLA, LI

**GENERAL LANDSCAPE NOTES:**

**INSPECTIONS:**

1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. 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:**

1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. 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.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. 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.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. 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.
8. 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.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. 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:**

1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. 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.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. 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.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

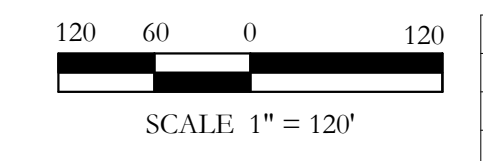
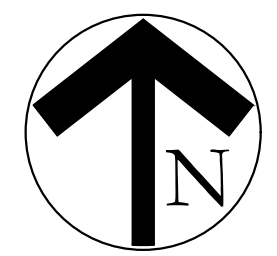
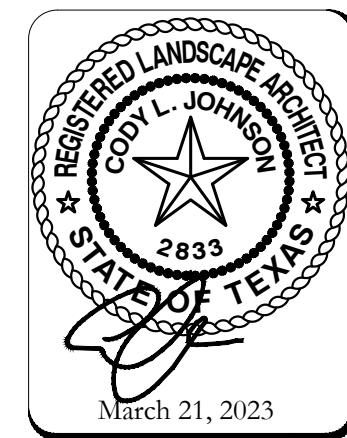
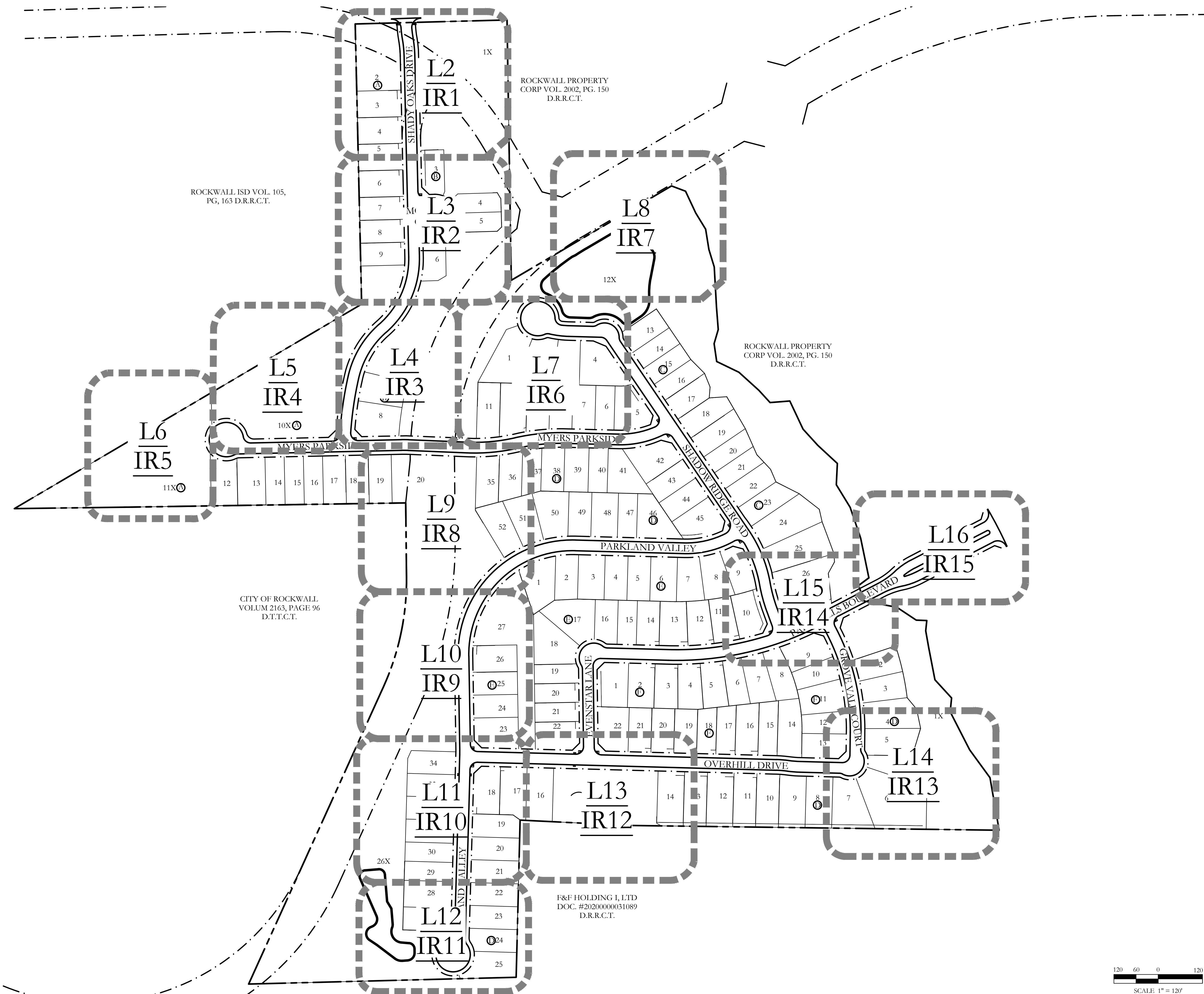
**MAINTENANCE STANDARDS:**

1. 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.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. 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.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. 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).

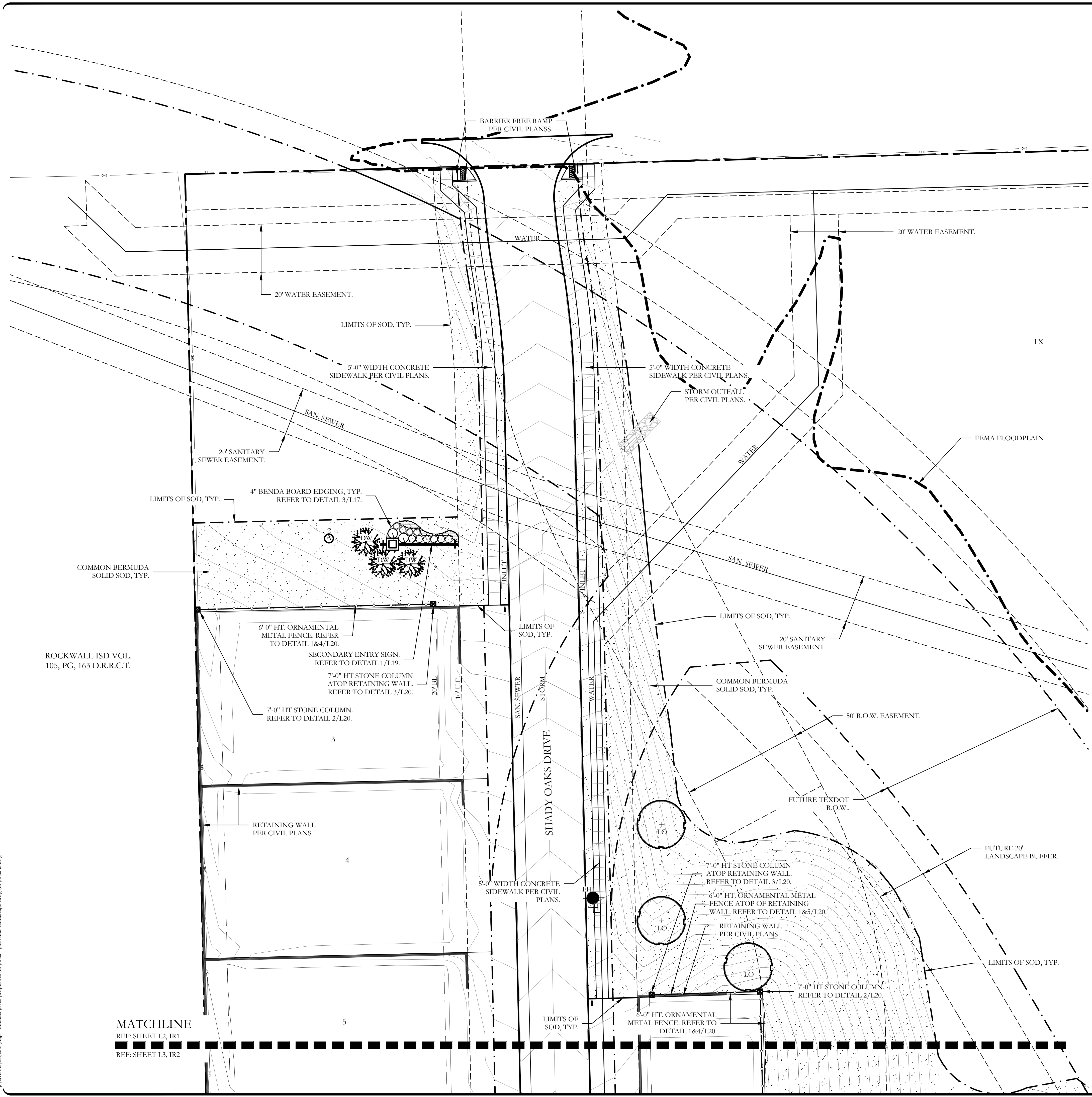
**TREE PROTECTION NOTES:**

1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. 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.
3. 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.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. 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.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

F:\civil\_3\projects\imp - michael jones\properties\mjp502 - park hills\landscape\dwg\mjp502.lay



SCALE 1" = 120'



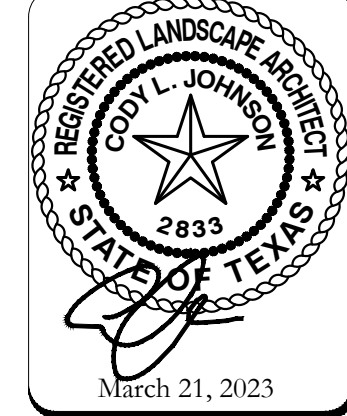
### HARDSCAPE LEGEND

- MAIN ENTRY SIGN  
REFER TO DETAILS 1/L18.
- SECONDARY ENTRY SIGN  
REFER TO DETAILS 1/L19.
- 7'-0" HT. STONE COLUMN.  
REFER TO DETAIL 2/L20.
- 6'-0" HT. ORNAMENTAL METAL FENCE.  
REFER TO DETAIL 1&4/L20.
- 7'-0" HT. STONE COLUMN ATOP OF  
RETAINING WALL. REFER TO DETAIL  
3/L20.
- 6'-0" HT. ORNAMENTAL METAL FENCE  
ATOP OF RETAINING WALL. REFER TO  
DETAIL 1&5/L20.
- 4'-0" HT. SPLIT RAIL FENCE. REFER TO  
DETAIL 4/L21.

NOTE:  
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING  
WALL AND SIDEWALK LAYOUT AND DETAILS.

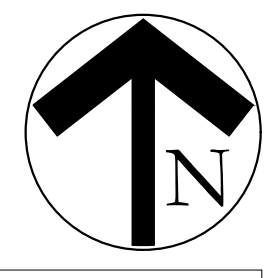
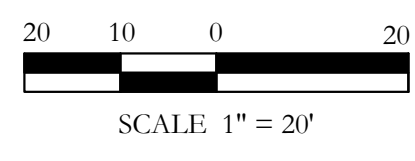
### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERAGE AT 70% DENSITY



P:\2023\Projects\mp - michal jovic\projects\mp502 - park hills\landscape\dwg\mp502.landscape

**MATCHLINE**  
 REF: SHEET L2, 1R1  
 REF: SHEET L3, 1R2



MATCHLINE

REF: SHEET L2, IR1

REF: SHEET L3, IR2




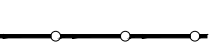



ROCKWALL ISD VOL. 105, PG. 163 D.R.R.C.T.

MATCHLINE

REF: SHEET L3, IR2

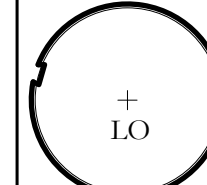
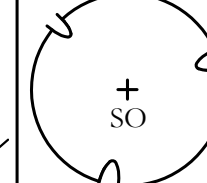
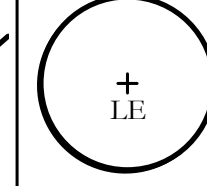
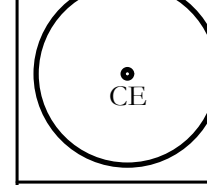
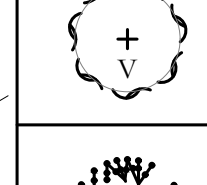
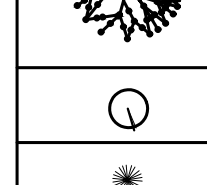
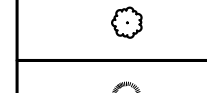








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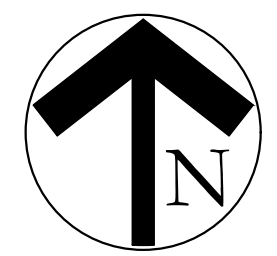
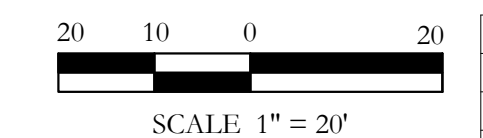
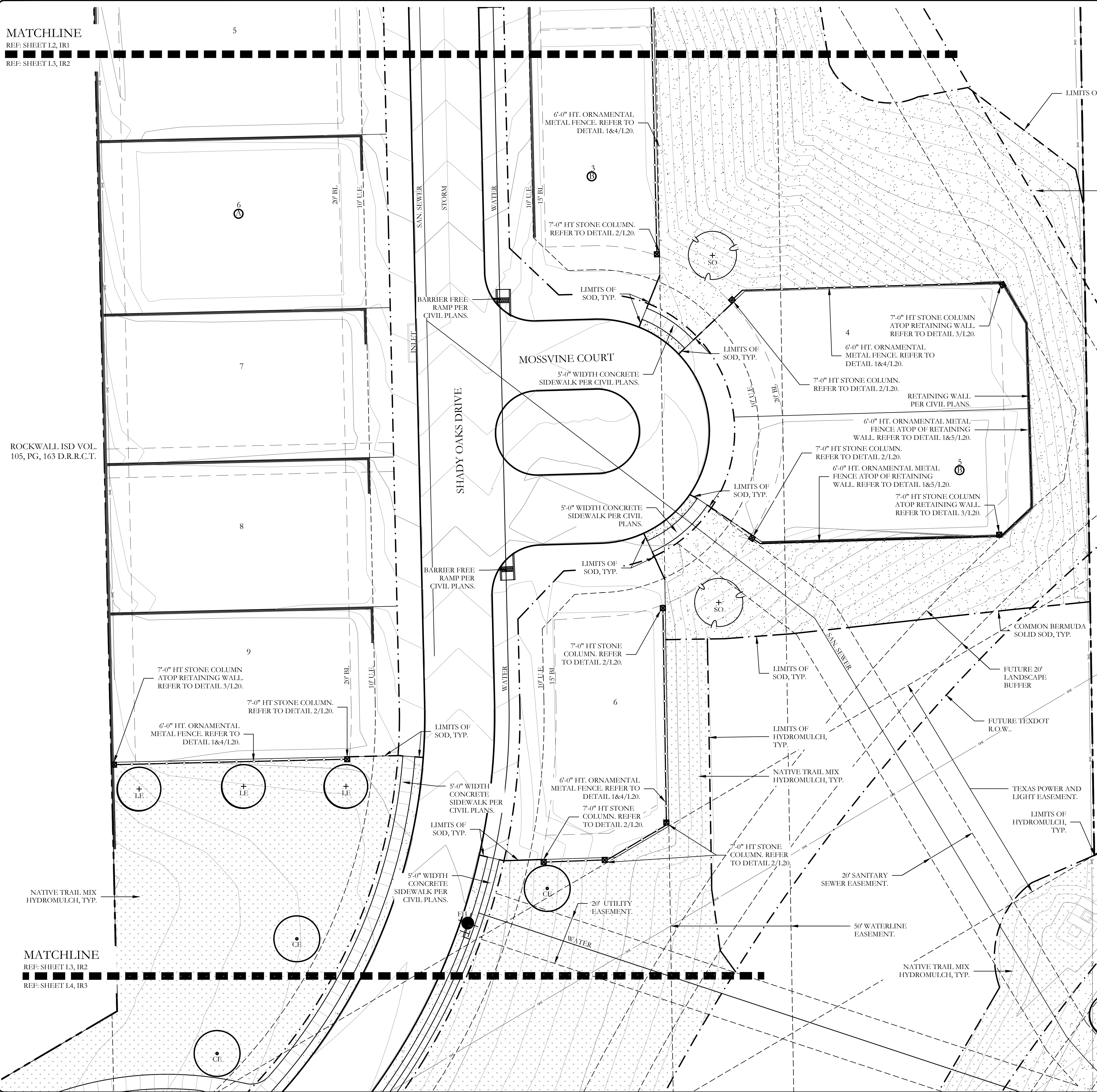
### HARDSCAPE LEGEND

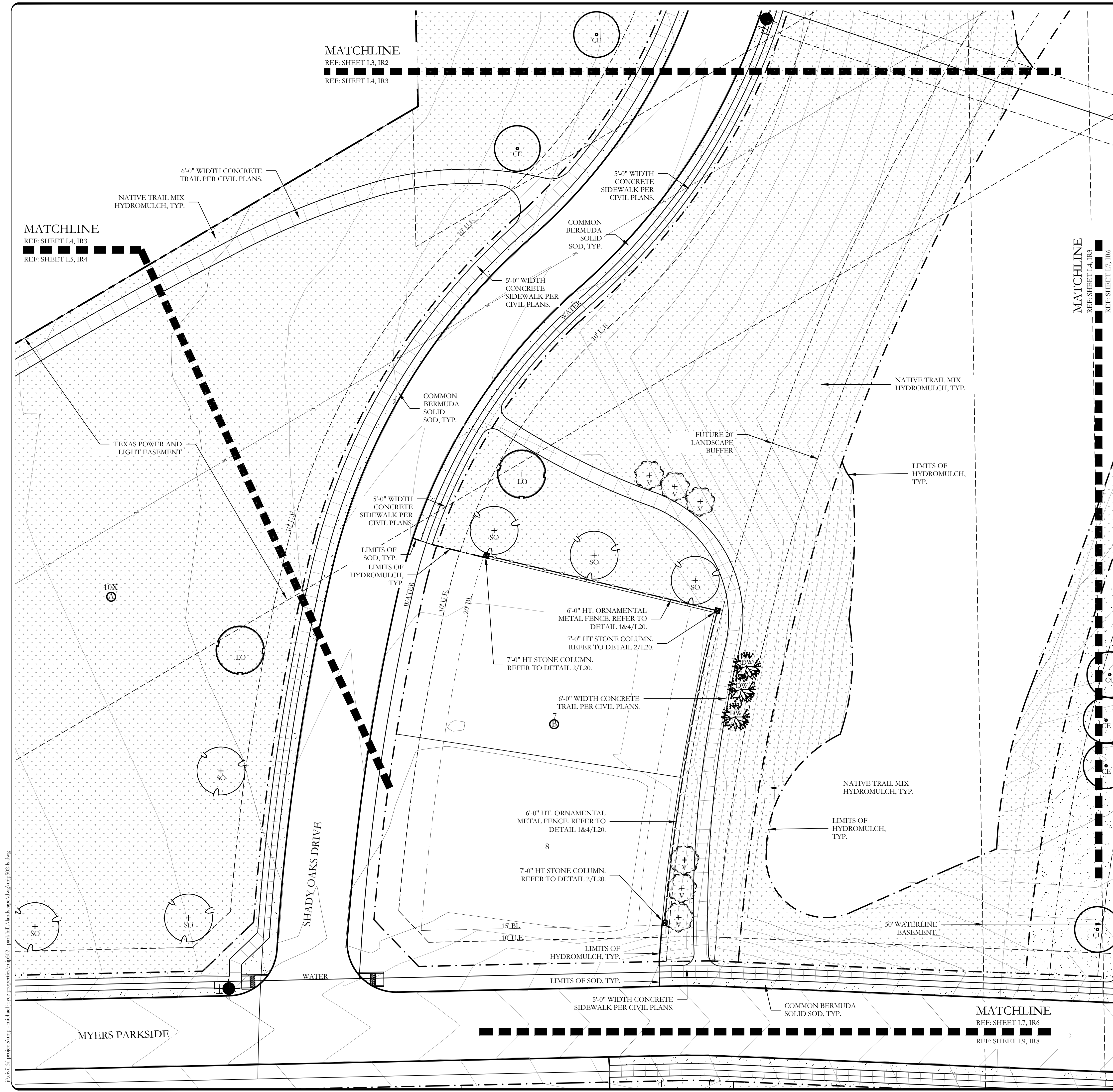
-  MAIN ENTRY SIGN  
REFER TO DETAILS 1/L18.
-  SECONDARY ENTRY SIGN  
REFER TO DETAILS 1/L19.
-  7'-0" HT. STONE COLUMN.  
REFER TO DETAIL 2/L20.
-  6'-0" HT. ORNAMENTAL METAL FENCE.  
REFER TO DETAIL 1&4/L20.
-  7'-0" HT. STONE COLUMN ATOP OF  
RETAINING WALL. REFER TO DETAIL  
3/L20.
-  6'-0" HT. ORNAMENTAL METAL FENCE  
ATOP OF RETAINING WALL. REFER TO  
DETAIL 1&5/L20.
-  4'-0" HT. SPLIT RAIL FENCE. REFER TO  
DETAIL 4/L21.

NOTE:  
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING  
WALL AND SIDEWALK LAYOUT AND DETAILS.

### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERGAE AT 70% DENSITY





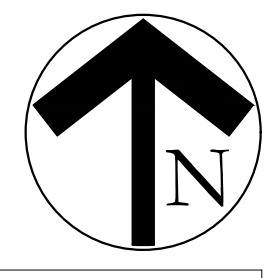
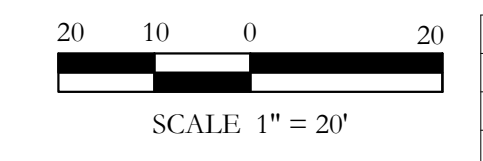
### HARDSCAPE LEGEND

	MAIN ENTRY SIGN REFER TO DETAILS 1/L18.
	SECONDARY ENTRY SIGN REFER TO DETAILS 1/L19.
	7'-0" HT. STONE COLUMN. REFER TO DETAIL 2/L20.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 1&4/L20.
	7'-0" HT. STONE COLUMN ATOP OF RETAINING WALL. REFER TO DETAIL 3/L20.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP OF RETAINING WALL. REFER TO DETAIL 1&5/L20.
	4'-0" HT. SPLIT RAIL FENCE. REFER TO DETAIL 4/L21.

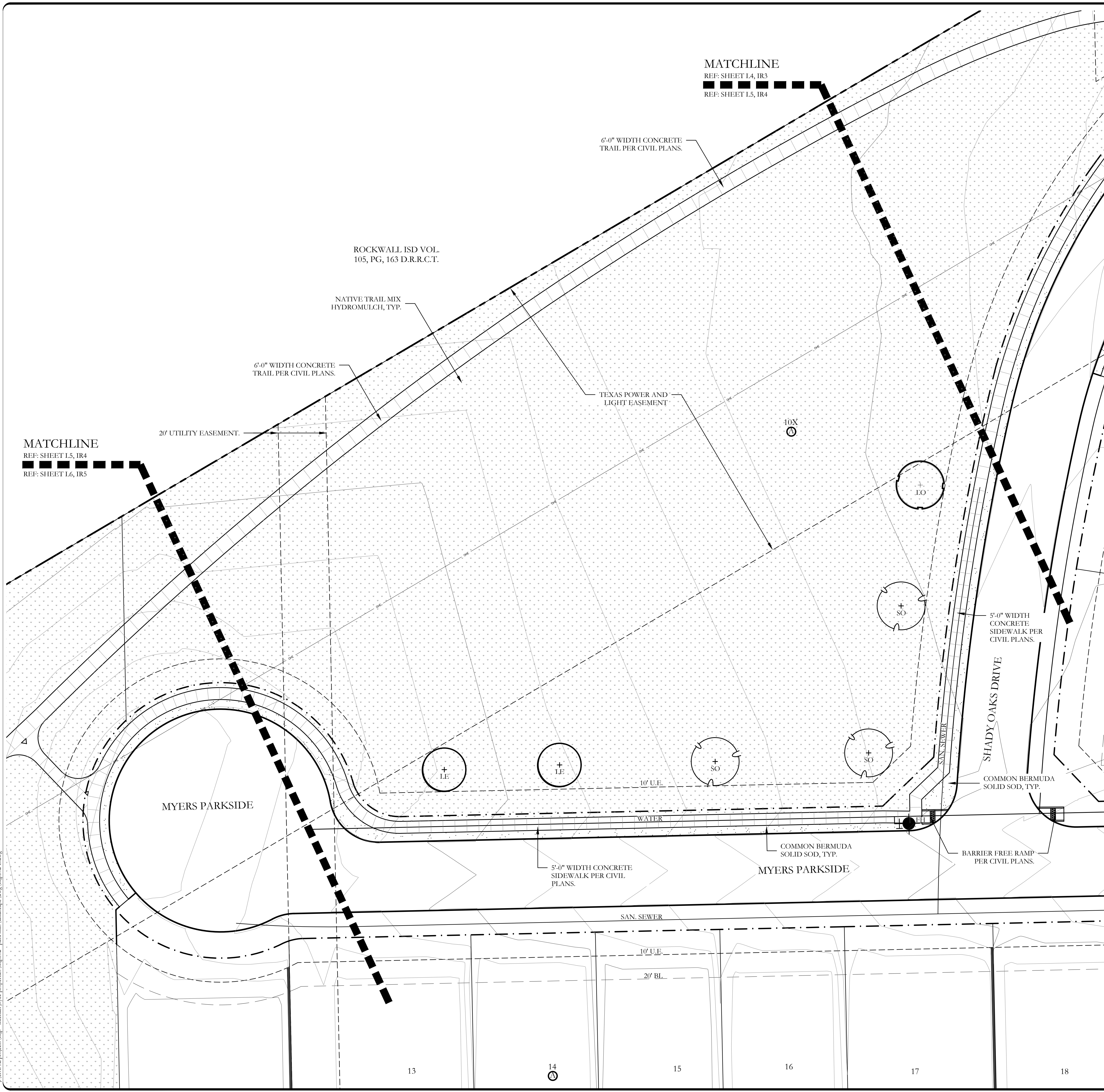
NOTE:  
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING  
WALL AND SIDEWALK LAYOUT AND DETAILS.

### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERGAE AT 70% DENSITY







### HARDSCAPE LEGEND

	MAIN ENTRY SIGN REFER TO DETAILS 1/L18.
	SECONDARY ENTRY SIGN REFER TO DETAILS 1/L19.
	7'-0" HT. STONE COLUMN. REFER TO DETAIL 2/L20.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 1&4/L20.
	7'-0" HT. STONE COLUMN ATOP OF RETAINING WALL. REFER TO DETAIL 3/L20.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP OF RETAINING WALL. REFER TO DETAIL 1&5/L20.
	4'-0" HT. SPLIT RAIL FENCE. REFER TO DETAIL 4/L21.

NOTE:  
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING  
WALL AND SIDEWALK LAYOUT AND DETAILS.

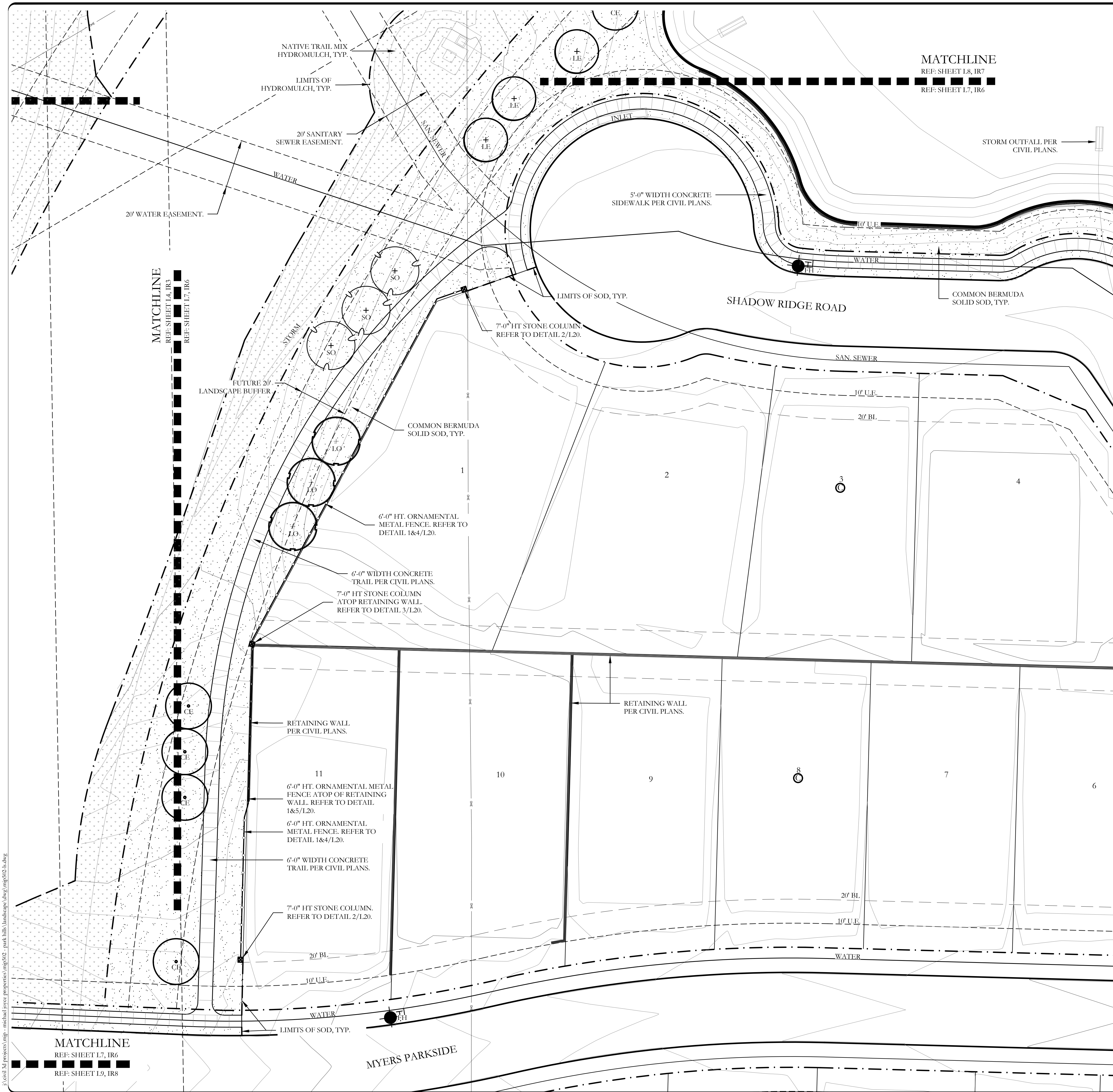
### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERGAE AT 70% DENSITY



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### HARDSCAPE LEGEND

- MAIN ENTRY SIGN  
REFER TO DETAILS 1/L18.
- SECONDARY ENTRY SIGN  
REFER TO DETAILS 1/L19.
- 
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NOTE:  
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING WALL AND SIDEWALK LAYOUT AND DETAILS.

### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		GULF MUHLI GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERAGE AT 70% DENSITY

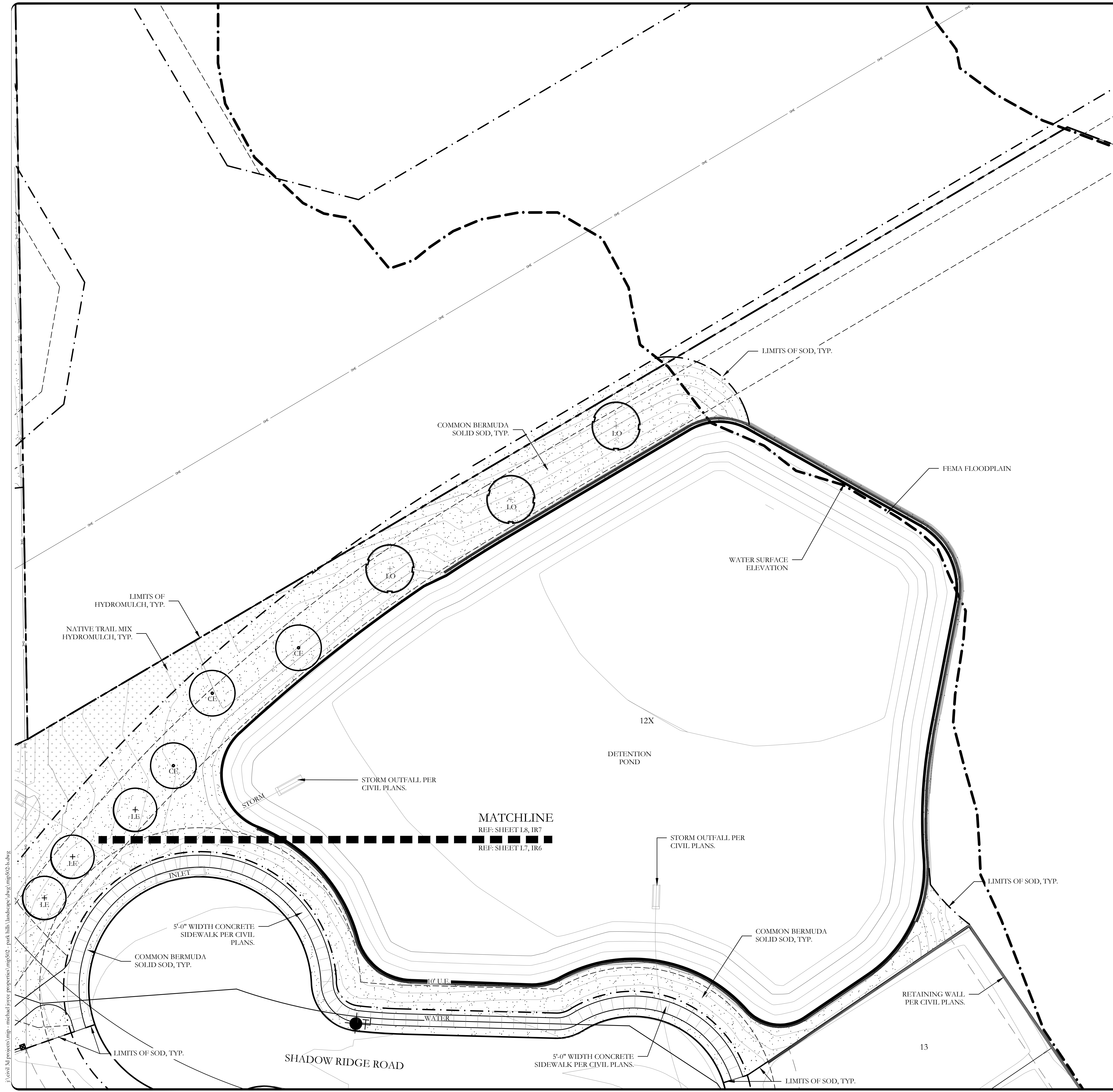
SCALE 1" = 20'

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MATCHLINE  
 REF: SHEET L7, 1R6  
 REF: SHEET L9, 1R8

MATCHLINE  
 REF: SHEET L8, 1R7  
 REF: SHEET L7, 1R6

MATCHLINE  
 REF: SHEET L4, 1R3  
 REF: SHEET L7, 1R6



### HARDSCAPE LEGEND

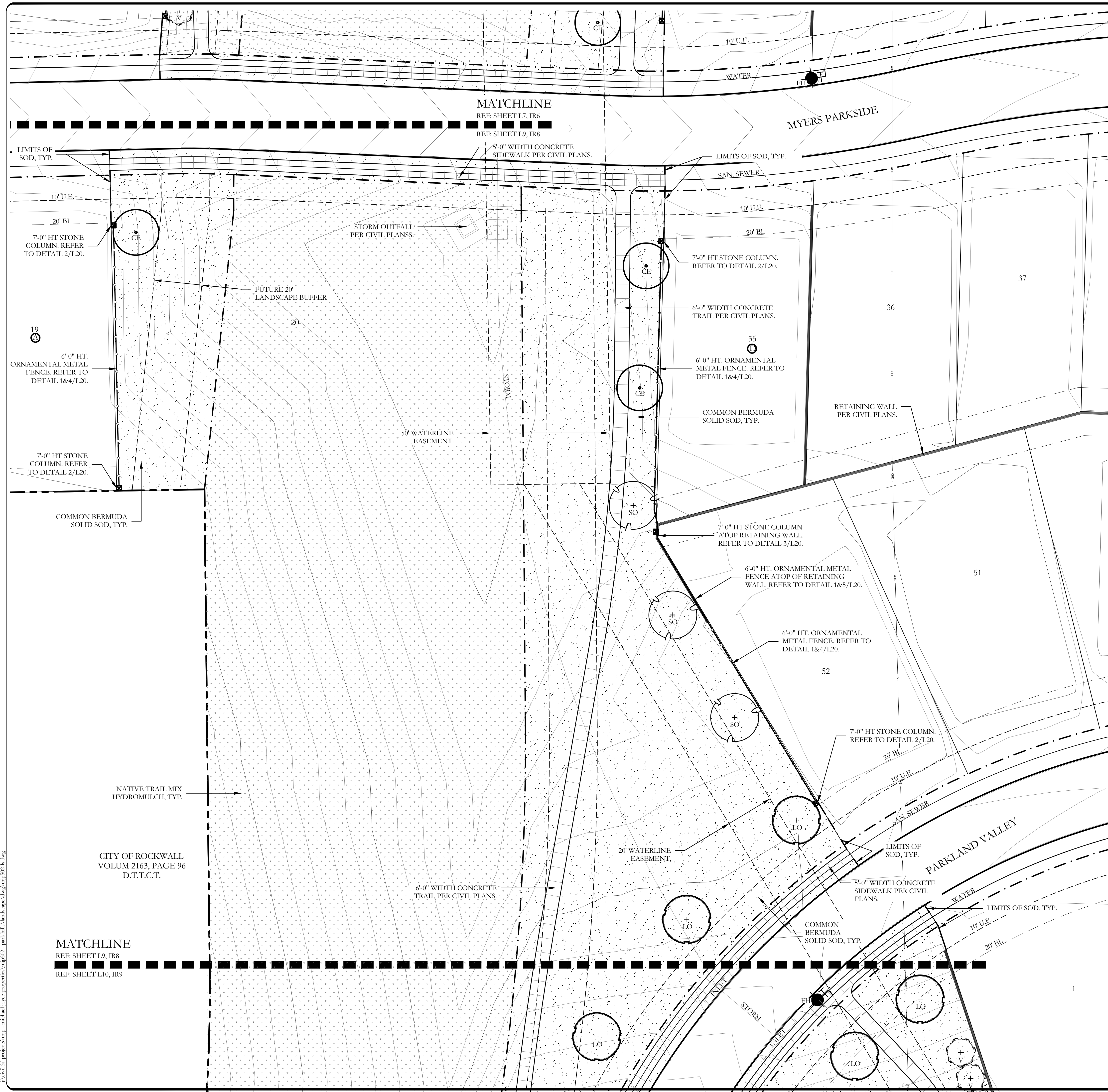
	MAIN ENTRY SIGN REFER TO DETAILS 1/L18.
	SECONDARY ENTRY SIGN REFER TO DETAILS 1/L19.
	7'-0" HT. STONE COLUMN. REFER TO DETAIL 2/L20.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 1&4/L20.
	7'-0" HT. STONE COLUMN ATOP OF RETAINING WALL. REFER TO DETAIL 3/L20.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP OF RETAINING WALL. REFER TO DETAIL 1&5/L20.
	4'-0" HT. SPLIT RAIL FENCE. REFER TO DETAIL 4/L21.

NOTE:  
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING  
WALL AND SIDEWALK LAYOUT AND DETAILS.

### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
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	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERGAE AT 70% DENSITY





### HARDSCAPE LEGEND

	MAIN ENTRY SIGN REFER TO DETAILS 1/L18.
	SECONDARY ENTRY SIGN REFER TO DETAILS 1/L19.
	7'-0" HT. STONE COLUMN. REFER TO DETAIL 2/L20.
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	4'-0" HT. SPLIT RAIL FENCE. REFER TO DETAIL 4/L21.

NOTE:  
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING  
WALL AND SIDEWALK LAYOUT AND DETAILS.

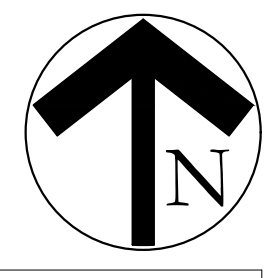
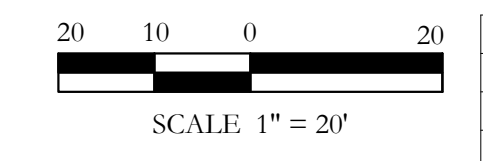
### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERGAE AT 70% DENSITY

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CITY OF ROCKWALL  
VOLUM 2163, PAGE 96  
D.T.T.C.T.

MATCHLINE  
REF: SHEET L9, IR8  
REF: SHEET L10, IR9



**MATCHLINE**

REF: SHEET L9, IR8

REF: SHEET L10, IR9

NATIVE TRAIL MIX  
HYDROMULCH, TYP.

CITY OF ROCKWALL  
VOLUM 2163, PAGE 96  
D.T.T.C.T.








NATIVE TRAIL MIX  
HYDROMULCH, TYP.

**MATCHLINE**

REF: SHEET L10, IR9

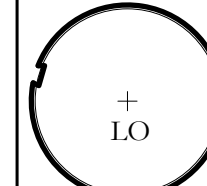
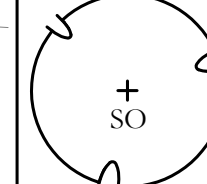
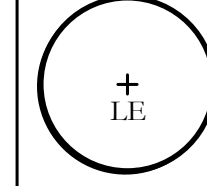
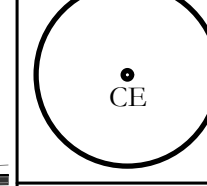
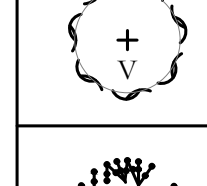
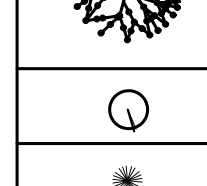
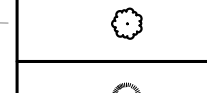








REF: SHEET L11, IR10

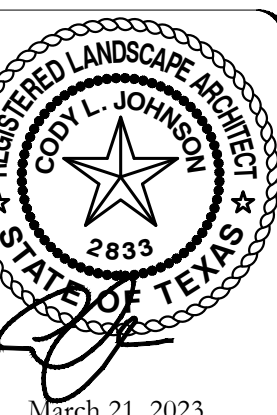
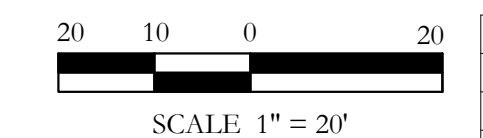
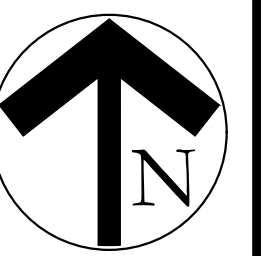
**HARDSCAPE LEGEND**

-  MAIN ENTRY SIGN  
REFER TO DETAILS 1/L18.
-  SECONDARY ENTRY SIGN  
REFER TO DETAILS 1/L19.
-  7'-0" HT. STONE COLUMN.  
REFER TO DETAIL 2/L20.
-  6'-0" HT. ORNAMENTAL METAL FENCE.  
REFER TO DETAIL 1&4/L20.
-  7'-0" HT. STONE COLUMN ATOP OF  
RETAINING WALL. REFER TO DETAIL  
3/L20.
-  6'-0" HT. ORNAMENTAL METAL FENCE  
ATOP OF RETAINING WALL. REFER TO  
DETAIL 1&5/L20.
-  4'-0" HT. SPLIT RAIL FENCE. REFER TO  
DETAIL 4/L21.

NOTE:  
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING  
WALL AND SIDEWALK LAYOUT AND DETAILS.

**PLANT LEGEND**








SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
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	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERGAE AT 70% DENSITY



**MATCHLINE**

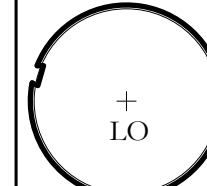
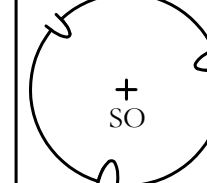
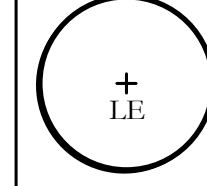
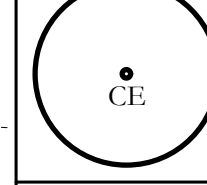
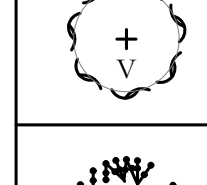
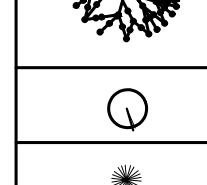
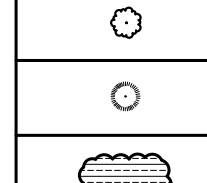
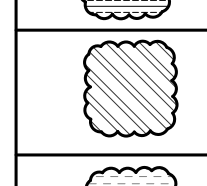
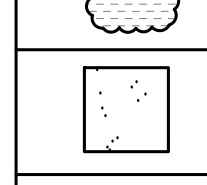
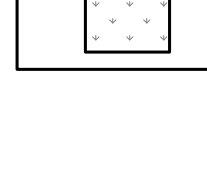



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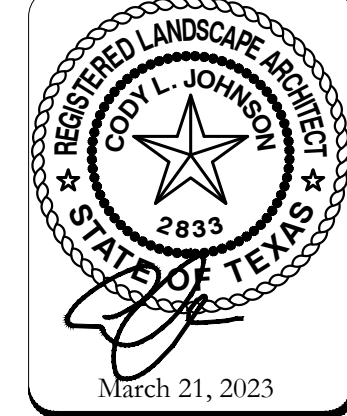
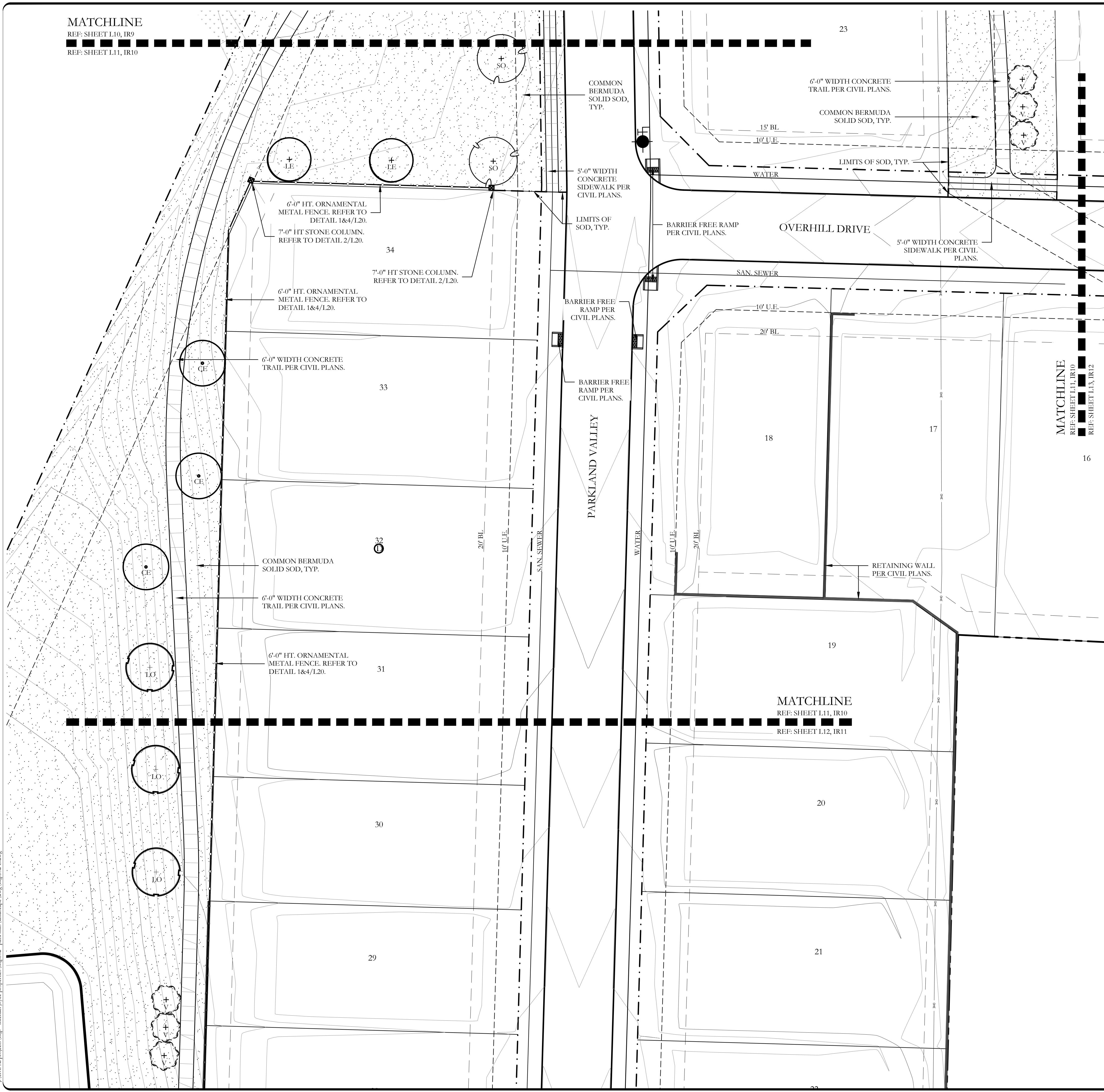
**HARDSCAPE LEGEND**

-  MAIN ENTRY SIGN  
REFER TO DETAILS 1/L18.
-  SECONDARY ENTRY SIGN  
REFER TO DETAILS 1/L19.
-  7'-0" HT. STONE COLUMN.  
REFER TO DETAIL 2/L20.
-  6'-0" HT. ORNAMENTAL METAL FENCE.  
REFER TO DETAIL 1&4/L20.
-  7'-0" HT. STONE COLUMN ATOP OF  
RETAINING WALL. REFER TO DETAIL  
3/L20.
-  6'-0" HT. ORNAMENTAL METAL FENCE  
ATOP OF RETAINING WALL. REFER TO  
DETAIL 1&5/L20.
-  4'-0" HT. SPLIT RAIL FENCE. REFER TO  
DETAIL 4/L21.

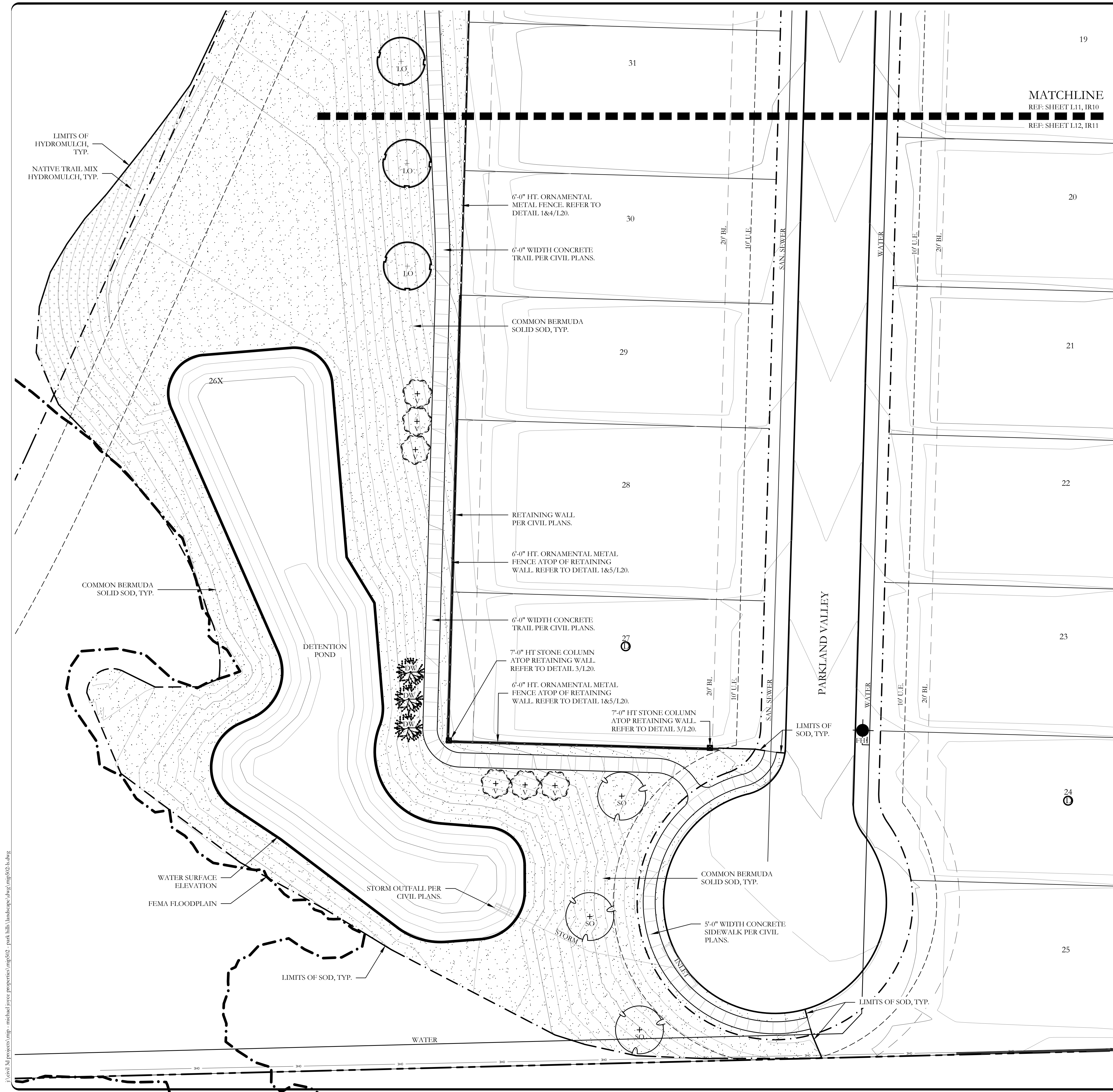
NOTE:  
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING  
WALL AND SIDEWALK LAYOUT AND DETAILS.

**PLANT LEGEND**

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERGAGE AT 70% DENSITY



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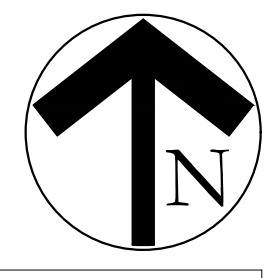
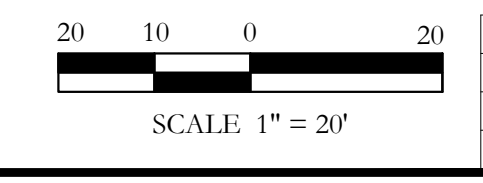
### HARDSCAPE LEGEND

- MAIN ENTRY SIGN  
REFER TO DETAILS 1/L18.
- SECONDARY ENTRY SIGN  
REFER TO DETAILS 1/L19.
- 7'-0" HT. STONE COLUMN.  
REFER TO DETAIL 2/L20.
- 6'-0" HT. ORNAMENTAL METAL FENCE.  
REFER TO DETAIL 1&4/L20.
- 7'-0" HT. STONE COLUMN ATOP OF  
RETAINING WALL. REFER TO DETAIL  
3/L20.
- 6'-0" HT. ORNAMENTAL METAL FENCE  
ATOP OF RETAINING WALL. REFER TO  
DETAIL 1&5/L20.
- 4'-0" HT. SPLIT RAIL FENCE. REFER TO  
DETAIL 4/L21.

NOTE:  
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING  
WALL AND SIDEWALK LAYOUT AND DETAILS.

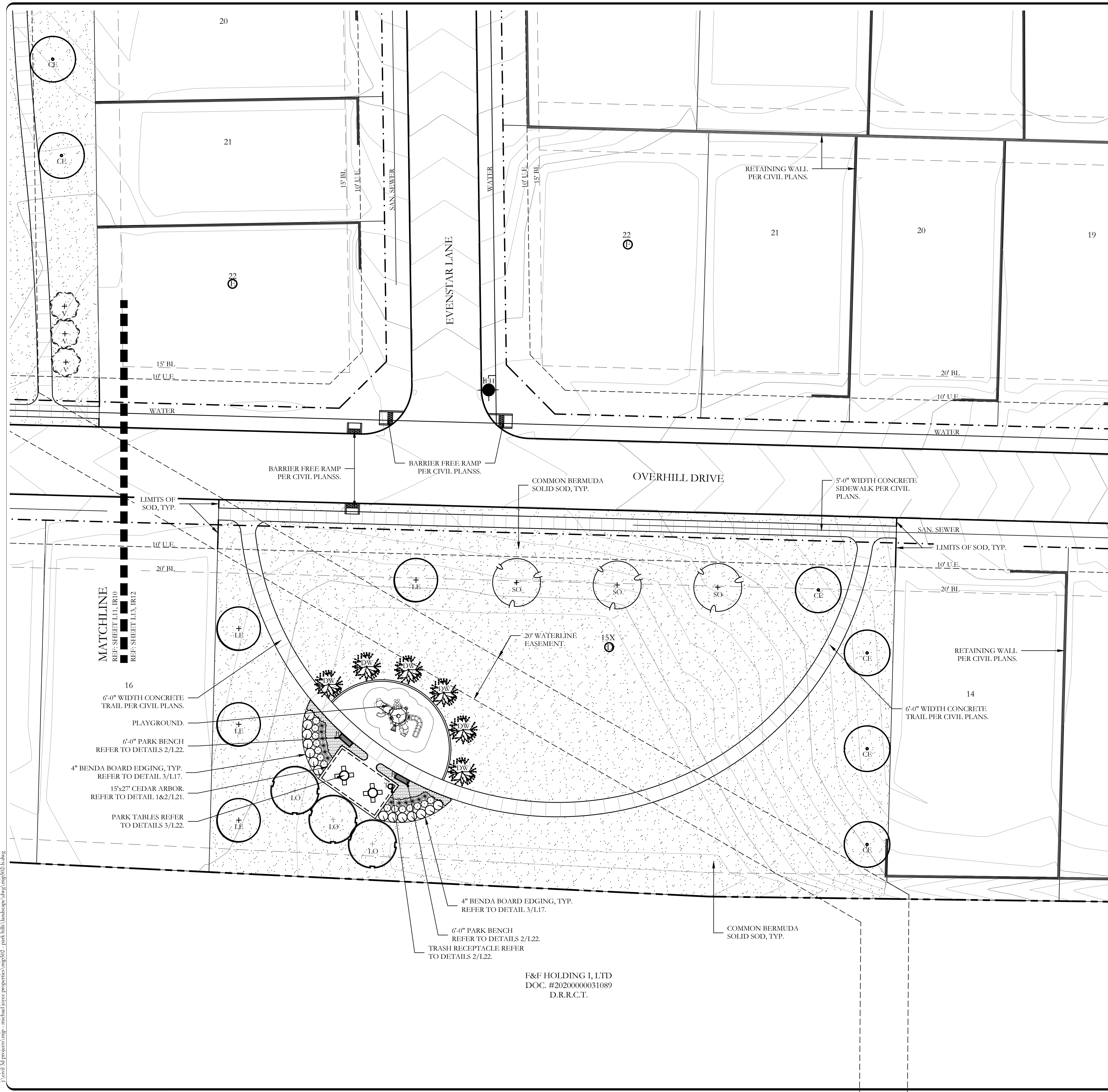
### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERGAGE AT 70% DENSITY



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### HARDSCAPE LEGEND

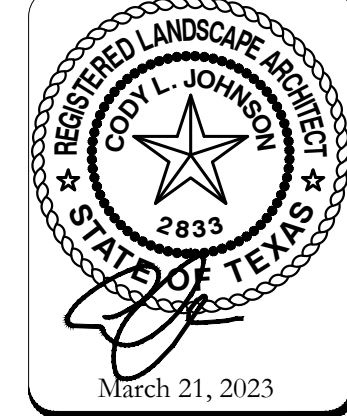
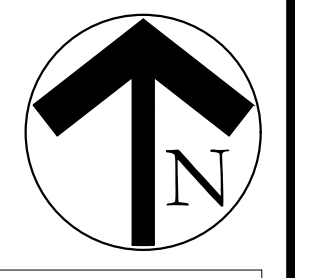
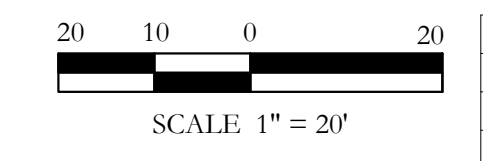
- MAIN ENTRY SIGN  
REFER TO DETAILS 1/L18.
- SECONDARY ENTRY SIGN  
REFER TO DETAILS 1/L19.
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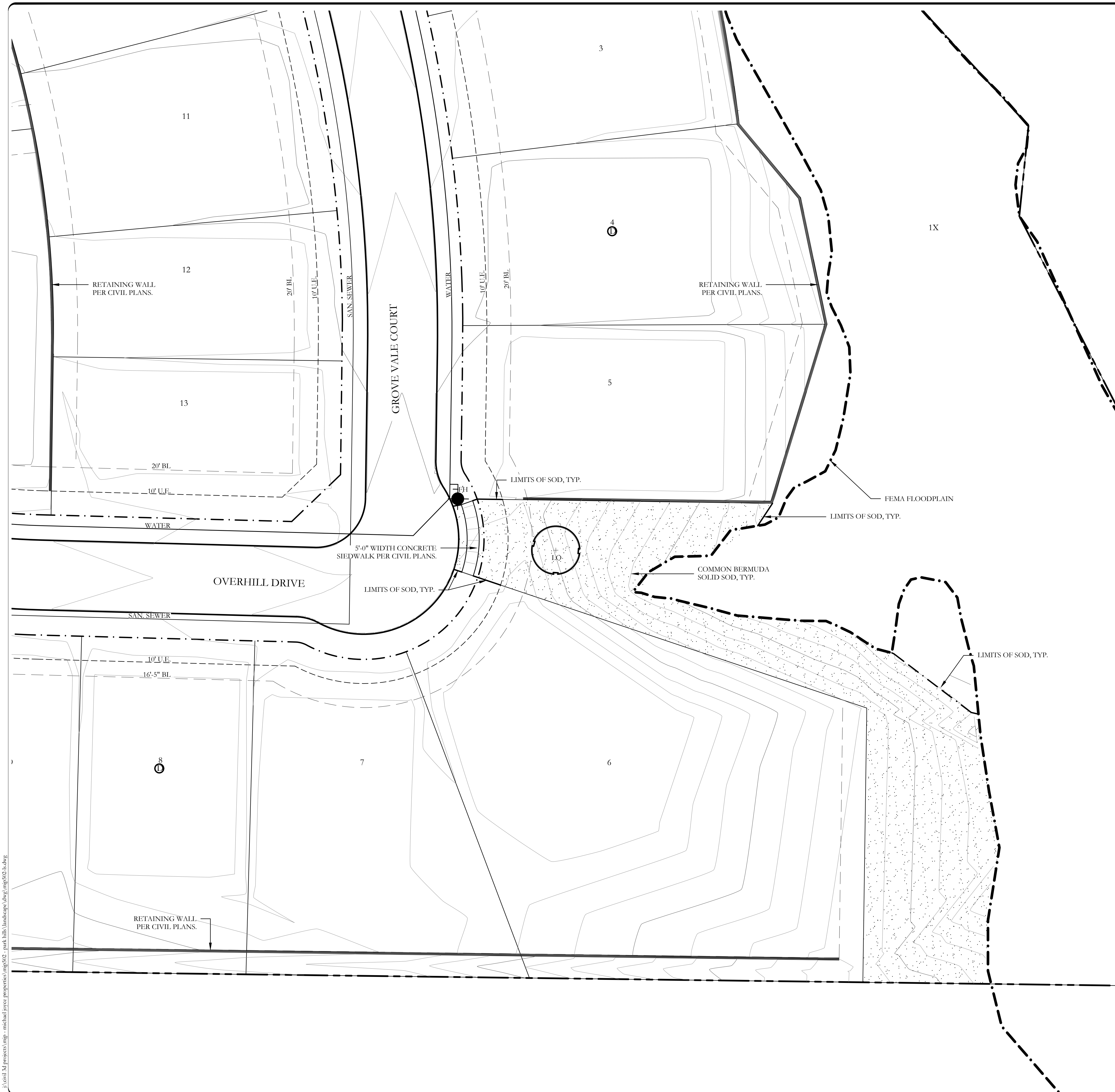
NOTE:  
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### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERAGE AT 70% DENSITY

F&F HOLDING I, LTD  
DOC. #20200000031089  
D.R.R.C.T.





### HARDSCAPE LEGEND

- MAIN ENTRY SIGN  
REFER TO DETAILS 1/L18.
- SECONDARY ENTRY SIGN  
REFER TO DETAILS 1/L19.
- 7'-0" HT. STONE COLUMN.  
REFER TO DETAIL 2/L20.
- 6'-0" HT. ORNAMENTAL METAL FENCE.  
REFER TO DETAIL 1&4/L20.
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RETAINING WALL. REFER TO DETAIL  
3/L20.
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ATOP OF RETAINING WALL. REFER TO  
DETAIL 1&5/L20.
- 4'-0" HT. SPLIT RAIL FENCE. REFER TO  
DETAIL 4/L21.

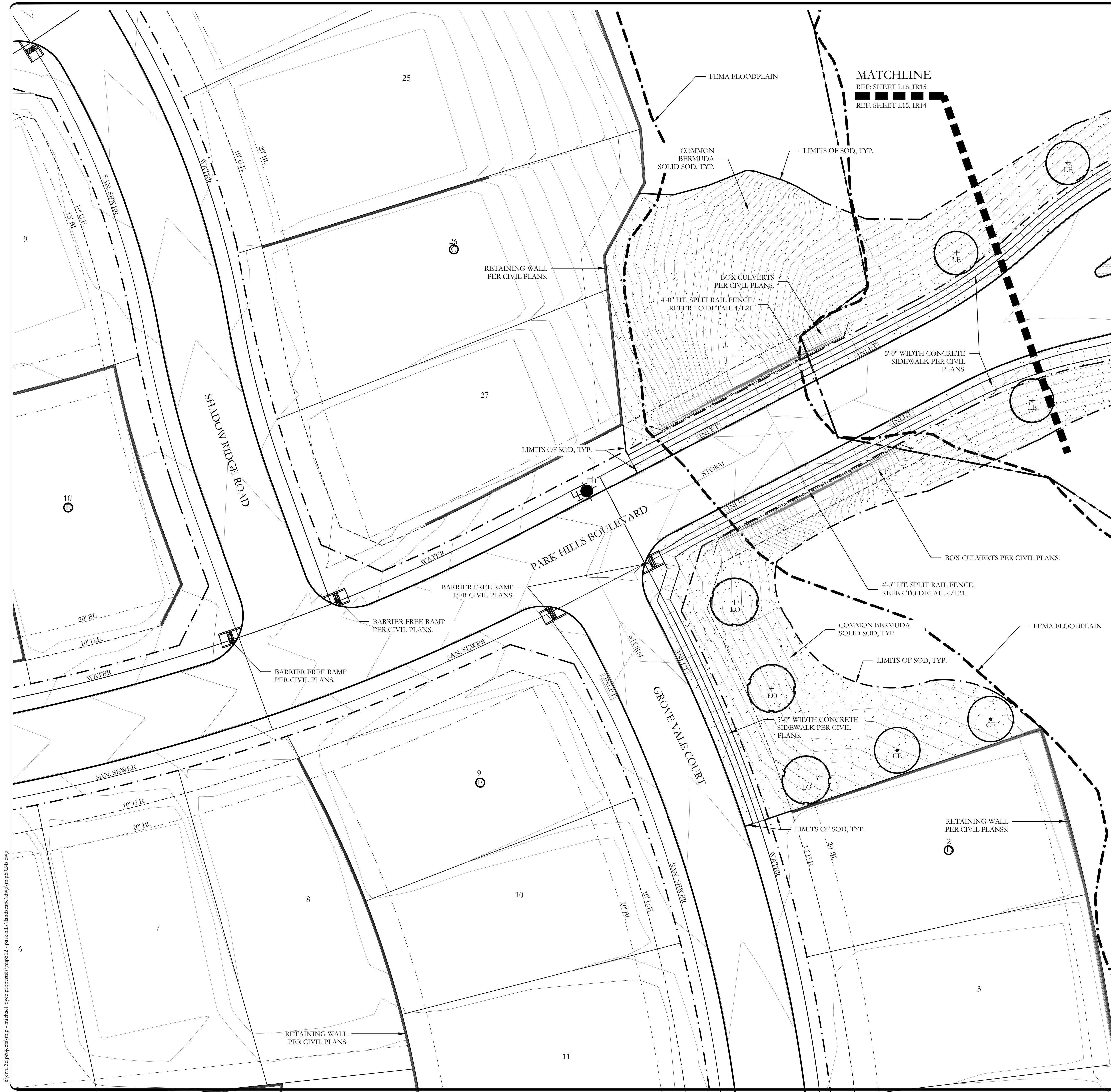
NOTE:  
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING  
WALL AND SIDEWALK LAYOUT AND DETAILS.

### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		WEeping LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		GULF MUHLI GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERAGE AT 70% DENSITY

SCALE 1" = 20'

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### HARDSCAPE LEGEND

- MAIN ENTRY SIGN  
REFER TO DETAILS 1/L18.
- SECONDARY ENTRY SIGN  
REFER TO DETAILS 1/L19.
- 7'-0" HT. STONE COLUMN.  
REFER TO DETAIL 2/L20.
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REFER TO DETAIL 1&4/L20.
- 7'-0" HT. STONE COLUMN ATOP OF  
RETAINING WALL. REFER TO DETAIL  
3/L20.
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ATOP OF RETAINING WALL. REFER TO  
DETAIL 1&5/L20.
- 4'-0" HT. SPLIT RAIL FENCE. REFER TO  
DETAIL 4/L21.

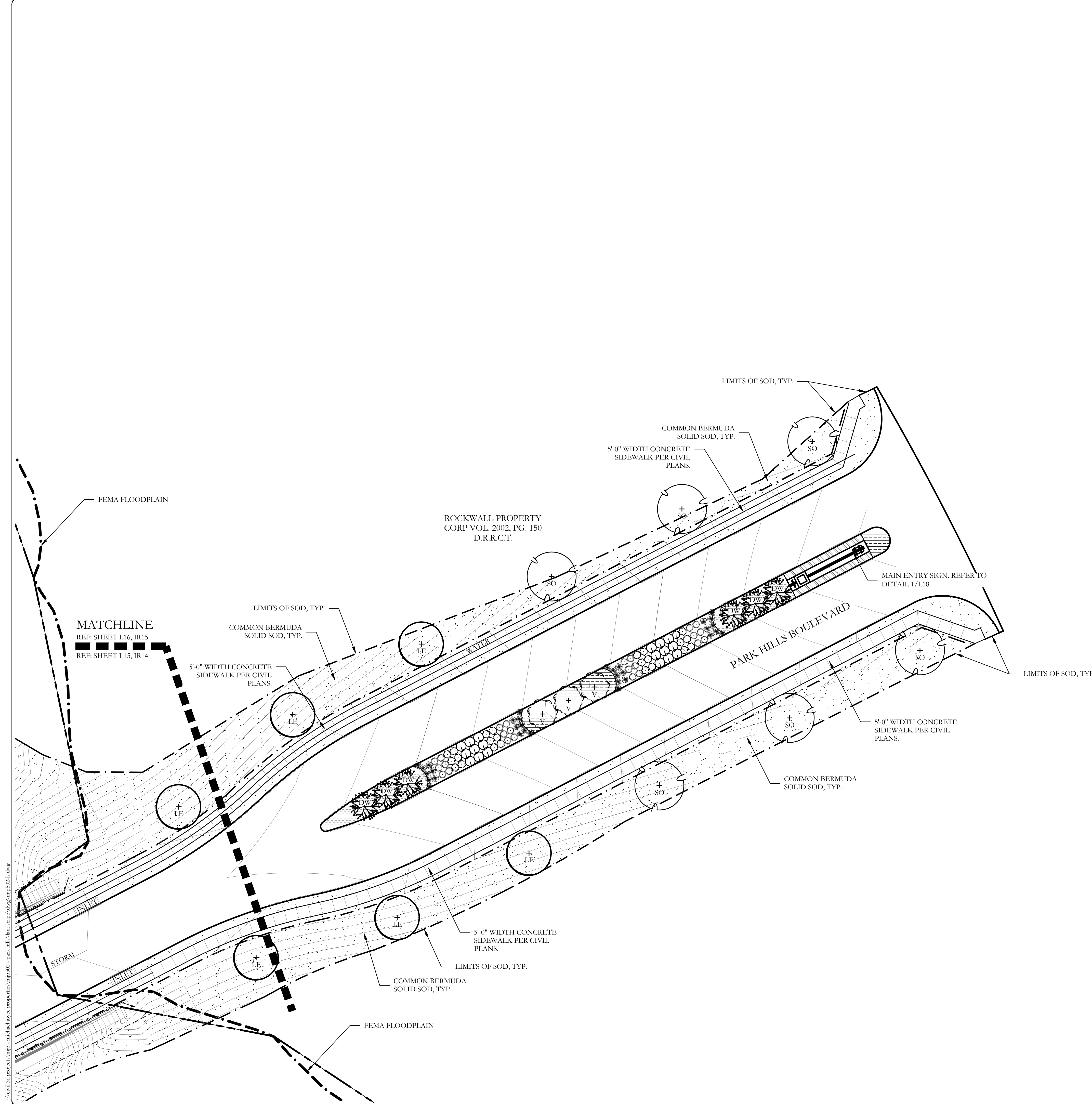
NOTE:  
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING  
WALL AND SIDEWALK LAYOUT AND DETAILS.

### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERGAE AT 70% DENSITY

SCALE 1" = 20'

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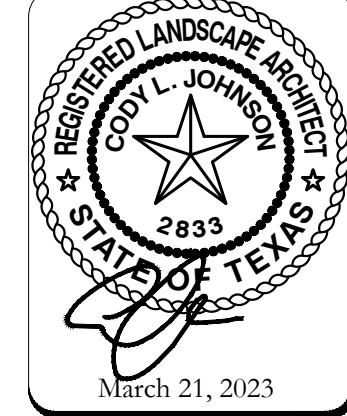
### HARDSCAPE LEGEND

	MAIN ENTRY SIGN REFER TO DETAILS 1/L18.
	SECONDARY ENTRY SIGN REFER TO DETAILS 1/L19.
	7'-0" HT. STONE COLUMN. REFER TO DETAIL 2/L20.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 1&4/L20.
	7'-0" HT. STONE COLUMN ATOP OF RETAINING WALL. REFER TO DETAIL 3/L20.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP OF RETAINING WALL. REFER TO DETAIL 1&5/L20.
	4'-0" HT. SPLIT RAIL FENCE. REFER TO DETAIL 4/L21.

NOTE:  
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING  
WALL AND SIDEWALK LAYOUT AND DETAILS.

### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		WEeping LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERGAGE AT 70% DENSITY



PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	30	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	33	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LE	23	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	25	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
V	21	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
DW	24	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	34	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	44	DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	44	PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	28	COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	407	WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	85	LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	216	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	325,350	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	263,528	NATIVE TRAIL MIX BY NATIVE AMERICAN SEED CO.		SQUARE FEET	HYDROMULCH	MIN 100% COVERAGE ALL AREAS SHOWN AT 70% DENSITY

### 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:

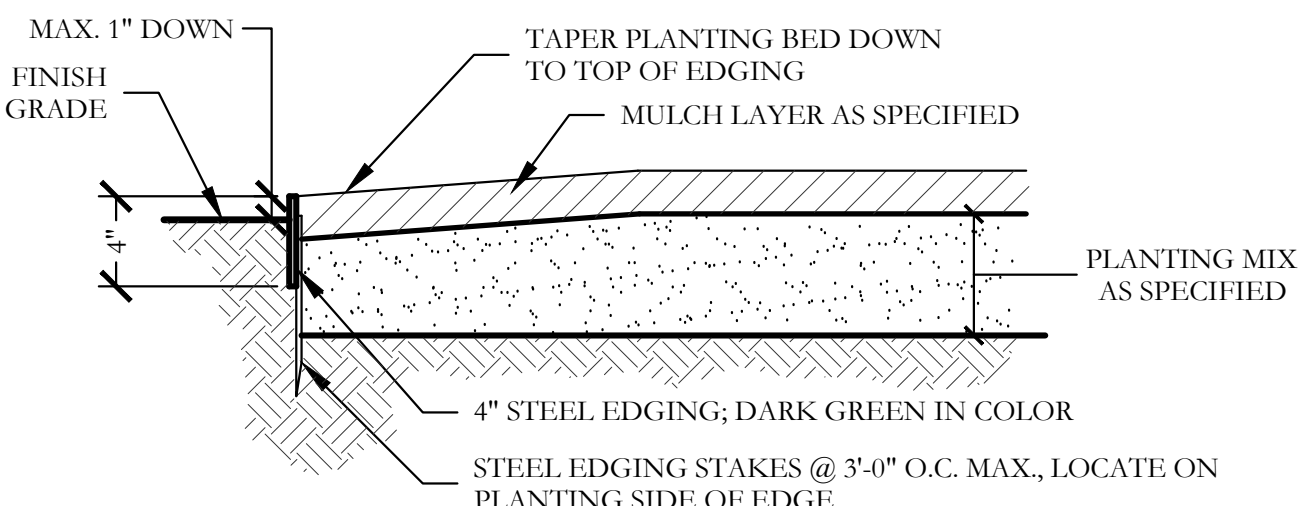
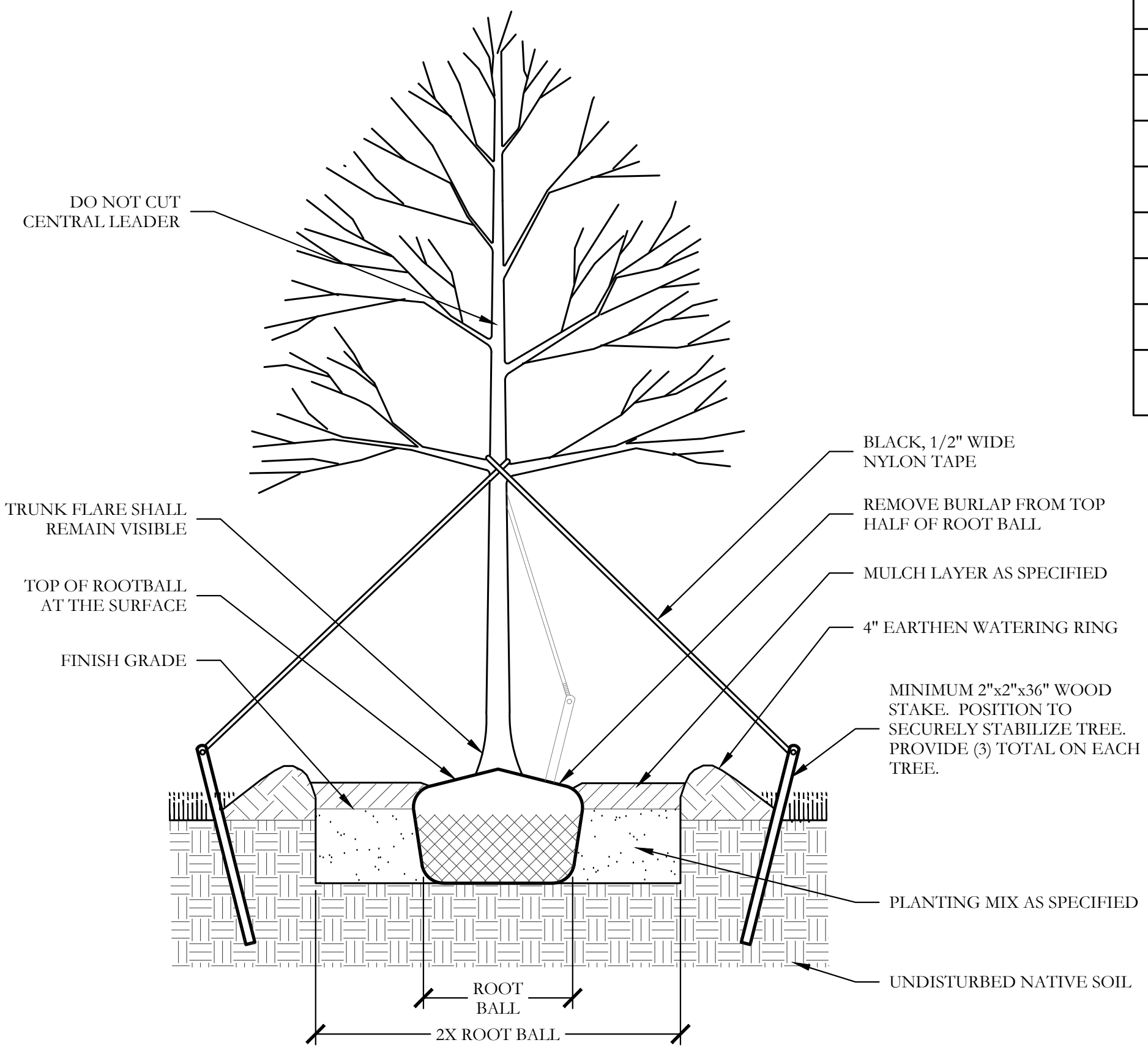
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
- CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED 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).

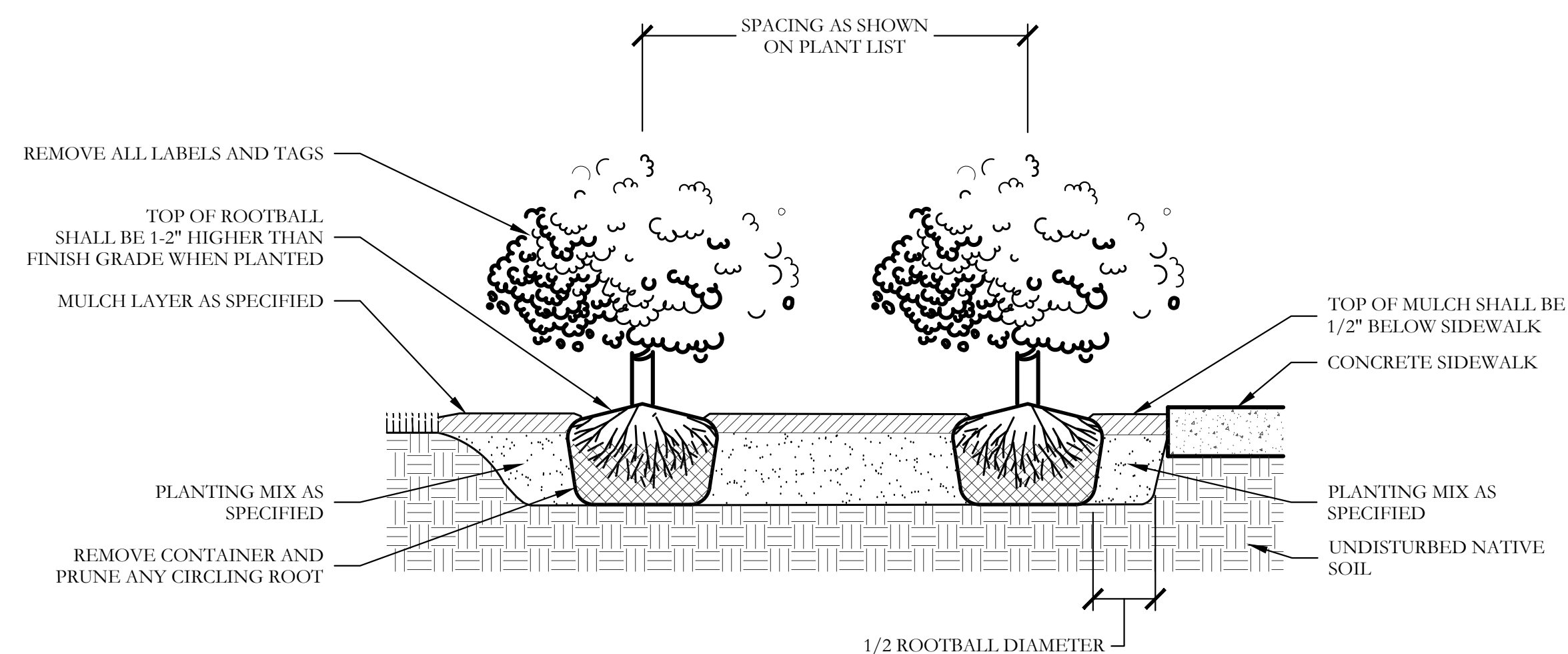
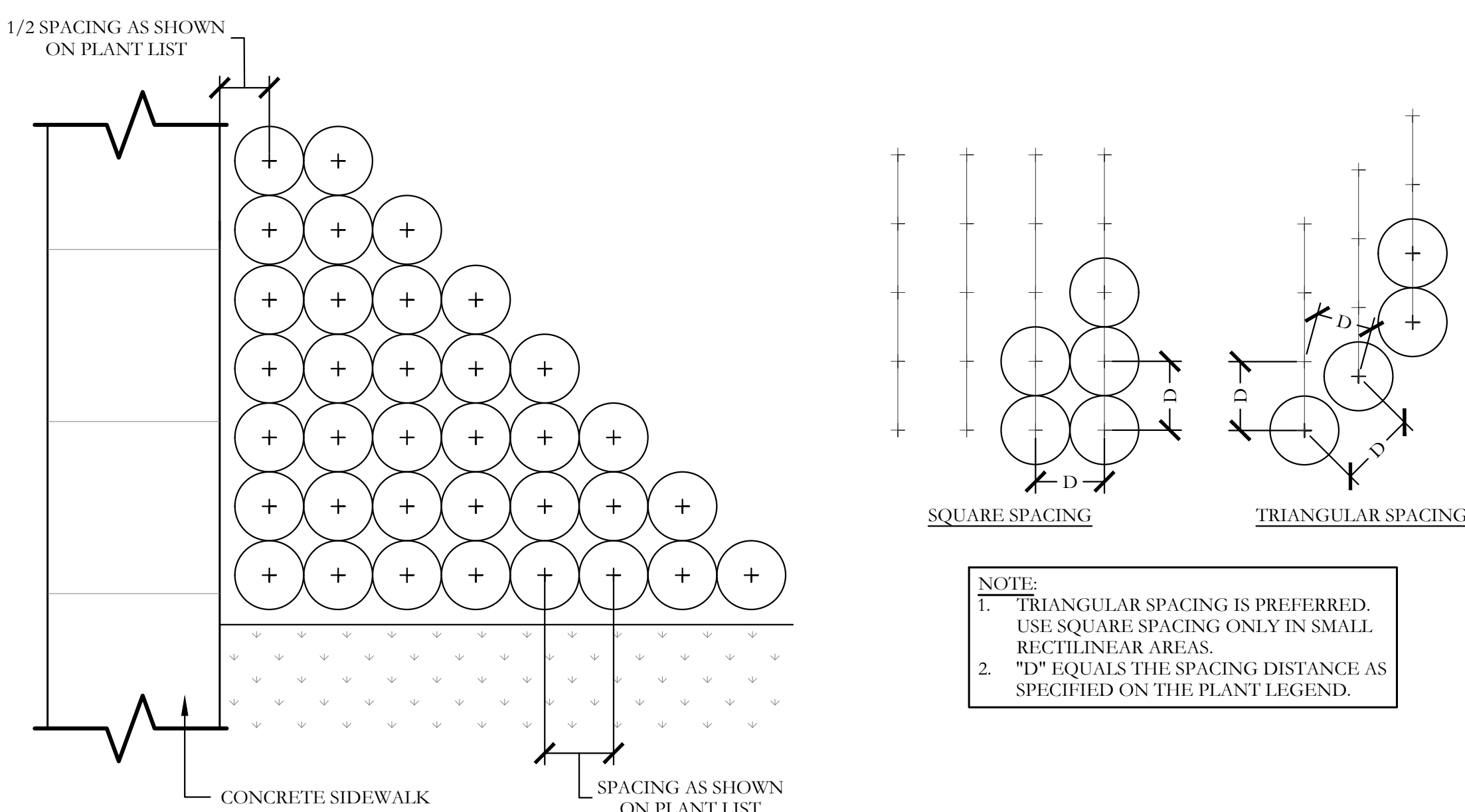
#### TREE PROTECTION NOTES:

- 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.

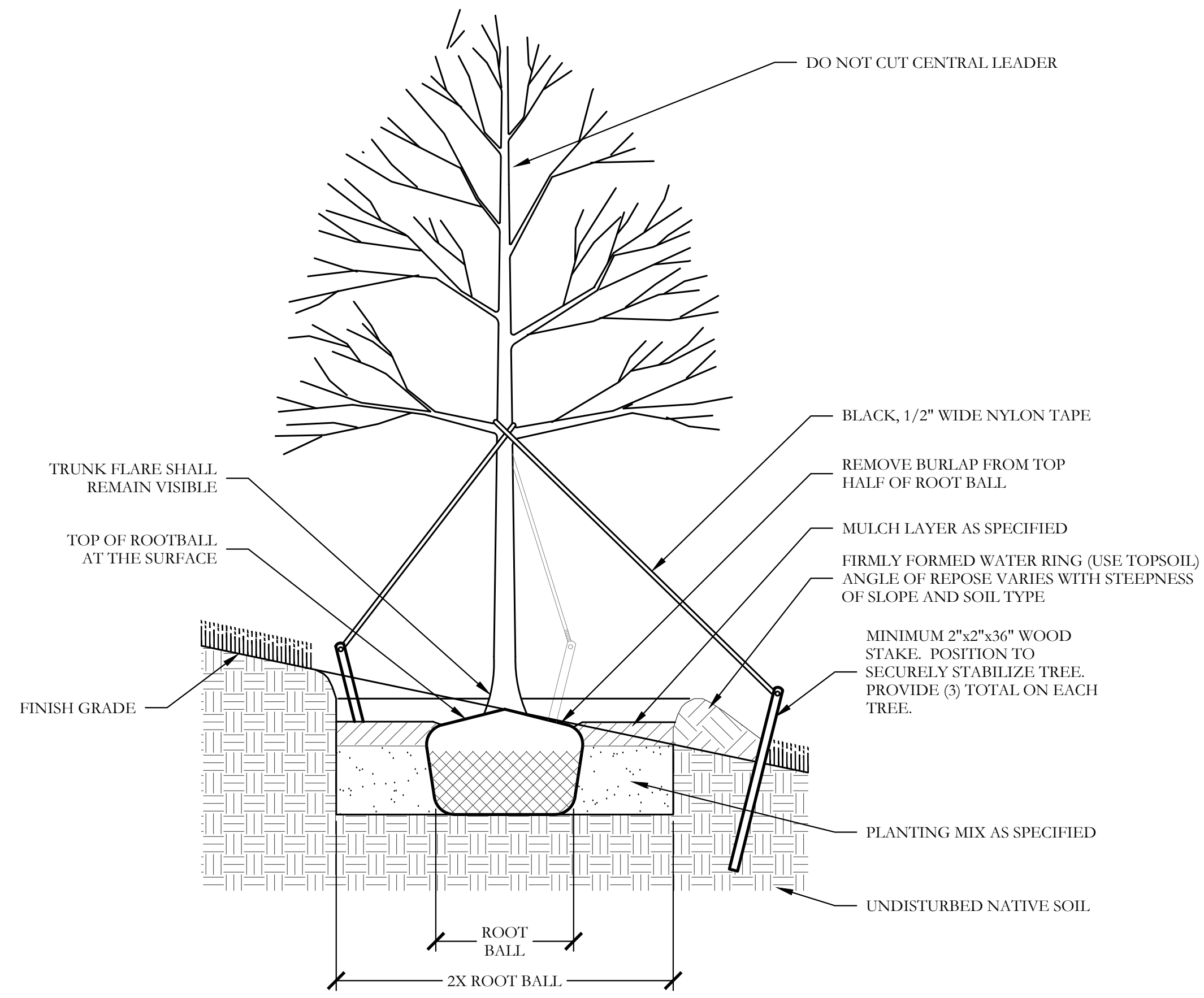


1 TYPICAL TREE PLANTING SECTION NOT TO SCALE

3 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



2 TYPICAL SHRUB AND GROUND COVER PLANTING PLAN/SECTION NOT TO SCALE

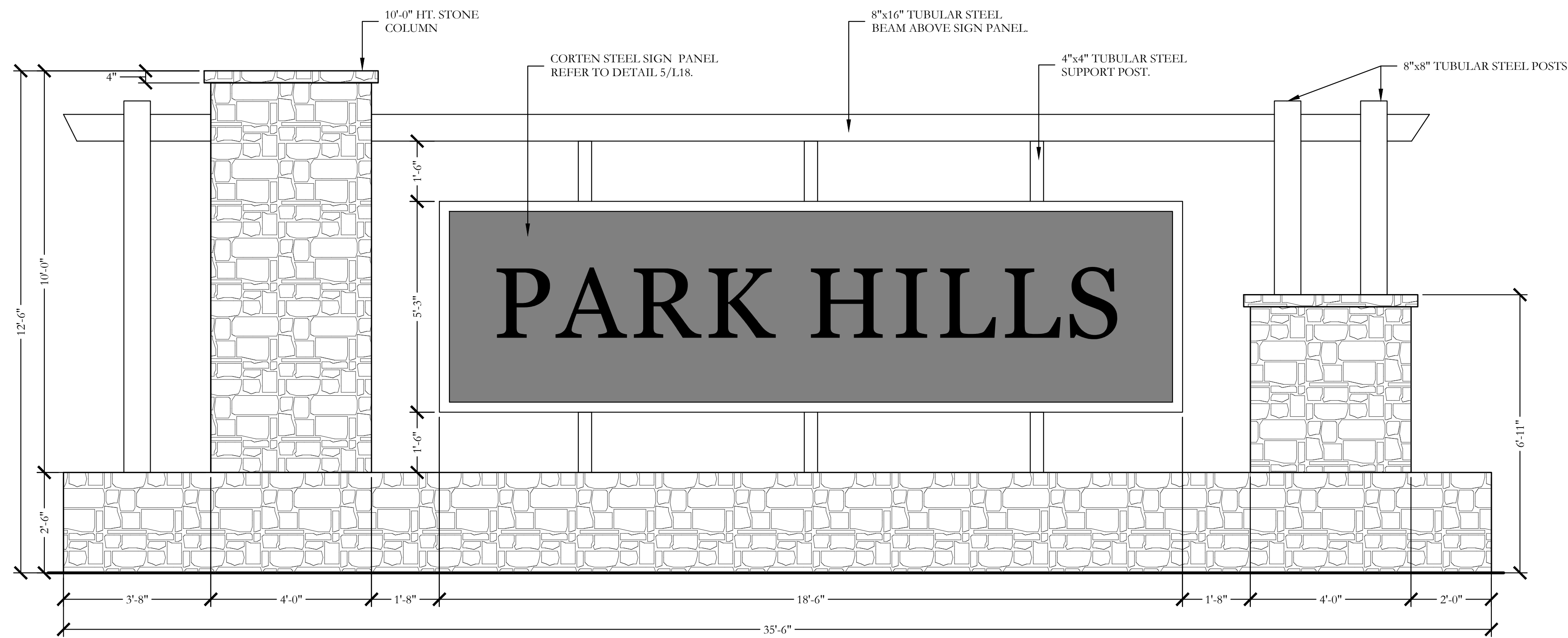


1 TYPICAL TREE PLANTING ON SLOPE SECTION NOT TO SCALE

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SCALE:  
 REFER TO  
 DETAILS  
 One Inch  
 JVC No. MJP502



1 MAIN ENTRY SIGN  
ELEVATION

SCALE: 1/2"=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:
      - 2.3.1. SLABS, WALLS AND JOISTS
        - (A) BARS LARGER THAN NO. 11: 1-1/2 INCHES
        - (B) BARS NO. 11 AND SMALLER: 3/4 INCHES
      - 2.3.2. BEAMS AND COLUMNS: 1-1/2 INCHES
      - 2.3.3. 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-1 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 2" 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 ANSI/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.

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1 SECONDARY ENTRY SIGN  
ELEVATION

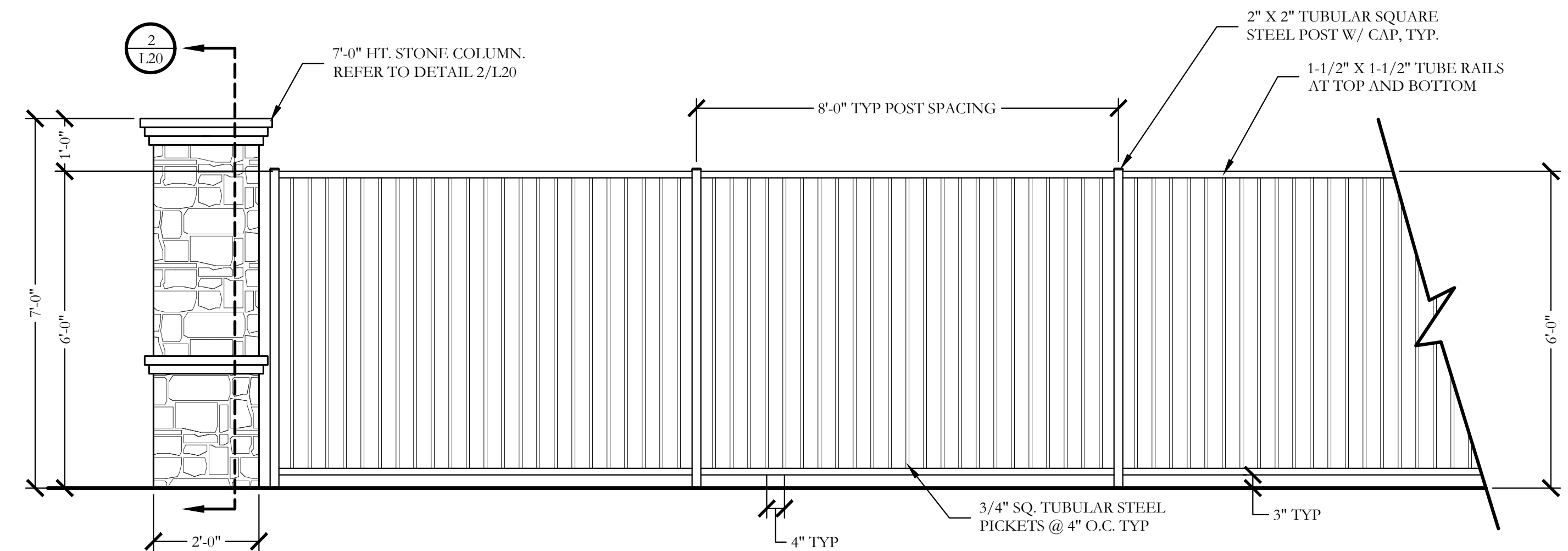
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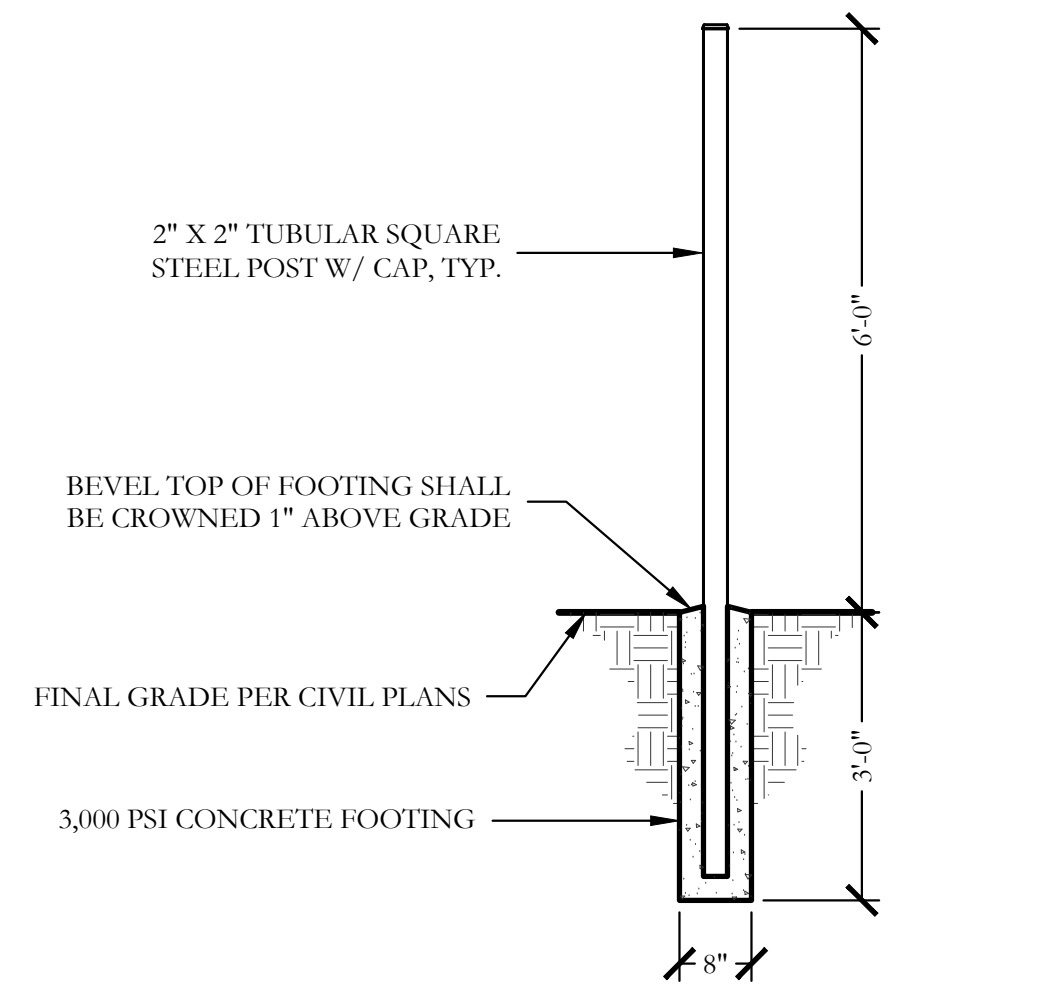

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.  
 03-21-2023

SCALE:  
 REFER TO DETAILS  
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 JVC No MJP502

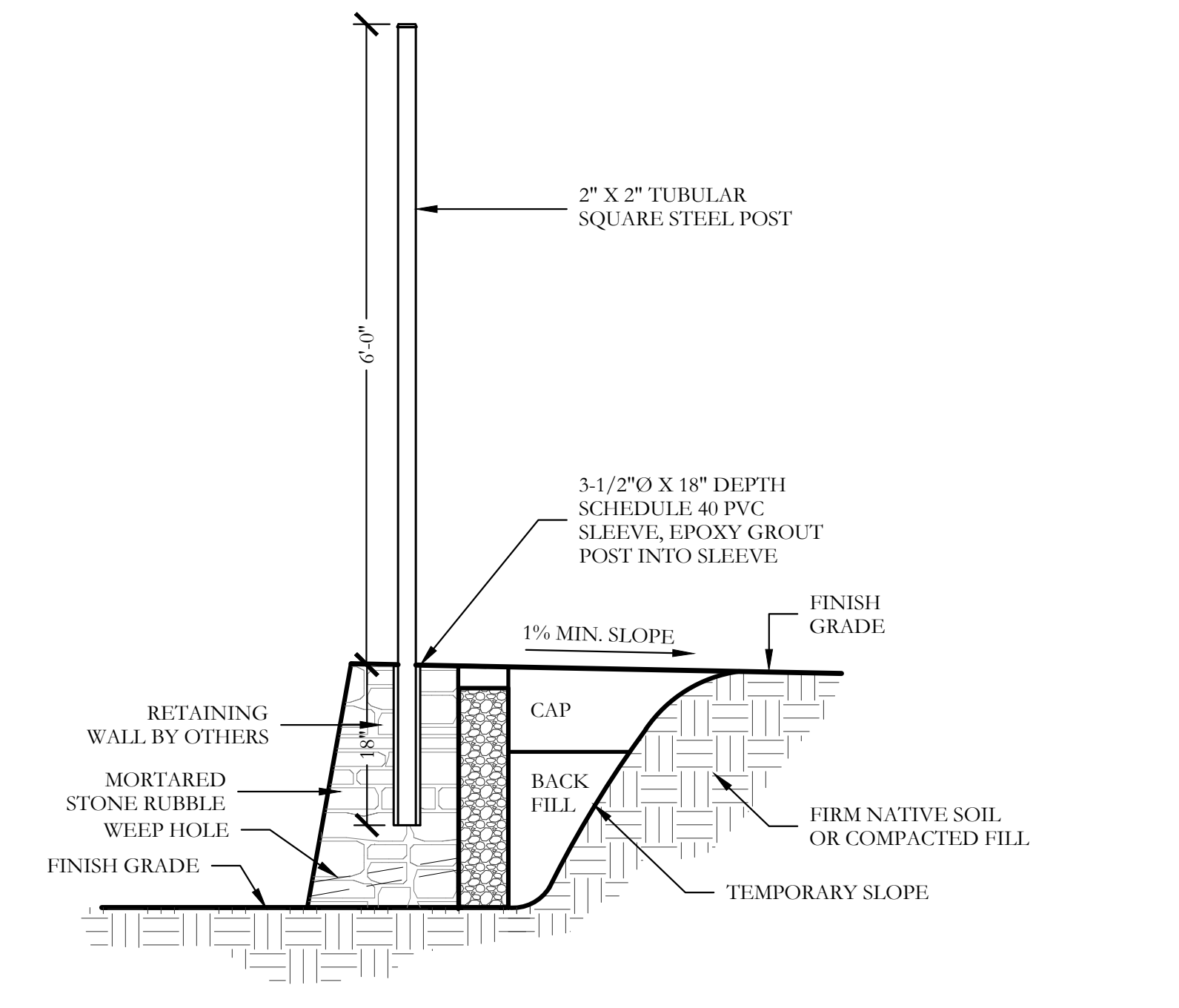




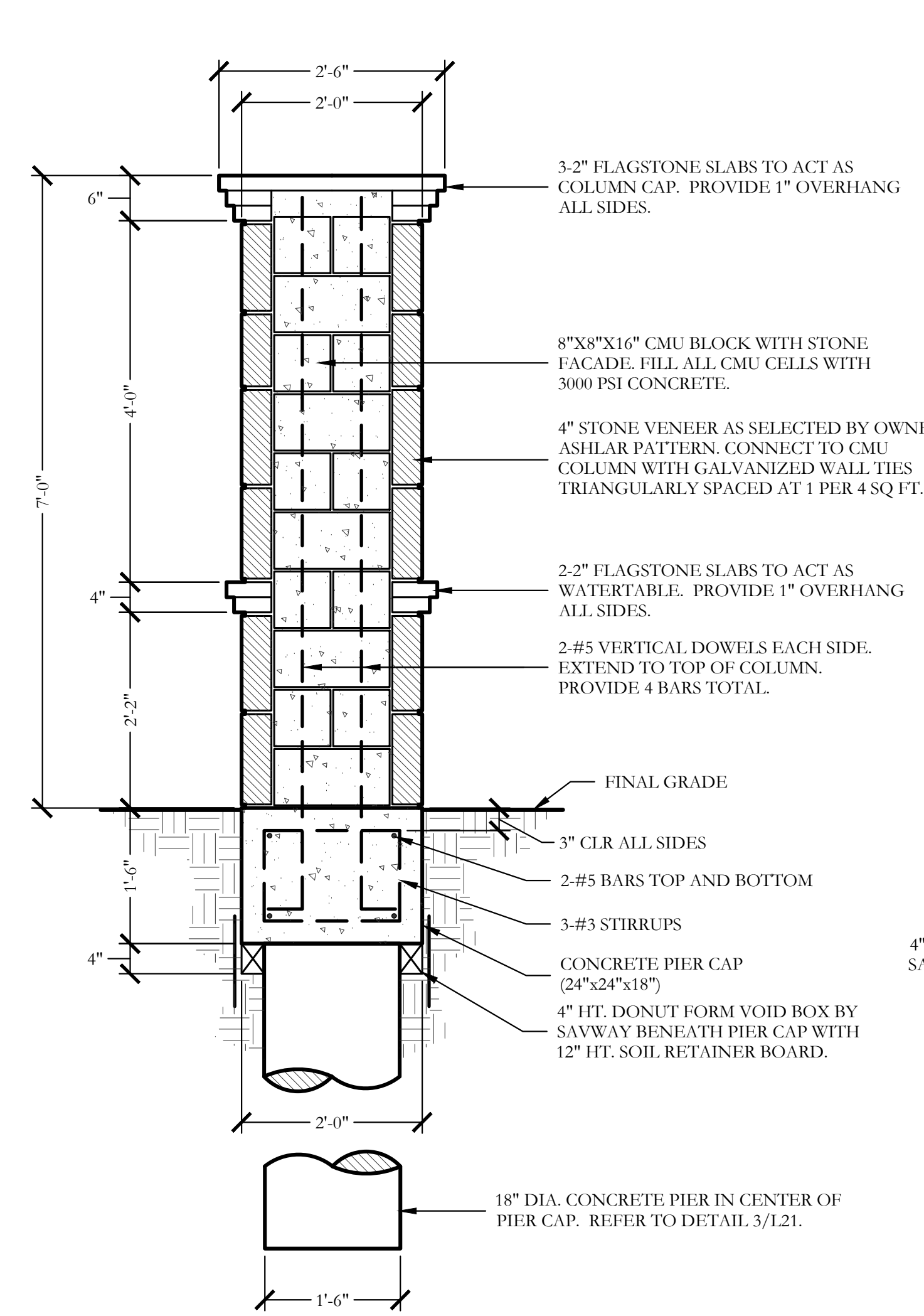
1 6'-0" HT. ORNAMENTAL METAL FENCE AND COLUMN ELEVATION SCALE: 1/2"=1'-0"



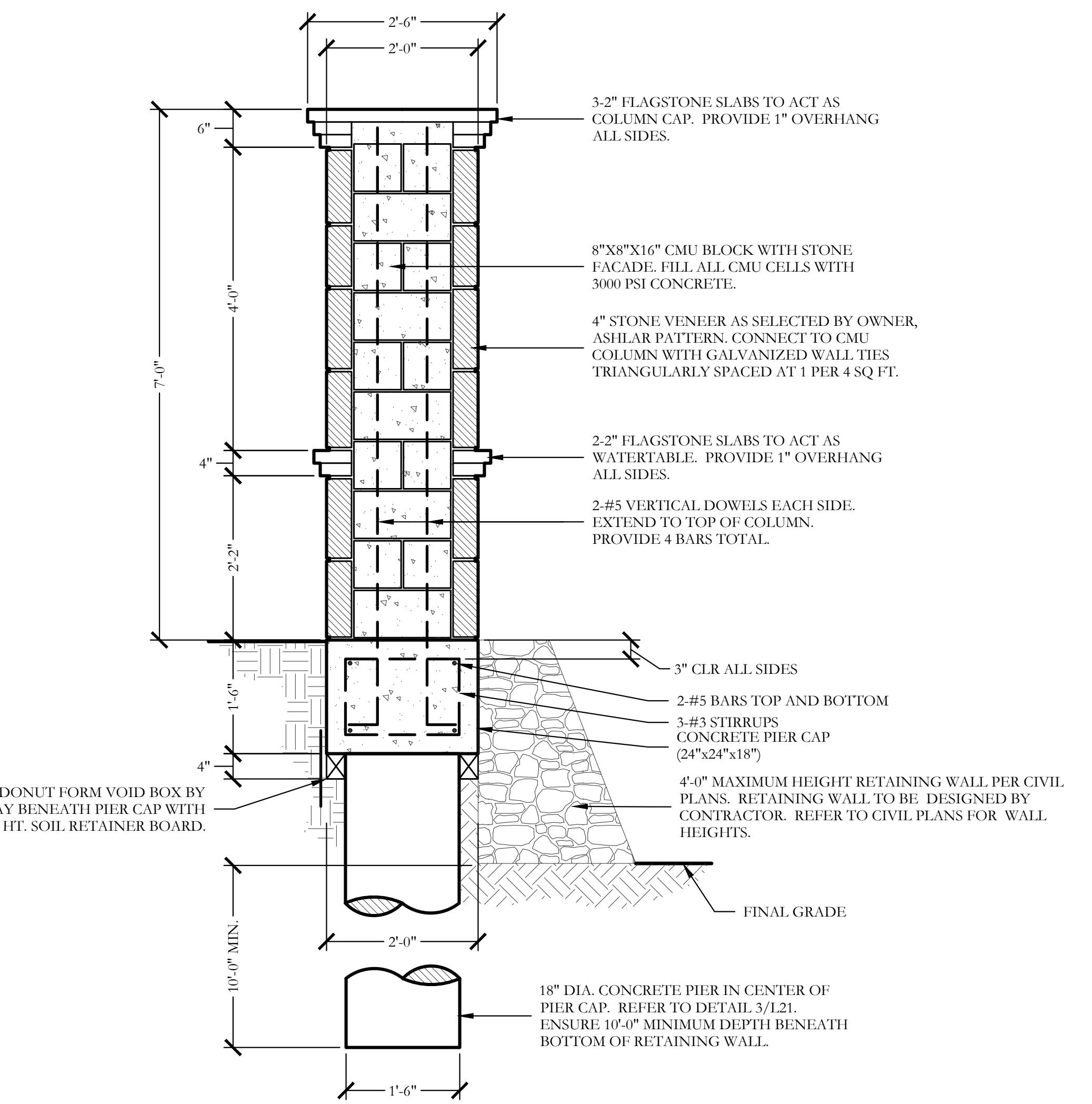
4 TYPICAL METAL POST FOOTING SECTION SCALE: 1/2"=1'-0"



5 6'-0" HT. ORN. METAL FENCE ATOP RETAINING WALL SECTION SCALE: 3/4"=1'-0"



2 7'-0" HT. STONE COLUMN SECTION SCALE: 3/4"=1'-0"



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

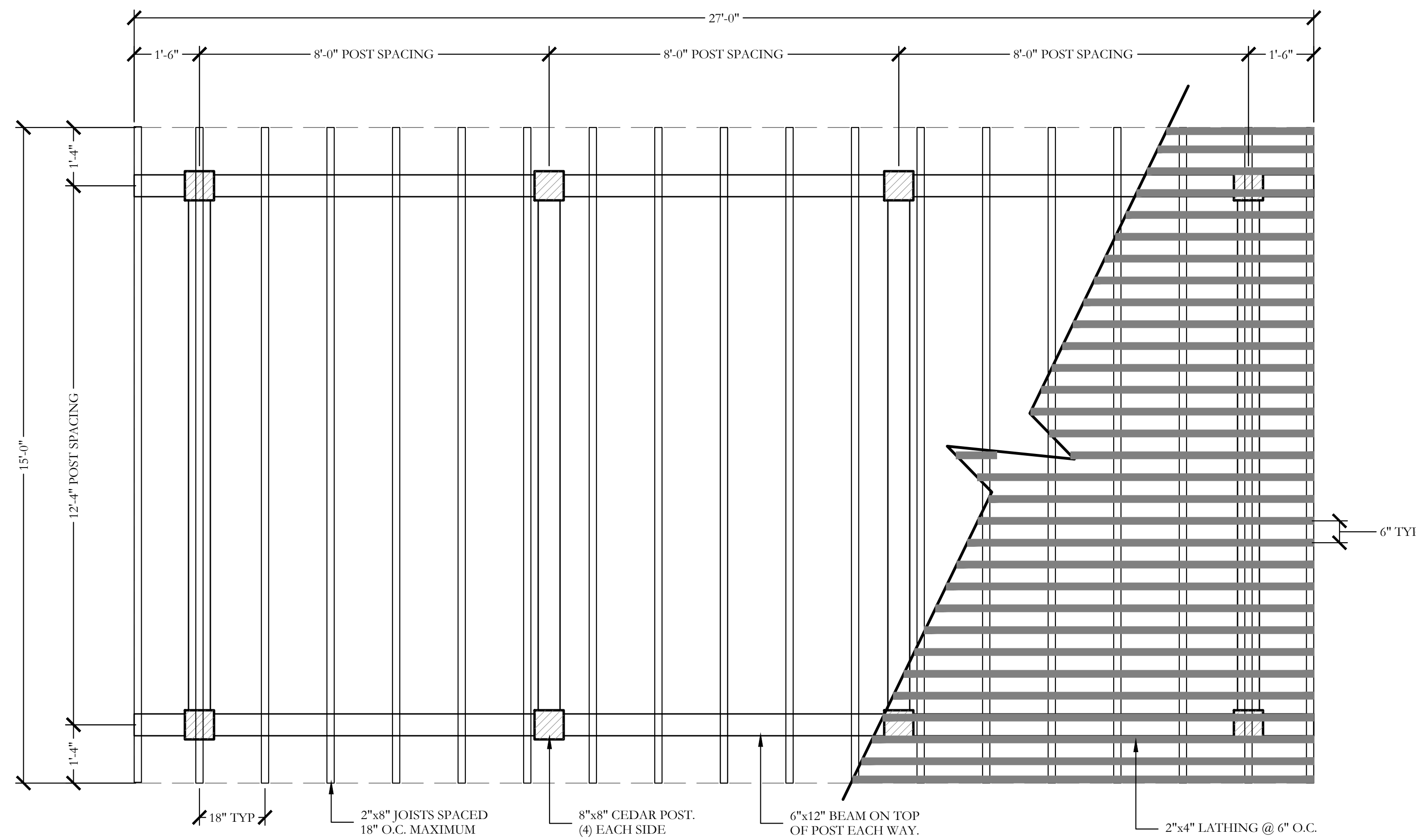
ORNAMENTAL METAL FENCE NOTES

1. 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 FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.
4. 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.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. 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.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
9. 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.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
  - 10.1. PICKETS, 3/4" SQUARE 16 GA.
  - 10.2. RAILS, 1-1/2" X 1-1/2" TUBE 16 GA.
  - 10.3. POSTS, 2" SQUARE 11 GA.
11. CONCRETE FOOTING FOR POSTS SHALL BE A MINIMUM OF 3X POST WIDTH.
12. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C. AND A MAXIMUM DISTANCE OF 8'-0" O.C.
13. 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.

WALL NOTES

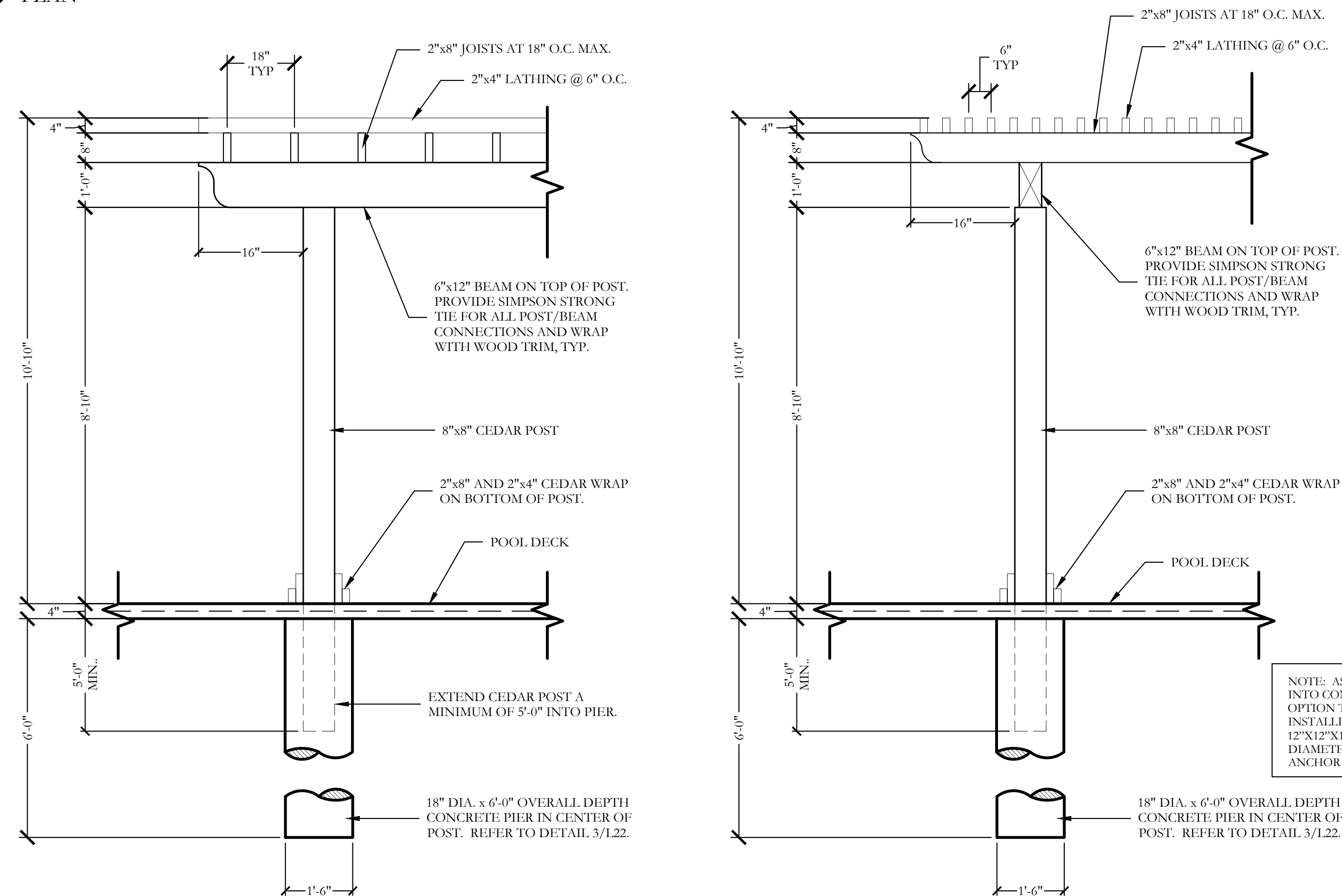
1. THESE DETAILS AND SPECIFICATIONS ARE APPLICABLE ONLY FOR THE SITE CONDITIONS AND HEIGHTS SHOWN HEREIN. IF CONDITIONS CHANGE FROM THOSE DESCRIBED HEREIN, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY TO DETERMINE THE EFFECT, IF ANY, ON THE STRUCTURAL DESIGN AND LAYOUT.
2. THE CONTRACTOR IS RESPONSIBLE 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 FORCES.
3. ALL EARTHWORK SHALL BE PERFORMED AS INDICATED IN THE GEOTECHNICAL INVESTIGATION. PROPER EXECUTION OF EARTHWORK SHALL BE VERIFIED BY AN INDEPENDENT TESTING LAB.
4. PRE-POUR OBSERVATION OF FOOTINGS, BEAMS, AND PIERS IS RECOMMENDED BY OR UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.
5. ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. CONCRETE USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
6. ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE GRADE 40 AND SPIRALS SHALL BE ASTM A62, GRADE 60.
7. CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES.
8. REFER TO DETAILS FOR TYPE AND SIZE OF STONE WALL REINFORCING.
9. ALL MORTAR TO BE TYPE S; MORTAR COLOR TO BE SELECTED BY OWNER. MASONRY CEMENT WILL NOT BE ALLOWED.
10. ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
11. STONE AND BRICK VENEER MATERIAL SHALL BE SELECTED BY OWNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
13. LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
14. THE WALL STONE MATERIAL & PATTERN SHALL BE SELECTED BY OWNER AS NOTED ON LAY STONE COURSES LEVEL AND PLUMB. DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 20 FEET MAXIMUM.
15. CLEAN STONEMWORK PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.
16. THE CONTRACTOR SHALL PROVIDE A 4' X 4' MOCKUP OF THE STONE AND BRICK SCREEN WALL FOR THE OWNERS REVIEW PRIOR TO BEGINNING THE STONE WORK. THE APPROVED "MOCKUP" SHALL SERVE AS THE STANDARD FOR THE STONE WORK ON THE PROJECT.
17. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL WALL CONSTRUCTION AND SECURE ALL NECESSARY INSPECTIONS AND CERTIFICATIONS REQUIRED.

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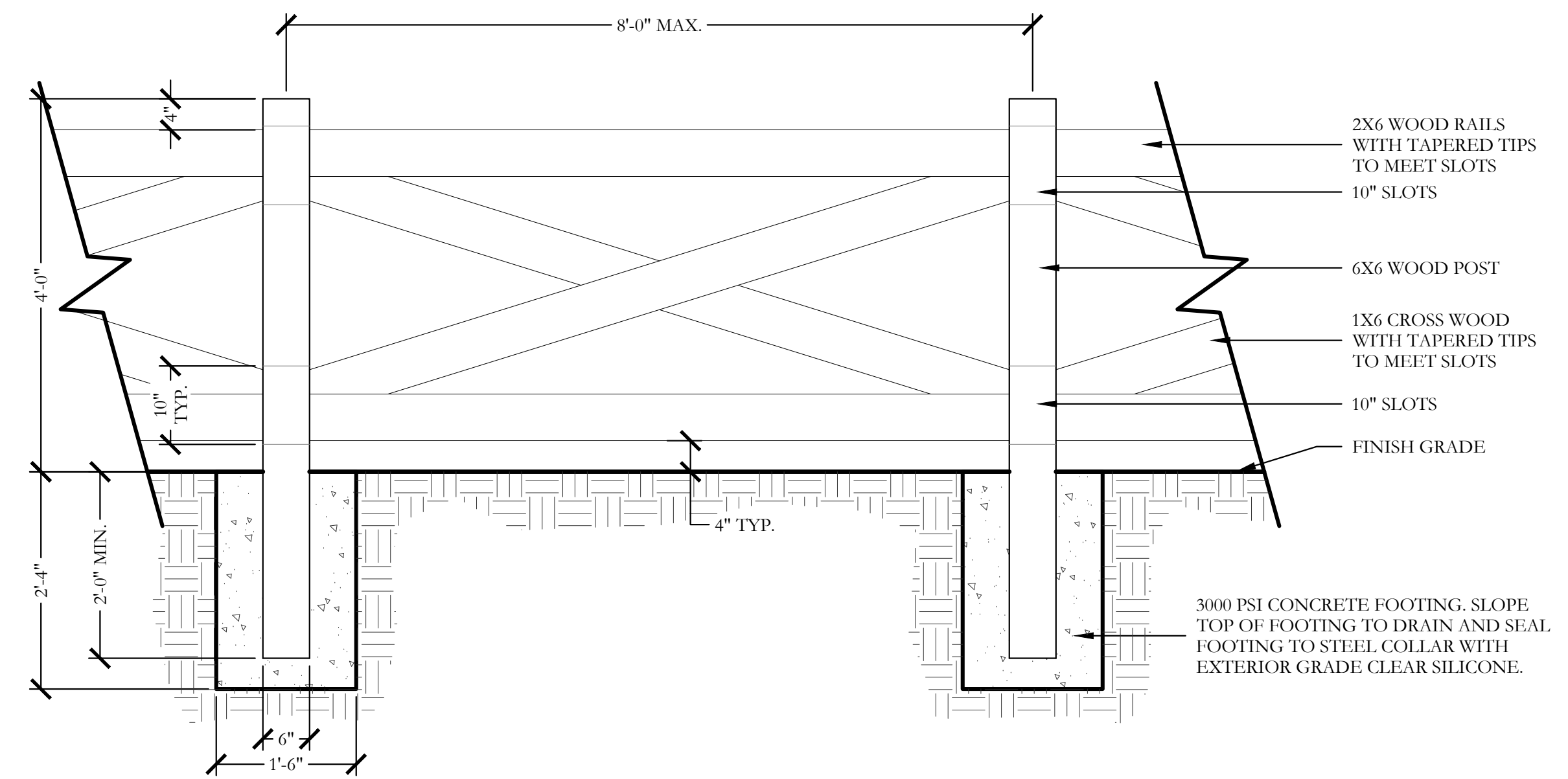
1 CEDAR SHADE STRUCTURE LAYOUT (15'-0" x 27'-0")  
PLAN

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



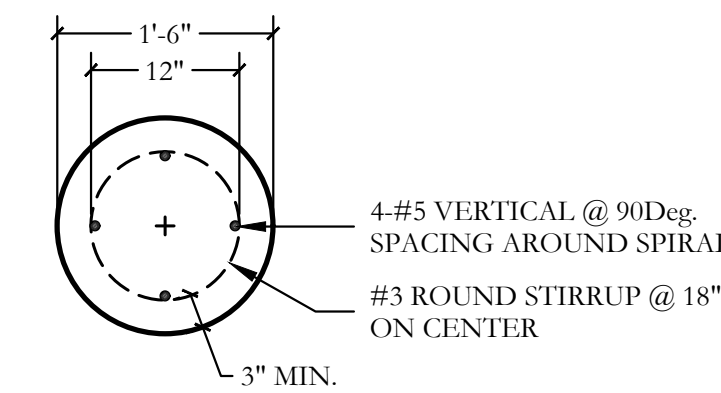
2 CEDAR SHADE STRUCTURE DETAILS  
SECTION

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

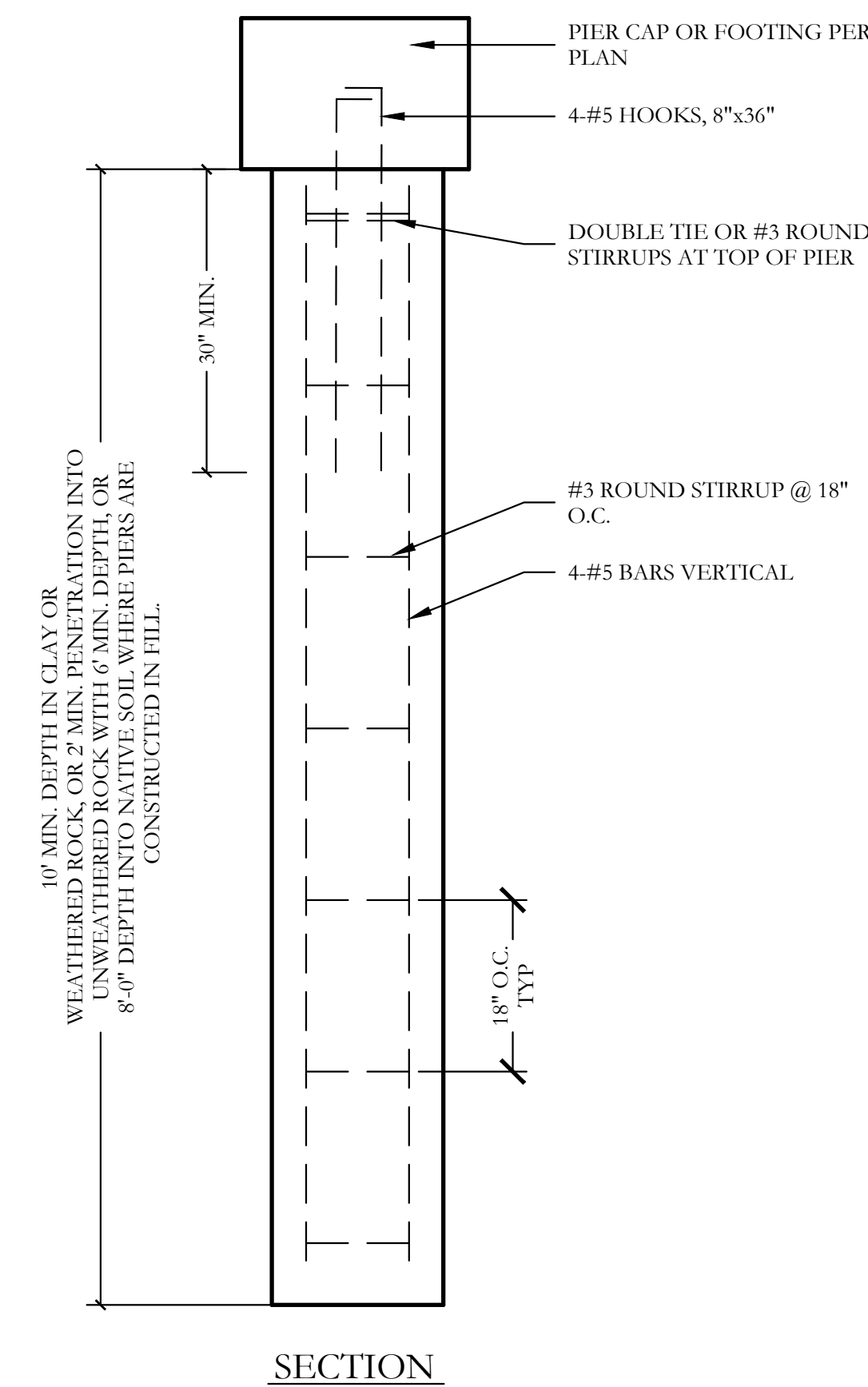


4 4'-0" HT. SPLIT RAIL FENCE  
SECTION

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



PLAN/SECTION

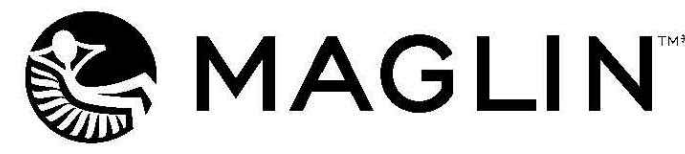


3 PIER (18" DIA.)  
SECTION

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

**CEDAR SHADE STRUCTURE NOTES**

1. 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 FORCES VERIFY LOCATION OF ALL UTILITIES WITH THE CITY AND VARIOUS UTILITY COMPANIES BEFORE DRILLING PIERS.
2. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY CODES AND REQUIREMENTS.
4. WOOD MATERIAL FOR FENCE
  - 4.1. JOIST- CEDAR, #2 GRADE OR BETTER.
  - 4.2. BEAM- CEDAR, #2 GRADE OR BETTER.
  - 4.3. POST- CEDAR, #2 GRADE OR, BETTER
5. ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC... ARE TO BE HOT DIPPED GALVANIZED.
6. IF SIMPSON STRONG TIES ARE USED FOR SECURING THE BEAMS TO POSTS, CONTRACTOR SHALL HIDE THE BRACKETS WITH CEDAR TRIM.
7. ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. PERFECT FACIES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.
8. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
9. ALL WOOD MEMBERS TO RECEIVE TWO COATS OF PREMIUM STAIN OR MARINE GRADE PAINT; FINISH AND COLOR TO BE SELECTED BY OWNER.



TRASH CONTAINERS

T 800-716-5506  
F 877-260-9393  
WWW.MAGLIN.COM  
SALES@MAGLIN.COM

MLWR200-20-ST

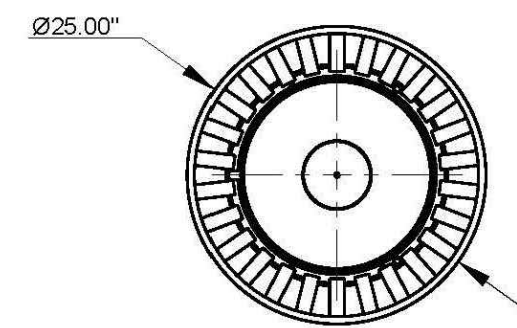
**MATERIALS:** The trash container frame is constructed using heavy duty steel flat bar. A 20 gallon commercial grade plastic liner and standard metal lid are provided.

**FINISH:** All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

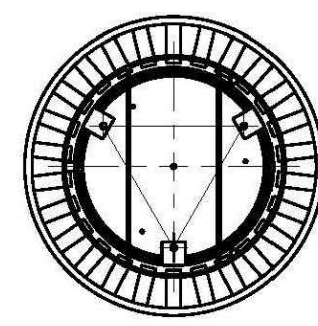
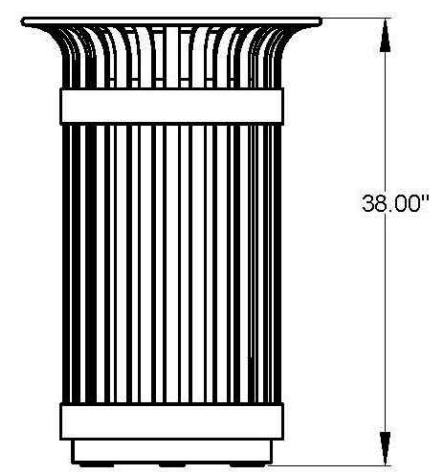
**INSTALLATION:** The trash container is delivered pre-assembled. Holes (0.5") are provided in each mounting foot for securing to base.

**TO SPECIFY:** Select MLWR200-20  
Choose:  
- Powdercoat Color  
- Standard Lid (ST) or lid options shown below

**OPTIONS:**  
- Dome Lid (DL20)  
- Paper Slot Lid (PS)  
- Bottles/Can Slot Lid (BC)  
- Side Ash Receptacle (SA)  
- Side Opening (MLWR200S-20)



**DIMENSIONS:**  
Height: 38.00" (96.5 cm)  
Diameter: 25.00" (63.5 cm)  
Weight: 170lbs (77kg)  
Liner Capacity: 20.0 Gallons  
75.7 Litres



MOUNTING FEET

All drawings, specifications, design and details on this page remain the property of Maglin Site Furniture Inc. and may not be used without Maglin authorization. Details and specifications may vary due to continuing improvements of our products.

\*MAGLIN is a registered trademark of Maglin Site Furniture Inc.

1 TRASH RECEPTABLE  
MANUFACTURER CUT SHEET

NTS

ALL MAGLIN SITE FURNISHINGS SHALL BE POWDER-COATED BLACK IN COLOR.

MLB310-M

310 SERIES



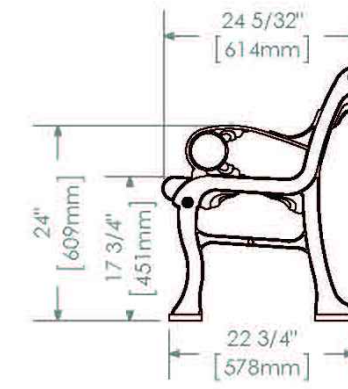
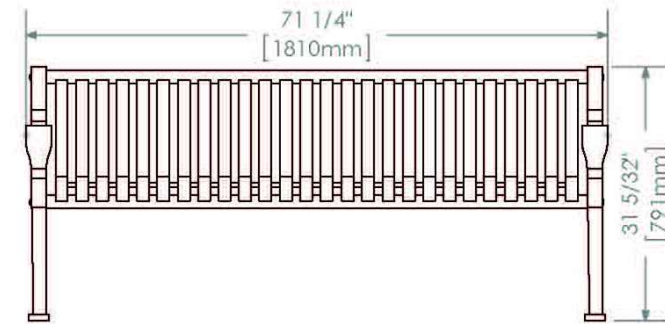
**MATERIALS:** Bench ends are made from solid cast aluminum. The seat employs flat bar straps and H.S. steel tube.

**FINISH:** All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

**INSTALLATION:** The bench is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.

**TO SPECIFY:** Select MLB310-M  
Choose:  
- Powdercoat Color

**OPTIONS:**  
- Horizontal Steel Straps (MLB310-MH)  
- Center Arm  
- Plaque  
- Personalization



**DIMENSIONS:**  
Height: 31.16" (79.1cm)  
Length: 71.25" (181.0cm)  
Seat Height: 17.75" (45.1cm)  
Weight: 134.4lbs (61kg)



T 800-716-5506  
F 877-260-9393  
WWW.MAGLIN.COM  
SALES@MAGLIN.COM

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2 6'-0" PARK BENCH  
MANUFACTURER CUT SHEET

NTS

MLPT1100B-W

1100 SERIES



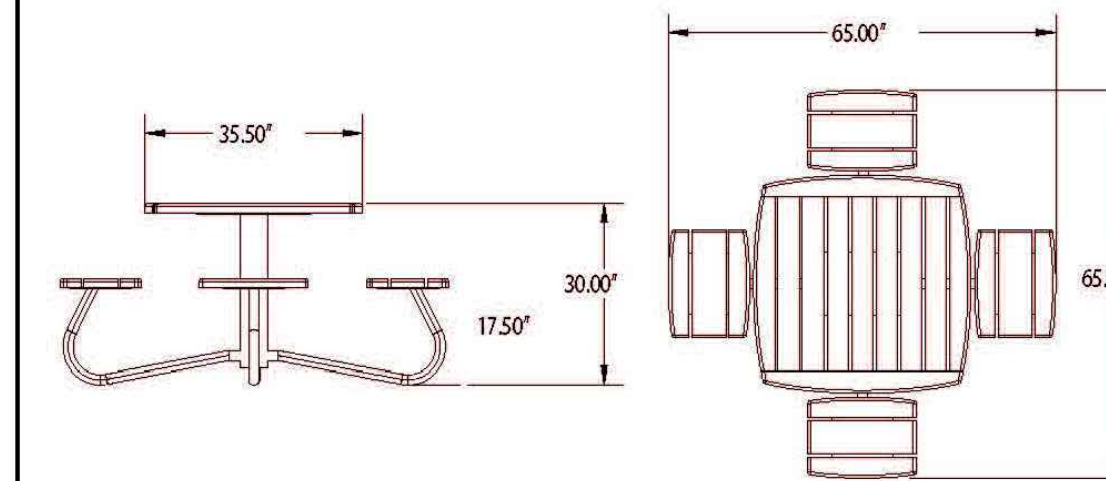
**MATERIALS:** Table top and seats are manufactured using ipe slats. The frame is H.S. steel tube and is available as surface mount only.

**FINISH:** The Maglin Powdercoat System provides a durable finish on all metal surfaces. Wood slats are treated with penetrating sealers.

**INSTALLATION:** The table is delivered pre-assembled.

**TO SPECIFY:** Select MLPT1100B-W  
Choose:  
- Powdercoat Color

**OPTIONS:**  
- Wheelchair Accessibility (WCA)  
- Garming Board (GB)



**DIMENSIONS:**  
Table Height: 30" (76.2 cm)  
Total Length: 65" (165.0 cm)  
Table Width: 35.50" (90.15 cm)  
Seat Width: 17.50" (44.5 cm)



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3 CAMDEN TABLE  
MANUFACTURER CUT SHEET

NTS

SCREENING AND BUFFERING  
HARDSCAPE DETAILS

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

03-21-2023

SCALE:  
REFER TO  
DETAILS  
One Inch

JVC No MJP502

L22 of 22

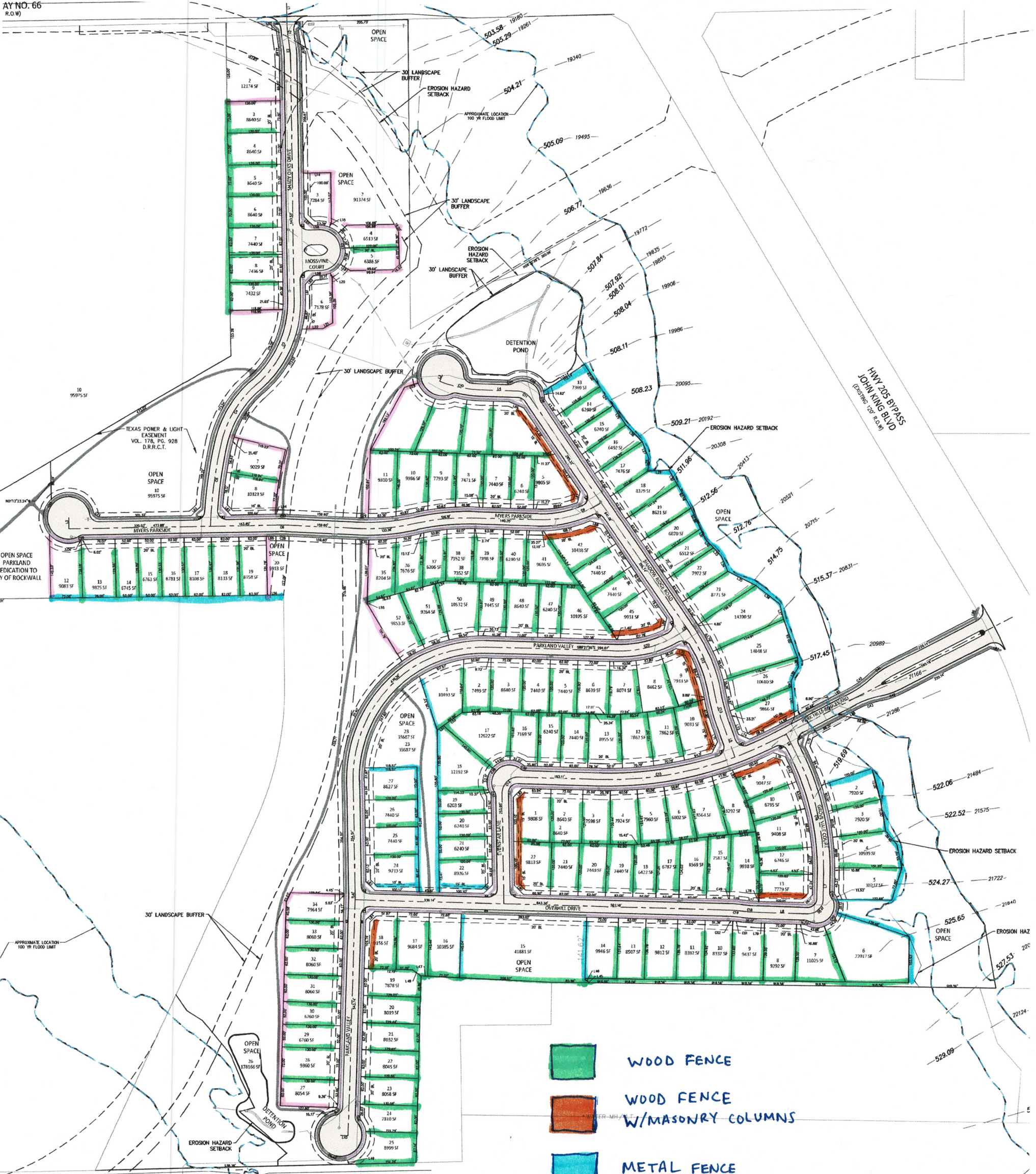
PARK HILLS  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS





JOHNSON VOLK  
CONSULTING  
TABLES, Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

# PARK HILLS

USE FOR FENCE MAP ONLY - DRAWING NOT TO SCALE

AY NO. 66  
R.O.W



-  WOOD FENCE
-  WOOD FENCE W/MASONRY COLUMNS
-  METAL FENCE
-  METAL FENCE W/MASONRY COLUMNS



**CITY OF ROCKWALL**  
**PLANNING AND ZONING COMMISSION MEMORANDUM**  
**PLANNING AND ZONING DEPARTMENT**  
 385 S. GOLIAD STREET • ROCKWALL, TX 75087  
 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

**TO:** Planning and Zoning Commission  
**FROM:** Henry Lee, *Senior Planner*  
**DATE:** June 13, 2023  
**SUBJECT:** SP2023-016; *PD Site Plan for the Park Hills Subdivision*

The applicant, Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc., is requesting the approval of a Site Plan for the Park Hills Subdivision. The subject property is a 65.309-acre tract of land (*i.e. Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183*) generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park. Concurrently with this *Site Plan*, the applicant has submitted a *Final Plat* [Case No. P2023-012].

The subject property is zoned Planned Development District 97 (PD-97) [Ordinance No. 22-46] for Single-Family 8.4 (SF-8.4) District land uses. Based on this Planned Development District, the proposed subdivision will consist of three (3) lots sizes (*i.e. [Type A Lots] 41, 72' x 120' lots; [Type B Lots] 75, 62' x 120' lots; [Type C Lots] 28, 52' x 120' lots*), and be subject to the following density and dimensional requirements:

<i>Lot Type (see Concept Plan) ►</i>	<b>A</b>	<b>B</b>	<b>C</b>
<i>Minimum Lot Width</i> <sup>(1)</sup>	72'	62'	52'
<i>Minimum Lot Depth</i>	120'	120'	120'
<i>Minimum Lot Area</i>	8,400 SF	7,200 SF	6,000 SF
<i>Minimum Front Yard Setback</i> <sup>(2), (5) &amp; (6)</sup>	20'	20'	20'
<i>Minimum Side Yard Setback</i>	6'	6'	6'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> <sup>(2), (5) &amp; (7)</sup>	15'	15'	15'
<i>Minimum Length of Driveway Pavement</i>	20'	20'	20'
<i>Maximum Height</i> <sup>(3)</sup>	35'	35'	35'
<i>Minimum Rear Yard Setback</i> <sup>(4)</sup>	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	2,500 SF	2,500 SF	2,400 SF
<i>Maximum Lot Coverage</i>	65'	65'	65'

**GENERAL NOTES:**

- 1: LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY HAVE THE FRONT LOT WIDTH REDUCED BY 20% AS MEASURED AT THE FRONT PROPERTY LINE PROVIDED THAT THE LOT WIDTH WILL BE MET AT THE *FRONT YARD BUILDING SETBACK*. ADDITIONALLY, THE LOT DEPTH ON LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY BE REDUCED BY UP TO TEN (10) PERCENT, BUT SHALL MEET THE MINIMUM LOT SIZE FOR EACH LOT TYPE REFERENCED IN *TABLE 1*.
- 2: THE LOCATION OF THE *FRONT YARD BUILDING SETBACK* AS MEASURED FROM THE FRONT PROPERTY LINE.
- 3: THE *MAXIMUM HEIGHT* SHALL BE MEASURED TO THE EAVE OR TOP PLATE (*WHICHEVER IS GREATER*) OF THE SINGLE-FAMILY HOME.
- 4: THE LOCATION OF THE *REAR YARD BUILDING SETBACK* AS MEASURED FROM THE REAR PROPERTY LINE.
- 5: SUNROOMS, PORCHES, STOOPS, BAY WINDOWS, BALCONIES, MASONRY CLAD CHIMNEYS, EAVES AND SIMILAR ARCHITECTURAL FEATURES MAY ENCROACH BEYOND THE *FRONT YARD BUILDING SETBACK* AND *SIDE YARD BUILDING SETBACK* BY UP TO FIVE (5) FEET FOR ANY PROPERTY. A SUNROOM IS AN ENCLOSED ROOM NO MORE THAN 15-FEET IN WIDTH THAT HAS GLASS ON AT LEAST 50% OF EACH OF THE ENCROACHING FACES.
- 6: *J-SWING* OR *TRADITIONAL SWING GARAGES* ARE PERMITTED TO ENCROACH INTO THE *FRONT YARD BUILDING SETBACK* A MINIMUM OF FIVE (5) FEET.
- 7: ALL *CORNER LOTS* THAT BACK TO A LOT THAT FRONTS ONTO THE SAME STREET THAT THE *CORNER LOT* SIDES TO (*I.E. A KEYSTONE LOT*), SHALL HAVE A SETBACK THAT IS EQUAL TO THE FRONT SETBACK OF THE FRONTING LOT. IN ADDITION, NO SOLID FENCE SHALL BE SITUATED WITHIN THIS SETBACK.

The proposed *Site Plan* appears to conform to all requirements stipulated by *Ordinance No. 22-46*. In addition, the site plan indicates that a 1.86-acres will be dedicated as parkland to the City of Rockwall. This parkland will be incorporated into Harry Myers Park as part of the disk golf course. It should be noted, that on May 2, 2023, the Parks Board recommended approval of the proposed site plan, and accepted the parkland dedication instead of collecting the *Cash-In-Lieu of Land Fees*. On February 28, 2023, the Planning and Zoning Commission approved a Miscellaneous Case [Case No. MIS2023-003] for a *Treescape Plan* that indicated that 3,004 caliper inches would be removed from the subject property. Based on the submitted *Landscape Plan*, 2,656 caliper inches will be planted, which accounts for 88.42% (*i.e. (2,656 inches planted / 3,004 caliper mitigation balance) x 100 = 88.42%*) of the mitigation balance. According to Section 05, *Tree Mitigation Requirements*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) "(t)ree preservation credits may be purchased at a rate

of \$200.00 per inch for up to 20% of the total replacement inches.” In addition, if canopy trees are planted on site then the tree preservation credits are purchased at \$100.00 per inch. In this case, the applicant indicated that the remaining 348 caliper inches or 11.58% (*i.e.*  $(348 \text{ inches remain} / 3,004 \text{ caliper mitigation balance}) \times 100 = 11.58\%$ ) will be purchased, for a fee of \$34,800.00 (*i.e.*  $348 \text{ caliper inches} \times \$100.00 = \$34,800.00$ ). The *Hardscape Plan* shows the proposed entry monumentation signage, sidewalks, and trails. With this being said, since the request generally conforms to the requirements of Planned Development District 97 (PD-97) [*Ordinance No. 22-46*] and the Unified Development Code (UDC), this case is being placed on the consent agenda. Should the Planning and Zoning Commission have any questions concerning the applicant’s request, staff and the applicant will be available at the June 13, 2023 Planning and Zoning Commission meeting.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup> 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.  
<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: John King Blvd, Rockwall, TX 75087

SUBDIVISION: Park Hills : ABS A 0183, G W Redlin Tract 1, 6-1, 6      LOT:      BLOCK:     

GENERAL LOCATION: Southwest of Intersection at John King Blvd & Williams Street (Hwy 66)

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Planned Development PD-97      CURRENT USE: Planned Development PD-97

PROPOSED ZONING:      PROPOSED USE:     

ACREAGE: 65.309      LOTS [CURRENT]: 152      LOTS [PROPOSED]:     

**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	Qualico Developments (US), Inc.	<input checked="" type="checkbox"/> APPLICANT	Michael Joyce Properties
CONTACT PERSON	John Vick	CONTACT PERSON	Meredith Joyce
ADDRESS	6950 TPC Drive, Suite 350	ADDRESS	767 Justin Road
CITY, STATE & ZIP	McKinney, TX 75070	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	469-769-6150	PHONE	512-694-6394
E-MAIL	John.Vick@qualico.com	E-MAIL	meredith@michaeljoyceproperties.com

## NOTARY VERIFICATION [REQUIRED]

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

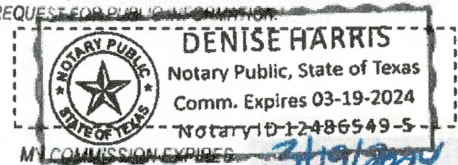
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1556.18 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12<sup>th</sup> DAY OF April, 2023 BY SIGNING 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.

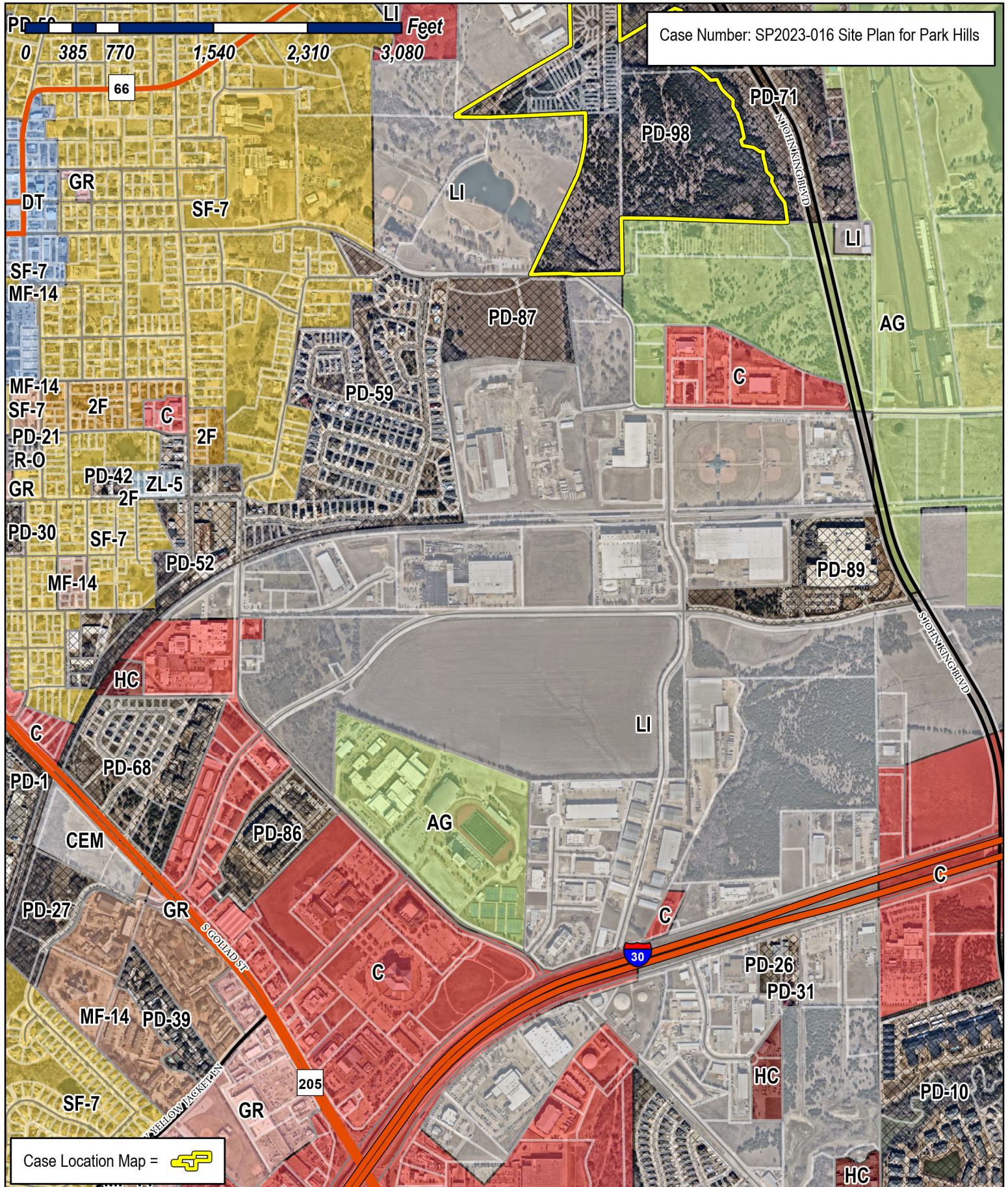
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF April, 2023

OWNER'S SIGNATURE


*John Vick*  
*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Number: SP2023-016 Site Plan for Park Hills

Case Location Map = 



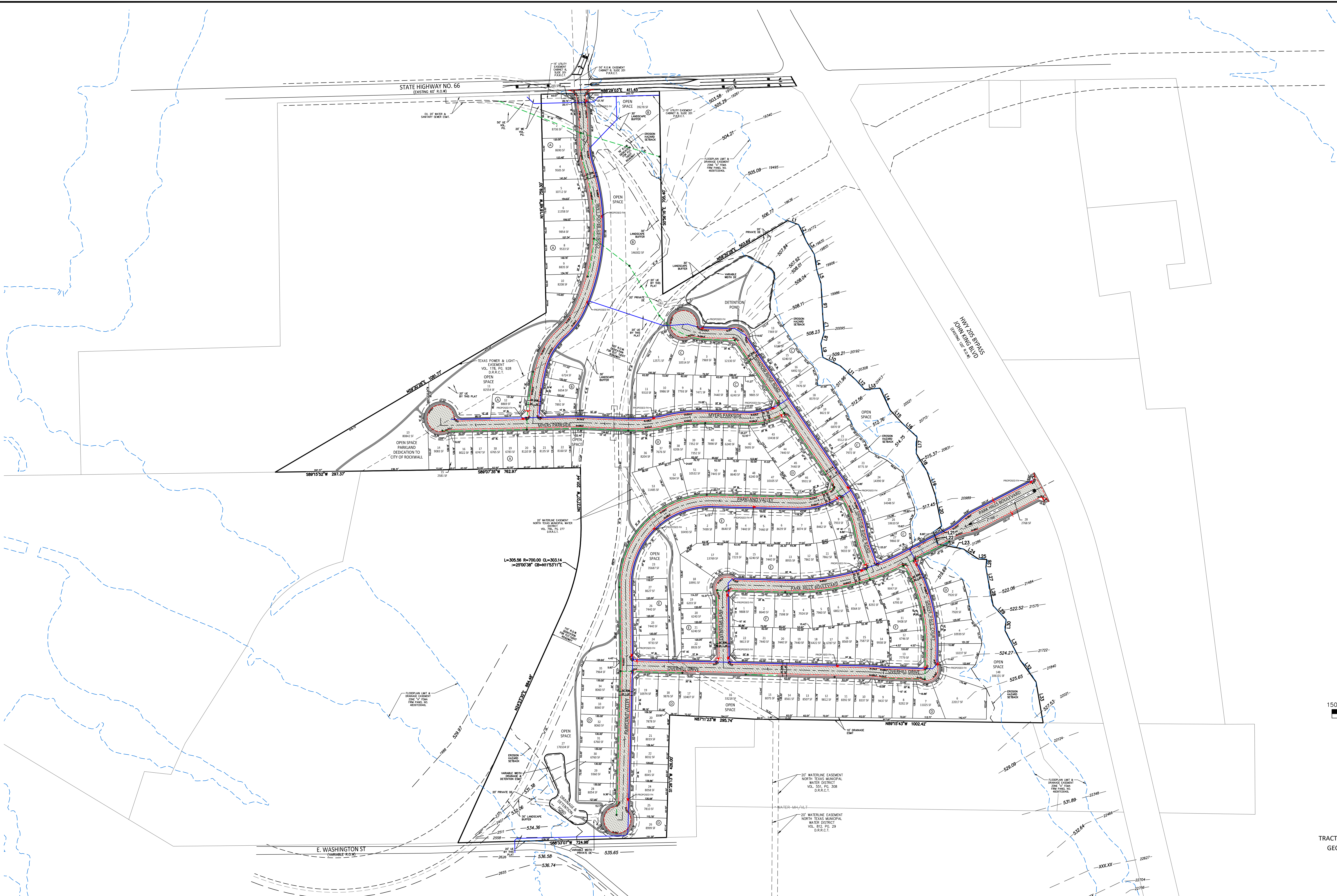
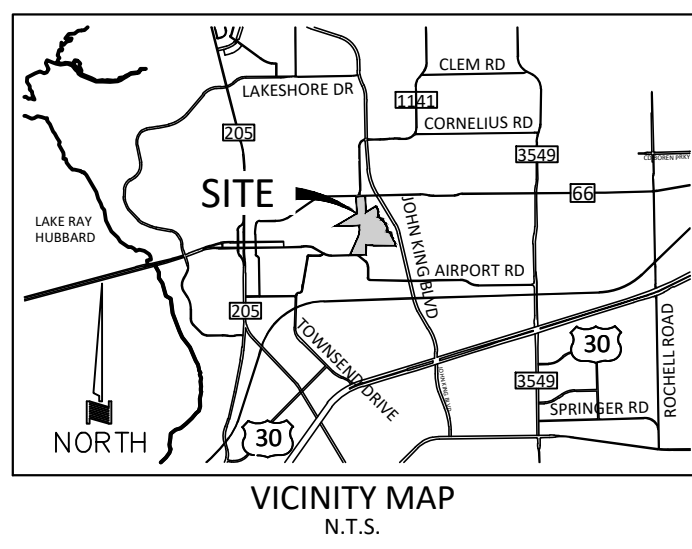
# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

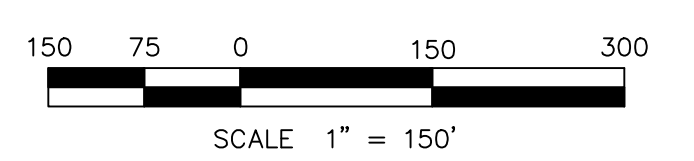
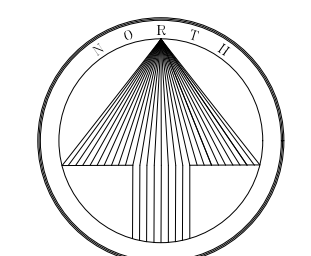
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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







LEGEND	
	6" PAVEMENT
	SIDEWALK (DEVELOPER)
	SIDEWALK (BUILDER)
	FIRE LANE
	PROPOSED SIGNAGE
	PROPOSED WATER
	PROPOSED SEWER



**SITE PLAN  
PARK HILLS**

LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;  
 LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;  
 LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;  
 65.309 ACRES OR 2,844,879.13 SF  
 144 SINGLE FAMILY LOTS AND  
 12 OPEN SPACE LOTS  
 SITUATED WITHIN  
 TRACT 6 AND PORTIONS OF TRACTS 1 AND 6-1 OF THE  
 GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183  
**CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS**  
 P2022-047  
 SP2023-016  
 June 2, 2023

**BENCHMARKS**  
 CITY OF ROCKWALL MONUMENT NO. COR-10:  
 BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF VILLAGUE LANE AND LAGUNA DRIVE.  
 ELEVATION = PLAN 521.61' FIELD 521.57'  
 CITY OF ROCKWALL MONUMENT NO. COR-11:  
 BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHEAST SIDE OF MIMS ROAD AT THE SOUTHERLY END OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD WITH THE SOUTHEAST LINE OF I-30.  
 ELEVATION = PLAN 565.98' FIELD 566.02'

**SITE PLAN SIGNATURE BLOCK:**  
 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 \_\_\_\_ 20\_\_.  
 WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.  
 PLANNING & ZONING COMMISSION, CHAIRMAN      DIRECTOR OF PLANNING & ZONING

**Owner/Applicant:**  
 Qualico Developments (U.S), Inc.  
 6950 TPC Drive, Suite 350  
 McKinney, TX 78860

**Engineer/Surveyor:**  
 Johnson Volk Consulting, Inc.  
 704 Central Parkway East, Suite. 1200  
 Plano, Texas 75074  
 Phone: 972-201-3102  
 Contact: Joel Richey, PE



**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, 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 TO 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 OFFSITE 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

~PARK HILLS~

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

SUBMITTAL DATE: June 05, 2023



LOCATION MAP  
NOT TO SCALE

SHEET INDEX	
L1	OVERALL LAYOUT PLAN
L2-L16	LANDSCAPE PLANS
L17-L17A	LANDSCAPE DETAILS
L18-L22	HARDSCAPE DETAILS
F1-F2	FENCE EXHIBIT

**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 \_\_\_\_\_, 2023.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

**OWNER / DEVELOPER:**

QUALICO DEVELOPMENTS (U.S), INC  
6950 TPC DRIVE, SUITE 350  
MCKINNEY, TX 78660

**CIVIL ENGINEER:**

JOHNSON VOLK CONSULTING  
704 CENTRAL PARKWAY EAST, SUITE  
1200 PLANO, TEXAS 75074  
PH 972-201-3100

**LANDSCAPE ARCHITECT:**

JOHNSON VOLK CONSULTING  
704 CENTRAL PARKWAY EAST, SUITE 1200  
PLANO, TEXAS 75074  
PH. 972-201-3100  
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 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.

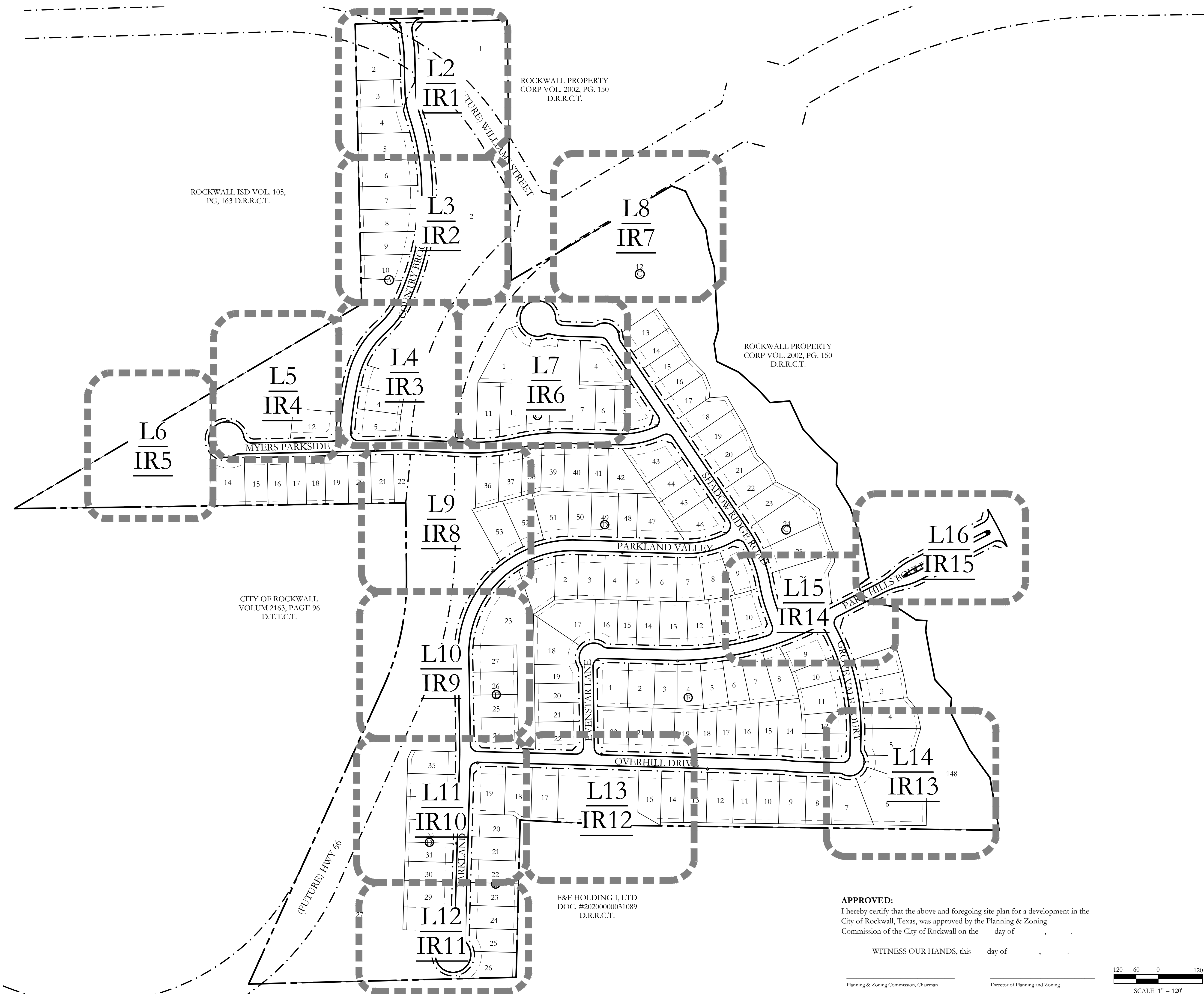
**MAINTENANCE STANDARDS:**

- 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 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.

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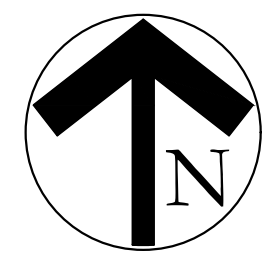
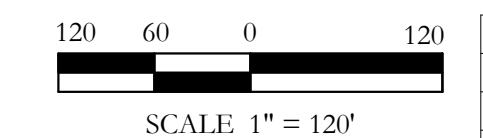
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 JVC No. MJP502

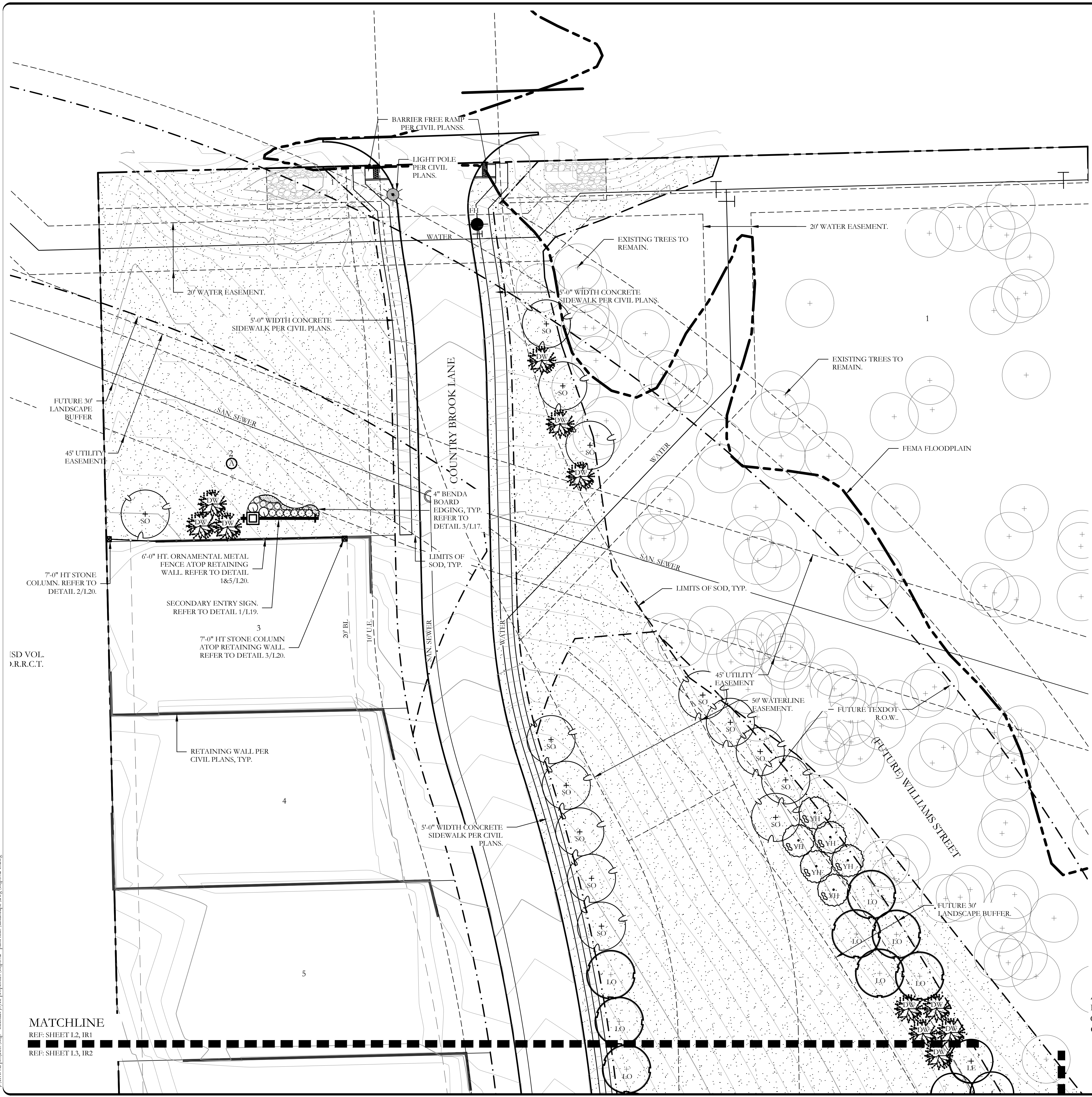
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 Planning & Zoning Commission, Chairman

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 Director of Planning and Zoning





### HARDSCAPE LEGEND

	MAIN ENTRY SIGN REFER TO DETAILS 1/L18.
	SECONDARY ENTRY SIGN REFER TO DETAILS 1/L19.
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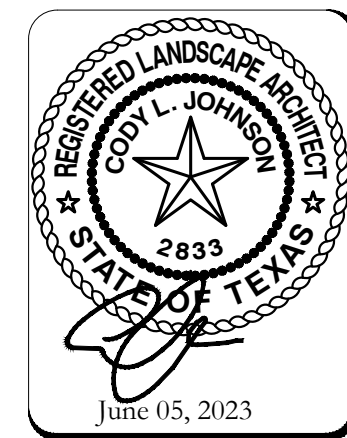
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One Inch

JVC No. MJP502

June 05, 2023

MATCHLINE  
REF: SHEET L2, IR1  
REF: SHEET L3, IR2



MATCHLINE

REF: SHEET L2, IR1

REF: SHEET L3, IR2

ROCKWALL ISD VOL. 105, PG, 163 D.R.C.T.

MATCHLINE

REF: SHEET L3, IR2

REF: SHEET L4, IR3

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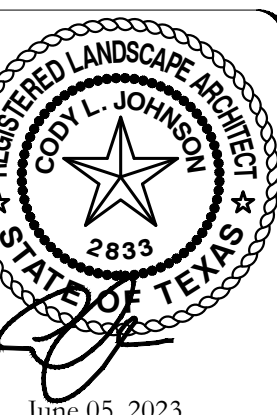
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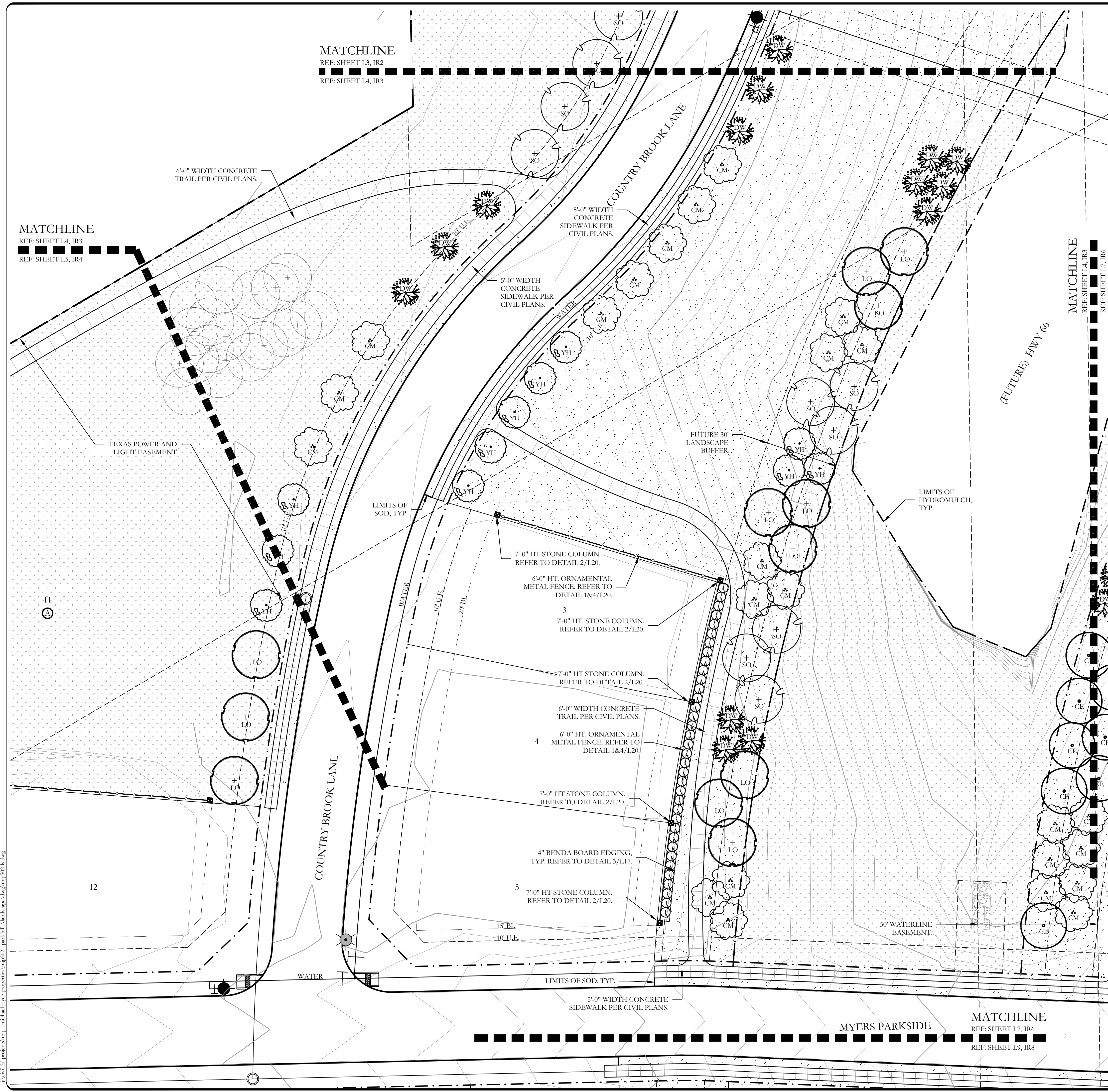
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One Inch

JVC No. MJP502

June 05, 2023





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REFER TO DETAILS 1/L18.
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June 05, 2023

11

12

**JOHNSON VOLK CONSULTING**  
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

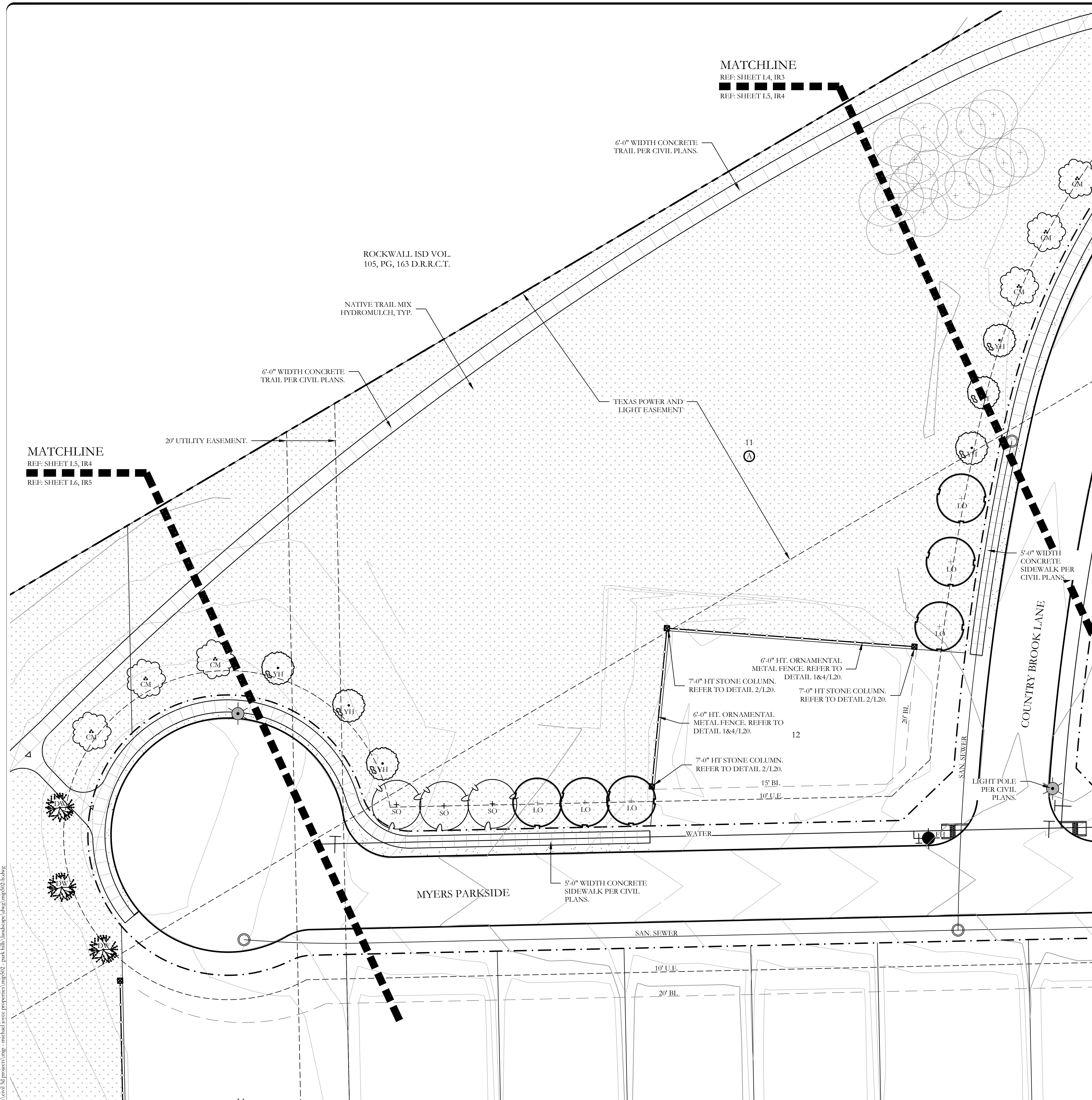
PARK HILLS  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING  
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT  
JOHNSON VOLK  
STATE OF TEXAS  
2833  
June 05, 2023

CITY PROJECT NO. SP2023-016

L4 of 22



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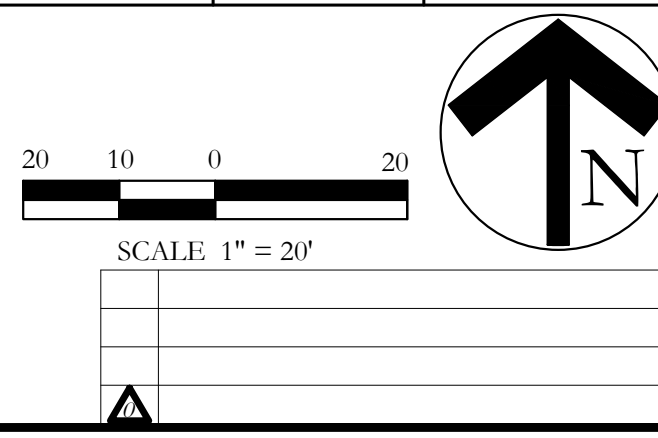
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		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERAGE AT 70% DENSITY

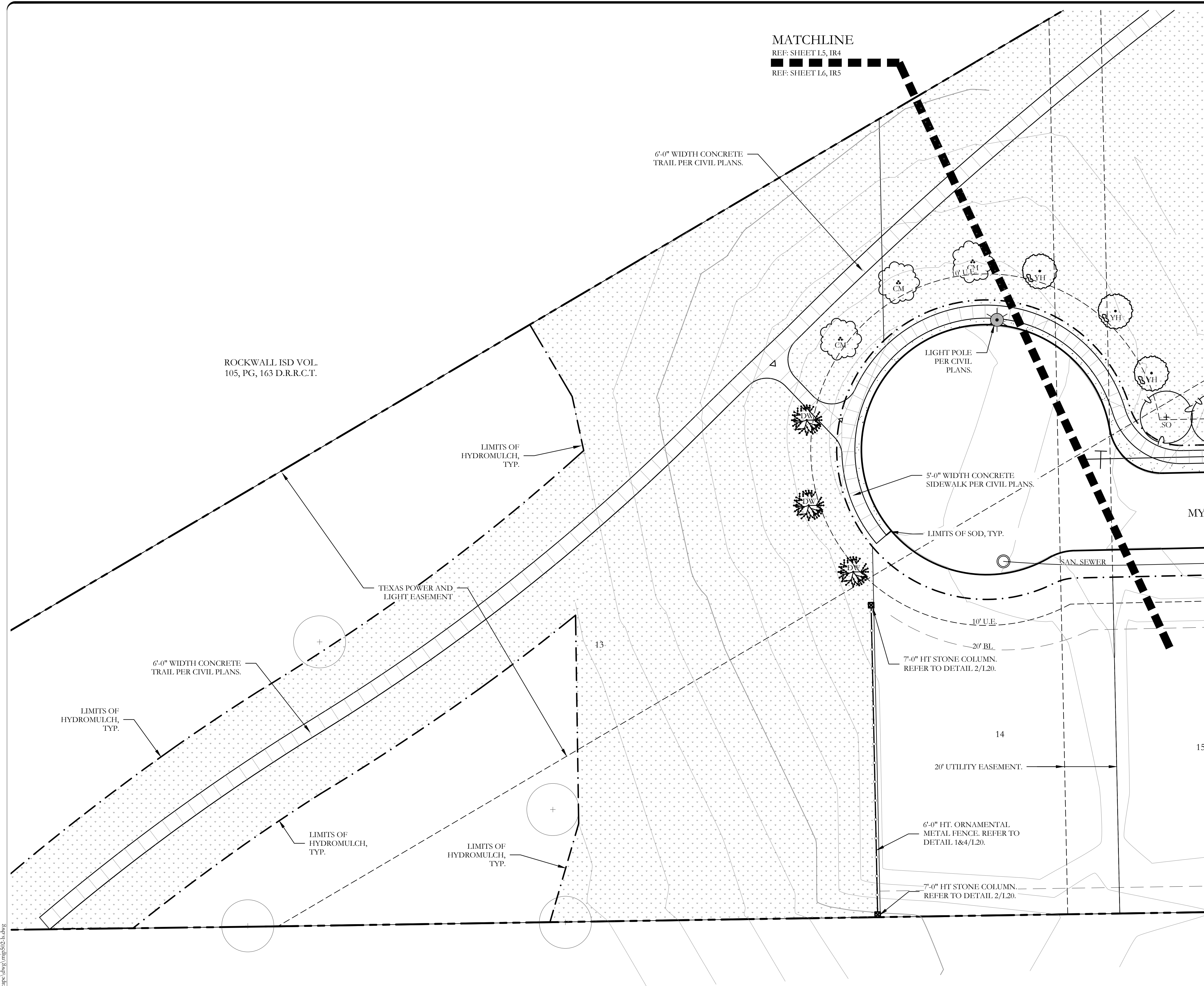
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WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning





MATCHLINE  
 REF: SHEET L5, IR4  
 REF: SHEET L6, IR5

ROCKWALL ISD VOL.  
 105, PG. 163 D.R.R.C.T.

### HARDSCAPE LEGEND

- MAIN ENTRY SIGN  
REFER TO DETAILS 1/L18.
- SECONDARY ENTRY SIGN  
REFER TO DETAILS 1/L19.
- 7-0" HT. STONE COLUMN.  
REFER TO DETAIL 2/L20.
- 6-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 18&4/L20.
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### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	CM	DYNAMITE RED CRAPE MYRTLE	LAGERSTROEMIA INDICA 'WHITE II'	2" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5 GALLON	48" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	5 GALLON	36" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	5 GALLON	36" O.C.
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SCALE: 1" = 20'

One Inch

JVC No. MJP502

June 05, 2023

**JOHNSON VOLK CONSULTING**  
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

PARK HILLS  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING  
 LANDSCAPE PLAN

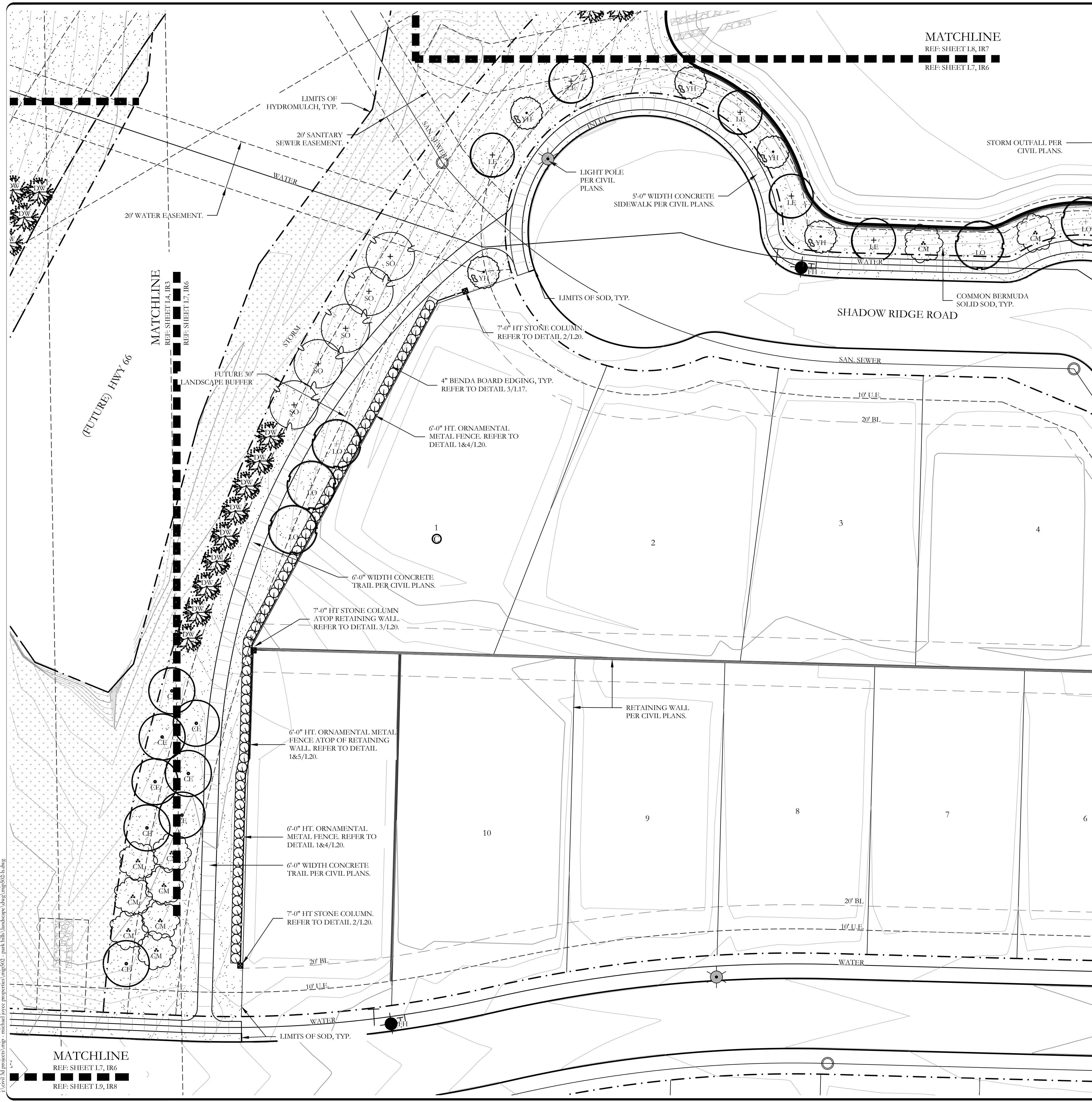
REGISTERED LANDSCAPE ARCHITECT  
 JOHNSON VOLK  
 2833  
 STATE OF TEXAS  
 June 05, 2023

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L6 of 22

CITY PROJECT NO. SP2023-016





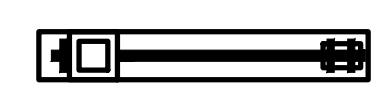


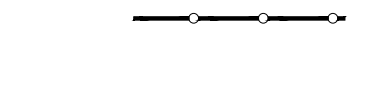


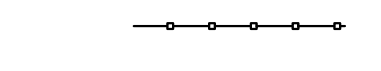
MATCHLINE  
REF: SHEET L8, IR7  
REF: SHEET L7, IR6

MATCHLINE  
REF: SHEET L4, IR3  
REF: SHEET L7, IR6

(FUTURE) HWY 66

MATCHLINE  
REF: SHEET L7, IR6  
REF: SHEET L9, IR8

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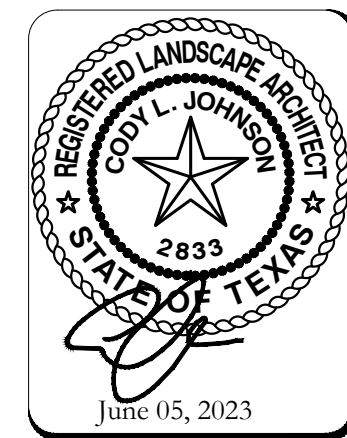
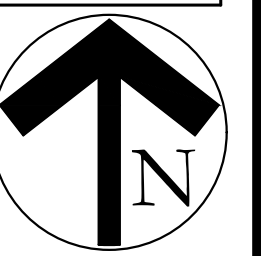
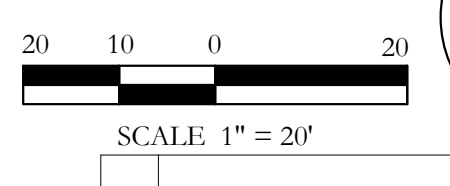
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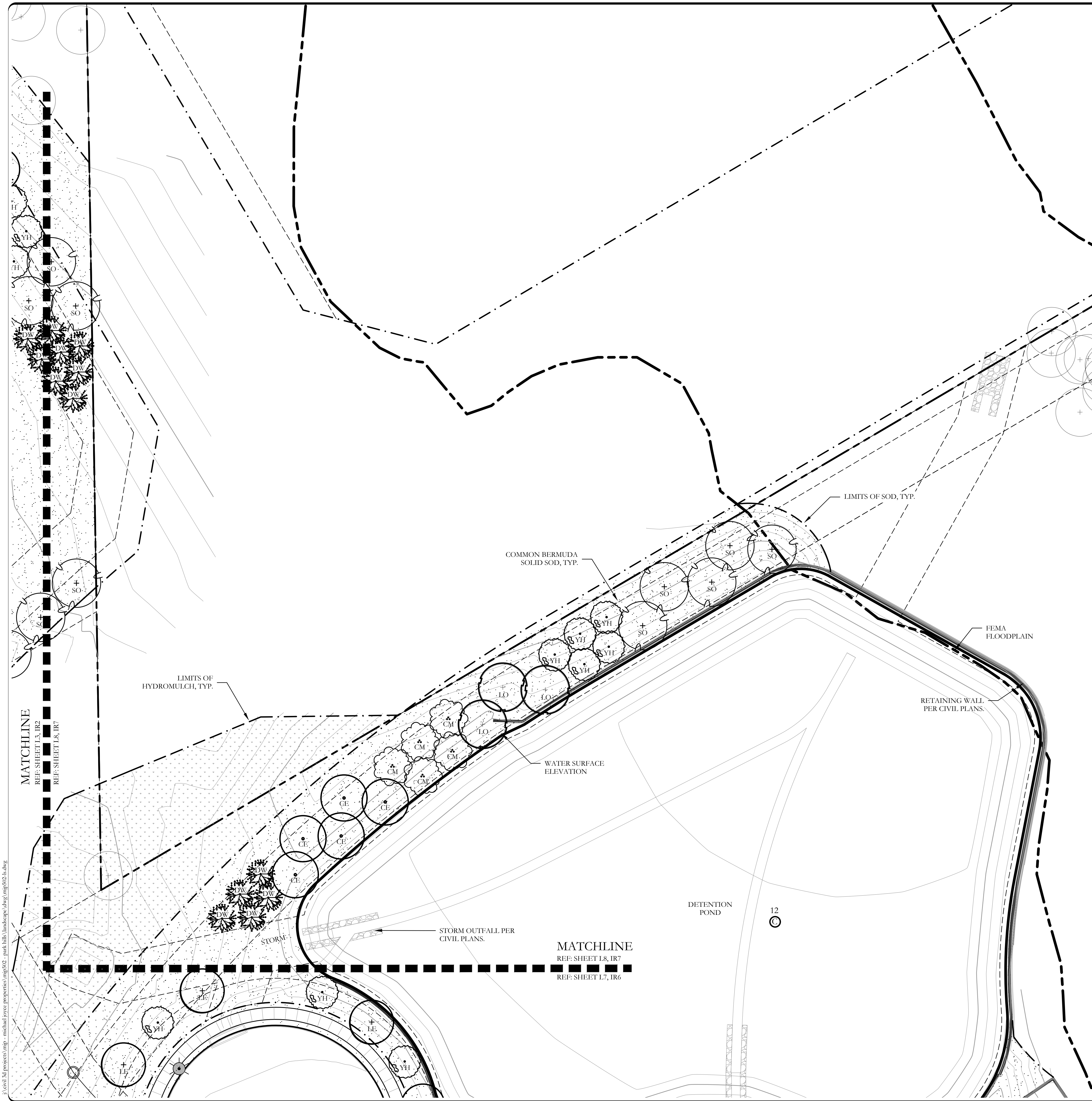
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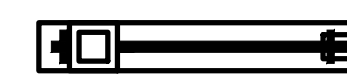


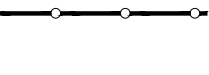



\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning





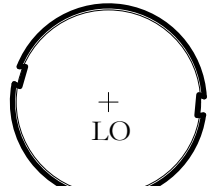
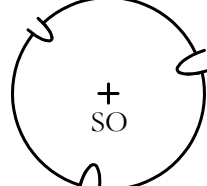
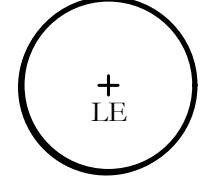
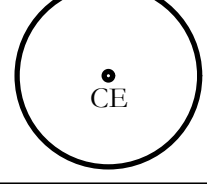
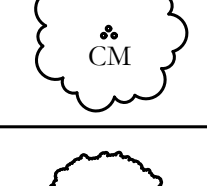
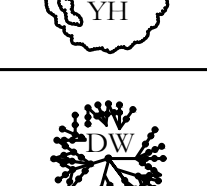
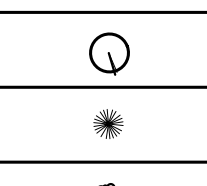
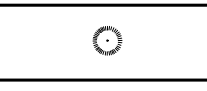



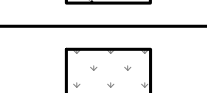

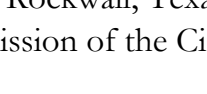


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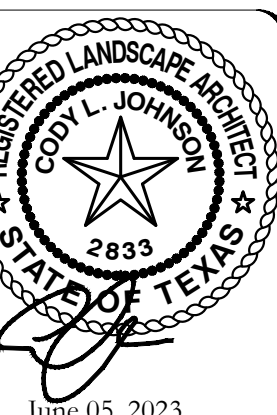
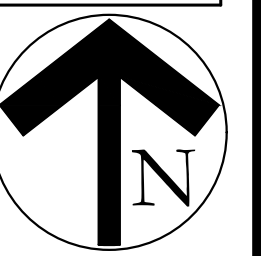
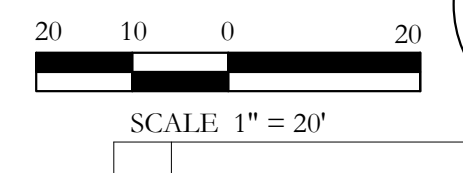
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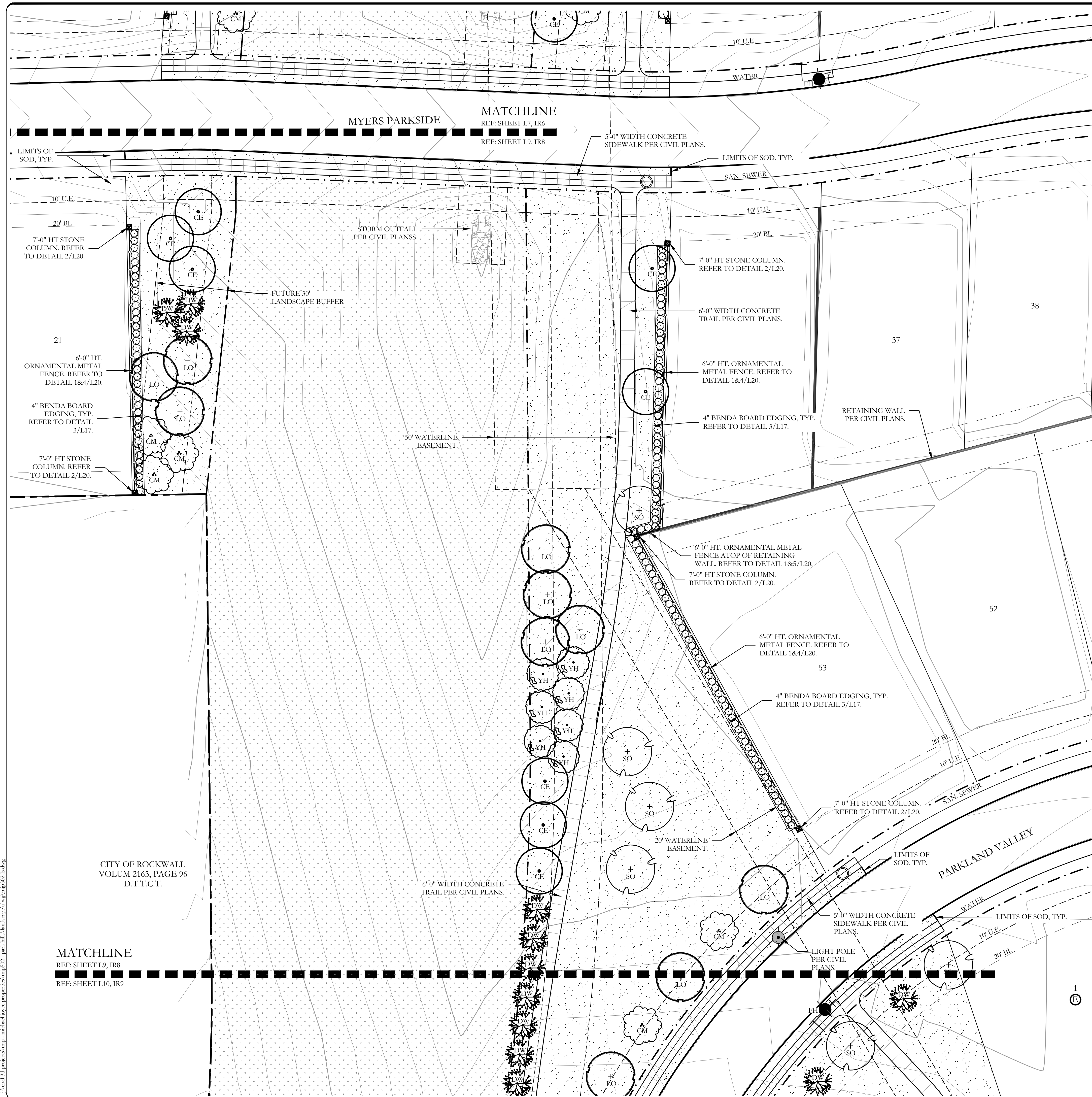
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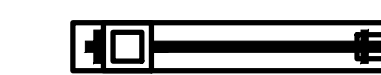






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Planning & Zoning Commission, Chairman

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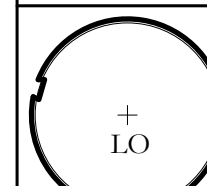
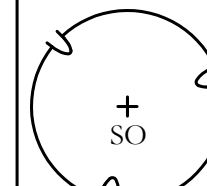
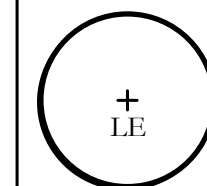
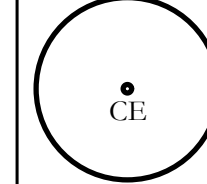
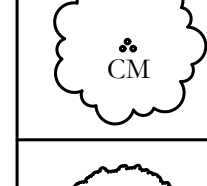
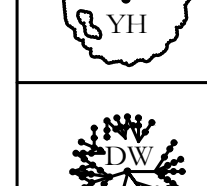
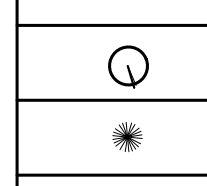
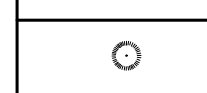




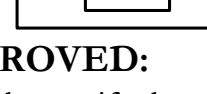
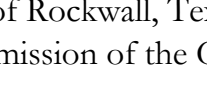

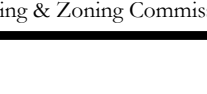
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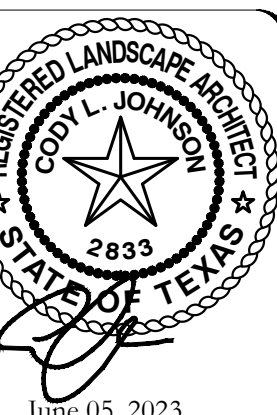
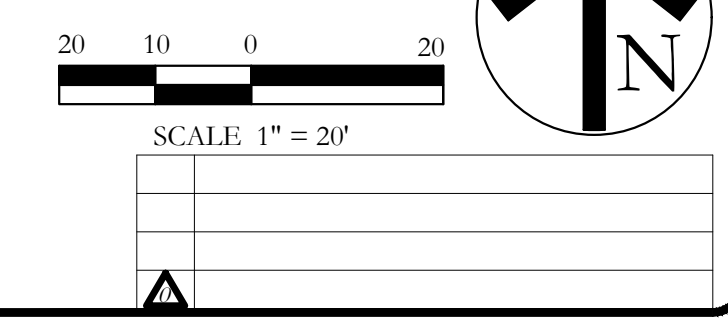
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		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERAGE AT 70% DENSITY

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WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning



P:\civil\3\projects\imp - michael joyce\properties\imp502 - park hills\landscape\dwg\imp502\_landscape.dwg

CITY OF ROCKWALL  
 VOLUM 2163, PAGE 96  
 D.T.T.C.T.

MATCHLINE  
 REF: SHEET L9, IR8  
 REF: SHEET L10, IR9

MATCHLINE  
 REF: SHEET L7, IR6  
 REF: SHEET L9, IR8

**MATCHLINE**

REF: SHEET L9, IR8

REF: SHEET L10, IR9

NATIVE TRAIL MIX  
HYDROMULCH, TYP.

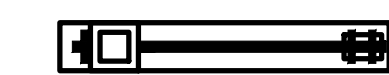


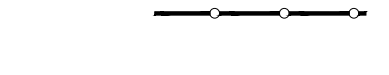



CITY OF ROCKWALL  
VOLUM 2163, PAGE 96  
D.T.T.C.T.

**MATCHLINE**

REF: SHEET L10, IR9

REF: SHEET L11, IR10

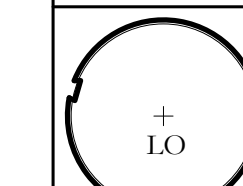
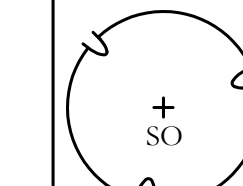
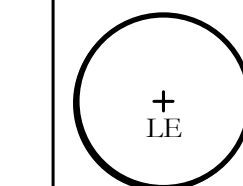
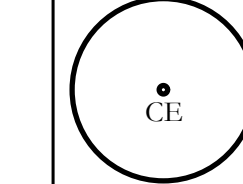
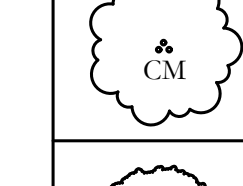
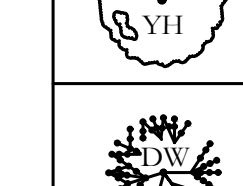
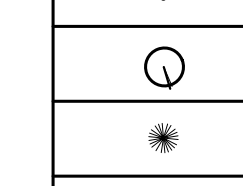
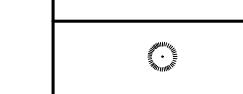




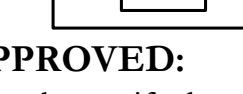
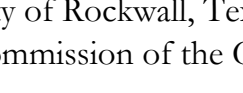

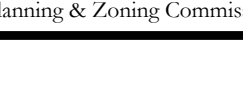
**HARDSCAPE LEGEND**

-  MAIN ENTRY SIGN  
REFER TO DETAILS 1/L18.
-  SECONDARY ENTRY SIGN  
REFER TO DETAILS 1/L19.
-  7'-0" HT. STONE COLUMN.  
REFER TO DETAIL 2/L20.
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**PLANT LEGEND**

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
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	CM	DYNAMITE RED CRAPE MYRTLE	LAGERSTROEMIA INDICA 'WHITE II'	2" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5 GALLON	48" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	5 GALLON	36" O.C.
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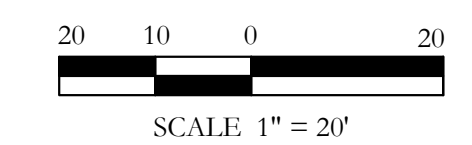
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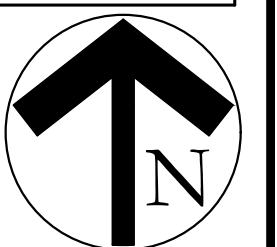
WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_

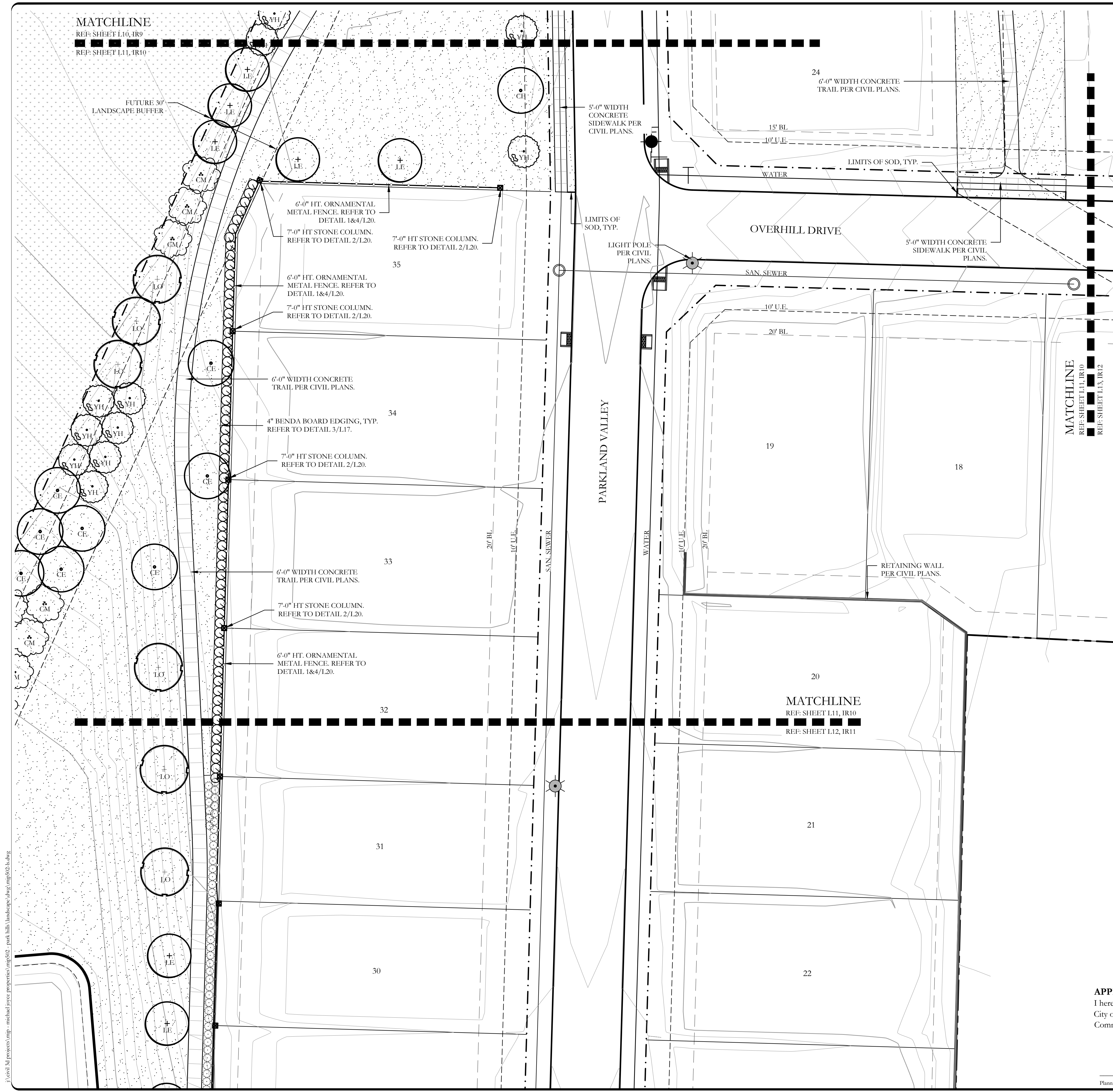
\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning



SCALE 1" = 20'





### HARDSCAPE LEGEND

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\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

SCALE: 1" = 20'

20 10 0 20

One Inch

JVC No. MJP502

June 05, 2023

REGISTERED LANDSCAPE ARCHITECT  
JOHNSON VOLK CONSULTING  
2833  
STATE OF TEXAS

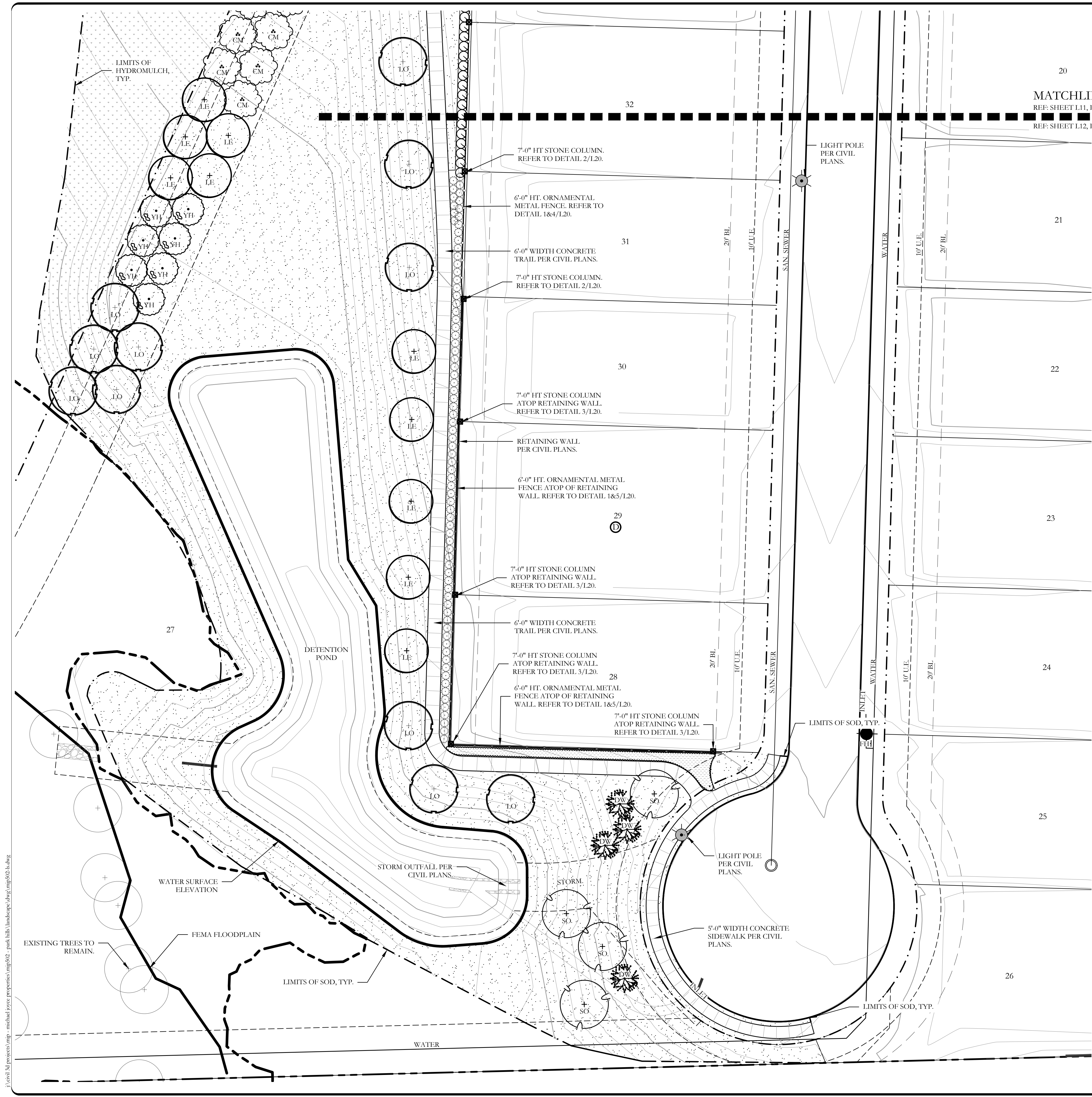
**JOHNSON VOLK CONSULTING**  
TPBELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

PARK HILLS  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING  
LANDSCAPE PLAN

CITY PROJECT NO. SP2023-016

L11 of 22



### HARDSCAPE LEGEND

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	SECONDARY ENTRY SIGN REFER TO DETAILS 1/L19.
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\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

SCALE: 1" = 20'

One Inch

JVC No. MJP502

L12 of 22

**JOHNSON VOLK CONSULTING**  
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

PARK HILLS  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING  
LANDSCAPE PLAN

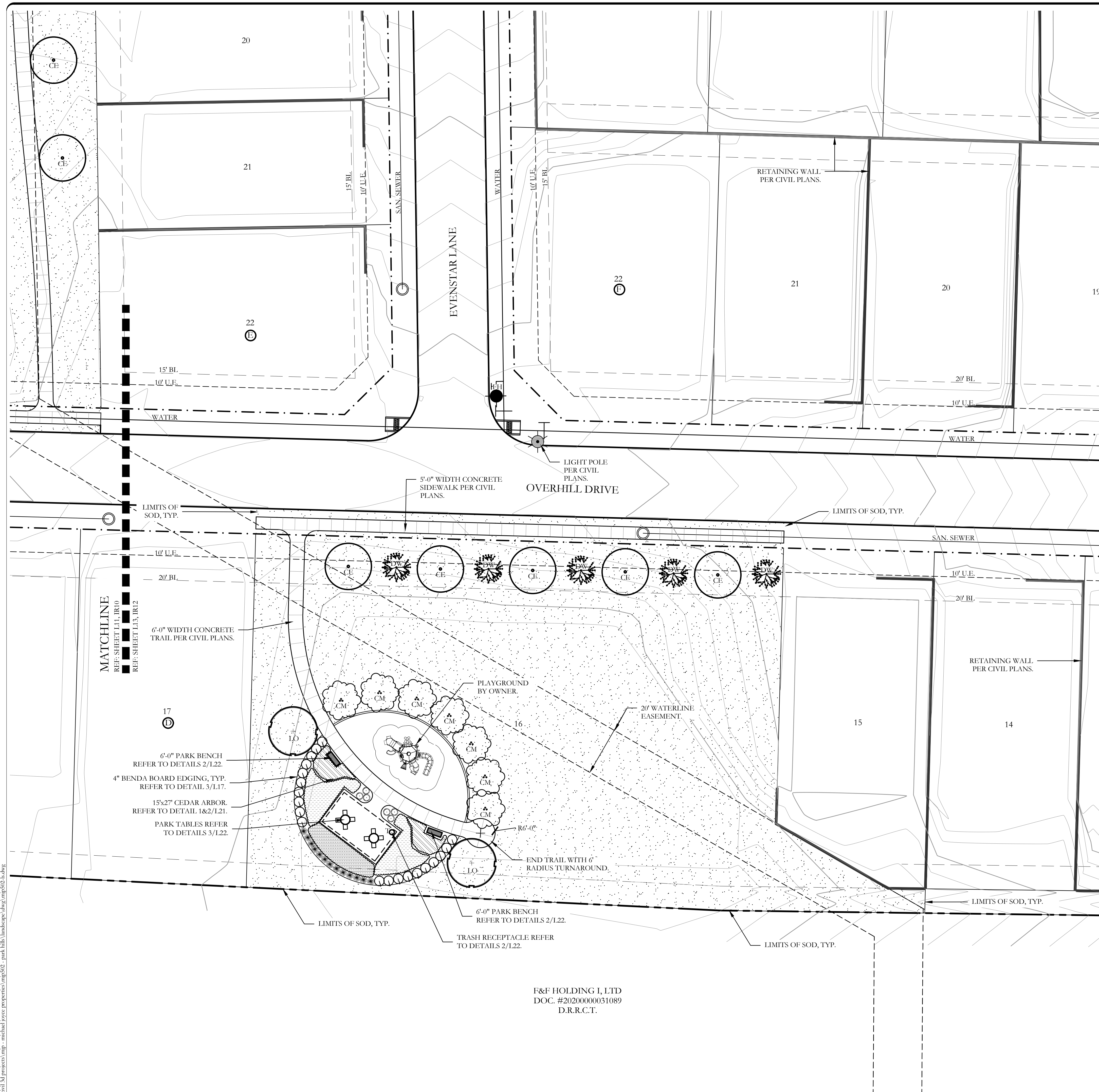
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L12 of 22

CITY PROJECT NO. SP2023-016



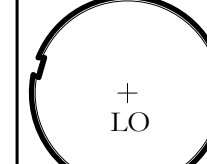
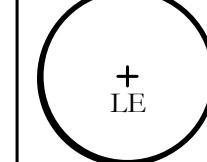
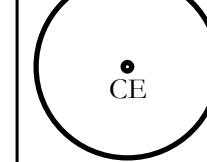
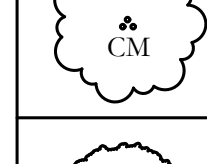

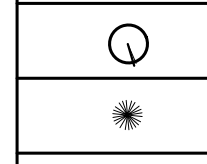
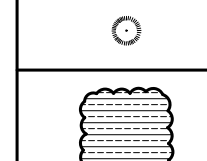
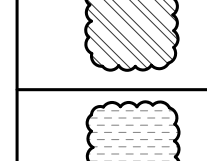
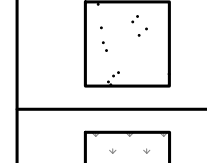
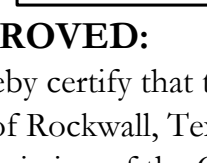
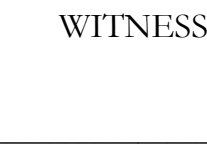

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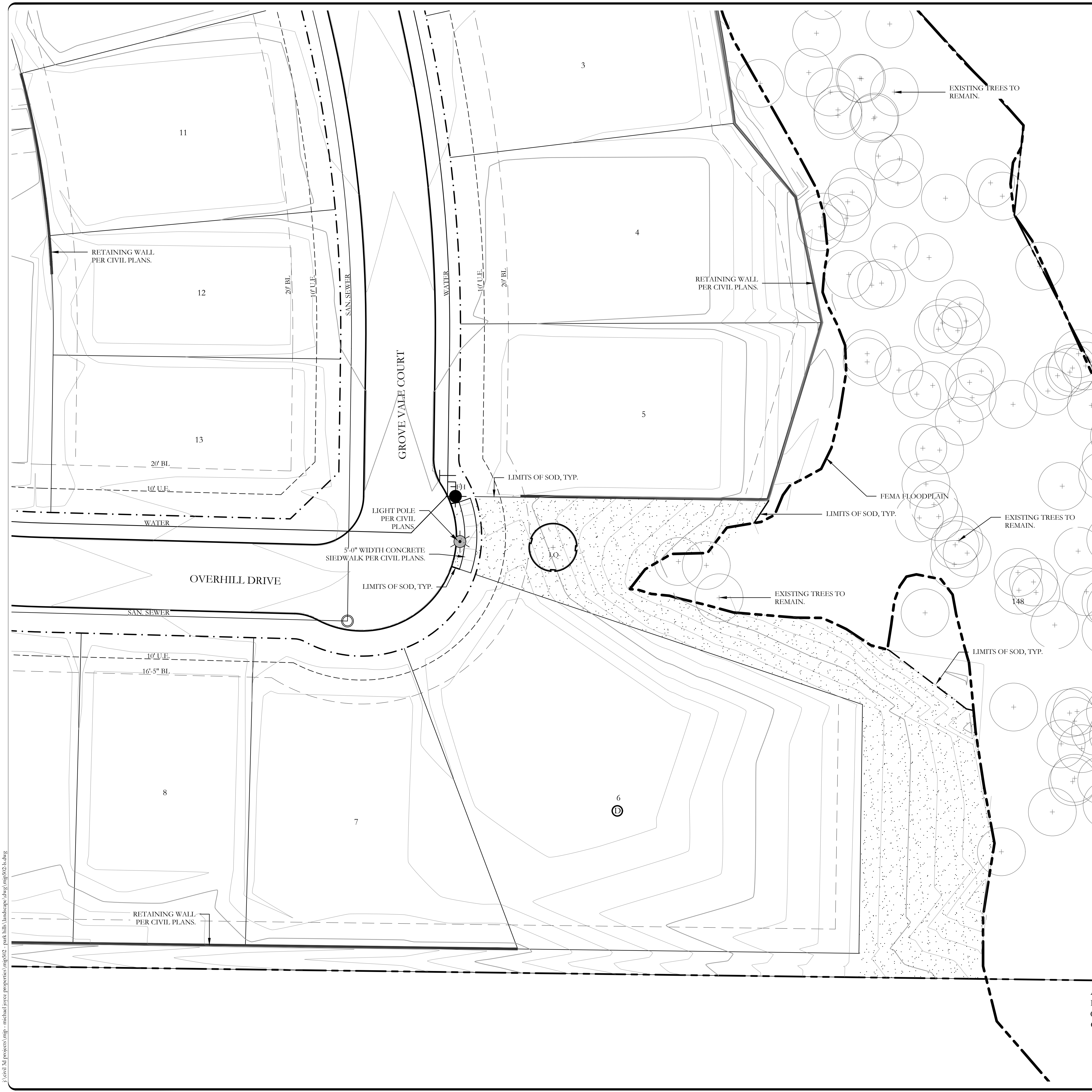
\_\_\_\_\_  
 Planning & Zoning Commission, Chairman

\_\_\_\_\_  
 Director of Planning and Zoning

SCALE: 1" = 20'

1" = 20'  
 One Inch  
 JVC No. MJP502

F&F HOLDING I, LTD  
 DOC. #2020000031089  
 D.R.R.C.T.



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		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5 GALLON	48" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	5 GALLON	36" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	5 GALLON	36" O.C.
		COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	5 GALLON	36" O.C.
		WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE TRAIL MIX HYDROMULCH BY NATIVE AMERICAN SEED CO.		SQUARE FEET	MIN. 100% COVERAGE AT 70% DENSITY

**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 \_\_\_\_\_, 2023.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

SCALE: 1" = 20'

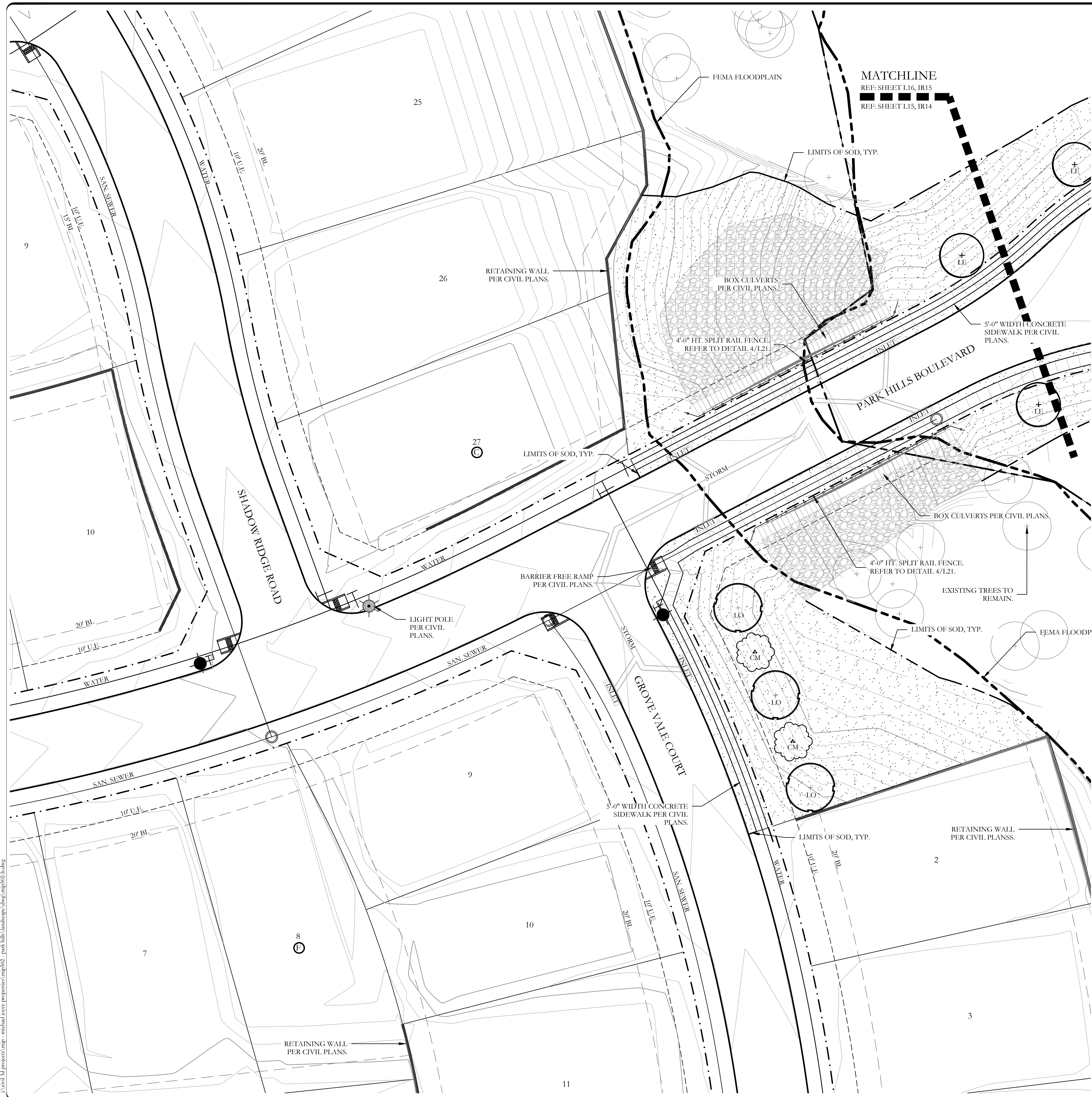
One Inch

JVC No. MJP502

SCALE 1" = 20'

June 05, 2023





### HARDSCAPE LEGEND

	MAIN ENTRY SIGN REFER TO DETAILS 1/L18.
	SECONDARY ENTRY SIGN REFER TO DETAILS 1/L19.
	7'-0" HT. STONE COLUMN. REFER TO DETAIL 2/L20.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 18&4/L20.
	7'-0" HT. STONE COLUMN ATOP OF RETAINING WALL. REFER TO DETAIL 3/L20.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP OF RETAINING WALL. REFER TO DETAIL 18&5/L20.
	4'-0" HT. SPLIT RAIL FENCE. REFER TO DETAIL 4/L21.

NOTE: REFER TO CIVIL ENGINEERING PLANS FOR RETAINING WALL AND SIDEWALK LAYOUT AND DETAILS.

NOTE: BEFORE THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR ANY RESIDENTIAL LOT THERE MUST BE TWO (2) FOUR (4) INCH CALIPER CANOPY TREES PLANTED IN FRONT OF HOME AND FOUR (4) FOUR (4) INCH CALIPER TREES ON CORNER LOTS.

### PLANT LEGEND

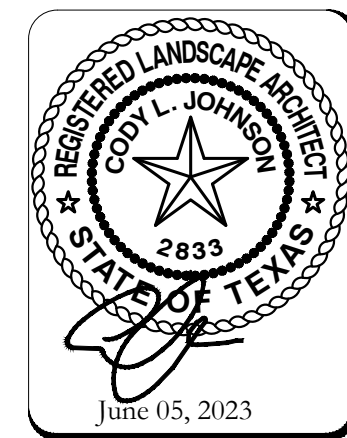
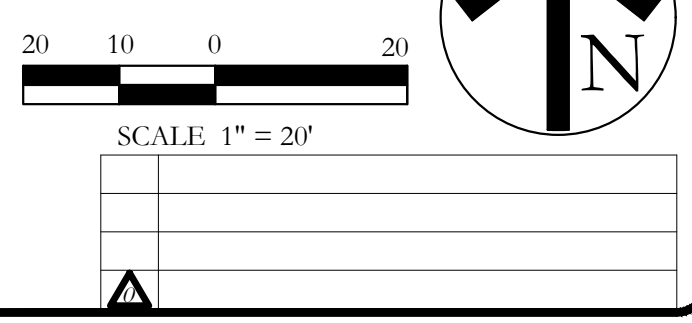
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
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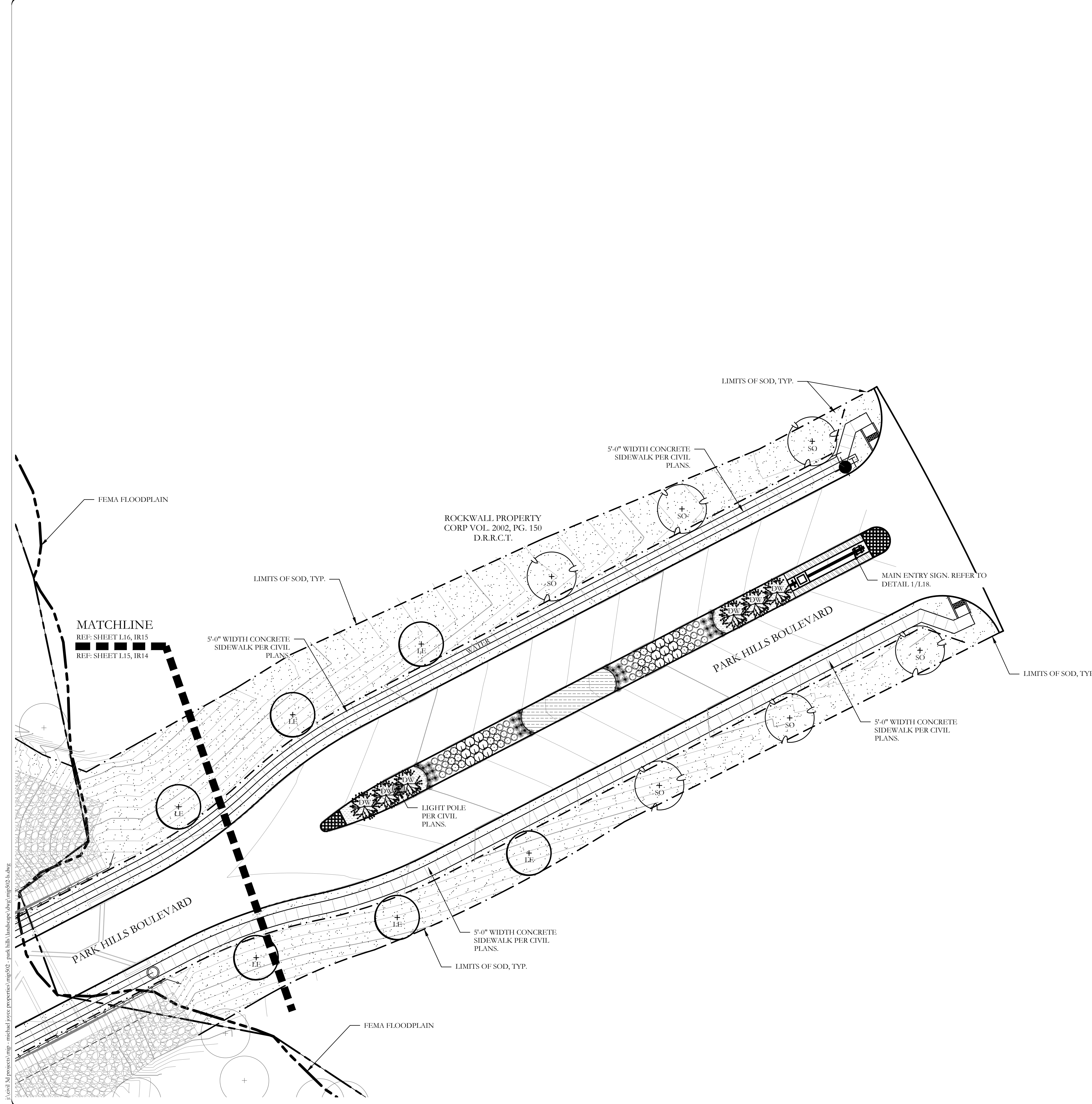
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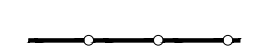



\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning





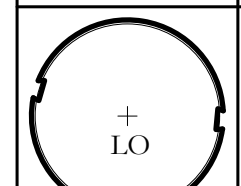
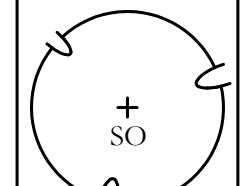
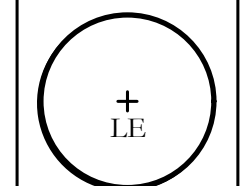
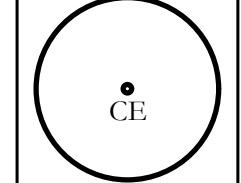
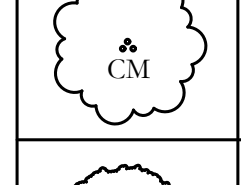
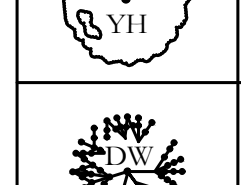
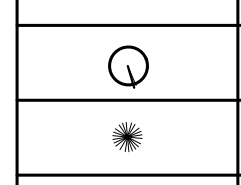
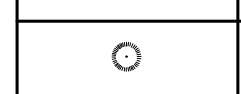
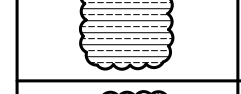



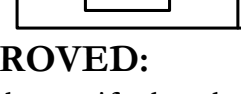
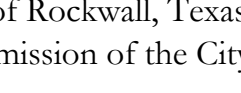

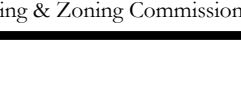
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**PLANT LEGEND**

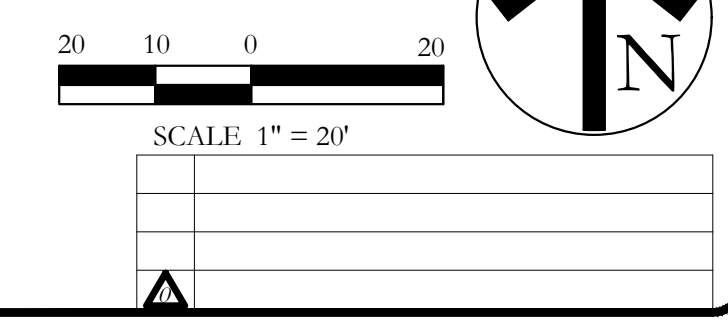
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning



SCALE: 1" = 20'  
 One Inch  
 JVC No. MJP502

PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	69	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	65	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LE	42	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	40	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CM	69	DYNAMITE RED CRAPE MYRTLE	LAGERSTROEMIA INDICA 'WHIT II'	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 4'-0" OVERALL HEIGHT.
YH	76	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 4'-0" OVERALL HEIGHT.
DW	109	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 4'-0" OVERALL HEIGHT.
	213	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	45	DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	161	PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	34	COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	368	WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	216	LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	492	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	405,731	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	278,113	NATIVE TRAIL MIX BY NATIVE AMERICAN SEED CO.		SQUARE FEET	HYDROMULCH	MIN 100% COVERAGE ALL AREAS SHOWN AT 70% DENSITY

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 Z601.1-2004) 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.

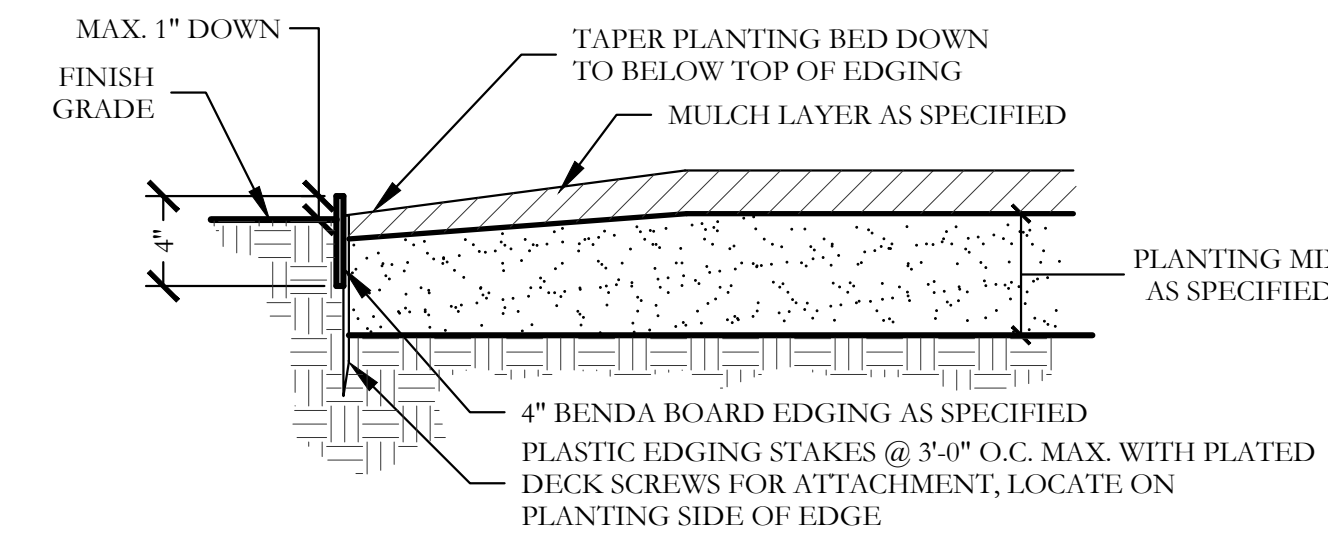
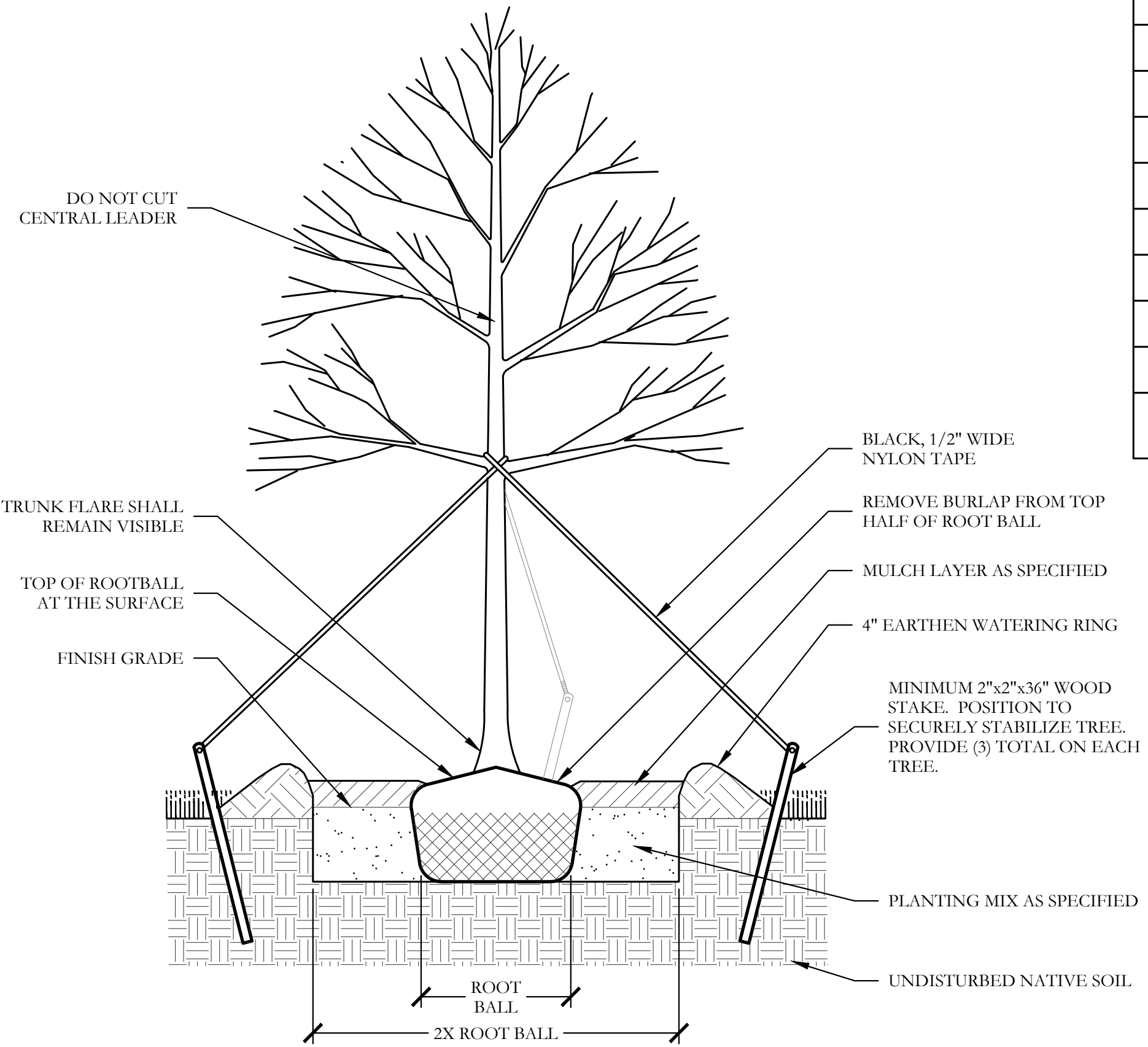
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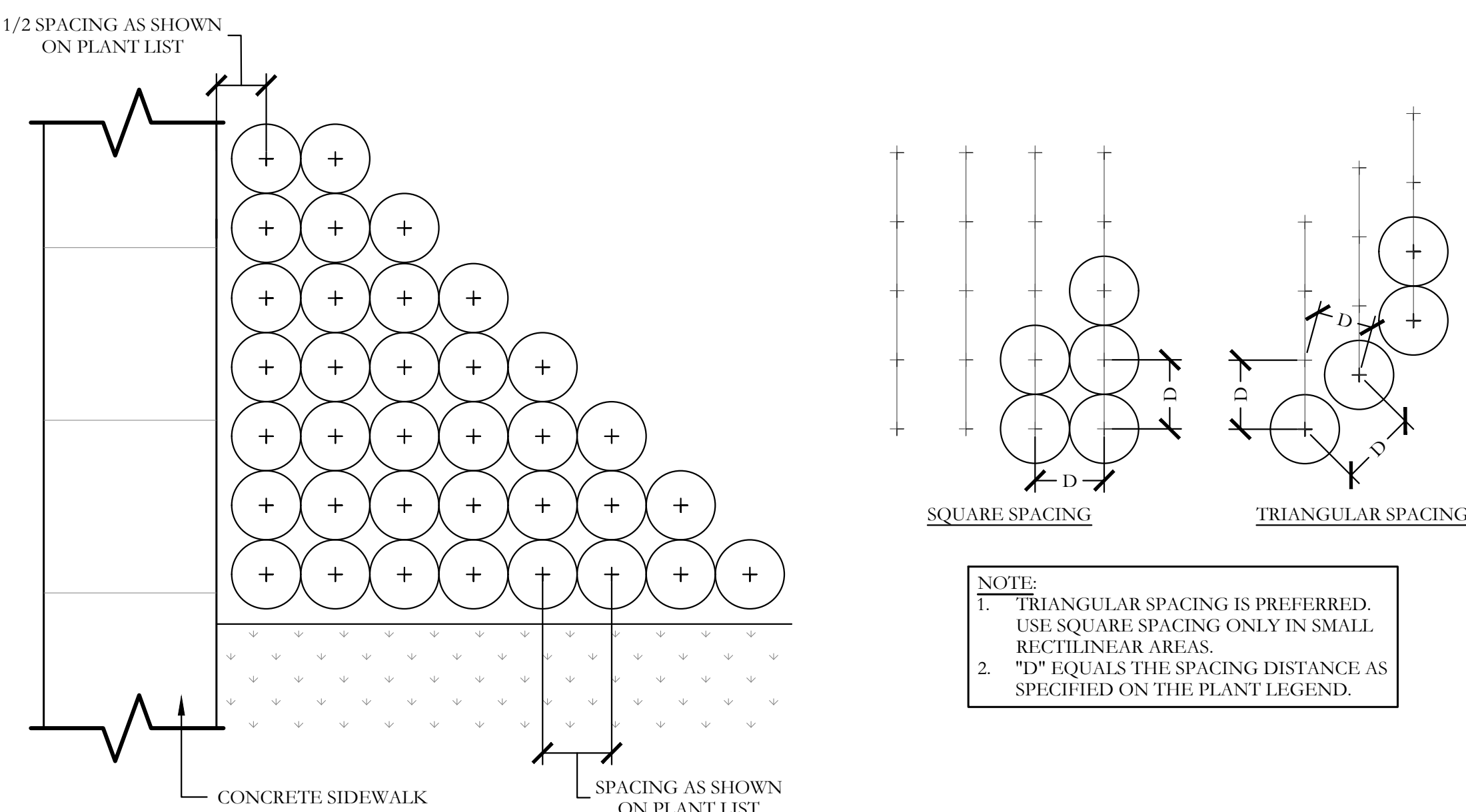
\_\_\_\_\_  
Planning & Zoning Commission, Chairman

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Director of Planning and Zoning

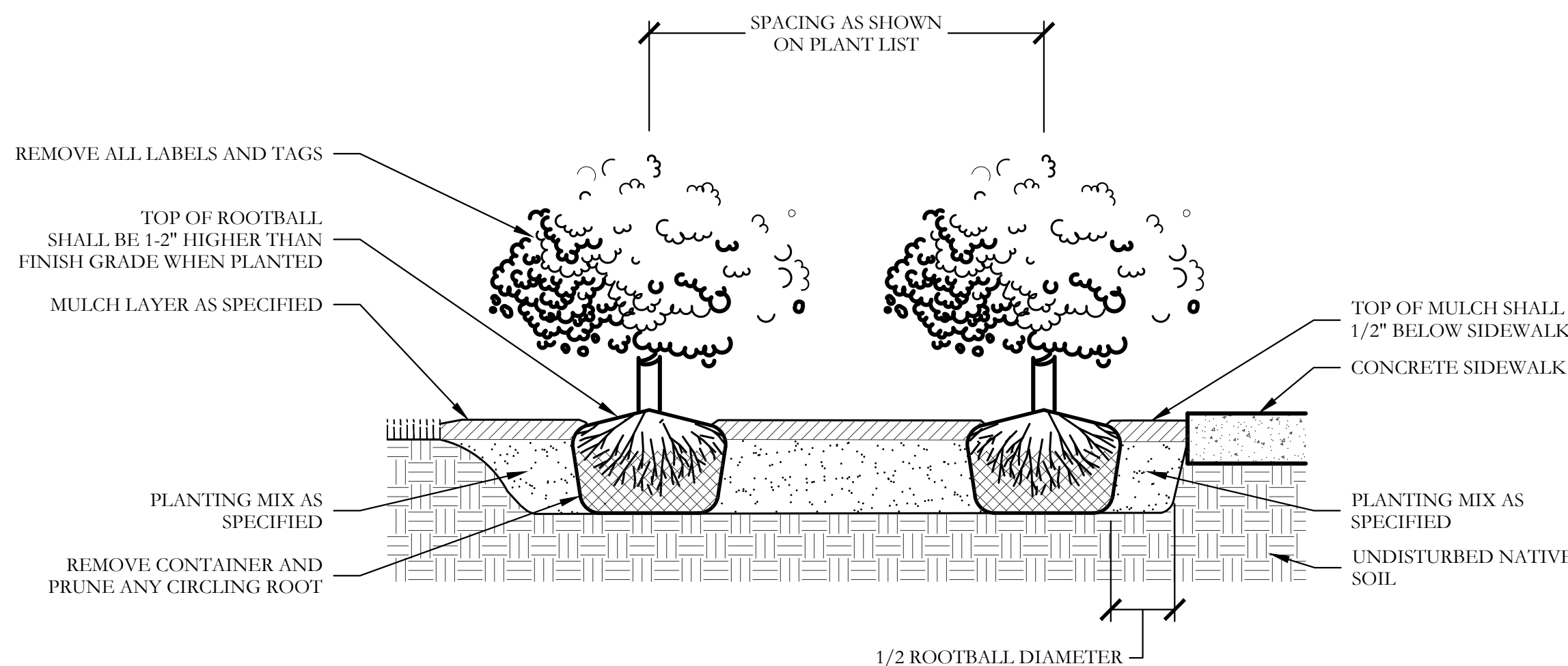


1 TYPICAL TREE PLANTING SECTION NOT TO SCALE

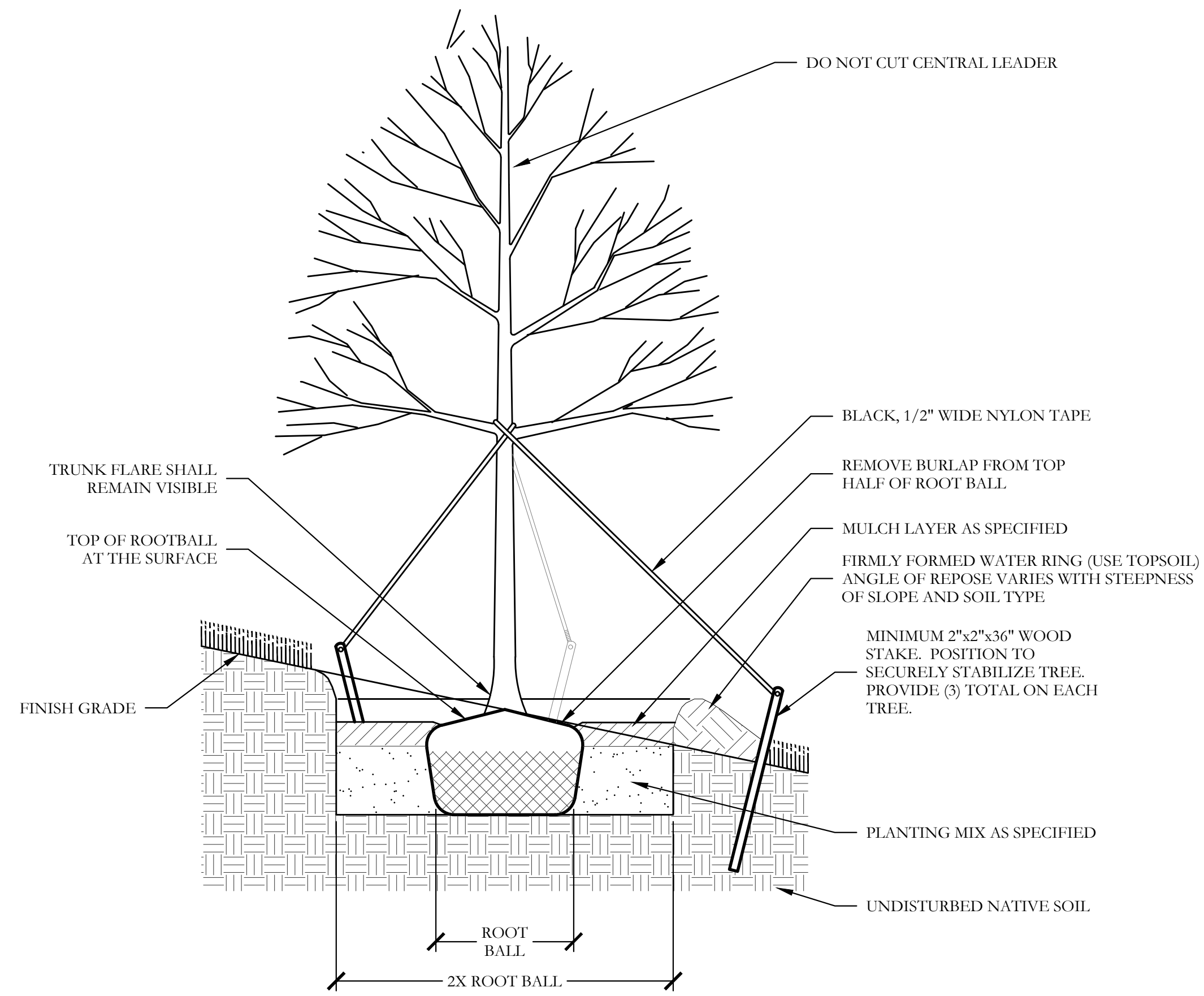
3 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



2 TYPICAL SHRUB AND GROUND COVER PLANTING PLAN/SECTION NOT TO SCALE



3 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



1 TYPICAL TREE PLANTING ON SLOPE SECTION NOT TO SCALE

P:\civil\_3\projects\imp - meadow Joyce properties\imp502 - park hills\landscape.dwg\imp502.lay

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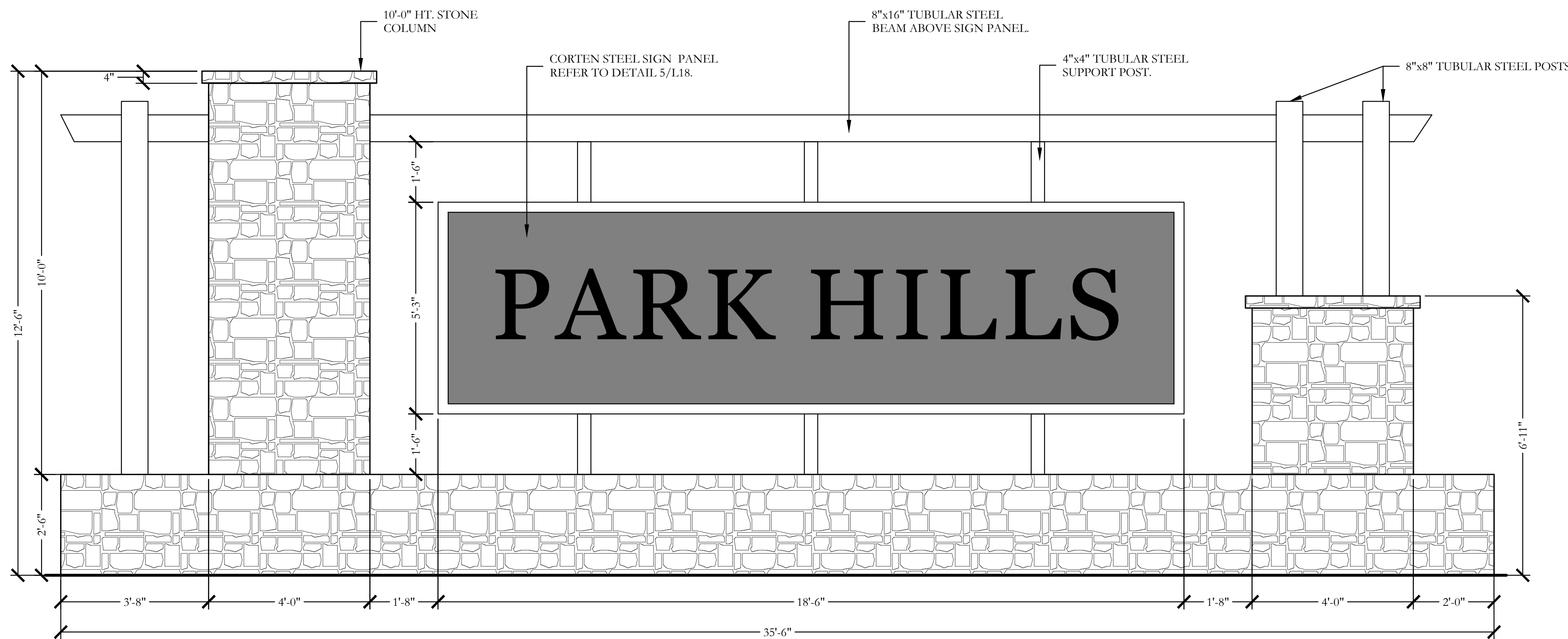
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\_\_\_\_\_  
 Director of Planning and Zoning




SCALE:  
 REFER TO DETAILS  
 One Inch  
 JVC No. MJP502



1 MAIN ENTRY SIGN ELEVATION

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

GENERAL NOTES - HARDSCAPE CONSTRUCTION

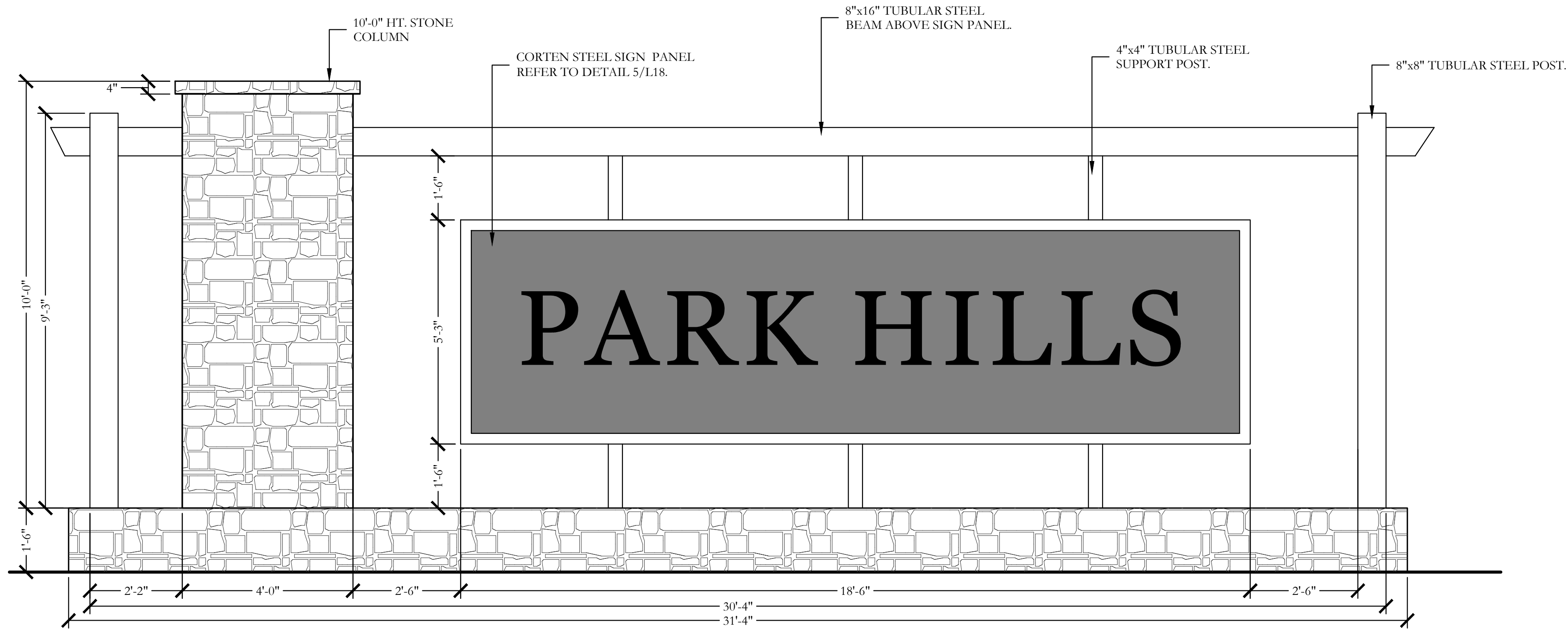
- CAST-IN-PLACE CONCRETE**
- ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE 1 AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
  - ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
  - 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:
      - 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-1 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 1/2" 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 ANSI/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.

**APPROVED:**  
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WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning



1 SECONDARY ENTRY SIGN  
ELEVATION

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

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\_\_\_\_\_  
Planning & Zoning Commission, Chairman

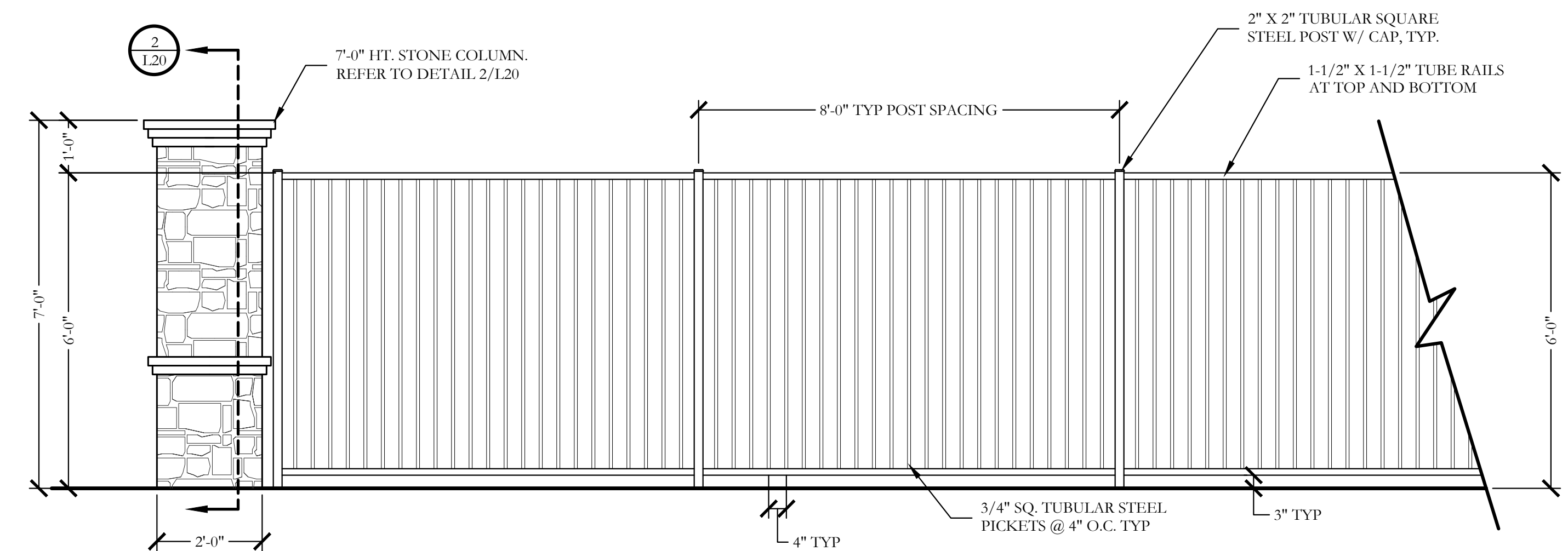
\_\_\_\_\_  
Director of Planning and Zoning

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06-05-2023

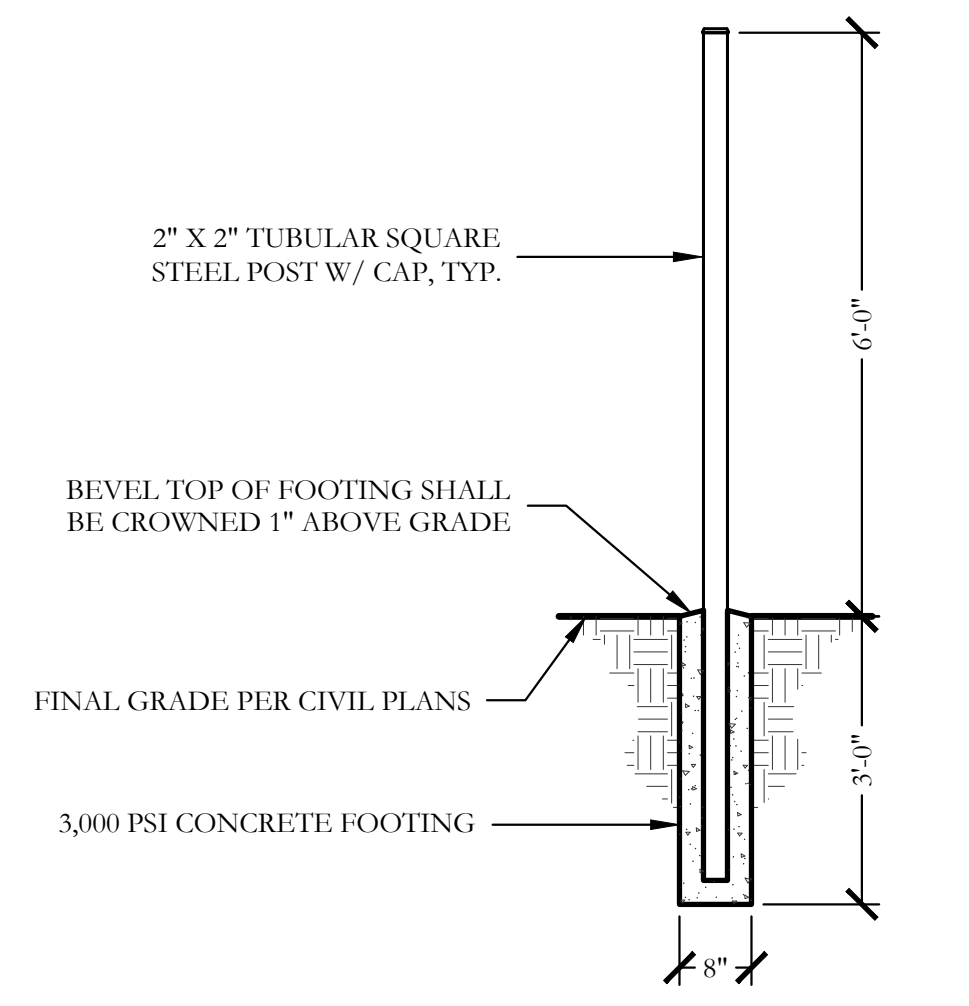
SCALE:  
REFER TO DETAILS  
One Inch  
JVC No MJP502

L19 of 22

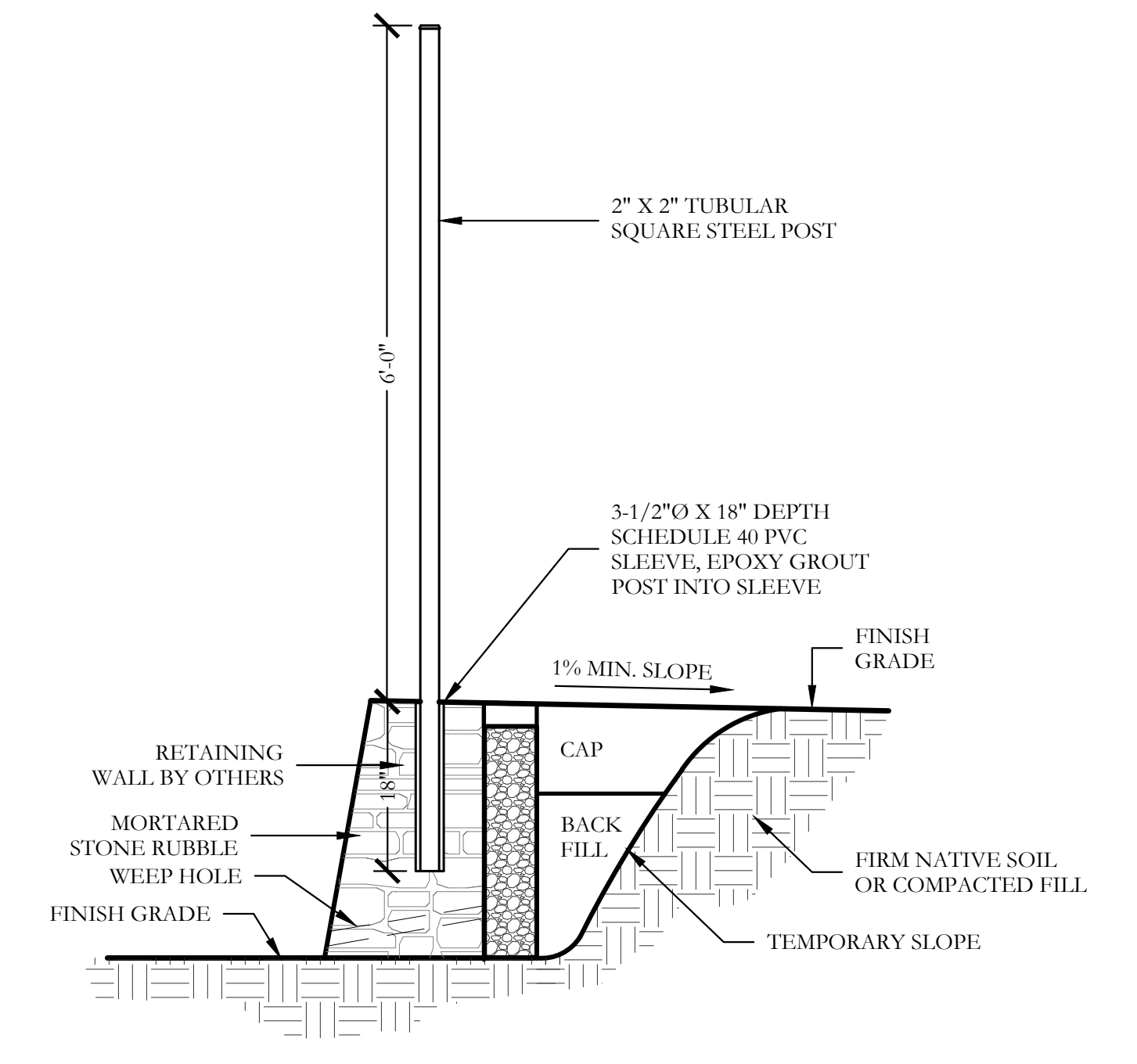
I:\civil\3d projects\imp...michael foxe\properties\imp502 - park hills\landscape.dwg,imp502.dwg



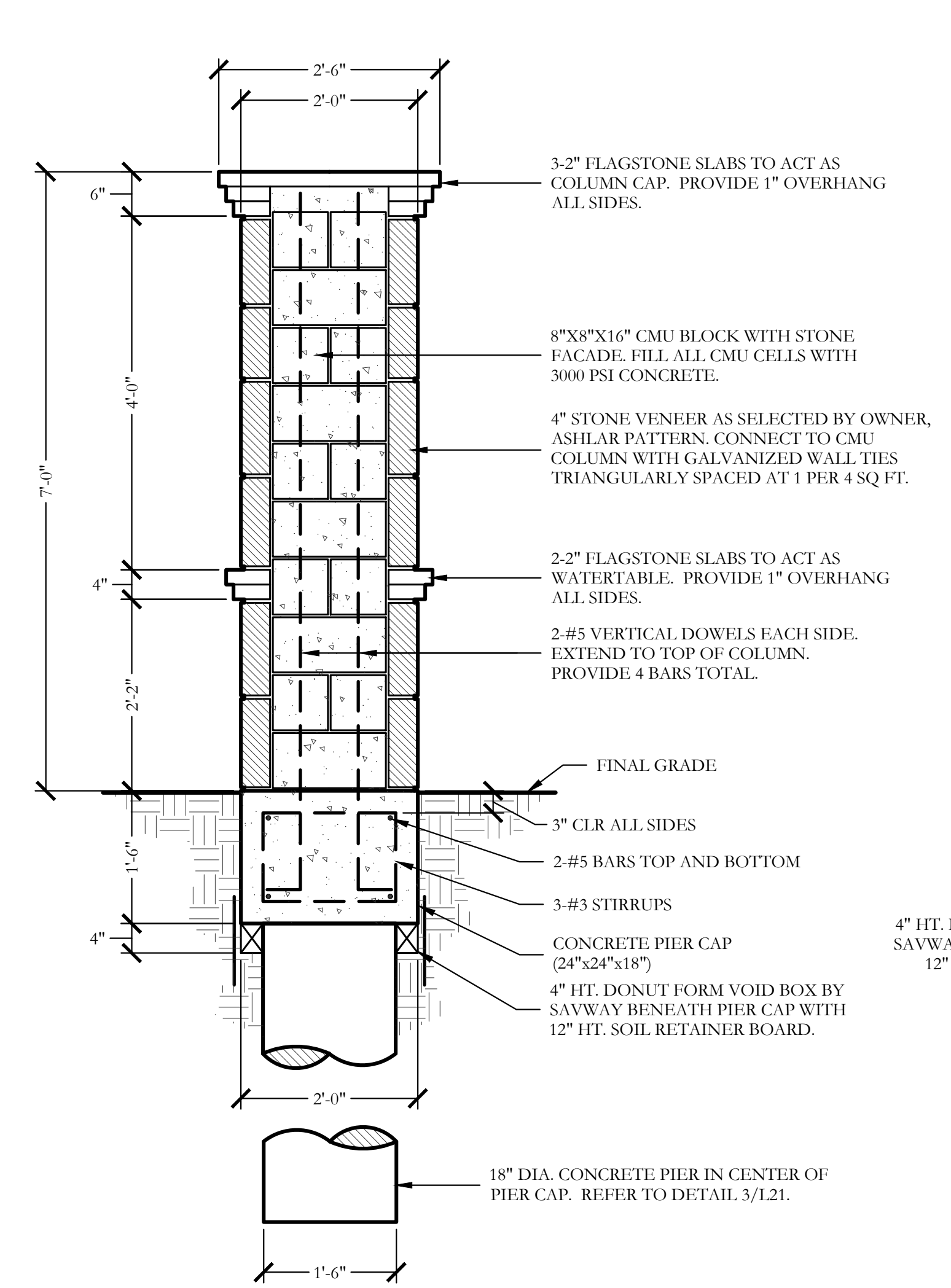
1 6'-0" HT. ORNAMENTAL METAL FENCE AND COLUMN ELEVATION SCALE: 1/2"=1'-0"



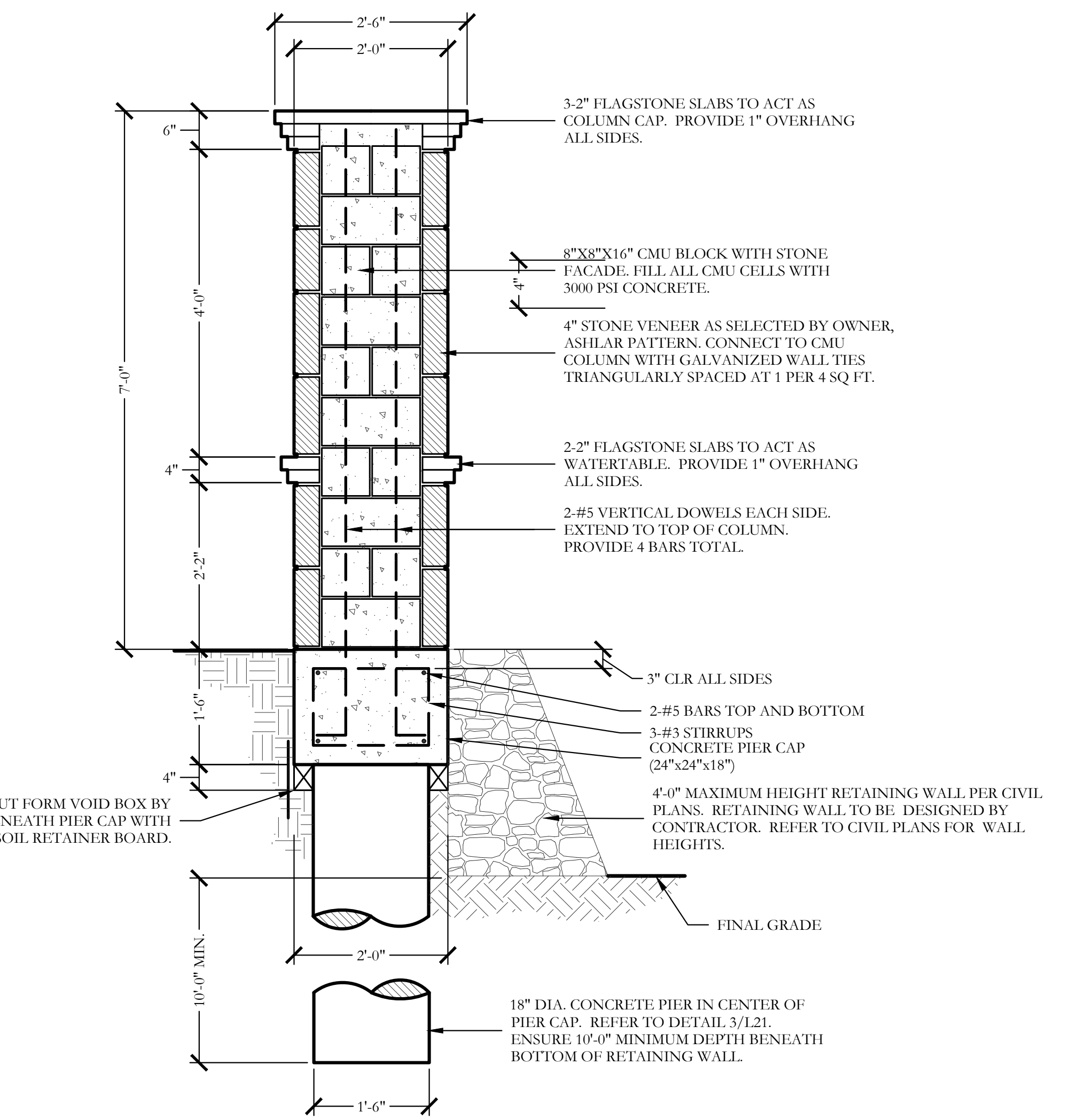
4 TYPICAL METAL POST FOOTING SECTION SCALE: 1/2"=1'-0"



5 6'-0" HT. ORN. METAL FENCE ATOP RETAINING WALL SECTION SCALE: 3/4"=1'-0"



2 7'-0" HT. STONE COLUMN SECTION SCALE: 3/4"=1'-0"



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

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 FORCES.
- 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:
  - 10.1. PICKETS, 3/4" SQUARE 16 GA.
  - 10.2. RAILS, 1-1/2" X 1-1/2" TUBE 16 GA.
  - 10.3. 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.

WALL NOTES

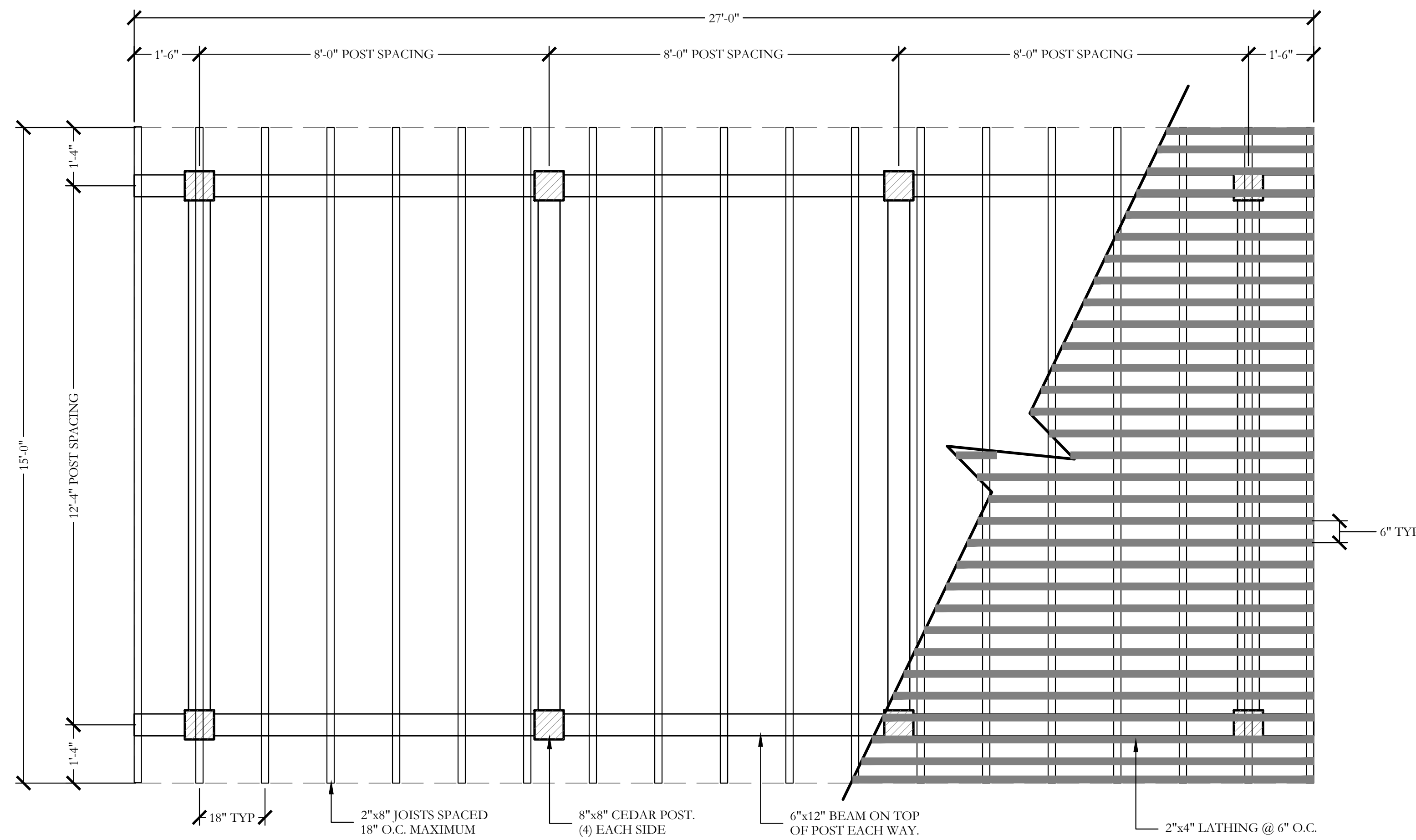
- THESE DETAILS AND SPECIFICATIONS ARE APPLICABLE ONLY FOR THE SITE CONDITIONS AND HEIGHTS SHOWN HEREIN. IF CONDITIONS CHANGE FROM THOSE DESCRIBED HEREIN, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY TO DETERMINE THE EFFECT, IF ANY, ON THE STRUCTURAL DESIGN AND LAYOUT.
- THE CONTRACTOR IS RESPONSIBLE 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 FORCES.
- ALL EARTHWORK SHALL BE PERFORMED AS INDICATED IN THE GEOTECHNICAL INVESTIGATION. PROPER EXECUTION OF EARTHWORK SHALL BE VERIFIED BY AN INDEPENDENT TESTING LAB.
- PRE-POUR OBSERVATION OF FOOTINGS, BEAMS, AND PIERS IS RECOMMENDED BY OR UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.
- ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. CONCRETE USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
- ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE GRADE 40 AND SPIRALS SHALL BE ASTM A82, GRADE 60.
- CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES.
- REFER TO DETAILS FOR TYPE AND SIZE OF STONE WALL REINFORCING.
- ALL MORTAR TO BE TYPE S, MORTAR COLOR TO BE SELECTED BY OWNER. MASONRY CEMENT WILL NOT BE ALLOWED.
- ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
- STONE AND BRICK VENEER MATERIAL SHALL BE SELECTED BY OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
- LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
- THE WALL STONE MATERIAL & PATTERN SHALL BE SELECTED BY OWNER AS NOTED ON LAY STONE COURSES LEVEL AND PLUMB. DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 20 FEET MAXIMUM.
- CLEAN STONEMAN PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.
- THE CONTRACTOR SHALL PROVIDE A 4' X 4' MOCKUP OF THE STONE AND BRICK SCREEN WALL FOR THE OWNER'S REVIEW PRIOR TO BEGINNING THE STONE WORK. THE APPROVED "MOCKUP" SHALL SERVE AS THE STANDARD FOR THE STONE WORK ON THE PROJECT.
- THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL WALL CONSTRUCTION AND SECURE ALL NECESSARY INSPECTIONS AND CERTIFICATIONS REQUIRED.

**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 \_\_\_\_\_, 2023.

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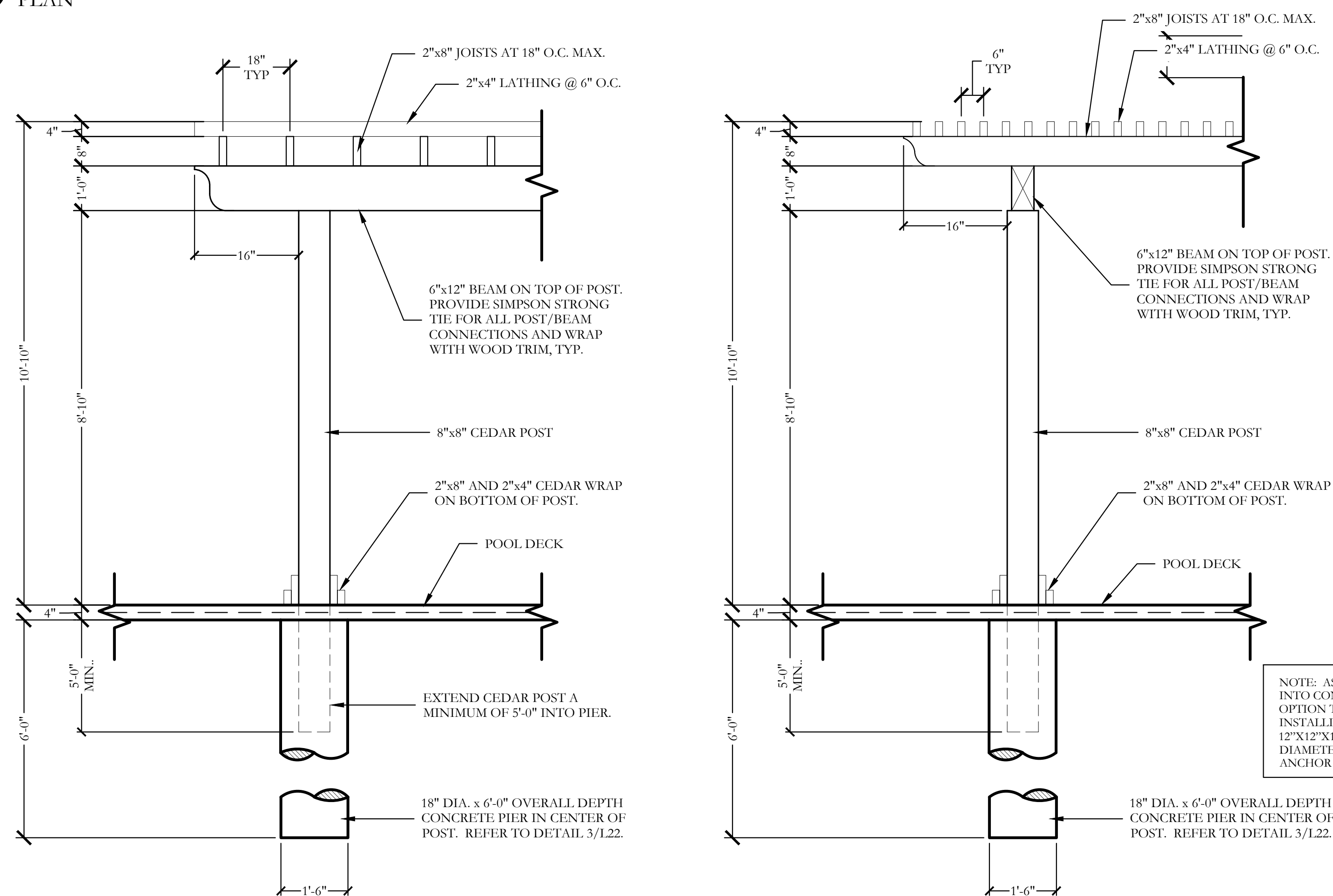
\_\_\_\_\_  
 Planning & Zoning Commission, Chairman

\_\_\_\_\_  
 Director of Planning and Zoning



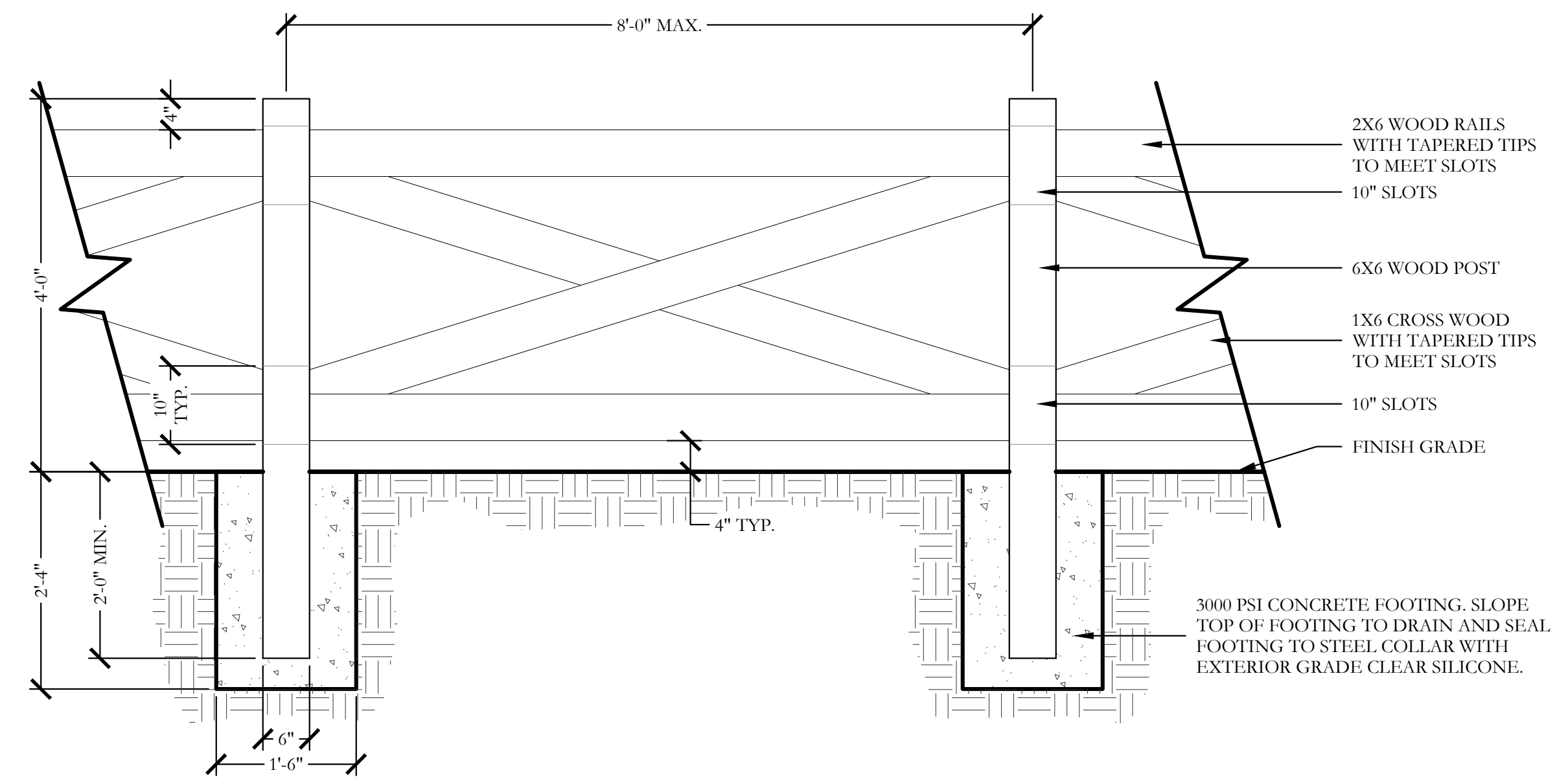
1 CEDAR SHADE STRUCTURE LAYOUT (15'-0" x 27'-0")  
PLAN

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



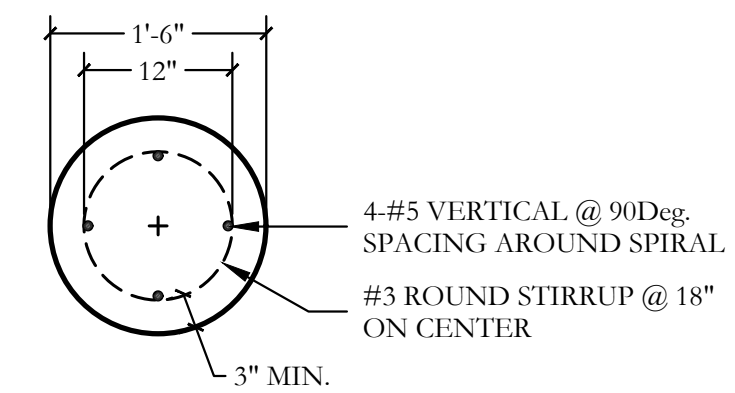
2 CEDAR SHADE STRUCTURE DETAILS  
SECTION

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

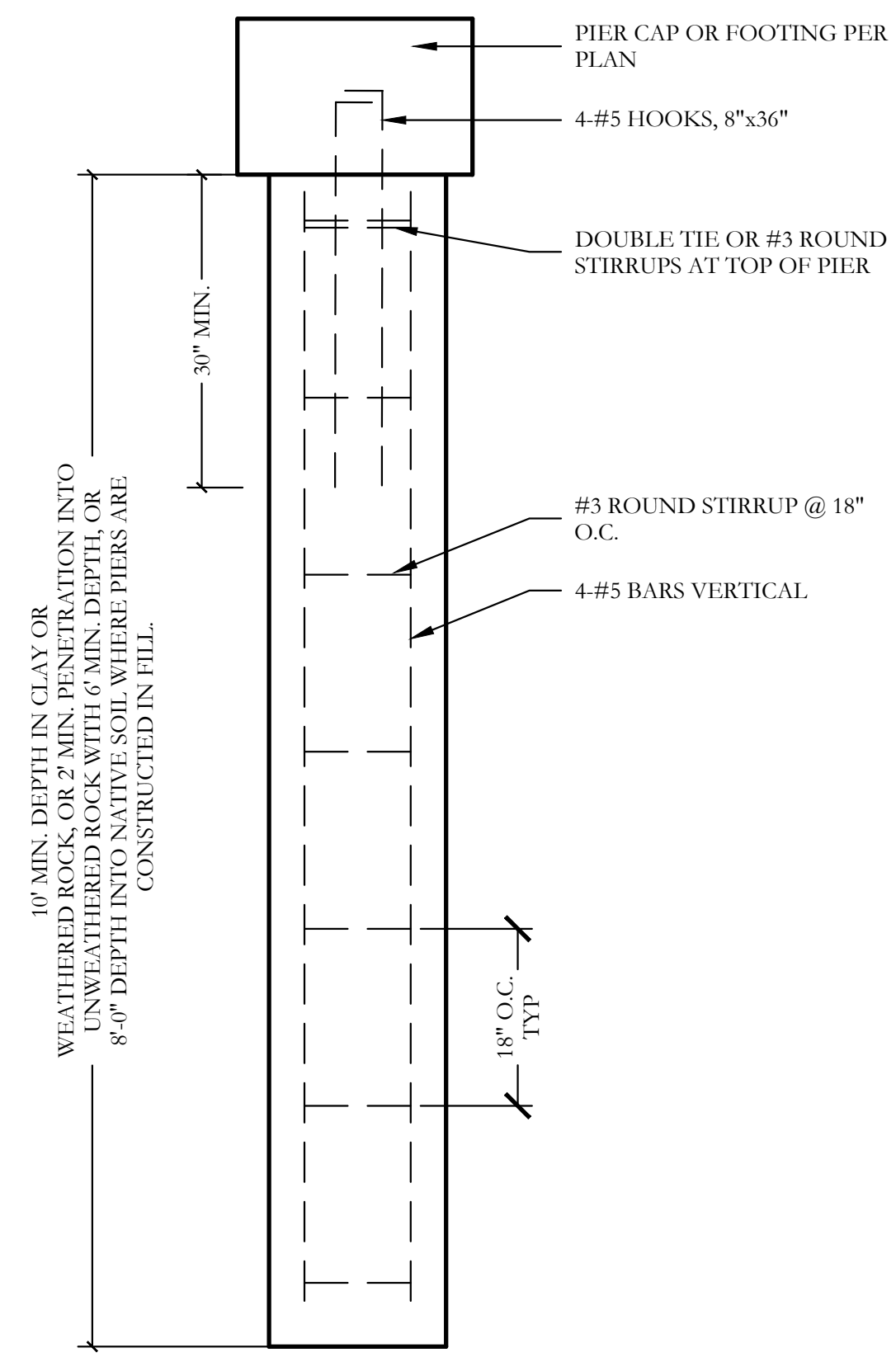


4 4'-0" HT. SPLIT RAIL FENCE  
SECTION

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



PLAN/SECTION



3 PIER (18" DIA.)  
SECTION

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

**CEDAR SHADE STRUCTURE 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 FORCES VERIFY LOCATION OF ALL UTILITIES WITH THE CITY AND VARIOUS UTILITY COMPANIES BEFORE DRILLING PIERS.
- ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY CODES AND REQUIREMENTS.
- WOOD MATERIAL FOR FENCE:
  - JOIST- CEDAR, #2 GRADE OR BETTER.
  - BEAM- CEDAR, #2 GRADE OR BETTER.
  - POST- CEDAR, #2 GRADE OR, BETTER.
- ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC... ARE TO BE HOT DIPPED GALVANIZED.
- IF SIMPSON STRONG TIES ARE USED FOR SECURING THE BEAMS TO POSTS, CONTRACTOR SHALL HIDE THE BRACKETS WITH CEDAR TRIM.
- ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. EXACT FACIES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. ALL WOOD MEMBERS TO RECEIVE TWO COATS OF PREMIUM STAIN OR MARINE GRADE PAINT; FINISH AND COLOR TO BE SELECTED BY OWNER.

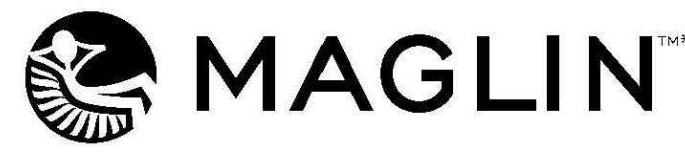
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\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning





TRASH CONTAINERS

T 800-716-5506  
F 977-260-9393  
WWW.MAGLIN.COM  
SALES@MAGLIN.COM

MLWR200-20-ST

**MATERIALS:** The trash container frame is constructed using heavy duty steel flat bar. A 20 gallon commercial grade plastic liner and standard metal lid are provided.

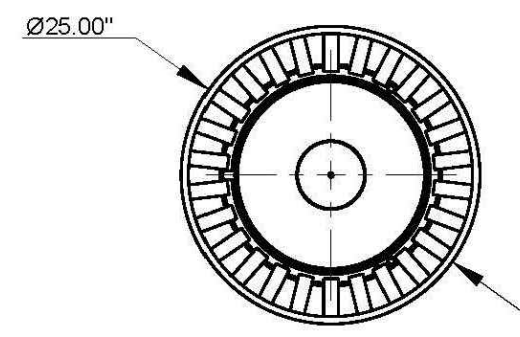
**FINISH:** All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

**INSTALLATION:** The trash container is delivered pre-assembled. Holes (0.5") are provided in each mounting foot for securing to base.

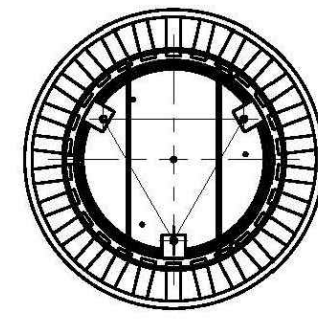
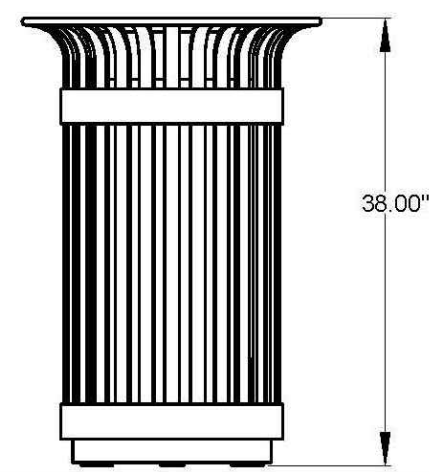
**TO SPECIFY:** Select MLWR200-20

Choose:  
- Powdercoat Color  
- Standard Lid (ST) or lid options shown below

**OPTIONS:**  
- Dome Lid (DL20)  
- Paper Slot Lid (PS)  
- Bottles/Can Slot Lid (BC)  
- Side Ash Receptacle (SA)  
- Side Opening (MLWR200S-20)



**DIMENSIONS:**  
Height: 38.00" (96.5 cm)  
Diameter: 25.00" (63.5 cm)  
Weight: 170lbs (77kg)  
Liner Capacity: 20.0 Gallons  
75.7 Litres



MOUNTING FEET

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\*MAGLIN is a registered trademark of Maglin Site Furniture Inc.

1 TRASH RECEPTABLE

MANUFACTURER CUT SHEET

NTS

ALL MAGLIN SITE FURNISHINGS SHALL BE POWDER-COATED BLACK IN COLOR.

MLB310-M

310 SERIES



**MATERIALS:** Bench ends are made from solid cast aluminum. The seat employs flat bar straps and H.S. steel tube.

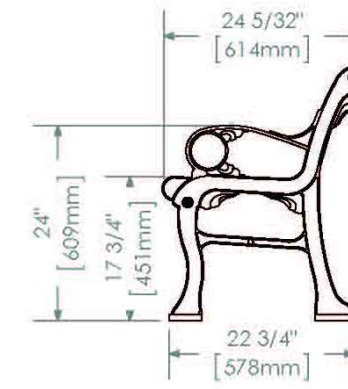
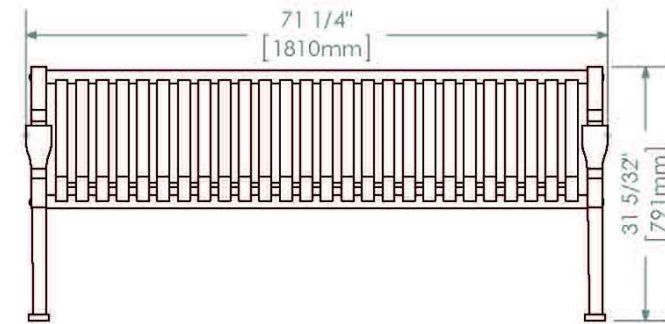
**FINISH:** All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

**INSTALLATION:** The bench is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.

**TO SPECIFY:** Select MLB310-M

Choose:  
- Powdercoat Color

**OPTIONS:**  
- Horizontal Steel Straps (MLB310-MH)  
- Center Arm  
- Plaque  
- Personalization



**DIMENSIONS:**  
Height: 31.16" (79.3cm)  
Length: 71.25" (181.0cm)  
Seat Height: 17.75" (45.1cm)  
Weight: 134.4lbs (61kg)



T 800-716-5506  
F 977-260-9393  
WWW.MAGLIN.COM  
SALES@MAGLIN.COM

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2 6'-0" PARK BENCH

MANUFACTURER CUT SHEET

NTS

MLPT1100B-W

1100 SERIES



**MATERIALS:** Table top and seats are manufactured using ipe slats. The frame is H.S. steel tube and is available as surface mount only.

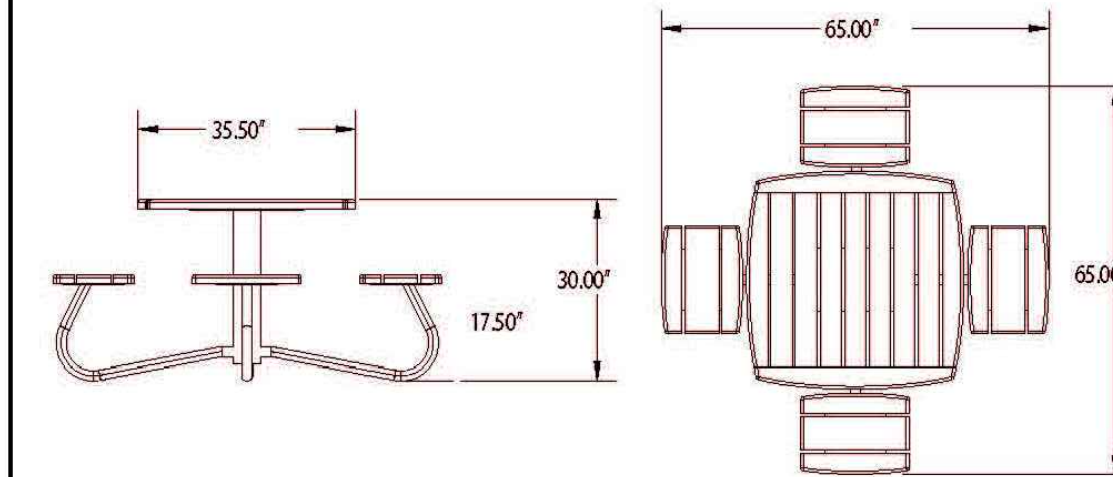
**FINISH:** The Maglin Powdercoat System provides a durable finish on all metal surfaces. Wood slats are treated with penetrating sealers.

**INSTALLATION:** The table is delivered pre-assembled.

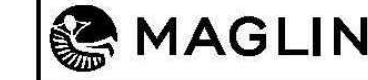
**TO SPECIFY:** Select MLPT1100B-W

Choose:  
- Powdercoat Color

**OPTIONS:**  
- Wheelchair Accessibility (WCA)  
- Garming Board (GB)



**DIMENSIONS:**  
Table Height: 30" (76.2 cm)  
Total Length: 65" (165.0 cm)  
Table Width: 35.50" (89.5 cm)  
Seat Width: 17.50" (44.5 cm)



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SALES@MAGLIN.COM

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3 CAMDEN TABLE

MANUFACTURER CUT SHEET

NTS

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WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning



PARK HILLS  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING  
HARDSCAPE DETAILS

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

06-05-2023

SCALE:  
REFER TO DETAILS

One Inch

JVC No MJP502

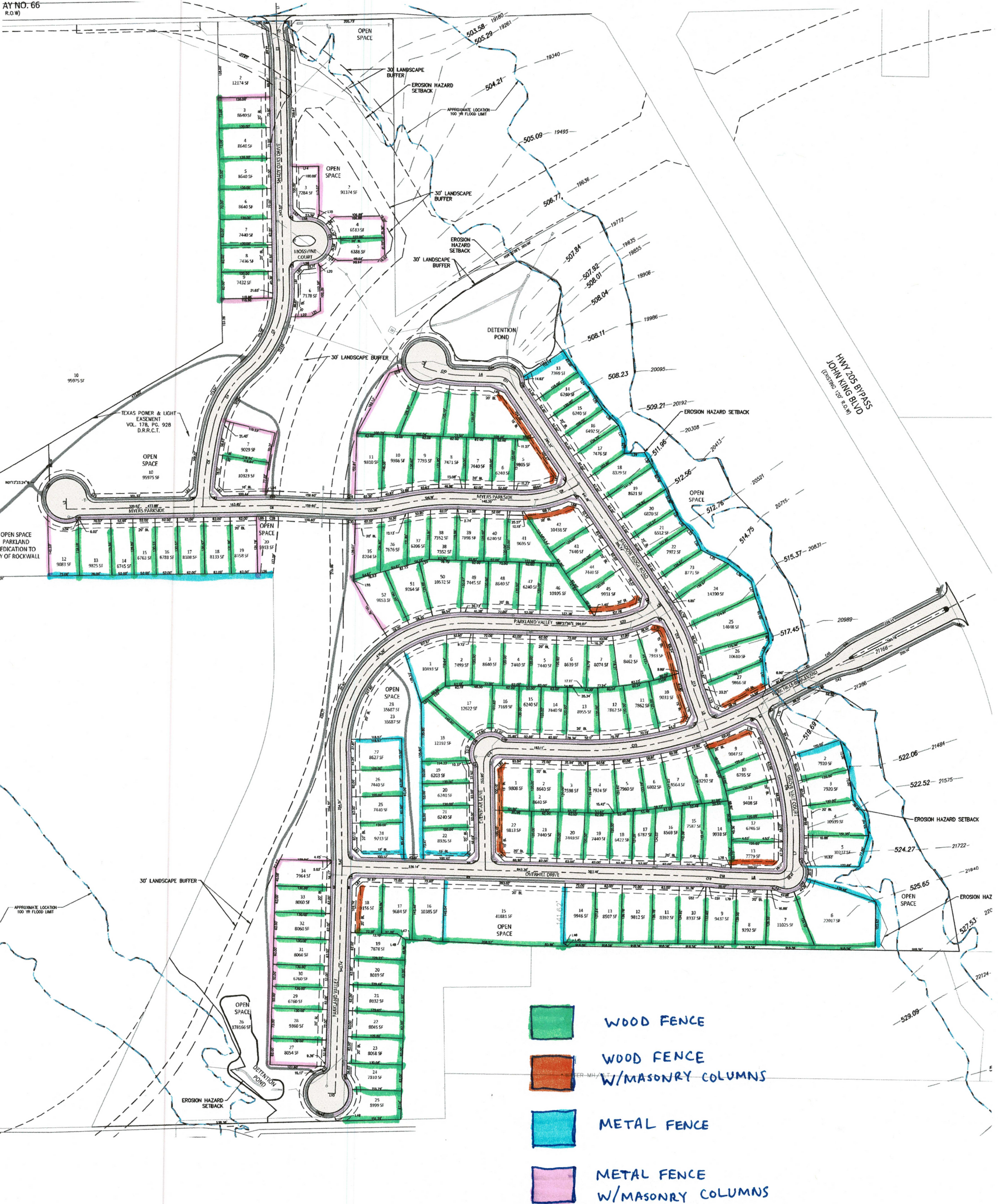
L22 of 22

CITY PROJECT NO. SP2023-016

# PARK HILLS

USE FOR FENCE MAP ONLY - DRAWING NOT TO SCALE

AY NO. 66  
R.O.W



## Lee, Henry

---

**From:** Meredith Joyce <Meredith@michaeljoyceproperties.com>  
**Sent:** Tuesday, April 25, 2023 3:23 PM  
**To:** Lee, Henry  
**Cc:** Ryan Joyce; Miller, Ryan  
**Subject:** Park Hills PD Site Plan and Final Plat  
**Attachments:** Park Hills Extension.pdf

Henry,  
Attached please find our letter requesting a 30 day extension. DO we need to attend in person tonight? Thanks.  
Meredith

Meredith Joyce, PE



MICHAELJOYCE  
PROPERTIES

Michael Joyce Properties

767 Justin Rd.

Rockwall, TX 75087

512-694-6394

[www.michaeljoyceproperties.com](http://www.michaeljoyceproperties.com)

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## Lee, Henry

---

**From:** Meredith Joyce <Meredith@michaeljoyceproperties.com>  
**Sent:** Wednesday, May 24, 2023 4:58 PM  
**To:** Lee, Henry; Ryan Joyce  
**Cc:** Tom Dayton  
**Subject:** Re: Park Hills Site Plan Remaining Comments

Henry, please table us for 2 more weeks. We are working through the items. Thank you for your help!  
Meredith

Meredith Joyce, PE  
Michael Joyce Properties  
512-694-6394  
767 Justin Rd.  
Rockwall, TX 75087

---

**From:** Lee, Henry <HLee@rockwall.com>  
**Sent:** Wednesday, May 24, 2023 1:12:15 PM  
**To:** Meredith Joyce <meredith@michaeljoyceproperties.com>; Ryan Joyce <ryan@michaeljoyceproperties.com>  
**Subject:** Park Hills Site Plan Remaining Comments

Good Afternoon,

I have finished reviewing the site plan set and I have remaining comments. The large comment is related to landscaping, specifically landscaping in the future alignment's landscape buffers. I have not heard back from Engineering yet on the plat or the site plan. I will forward any comments they have as soon as I receive them. That being said, I would need revisions by tomorrow morning, otherwise staff will have to send out what we have, which would not be approved. However, you do have the ability to table two (2) more weeks, to the June 13 meeting, and stay within the 60-day window. If you choose to do that, I would need an email requesting it; I would need final plans by June 6. Let me know if you have any questions.

Thank you,



Henry Lee, AICP  
Senior Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

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## Lee, Henry

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**From:** Meredith Joyce <Meredith@michaeljoyceproperties.com>  
**Sent:** Thursday, June 8, 2023 11:53 AM  
**To:** Lee, Henry  
**Cc:** Ryan Joyce  
**Subject:** RE: Park Hills Final Plat and Site Plan Remaining Comments

Henry,

We'd like to change from 2 builder trees on standard lots to 3 builder trees on those lots.

We are meeting the 80-20 rule and would propose paying the \$34,800 for the 348 caliper inches we are short.

We are working on updating comments for the drawings.

Let me know what else you need. Thanks!

Meredith

Meredith Joyce, PE



MICHAEL JOYCE  
PROPERTIES

Michael Joyce Properties

767 Justin Rd.

Rockwall, TX 75087

512-694-6394

[www.michaeljoyceproperties.com](http://www.michaeljoyceproperties.com)

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**From:** Lee, Henry <HLee@rockwall.com>  
**Sent:** Thursday, June 8, 2023 8:22 AM  
**To:** Meredith Joyce <Meredith@michaeljoyceproperties.com>  
**Cc:** Ryan Joyce <ryan@michaeljoyceproperties.com>  
**Subject:** RE: Park Hills Final Plat and Site Plan Remaining Comments

Good Morning,

Based on the document provided there are some inconsistencies with the UDC and what was approved with the Treescape Plan earlier this year. First, the Treescape Plan that was approved had 3,004 caliper inches being removed that had to be mitigated. Second, my math was based off the zoning ordinance, which said there were going to be two (2) trees per lot with four (4) on corner lots. The math I discussed with you yesterday was as follows:  $((128 \text{ standard lots} \times 2 \text{ trees}) + (16 \text{ corner lots} \times 4 \text{ trees}) + 216 \text{ open space trees}) = 532 \text{ canopy trees or } 2,144 \text{ caliper inches}$ . To meet the 80/20 plant/pay rule, you would need to plant 2,403.2 inches or 65 more trees. Reviewing what you sent, you could do the three (3) trees per standard lot and you would meet the 80/20 rule (*i.e. I would suggest two (2) in the front yard and one (1) in the back yard*). The math for this would be:  $((128 \text{ standard lots} \times 3 \text{ trees}) + (16 \text{ corner lots} \times 4 \text{ trees}) + 216 \text{ open space trees}) = 384 \text{ canopy trees or } 2,656 \text{ caliper inches}$ . This would meet the 80/20 rule and your remaining balance to pay would be 384 inches or \$38,400.00. Let me know if this is what you decide to do. I would need the letter requesting this and a note added to the landscape plans indicating the number of trees to be planted per lot. Let me know if you have any questions.

Thank you,



Henry Lee, AICP  
Senior Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

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**From:** Meredith Joyce <[Meredith@michaeljoyceproperties.com](mailto:Meredith@michaeljoyceproperties.com)>  
**Sent:** Wednesday, June 7, 2023 4:39 PM  
**To:** Lee, Henry <[HLee@rockwall.com](mailto:HLee@rockwall.com)>  
**Cc:** Ryan Joyce <[ryan@michaeljoyceproperties.com](mailto:ryan@michaeljoyceproperties.com)>  
**Subject:** RE: Park Hills Final Plat and Site Plan Remaining Comments

Henry, Here are my quick calcs (and I just marked up the sheet I did originally so apologize for the messy markup). I've asked our landscaper architect to verify quantities now, but wanted to send it to you so you know what we are thinking. I think our current plan meets the requirements.

By my calc we need 213 site trees and by my count we are showing 216. Am I figuring this correctly?  
Meredith

Meredith Joyce, PE



Michael Joyce Properties  
767 Justin Rd.  
Rockwall, TX 75087  
512-694-6394  
[www.michaeljoyceproperties.com](http://www.michaeljoyceproperties.com)

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**From:** Lee, Henry <[HLee@rockwall.com](mailto:HLee@rockwall.com)>  
**Sent:** Wednesday, June 7, 2023 2:55 PM  
**To:** Meredith Joyce <[Meredith@michaeljoyceproperties.com](mailto:Meredith@michaeljoyceproperties.com)>  
**Cc:** Ryan Joyce <[ryan@michaeljoyceproperties.com](mailto:ryan@michaeljoyceproperties.com)>; [john.vick@qualico.com](mailto:john.vick@qualico.com)  
**Subject:** Park Hills Final Plat and Site Plan Remaining Comments

Good Afternoon,

Attached are the remaining comments for the Park Hills Final Plat and Site Plan. The remaining comments appear minor, and we can conditionally approve these plans. That being said, please get me the revisions as soon as you can. Also, pay attention to comments M.3 in the Planning comments; I need to know ASAP if you want to request an Alternative Tree Mitigation Agreement. Let me know if you have any questions.

Thank you,



Henry Lee, AICP  
Senior Planner  
Planning & Zoning Department  
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July 13, 2023

TO: Meredith Joyce  
Michael Joyce Properties  
767 Justin Road  
Rockwall, TX 75087

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

SUBJECT: SP2023-016; *Site Plan for the Park Hills Subdivision*

Meredith Joyce:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on June 13, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) 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 June 13, 2023, the Planning and Zoning Commission approved a motion to approve the Site Plan by a vote of 7-0.

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', is written over a light blue horizontal line.

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