



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: 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 **Amenity Center within Peachtree Meadows**

SUBDIVISION **Peachtree Meadows**

LOT **12** BLOCK **L**

GENERAL LOCATION **Chastain Street adjacent to Northlake Road**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Single Family Residential**

CURRENT USE **Private Recreation Center**

PROPOSED ZONING **Single Family Residential**

PROPOSED USE **Private Recreational Center**

ACREAGE **1.06**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

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]

OWNER **Qualico Developement (U.S.), INC**

APPLICANT **Johnson Volk Consulting**

CONTACT PERSON **Kyle Tressler**

CONTACT PERSON **Cody Johnson**

ADDRESS **6950 TPC Drive, Suite 350**

ADDRESS **704 Central Parkway East, Suite 1200**

CITY, STATE & ZIP **McKinney, Texas 75070**

CITY, STATE & ZIP **Plano, TX 75074**

PHONE **469-659-6152**

PHONE **972-201-3100**

E-MAIL **kyle.tressler@qualico.com**

E-MAIL **cody.johnson@johnsonvolk.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kyle Tressler [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 \$271.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 6th DAY OF August, 2024 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."

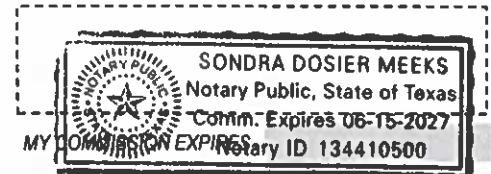
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 6th DAY OF August, 2024

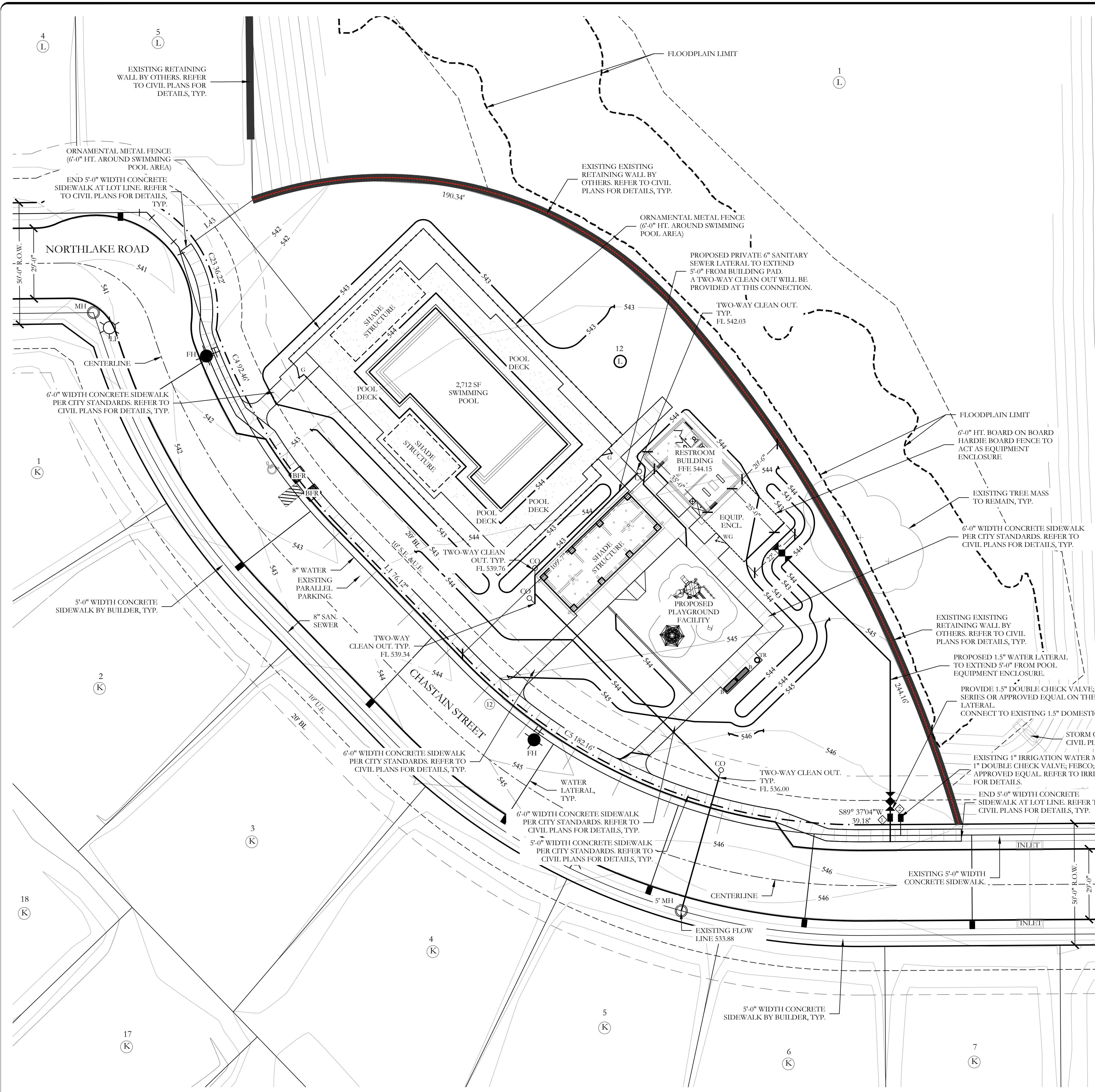
OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





LEGEND

12	EXISTING PARKING COUNT	◊	EXISTING 1.5" DOMESTIC WATER METER
BFR	BARRIER FREE RAMP	◊	EXISTING 1" IRRIGATION WATER METER
FH	EXISTING FIRE HYDRANT	—	ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)
MH	EXISTING SANITARY SEWER MANHOLE	—	1 - 4'-0" WIDTH SELF-LATCHING, SELF-CLOSING METAL GATE
—	EXISTING WATER MAIN W/ VALVE	—	1 - 4'-0" WIDTH SELF-LATCHING, SELF-CLOSING WOODEN GATE
—	EXISTING SANITARY SEWER	—	6'-0" HT. HARDIE BOARD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE
—	EXISTING STORM	—	EXISTING RETAINING WALL REFER TO CIVIL PLANS TYP.
—	EXISTING CURB INLET	—	6'-0" BENCH
—	RIGHT-OF-WAY	—	TRASH RECEPTACLE
LP	LIGHT POLE	—	PROPOSED CONTOUR INTERVAL
—	EXISTING CONTOUR INTERVAL	—	PROPOSED 42" HT. ORNAMENTAL METAL HANDRAIL AT OP RETAINING WALL
FFE 544.15	FINISHED FLOOR ELEVATION		

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

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM	METER IRR	SAN. SERVICE SIZE
◊	1.5"	1.5"	X		6"
◊	1"	1"		X	

SITE INFORMATION

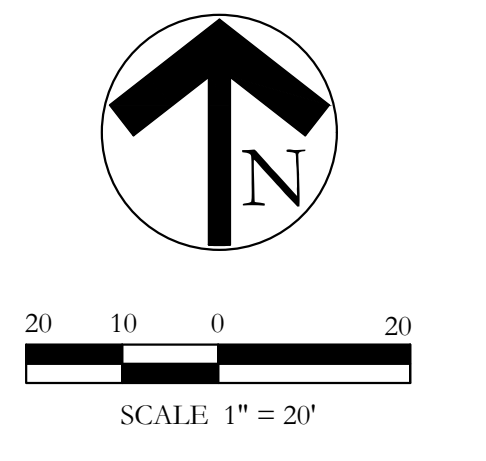
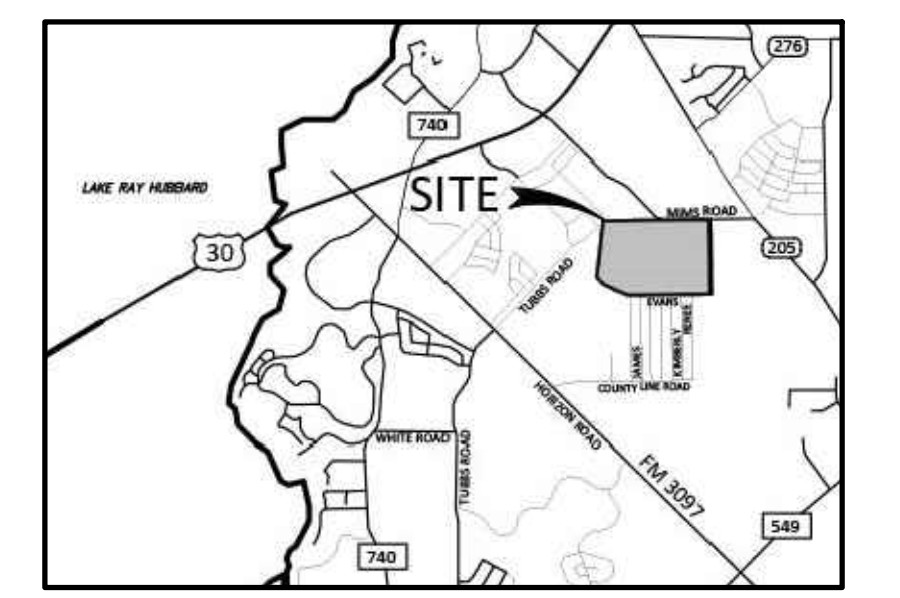
SINGLE FAMILY RESIDENTIAL
PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 1.06 ACRES
46,211.00 SQ. FT.

BUILDING AREA: 792.00 SQUARE FEET
BUILDING HEIGHT: 20'-3" (1 STORY)

FLOOR TO AREA: 0.0173 [792/46,211]
LOT COVERAGE: 1.71%

TOTAL IMPERVIOUS SURFACE: 15,147.08 SF
PROPOSED IMPERVIOUS RATIO: 0.3277 OR 32.77%
INTERIOR LANDSCAPE PROVIDED: 31,063.92 SF

POOL DECK SURFACE: 4,884.00 SF



SITE PLAN PEACHTREE MEADOWS PHASE I LOT 12, BLOCK L ~AMENITY CENTER~

1.06 ACRES SITUATED IN THE
G. WELLS SURVEY,
ABSTRACT NO. 219 AND
J.R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- ### SITE PLAN NOTES:
- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
 - FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS.
 - ALL PARKING ON SITE IS EXISTING.
 - THE PERIMETER FENCING SHALL BE 6'-0" HT. ORNAMENTAL METAL FENCE.
 - THE POOL EQUIPMENT FENCING SHALL BE 6'-0" HT. BOARD ON BOARD HARDIE BOARD FENCE.
 - ALL SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.



OWNER / DEVELOPER:
QUALICO DEVELOPMENT (U.S.), INC
6950 TPC DRIVE, SUITE 350
MCKINNEY, TEXAS 75070
CONTACT: KYLE TRESSLER

LANDSCAPE ARCHITECT/CIVIL ENGINEER:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. (972) 201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI

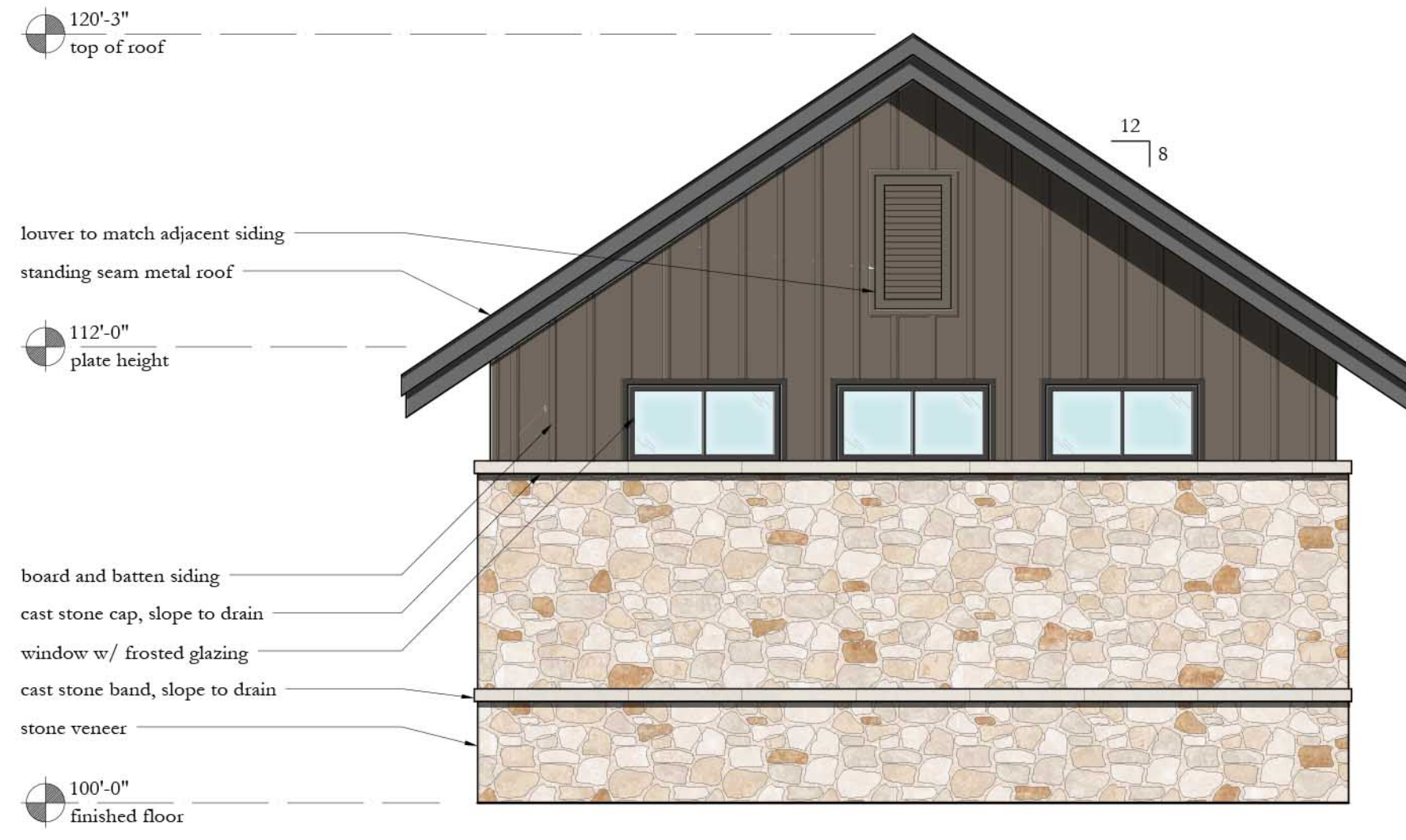
CITY CASE NUMBER TBD PEACHTREE MEADOWS AMENITY CENTER

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 _____, ____.

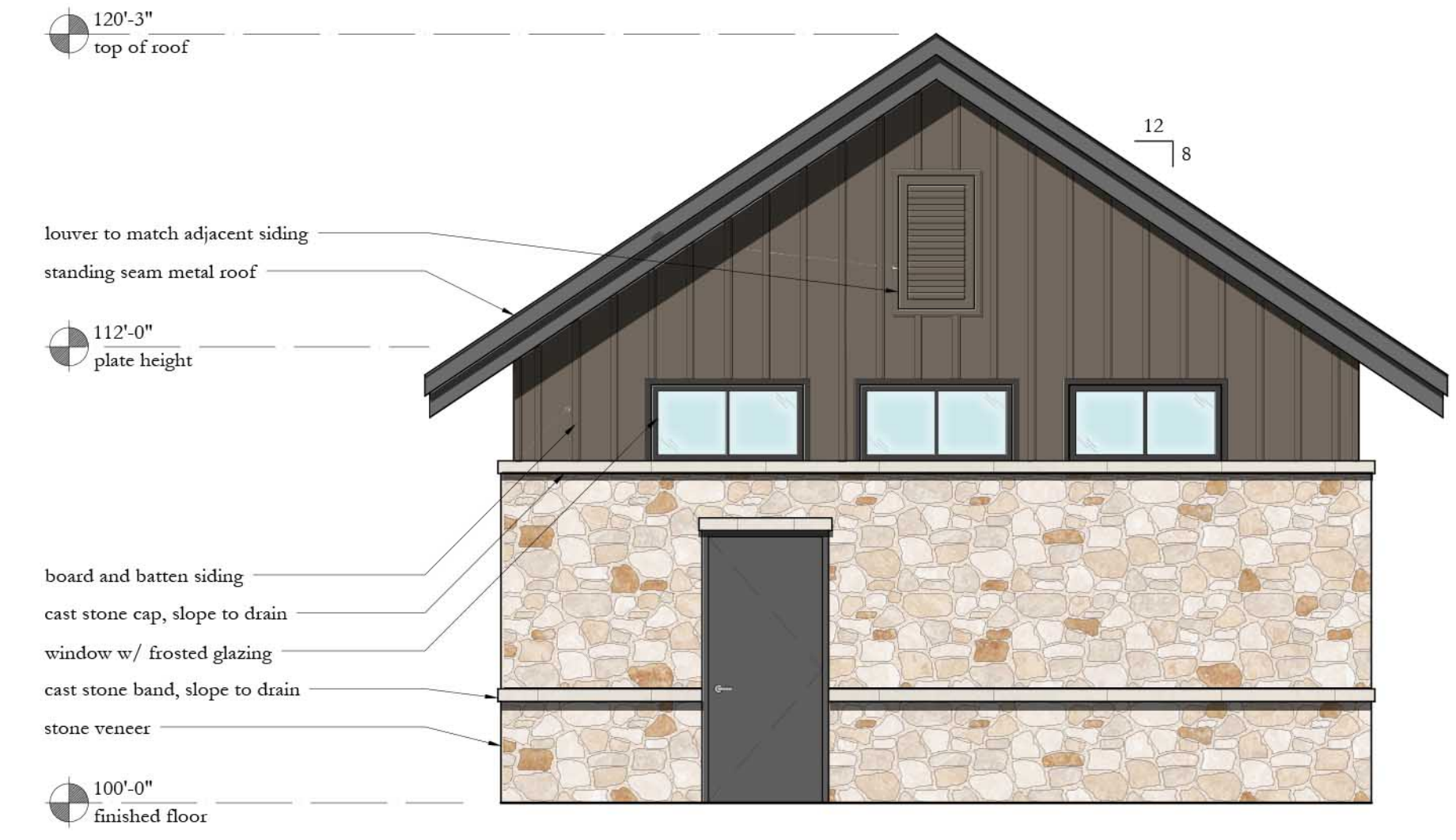
Planning & Zoning Commission, Chairman

Director of Planning and Zoning



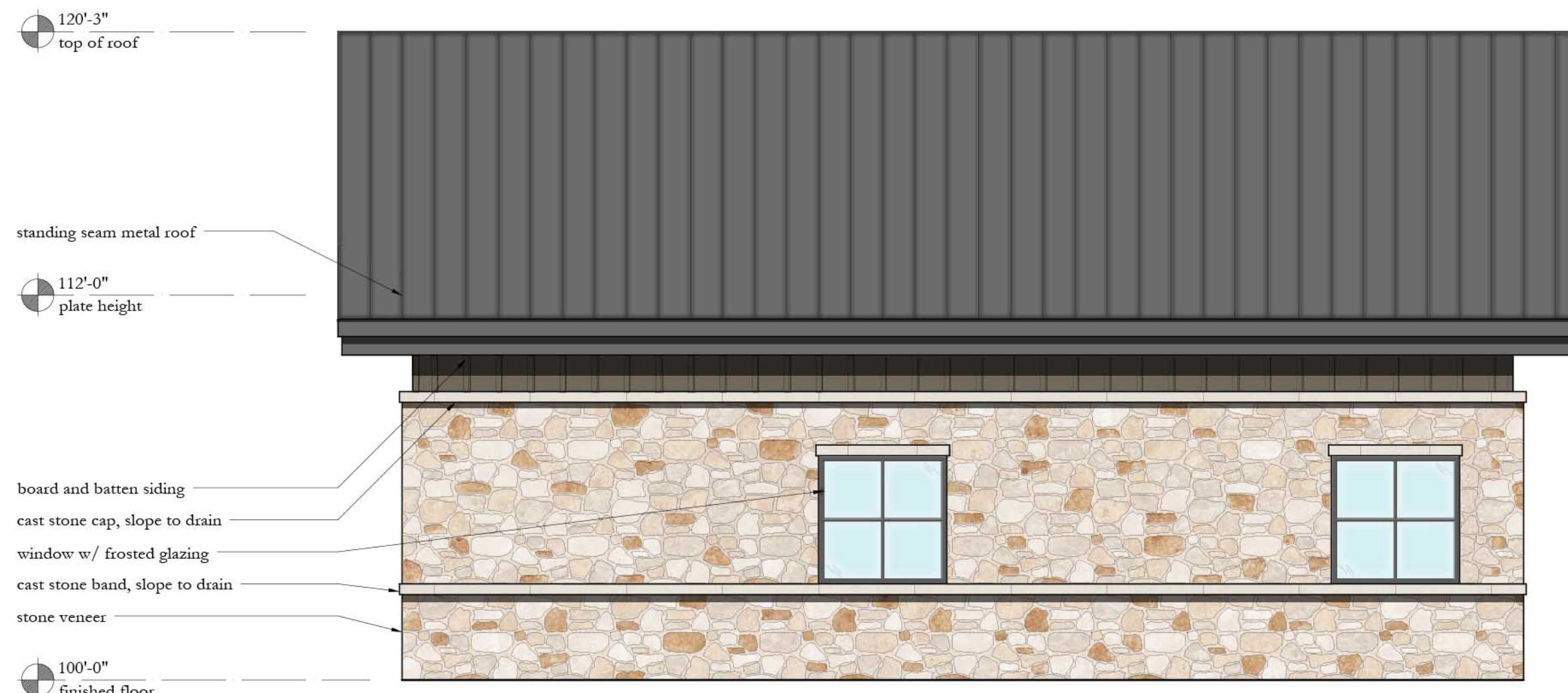
5 WEST ELEVATION
ELEVATION

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



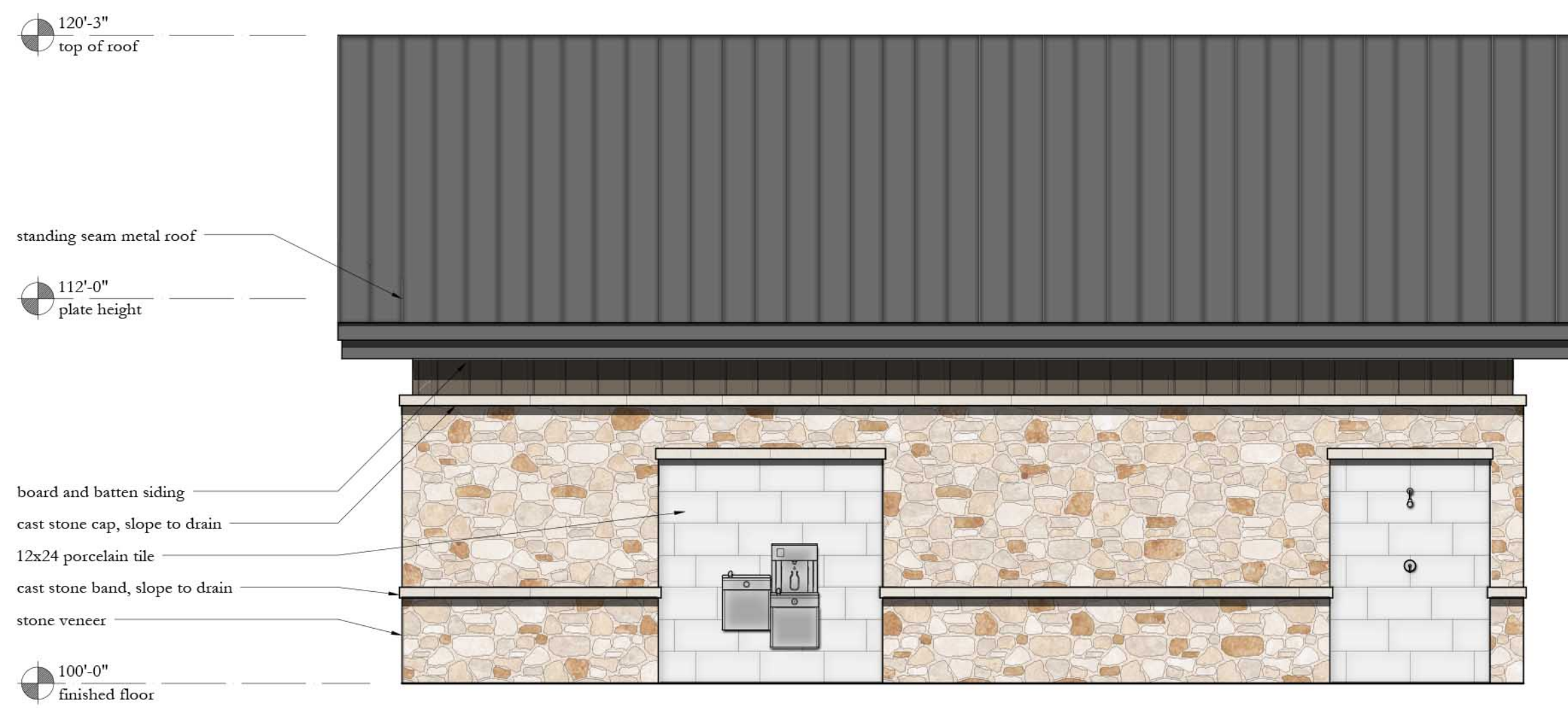
4 EAST ELEVATION
ELEVATION

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



3 NORTH ELEVATION
ELEVATION

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



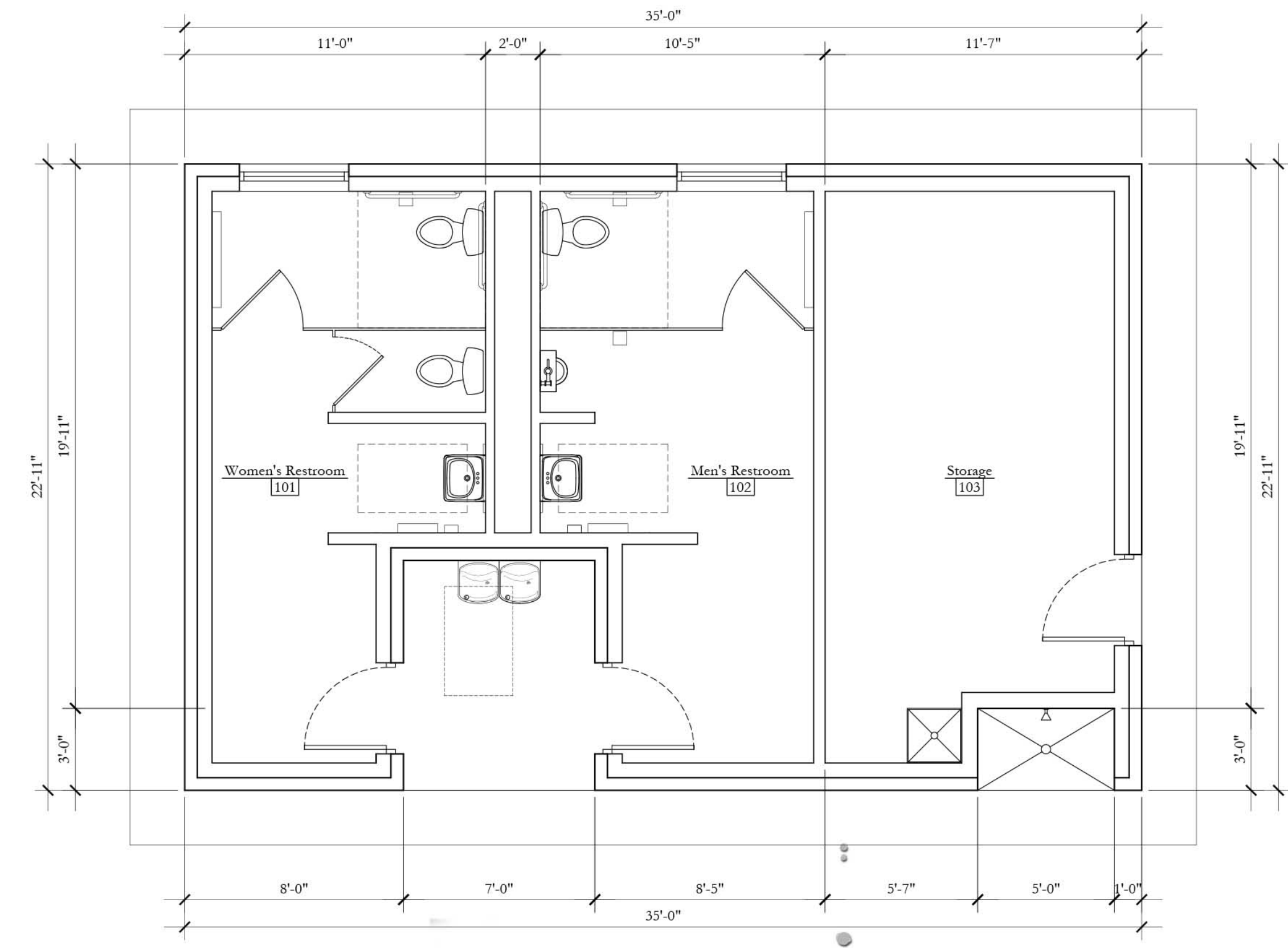
2 SOUTH ELEVATION
ELEVATION

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

BUILDING MATERIAL CALCULATIONS

Material	North	Percent	South	Percent	East	Percent	West	Percent
TOTAL SQ FT.	354 S.F.	-	354 S.F.	-	347 S.F.	-	347 S.F.	-
PRIMARY MATERIAL TOTALS	322 S.F.	100.00%	270 S.F.	76.27%	292 S.F.	100.00%	316 S.F.	100%
STONE VENEER	257 S.F.	79.81%	207 S.F.	58.47%	167 S.F.	57.19%	191 S.F.	60.44%
CAST STONE	26 S.F.	8.08%	24 S.F.	6.78%	15 S.F.	5.14%	15 S.F.	4.75%
BOARD AND BATTEN FIBER CEMENT SIDING	39 S.F.	12.11%	39 S.F.	11.02%	110 S.F.	37.67%	110 S.F.	34.81%
SECONDARY MATERIALS	-	-	-	-	-	-	-	-
TILE AT SHOWER/DRINKING FOUNTAINS	-	-	84 S.F.	23.73%	-	-	-	-
DOORS/WINDOWS/TRIM (COLOR TO MATCH ADJACENT MATERIALS)	32 S.F.	-	-	-	55 S.F.	-	31 S.F.	-
STANDING SEAM METAL ROOF	-	-	-	-	-	-	-	-

NOTE: ALUMINUM GUTTERS AND DOWNSPOUTS ARE TO BE PROVIDED BY CONTRACTOR AND SHALL MATCH ADJACENT BUILDING MATERIALS



1 FLOOR PLAN
PLAN

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

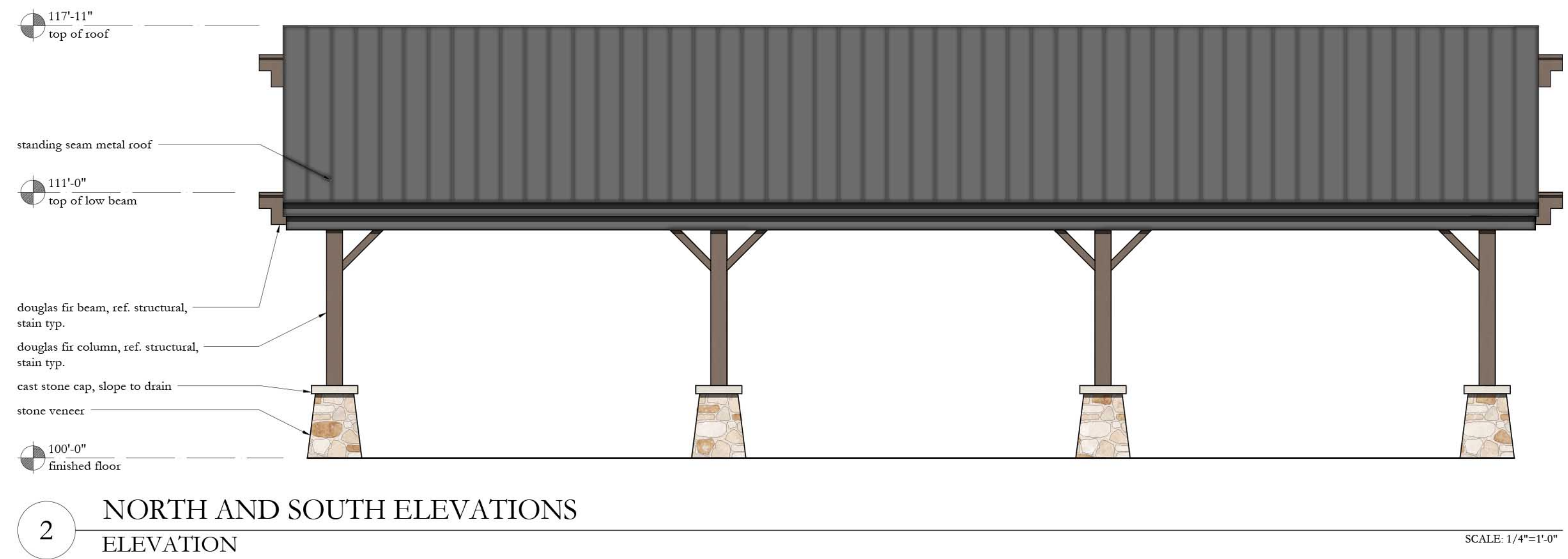
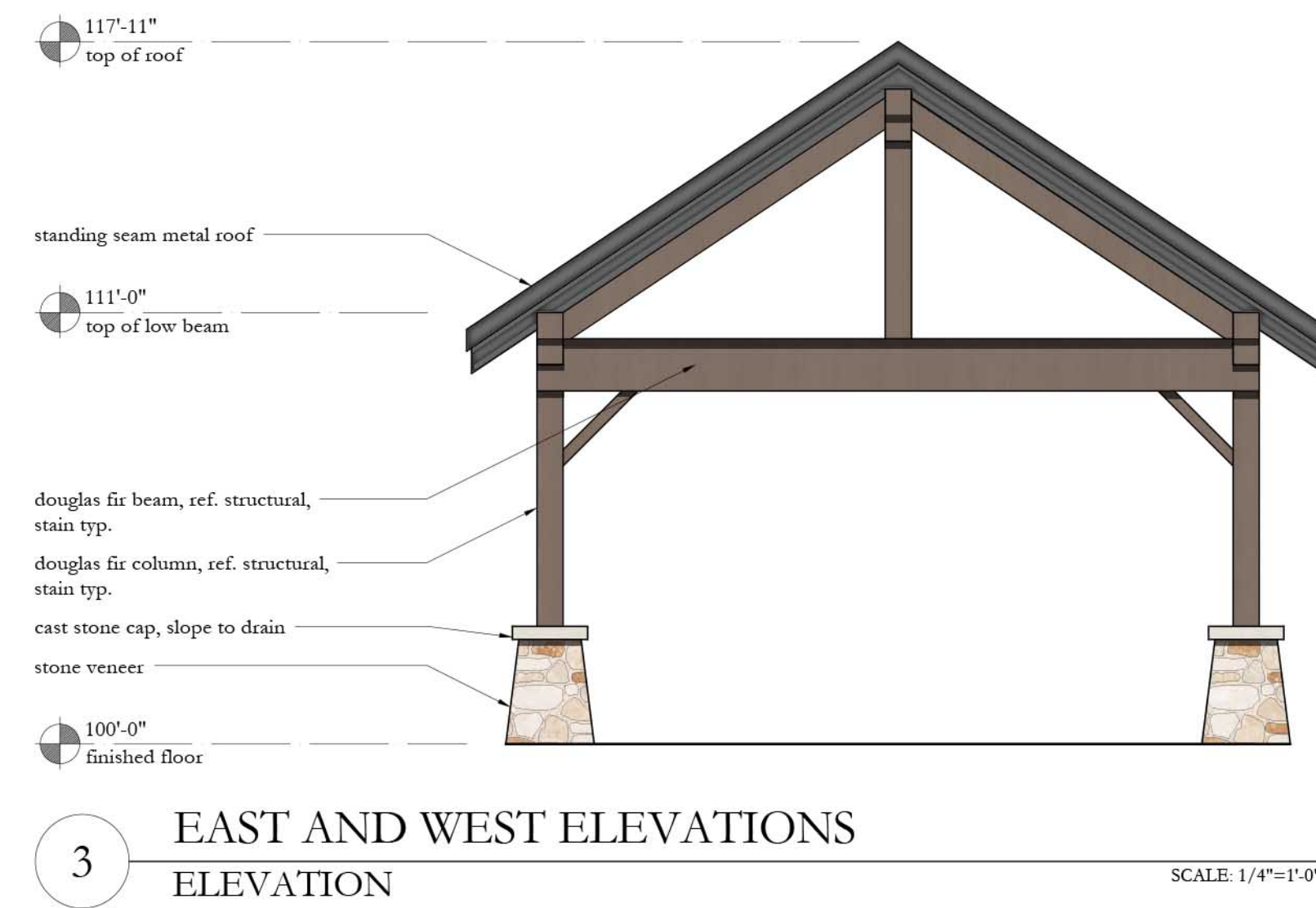
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WITNESS OUR HANDS, this ___ day of ___, ___.

 Planning & Zoning Commission, Chairman

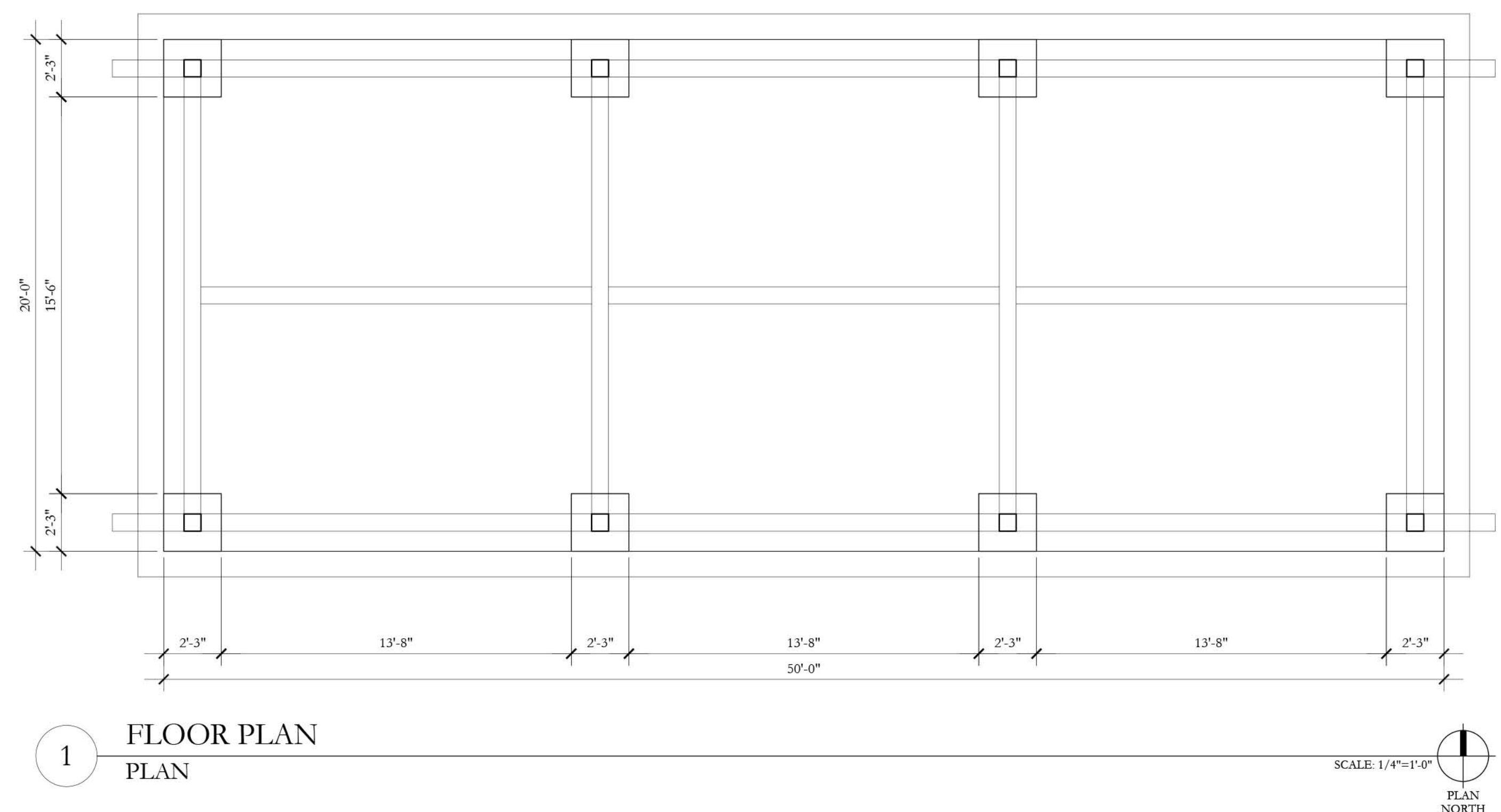
 Director of Planning and Zoning

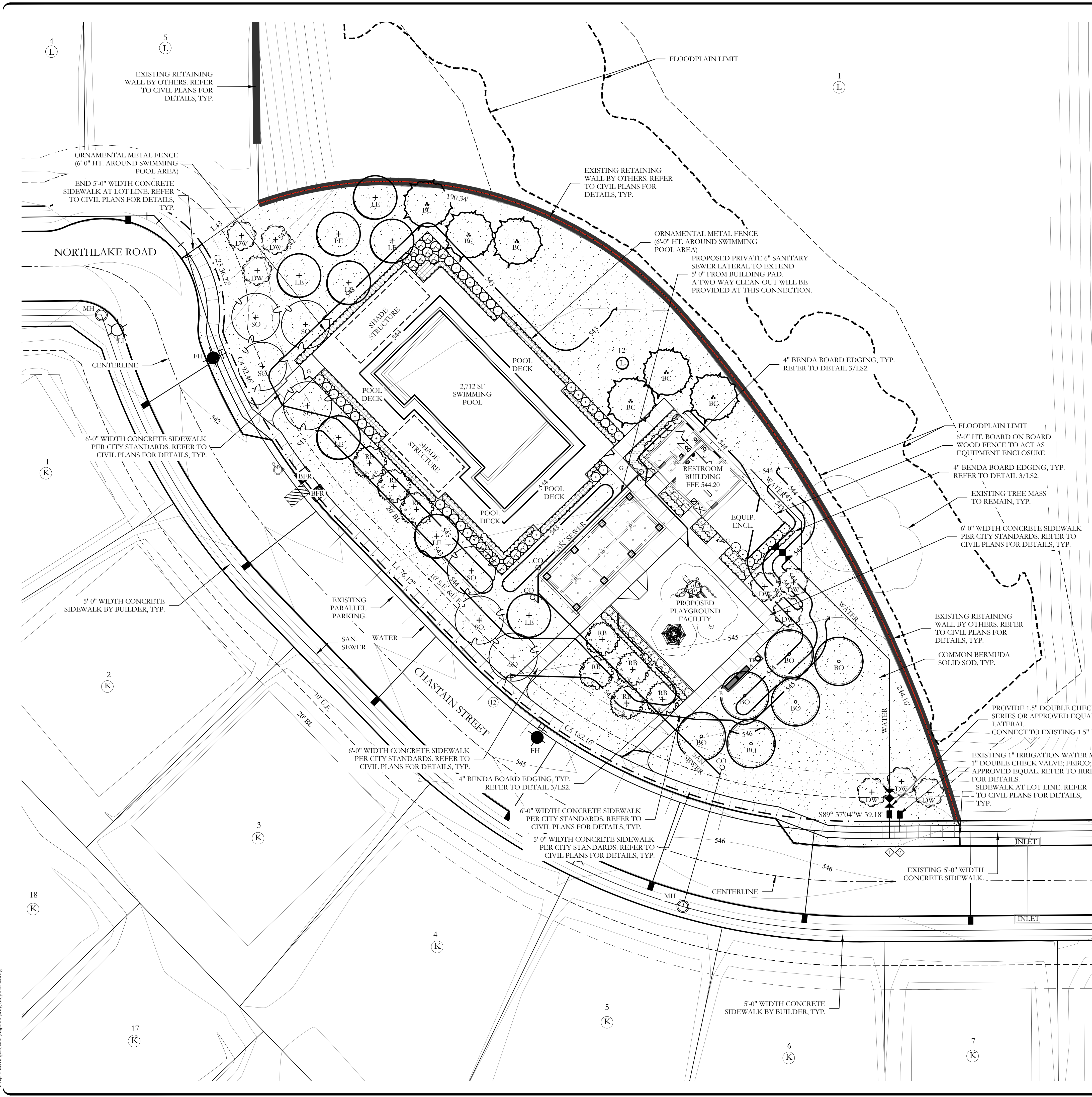


BUILDING MATERIAL CALCULATIONS

Material	North	Percent	South	Percent	East	Percent	West	Percent
TOTAL SQ. FT.	24 S.F.	-	24 S.F.	-	12 S.F.	-	12 S.F.	-
PRIMARY MATERIAL TOTALS	24 S.F.	100.00%	24 S.F.	100.00%	12 S.F.	100.00%	12 S.F.	100.00%
STONE VENEER	22 S.F.	91.67%	22 S.F.	91.67%	11 S.F.	91.67%	11 S.F.	91.67%
CAST STONE	2 S.F.	8.33%	2 S.F.	8.33%	1 S.F.	8.33%	1 S.F.	8.33%
STANDING SEAM METAL ROOF	-	-	-	-	-	-	-	-

NOTE: ALUMINUM GUTTERS AND DOWNSPOUTS ARE TO BE PROVIDED BY CONTRACTOR AND SHALL MATCH ADJACENT BUILDING MATERIALS





PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

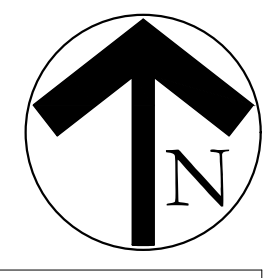
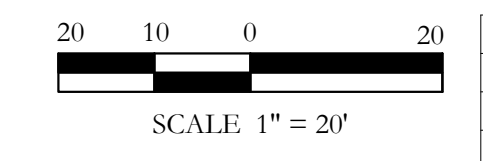
SITE INFORMATION	
SINGLE FAMILY RESIDENTIAL	PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA:	1.06 ACRES 46,211.00 SQ. FT.
BUILDING AREA:	792.00 SQUARE FEET
BUILDING HEIGHT:	20'-3" (1 STORY)
FLOOR TO AREA:	0.017:1 [792/46,211]
LOT COVERAGE:	1.71%
TOTAL IMPERVIOUS SURFACE:	15,147.08 SF
PROPOSED IMPERVIOUS RATIO:	0.3277 OR 32.77%
INTERIOR LANDSCAPE PROVIDED:	31,063.92 SF
POOL DECK SURFACE:	4,884.00 SF

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 ___, 2024.

WITNESS OUR HANDS, this ___ day of ___, 2024.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
SO	7	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	6	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LE	8	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BC	6	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
DW	9	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	8	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	36	STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	17	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	13	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	30	RUSSIAN SAGE	PEROVSKIA ATRIPPLICIFOLIA	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	165	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	450	LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	28,870	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN

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 ROW 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 AN ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

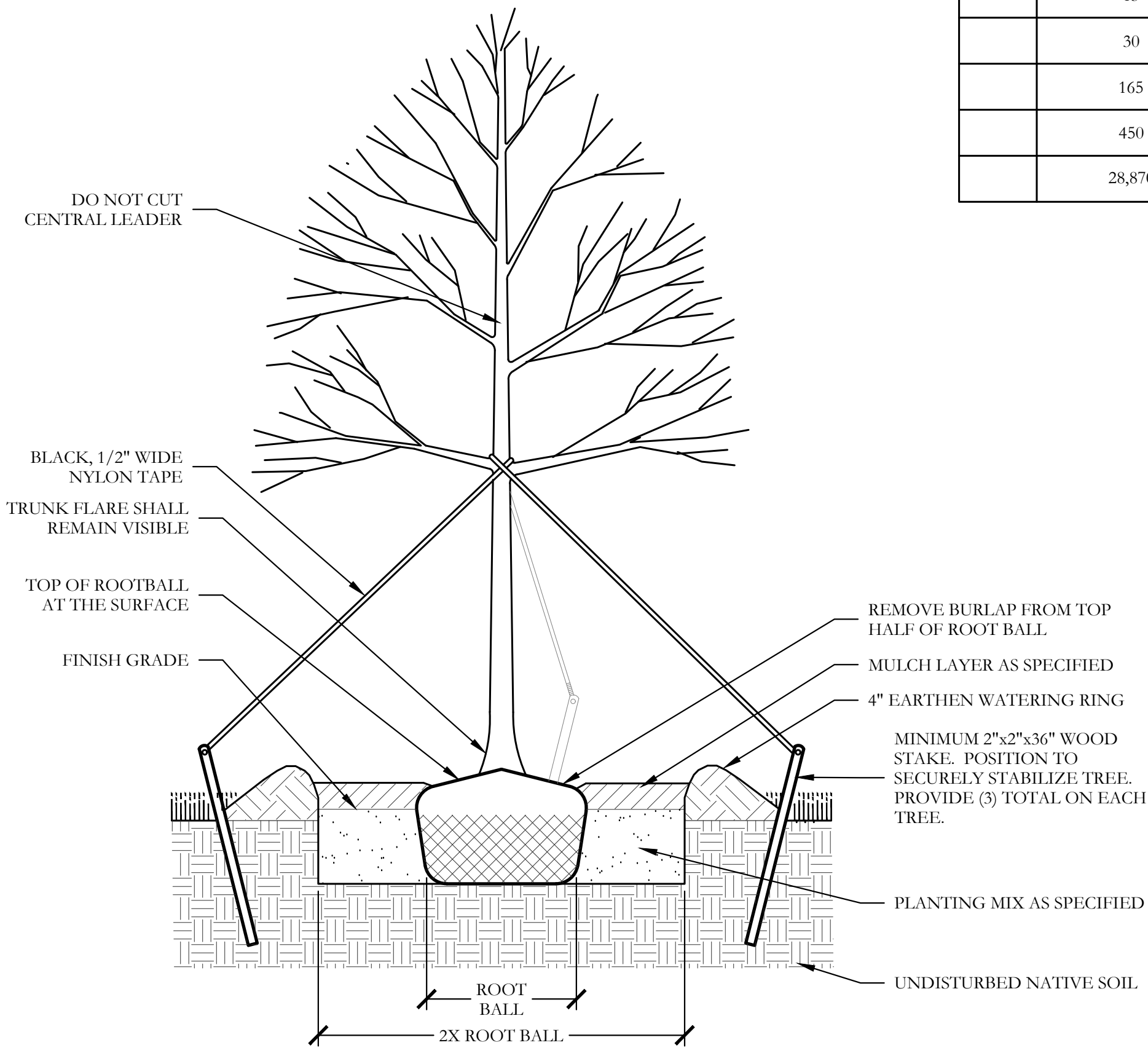
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED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

MAINTENANCE STANDARDS:

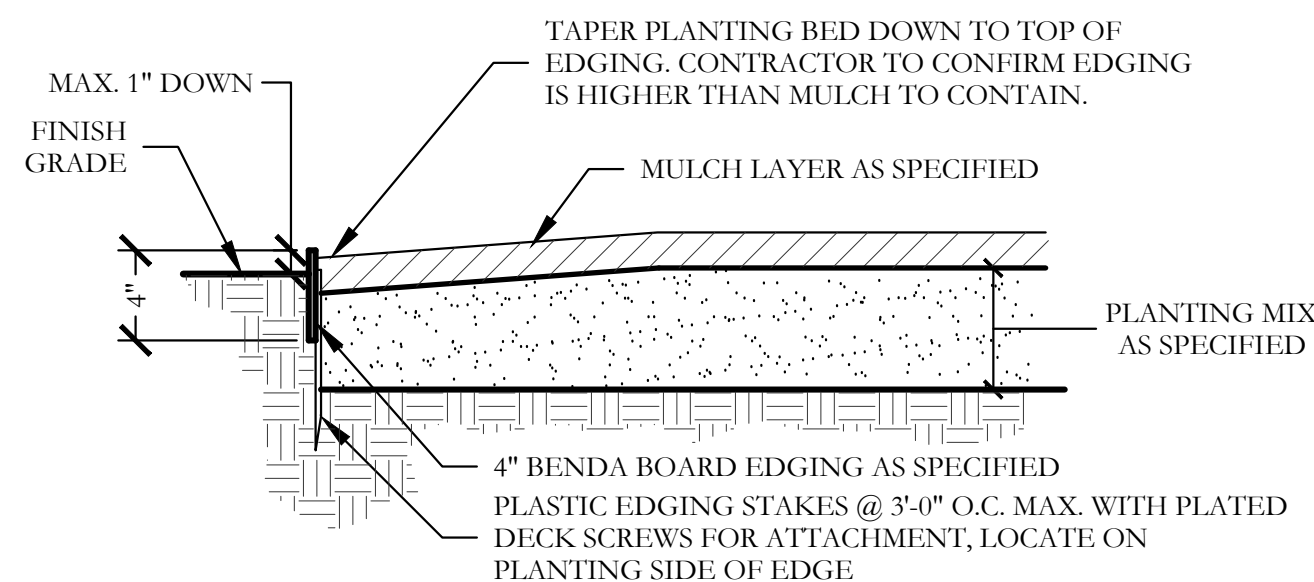
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUCH ON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

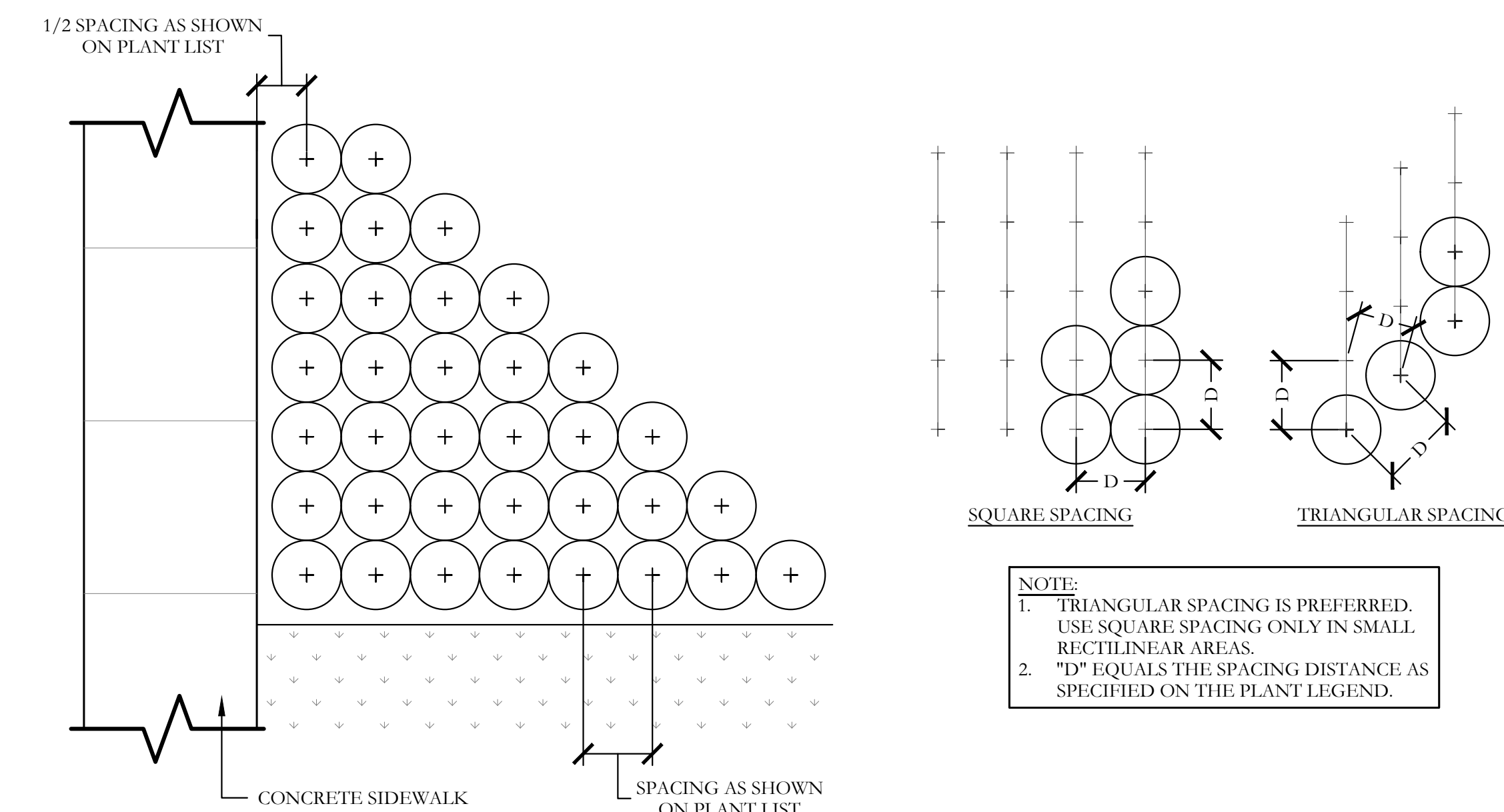
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING 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 HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



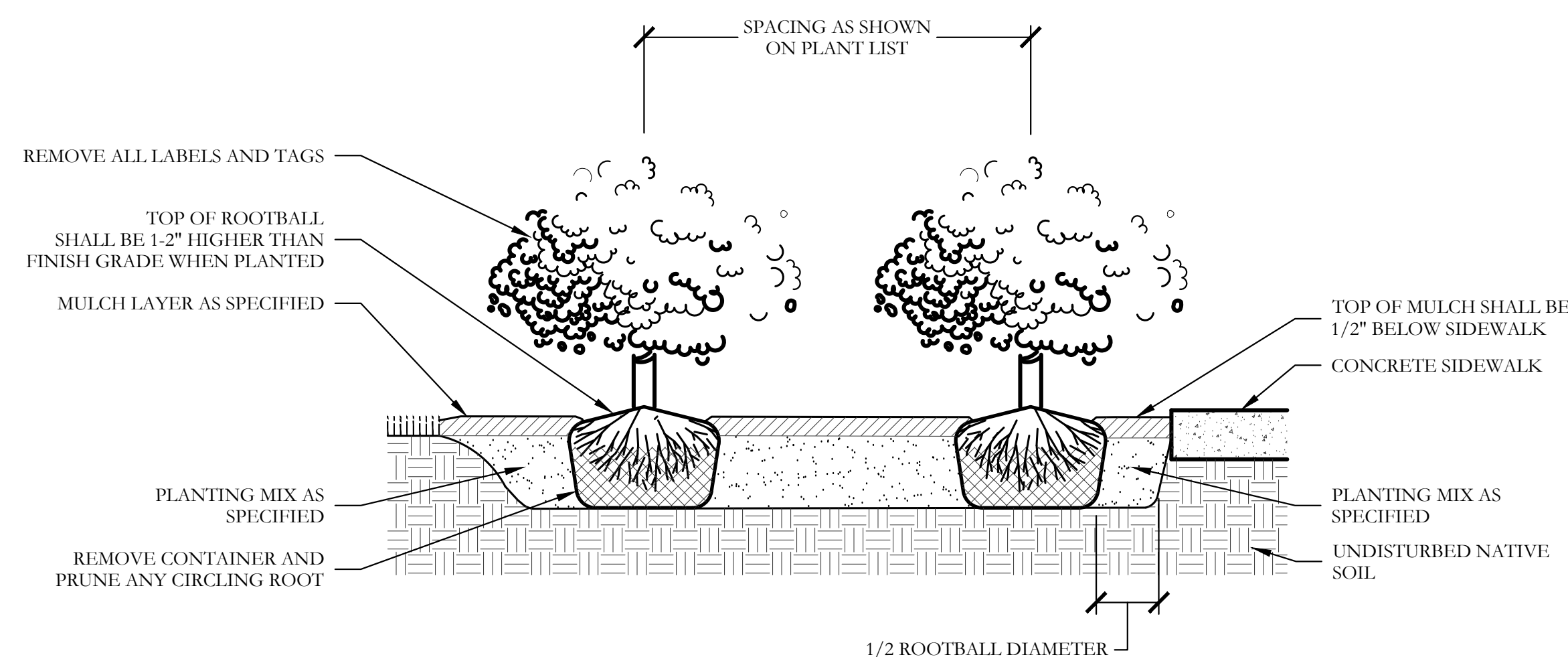
1 TYPICAL TREE PLANTING SECTION NOT TO SCALE



3 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



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



4 TYPICAL SHRUB AND GROUND COVER PLANTING SECTION NOT TO SCALE

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

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 and Zoning



JOHNSON VOLK CONSULTING

704 Central Parkway East | Suite 1200 | Plano, Texas 75074 | 972.201.3100

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

August 16, 2024

Tree Survey Affidavit

Peachtree Meadows, Amenity Center
City of Rockwall, Rockwall County, Texas

To Whom it May Concern,

After an extensive field investigation and tree inventory, we have determined that no protected trees exist on site for this development. Because of this, we have not prepared tree survey plans, checklists, and applicable plans for tree survey, mitigation, and/or tree preservation per the City of Rockwall Ordinance.

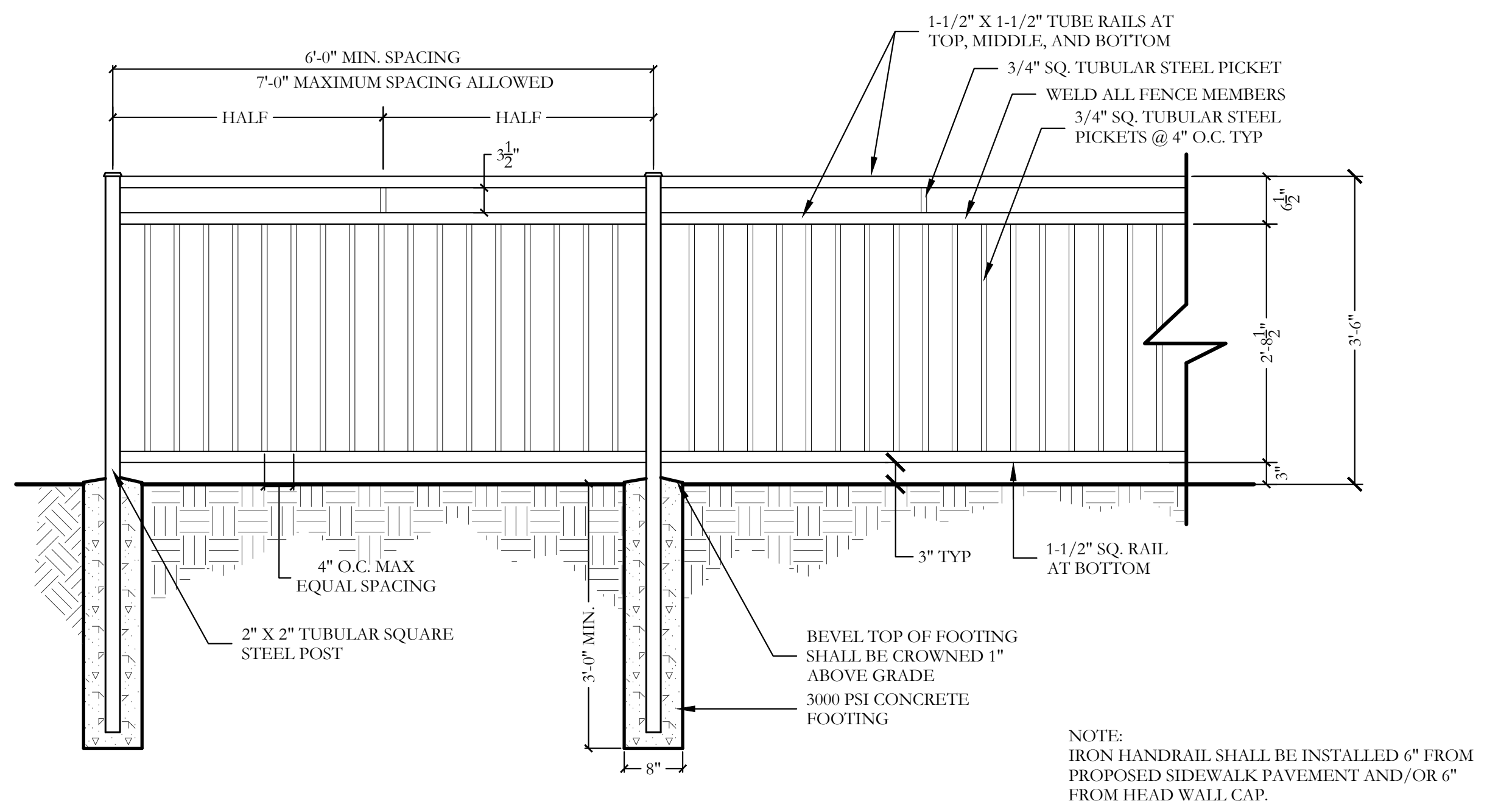
If you have any questions or concerns, please let me know.

Sincerely,

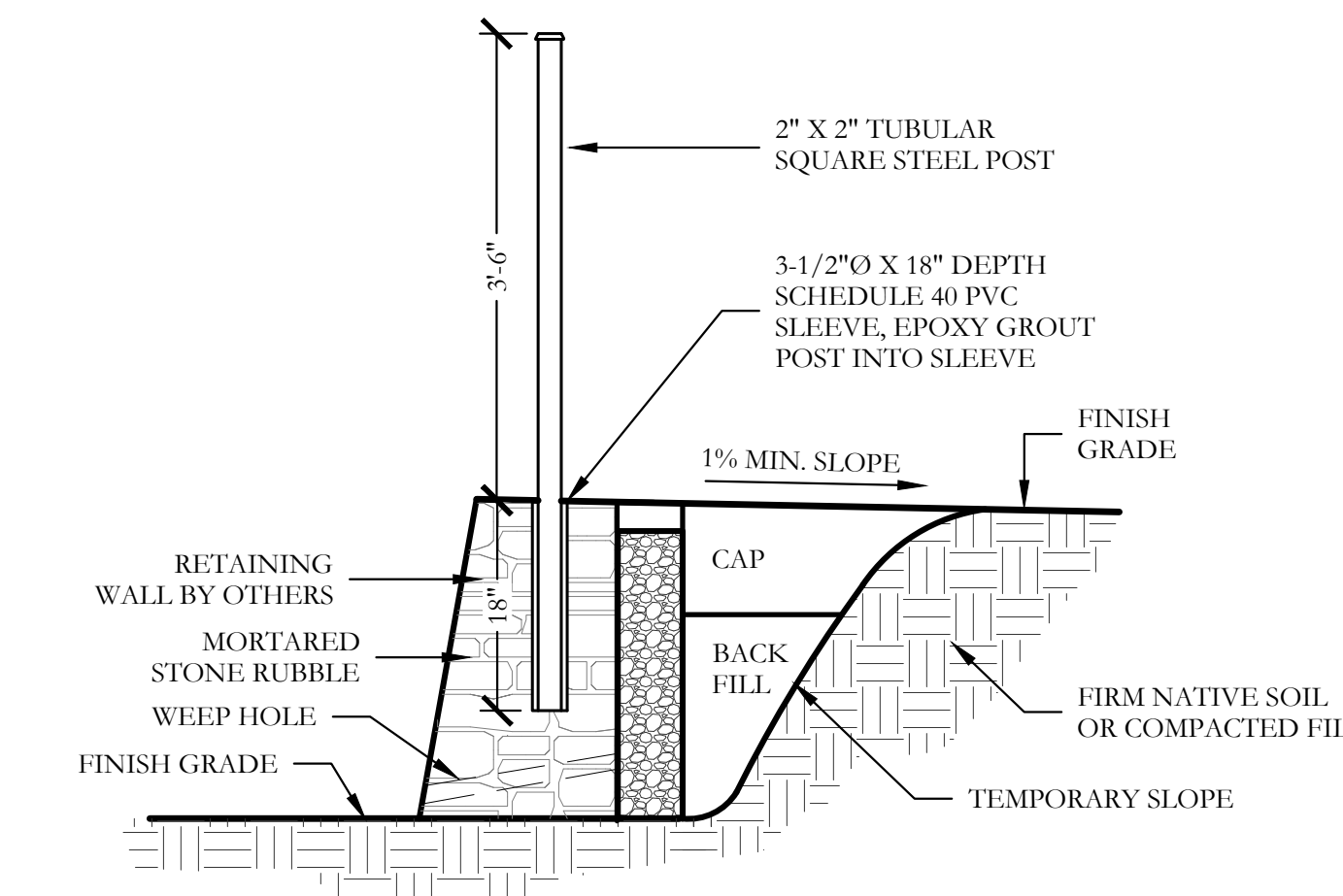
Cody Johnson, RLA, ASLA, LI
Johnson Volk Consulting
704 Central Parkway East
Suite 1200
Plano, Texas 75074

ORNAMENTAL METAL FENCE NOTES

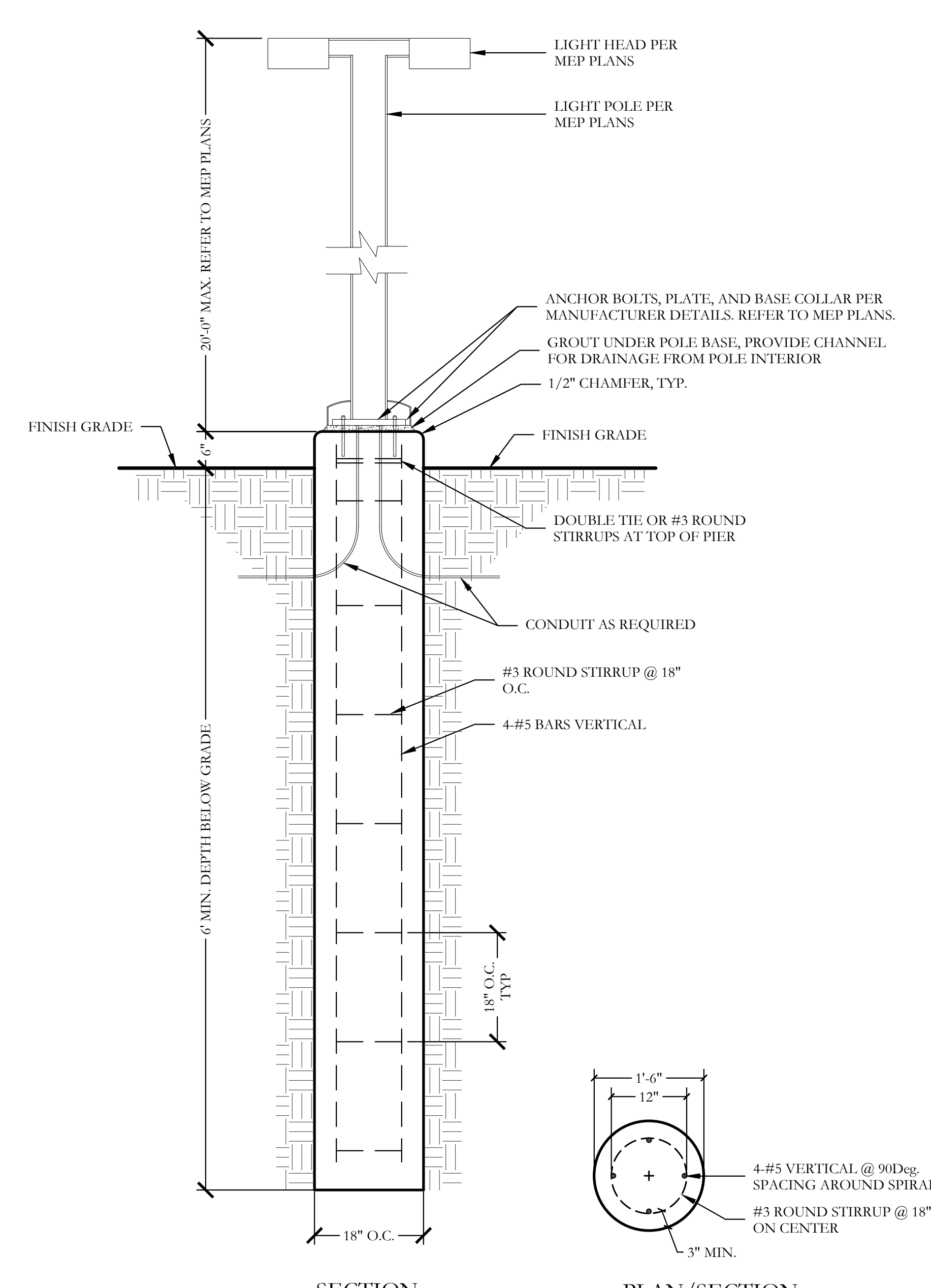
1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL 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 515 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.
 - 10.4. POSTS, 3" SQUARE 11 GA.
11. CONCRETE FOOTING FOR POSTS SHALL BE 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.



1 42" HT. ORNAMENTAL METAL HANDRAIL ELEVATION SCALE: 3/4"=1'-0"



2 42" HT. ORNAMENTAL METAL HANDRAIL ON TOP RETAINING WALL SECTION SCALE: 3/4"=1'-0"



3 LIGHT POLE WITHIN POOL AREA PLAN/SECTION SCALE: 3/4"=1'-0"

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 ___, ___.

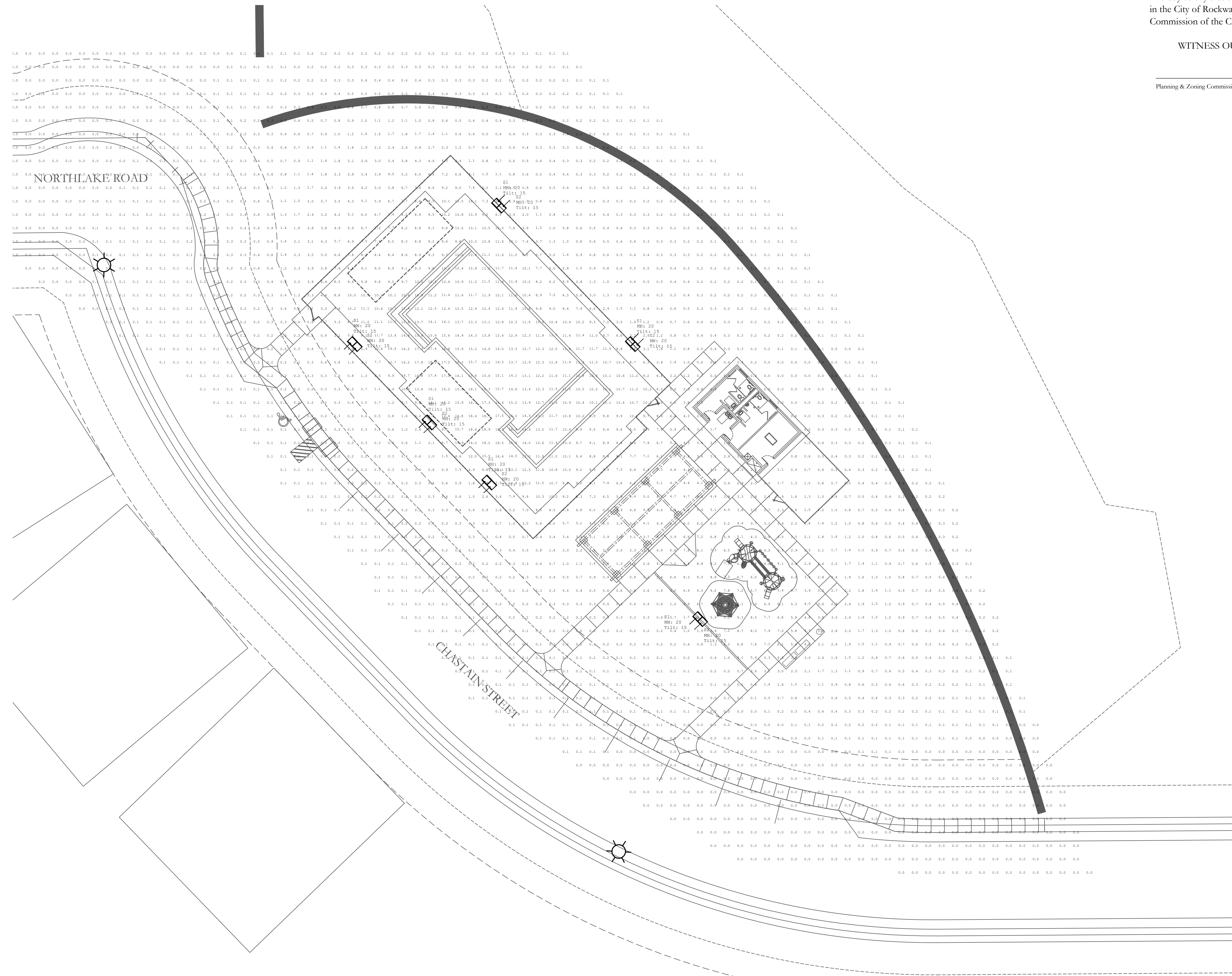
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

PERMITTED BY BUILDING INSPECTORS.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

I:\GIS\advice\projects\mpj008\dwg\mpj008_spl.dwg



1 SITE PLAN - PHOTOMETRICS
SCALE: 1" = 20'-0"

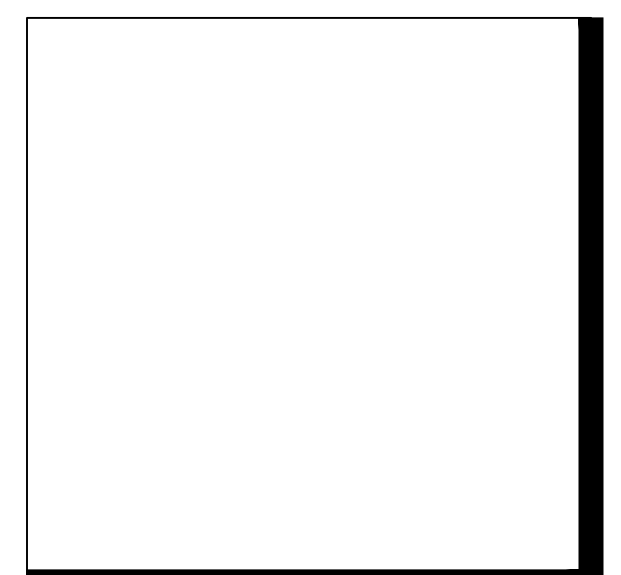
Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
☐	6	S1	Single	MRS-LED-24L-SIL-FT-40-70CRI-IL	PAIRED W/ S2	0.900	15300	196	1176	20
☐	6	S2	Single	MRS-LED-24L-SIL-FT-40-70CRI-IL	PAIRED W/ S1	0.900	15300	196	1176	20

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 and Zoning



**PEACHTREE MEADOWS -
AMENITY CENTER
ROCKWALL, TEXAS**

Issue:	XX-XX-XXXX
Revisions:	

Drawing Title:
**PHOTOMETRICS -
SITE PLAN**

CONTRACTOR SHALL COORDINATE
MEP DRAWINGS WITH ALL OTHER
DISCIPLINES

Sheet
E1.02

AOS JOB #: 4444-001-24

Steel Poles Square Straight

Have questions? Call us at (800) 456-7800

Type: _____

WIND SPEED

Table with columns: POLE, Hgt. Height Length (ft), Wall Thick (ga), BOLT CIRCLE (Designator, Dia. (in), Anchor Bolt Dia (in)), and WIND SPEED (EPA) for various pole models (5' x 7'-sq x 25', 28', 30', 35', 40', 45', 50', 55', 60', 65', 70', 75', 80', 85', 90', 95', 100', 105', 110', 115', 120', 125', 130', 135').

LSI Industries Inc., 10000 Alliance Rd., Cincinnati, OH 45242 • (513) 372-3200 • www.lsi.com

Page 8/8 Rev. 06/13/24 SPEC: 1070.B.0623

Steel Poles Square Straight

Have questions? Call us at (800) 456-7800

Type: _____

WIND SPEED

Table with columns: POLE, Hgt. Height Length (ft), Wall Thick (ga), BOLT CIRCLE (Designator, Dia. (in), Anchor Bolt Dia (in)), and WIND SPEED (EPA) for various pole models (5' x 11'-sq x 14', 16', 18', 20', 22', 24', 26', 28', 30', 32', 34', 36', 38', 40', 42', 44', 46', 48', 50', 52', 54', 56', 58', 60', 62', 64', 66', 68', 70', 72', 74', 76', 78', 80', 82', 84', 86', 88', 90', 92', 94', 96', 98', 100', 102', 104', 106', 108', 110', 112', 114', 116', 118', 120', 122', 124', 126', 128', 130', 132', 134', 136', 138', 140').

LSI Industries Inc., 10000 Alliance Rd., Cincinnati, OH 45242 • (513) 372-3200 • www.lsi.com

Page 7/8 Rev. 06/13/24 SPEC: 1070.B.0623

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



Texas Registered Engineering Firm F-5218 5020 Tempyson Parkway - Plano, TX 75024 Dallas / Fort Worth 214.432.3030 Houston 832.532.2007

PEACHTREE MEADOWS - AMENITY CENTER ROCKWALL, TEXAS

Issue: XX-XX-XXXX

Revisions:

Blank table for Revisions with columns for revision number, date, and description.

Drawing Title:

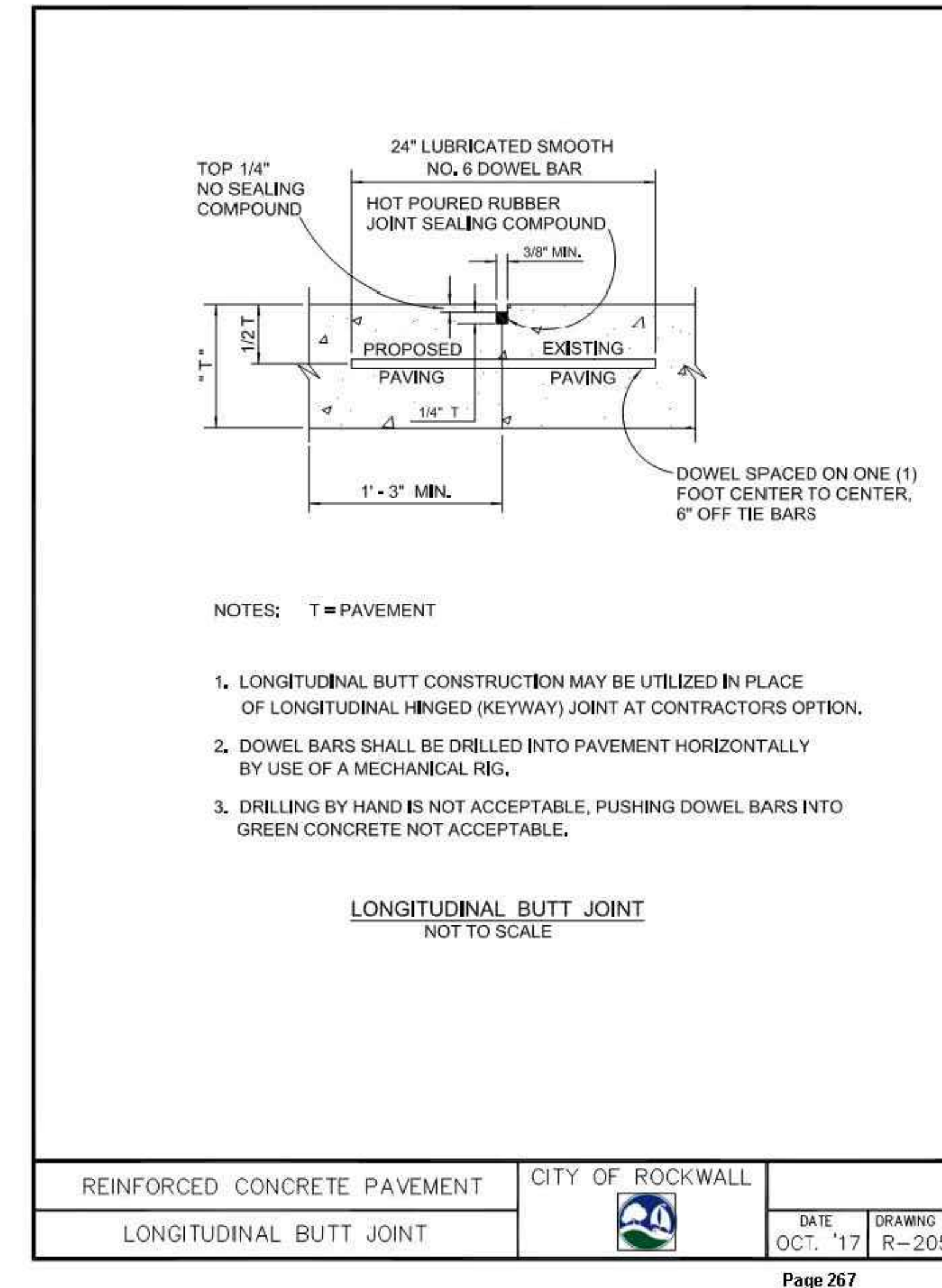
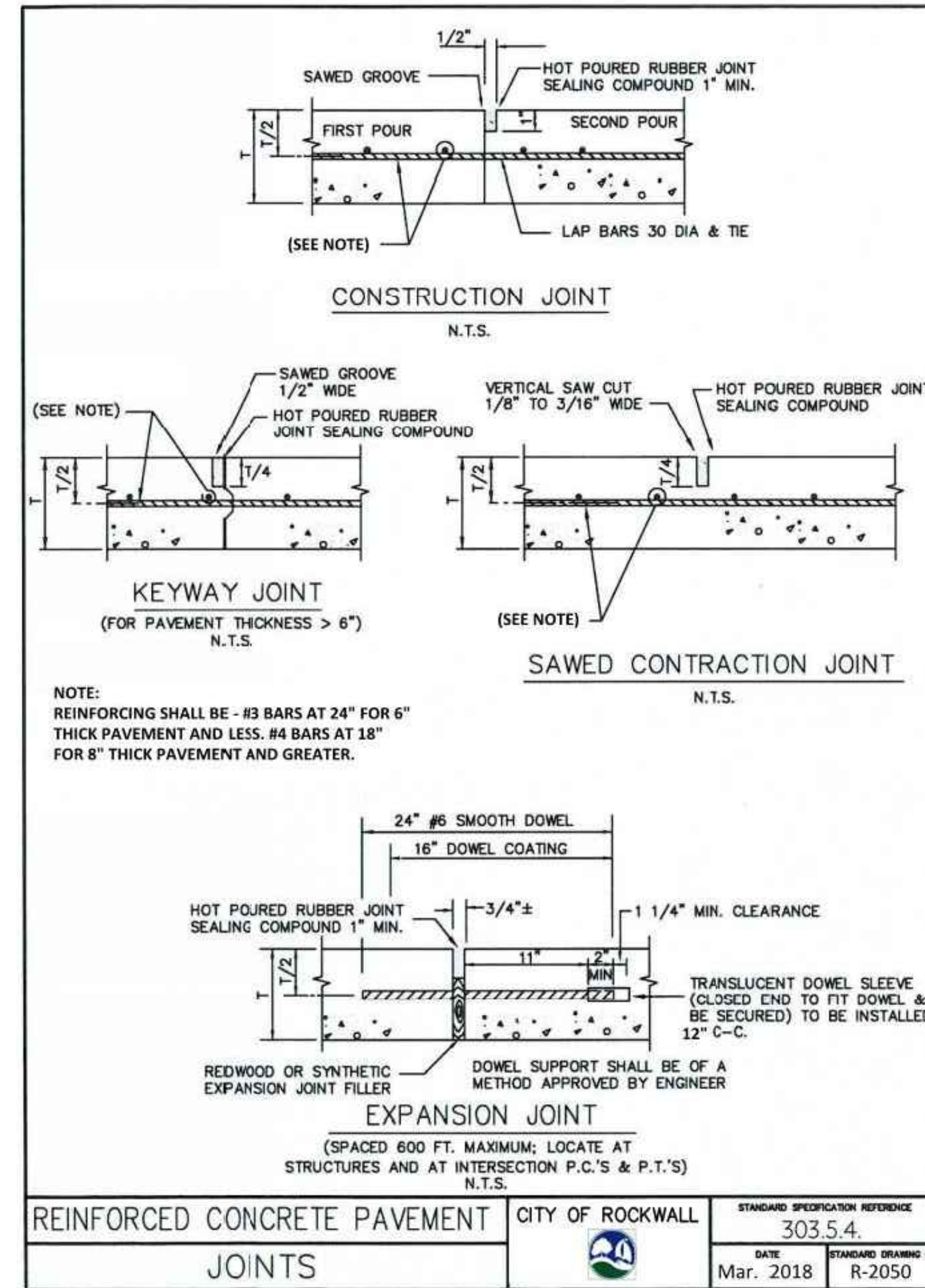
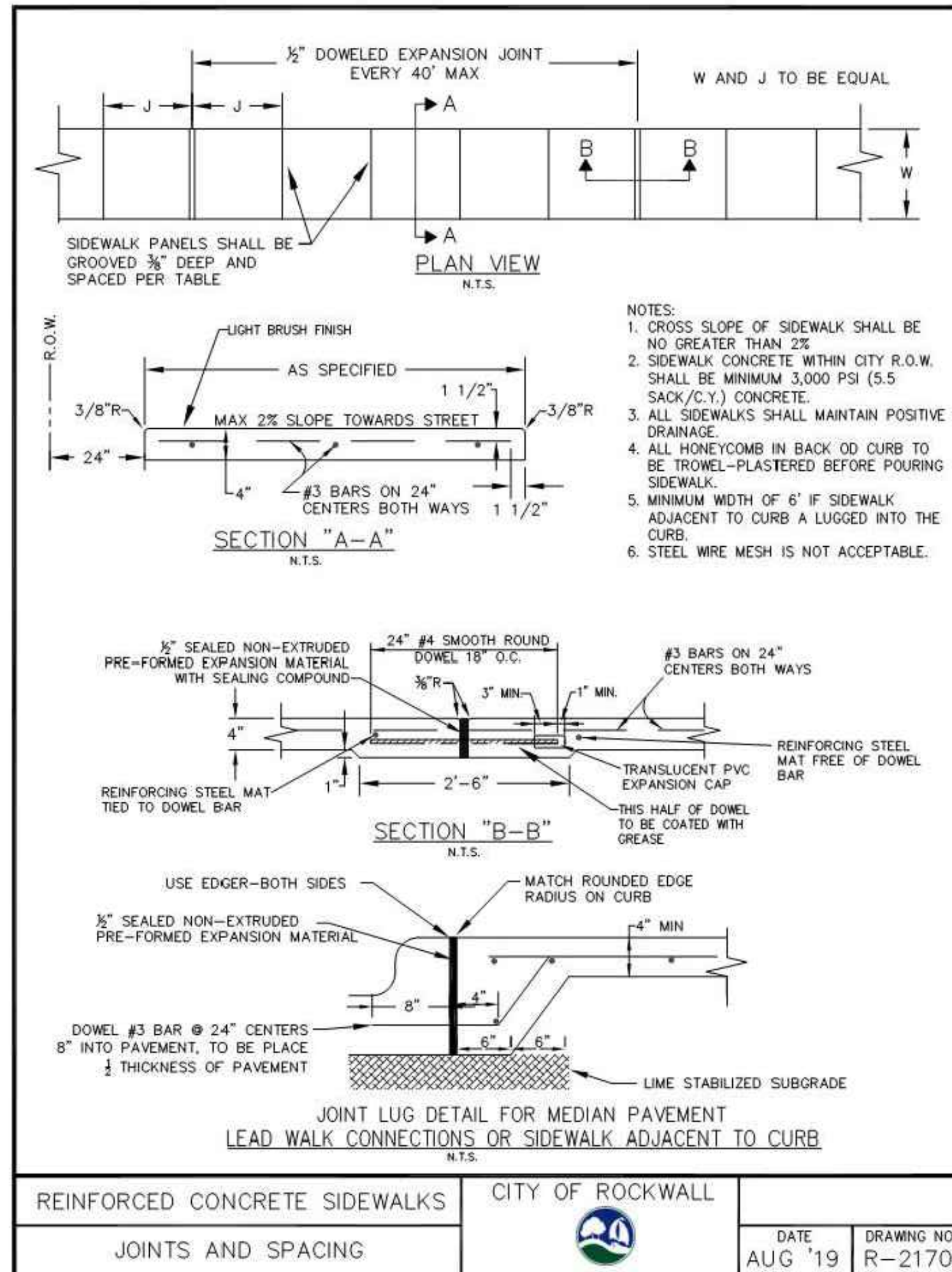
ELECTRICAL - CUTSHEETS

Sheet

E5.03

CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES

AOS JOB #: 4444-001-24

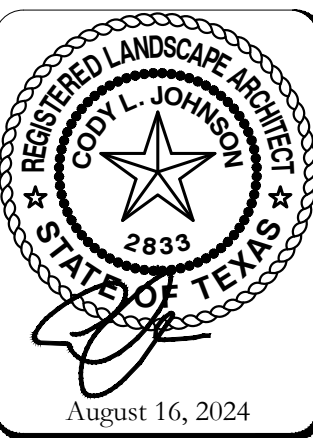


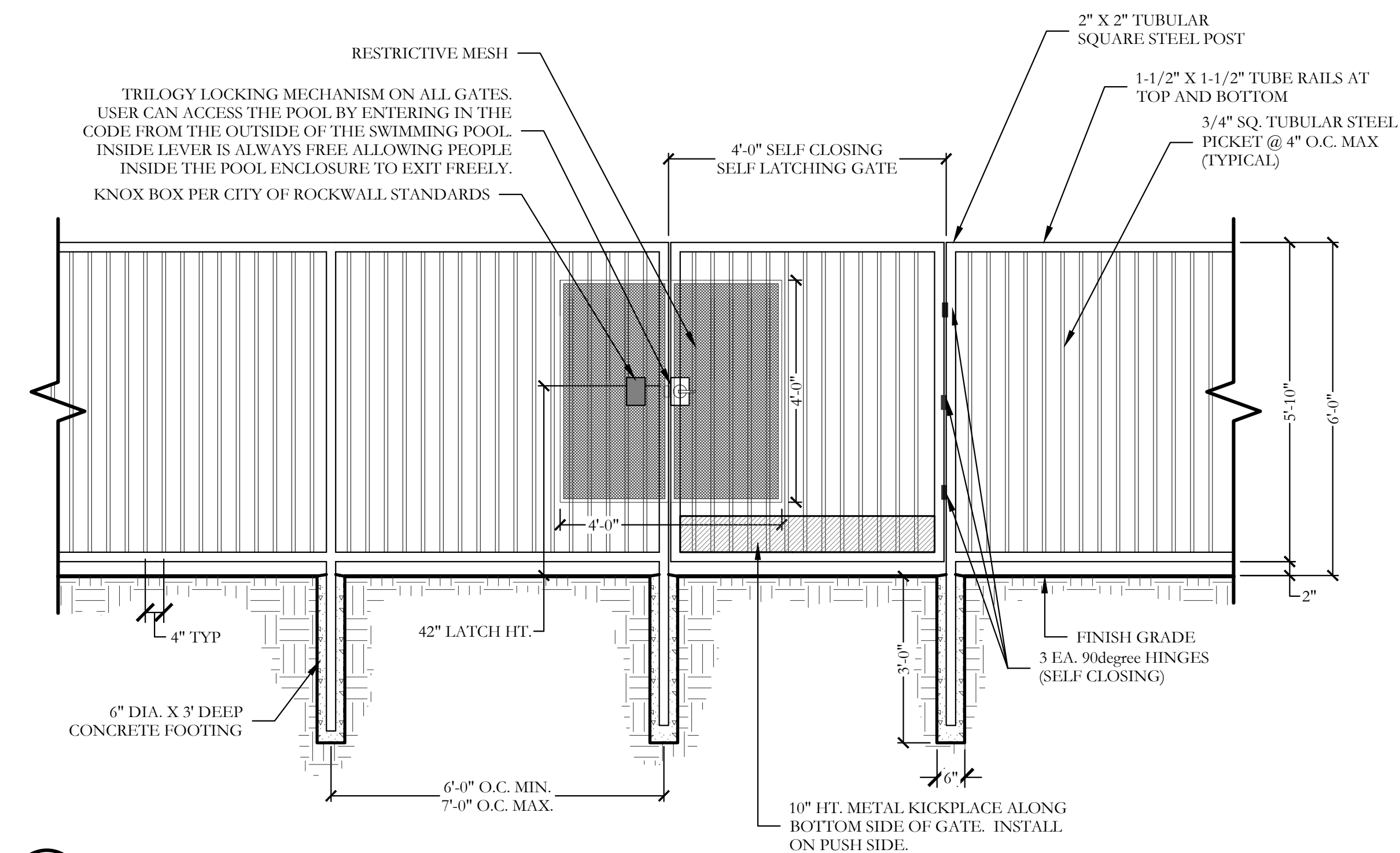
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ___, 201__.

WITNESS OUR HANDS, this ___ day of ___, 201__.

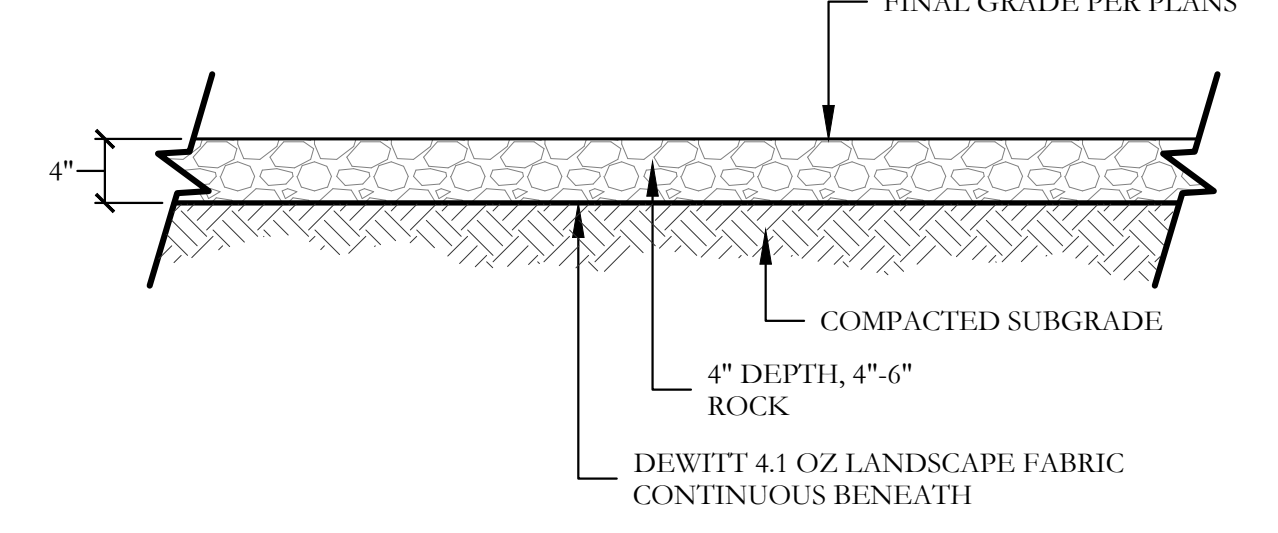
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

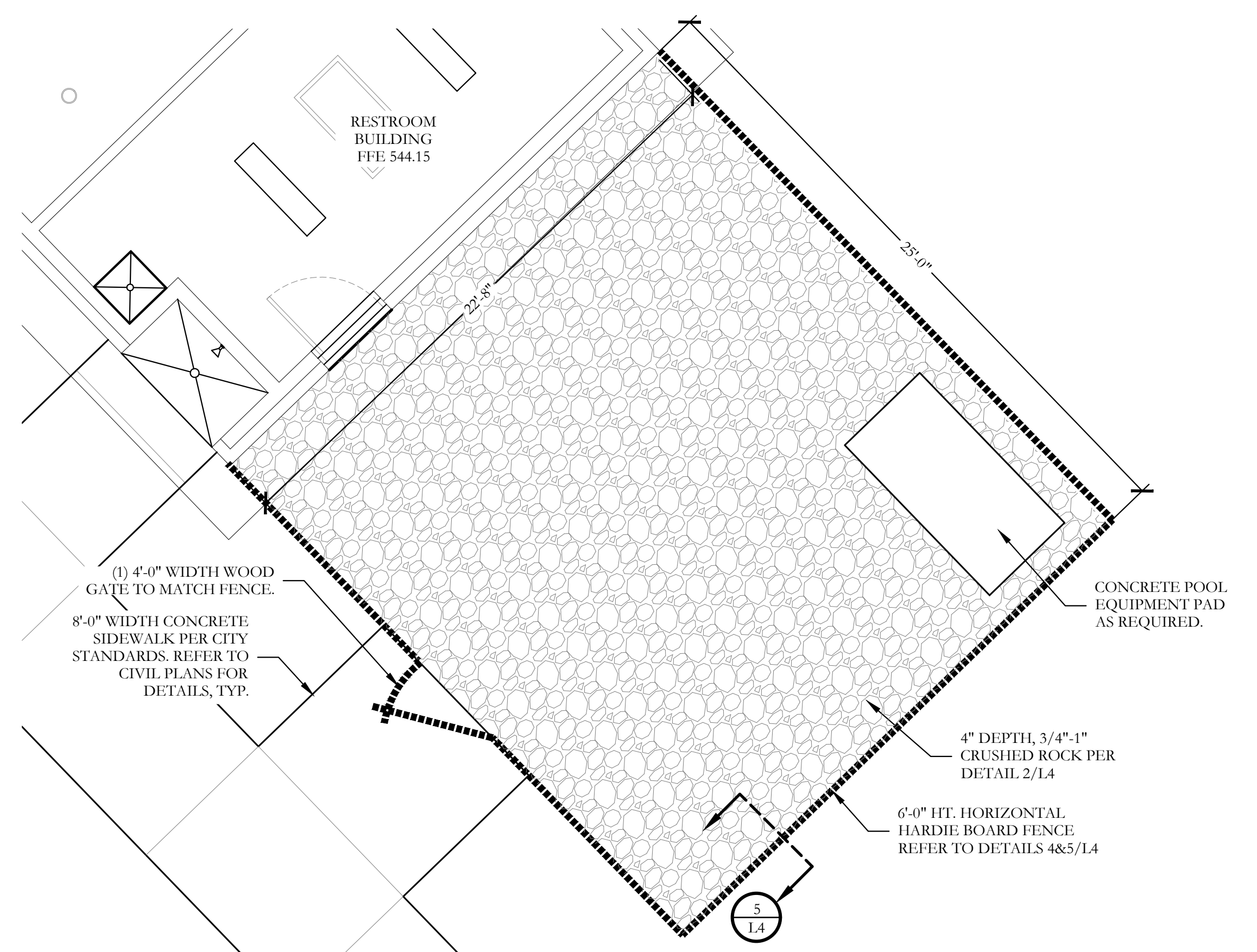




1 ORNAMENTAL METAL FENCE AND GATE ELEVATION SCALE: 1/2" = 1'-0"

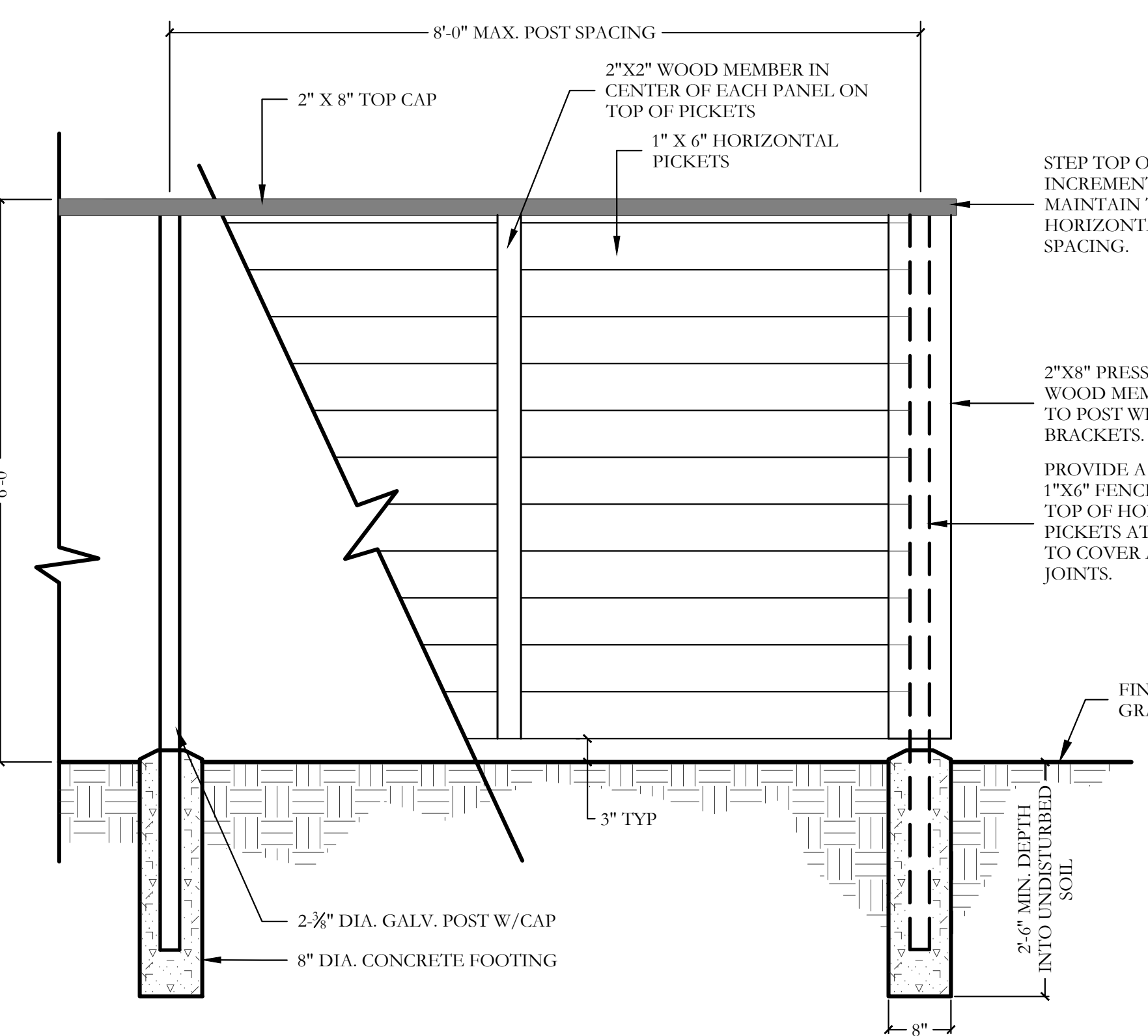


2 CRUSHED ROCK BASE SECTION SCALE: 1" = 1'-0"

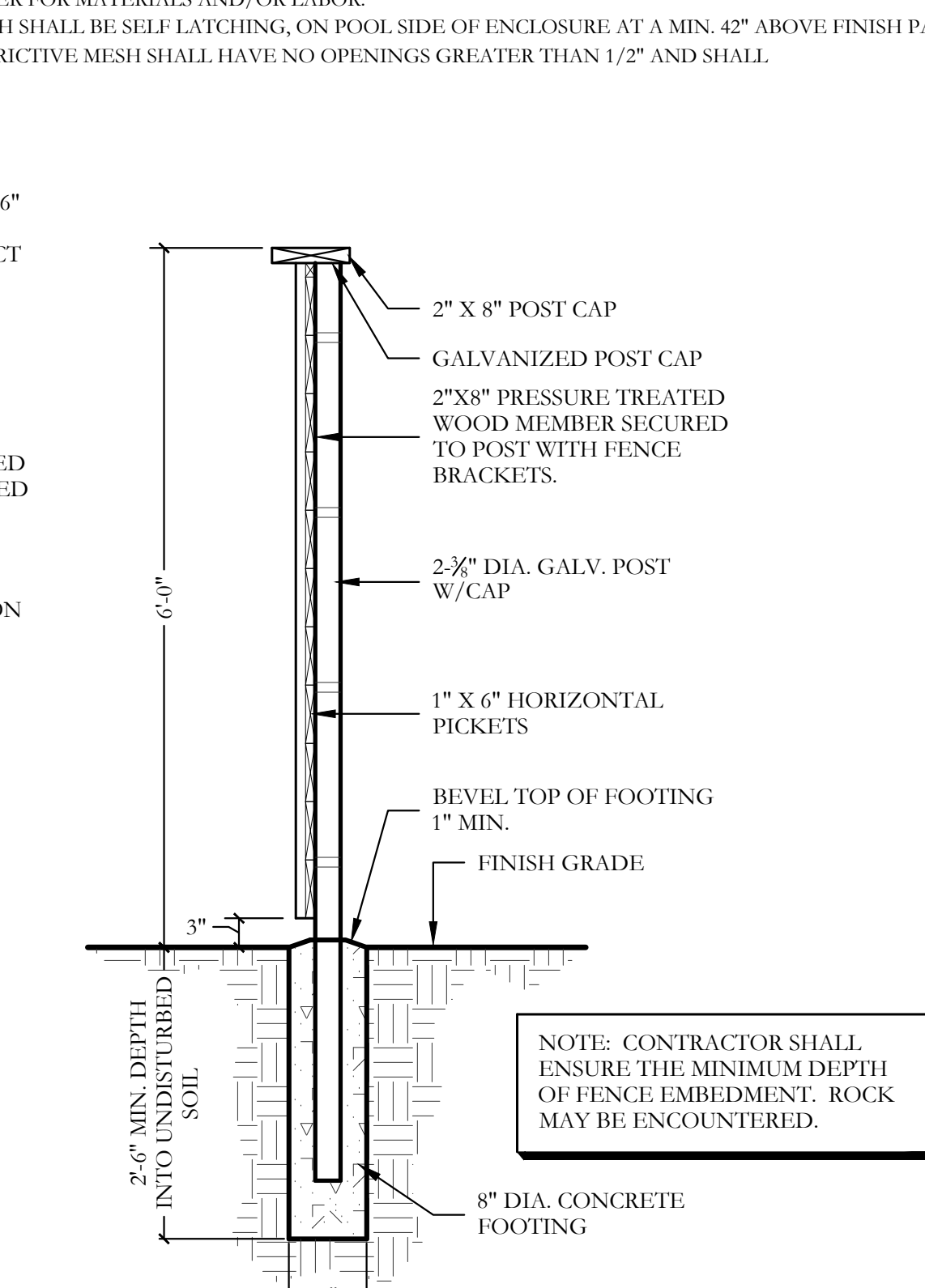


3 POOL EQUIPMENT & TRASH TOTE ENCLOSURE PLAN SCALE: 1/4" = 1'-0"

- HARDIE BOARD 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 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 3,000 PSI @ 28 DAYS.
 3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL CODES AND REQUIREMENTS.
 4. WOOD MATERIAL FOR FENCE
 - 4.1. STRINGERS- CEDAR, #2 GRADE OR BETTER. COLOR TO MATCH PAVILION.
 - 4.2. PICKETS- CEDAR, #2 GRADE OR BETTER. COLOR TO MATCH PAVILION.
 - 4.3. CAPS- CEDAR, #2 GRADE OR, BETTER. COLOR TO MATCH PAVILION.
 5. ALL FENCE POST TO BE SCHEDULE 40 - GALVANIZED.
 6. ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC. ARE TO BE HOT DIPPED GALVANIZED.
 7. ALL PICKETS ARE TO BE FASTENED TO THE RAILS USING GALVANIZED SCREWS. STAPLES AND/OR NAILS WILL NOT BE ALLOWED. SCREW WITHOUT SPLITTING MEMBERS, DRILL PILOT HOLES IF NECESSARY. ALL SPLIT MEMBERS WILL BE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 8. ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. ERECT FACES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. INSTALL STRINGERS WITH BOTTOM EDGES FREE OF DEFECTS. MITER ALL EXPOSED FINISHED JOINTS.
 9. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.
 10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.



4 PARTIAL 6'-0" HT. HARDIE BOARD FENCE ELEVATION SCALE: 3/4" = 1'-0"



5 6'-0" HT. HARDIE BOARD FENCE 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. GRIND SMOOTH ALL WELDS.
6. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF URBANE BRONZE (SW7048) BY SHERWIN WILLIAMS PAINT CO., COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE.
8. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513
9. HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
- 9.1. PICKETS, 3/4" SQUARE 16 GA.
- 9.2. RAILS, 1-1/2" X 1-1/2" SQUARE 16 GA.
- 9.3. POSTS, 2" SQUARE 11 GA.
10. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
11. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH.
12. GATE IS TO BE SELF-CLOSING. FALCON B561DBD626 SATIN CHROME DANE SEC CLASSROOM LOCK BY A&H TURF OR APPROVED EQUAL. DEADLOCKING LATCH BOLT BY LEVERS. OUTSIDE LEVER IS LOCKED BY KEY IN OUTSIDE LEVER. INSIDE LEVER IS ALWAYS FREE.
13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C. AND A MAXIMUM DISTANCE OF 7'-0" O.C.
14. POOL FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UP-SIZING 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.
15. LATCH SHALL BE SELF LATCHING, ON POOL SIDE OF ENCLOSURE AT A MIN. 42" ABOVE FINISH PAVING.
16. RESTRICTIVE MESH SHALL HAVE NO OPENINGS GREATER THAN 1/2" AND SHALL

PERMITTED BY BUILDING INSPECTORS.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

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



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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: 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 **Amenity Center within Peachtree Meadows**

SUBDIVISION **Peachtree Meadows**

LOT

12

BLOCK

L

GENERAL LOCATION **Chastain Street adjacent to Northlake Road**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Single Family Residential**

CURRENT USE

Private Recreation Center

PROPOSED ZONING **Single Family Residential**

PROPOSED USE

Private Recreational Center

ACREAGE **1.06**

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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]

OWNER **Qualico Developement (U.S.), INC**

APPLICANT **Johnson Volk Consulting**

CONTACT PERSON **Kyle Tressler**

CONTACT PERSON **Cody Johnson**

ADDRESS **6950 TPC Drive, Suite 350**

ADDRESS **704 Central Parkway East, Suite 1200**

CITY, STATE & ZIP **McKinney, Texas 75070**

CITY, STATE & ZIP **Plano, TX 75074**

PHONE **469-659-6152**

PHONE **972-201-3100**

E-MAIL **kyle.tressler@qualico.com**

E-MAIL **cody.johnson@johnsonvolk.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kyle Tressler [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 \$271.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 6th DAY OF August, 2024 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."

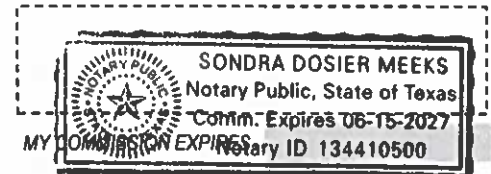
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 6th DAY OF August, 2024

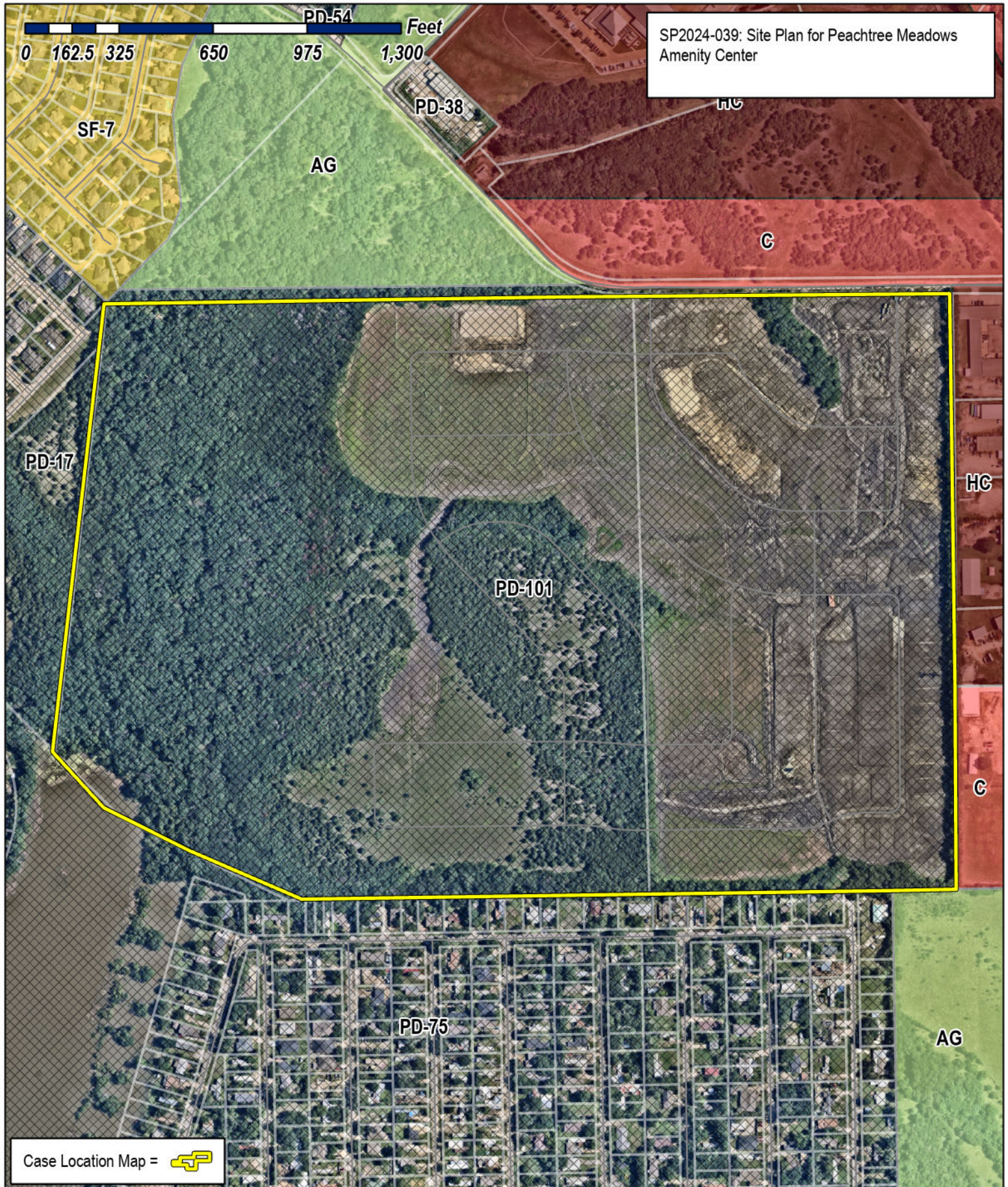
OWNER'S SIGNATURE

[Signature]


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature] **Sondra Dosier Meeks**





SP2024-039: Site Plan for Peachtree Meadows Amenity Center

Case Location Map = 

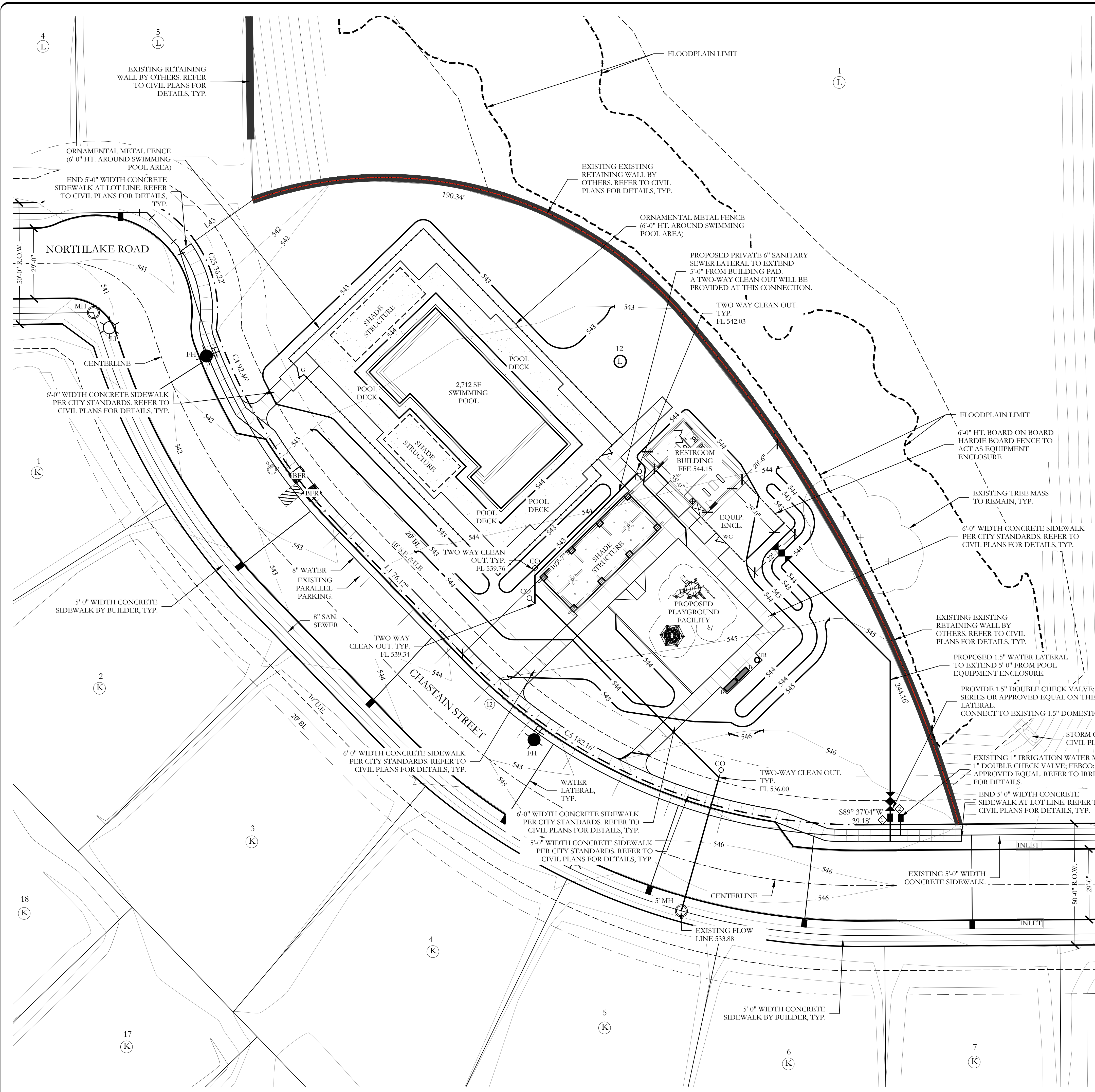


City of Rockwall

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

(12)	EXISTING PARKING COUNT	◊	EXISTING 1.5" DOMESTIC WATER METER
BFR	BARRIER FREE RAMP	◊	EXISTING 1" IRRIGATION WATER METER
FH	EXISTING FIRE HYDRANT	—	ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)
MH	EXISTING SANITARY SEWER MANHOLE	—	1 - 4'-0" WIDTH SELF-LATCHING, SELF-CLOSING METAL GATE
—	EXISTING WATER MAIN W/ VALVE	—	1 - 4'-0" WIDTH SELF-LATCHING, SELF-CLOSING WOODEN GATE
—	EXISTING SANITARY SEWER	—	6'-0" HT. HARDIE BOARD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE
—	EXISTING STORM	—	EXISTING RETAINING WALL REFER TO CIVIL PLANS TYP.
—	EXISTING CURB INLET	—	6'-0" BENCH
—	RIGHT-OF-WAY	—	TRASH RECEPTACLE
LP	LIGHT POLE	—	PROPOSED CONTOUR INTERVAL
— 544 —	EXISTING CONTOUR INTERVAL	—	PROPOSED 42" HT. ORNAMENTAL METAL HANDRAIL AT OP RETAINING WALL
FFE 544.15	FINISHED FLOOR ELEVATION		

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

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM	METER IRR	SAN. SERVICE SIZE
◊	1.5"	1.5"	X		6"
◊	1"	1"		X	

SITE INFORMATION

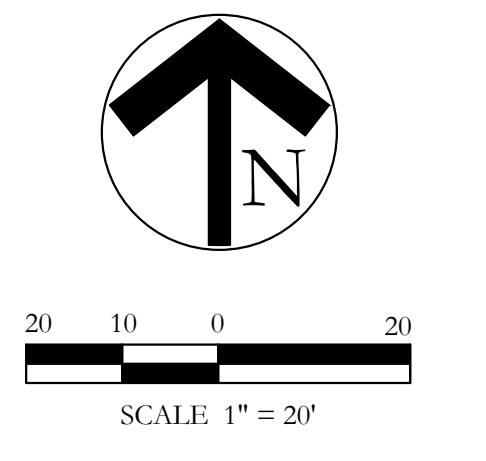
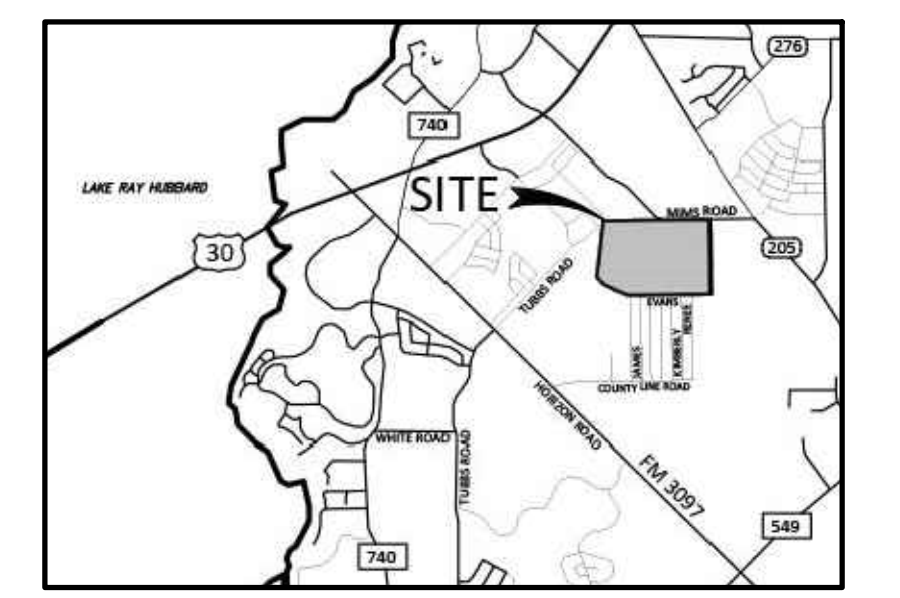
SINGLE FAMILY RESIDENTIAL
PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 1.06 ACRES
46,211.00 SQ. FT.

BUILDING AREA: 792.00 SQUARE FEET
BUILDING HEIGHT: 20'-3" (1 STORY)

FLOOR TO AREA: 0.0173 [792/46,211]
LOT COVERAGE: 1.71%

TOTAL IMPERVIOUS SURFACE: 15,147.08 SF
PROPOSED IMPERVIOUS RATIO: 0.3277 OR 32.77%
INTERIOR LANDSCAPE PROVIDED: 31,063.92 SF

POOL DECK SURFACE: 4,884.00 SF



**SITE PLAN
PEACHTREE MEADOWS
PHASE I
LOT 12, BLOCK L
~AMENITY CENTER~**

1.06 ACRES SITUATED IN THE
G. WELLS SURVEY,
ABSTRACT NO. 219 AND
J.R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- SITE PLAN NOTES:**
- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
 - FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS.
 - ALL PARKING ON SITE IS EXISTING.
 - THE PERIMETER FENCING SHALL BE 6'-0" HT. ORNAMENTAL METAL FENCE.
 - THE POOL EQUIPMENT FENCING SHALL BE 6'-0" HT. BOARD ON BOARD HARDIE BOARD FENCE.
 - ALL SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.



OWNER / DEVELOPER:
QUALICO DEVELOPMENT (U.S.), INC
6950 TPC DRIVE, SUITE 350
MCKINNEY, TEXAS 75070
CONTACT: KYLE TRESSLER

LANDSCAPE ARCHITECT/CIVIL ENGINEER:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. (972) 201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI

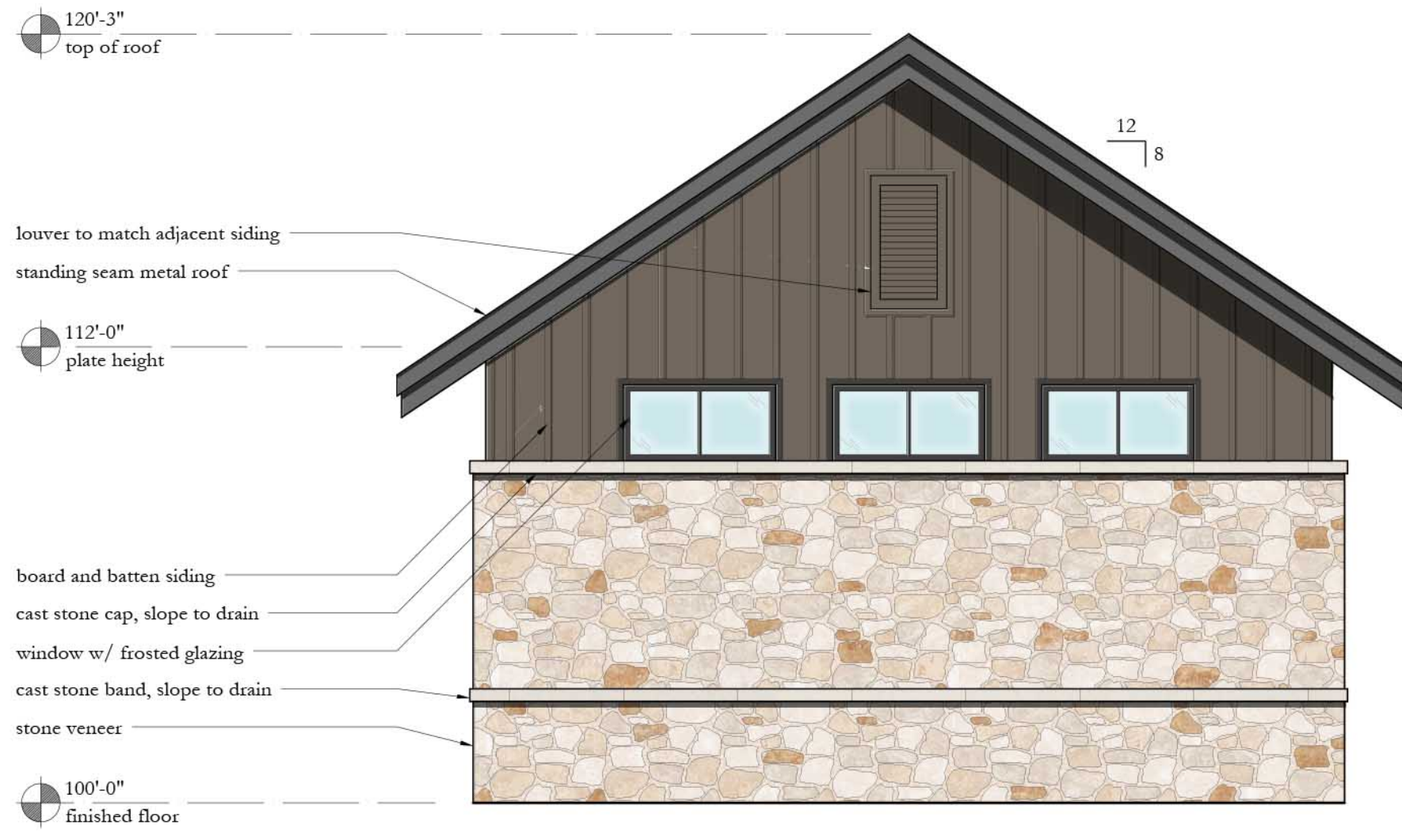
CITY CASE NUMBER TBD PEACHTREE MEADOWS AMENITY CENTER

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 _____, ____.

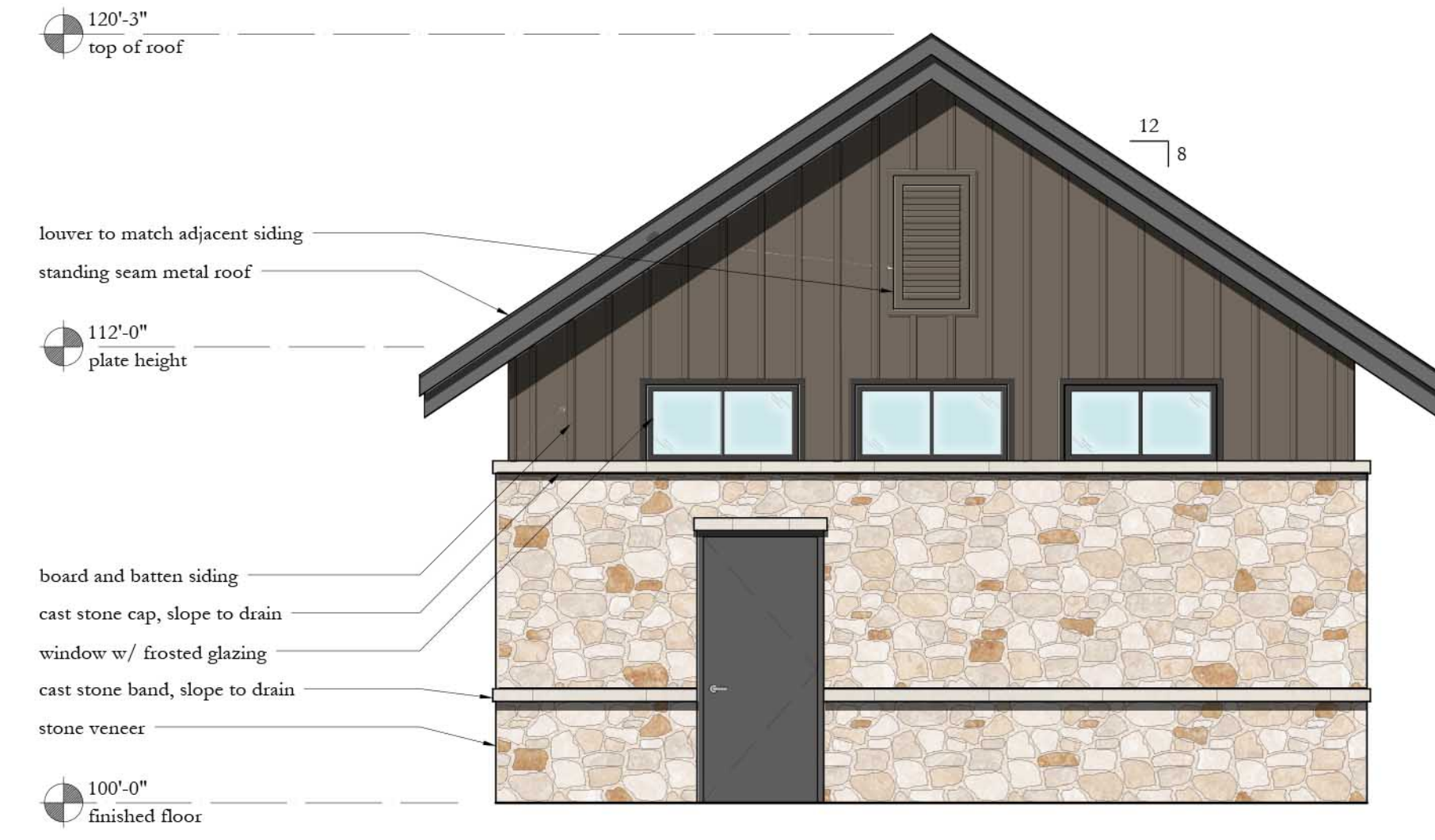
Planning & Zoning Commission, Chairman

Director of Planning and Zoning



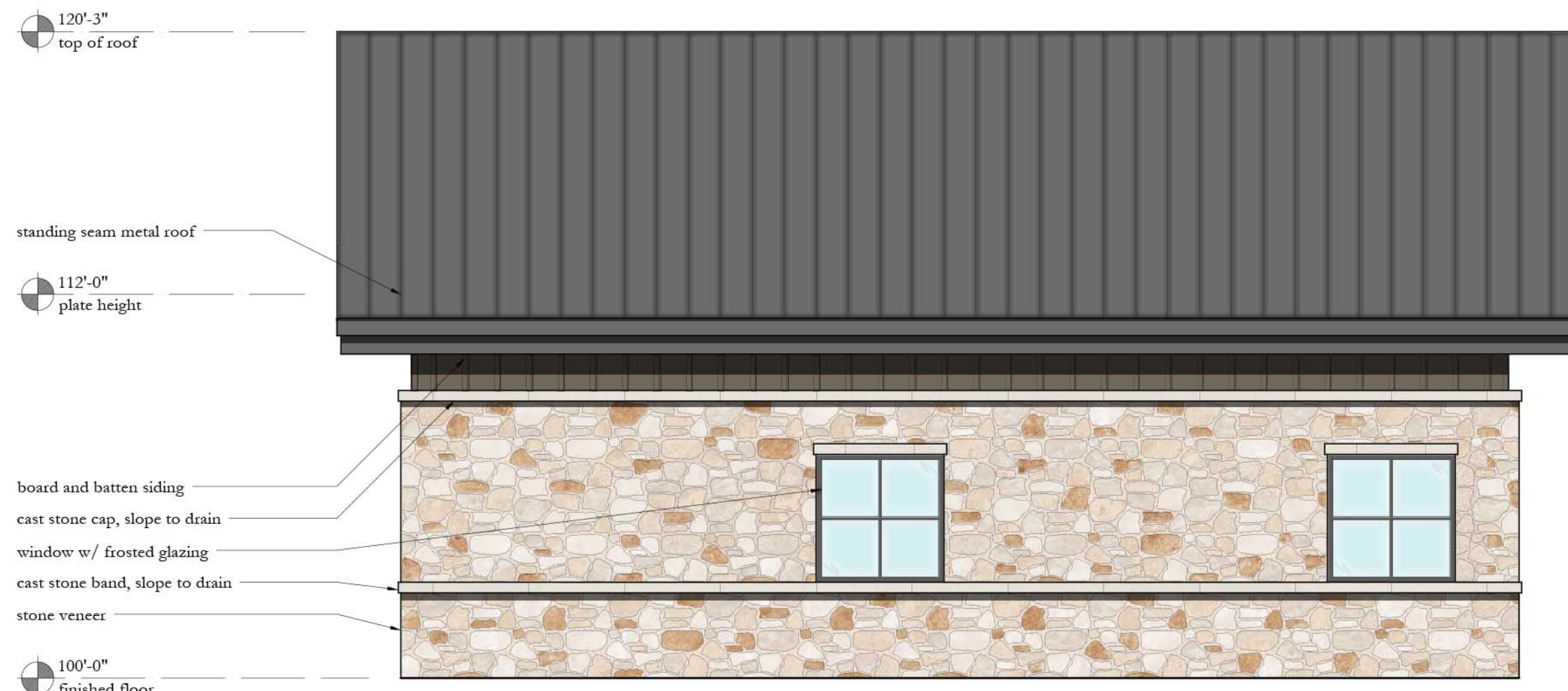
5 WEST ELEVATION ELEVATION

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



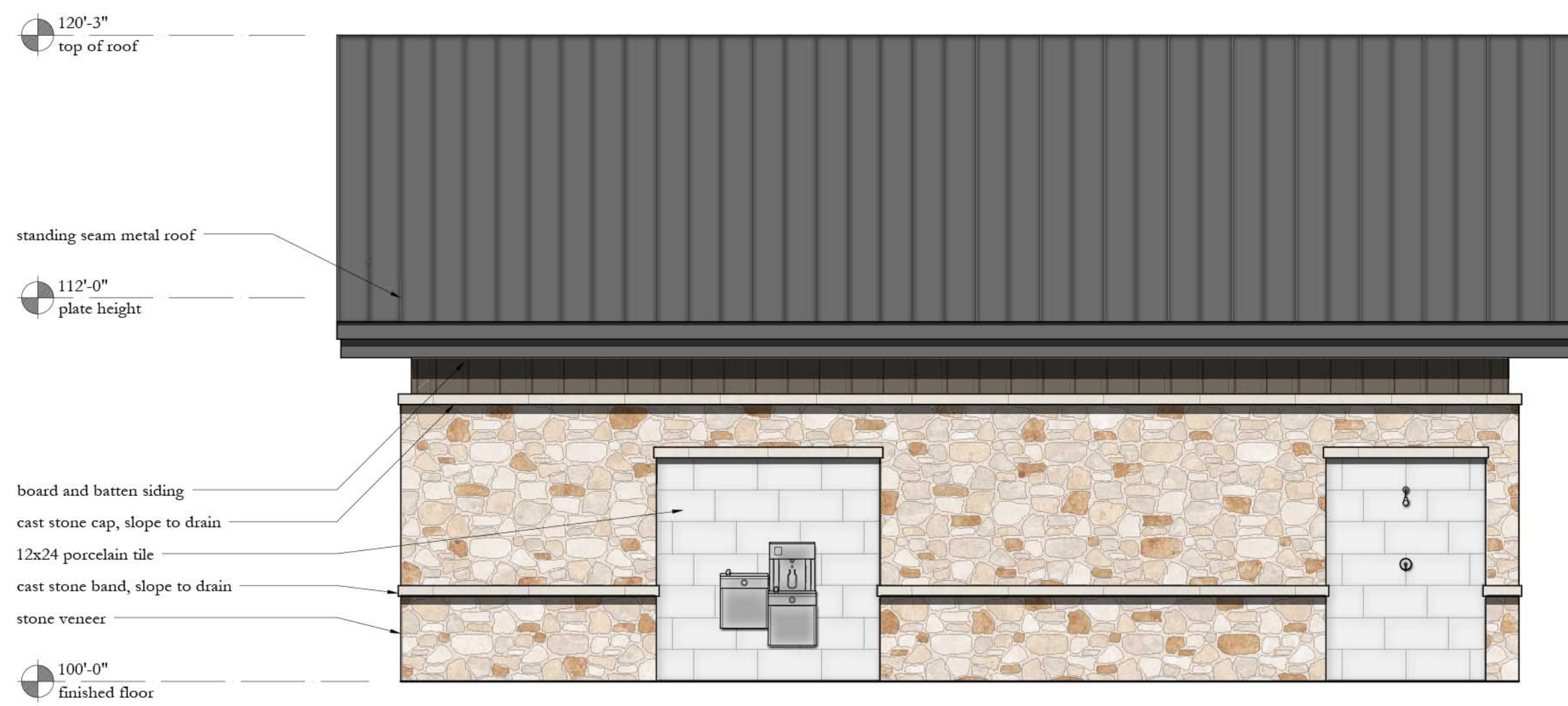
4 EAST ELEVATION ELEVATION

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



3 NORTH ELEVATION ELEVATION

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



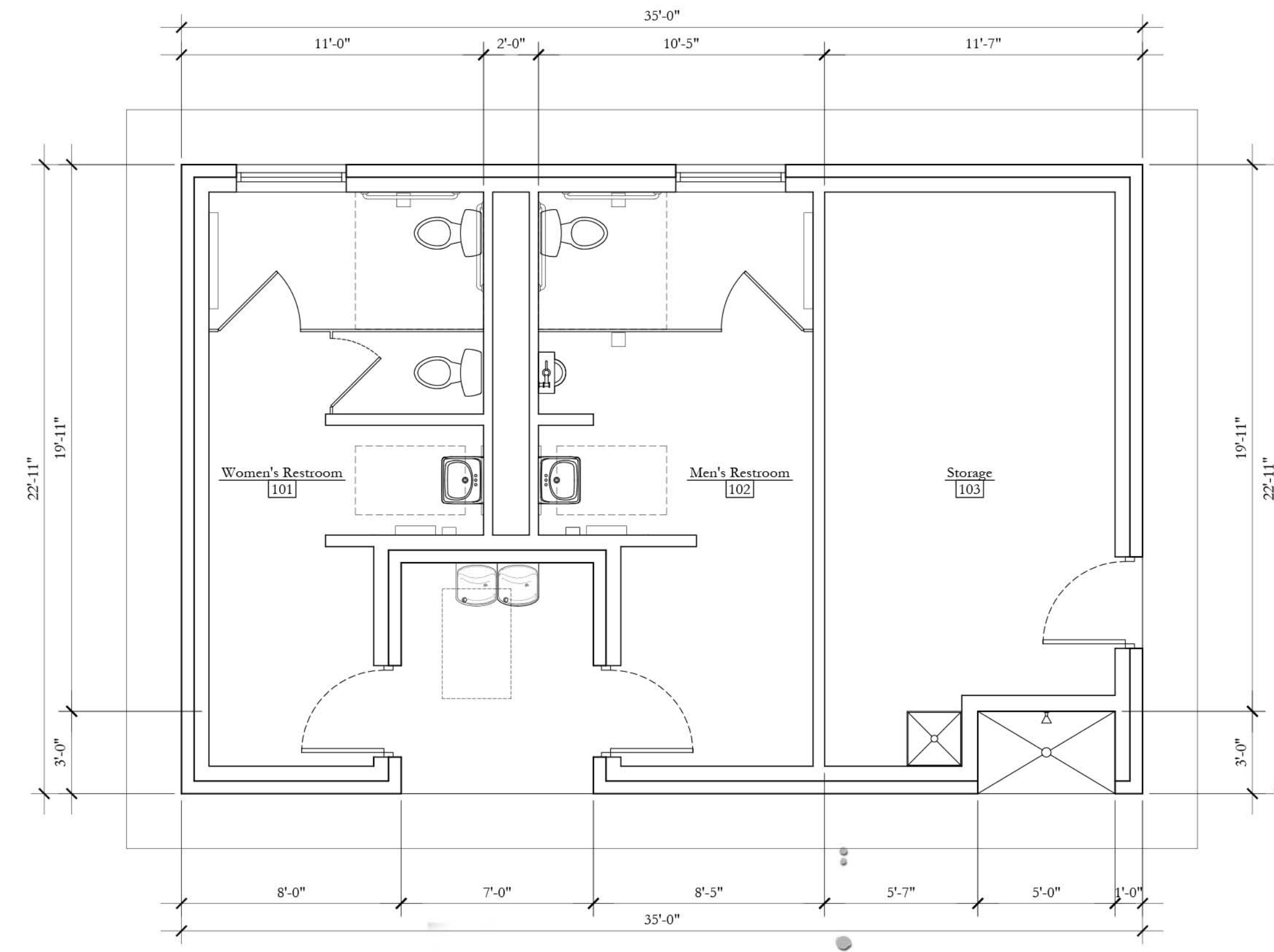
2 SOUTH ELEVATION ELEVATION

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

BUILDING MATERIAL CALCULATIONS

Material	North	Percent	South	Percent	East	Percent	West	Percent
TOTAL SQ. FT.	354 S.F.	-	354 S.F.	-	347 S.F.	-	347 S.F.	-
PRIMARY MATERIAL TOTALS	322 S.F.	100.00%	270 S.F.	76.27%	292 S.F.	100.00%	316 S.F.	100%
STONE VENEER	257 S.F.	79.81%	207 S.F.	58.47%	167 S.F.	57.19%	191 S.F.	60.44%
CAST STONE	26 S.F.	8.08%	24 S.F.	6.78%	15 S.F.	5.14%	15 S.F.	4.75%
BOARD AND BATTEN FIBER CEMENT SIDING	39 S.F.	12.11%	39 S.F.	11.02%	110 S.F.	37.67%	110 S.F.	34.81%
SECONDARY MATERIALS	-	-	-	-	-	-	-	-
TILE AT SHOWER/DRINKING FOUNTAINS	-	-	84 S.F.	23.73%	-	-	-	-
DOORS/WINDOWS/TRIM (COLOR TO MATCH ADJACENT MATERIALS)	32 S.F.	-	-	-	55 S.F.	-	31 S.F.	-
STANDING SEAM METAL ROOF	-	-	-	-	-	-	-	-

NOTE: ALUMINUM GUTTERS AND DOWNSPOUTS ARE TO BE PROVIDED BY CONTRACTOR AND SHALL MATCH ADJACENT BUILDING MATERIALS



1 FLOOR PLAN PLAN

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



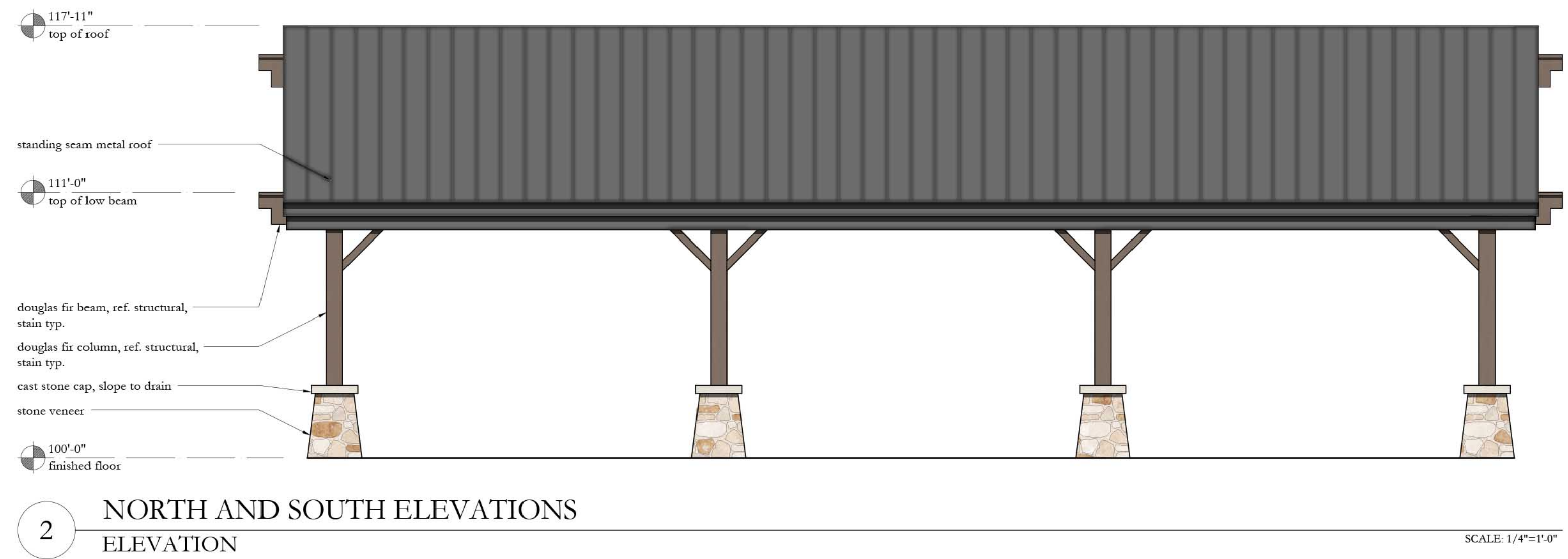
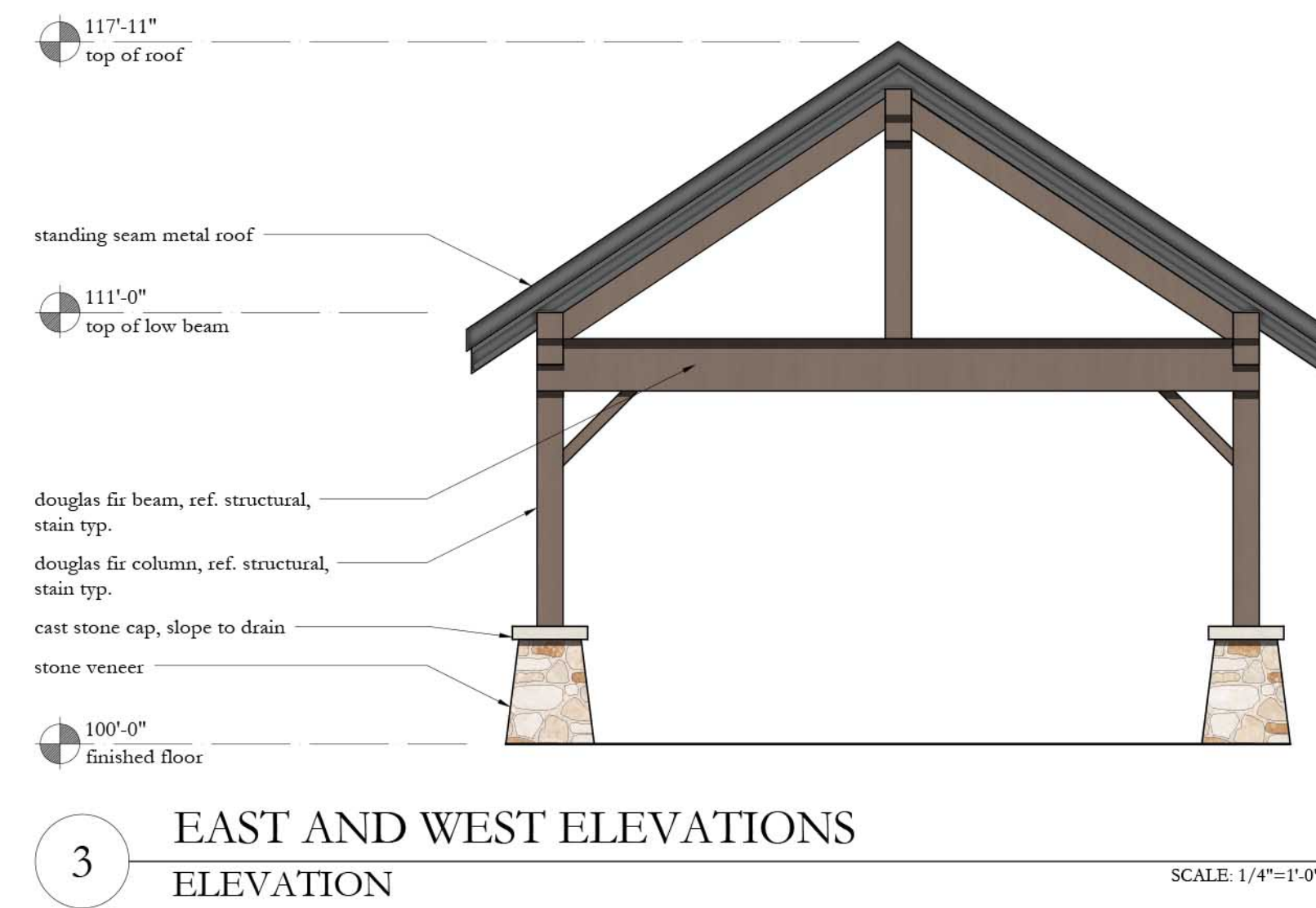
APPROVED:

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

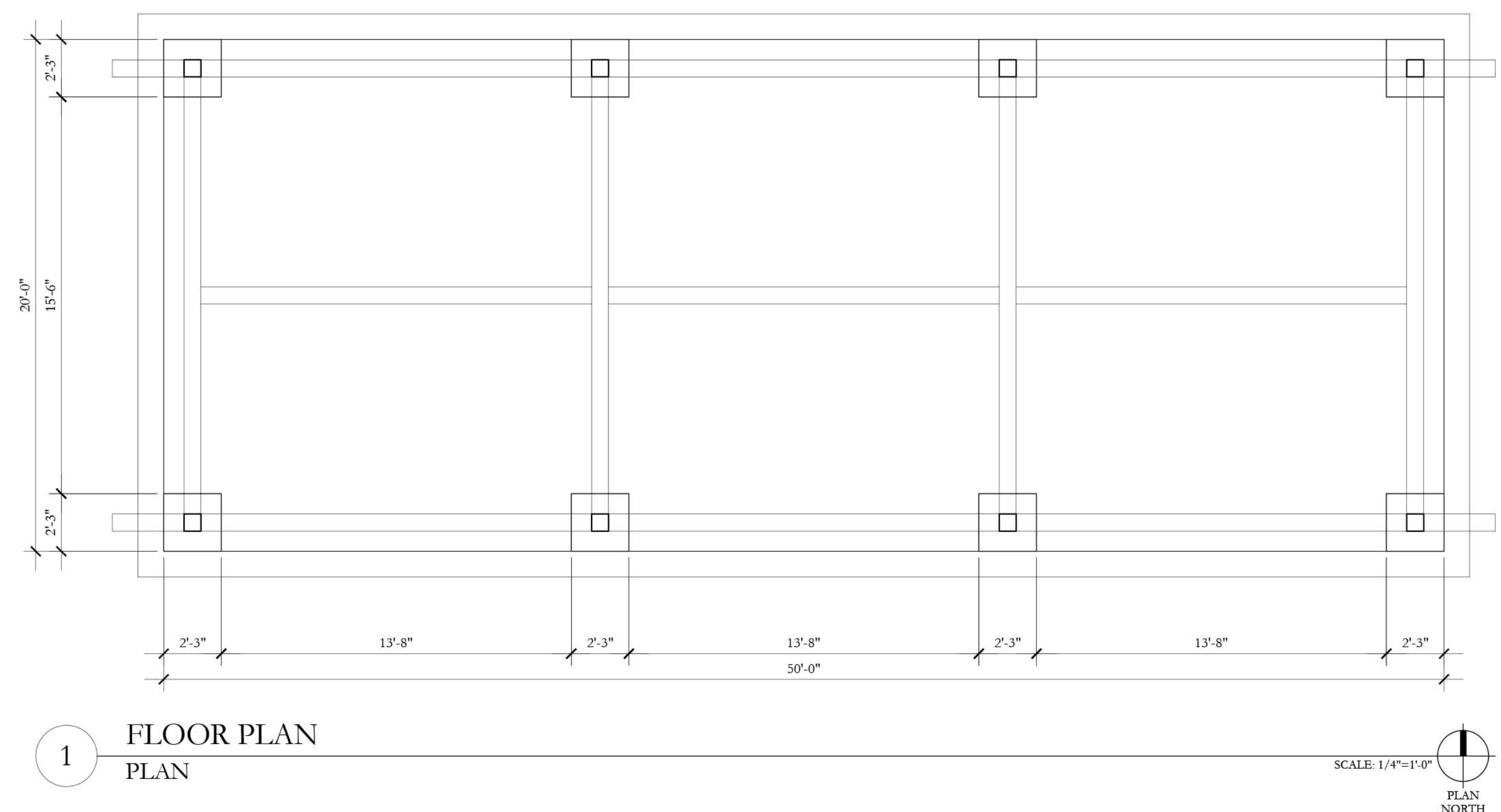
 Director of Planning and Zoning

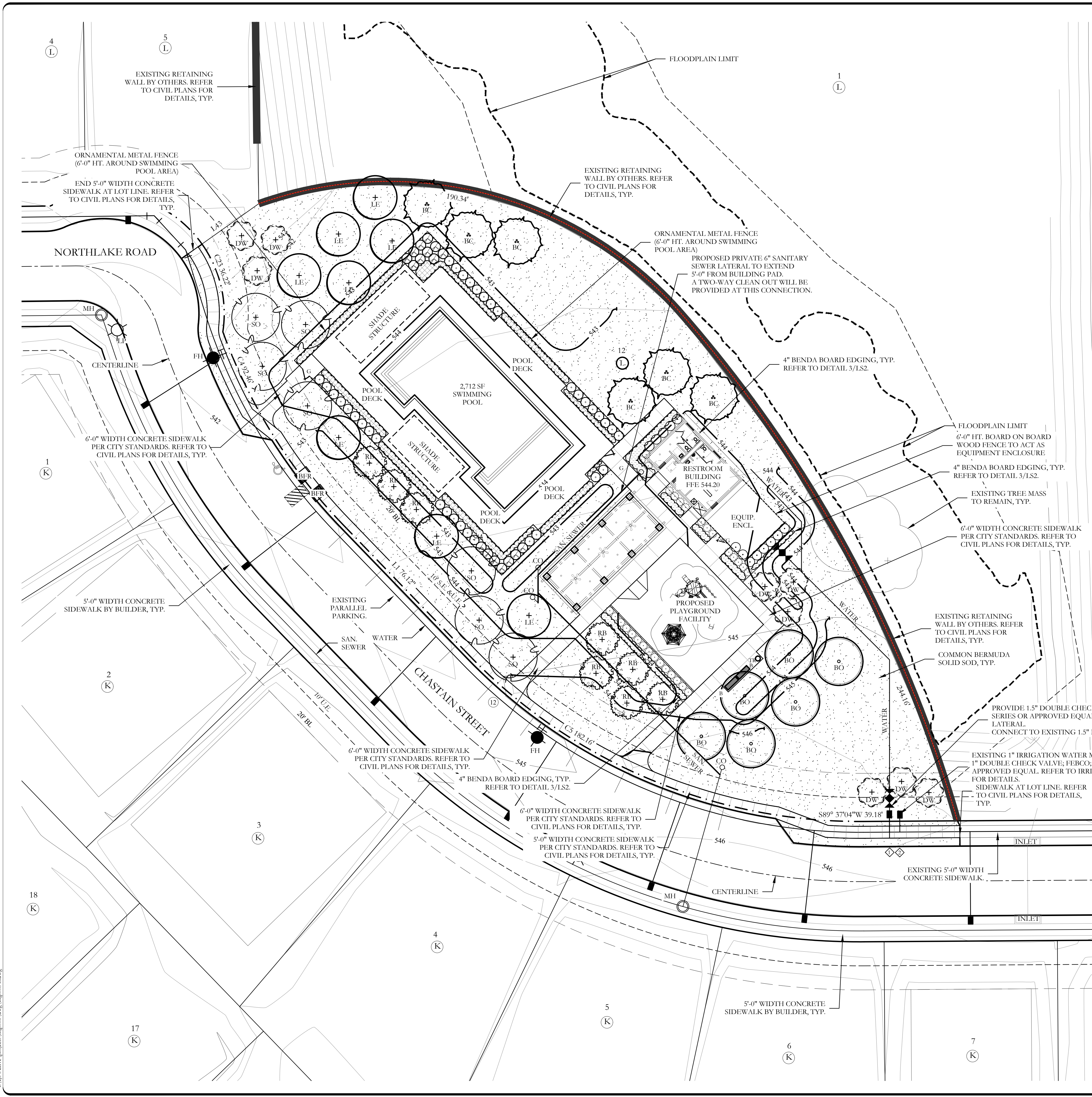


BUILDING MATERIAL CALCULATIONS

Material	North	Percent	South	Percent	East	Percent	West	Percent
TOTAL SQ. FT.	24 S.F.	-	24 S.F.	-	12 S.F.	-	12 S.F.	-
PRIMARY MATERIAL TOTALS	24 S.F.	100.00%	24 S.F.	100.00%	12 S.F.	100.00%	12 S.F.	100.00%
STONE VENEER	22 S.F.	91.67%	22 S.F.	91.67%	11 S.F.	91.67%	11 S.F.	91.67%
CAST STONE	2 S.F.	8.33%	2 S.F.	8.33%	1 S.F.	8.33%	1 S.F.	8.33%
STANDING SEAM METAL ROOF	-	-	-	-	-	-	-	-

NOTE: ALUMINUM GUTTERS AND DOWNSPOUTS ARE TO BE PROVIDED BY CONTRACTOR AND SHALL MATCH ADJACENT BUILDING MATERIALS





PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		MEXICAN FEATHER GRASS	NASELLA TENUSSIMA	1 GALLON	18" O.C.
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

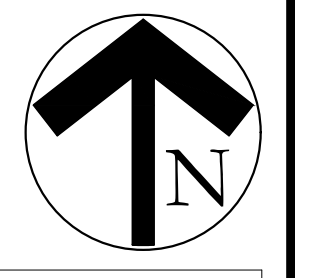
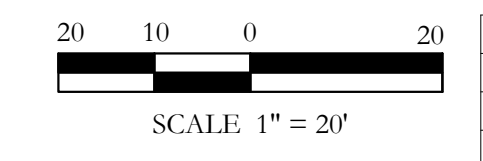
SITE INFORMATION	
SINGLE FAMILY RESIDENTIAL	PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA:	1.06 ACRES 46,211.00 SQ. FT.
BUILDING AREA:	792.00 SQUARE FEET
BUILDING HEIGHT:	20'-3" (1 STORY)
FLOOR TO AREA:	0.017:1 [792/46,211]
LOT COVERAGE:	1.71%
TOTAL IMPERVIOUS SURFACE:	15,147.08 SF
PROPOSED IMPERVIOUS RATIO:	0.3277 OR 32.77%
INTERIOR LANDSCAPE PROVIDED:	31,063.92 SF
POOL DECK SURFACE:	4,884.00 SF

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 ___, 2024.

WITNESS OUR HANDS, this ___ day of ___, 2024.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
SO	7	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	6	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LE	8	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BC	6	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
DW	9	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	8	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	36	STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	17	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	13	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	30	RUSSIAN SAGE	PEROVSKIA ATRIPPLICIFOLIA	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	165	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	450	LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	28,870	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN

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 ROW 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 AN ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

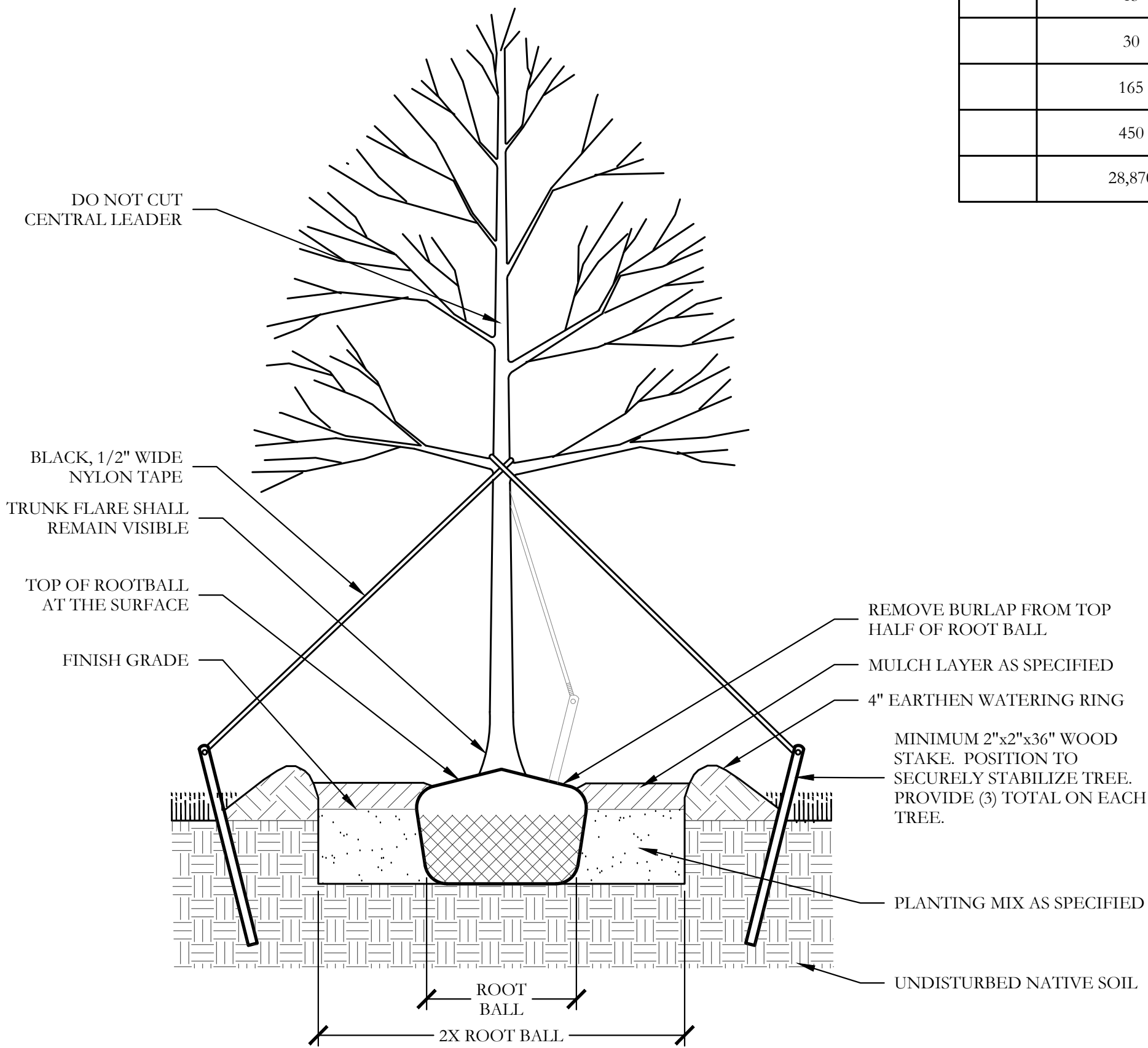
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED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

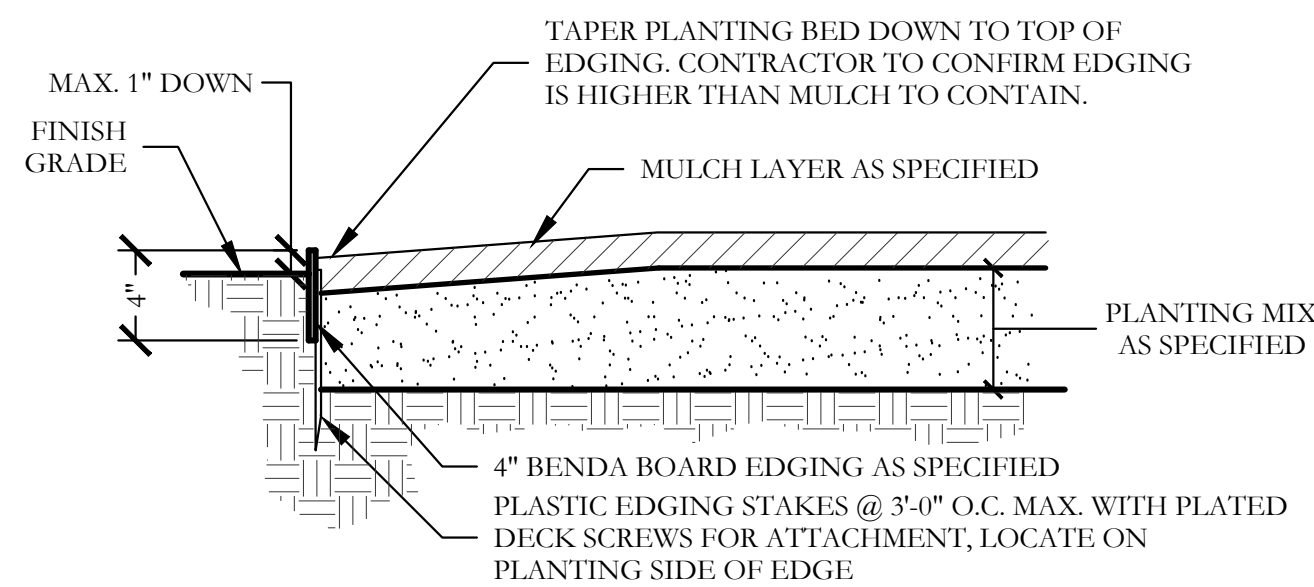
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUCH ON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

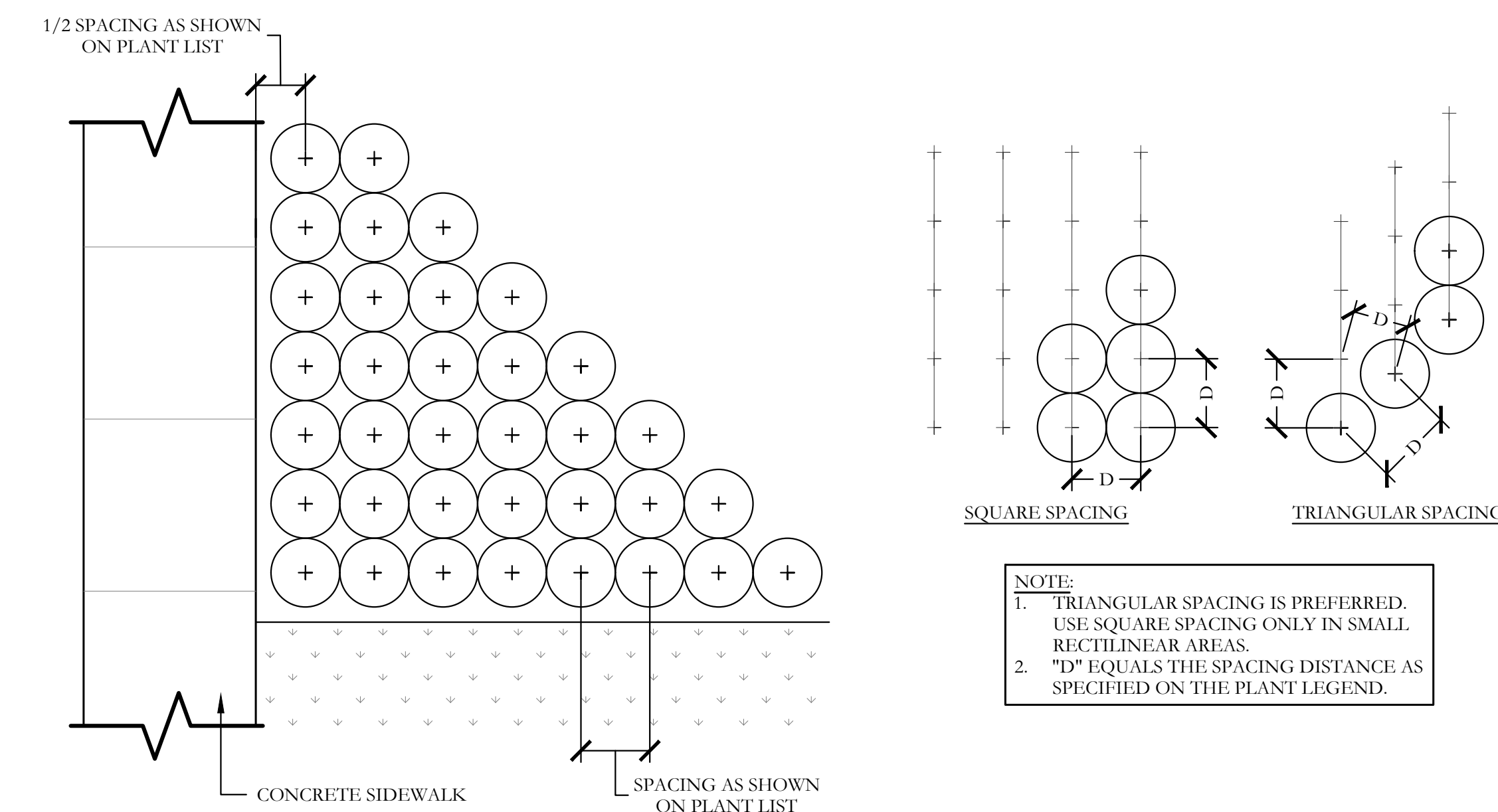
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING 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 HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



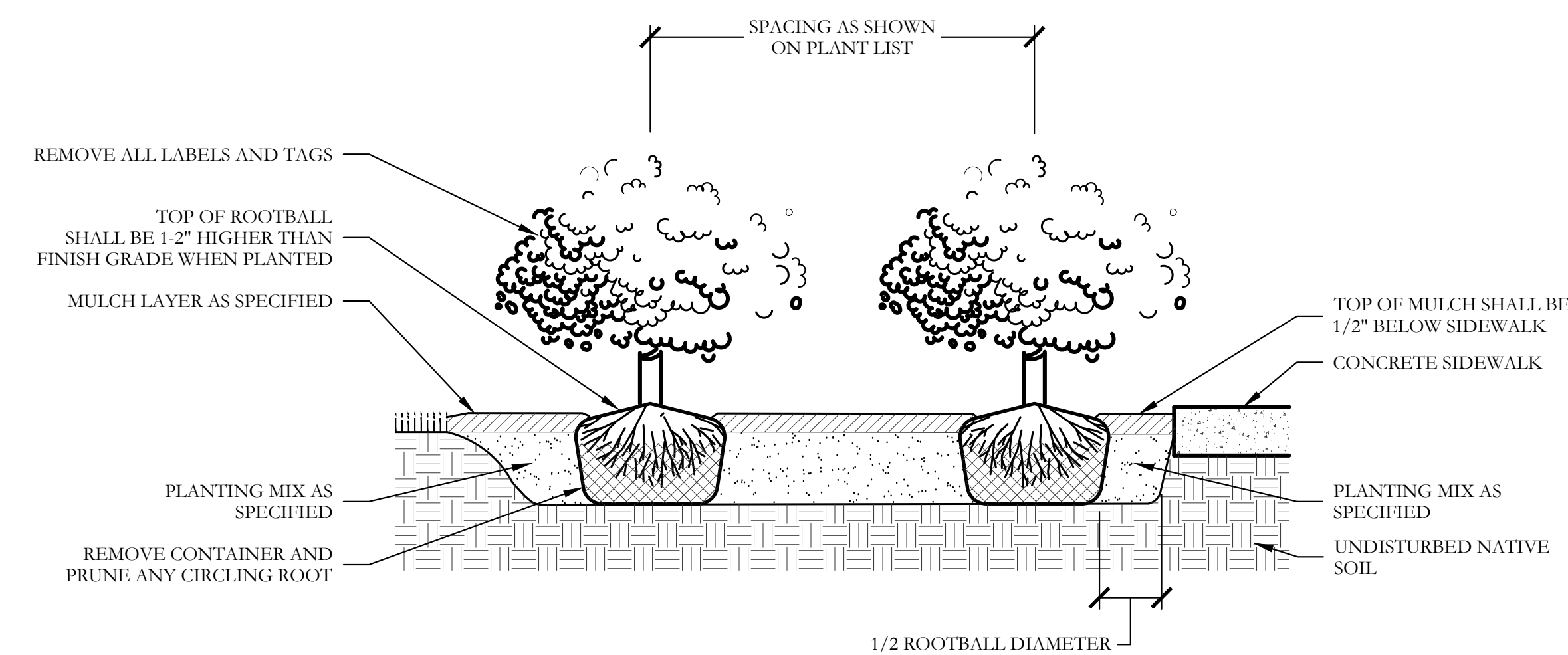
1 TYPICAL TREE PLANTING SECTION NOT TO SCALE



3 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



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



4 TYPICAL SHRUB AND GROUND COVER PLANTING SECTION NOT TO SCALE

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

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 and Zoning



JOHNSON VOLK CONSULTING

704 Central Parkway East | Suite 1200 | Plano, Texas 75074 | 972.201.3100

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

August 16, 2024

Tree Survey Affidavit

Peachtree Meadows, Amenity Center
City of Rockwall, Rockwall County, Texas

To Whom it May Concern,

After an extensive field investigation and tree inventory, we have determined that no protected trees exist on site for this development. Because of this, we have not prepared tree survey plans, checklists, and applicable plans for tree survey, mitigation, and/or tree preservation per the City of Rockwall Ordinance.

If you have any questions or concerns, please let me know.

Sincerely,

Cody Johnson, RLA, ASLA, LI
Johnson Volk Consulting
704 Central Parkway East
Suite 1200
Plano, Texas 75074

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 515 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.
 - 10.4. POSTS, 3" SQUARE 11 GA.
11. CONCRETE FOOTING FOR POSTS SHALL BE 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.

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 _____, ____.

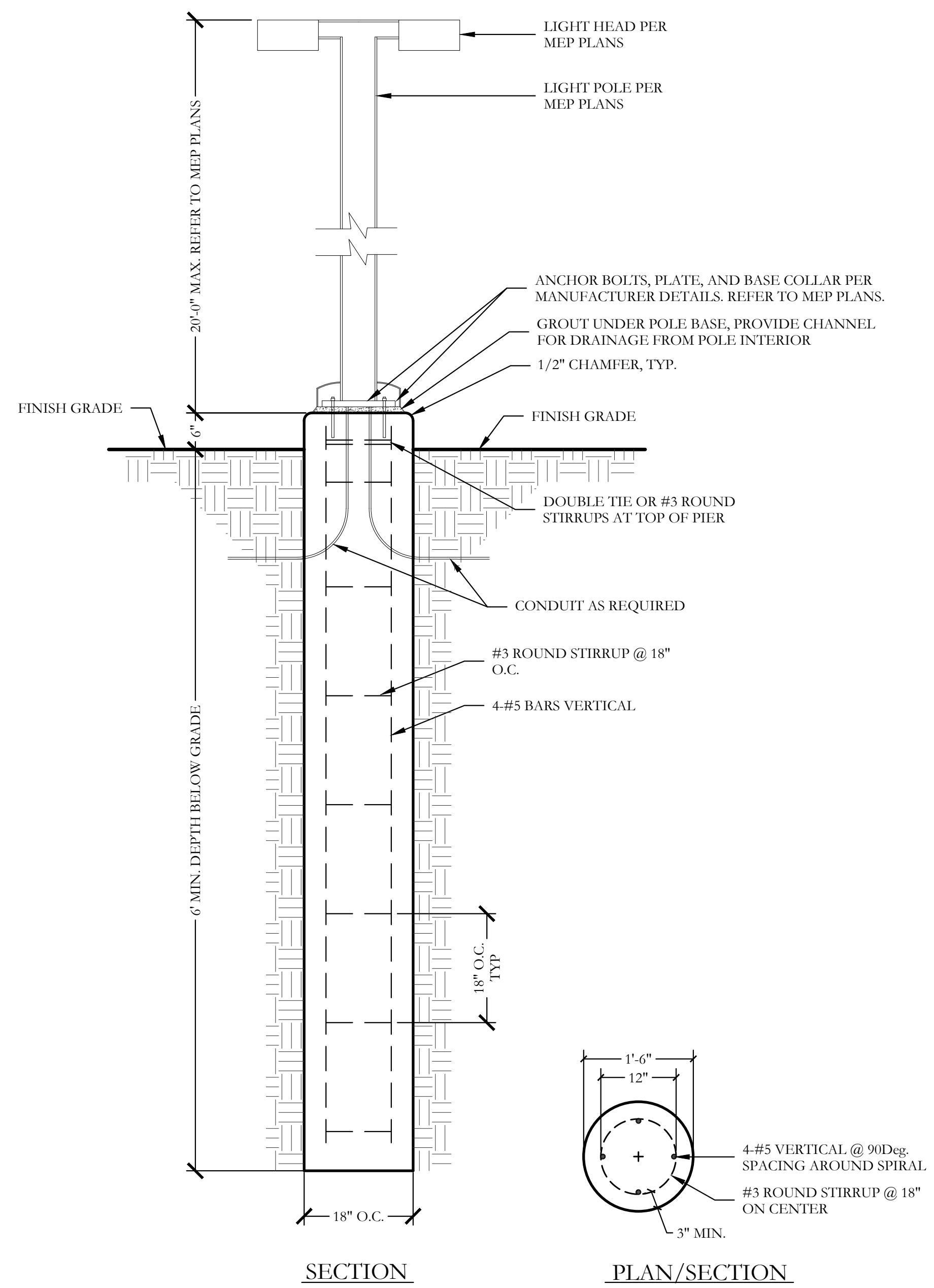
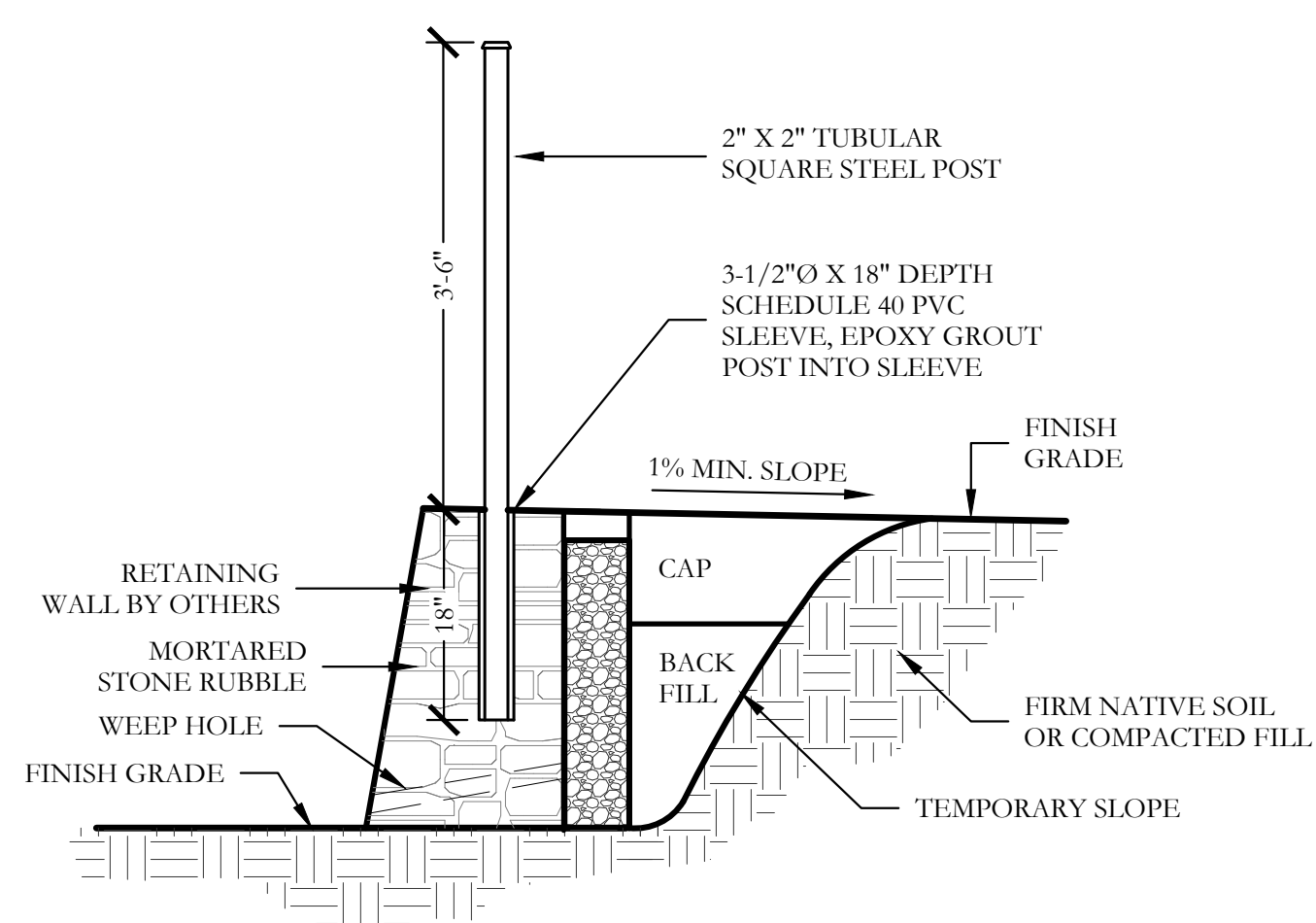
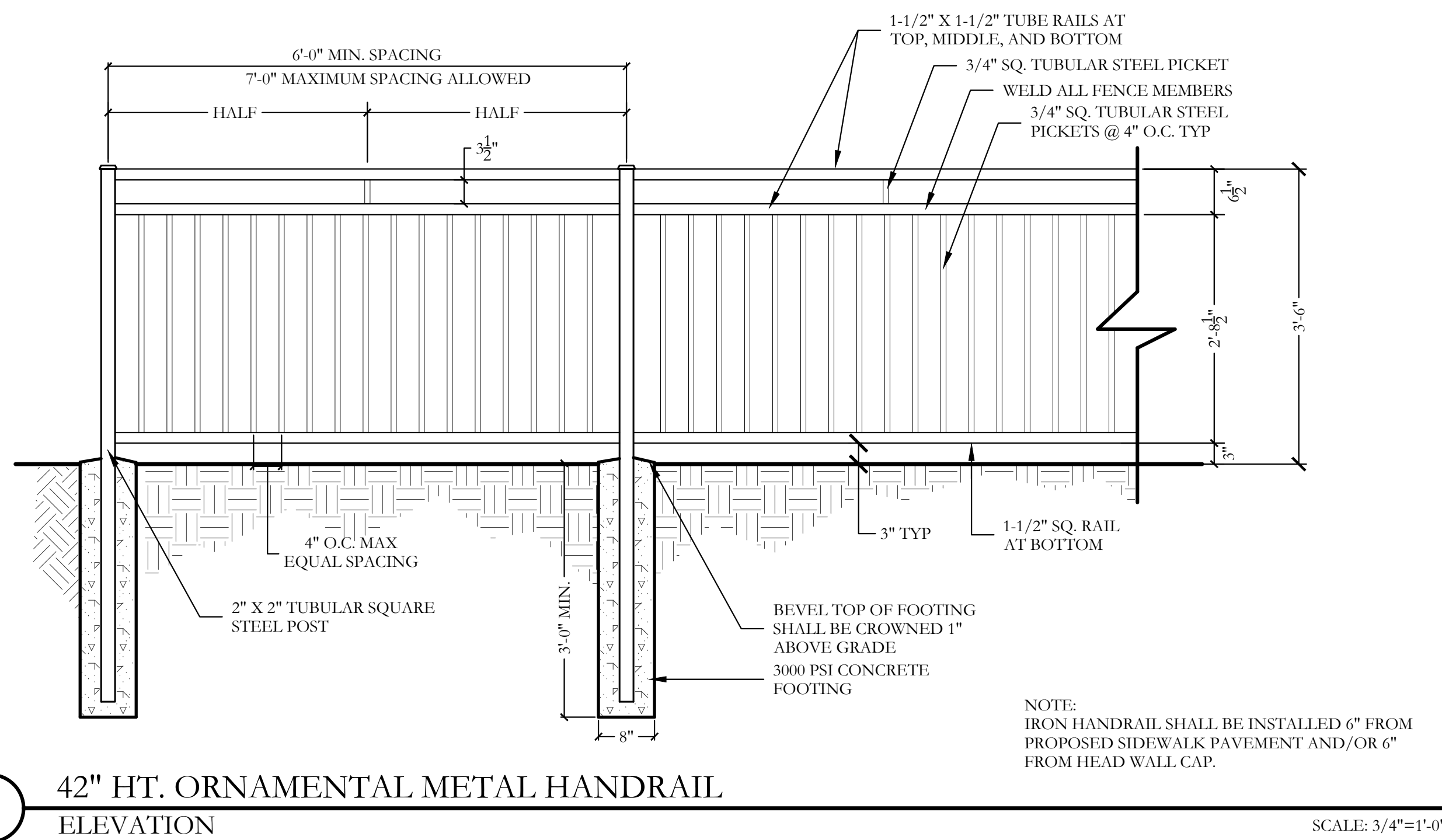
WITNESS OUR HANDS, this ____ day of _____, ____.

Planning & Zoning Commission, Chairman

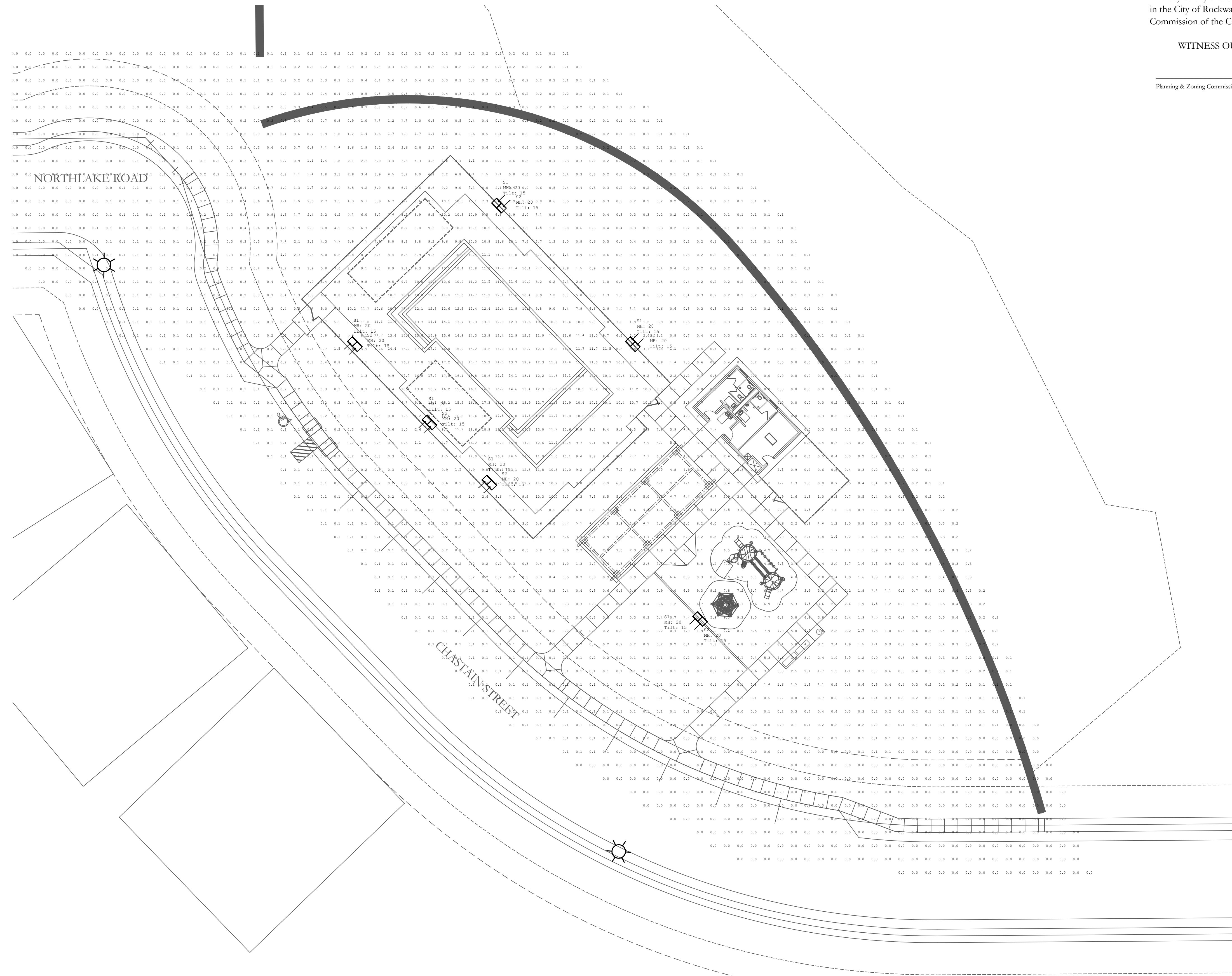
Director of Planning and Zoning

PERMITTED BY BUILDING INSPECTORS.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.



I:\s-a\drive\projects\mpj008\dwg\mpj008_spl.dwg



1 SITE PLAN - PHOTOMETRICS
SCALE: 1" = 20'-0"

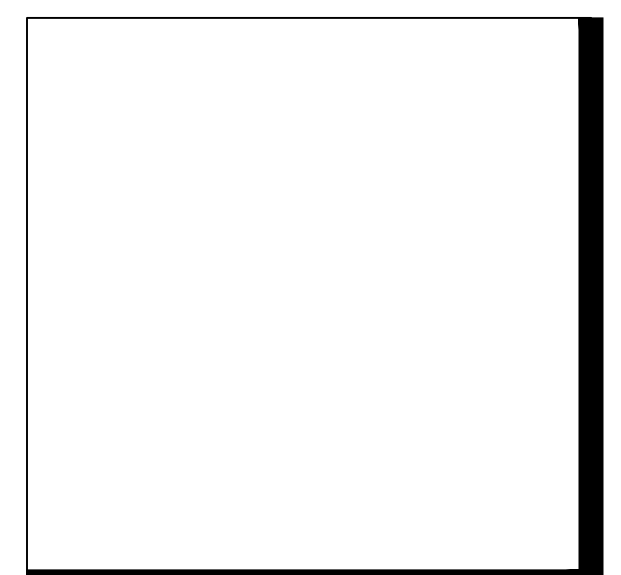
Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	6	S1	Single	MRS-LED-24L-SIL-FT-40-70CRI-IL	PAIRED W/ S2	0.900	15300	196	1176	20
	6	S2	Single	MRS-LED-24L-SIL-FT-40-70CRI-IL	PAIRED W/ S1	0.900	15300	196	1176	20

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



**PEACHTREE MEADOWS -
AMENITY CENTER
ROCKWALL, TEXAS**

Issue:	XX-XX-XXXX
Revisions:	

Drawing Title:
**PHOTOMETRICS -
SITE PLAN**

CONTRACTOR SHALL COORDINATE
MEP DRAWINGS WITH ALL OTHER
DISCIPLINES

Sheet
E1.02

AOS JOB #: 4444-001-24

Steel Poles Square Straight

Have questions? Call us at (800) 456-7800

Type: _____

WIND SPEED

Table with columns for Pole, Height Length (ft), Wall Thick (ga), Bolt Circle, and EPA. Rows list various pole configurations like 5' x 7-gal x 26', 6' x 7-gal x 24', etc.

Steel Poles Square Straight

Have questions? Call us at (800) 456-7800

Type: _____

WIND SPEED

Table with columns for Pole, Height Length (ft), Wall Thick (ga), Bolt Circle, and EPA. Rows list various pole configurations like 5' x 11-gal x 14', 6' x 11-gal x 14', etc.

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



Texas Registered Engineering Firm F-5218
5020 Temyson Parkway - Plano, TX 75024
Dallas / Fort Worth 214.432.3030
Houston 832.532.2007

PEACHTREE MEADOWS - AMENITY CENTER ROCKWALL, TEXAS

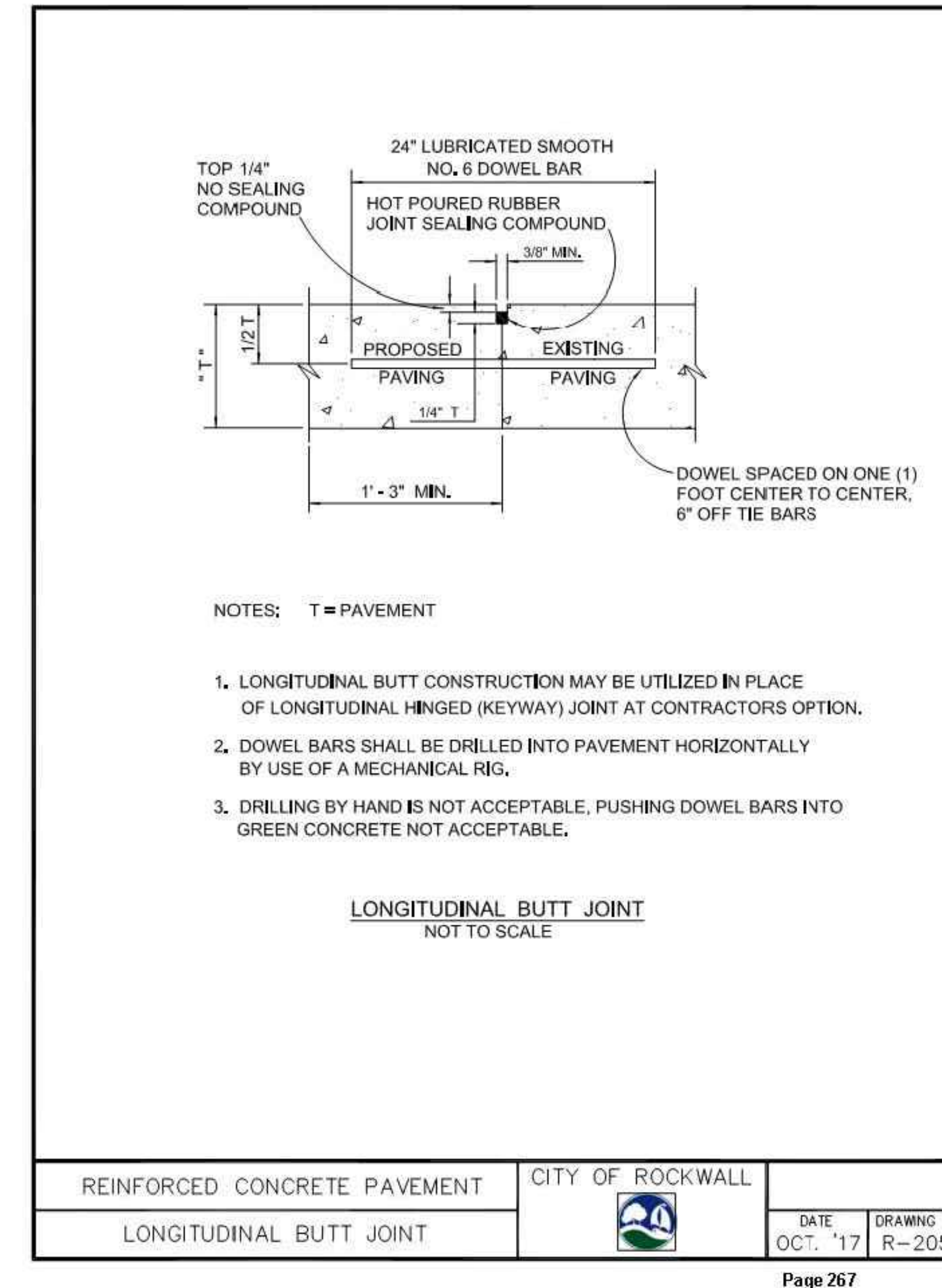
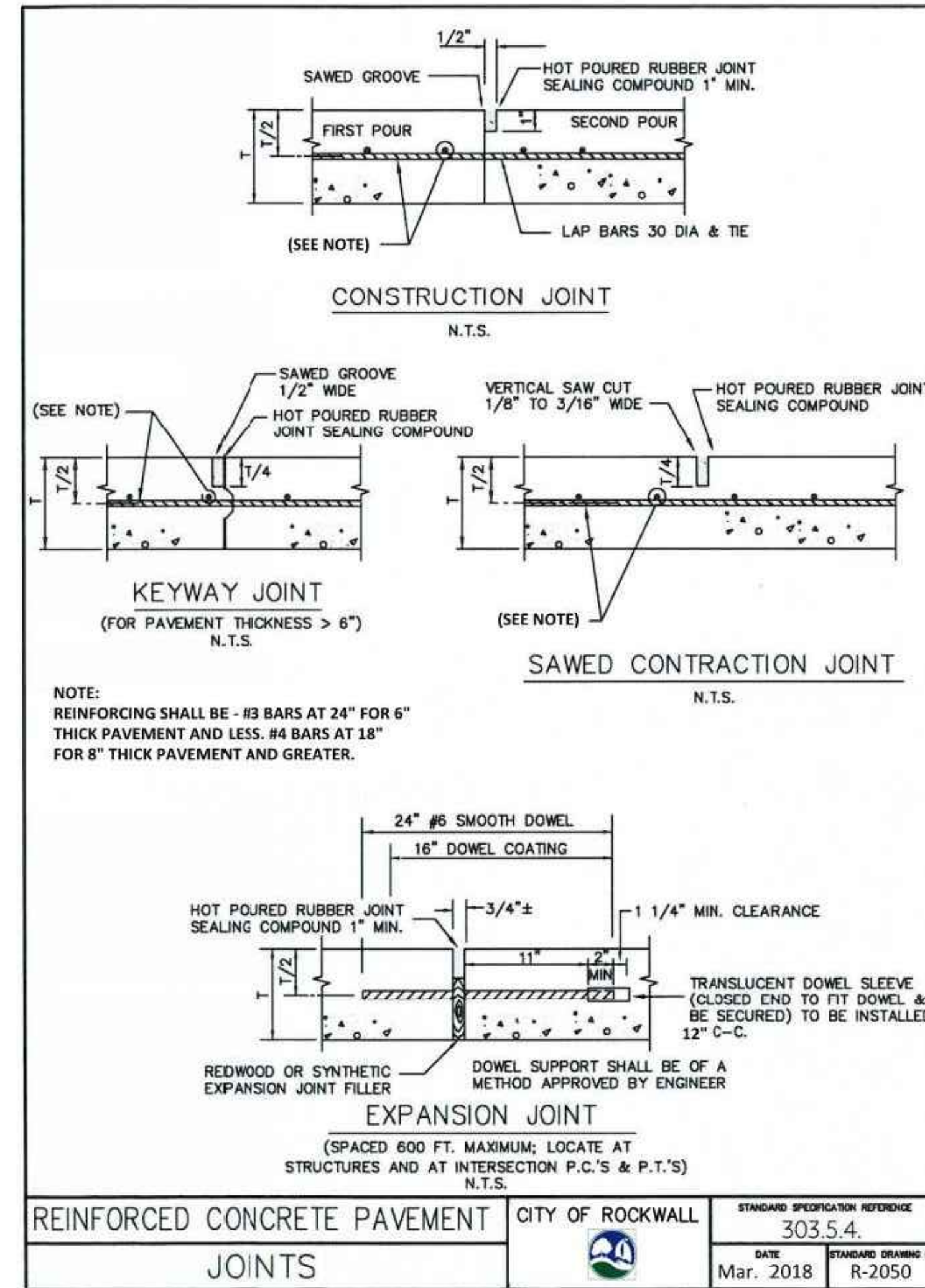
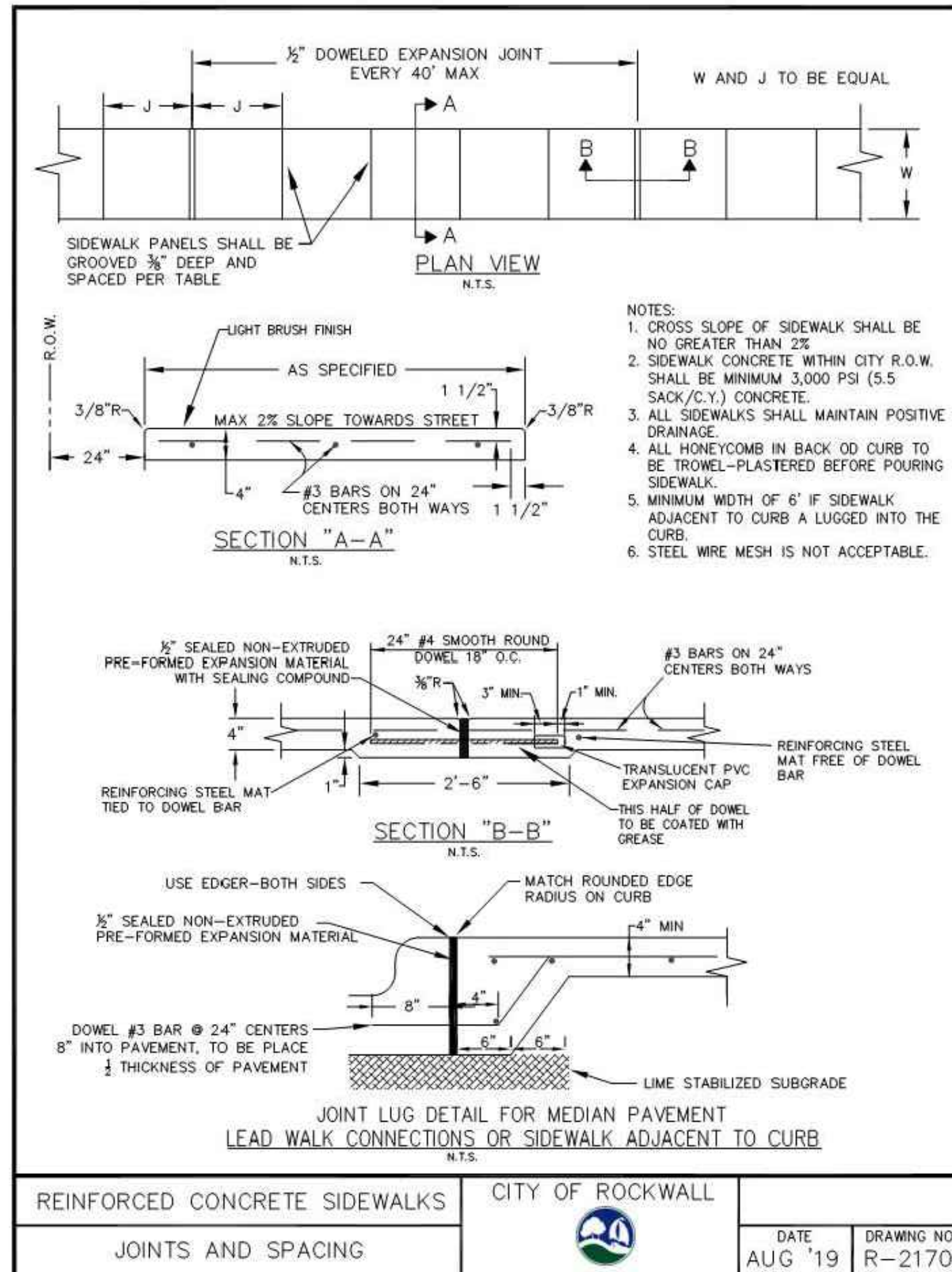
Table with columns for Issue and Revisions, containing revision details.

Drawing Title: ELECTRICAL - CUTSHEETS

Sheet E5.03

CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES

AOS JOB #: 4444-001-24

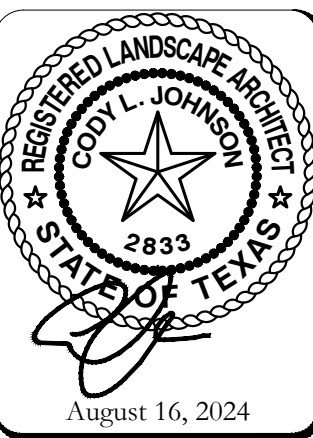


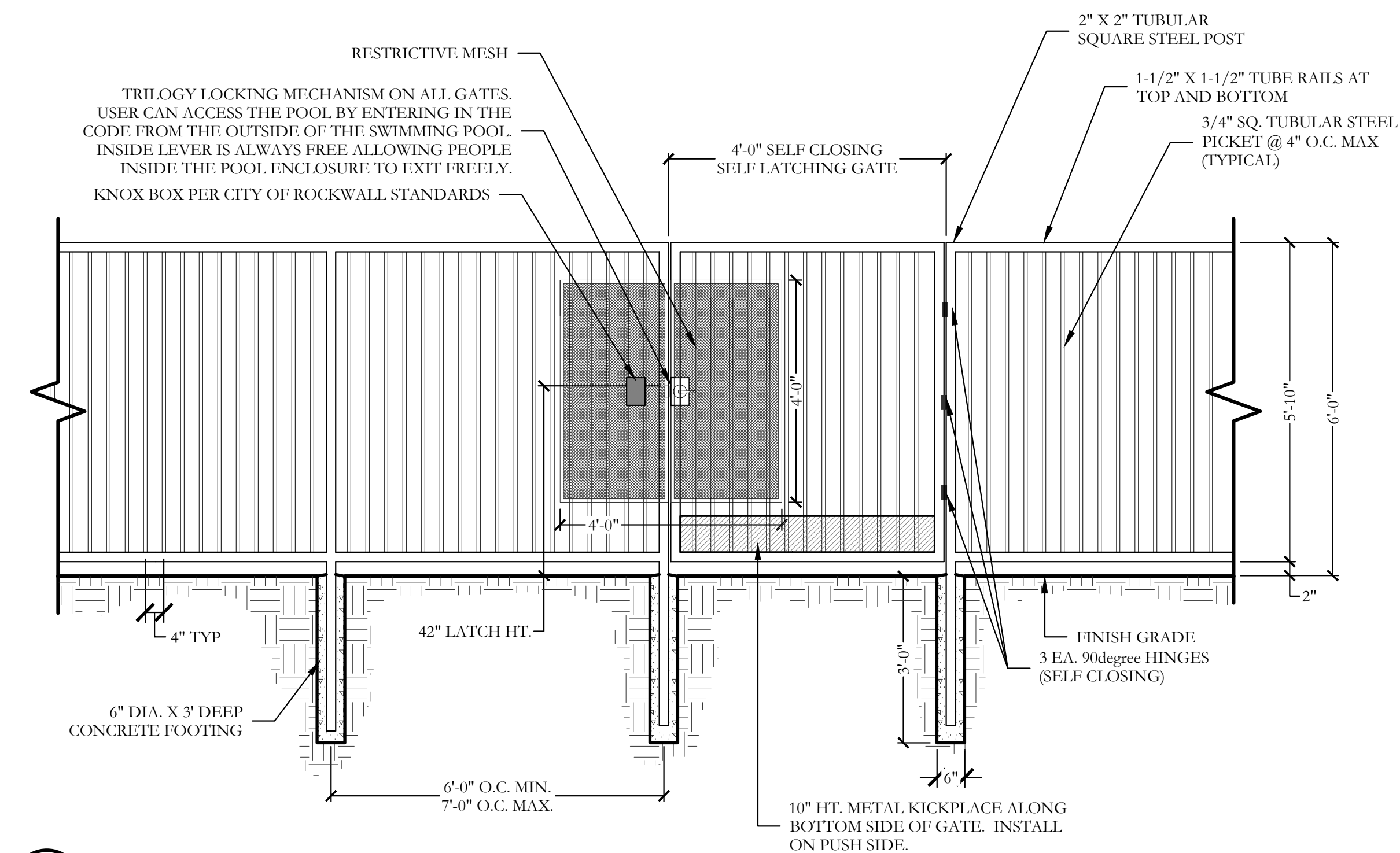
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ___, 2017.

WITNESS OUR HANDS, this ___ day of ___, 2017.

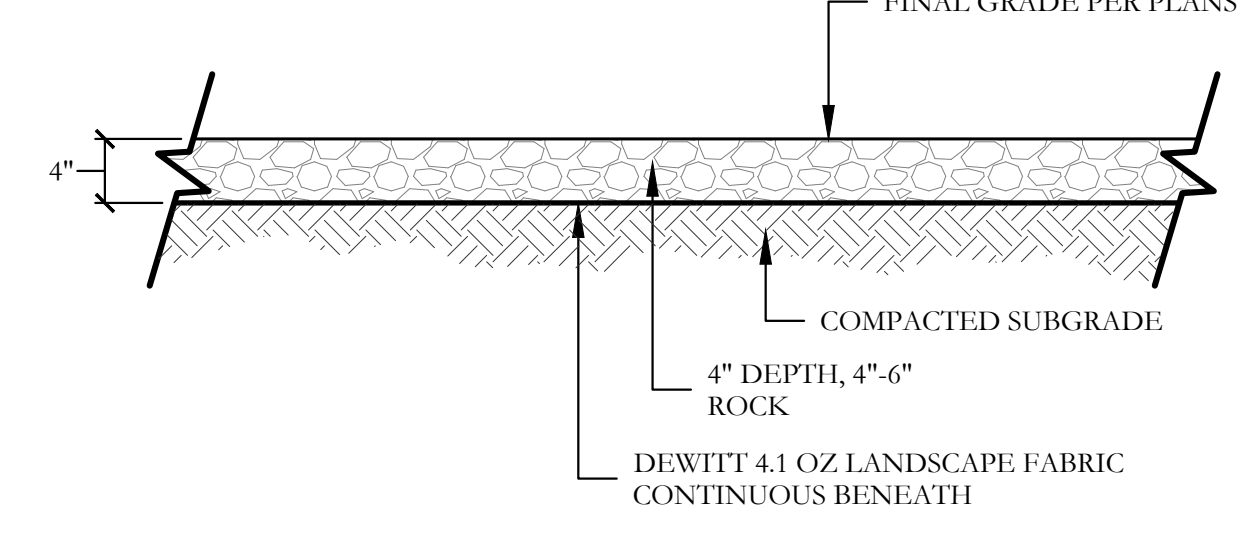
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

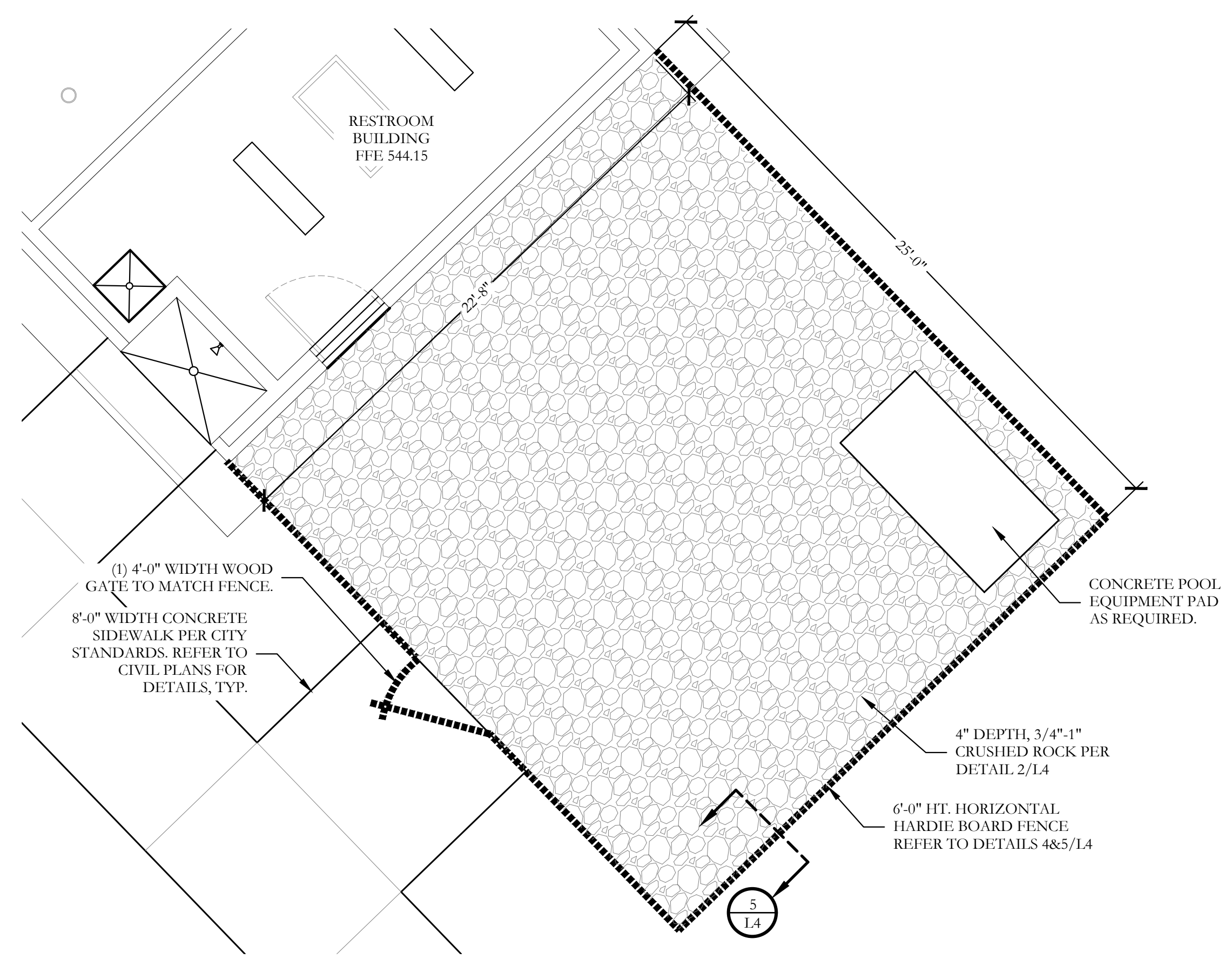




1 ORNAMENTAL METAL FENCE AND GATE ELEVATION SCALE: 1/2" = 1'-0"



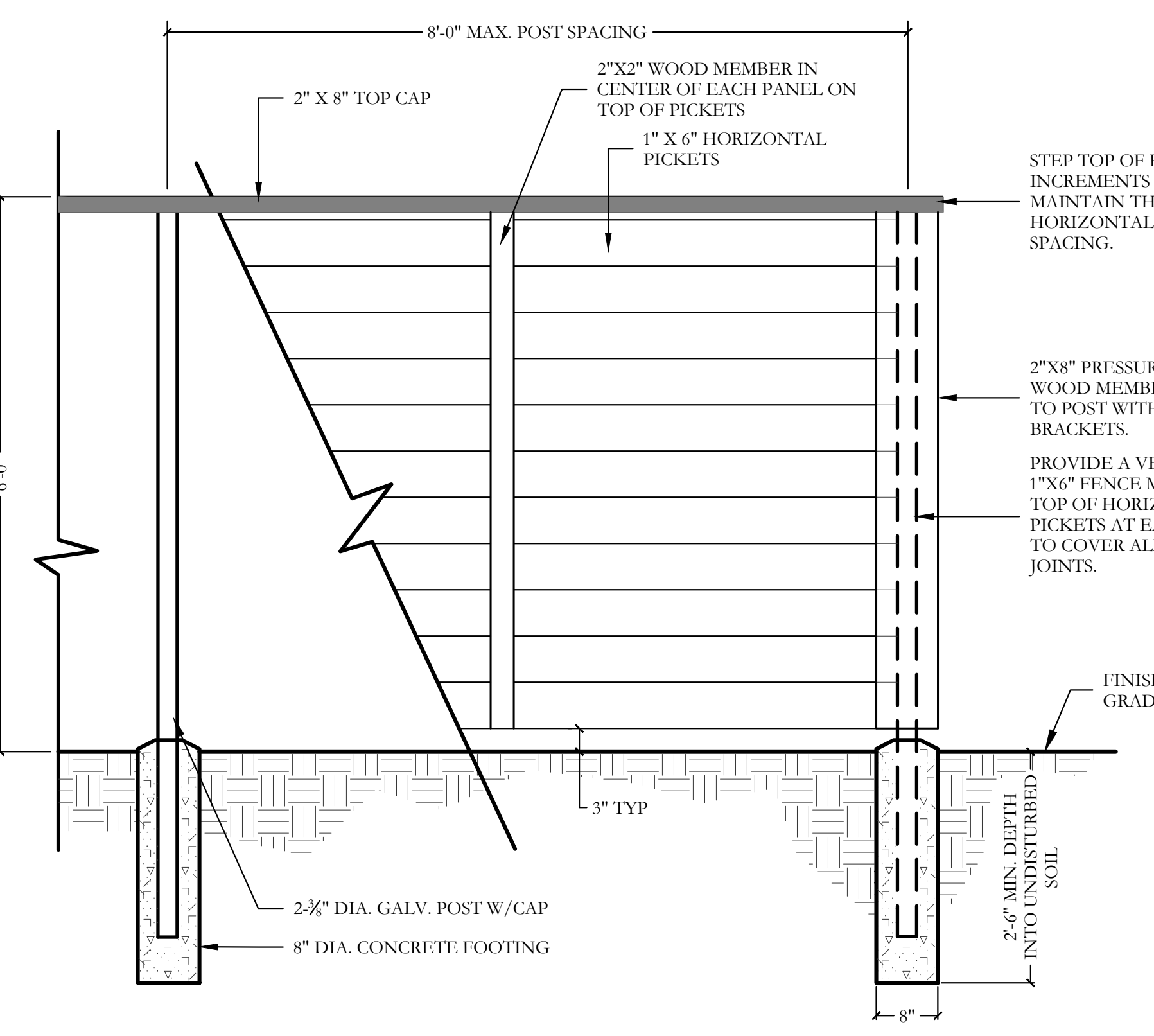
2 CRUSHED ROCK BASE SECTION SCALE: 1" = 1'-0"



3 POOL EQUIPMENT & TRASH TOTE ENCLOSURE PLAN SCALE: 1/4" = 1'-0"

HARDIE BOARD 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 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 3,000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL CODES AND REQUIREMENTS.
4. WOOD MATERIAL FOR FENCE
 - 4.1. STRINGERS- CEDAR, #2 GRADE OR BETTER. COLOR TO MATCH PAVILION.
 - 4.2. PICKETS- CEDAR, #2 GRADE OR BETTER. COLOR TO MATCH PAVILION.
 - 4.3. CAPS- CEDAR, #2 GRADE OR, BETTER. COLOR TO MATCH PAVILION.
5. ALL FENCE POST TO BE SCHEDULE 40 - GALVANIZED.
6. ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC. ARE TO BE HOT DIPPED GALVANIZED.
7. ALL PICKETS ARE TO BE FASTENED TO THE RAILS USING GALVANIZED SCREWS, STAPLES AND/OR NAILS WILL NOT BE ALLOWED. SCREW WITHOUT SPLITTING MEMBERS, DRILL PILOT HOLES IF NECESSARY. ALL SPLIT MEMBERS WILL BE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
8. ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. ERECT FACES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. INSTALL STRINGERS WITH BOTTOM EDGES FREE OF DEFECTS. MITER ALL EXPOSED FINISHED JOINTS.
9. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.
10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.



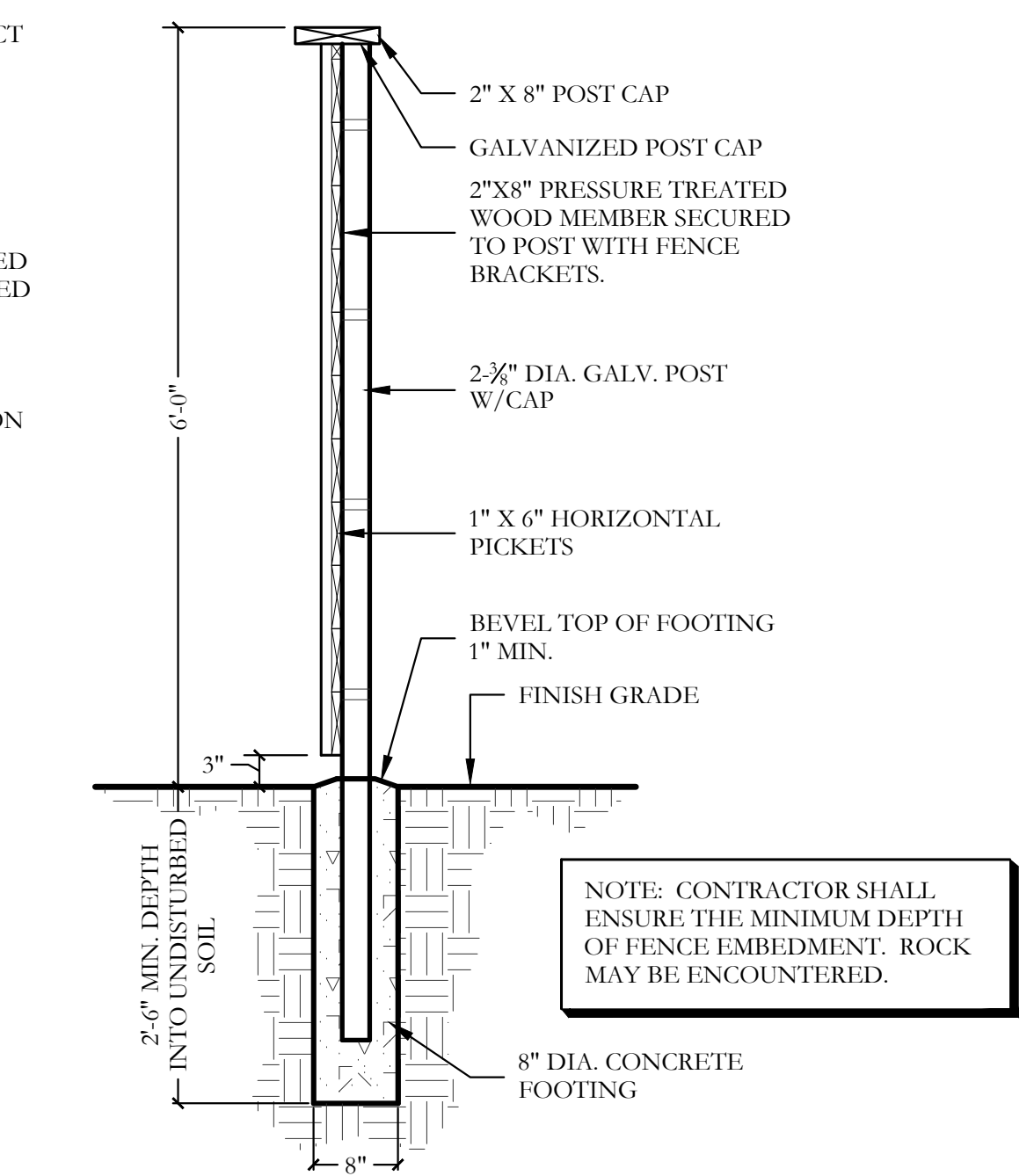
4 PARTIAL 6'-0" HT. HARDIE BOARD FENCE ELEVATION SCALE: 3/4" = 1'-0"

PERMITTED BY BUILDING INSPECTORS.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

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. GRIND SMOOTH ALL WELDS.
6. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF URBANE BRONZE (SW7048) BY SHERWIN WILLIAMS PAINT CO., COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE.
8. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513
9. HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
- 9.1. PICKETS, 3/4" SQUARE 16 GA.
- 9.2. RAILS, 1-1/2" X 1-1/2" SQUARE 16 GA.
- 9.3. POSTS, 2" SQUARE 11 GA.
10. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
11. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH.
12. GATE IS TO BE SELF-CLOSING. FALCON B561DBD626 SATIN CHROME DANE SFC CLASSROOM LOCK BY A&H TURF OR APPROVED EQUAL. DEADLOCKING LATCH BOLT BY LEVERS. OUTSIDE LEVER IS LOCKED BY KEY IN OUTSIDE LEVER. INSIDE LEVER IS ALWAYS FREE.
13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF 7'-0" O.C.
14. POOL FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UP-SIZING 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.
15. LATCH SHALL BE SELF LATCHING, ON POOL SIDE OF ENCLOSURE AT A MIN. 42" ABOVE FINISH PAVING.
16. RESTRICTIVE MESH SHALL HAVE NO OPENINGS GREATER THAN 1/2" AND SHALL.



5 6'-0" HT. HARDIE BOARD FENCE SECTION SCALE: 3/4" = 1'-0"

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

PROJECT COMMENTS



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

DATE: 8/23/2024

PROJECT NUMBER: SP2024-039
PROJECT NAME: Site Plan for Peachtree Meadows Amenity Center
SITE ADDRESS/LOCATIONS: 1400 CHASTAIN ST, ROCKWALL, TX 75032

CASE CAPTION: Discuss and consider a request by Cody Johnson of Johnson Volk Consulting on behalf of Kyle Tressler of Qualico Development, Inc. for the approval of a Site Plan for an Amenity Center for the Peachtree Meadows Subdivision situated on a 1.06-acre portion of a larger 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [Ordinance No. 23-11] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	08/23/2024	Needs Review

08/23/2024: 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 an Amenity Center for the Peachtree Meadows Subdivision situated on a 1.06-acre portion of a larger 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [Ordinance No. 23-11] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive.

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 (SP2024-039) 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 101 (PD-101).

M.5 Photometric Plan:

- (1) Light levels may not exceed 0.2 FC at all property lines. There are a few areas of non-conformance. (Article 07, UDC)
- (2) Please consider reducing the light levels that spill to the northwest. This will be the closest residence to the lighting and it appears light levels are higher in this area. (Article 07, UDC)
- (3) Please consider light fixtures that can be dimmed. Several properties have their rear yards face this property and the light levels are near maximum. (Article 07, UDC)

M.6 Building Elevations:

- (1) Please provide elevations of the smaller shade structures. (Ordinance No. 23-11; PD-101)
- (2) Please indicate the roof pitch on the larger shade structure; it must be 8:12. (Ordinance No. 23-11; PD-101)
- (3) The restroom building must have 90% masonry, which is defined as brick and stone in the PD Ordinance. The Ordinance only allows less on the homes. Please revise the building to reflect this. (Ordinance No. 23-11; PD-101)

I.7 Please note that failure to address all comments provided by staff by 3:00 PM on September 4, 2024 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.8 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 September 4, 2024; 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 September 10, 2024 Planning & Zoning Meeting.

I.9 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on August 27, 2024.
- 2) Planning & Zoning meeting/public hearing meeting will be held on September 10, 2024.

I.10 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	Madelyn Price	08/23/2024	Approved w/ Comments

- 08/23/2024: 1. We never received these retaining wall plans. You will need to submit engineered wall plans to us for review and approval.
2. Does the fire hydrant need to be "flipped" out of the parking
 3. Open cutting will not be allowed. You will need to bore under this roadway to make this sewer connection.
 4. Must be min 6".
 5. Ensure all standard details are the latest details in the City's 2023 Standards of Design and Construction Manual.

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees for any public improvements
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width (if needed) is 20' for new easements.
- No structures, including walls, are allowed in easements.
- Retaining walls (if needed) 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences with easements.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering site/civil plan review.

Drainage Items:

- Existing flow patterns must be maintained.
- 4:1 maximum side slopes.
- No grate inlets allowed.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems and flow path.

Water and Wastewater Items:

- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole. If sewer is needed, sewer impact fee will need to be paid.
- Any utility connection made underneath of an existing public roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements (if needed).
- Water to be 10' separated from storm and sewer lines.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/23/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Henry Lee	08/23/2024	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/20/2024	Approved w/ Comments

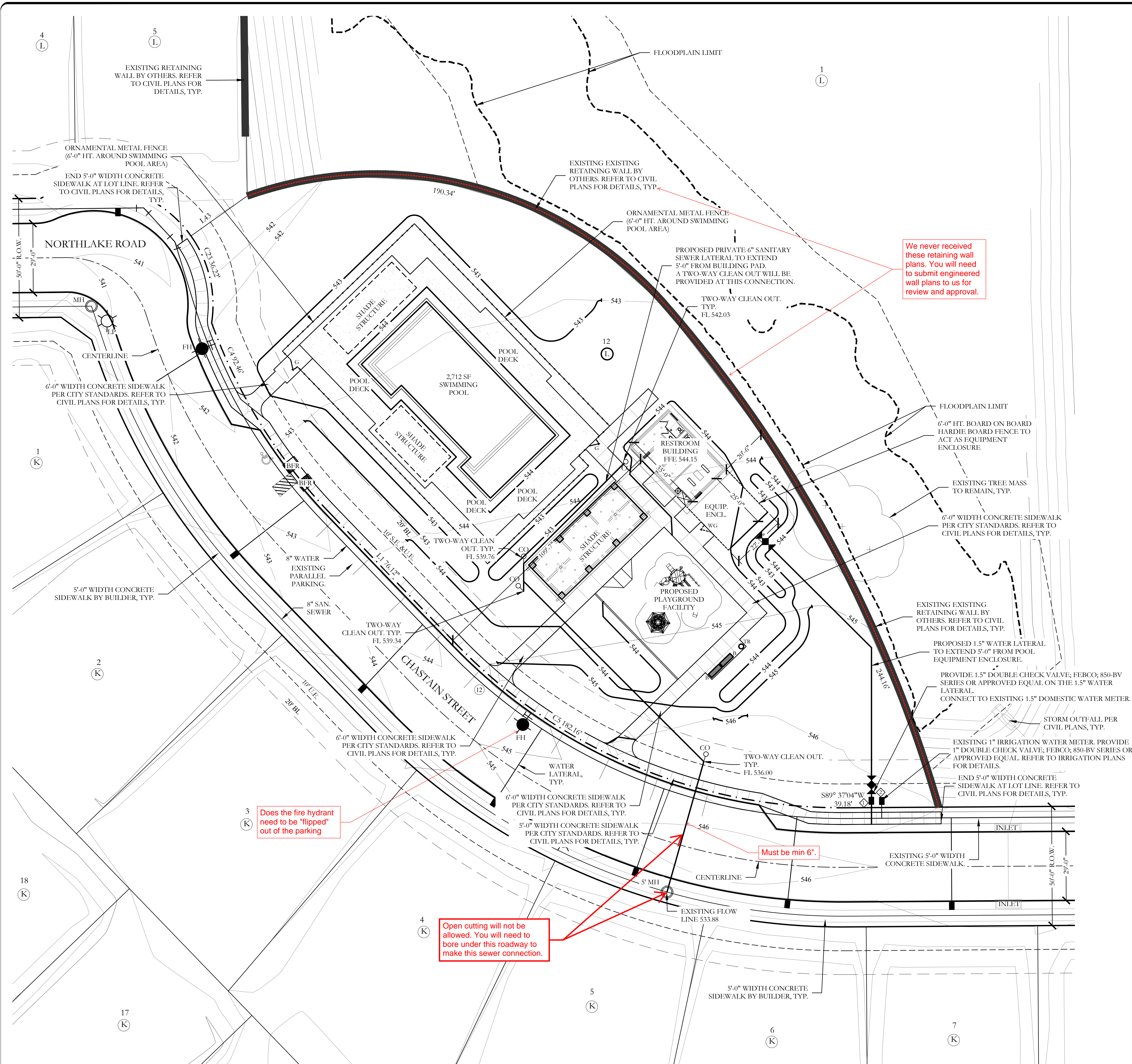
08/20/2024: Assigned address will be 1400 CHASTAIN ST, ROCKWALL, TX 75032

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/16/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	08/23/2024	N/A

No Comments



12	EXISTING PARKING COUNT
BFR	BARRIER FREE RAMP
FH	EXISTING FIRE HYDRANT
MH	EXISTING SANITARY SEWER MANHOLE
— —	EXISTING WATER MAIN W/ VALVE
— —	EXISTING SANITARY SEWER
— —	EXISTING STORM
— —	EXISTING CURB INLET
— —	RIGHT-OF-WAY
LP	LIGHT POLE
— 544 —	EXISTING CONTOUR INTERVAL
FFE 544.15	FINISHED FLOOR ELEVATION

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees for any public improvements
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width (if needed) is 20' for new easements.
- No structures, including walls, are allowed in easements.
- Retaining walls (if needed) 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences with easements.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering site/civil plan review.

Drainage Items:

- Existing flow patterns must be maintained.
- 4:1 maximum side slopes.
- No grate inlets allowed.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems and flow path.

Water and Wastewater Items:

- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole. If sewer is needed, sewer impact fee will need to be paid.
- Any utility connection made underneath of an existing public roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements (if needed).
- Water to be 10' separated from storm and sewer lines.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

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

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER		SAN. SERVICE SIZE
			DOM.	IRR.	
◇	1.5"	1.5"	X		6"
◇	1"	1"		X	

SITE INFORMATION

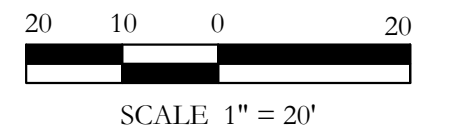
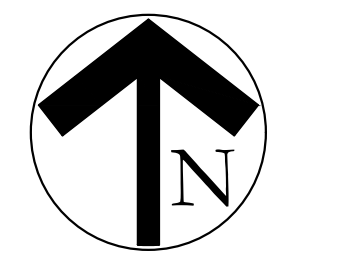
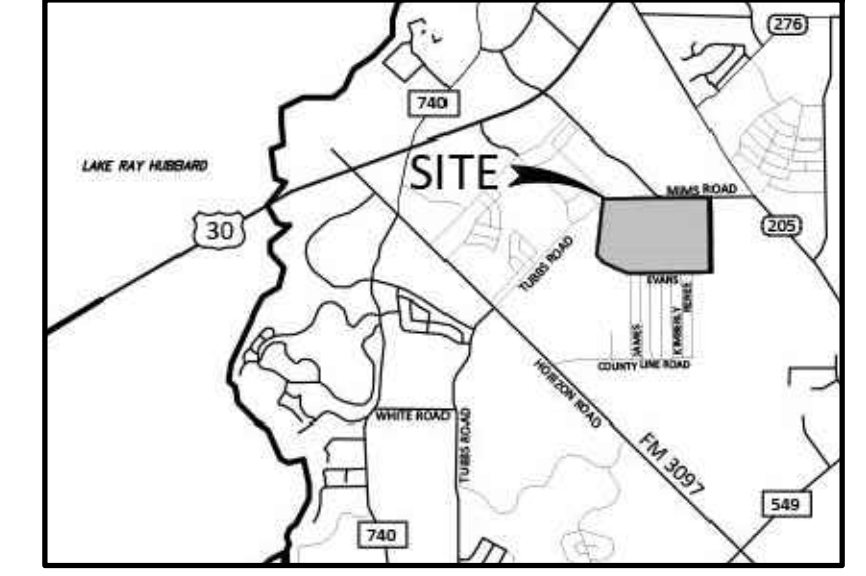
SINGLE FAMILY RESIDENTIAL
 PROPOSED USE: PRIVATE RECREATION CENTER
 LAND AREA: 1.06 ACRES
 46,211.00 SQ. FT.

BUILDING AREA: 792.00 SQUARE FEET
 BUILDING HEIGHT: 20'-3" (1 STORY)

FLOOR TO AREA: 0.0173 [792/46,211]
 LOT COVERAGE: 1.71%

TOTAL IMPERVIOUS SURFACE: 15,147.08 SF
 PROPOSED IMPERVIOUS RATIO: 0.3277 OR 32.77%
 INTERIOR LANDSCAPE PROVIDED: 31,063.92 SF

POOL DECK SURFACE: 4,884.00 SF



**SITE PLAN
 PEACHTREE MEADOWS
 PHASE I
 LOT 12, BLOCK L
 ~AMENITY CENTER~**

1.06 ACRES SITUATED IN THE
 G. WELLS SURVEY,
 ABSTRACT NO. 219 AND
 J.R. JOHNSTON SURVEY, ABSTRACT NO. 128
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

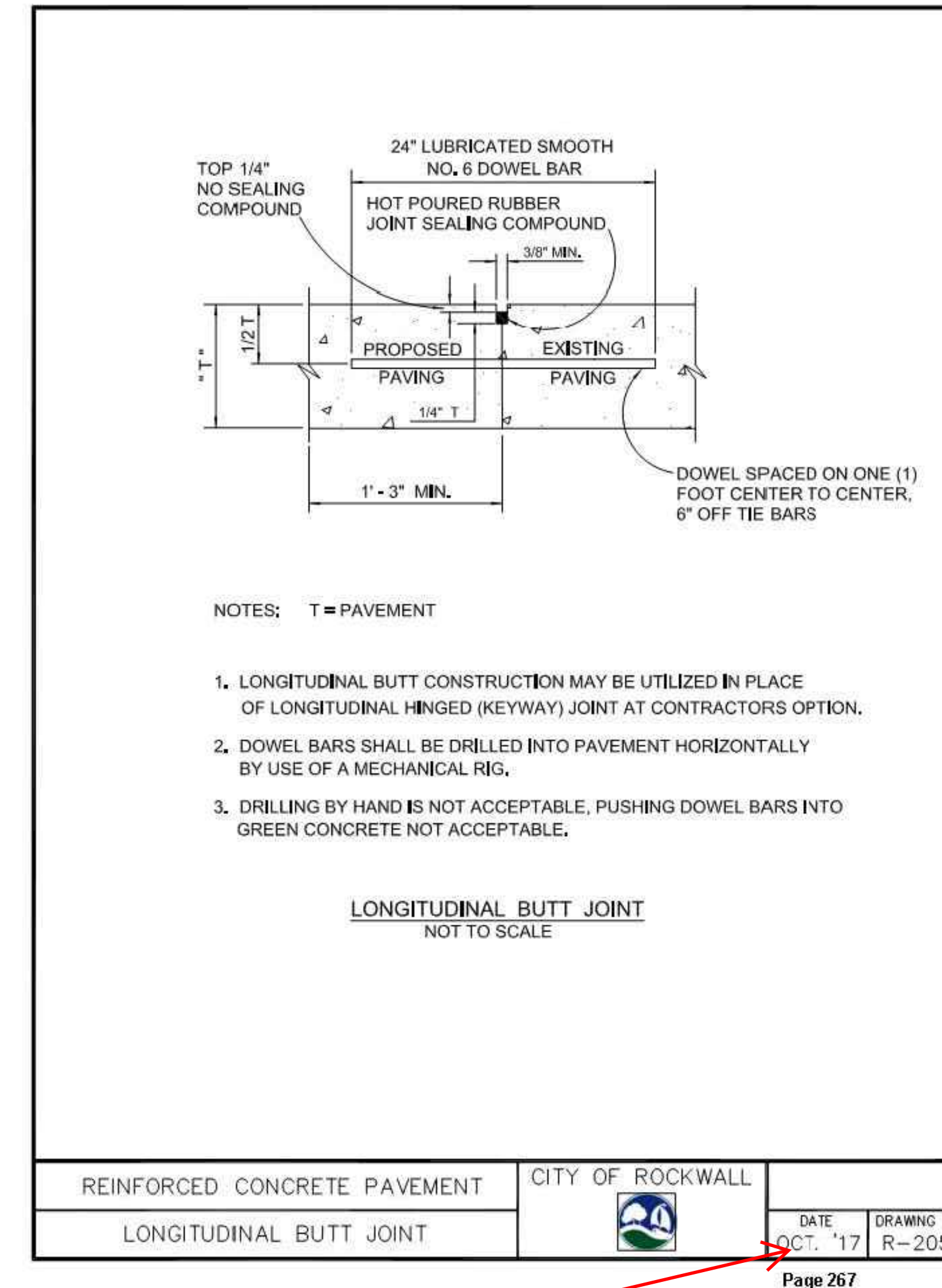
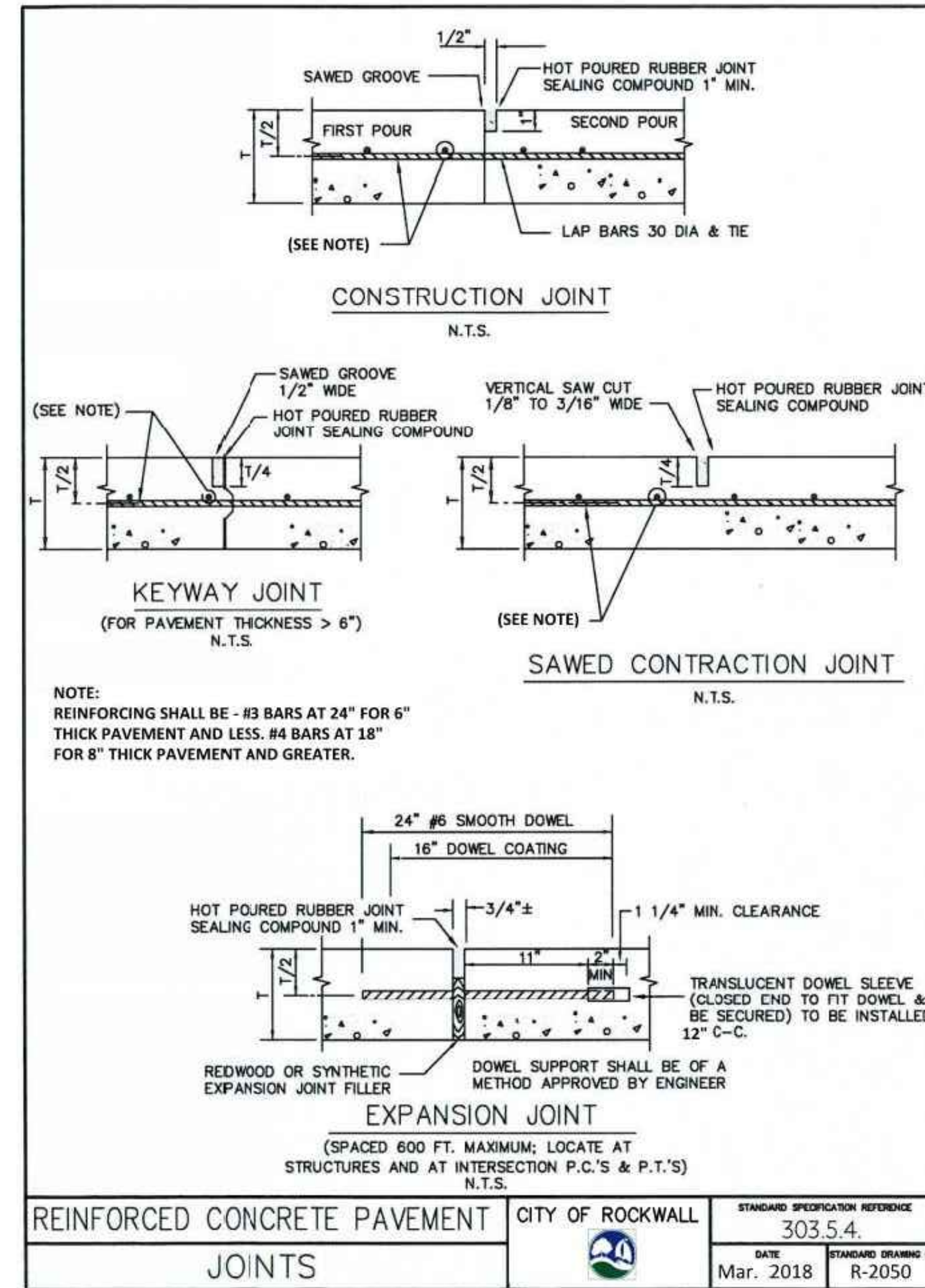
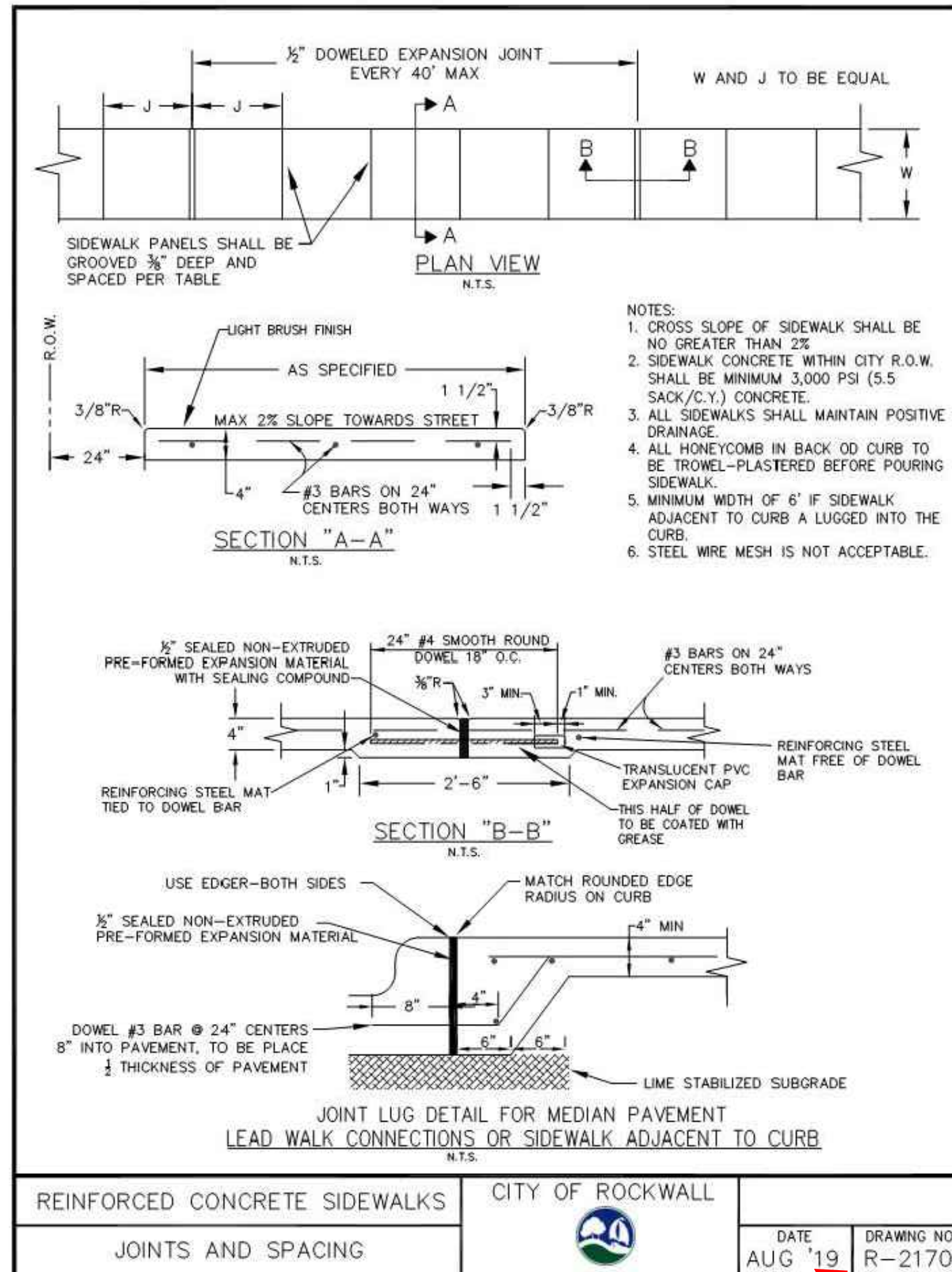
OWNER / DEVELOPER:
 QUALICO DEVELOPMENT (U.S.), INC
 6950 TPC DRIVE, SUITE 350
 MCKINNEY, TEXAS 75070
 CONTACT: KYLE TRESSLER

LANDSCAPE ARCHITECT/CIVIL ENGINEER:
 JOHNSON VOLK CONSULTING
 704 CENTRAL PARKWAY EAST, SUITE 1200
 PLANO, TEXAS 75074
 PH. (972) 201-3100
 CONTACT: CODY JOHNSON, RLA, ASLA, LI



August 16, 2024

CITY CASE NUMBER TBD PEACHTREE MEADOWS AMENITY CENTER



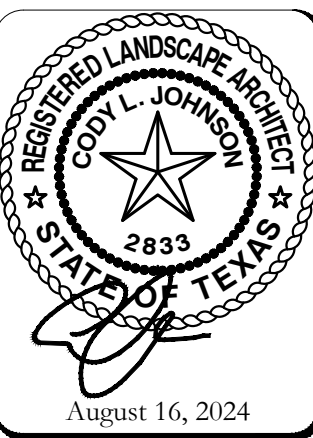
Ensure all standard details are the latest details in the City's 2023 Standards of Design and Construction Manual.

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





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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: 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 **Amenity Center within Peachtree Meadows**

SUBDIVISION **Peachtree Meadows**

LOT

12

BLOCK

L

GENERAL LOCATION **Chastain Street adjacent to Northlake Road**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Single Family Residential**

CURRENT USE

Private Recreation Center

PROPOSED ZONING **Single Family Residential**

PROPOSED USE

Private Recreational Center

ACREAGE **1.06**

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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]

OWNER **Qualico Developement (U.S.), INC**

APPLICANT **Johnson Volk Consulting**

CONTACT PERSON **Kyle Tressler**

CONTACT PERSON **Cody Johnson**

ADDRESS **6950 TPC Drive, Suite 350**

ADDRESS **704 Central Parkway East, Suite 1200**

CITY, STATE & ZIP **McKinney, Texas 75070**

CITY, STATE & ZIP **Plano, TX 75074**

PHONE **469-659-6152**

PHONE **972-201-3100**

E-MAIL **kyle.tressler@qualico.com**

E-MAIL **cody.johnson@johnsonvolk.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kyle Tressler [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 \$271.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 6th DAY OF August, 2024 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."

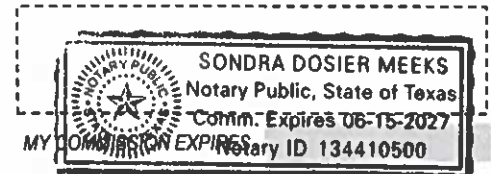
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 6th DAY OF August, 2024

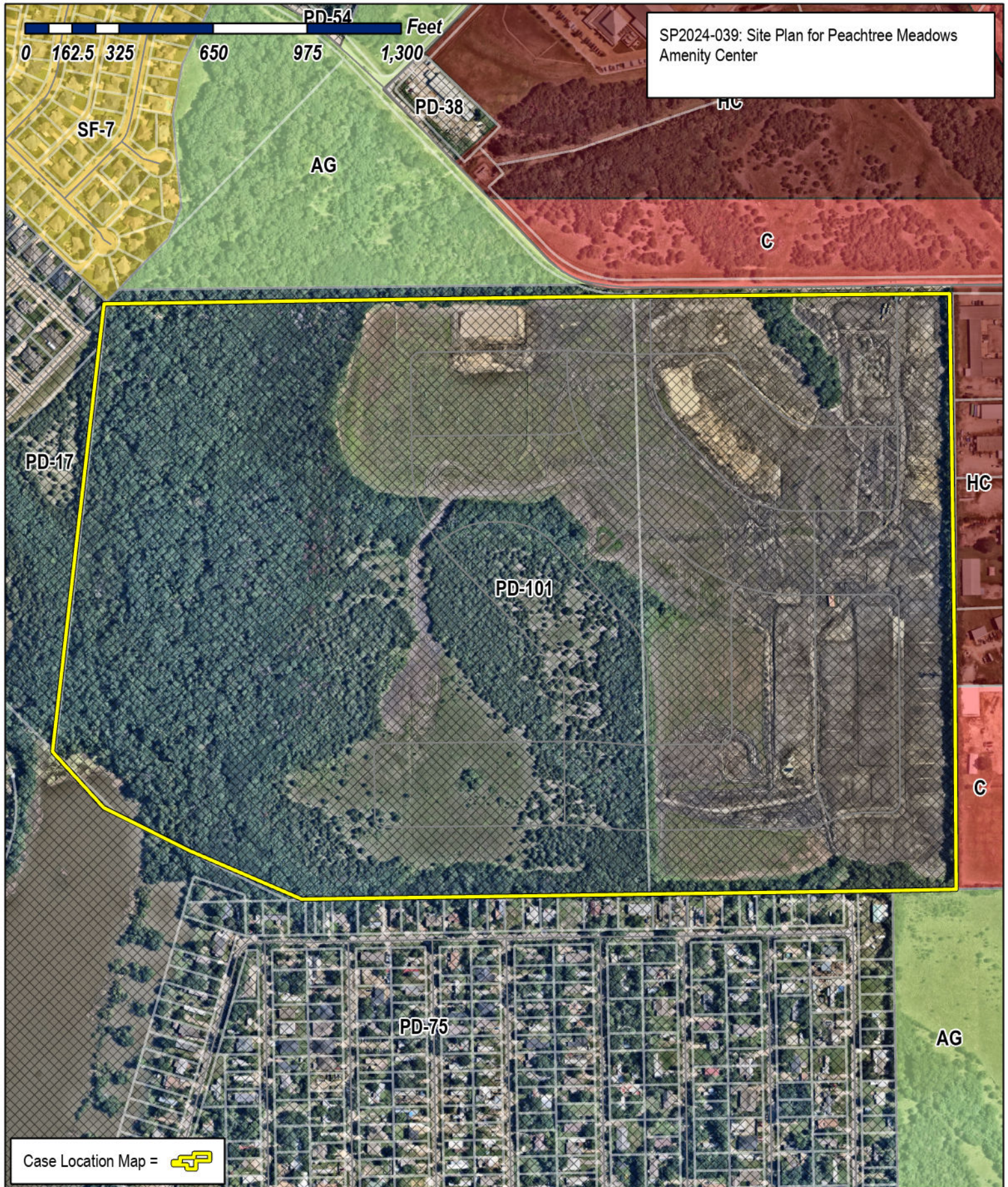
OWNER'S SIGNATURE

[Signature]


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature] **Sondra Dosier Meeks**





SP2024-039: Site Plan for Peachtree Meadows Amenity Center

Case Location Map = 

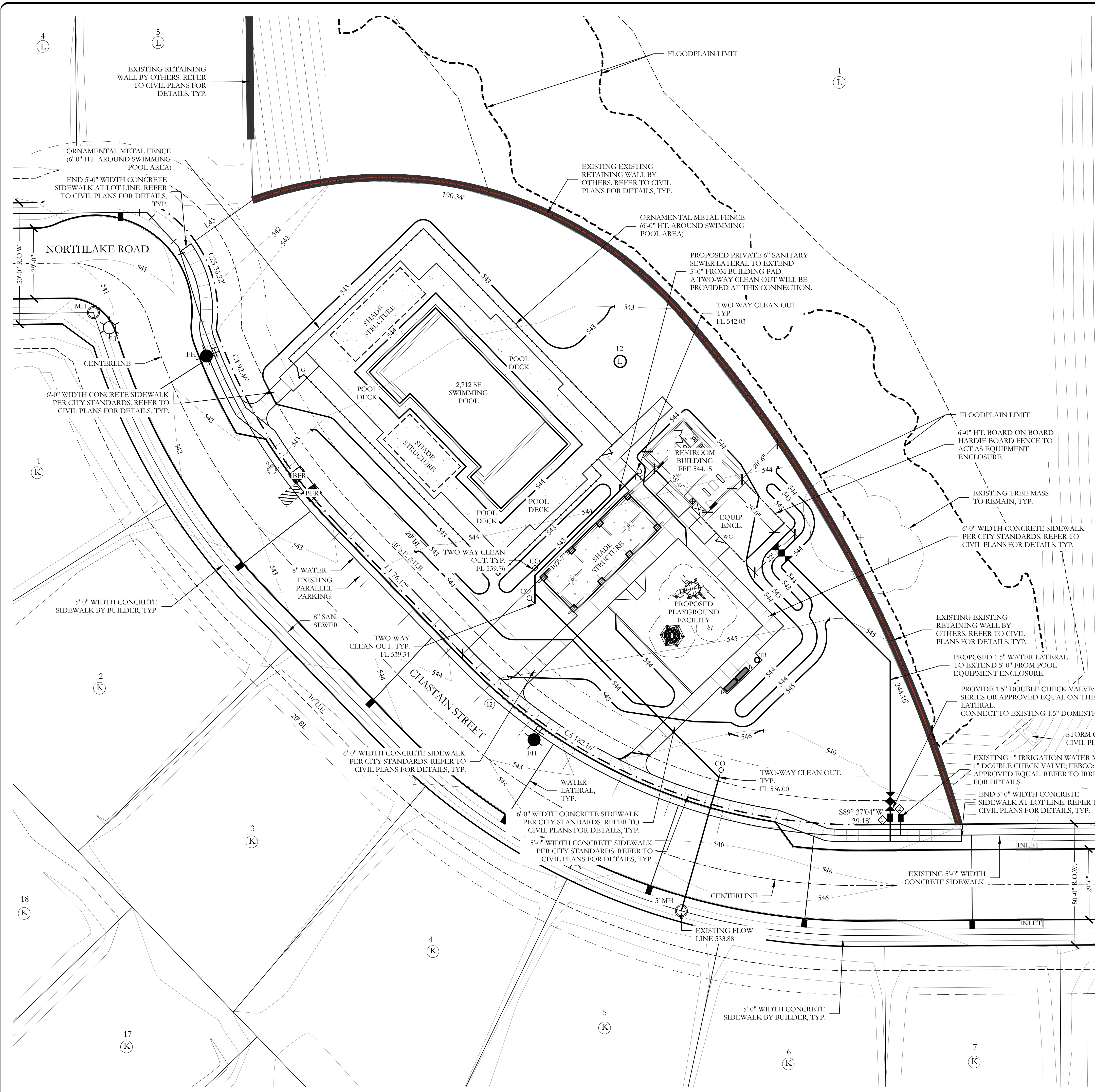


City of Rockwall

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

(12)	EXISTING PARKING COUNT		EXISTING 1.5" DOMESTIC WATER METER
BFR	BARRIER FREE RAMP		EXISTING 1" IRRIGATION WATER METER
FH	EXISTING FIRE HYDRANT		ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)
MH	EXISTING SANITARY SEWER MANHOLE		1 - 4'-0" WIDTH SELF-LATCHING, SELF-CLOSING METAL GATE
	EXISTING WATER MAIN W/ VALVE		1 - 4'-0" WIDTH SELF-LATCHING, SELF-CLOSING WOODEN GATE
	EXISTING SANITARY SEWER		6'-0" HT. HARDIE BOARD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE
	EXISTING STORM		EXISTING RETAINING WALL REFER TO CIVIL PLANS TYP.
	EXISTING CURB INLET		6'-0" BENCH
	RIGHT-OF-WAY		TRASH RECEPTACLE
LP	LIGHT POLE		PROPOSED CONTOUR INTERVAL
FFE 544.15	EXISTING CONTOUR INTERVAL		PROPOSED 42' HT. ORNAMENTAL METAL HANDRAIL ATOP RETAINING WALL

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

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM	METER IRR	SAN. SERVICE SIZE
1	1.5"	1.5"	X		6"
2	1"	1"		X	

SITE INFORMATION

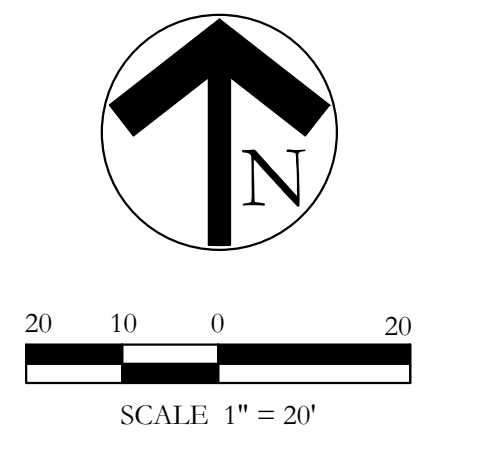
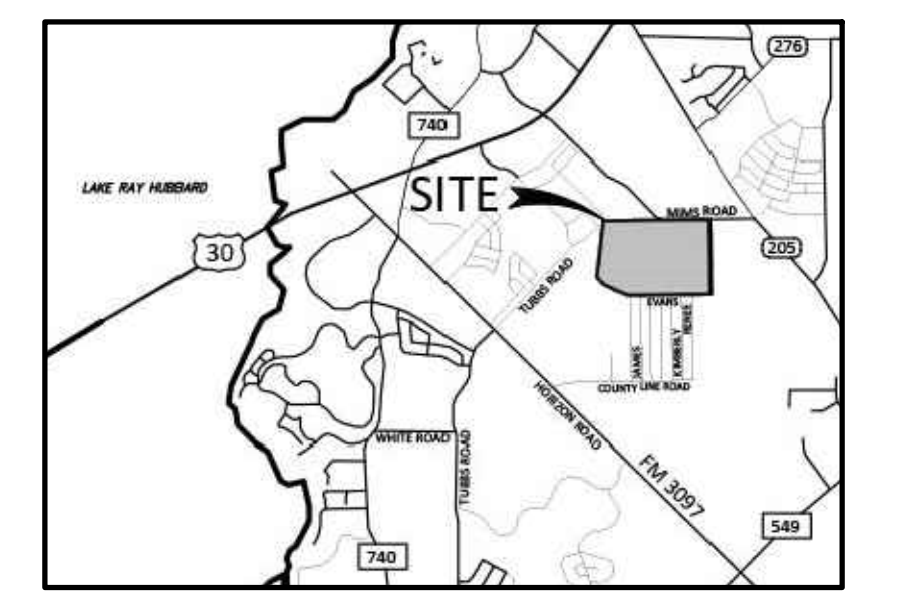
SINGLE FAMILY RESIDENTIAL
PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 1.06 ACRES
46,211.00 SQ. FT.

BUILDING AREA: 792.00 SQUARE FEET
BUILDING HEIGHT: 20'-3" (1 STORY)

FLOOR TO AREA: 0.0173 [792/46,211]
LOT COVERAGE: 1.71%

TOTAL IMPERVIOUS SURFACE: 15,147.08 SF
PROPOSED IMPERVIOUS RATIO: 0.3277 OR 32.77%
INTERIOR LANDSCAPE PROVIDED: 31,063.92 SF

POOL DECK SURFACE: 4,884.00 SF



- ### SITE PLAN NOTES:
- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
 - FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS.
 - ALL PARKING ON SITE IS EXISTING.
 - THE PERIMETER FENCING SHALL BE 6'-0" HT. ORNAMENTAL METAL FENCE.
 - THE POOL EQUIPMENT FENCING SHALL BE 6'-0" HT. BOARD ON BOARD HARDIE BOARD FENCE.
 - ALL SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.

SITE PLAN PEACHTREE MEADOWS PHASE I LOT 12, BLOCK L ~AMENITY CENTER~

1.06 ACRES SITUATED IN THE
G. WELLS SURVEY,
ABSTRACT NO. 219 AND
J.R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER / DEVELOPER:
QUALICO DEVELOPMENT (U.S.), INC
6950 TPC DRIVE, SUITE 350
MCKINNEY, TEXAS 75070
CONTACT: KYLE TRESSLER

LANDSCAPE ARCHITECT/CIVIL ENGINEER:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. (972) 201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI

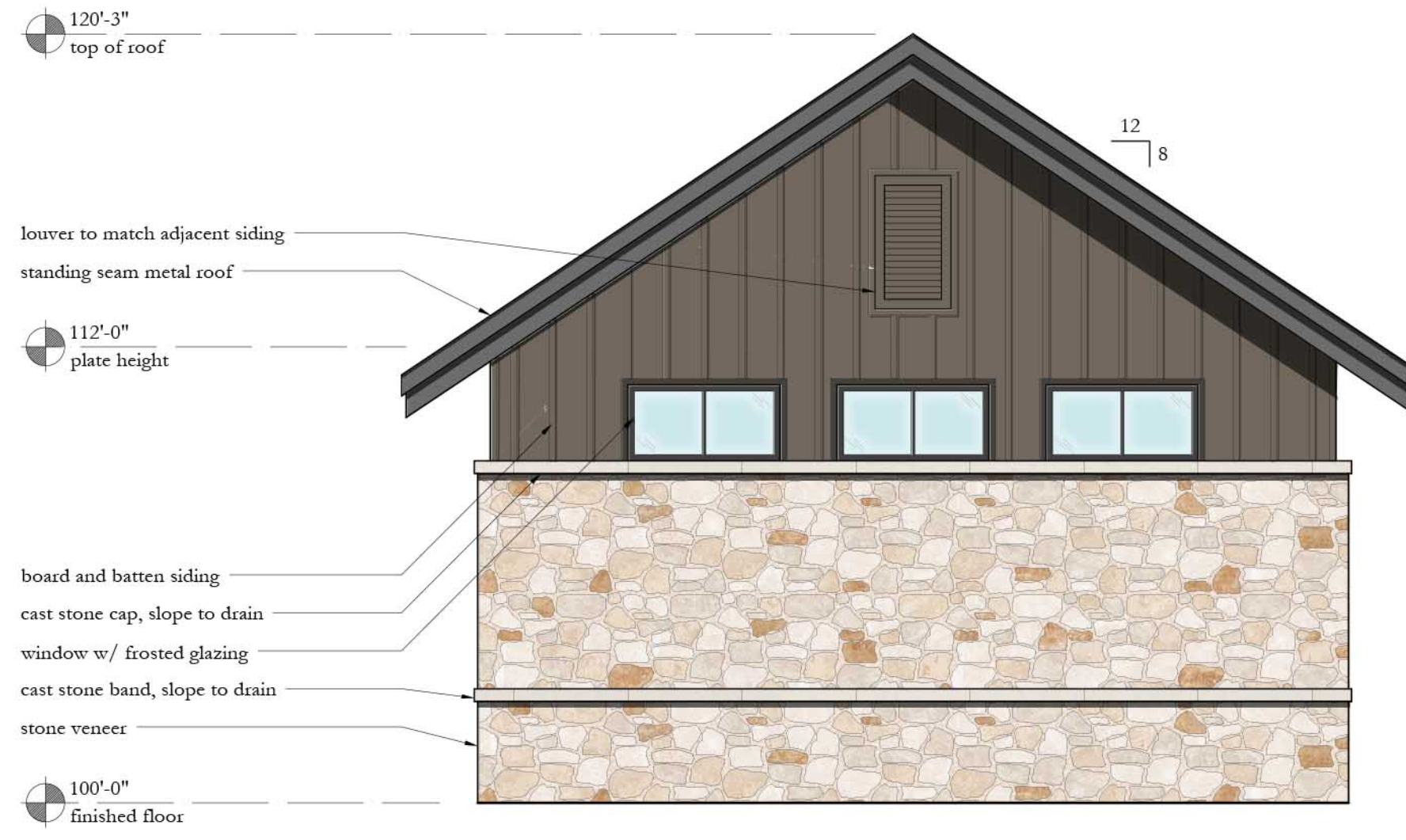
CITY CASE NUMBER TBD PEACHTREE MEADOWS AMENITY CENTER

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 _____, _____.

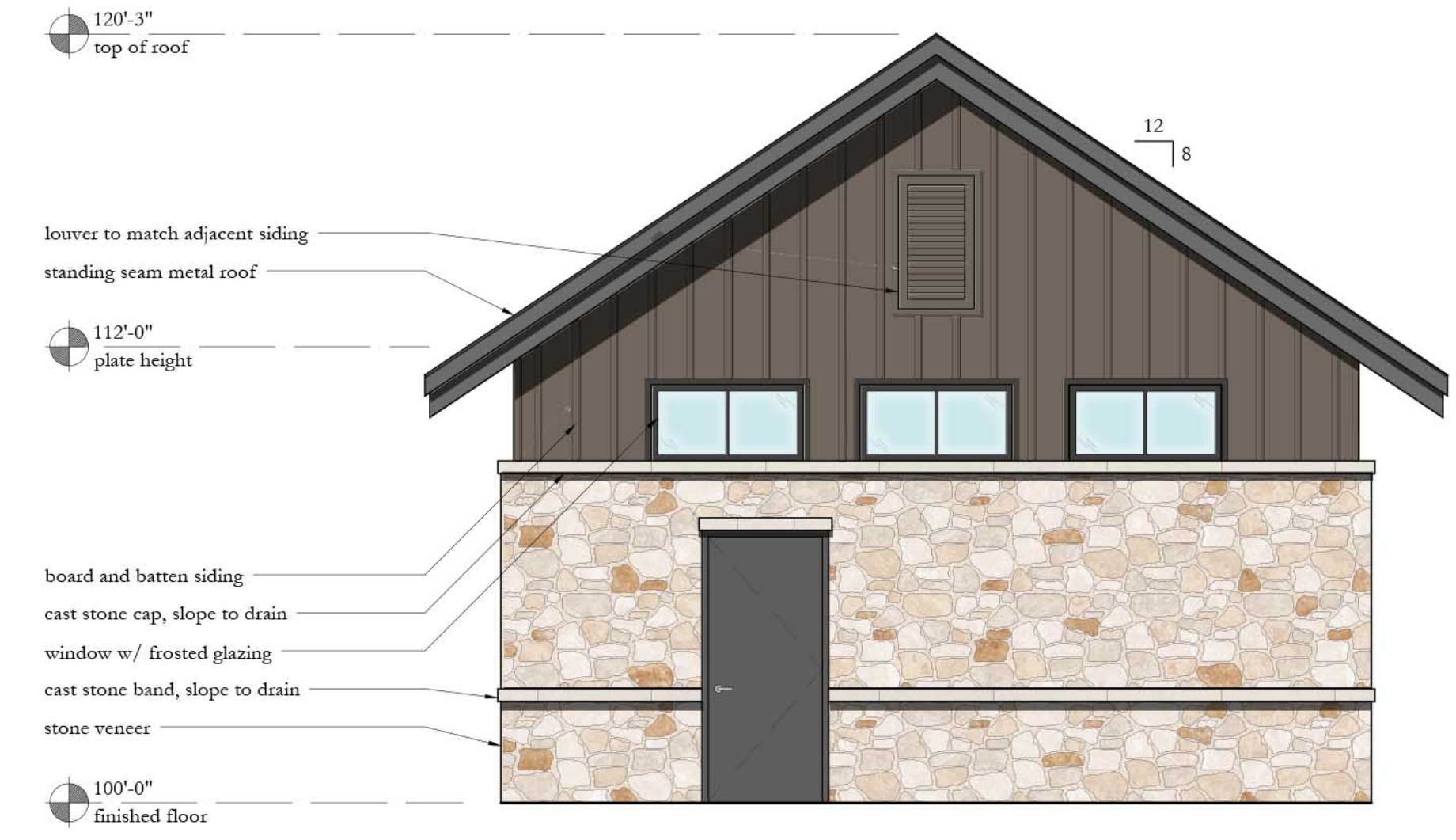
Planning & Zoning Commission, Chairman

Director of Planning and Zoning



5 WEST ELEVATION ELEVATION

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



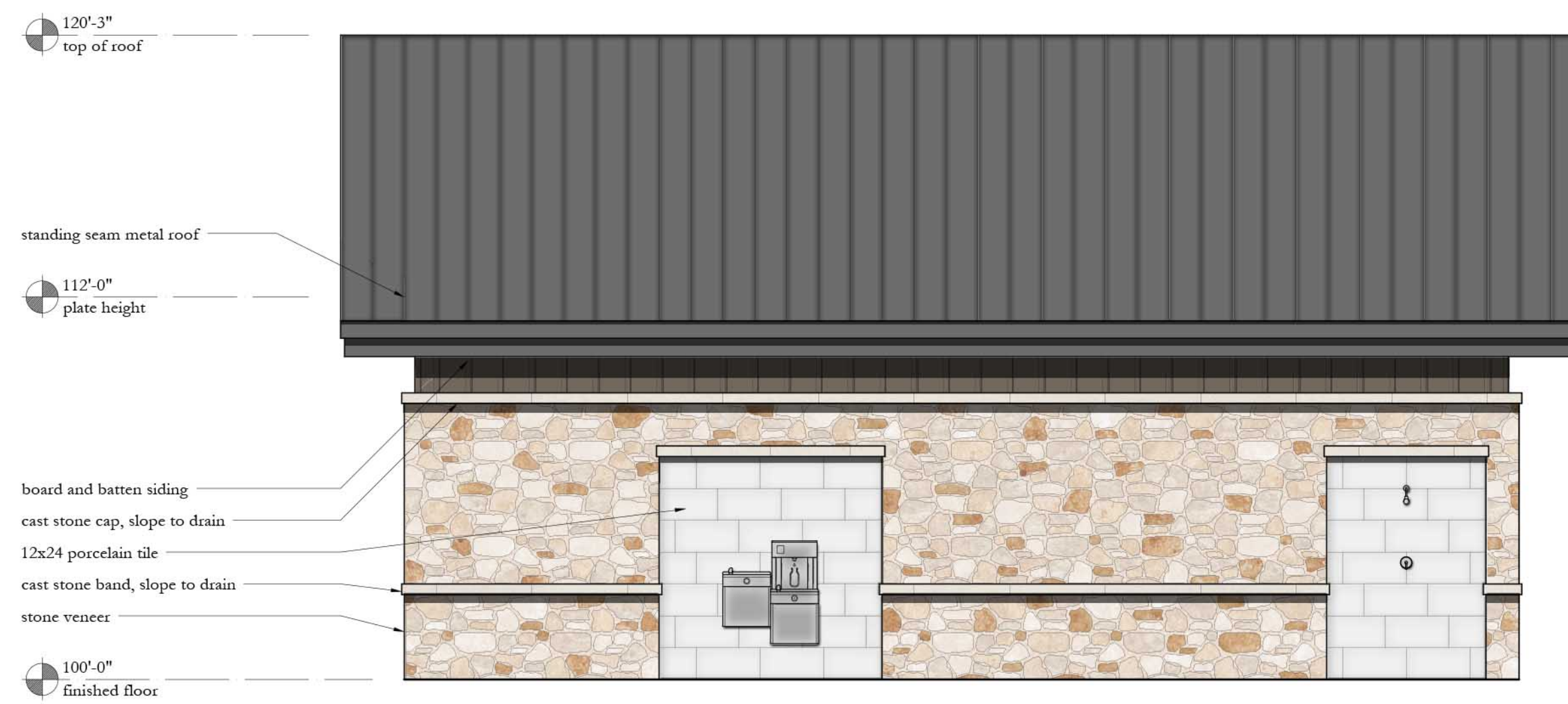
4 EAST ELEVATION ELEVATION

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



3 NORTH ELEVATION ELEVATION

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



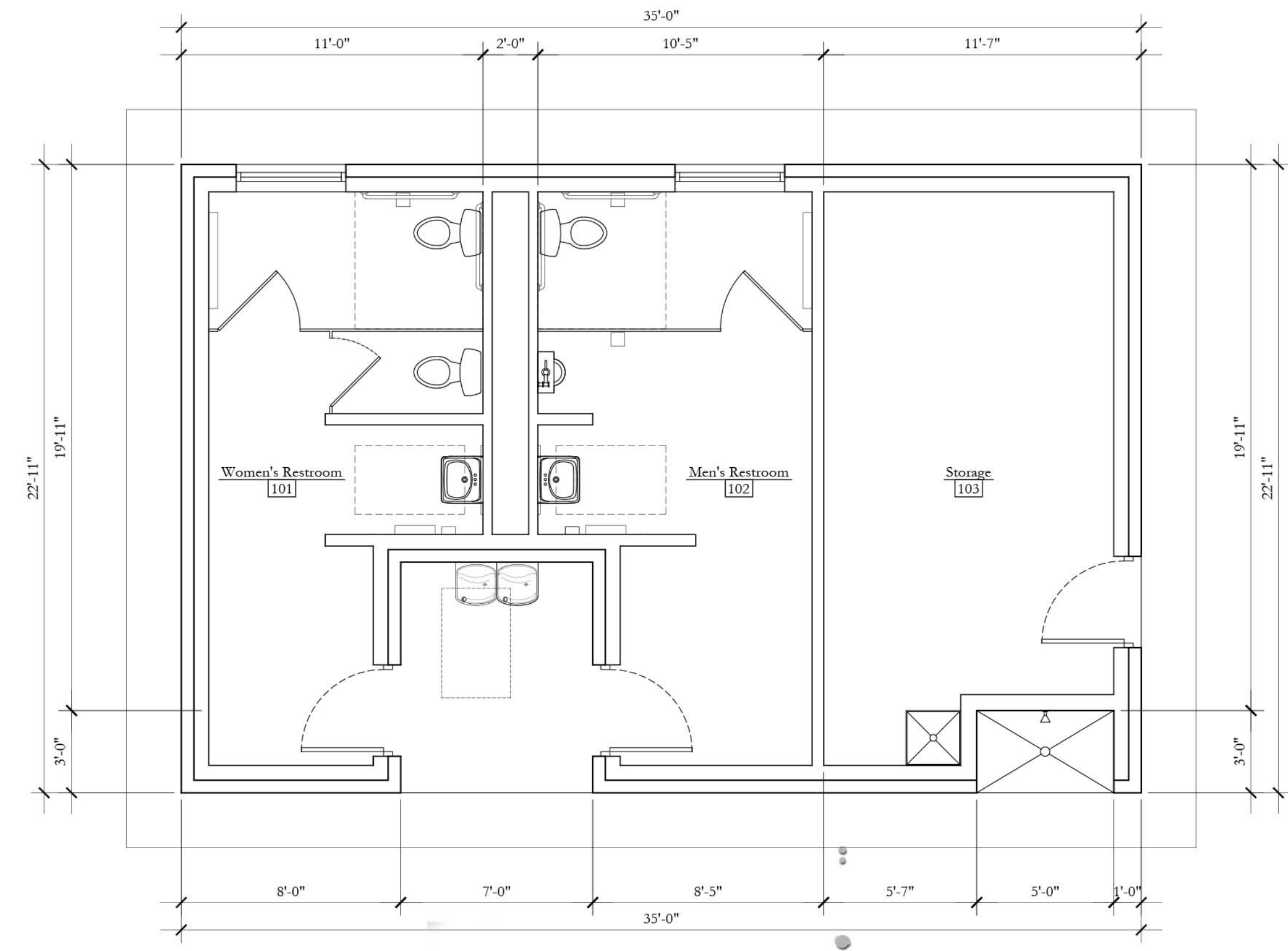
2 SOUTH ELEVATION ELEVATION

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

BUILDING MATERIAL CALCULATIONS

Material	North	Percent	South	Percent	East	Percent	West	Percent
TOTAL SQ FT.	354 S.F.	-	354 S.F.	-	347 S.F.	-	347 S.F.	-
PRIMARY MATERIAL TOTALS	322 S.F.	100.00%	270 S.F.	76.27%	292 S.F.	100.00%	316 S.F.	100%
STONE VENEER	257 S.F.	79.81%	207 S.F.	58.47%	167 S.F.	57.19%	191 S.F.	60.44%
CAST STONE	26 S.F.	8.08%	24 S.F.	6.78%	15 S.F.	5.14%	15 S.F.	4.75%
BOARD AND BATTEN FIBER CEMENT SIDING	39 S.F.	12.11%	39 S.F.	11.02%	110 S.F.	37.67%	110 S.F.	34.81%
SECONDARY MATERIALS	-	-	-	-	-	-	-	-
TILE AT SHOWER/DRINKING FOUNTAINS	-	-	84 S.F.	23.73%	-	-	-	-
DOORS/WINDOWS/TRIM (COLOR TO MATCH ADJACENT MATERIALS)	32 S.F.	-	-	-	55 S.F.	-	31 S.F.	-
STANDING SEAM METAL ROOF	-	-	-	-	-	-	-	-

NOTE: ALUMINUM GUTTERS AND DOWNSPOUTS ARE TO BE PROVIDED BY CONTRACTOR AND SHALL MATCH ADJACENT BUILDING MATERIALS



1 FLOOR PLAN PLAN

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



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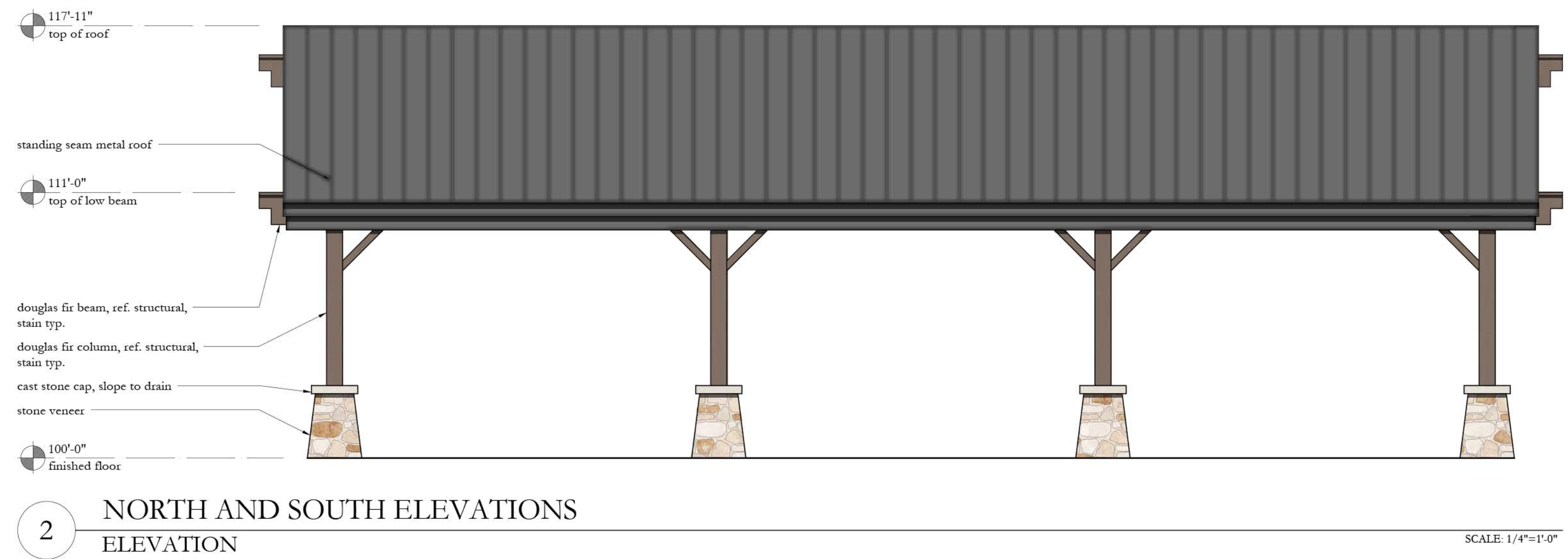
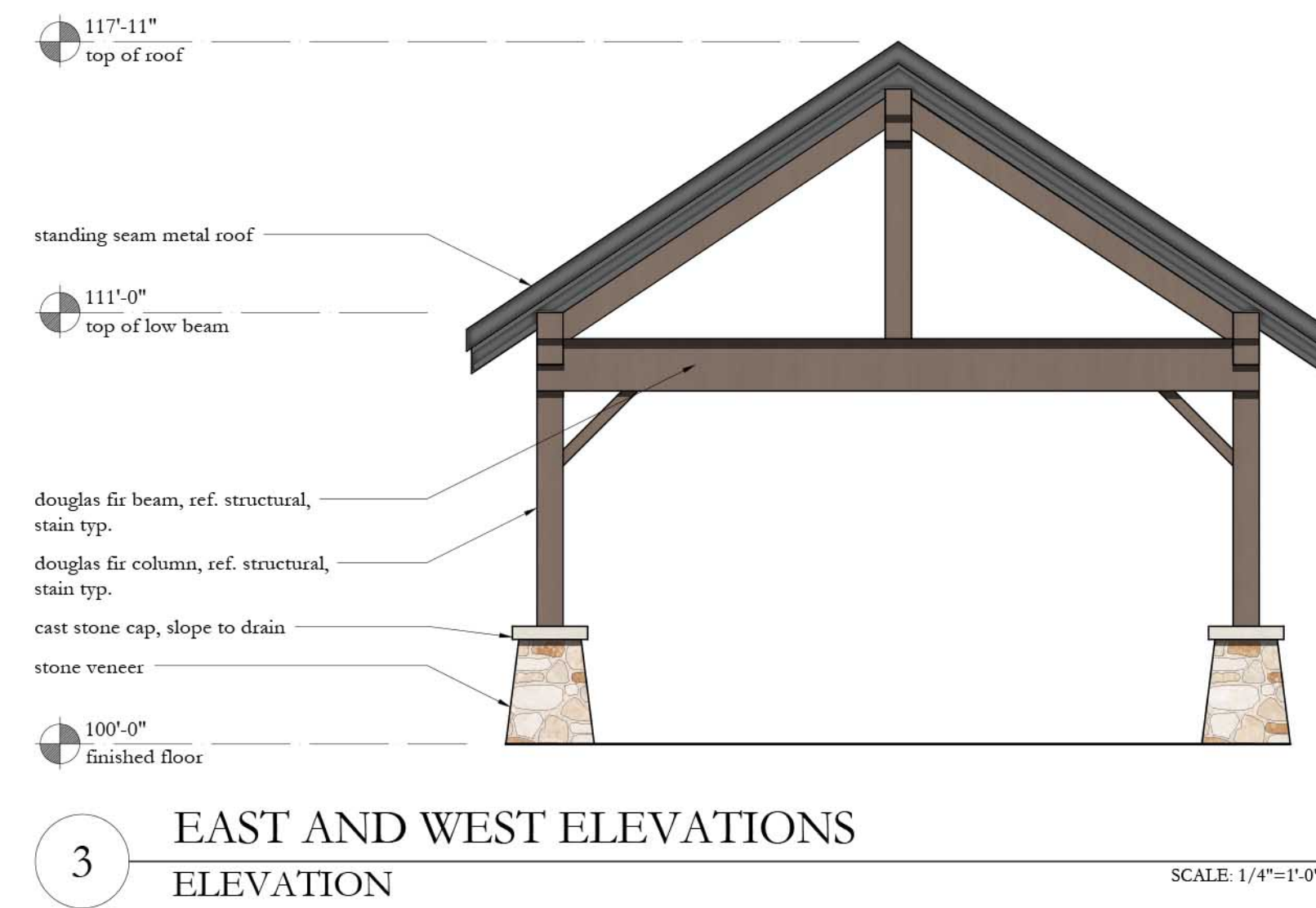
APPROVED:

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WITNESS OUR HANDS, this ___ day of ___, ___.

 Planning & Zoning Commission, Chairman

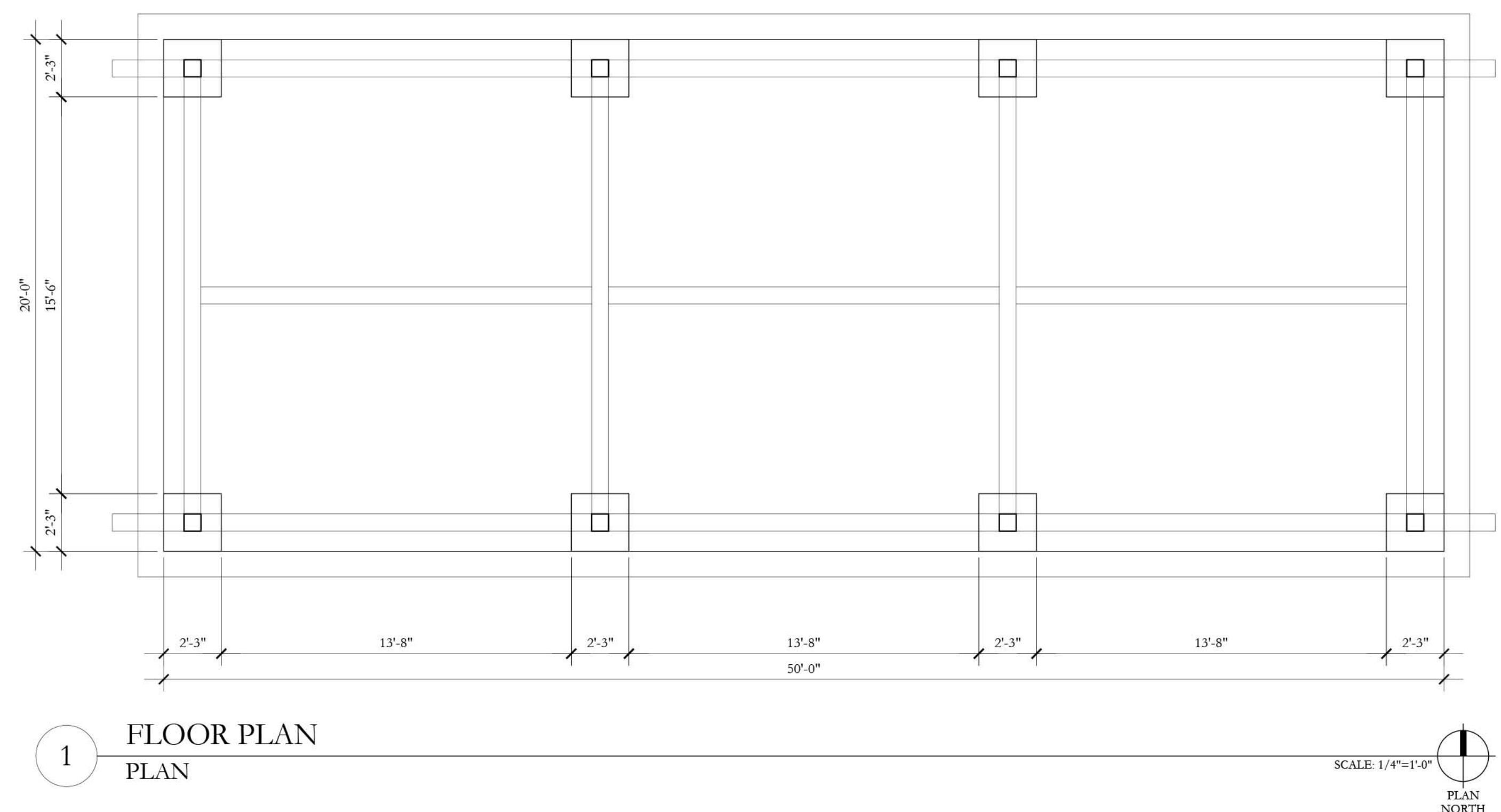
 Director of Planning and Zoning

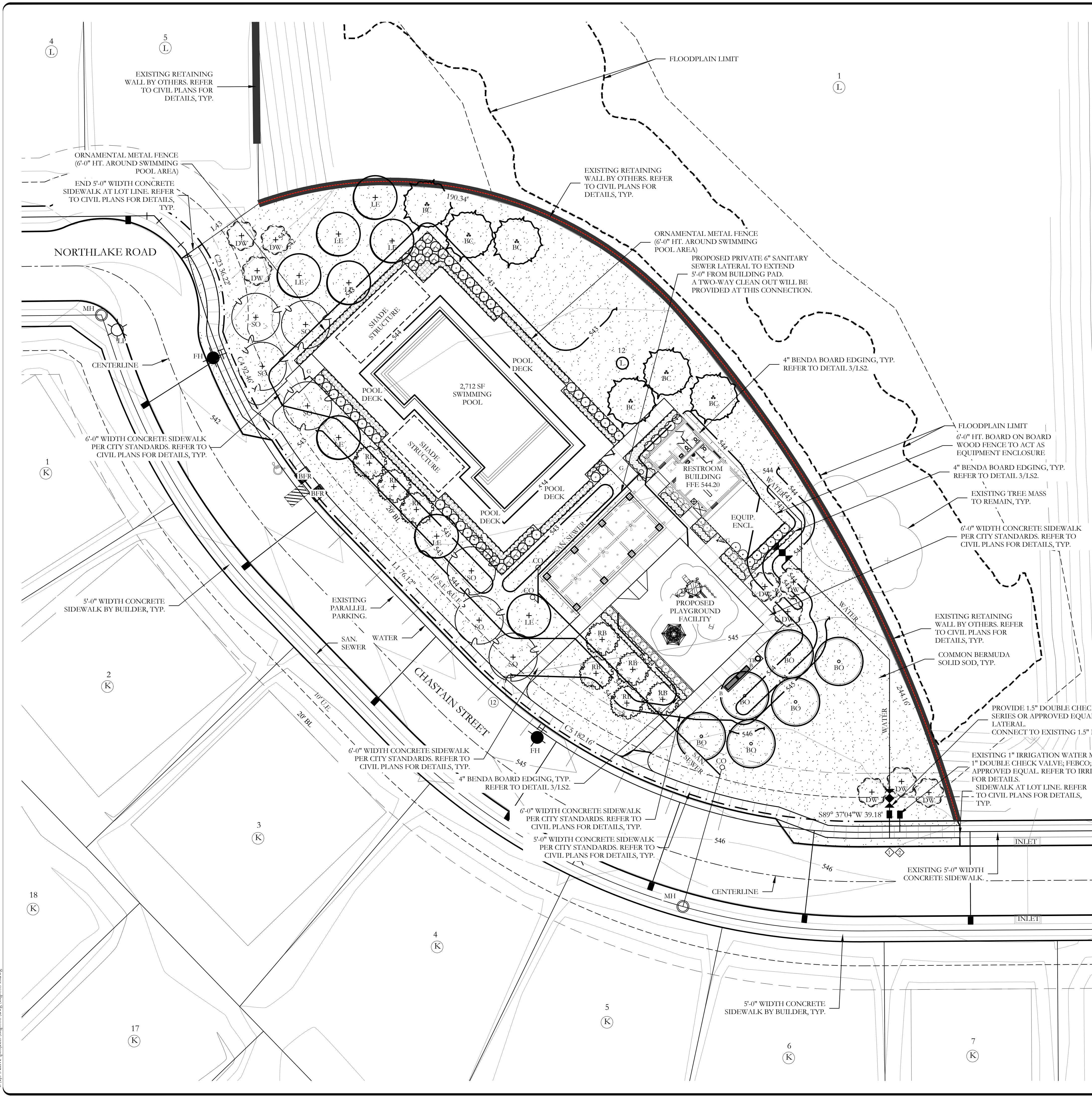


BUILDING MATERIAL CALCULATIONS

Material	North	Percent	South	Percent	East	Percent	West	Percent
TOTAL SQ. FT.	24 S.F.	-	24 S.F.	-	12 S.F.	-	12 S.F.	-
PRIMARY MATERIAL TOTALS	24 S.F.	100.00%	24 S.F.	100.00%	12 S.F.	100.00%	12 S.F.	100.00%
STONE VENEER	22 S.F.	91.67%	22 S.F.	91.67%	11 S.F.	91.67%	11 S.F.	91.67%
CAST STONE	2 S.F.	8.33%	2 S.F.	8.33%	1 S.F.	8.33%	1 S.F.	8.33%
STANDING SEAM METAL ROOF	-	-	-	-	-	-	-	-

NOTE: ALUMINUM GUTTERS AND DOWNSPOUTS ARE TO BE PROVIDED BY CONTRACTOR AND SHALL MATCH ADJACENT BUILDING MATERIALS





PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		MEXICAN FEATHER GRASS	NASELLA TENUSSIMA	1 GALLON	18" O.C.
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

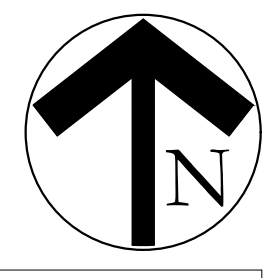
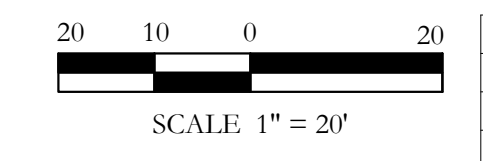
SITE INFORMATION	
SINGLE FAMILY RESIDENTIAL	PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA:	1.06 ACRES 46,211.00 SQ. FT.
BUILDING AREA:	792.00 SQUARE FEET
BUILDING HEIGHT:	20'-3" (1 STORY)
FLOOR TO AREA:	0.017:1 [792/46,211]
LOT COVERAGE:	1.71%
TOTAL IMPERVIOUS SURFACE:	15,147.08 SF
PROPOSED IMPERVIOUS RATIO:	0.3277 OR 32.77%
INTERIOR LANDSCAPE PROVIDED:	31,063.92 SF
POOL DECK SURFACE:	4,884.00 SF

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 ___, 2024.

WITNESS OUR HANDS, this ___ day of ___, 2024.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
SO	7	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	6	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LE	8	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BC	6	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
DW	9	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	8	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	36	STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	17	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	13	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	30	RUSSIAN SAGE	PEROVSKIA ATRIPPLICIFOLIA	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	165	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	450	LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	28,870	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN

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 ROW 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 AN ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

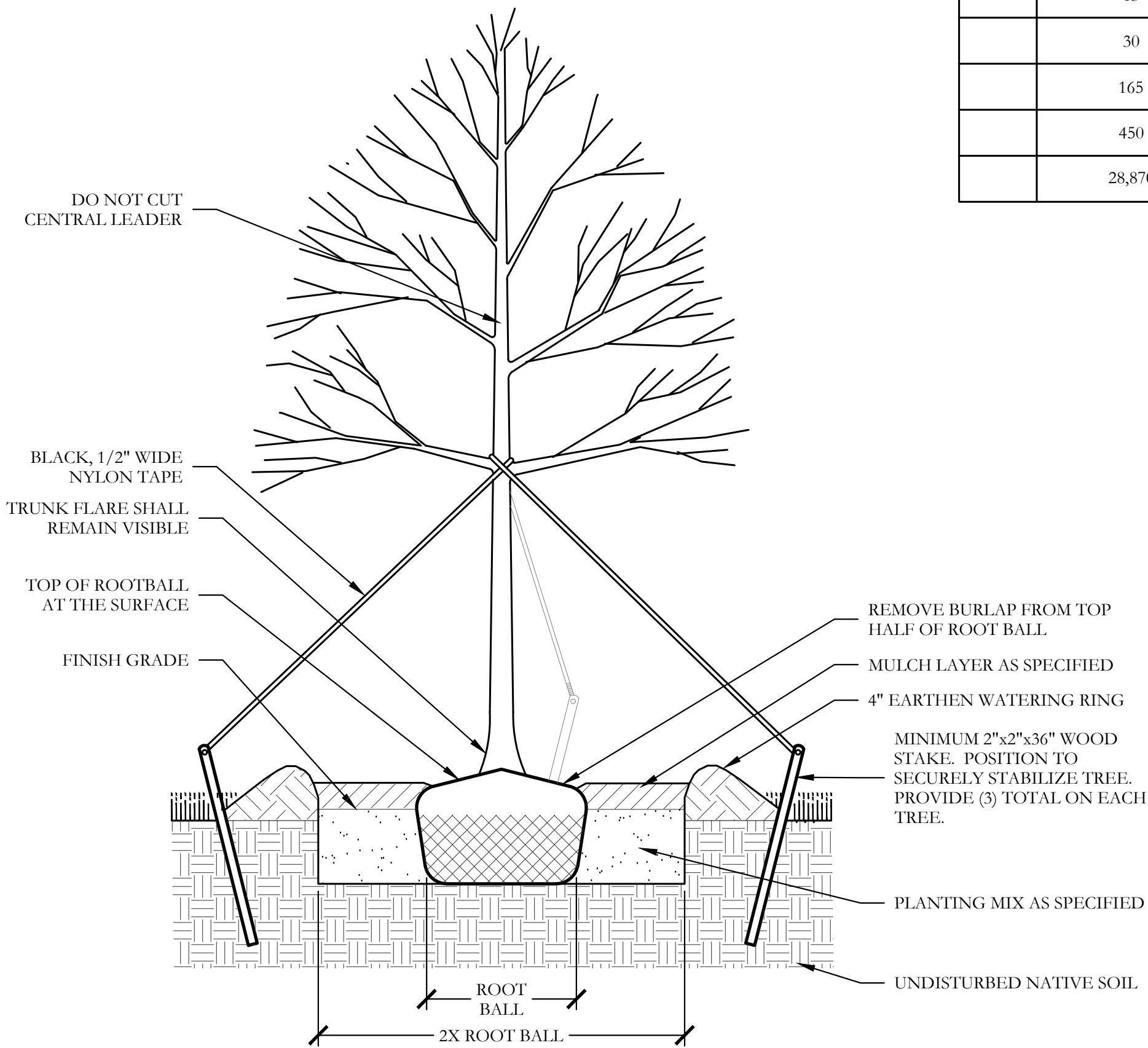
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED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

MAINTENANCE STANDARDS:

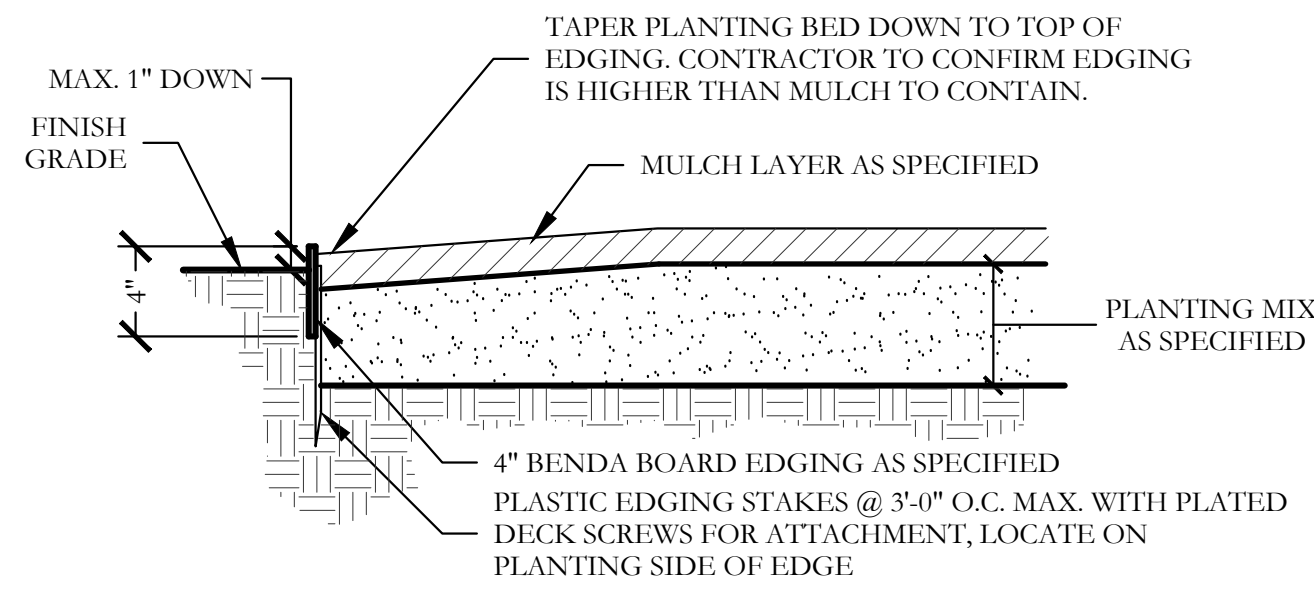
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUCH ON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

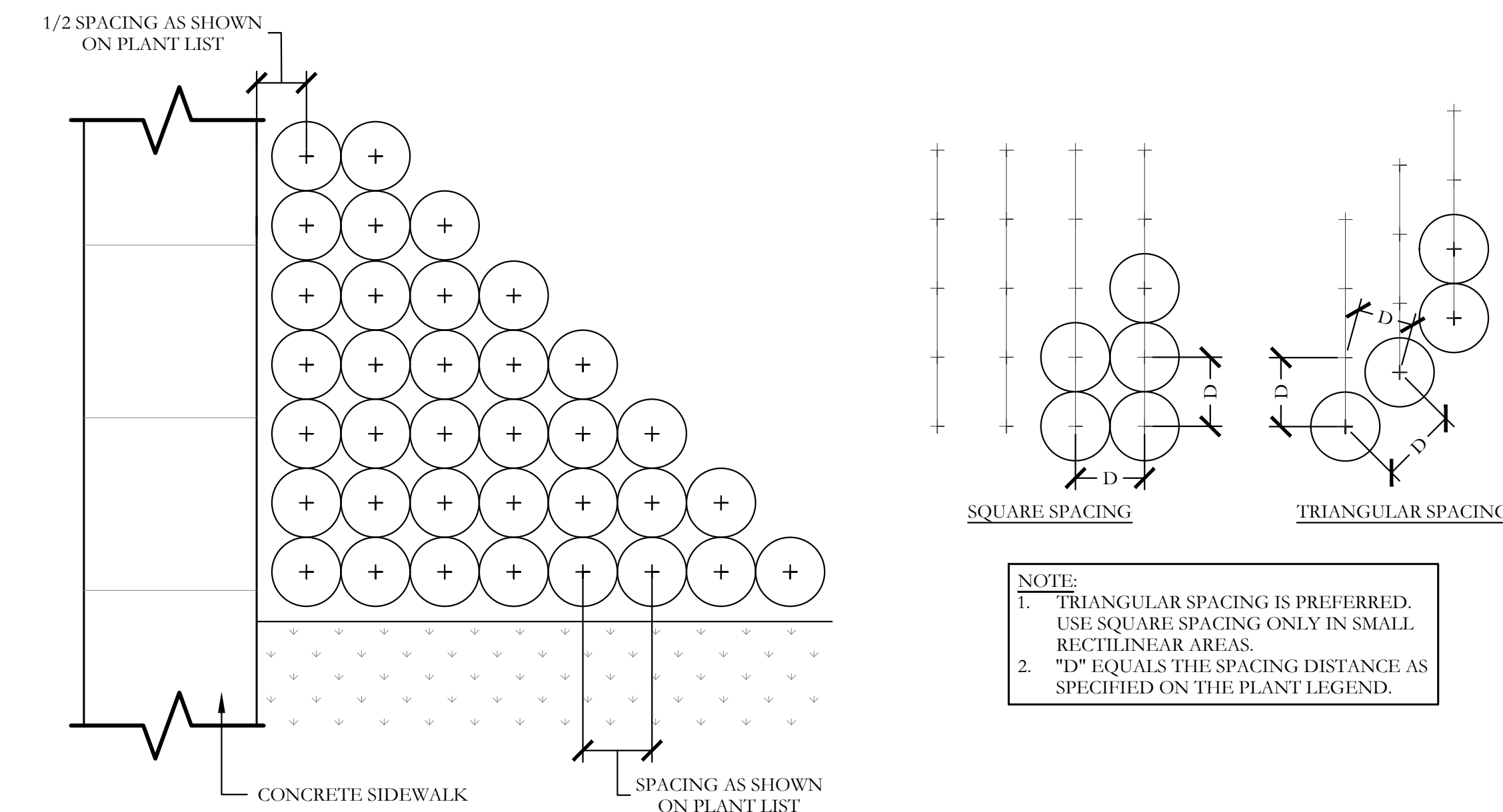
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING 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 HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



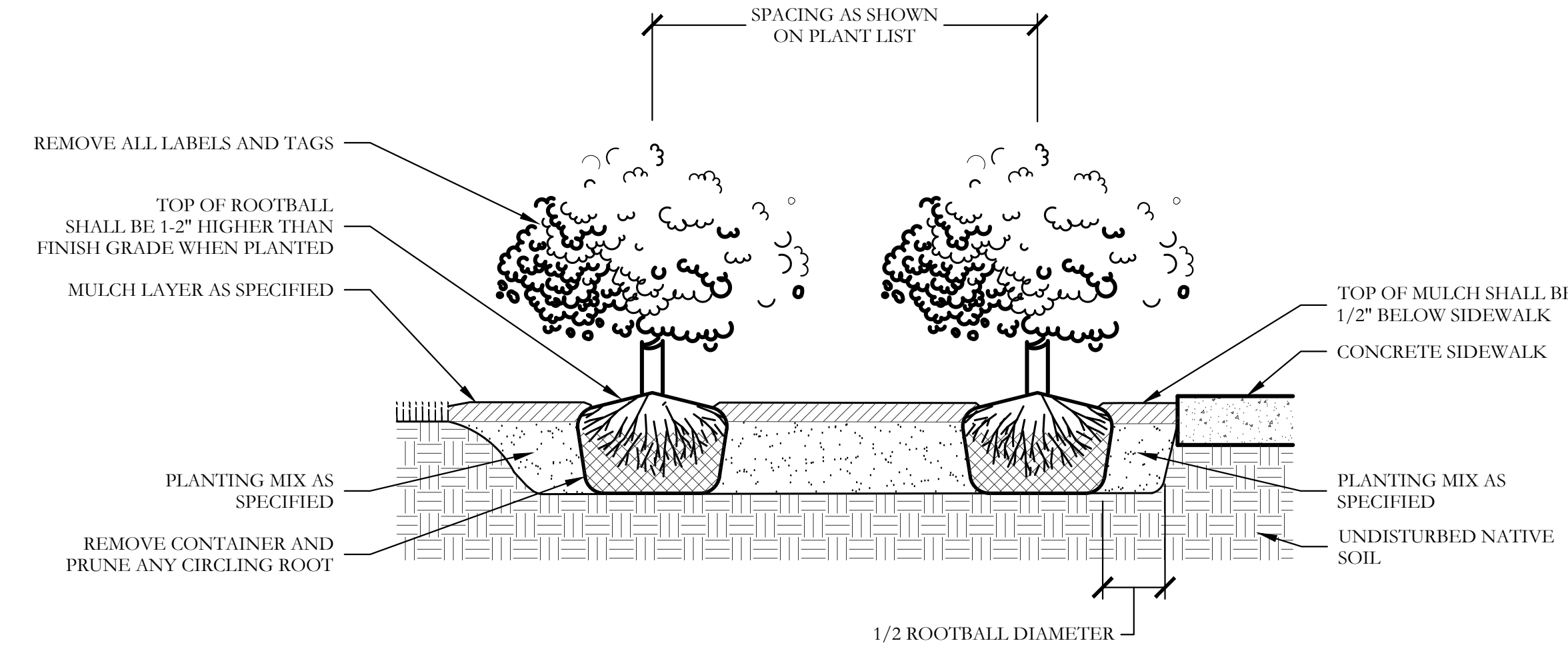
1 TYPICAL TREE PLANTING SECTION NOT TO SCALE



3 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



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



4 TYPICAL SHRUB AND GROUND COVER PLANTING SECTION NOT TO SCALE

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

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 and Zoning



JOHNSON VOLK CONSULTING

704 Central Parkway East | Suite 1200 | Plano, Texas 75074 | 972.201.3100

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

August 16, 2024

Tree Survey Affidavit

Peachtree Meadows, Amenity Center
City of Rockwall, Rockwall County, Texas

To Whom it May Concern,

After an extensive field investigation and tree inventory, we have determined that no protected trees exist on site for this development. Because of this, we have not prepared tree survey plans, checklists, and applicable plans for tree survey, mitigation, and/or tree preservation per the City of Rockwall Ordinance.

If you have any questions or concerns, please let me know.

Sincerely,

Cody Johnson, RLA, ASLA, LI

Johnson Volk Consulting

704 Central Parkway East

Suite 1200

Plano, Texas 75074

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 515 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.
 - 10.4. POSTS, 3" SQUARE 11 GA.
11. CONCRETE FOOTING FOR POSTS SHALL BE 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.

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 ___, ___.

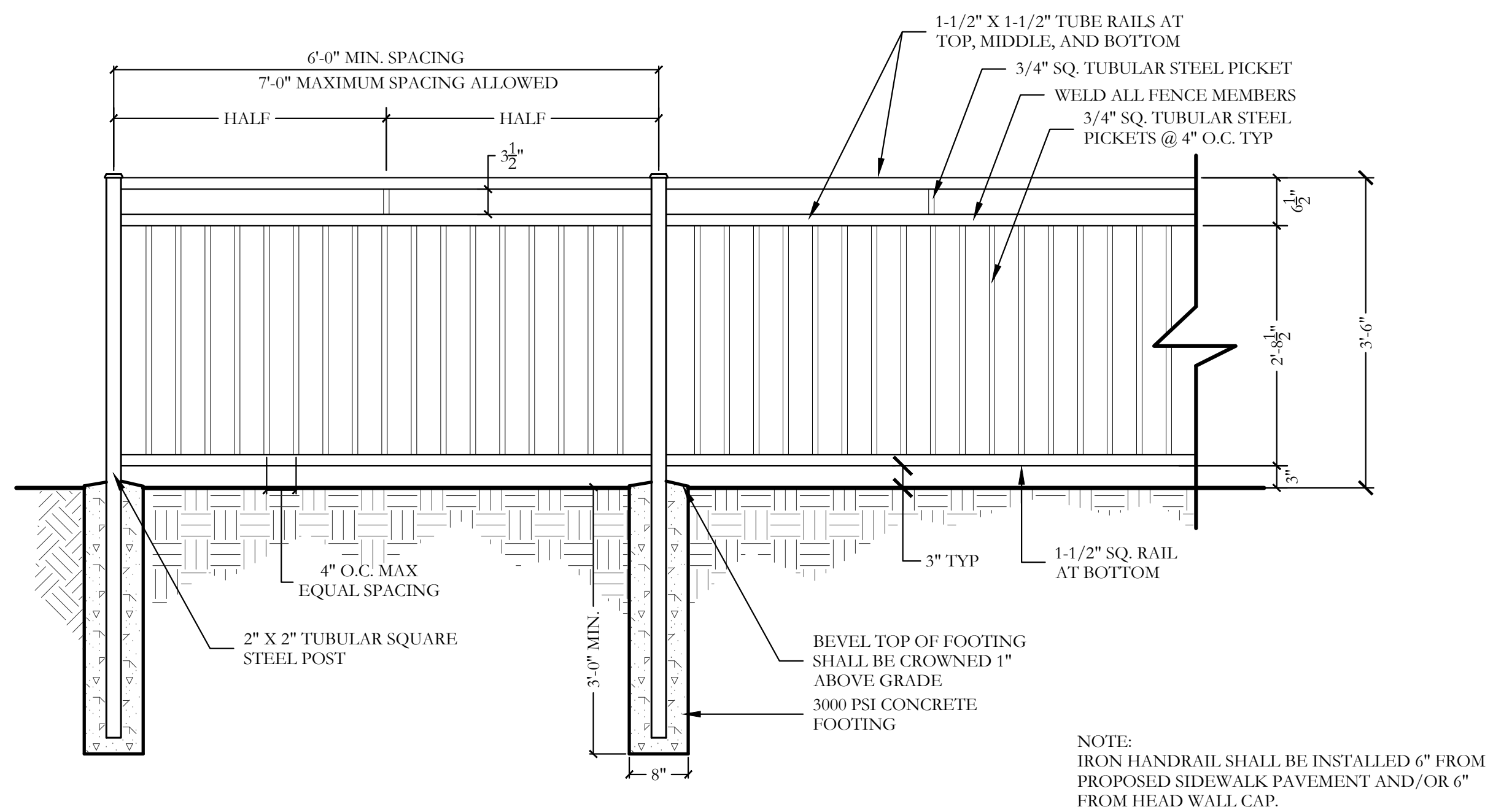
WITNESS OUR HANDS, this ___ day of ___, ___.

Planning & Zoning Commission, Chairman

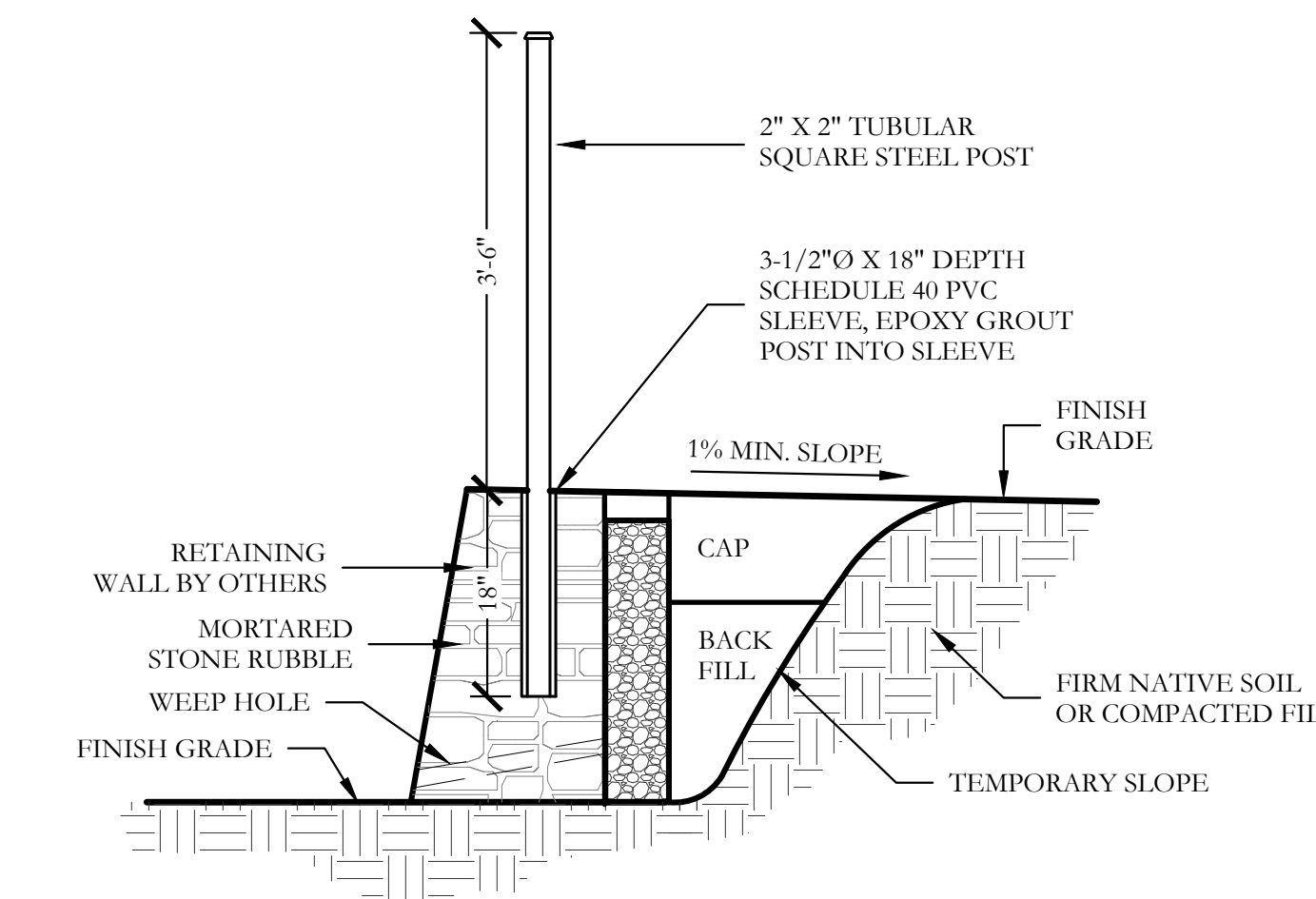
Director of Planning and Zoning

PERMITTED BY BUILDING INSPECTORS.

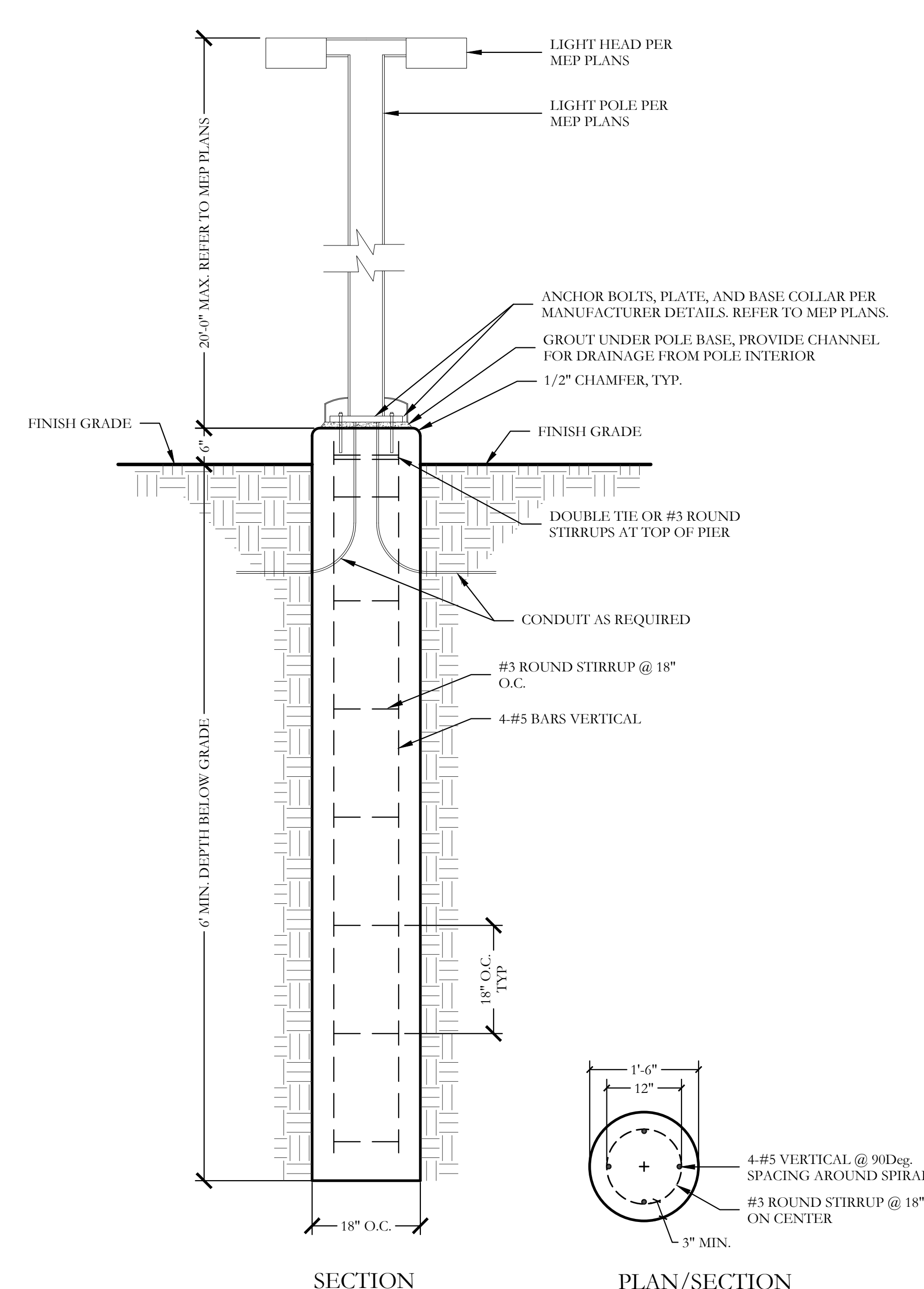
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.



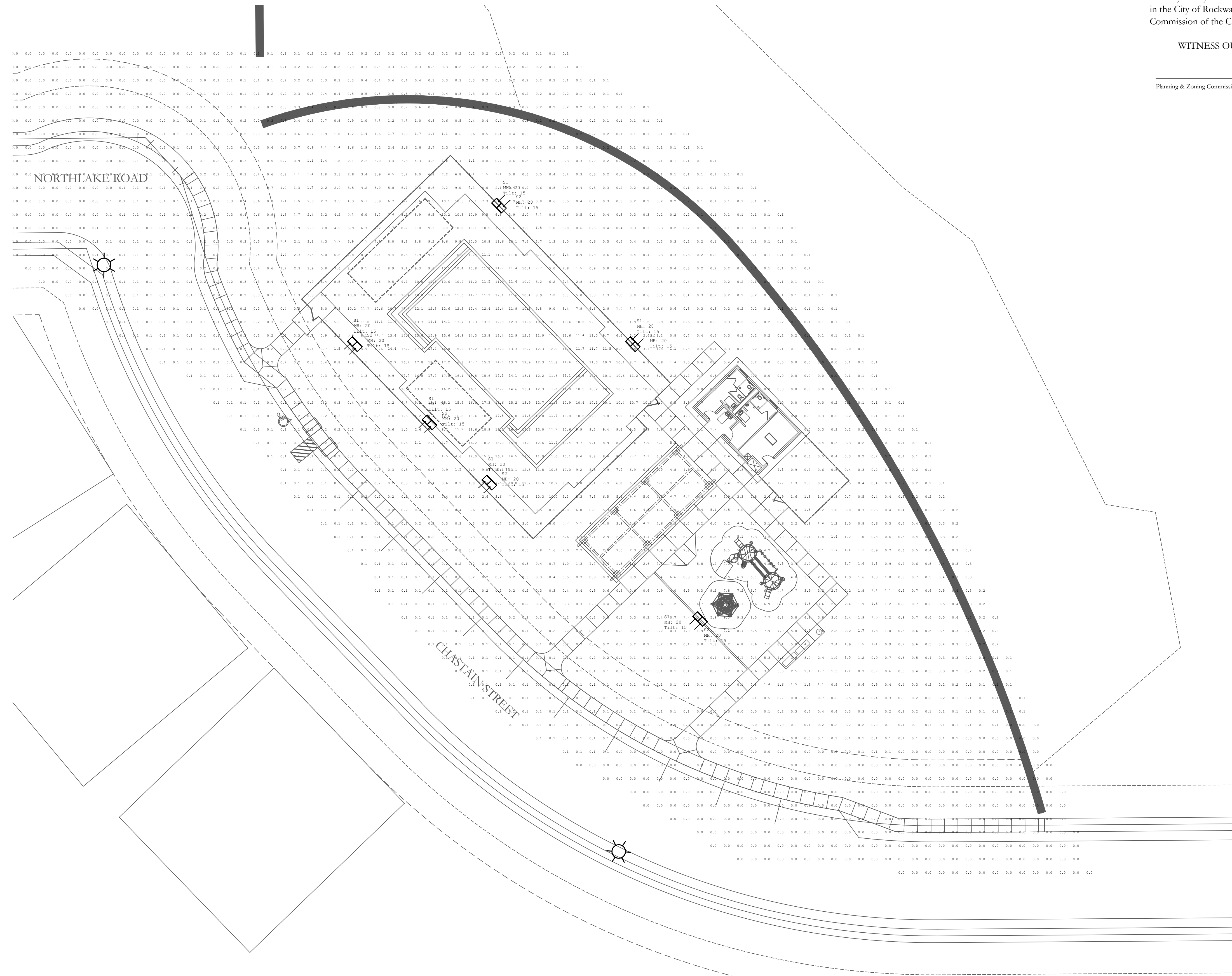
1 42" HT. ORNAMENTAL METAL HANDRAIL ELEVATION SCALE: 3/4"=1'-0"



2 42" HT. ORNAMENTAL METAL HANDRAIL ON TOP RETAINING WALL SECTION SCALE: 3/4"=1'-0"



3 LIGHT POLE WITHIN POOL AREA PLAN/SECTION SCALE: 3/4"=1'-0"



1 SITE PLAN - PHOTOMETRICS
SCALE: 1" = 20'-0"

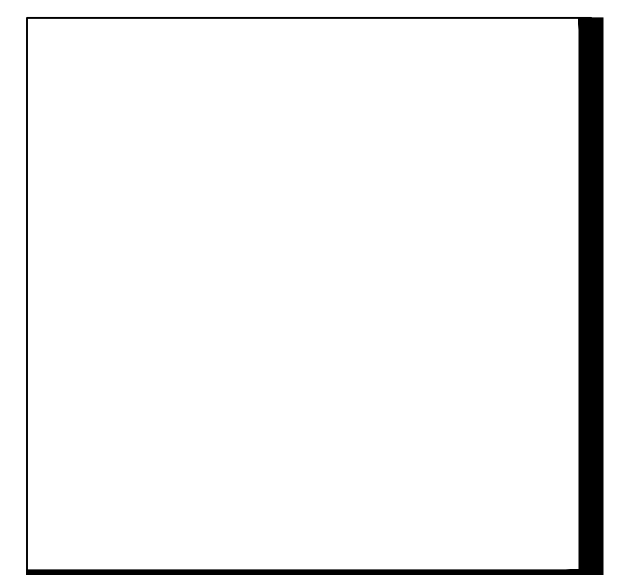
Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
☐	6	S1	Single	MRS-LED-24L-SIL-FT-40-70CRI-IL	PAIRED W/ S2	0.900	15300	196	1176	20
☐	6	S2	Single	MRS-LED-24L-SIL-FT-40-70CRI-IL	PAIRED W/ S1	0.900	15300	196	1176	20

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



**PEACHTREE MEADOWS -
AMENITY CENTER
ROCKWALL, TEXAS**

Issue:	XX-XX-XXXX
Revisions:	

Drawing Title:
**PHOTOMETRICS -
SITE PLAN**

CONTRACTOR SHALL COORDINATE
MEP DRAWINGS WITH ALL OTHER
DISCIPLINES

Sheet
E1.02

AOS JOB #: 4444-001-24

Mirada Small Area Light (MRS)

Have questions? Call us at (800) 436-7800

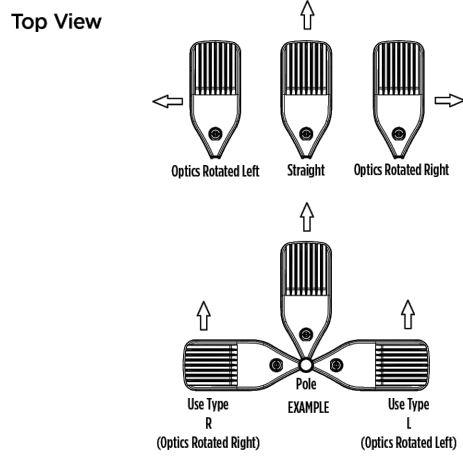
Type: _____

ACCESSORIES

[Back to Quick Links](#)

Category	Mounting Accessories	Shielding, Poles & Misc. Accessories
Ceiling	Universal Mounting Bracket Mounts into 7" square or round (square/round) poles with (2) mounting hole spaces between 1.5" to 5" Part Number: SMA UMB CLR	Integral Louver Field install Integral Louver provides maximum backlight control by shielding each individual row of LEDs Part Number: MS445
	Half Mount Plate Use one person installation to existing/new construction poles with hole spaces between 2.4 to 4.1" Part Number: MS PDR B3B5 IX CLR	Integral Half Louver Field install Integral Half Louver provides great backlight control without impacting front side distribution. Part Number: MS446
	9" Pin Deck Mount Plate Use one person installation to existing/new construction poles with hole spaces between 2.4 to 4.1" Part Number: MS PDS B3B5 IX CLR	External Shield General shield blocks view of light source from any side of luminaire, additional shielding configurations available Part Number: MS640BLK (P) / 776330BLK (P)*
Luminaire	Adjustable Spherule Mounts into 2" (Clear) R, 2.35" (Silver) O.D. bezel and provides 180° of tilt (max 45° above horizontal) Part Number: SMA ASF CLR	Spacer Pole 10-35" steel and aluminum poles in 4", 5", and 6" sizes for retrofit and new construction Part Number: 620/520/620
	Spacer Bezel Top Mounts into 2" (Clear) R, 2.35" (Silver) O.D. bezel and allows for mounting up to 4 luminaires Part Number: SMA BEM*	Recess Pole 10-35" steel and aluminum poles in 4" and 5" sizes for retrofit and new construction Part Number: 489/589
	Spacer Internal Spigot Mounts into 4" square pole and allows for mounting up to 4 luminaires Part Number: SMA ISF* CLR	Tapered Poles 20-35" steel and aluminum poles for retrofit and new construction Part Number: 81P
Wall Mount	Wall Mount Bracket Mounts onto vertical wall surface (hardware/anchors not included) Part Number: MS WMB WM CLR	Best Splices 1/2" Inner Best Splice Kit, 4" recommended per luminaire, includes stone adhesive and application tool Part Number: 76075
	Wood Pole Bracket Mounts onto wooden poles (3" minimum O.D. hardware/anchors not included) Part Number: MS WMB WP CLR	Best Splices 1/2" Inner Best Splice Kit, 4" recommended per luminaire, includes stone adhesive and application tool Part Number: 76075

OPTICS ROTATION



ACCESSORIES/OPTIONS

Integral Louver (IL) and House-Side Shield (HS)
Integral Louver (IL) and Half Louver (HL) accessory shields available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (IL) and Integral House-Side Shield (HS) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

Luminaire Shown with Integral Louver (IL)

Luminaire Shown with HS/BS/IL Option

7 Pin Photoelectric Control
7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocell/control or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with CR7P

Mirada Small Area Light (MRS)

Have questions? Call us at (800) 436-7800

Type: _____

ORDERING GUIDE

[Back to Quick Links](#)

TYPICAL ORDER EXAMPLE: MRS LED 4L SIL FT 1 UNV DIM AMT ALBBSX BLK IH

Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation ²	Voltage	Driver
MRS - Mirada Small Area Light	LED	ZL - 2,000 lms 4L - 4,000 lms Custom Lumen Packages ¹	SIL - Silicone	2 - Type 2 S - Type 3 SW - Type 5 Wide FT - Forward Throw	(Blank) - standard L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HW - High Voltage (347-480V)	DM - 0-10V Dimming (0-10V)

Color Temp	Controls (Choose One)	Finish	Options
AMT - Narrow Band Amber	(Blank) - None Wireless Controls System ALSC - AirLink Symapex Control System ALSCSX - AirLink Symapex Control System with 12-30° Mt Motion Sensor ALSCSX - AirLink Symapex Control System with 20-40° Mt Motion Sensor ALBSX - AirLink Blue Wireless Motion & Photo Sensor Controller (0-24 MHZ) ALBSX - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40 MHZ) Stand-Alone Controls EXT - 0-10V dimming leads extended to housing exterior CR7P - 7 Pin Control Receptacle (ANSI C136.41) MSBTL - Integral Bluetooth SM Motion and Protocol Sensor (0-24 MHZ) MSBTL2 - Integral Bluetooth SM Motion and Protocol Sensor (25-40 MHZ)	BLK - Black BRZ - Dark Bronze GMY - Gun Metal Gray CRP - Graphite MSV - Metallic Silver PLP - Platinum Plus SWG - Satin Verde Green WHT - White	(Blank) - None IH - Integral Half Louver (Moderate Spill Light Control) ³ IL - Integral Louver (Sharp Spill Light Control) ³

Need more information? Click here for our glossary

Have additional questions? Call us at (800) 436-7800

Accessory Ordering Information⁴

CONTROLS ACCESSORIES	Order Number	SHIELDING OPTIONS	Order Number
Twist Lock Photocell (120V) for use with CR7P	12254	Mirada Small	
Twist Lock Photocell (208-277) for use with CR7P	12255	Mirada Medium	
Twist Lock Photocell (347V) for use with CR7P	12256	Mirada Large	See Shielding Guide
Twist Lock Photocell (480V) for use with CR7P	12258	Zone Medium	
AirLink 5 Pin Twist Lock Controller	66149	Zone Large	
AirLink 7 Pin Twist Lock Controller	66140	Size Medium	
Shorting Cap for use with CR7P	14938		

Mirada Small Area Light (MRS)

Have questions? Call us at (800) 436-7800

Type: _____

CONTROLS

[Back to Quick Links](#)

Integral BluetoothSM Motion and Photocell Sensor (MSBTLX)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F)¹. Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

[Click here to learn more details about IMSBT.](#)



AirLink Blue (ALBSCX)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components: Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

[Click here to learn more details about AirLink Blue](#)



Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
OMSBT/MSBTL	Motion	No Motion	100%	N/A	On Auto Calibration	20 minutes	High
ONS	Motion	No Motion	N/A	N/A	N/A	30 seconds	Auto

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.

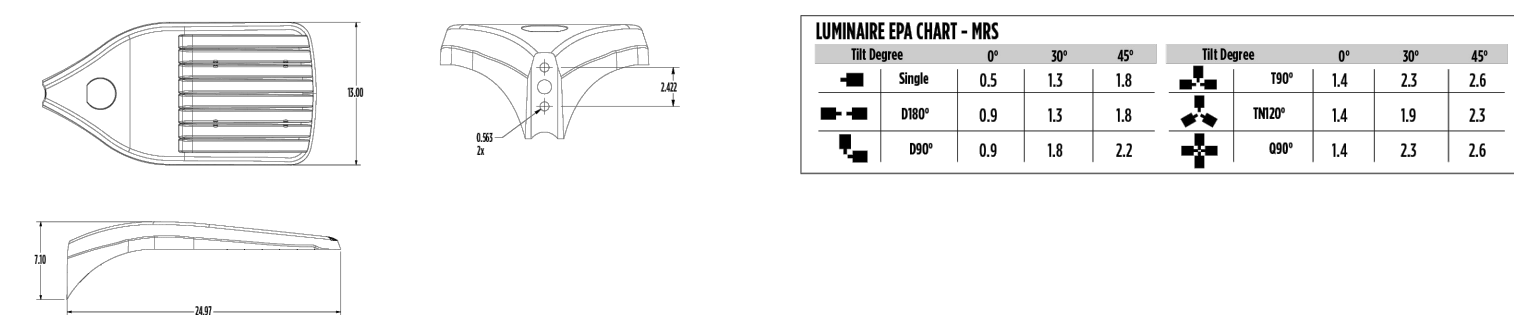
Mirada Small Area Light (MRS)

Have questions? Call us at (800) 436-7800

Type: _____

PRODUCT DIMENSIONS

[Back to Quick Links](#)



Catalog #: _____ Project: _____
Prepared By: _____ Date: _____

Mirada Small Area (MRS)

Turtle friendly LED Area Light



OVERVIEW	
Lumen Package	2,000 - 4,000
Wattage Range	36 - 93
Efficacy Range (LPW)	39 - 73
Fixture Weight lbs (kg)	20 (9.1)

QUICK LINKS

Ordering Guide	Performance	Photometrics	Dimensions
Ordering Guide	Performance	Photometrics	Dimensions

FEATURES & SPECIFICATIONS

- Construction**
 - Rugged die-cast aluminum housing contains factory wired driver and optical unit. Cast aluminum wiring access door located underneath.
 - Fixtures are finished with LSI's DuraGripSM polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
 - Shipping weight: 27 lbs in carton.
- Optical System**
 - State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
 - Proprietary silicone refractor optics provide excellent coverage and uniformity in distribution types 2, 3, 5W, and FT.
 - Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
 - Zero uplift.
 - Available in narrow band amber with peak intensity at 596nm.
 - Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.
 - External shielding available for blocking visibility from any side of the luminaire.
- Electrical**
 - High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
 - 0-10V dimming (10% - 100%) standard.
 - Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
 - Total harmonic distortion: <20%
 - Operating temperature: -40°C to +50°C (-40°F to +112°F).
 - Power factor: > 90
 - Input power stays constant over life.
 - Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
 - LEDs mounted to metal-core circuit board to maximize heat dissipation.
 - Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.
- Warranty**
 - LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.
- Listings**
 - Listed to UL 1598 and UL 8750.
 - Meets Buy American Act requirements.
 - IDA compliant.
 - Suitable for wet locations.
 - IP66 rated Luminaire per IEC 60598-1.
 - 3G rated for ANSI C136.31 high vibration applications are qualified.
 - IK08 rated luminaire per IEC 66262 mechanical impact code.
- Installation**
 - Designed to mount to square or round

Mirada Small Area Light (MRS)

Have questions? Call us at (800) 436-7800

Type: _____

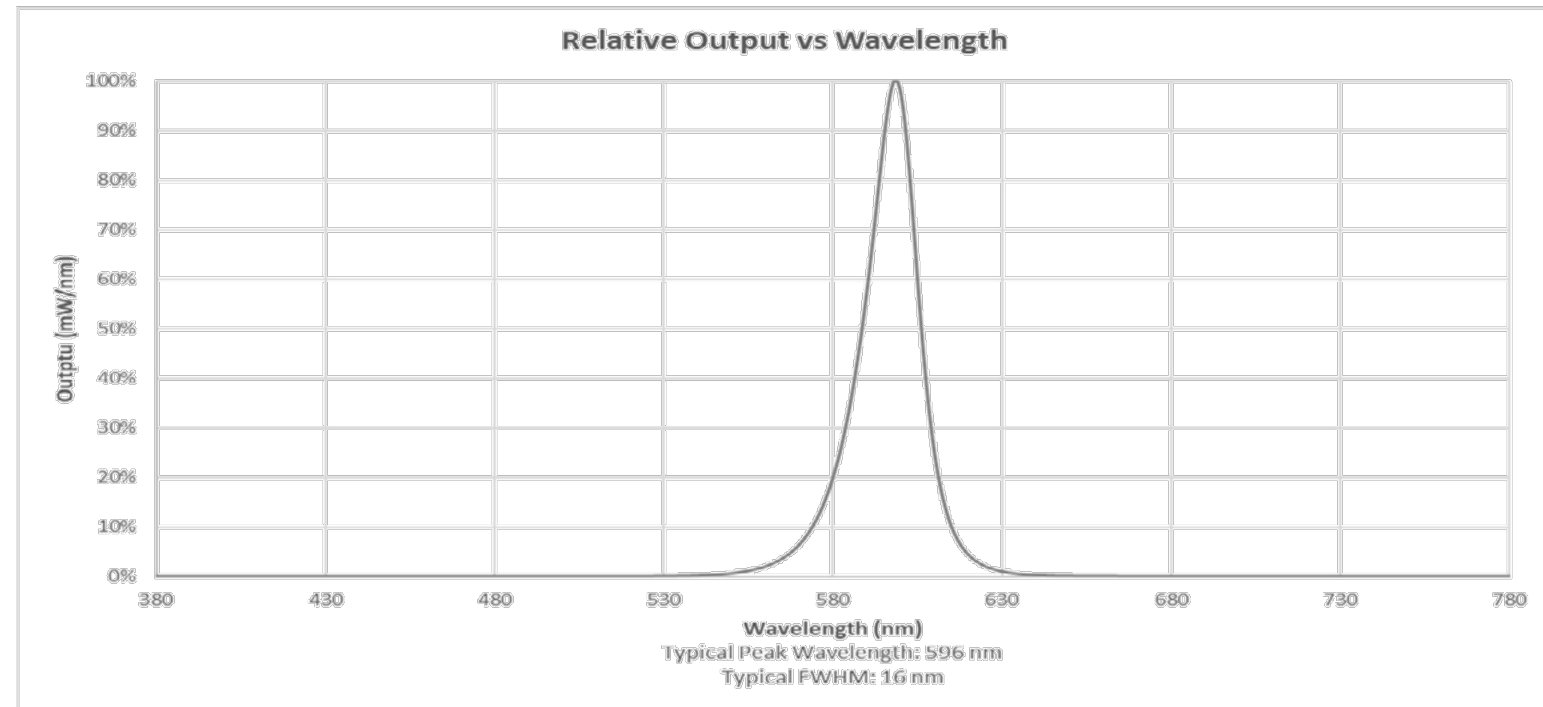
PERFORMANCE

[Back to Quick Links](#)

DELIVERED LUMENS ¹						ELECTRICAL DATA (AMPS) ²							
Lumen Package	Distribution	Narrow Band Amber			Wattage	Lumens	Wattage	120V	208V	240V	277V	347V	480V
		Delivered Lumens	Efficacy	BIG Rating									
ZL	2	2557	72	81-U0-G1	36	93	0.30	0.17	0.15	0.13	0.10	0.07	
	3	2599	73	81-U0-G1									
	SW	2659	69	81-U0-G1									
	FT	2516	70	81-U0-G1									
4L	2	5761	40	81-U0-G1	93	93	0.78	0.45	0.39	0.34	0.27	0.19	
	3	5822	41	81-U0-G1									
	SW	5616	39	81-U0-G1									
	FT	5699	40	81-U0-G1									

¹10% are frequently updated therefore values are rounded.

²Electrical data at 20°C (70°F). Actual wattage may differ by +/-10%.



1. Lumen maintenance values at 20°C are calculated per TM-21 based on TM-09 data and in-situ luminaire testing.
2. In accordance with IESNA TM-21-16, Projected Values represent interpolated values based on time duration that are within six times (6X) the E3NA TM-09 total test duration (in hours) for the device under testing (DUT) in the packaged (EP) state.
3. In accordance with IESNA TM-21-16, Calculated Values represent time durations that exceed six times (6X) the TM-09 total test duration (in hours) for the device under testing (DUT) in the packaged (EP) state.

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



Texas Registered Engineering Firm F-50218
5020 Temmyson Parkway - Plano, TX 75024
Dallas / Fort Worth 214.432.9030
Houston 832.532.2007

PEACHTREE MEADOWS -
AMENITY CENTER
ROCKWALL, TEXAS

AOS JOB #: 4444-001-24

Drawing Title:

ELECTRICAL -
CUTSHEETS

Sheet

E5.01

CONTRACTOR SHALL COORDINATE
MEP DRAWINGS WITH ALL OTHER
DISCIPLINES

Steel Poles Square Straight

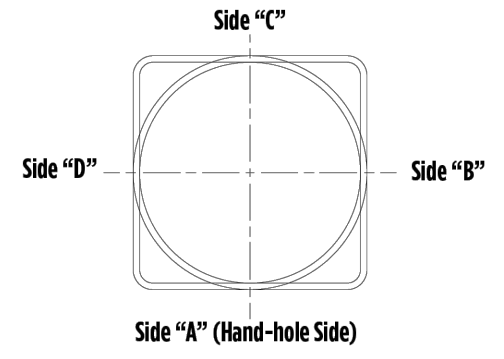
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Type: _____

DRILLING LOCATIONS

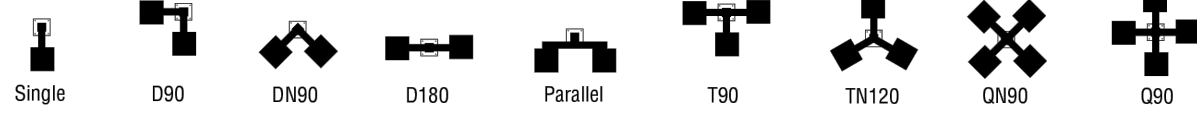
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Sides	A	B	C	D
Hand-hole	X			
Single	X			
D90		X		X
D90	X			X
D90P		X		X
T90	X	X		X
TN120P			X	X
O90	X	X	X	X
O90P			X	X
Single F90	X			
Double F90		X		



- Two locations will be 48" to the left and right of Side A.
 - Other two locations will be 108" to the left and right of Side A.
 - Two locations will be 48" to the left and right of Side B and two locations will be 108" to the left and right of Side A.
- Consult factory for custom variations. Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, except on DF poles. Maximum height for SF and DF pole preparations on DF poles is 12' from the base.

FIXTURE CONFIGURATIONS



Steel Poles Square Straight

Have questions? Call us at (800) 436-7800

Type: _____

WIND SPEED

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Wind Information
All LSI Industries poles are guaranteed to meet the EPA requirements listed. LSI Industries is not responsible if a pole under has a lower EPA rating than the indicated wind loading area when the pole will be located.
CAUTION: This question does not apply to the pole brackets. Future combination is used to support any other accessories like flags, antennas, or signs, which would add stress to the pole. LSI Industries cannot accept responsibility for harm or damage caused in these situations.
NOTE: Pole calculations include a 1.7 gust factor over steady wind velocity. Example poles designed to withstand 100 MPH winds will withstand gusts to 104 MPH. EPA charts for loadings 100 miles away from hurricane coast line. Consult LSI for other areas. Note: Hurricane coast lines are the Atlantic and Gulf of Mexico coastal areas. For applications in Florida or Canada, consult factory.

POLE	Mfg. Height Length (ft)	Wall Thick (ga)	BOLT CIRCLE			EPA											
			Designator	Dia. (in)	Anchor Bolt Dia. (in)	110 MPH	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH			
4" x 11-gal x 12'	12	11	B	8" - 11"	0.75	15.9	12.5	11.3	9.2	7.6	6.3	5.2	4.3	3.6			
4" x 11-gal x 14'	14	11	B	8" - 11"	0.75	10.7	9.5	8.5	6.8	5.4	4.4	3.5	2.7	2.1			
4" x 11-gal x 16'	16	11	B	8" - 11"	0.75	8.2	7.2	6.4	4.9	3.8	2.9	2.1	1.5	1.0			
4" x 11-gal x 18'	18	11	B	8" - 11"	0.75	6.3	5.4	4.7	3.4	2.4	1.6	1.0	0.4	n/a			
4" x 11-gal x 20'	20	11	B	8" - 11"	0.75	4.6	3.9	3.2	2.1	1.2	0.6	n/a	n/a	n/a			
4" x 11-gal x 22'	22	11	B	8" - 11"	0.75	3.0	2.5	2.0	1.2	0.5	n/a	n/a	n/a	n/a			
4" x 11-gal x 24'	24	11	B	8" - 11"	0.75	2.0	1.6	1.2	0.7	0.4	n/a	n/a	n/a	n/a			
4" x 11-gal x 26'	26	11	B	8" - 11"	0.75	1.4	1.0	0.7	0.4	0.2	n/a	n/a	n/a	n/a			
4" x 7-gal x 14'	14	7	B	8" - 11"	0.75	18.3	16.4	14.9	12.2	10.2	8.5	7.1	5.9	5.0			
4" x 7-gal x 16'	16	7	B	8" - 11"	0.75	14.2	12.8	11.8	9.6	7.8	6.3	5.2	4.2	3.4			
4" x 7-gal x 18'	18	7	B	8" - 11"	0.75	11.9	10.5	9.3	7.4	5.9	4.6	3.6	2.8	2.1			
4" x 7-gal x 20'	20	7	B	8" - 11"	0.75	9.6	8.4	7.4	5.7	4.3	3.2	2.3	1.6	0.9			
4" x 7-gal x 22'	22	7	B	8" - 11"	0.75	7.7	6.6	5.7	4.2	3.0	2.0	1.2	0.5	n/a			
4" x 7-gal x 24'	24	7	B	8" - 11"	0.75	6.0	5.1	4.3	2.9	1.8	0.9	n/a	n/a	n/a			
4" x 7-gal x 26'	26	7	B	8" - 11"	0.75	4.6	3.7	3.0	1.7	0.7	n/a	n/a	n/a	n/a			
4" x 7-gal x 28'	28	7	B	8" - 11"	0.75	3.3	2.5	1.8	0.7	n/a	n/a	n/a	n/a	n/a			
4" x 7-gal x 30'	30	7	B	8" - 11"	0.75	2.2	1.4	0.8	n/a	n/a	n/a	n/a	n/a	n/a			
5" x 11-gal x 14'	14	11	C	9" - 11"	0.75	17.4	16.1	14.1	11.5	9.3	7.7	6.3	5.2	4.2			
5" x 11-gal x 16'	16	11	C	9" - 11"	0.75	12.8	12.3	10.9	8.7	6.9	5.5	4.3	3.3	2.5			
5" x 11-gal x 18'	18	11	C	9" - 11"	0.75	10.8	9.6	8.4	6.5	4.9	3.7	2.6	1.8	1.1			
5" x 11-gal x 20'	20	11	C	9" - 11"	0.75	8.5	7.3	6.3	4.6	3.2	2.1	1.2	0.5	n/a			
5" x 11-gal x 22'	22	11	C	9" - 11"	0.75	6.8	5.7	4.8	3.2	2.1	1.2	0.5	n/a	n/a			
5" x 11-gal x 24'	24	11	C	9" - 11"	0.75	4.8	3.7	2.9	1.8	0.8	0.4	n/a	n/a	n/a			
5" x 11-gal x 26'	26	11	C	9" - 11"	0.75	3.2	2.1	1.5	0.8	0.4	n/a	n/a	n/a	n/a			
5" x 11-gal x 28'	28	11	C	9" - 11"	0.75	2.1	1.4	1.0	0.4	n/a	n/a	n/a	n/a	n/a			
5" x 7-gal x 20'	20	7	D	9" - 11"	1.00	21.6	19.3	17.3	14.0	11.3	9.2	7.4	6.0	4.8			
5" x 7-gal x 22'	22	7	D	9" - 11"	1.00	20.7	18.6	16.6	13.5	10.7	8.5	6.8	5.4	4.2			
5" x 7-gal x 24'	24	7	D	9" - 11"	1.00	17.7	15.6	13.8	10.8	8.5	6.6	5.0	3.7	2.6			
5" x 7-gal x 26'	26	7	D	9" - 11"	1.00	14.9	13.1	11.4	8.8	6.6	4.9	3.5	2.3	1.3			
5" x 7-gal x 28'	28	7	D	9" - 11"	1.00	12.5	10.9	9.4	6.9	4.9	3.4	2.1	1.0	n/a			
5" x 7-gal x 30'	30	7	D	9" - 11"	1.00	10.3	8.9	7.5	5.2	3.4	2.0	0.8	n/a	n/a			
5" x 7-gal x 35'	35	7	D	9" - 11"	1.00	6.0	4.8	3.6	1.8	n/a	n/a	n/a	n/a	n/a			
6" x 7-gal x 24'	24	7	J	12"	1.00	18.6	16.4	14.3	11.2	8.6	6.5	4.8	3.4	2.2			
6" x 7-gal x 26'	26	7	J	12"	1.00	15.6	13.4	11.7	8.8	6.5	4.6	3.0	1.8	0.7			
6" x 7-gal x 28'	28	7	J	12"	1.00	12.9	10.9	9.3	6.7	4.6	2.8	1.5	n/a	n/a			
6" x 7-gal x 30'	30	7	J	12"	1.00	10.4	8.8	7.5	4.8	2.9	1.5	n/a	n/a	n/a			
6" x 7-gal x 32'	32	7	J	12"	1.00	8.3	6.8	5.5	3.1	1.3	n/a	n/a	n/a	n/a			
6" x 7-gal x 34'	34	7	J	12"	1.00	6.5	5.0	3.7	1.6	n/a	n/a	n/a	n/a	n/a			
6" x 7-gal x 35'	35	7	J	12"	1.00	5.5	4.2	2.9	0.9	n/a	n/a	n/a	n/a	n/a			
6" x 7-gal x 39'	39	7	J	12"	1.00	2.3	1.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a			

Steel Poles Square Straight

Have questions? Call us at (800) 436-7800

Type: _____

ORDERING GUIDE

Back to Quick Links

POLE SERIES	Mounting Method	Material	Height ²	Mounting Configuration	Pole Finish	Options
450 - 4" x 4" Square Straight Pole (New Build)	Bolt-On Mount¹ - See pole selection guide for patterns and fixture matches	S116 - 11 Ga. Steel (650/450) and S50/S50U (Only)	8' ¹	S - Single/Parallel	BRZ - Bronze BLK - Black PLP - Platinum Plus	GA - Galvanized Anchor Bolts SF - Single Flood ³ DF - Double Flood ³
550 - 5" x 5" Square Straight Pole (New Build)	B5 - 5" Traditional Drilling Pattern	S50 - 5" Gal. Steel	10' ¹	D90 - Double	WHY - White SNG - Silver Verde/Green	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts COX - Corrosal Recovery ⁴
650 - 6" x 6" Square Straight Pole (New Build)	B5 - 5" Traditional Drilling Pattern	S076 - 07 Ga. Steel	12' ¹	D90 - Double	WHY - White SNG - Silver Verde/Green	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts COX - Corrosal Recovery ⁴
650U - 5" x 5" Square Straight Pole (Retired)	B2 - 2" Low Profile Drilling Pattern		14' ¹	TN120 - Tige	WHY - White SNG - Silver Verde/Green	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts COX - Corrosal Recovery ⁴
650U - 6" x 6" Square Straight Pole (Retired)	R2R - Raised 2" Reduce Drilling Pattern (LALA ONLY)		15' ¹	O90 - Quad	MSV - Metallic Silver BA - Alternate Bronze	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts COX - Corrosal Recovery ⁴
	T - Tenon Mount - See pole selection guide for tenon and fixture/bracket matches		16' ¹	O90 - Quad	MSV - Metallic Silver BA - Alternate Bronze	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts COX - Corrosal Recovery ⁴
	N - Tenon Mount - See pole selection guide for tenon and fixture/bracket matches		17'4"	O90 - Quad	MSV - Metallic Silver BA - Alternate Bronze	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts COX - Corrosal Recovery ⁴
	I - No Mounting Hole⁵		18' ¹	O90 - Quad	MSV - Metallic Silver BA - Alternate Bronze	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts COX - Corrosal Recovery ⁴
			20' ¹	O90 - Quad	MSV - Metallic Silver BA - Alternate Bronze	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts COX - Corrosal Recovery ⁴
			22' ¹	O90 - Quad	MSV - Metallic Silver BA - Alternate Bronze	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts COX - Corrosal Recovery ⁴
			23' ¹	O90 - Quad	MSV - Metallic Silver BA - Alternate Bronze	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts COX - Corrosal Recovery ⁴
			24' ¹	O90 - Quad	MSV - Metallic Silver BA - Alternate Bronze	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts COX - Corrosal Recovery ⁴
			25' ¹	O90 - Quad	MSV - Metallic Silver BA - Alternate Bronze	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts COX - Corrosal Recovery ⁴
			26' ¹	O90 - Quad	MSV - Metallic Silver BA - Alternate Bronze	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts COX - Corrosal Recovery ⁴
			27' ¹	O90 - Quad	MSV - Metallic Silver BA - Alternate Bronze	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts COX - Corrosal Recovery ⁴
			28' ¹	O90 - Quad	MSV - Metallic Silver BA - Alternate Bronze	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts COX - Corrosal Recovery ⁴
			30' ¹	O90 - Quad	MSV - Metallic Silver BA - Alternate Bronze	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts COX - Corrosal Recovery ⁴
			32' ¹	O90 - Quad	MSV - Metallic Silver BA - Alternate Bronze	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts COX - Corrosal Recovery ⁴
			35' ¹	O90 - Quad	MSV - Metallic Silver BA - Alternate Bronze	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts COX - Corrosal Recovery ⁴
			39' ¹	O90 - Quad	MSV - Metallic Silver BA - Alternate Bronze	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts COX - Corrosal Recovery ⁴

Need more information? Click here for our glossary.

Have additional questions? Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION

Part Number	Description
122559CLR	4BC - 4" Square Base Cover
122561CLR	5BC - 5" Square Base Cover
122563CLR	6BC - 6" Square Base Cover
132488CLR	5BC - 5" Square Universal Base Cover
131252CLR	6BC - 6" Square Universal Base Cover
122566CLR	BR2 - Weatherproof Duplex Receptacle
122567CLR	GR - Ground Fault Circuit Interrupter
132356	MH5 - mounting Hole Plugs for use with 5" traditional drill pattern (3 set of 3 plugs)
681126	MH3 - mounting Hole Plugs for use with 3" reduced drill pattern (3 set of 3 plugs)
725841	MH2 - mounting Hole Plugs for use with 2" reduced drill pattern (3 set of 3 plugs)
172539	Vibration Damper - 4" Square Pole (bolt-on mount only)
172538	Vibration Damper - 5" Square Pole (bolt-on mount only)
178561	Vibration Damper - 6" Square Pole (bolt-on mount only)

ANCHOR BOLT KIT ORDERING INFORMATION

Part Number	Description
AB KIT 122594	450 S116/S076 Anchor Bolts (Steel Plated)
AB KIT 122609	450 S116/S076 Anchor Bolts (Galvanized)
AB KIT 122650	550 S116 Anchor Bolts (Steel Plated)
AB KIT 122610	550 S116 Anchor Bolts (Galvanized)
AB KIT 122586	550 S076 Anchor Bolts (Steel Plated)
AB KIT 122611	550 S076 Anchor Bolts (Galvanized)
AB KIT 122612	650 S076 Anchor Bolts (Galvanized)

1 - See Area Light Brackets - 3" Reduced Drill Pattern and Area Light Brackets - 5" Traditional Drill Pattern Spec. Sheets.
2 - Pole heights will have +/- 1/2" tolerance.

3 - See Flood Lighting Brackets section for choice of BR2 brackets.
4 - CR selection must include required height and side of pole mounting location. Mounting template required at time of order.

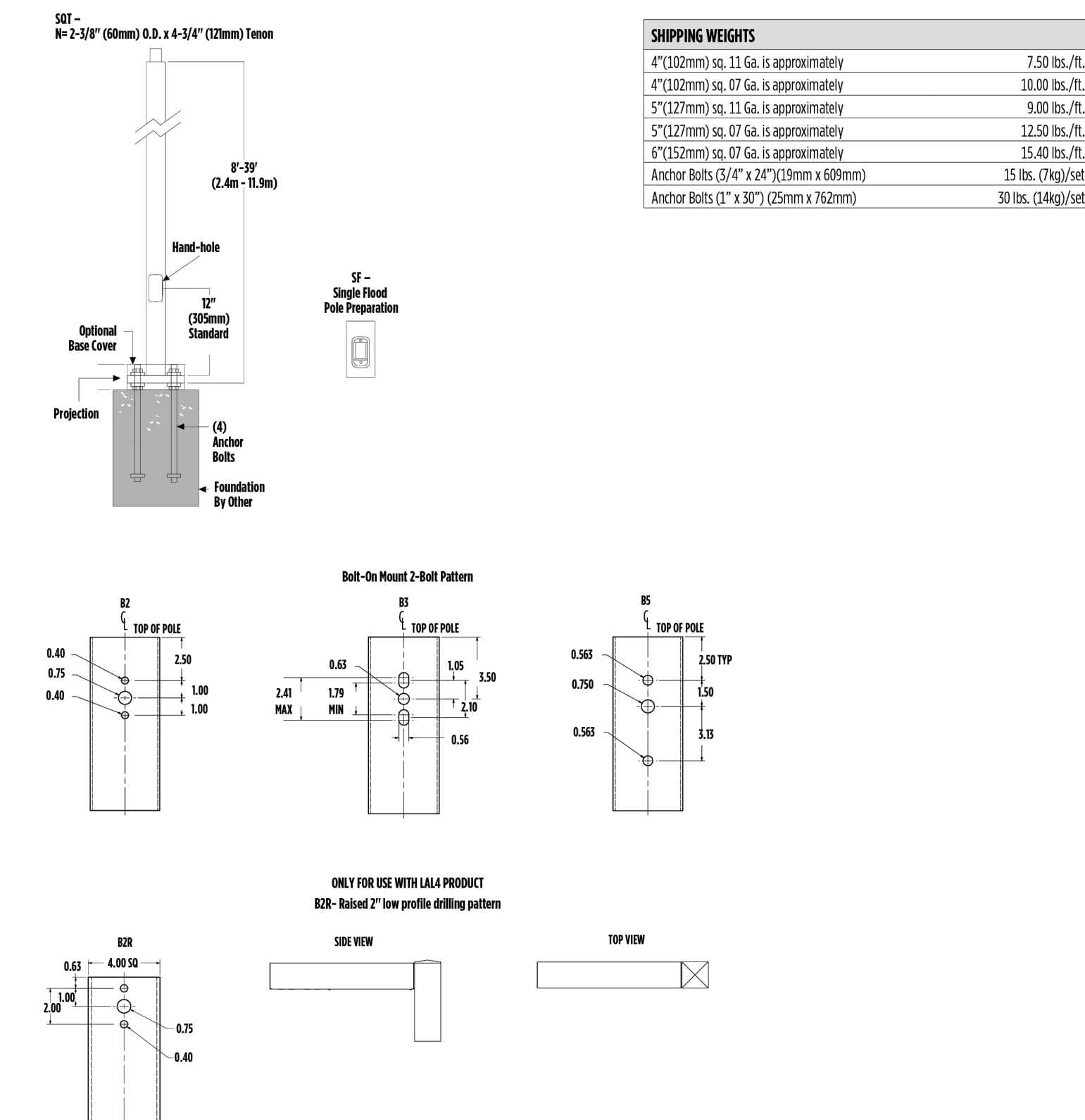
Steel Poles Square Straight

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Type: _____

PRODUCT DIMENSIONS

Back to Quick Links



Catalog #: _____ Project: _____ Type: _____
Prepared By: _____ Date: _____

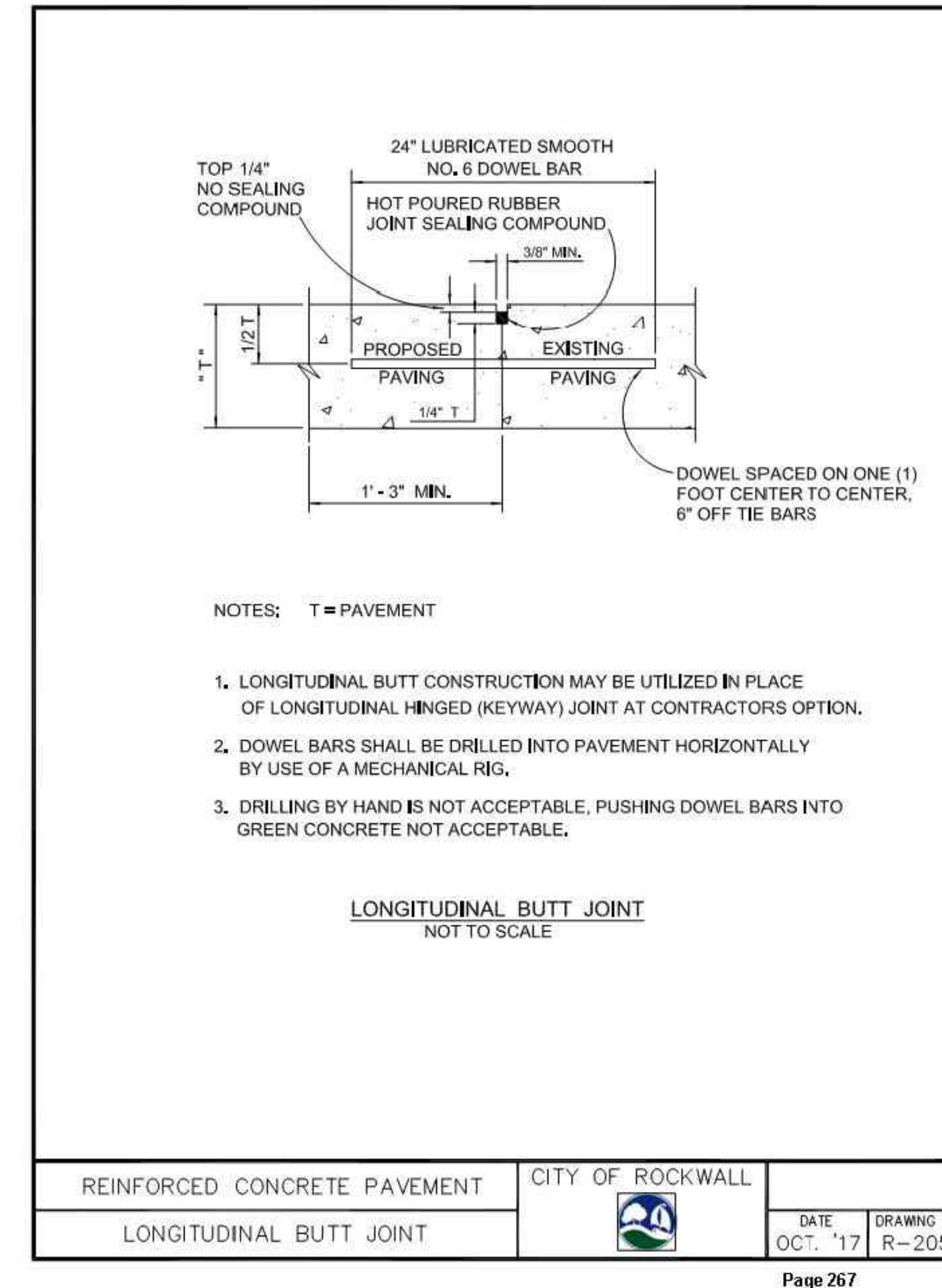
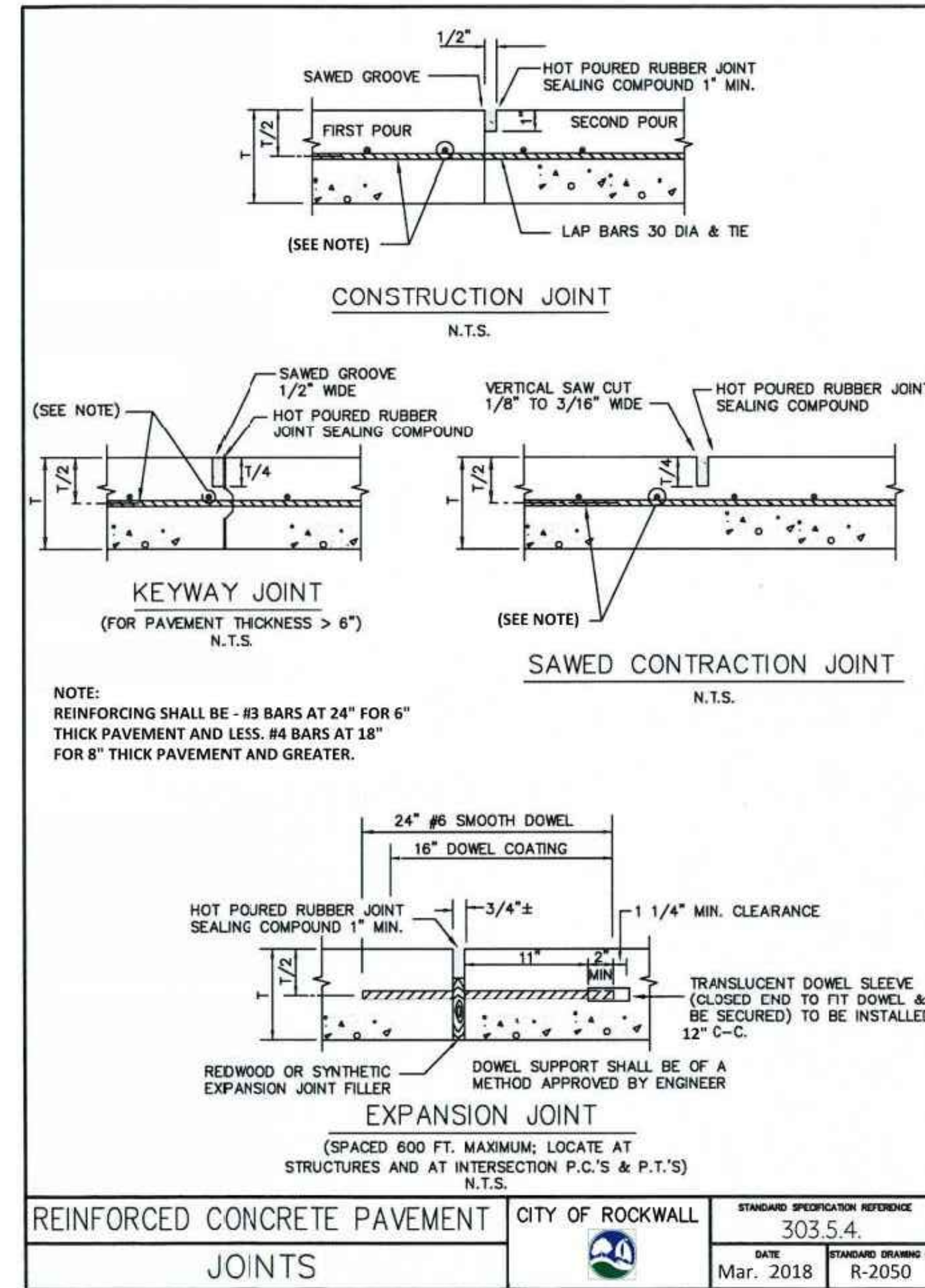
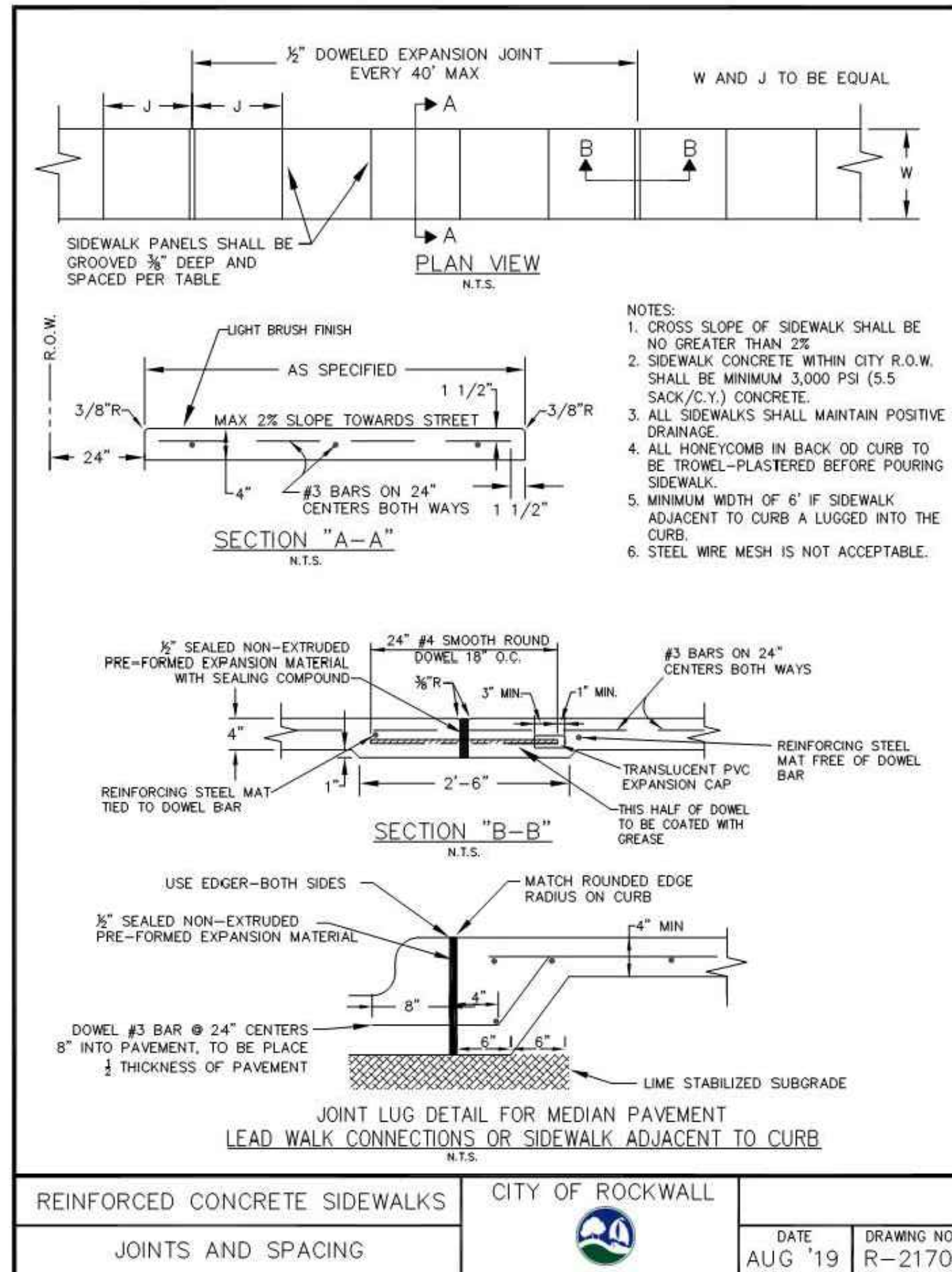
Steel Poles Square Straight



QUICK LINKS

Ordering Guide | Configurations | Dimensions | EPA

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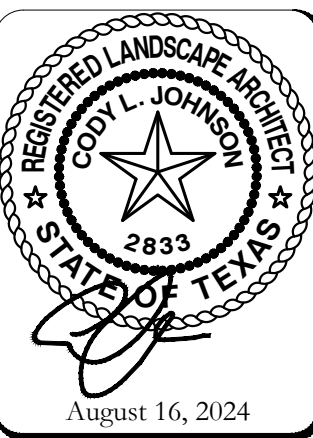


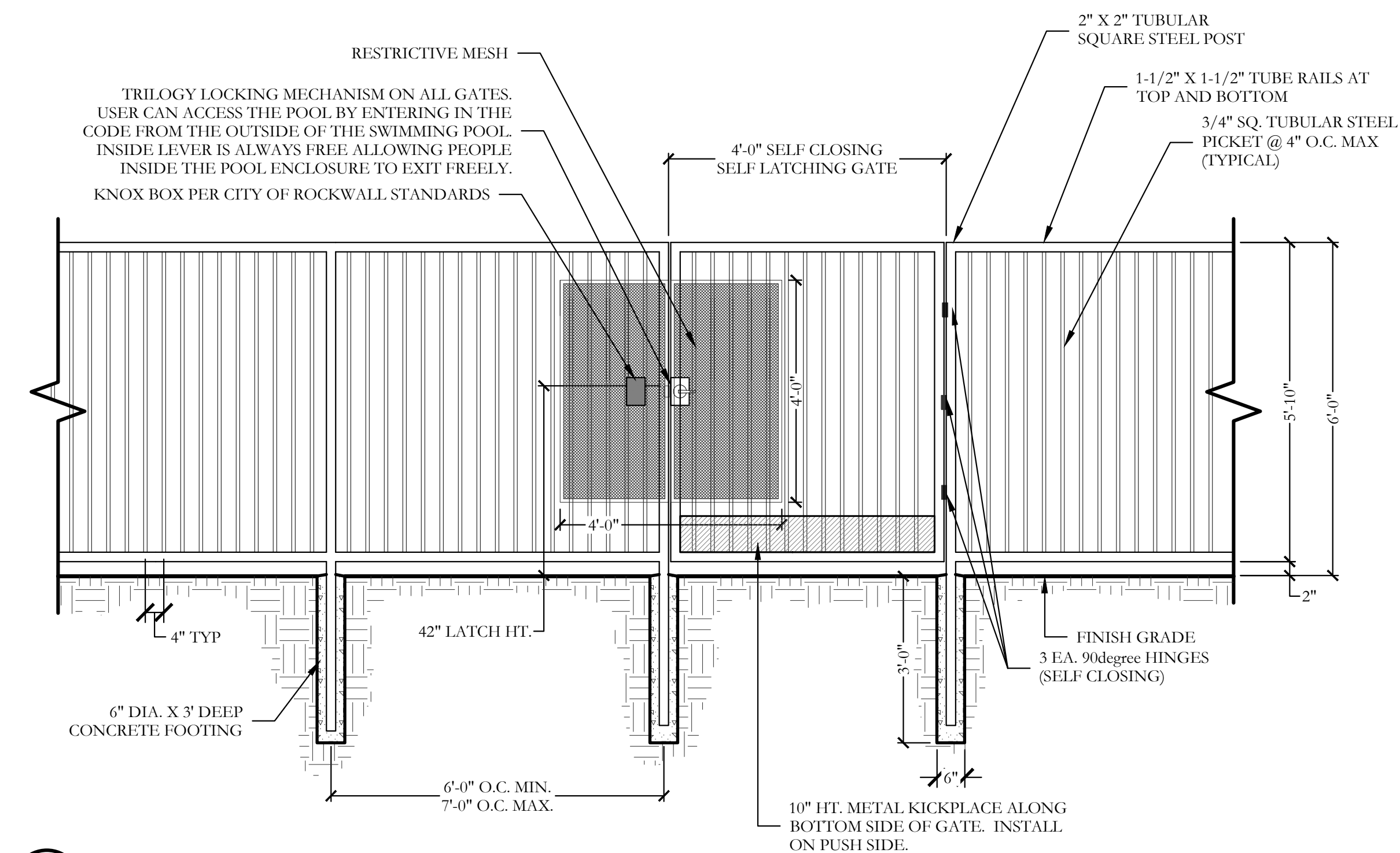
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ___, 201__.

WITNESS OUR HANDS, this ___ day of ___, 201__.

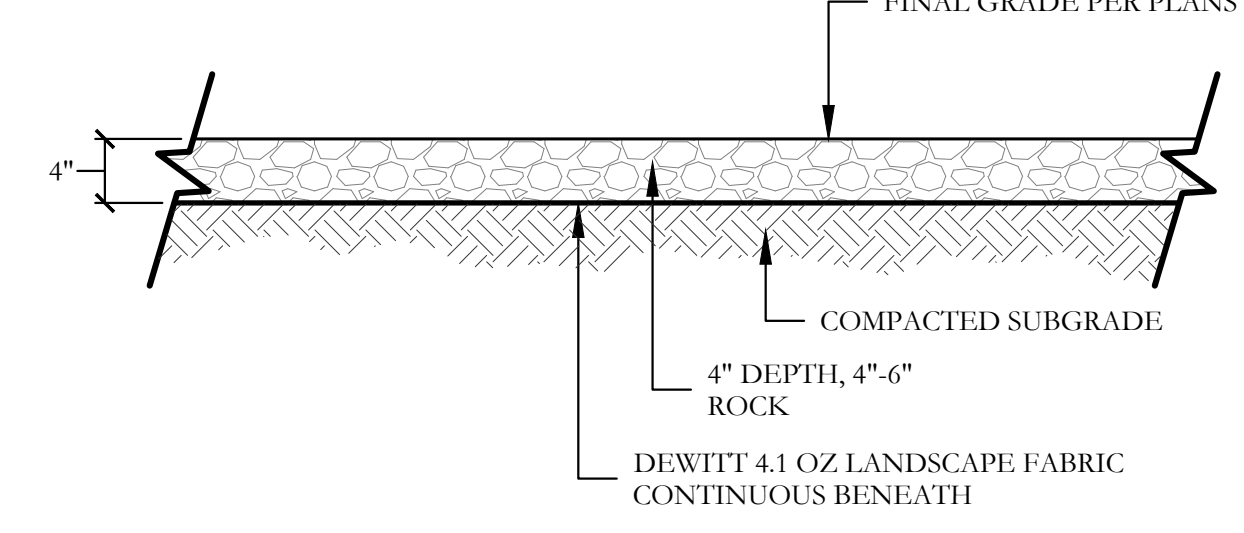
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

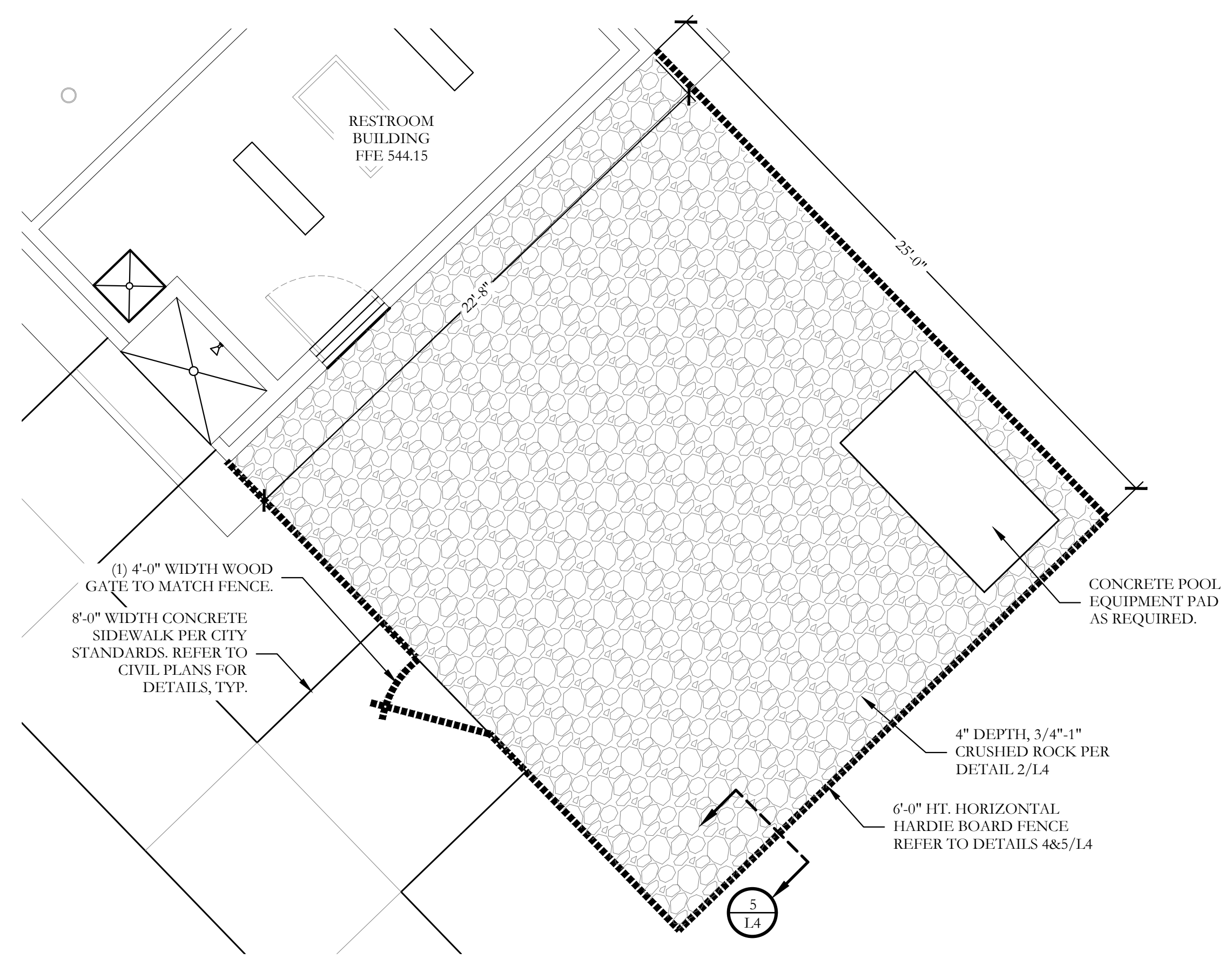




1 ORNAMENTAL METAL FENCE AND GATE ELEVATION SCALE: 1/2" = 1'-0"

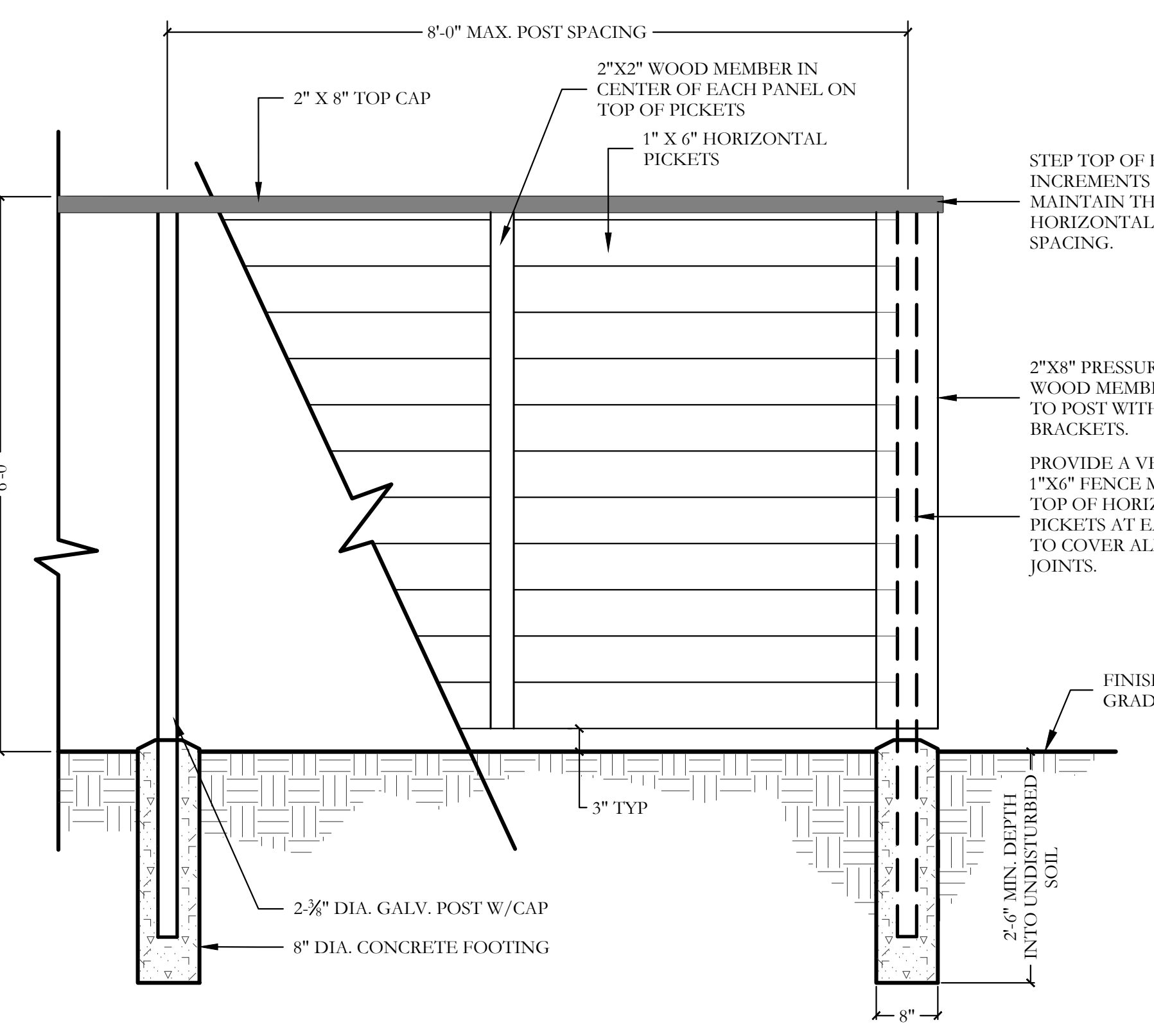


2 CRUSHED ROCK BASE SECTION SCALE: 1" = 1'-0"



3 POOL EQUIPMENT & TRASH TOTE ENCLOSURE PLAN SCALE: 1/4" = 1'-0"

- HARDIE BOARD 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 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 3,000 PSI @ 28 DAYS.
 3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL CODES AND REQUIREMENTS.
 4. WOOD MATERIAL FOR FENCE
 - 4.1. STRINGERS- CEDAR, #2 GRADE OR BETTER. COLOR TO MATCH PAVILION.
 - 4.2. PICKETS- CEDAR, #2 GRADE OR BETTER. COLOR TO MATCH PAVILION.
 - 4.3. CAPS- CEDAR, #2 GRADE OR, BETTER. COLOR TO MATCH PAVILION.
 5. ALL FENCE POST TO BE SCHEDULE 40 - GALVANIZED.
 6. ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC. ARE TO BE HOT DIPPED GALVANIZED.
 7. ALL PICKETS ARE TO BE FASTENED TO THE RAILS USING GALVANIZED SCREWS, STAPLES AND/OR NAILS WILL NOT BE ALLOWED. SCREW WITHOUT SPLITTING MEMBERS, DRILL PILOT HOLES IF NECESSARY. ALL SPLIT MEMBERS WILL BE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 8. ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. ERECT FACES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. INSTALL STRINGERS WITH BOTTOM EDGES FREE OF DEFECTS. MITER ALL EXPOSED FINISHED JOINTS.
 9. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.
 10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.



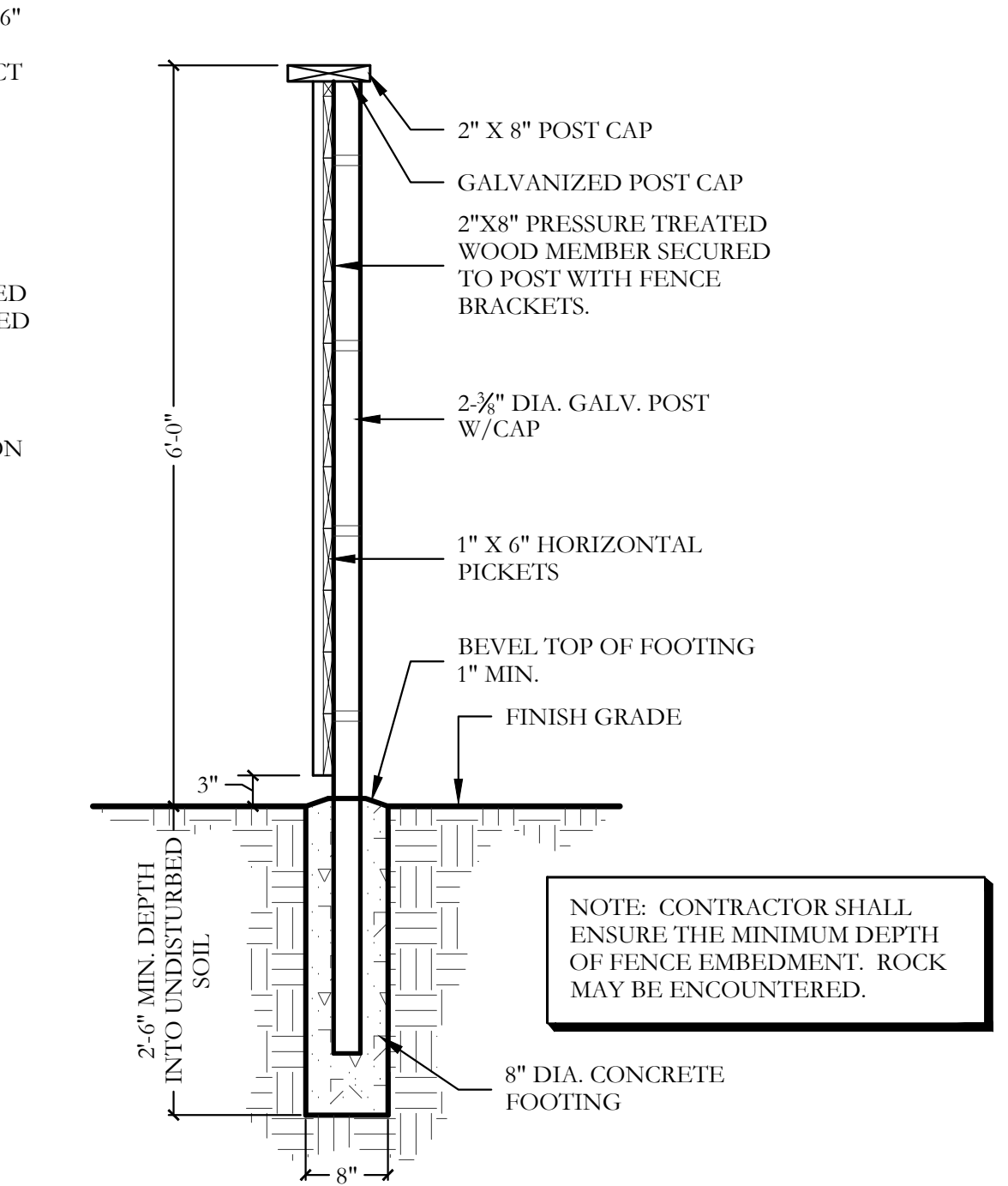
4 PARTIAL 6'-0" HT. HARDIE BOARD FENCE ELEVATION SCALE: 3/4" = 1'-0"

PERMITTED BY BUILDING INSPECTORS.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

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. GRIND SMOOTH ALL WELDS.
6. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF URBANE BRONZE (SW7048) BY SHERWIN WILLIAMS PAINT CO., COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE.
8. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513
9. HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
- 9.1. PICKETS, 3/4" SQUARE 16 GA.
- 9.2. RAILS, 1-1/2" X 1-1/2" SQUARE 16 GA.
- 9.3. POSTS, 2" SQUARE 11 GA.
10. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
11. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH.
12. GATE IS TO BE SELF-CLOSING. FALCON B561DBD626 SATIN CHROME DANE SEC CLASSROOM LOCK BY A&H TURF OR APPROVED EQUAL. DEADLOCKING LATCH BOLT BY LEVERS. OUTSIDE LEVER IS LOCKED BY KEY IN OUTSIDE LEVER. INSIDE LEVER IS ALWAYS FREE.
13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF 7'-0" O.C.
14. POOL FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UP-SIZING 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.
15. LATCH SHALL BE SELF LATCHING, ON POOL SIDE OF ENCLOSURE AT A MIN. 42" ABOVE FINISH PAVING.
16. RESTRICTIVE MESH SHALL HAVE NO OPENINGS GREATER THAN 1/2" AND SHALL



5 6'-0" HT. HARDIE BOARD FENCE SECTION SCALE: 3/4" = 1'-0"

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



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: September 10, 2024

SUBJECT: SP2024-039; *PD Site Plan for the Peachtree Meadows Subdivision Amenity Center*

The applicant, Cody Johnson of Johnson Volk Consulting, is requesting the approval of a site plan for the amenity center within the Peachtree Meadows Subdivision. The Peachtree Meadows Subdivision is situated on a 140.50-acre tract of land (i.e. *Tract 5 of the J. R. Johnson Survey, Abstract No. 128; Tract 3 of the G. Wells Survey, Abstract No. 219*) that is generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive. Phase 1 of the Peachtree Meadows Subdivision was approved for a *Final Plat [Case No. P2024-001]* and a *PD Site Plan [Case No. SP2024-001]* in accordance with the submittal schedule contained in the Planned Development District ordinance. As part of this site plan application, the applicant has submitted a site plan, landscape plan, photometric plan, and building elevations for the proposed amenity center.

The site plan submitted by the applicant indicates a restroom building, three (3) shade structures, a swimming pool, and a playground will be constructed on the subject property. In addition, the site plan details the location of all sidewalks and all fence types associated with the development. The landscape plan shows that all of the required landscaping as stipulated by the Planned Development District ordinance will be provided, and that the pool equipment will be screened in accordance with the requirements of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC). The proposed building elevations conform to the material and roof pitch requirements stipulated by the Planned Development District ordinance. The submitted site plan, landscape plan, photometric plan, and building elevations all conform to the applicable technical requirements contained in Planned Development District 101 (PD-101) and the Unified Development Code (UDC). Since the proposed site plan conforms to the technical requirements, 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 September 10, 2024 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) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: 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 **Amenity Center within Peachtree Meadows**

SUBDIVISION **Peachtree Meadows**

LOT

12

BLOCK

L

GENERAL LOCATION **Chastain Street adjacent to Northlake Road**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Single Family Residential**

CURRENT USE

Private Recreation Center

PROPOSED ZONING **Single Family Residential**

PROPOSED USE

Private Recreational Center

ACREAGE **1.06**

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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]

OWNER **Qualico Developement (U.S.), INC**

APPLICANT **Johnson Volk Consulting**

CONTACT PERSON **Kyle Tressler**

CONTACT PERSON **Cody Johnson**

ADDRESS **6950 TPC Drive, Suite 350**

ADDRESS **704 Central Parkway East, Suite 1200**

CITY, STATE & ZIP **McKinney, Texas 75070**

CITY, STATE & ZIP **Plano, TX 75074**

PHONE **469-659-6152**

PHONE **972-201-3100**

E-MAIL **kyle.tressler@qualico.com**

E-MAIL **cody.johnson@johnsonvolk.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kyle Tressler [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 \$271.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 6th DAY OF August, 2024 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."

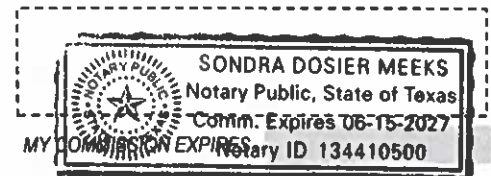
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 6th DAY OF August, 2024

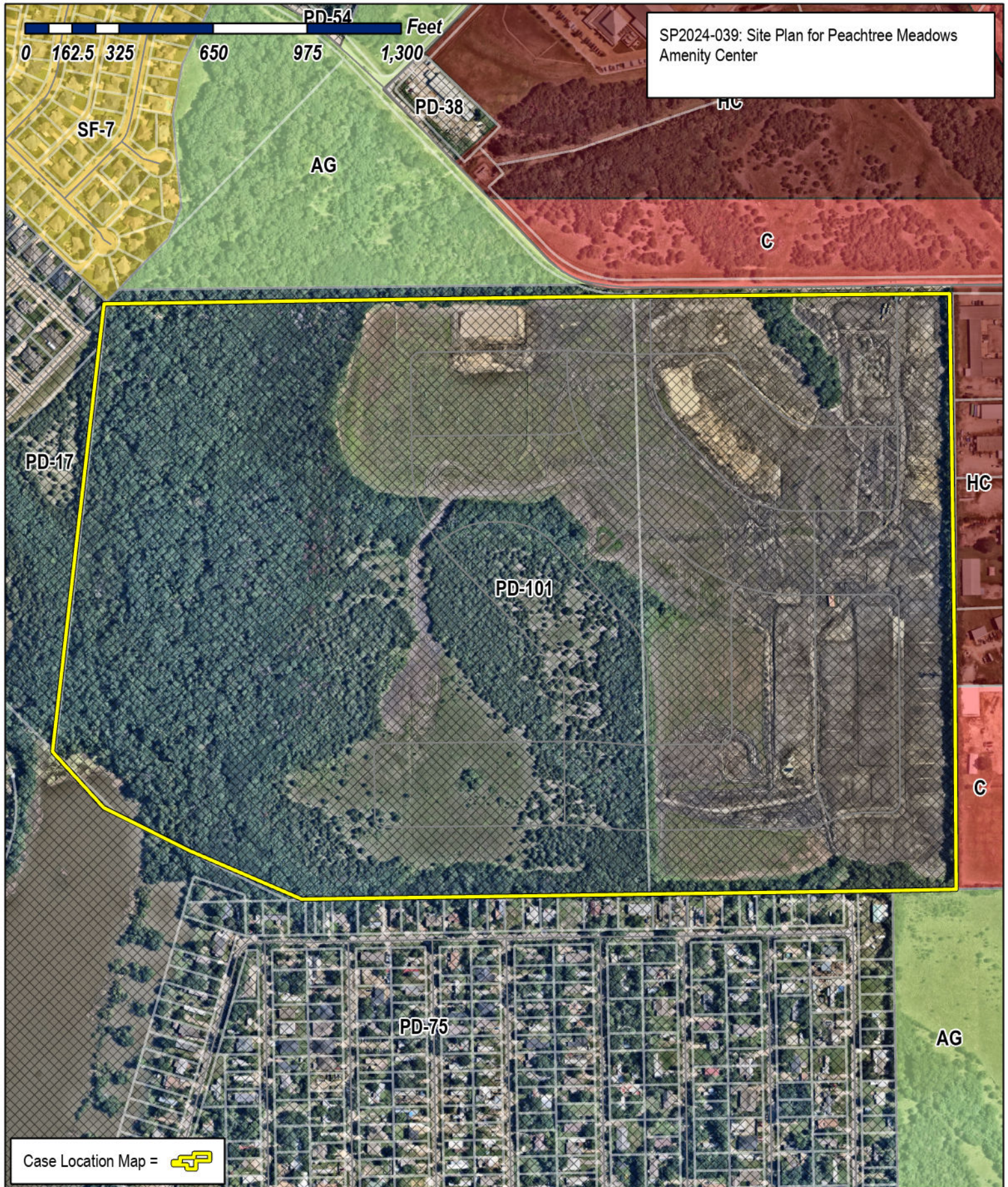
OWNER'S SIGNATURE

[Signature]


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature] **Sondra Dosier Meeks**





SP2024-039: Site Plan for Peachtree Meadows Amenity Center

Case Location Map = 

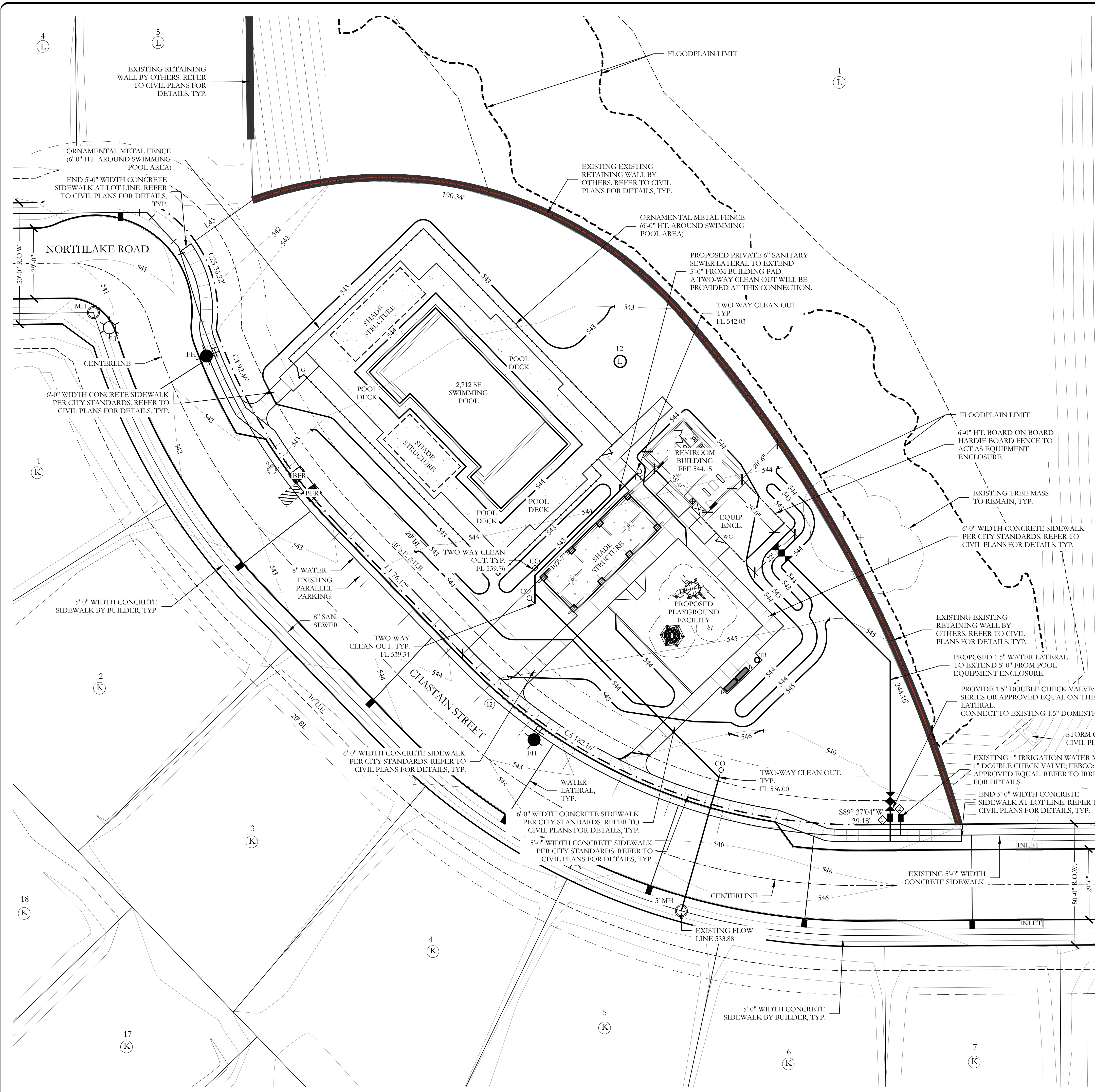


City of Rockwall

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

(12)	EXISTING PARKING COUNT		EXISTING 1.5" DOMESTIC WATER METER
BFR	BARRIER FREE RAMP		EXISTING 1" IRRIGATION WATER METER
FH	EXISTING FIRE HYDRANT		ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)
MH	EXISTING SANITARY SEWER MANHOLE		1 - 4'-0" WIDTH SELF-LATCHING, SELF-CLOSING METAL GATE
	EXISTING WATER MAIN W/ VALVE		1 - 4'-0" WIDTH SELF-LATCHING, SELF-CLOSING WOODEN GATE
	EXISTING SANITARY SEWER		6'-0" HT. HARDIE BOARD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE
	EXISTING STORM		EXISTING RETAINING WALL REFER TO CIVIL PLANS TYP.
	EXISTING CURB INLET		6'-0" BENCH
	RIGHT-OF-WAY		TRASH RECEPTACLE
LP	LIGHT POLE		PROPOSED CONTOUR INTERVAL
---	EXISTING CONTOUR INTERVAL		PROPOSED 42' HT. ORNAMENTAL METAL HANDRAIL ATOP RETAINING WALL
FFE 544.15	FINISHED FLOOR ELEVATION		

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

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM	METER IRR	SAN. SERVICE SIZE
1	1.5"	1.5"	X		6"
2	1"	1"		X	

SITE INFORMATION

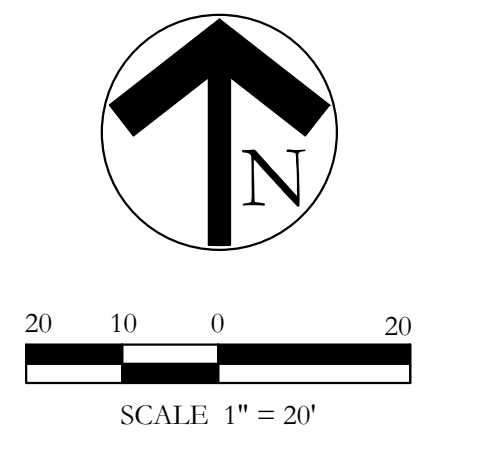
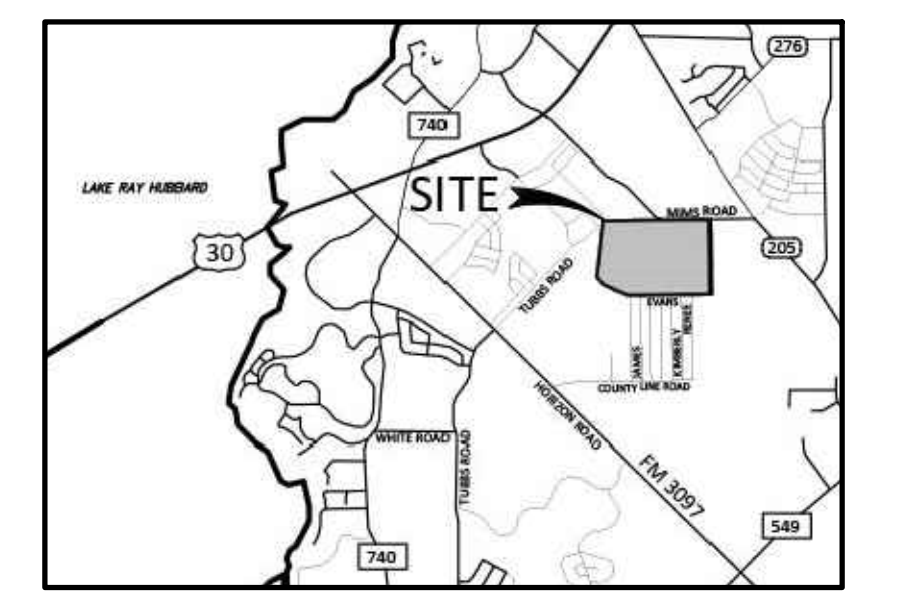
SINGLE FAMILY RESIDENTIAL
PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 1.06 ACRES / 46,211.00 SQ. FT.

BUILDING AREA: 792.00 SQUARE FEET
BUILDING HEIGHT: 20'-3" (1 STORY)

FLOOR TO AREA: 0.0173 [792/46,211]
LOT COVERAGE: 1.71%

TOTAL IMPERVIOUS SURFACE: 15,147.08 SF
PROPOSED IMPERVIOUS RATIO: 0.3277 OR 32.77%
INTERIOR LANDSCAPE PROVIDED: 31,063.92 SF

POOL DECK SURFACE: 4,884.00 SF



SITE PLAN
PEACHTREE MEADOWS
PHASE I
LOT 12, BLOCK L
~AMENITY CENTER~

1.06 ACRES SITUATED IN THE
G. WELLS SURVEY,
ABSTRACT NO. 219 AND
J.R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- SITE PLAN NOTES:**
- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
 - FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS.
 - ALL PARKING ON SITE IS EXISTING.
 - THE PERIMETER FENCING SHALL BE 6'-0" HT. ORNAMENTAL METAL FENCE.
 - THE POOL EQUIPMENT FENCING SHALL BE 6'-0" HT. BOARD ON BOARD HARDIE BOARD FENCE.
 - ALL SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.



OWNER / DEVELOPER:
QUALICO DEVELOPMENT (U.S.), INC
6950 TPC DRIVE, SUITE 350
MCKINNEY, TEXAS 75070
CONTACT: KYLE TRESSLER

LANDSCAPE ARCHITECT/CIVIL ENGINEER:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. (972) 201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI

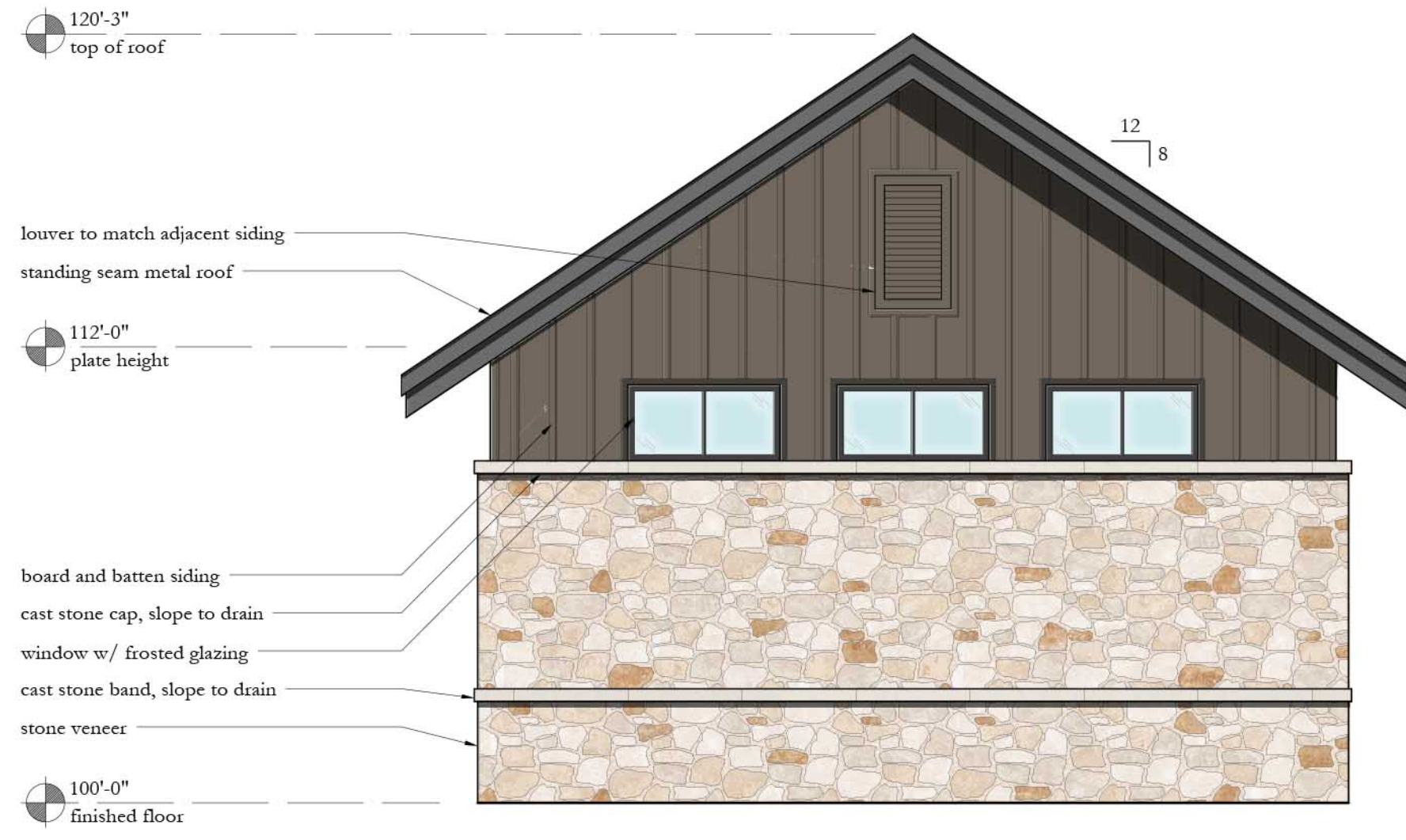
CITY CASE NUMBER TBD PEACHTREE MEADOWS AMENITY CENTER

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 _____, ____.

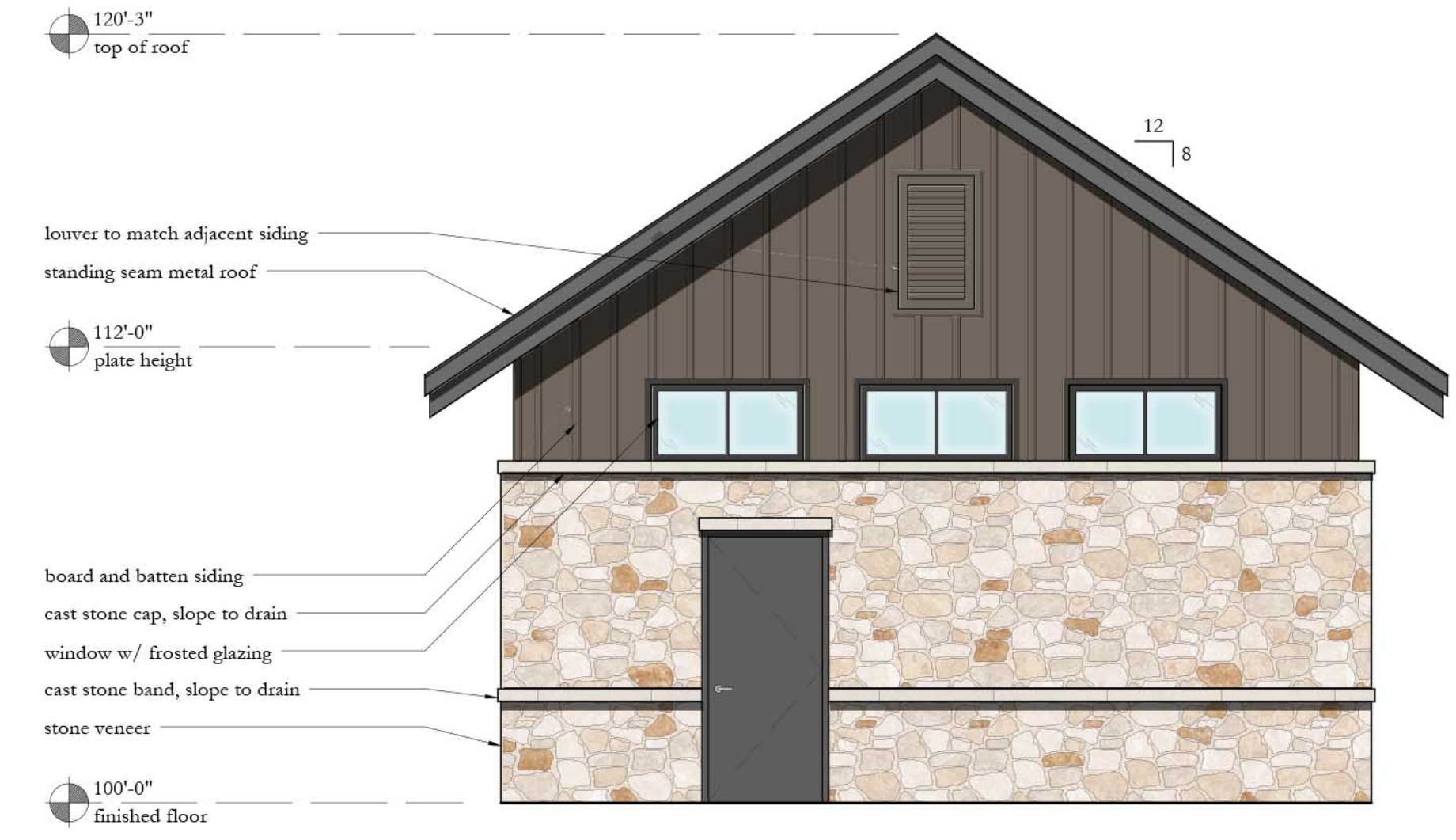
Planning & Zoning Commission, Chairman

Director of Planning and Zoning



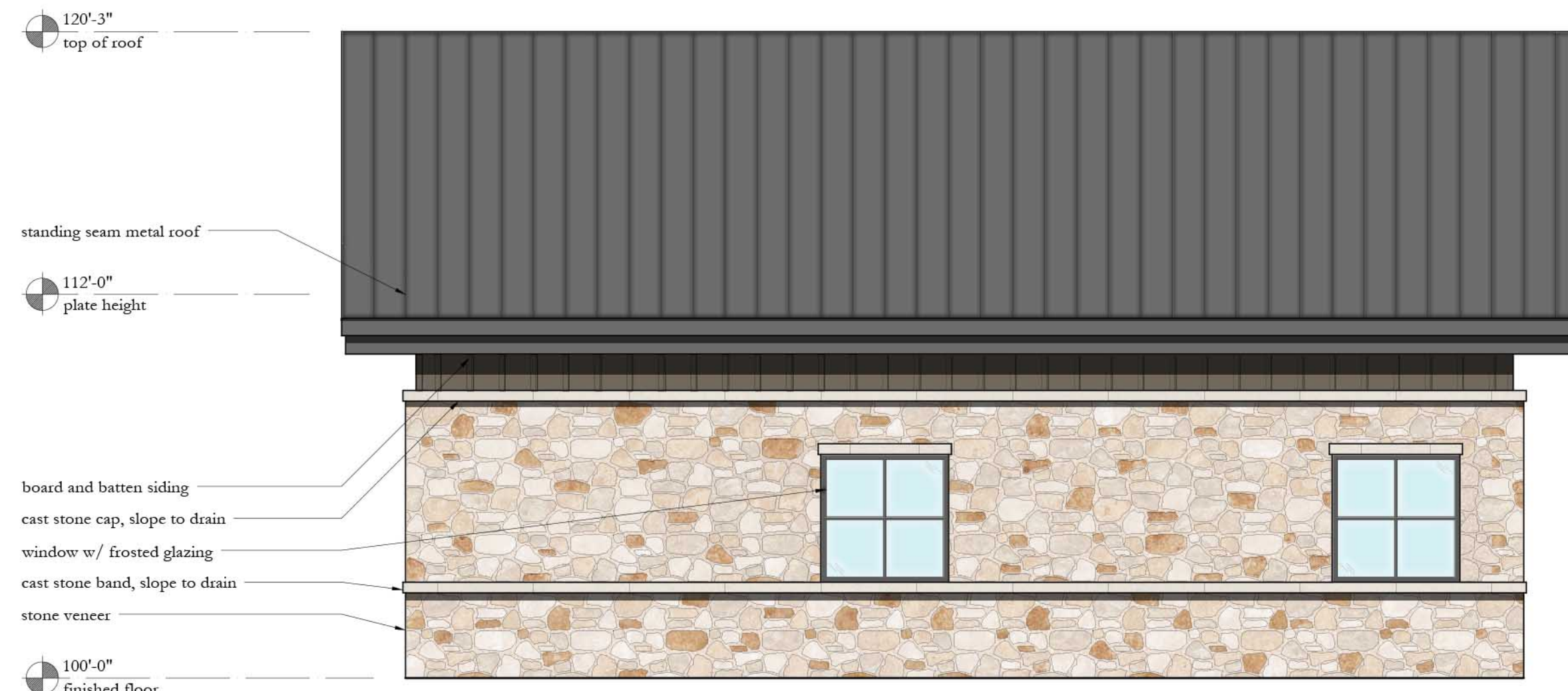
5 WEST ELEVATION
ELEVATION

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



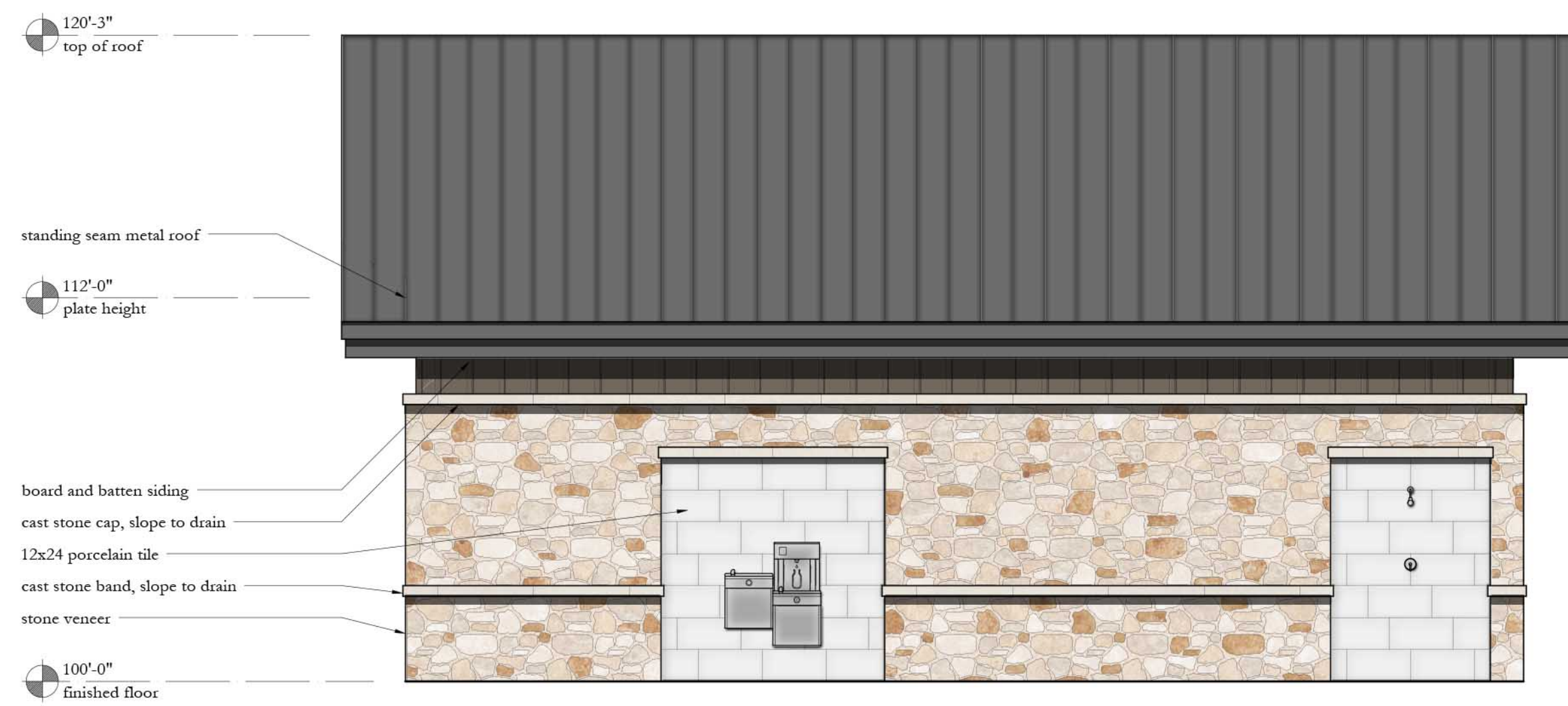
4 EAST ELEVATION
ELEVATION

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



3 NORTH ELEVATION
ELEVATION

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



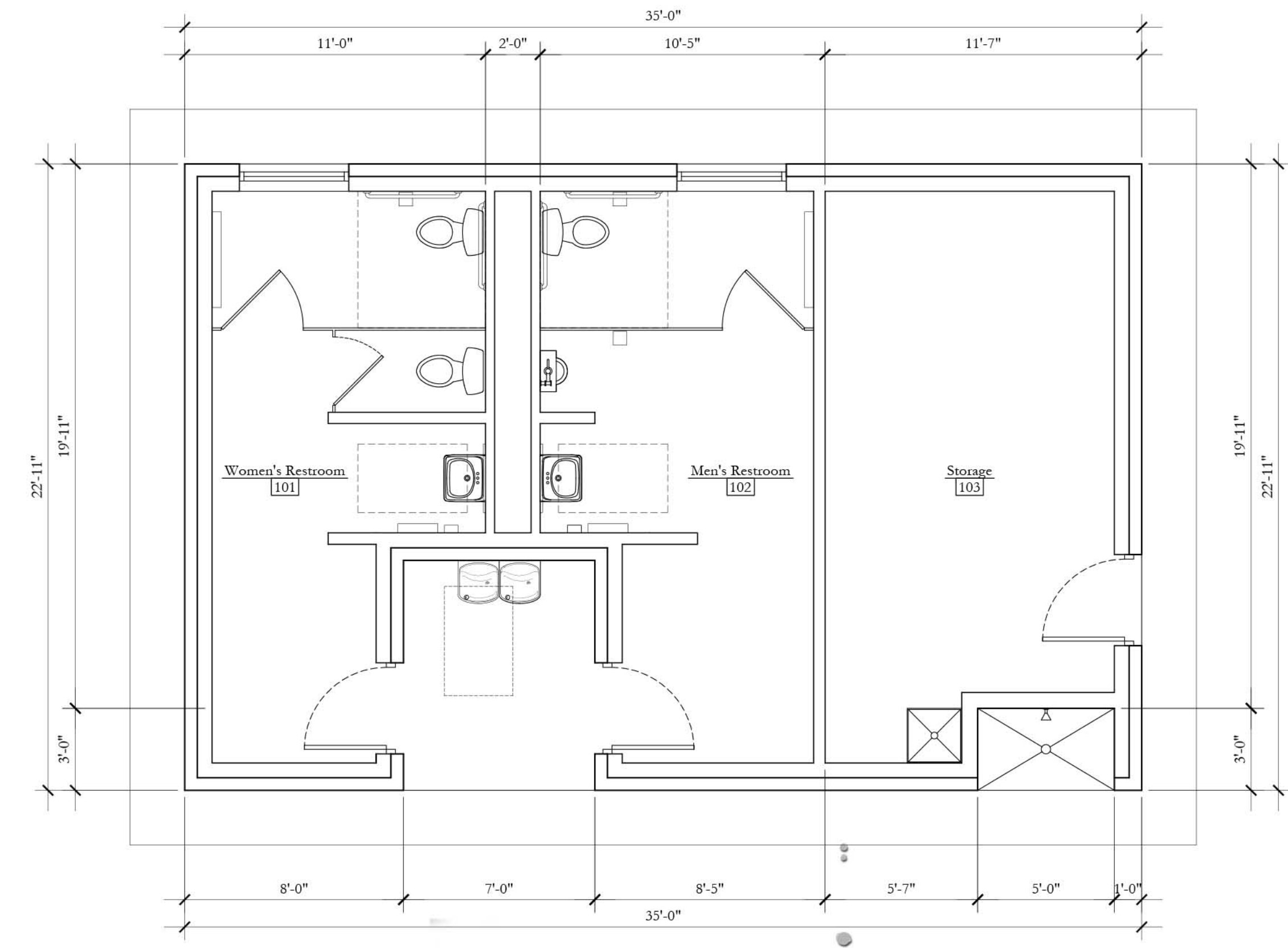
2 SOUTH ELEVATION
ELEVATION

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

BUILDING MATERIAL CALCULATIONS

Material	North	Percent	South	Percent	East	Percent	West	Percent
TOTAL SQ FT.	354 S.F.	-	354 S.F.	-	347 S.F.	-	347 S.F.	-
PRIMARY MATERIAL TOTALS	322 S.F.	100.00%	270 S.F.	76.27%	292 S.F.	100.00%	316 S.F.	100%
STONE VENEER	257 S.F.	79.81%	207 S.F.	58.47%	167 S.F.	57.19%	191 S.F.	60.44%
CAST STONE	26 S.F.	8.08%	24 S.F.	6.78%	15 S.F.	5.14%	15 S.F.	4.75%
BOARD AND BATTEN FIBER CEMENT SIDING	39 S.F.	12.11%	39 S.F.	11.02%	110 S.F.	37.67%	110 S.F.	34.81%
SECONDARY MATERIALS	-	-	-	-	-	-	-	-
TILE AT SHOWER/DRINKING FOUNTAINS	-	-	84 S.F.	23.73%	-	-	-	-
DOORS/WINDOWS/TRIM (COLOR TO MATCH ADJACENT MATERIALS)	32 S.F.	-	-	-	55 S.F.	-	31 S.F.	-
STANDING SEAM METAL ROOF	-	-	-	-	-	-	-	-

NOTE: ALUMINUM GUTTERS AND DOWNSPOUTS ARE TO BE PROVIDED BY CONTRACTOR AND SHALL MATCH ADJACENT BUILDING MATERIALS



1 FLOOR PLAN
PLAN

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

PLAN NORTH

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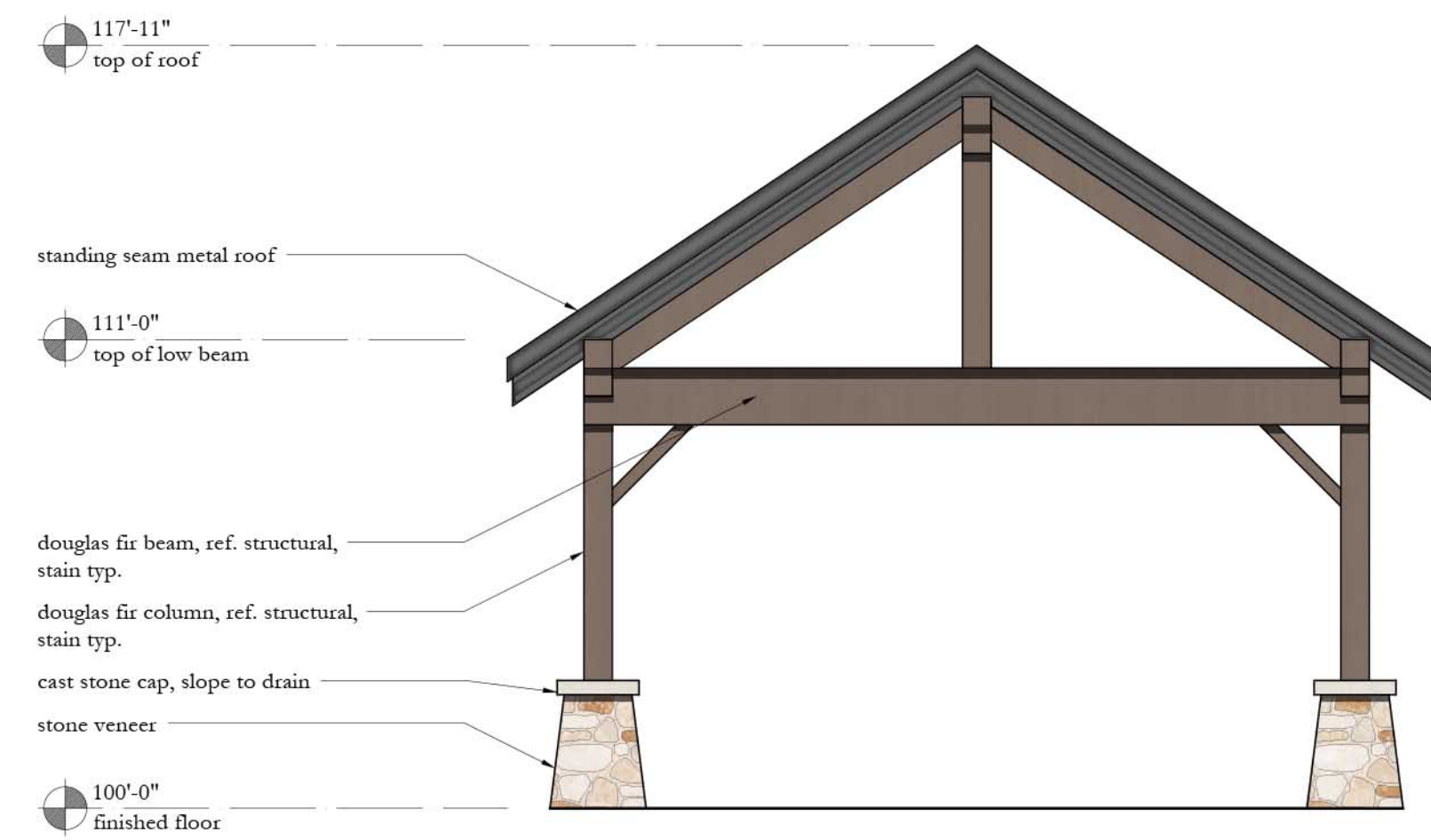
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I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ___, ___.

WITNESS OUR HANDS, this ___ day of ___, ___.

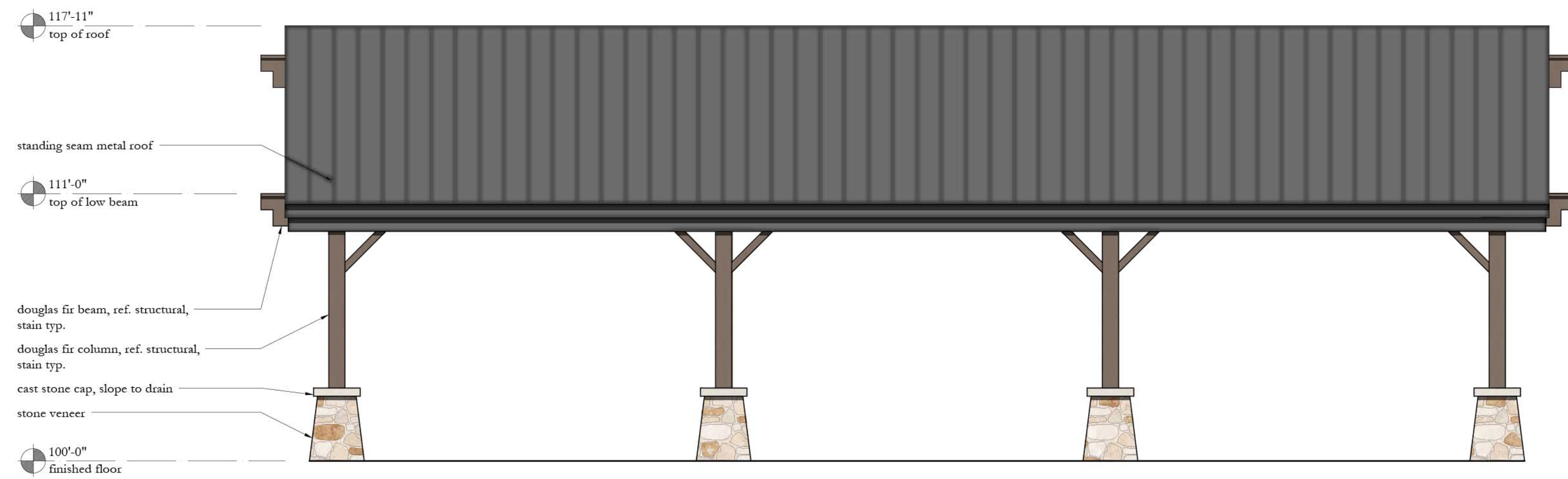
 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning



3 EAST AND WEST ELEVATIONS
 ELEVATION

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



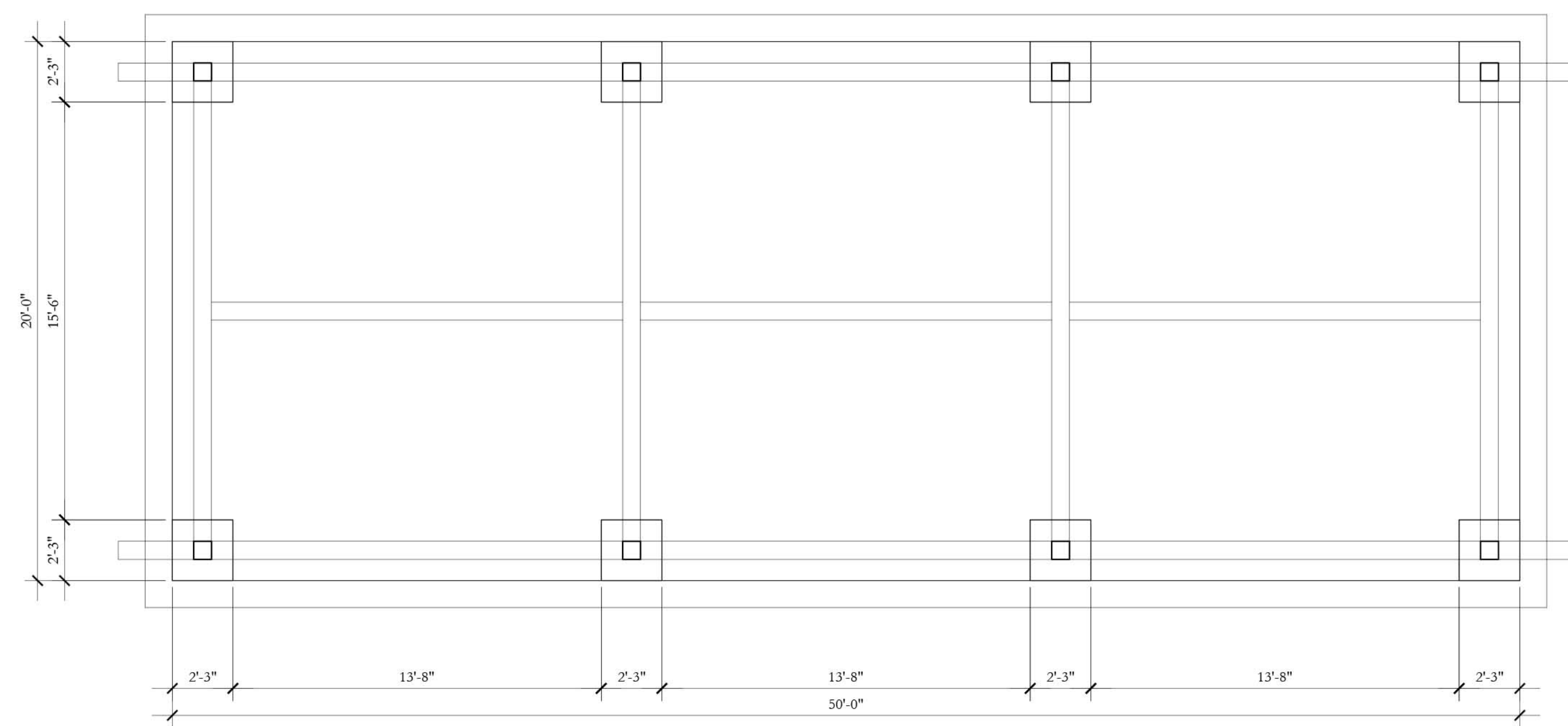
2 NORTH AND SOUTH ELEVATIONS
 ELEVATION

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

BUILDING MATERIAL CALCULATIONS

Material	North	Percent	South	Percent	East	Percent	West	Percent
TOTAL SQ. FT.	24 S.F.	-	24 S.F.	-	12 S.F.	-	12 S.F.	-
PRIMARY MATERIAL TOTALS	24 S.F.	100.00%	24 S.F.	100.00%	12 S.F.	100.00%	12 S.F.	100.00%
STONE VENEER	22 S.F.	91.67%	22 S.F.	91.67%	11 S.F.	91.67%	11 S.F.	91.67%
CAST STONE	2 S.F.	8.33%	2 S.F.	8.33%	1 S.F.	8.33%	1 S.F.	8.33%
STANDING SEAM METAL ROOF	-	-	-	-	-	-	-	-

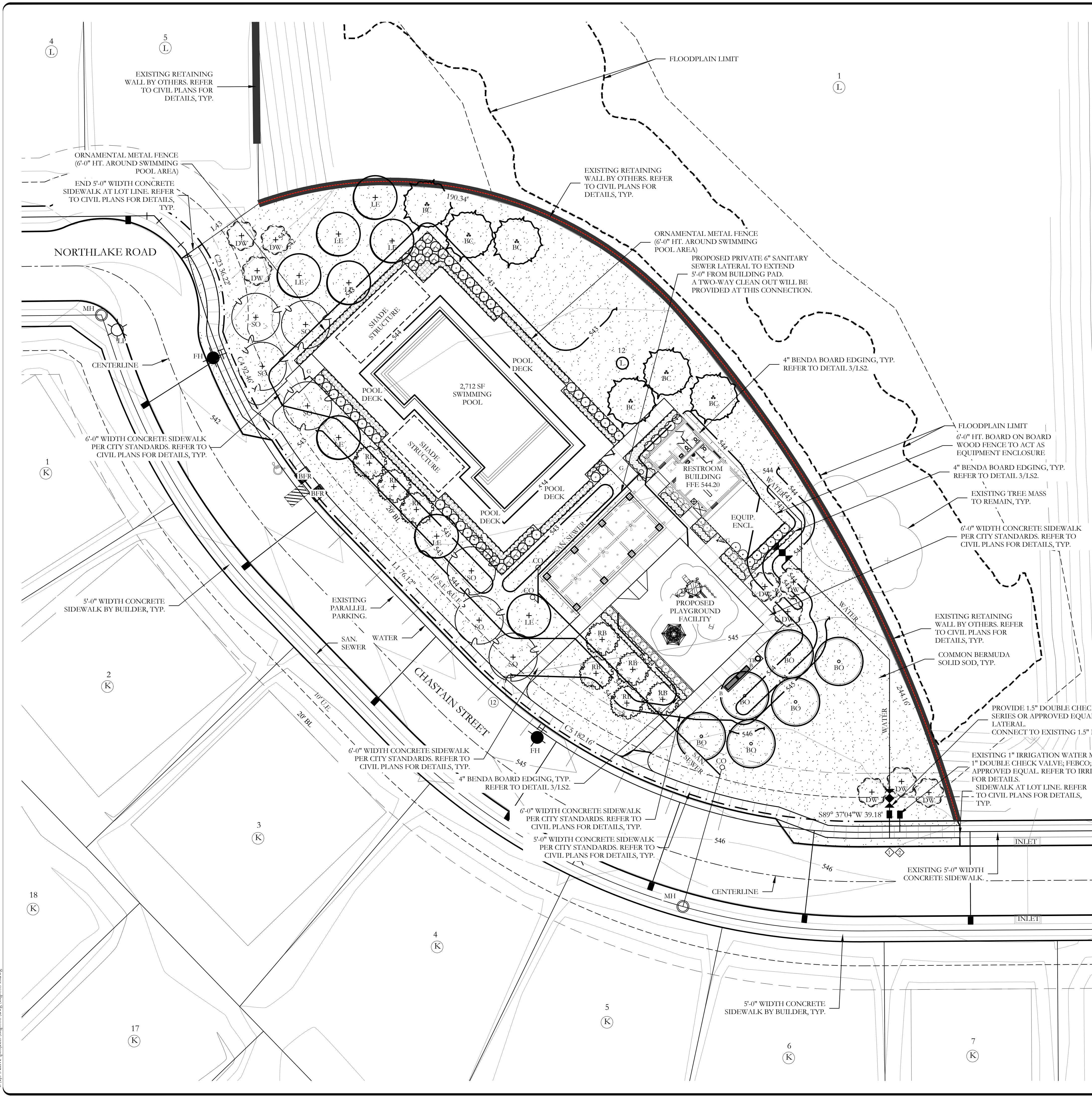
NOTE: ALUMINUM GUTTERS AND DOWNSPOUTS ARE TO BE PROVIDED BY CONTRACTOR AND SHALL MATCH ADJACENT BUILDING MATERIALS



1 FLOOR PLAN
 PLAN

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





PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		MEXICAN FEATHER GRASS	NASELLA TENUSSIMA	1 GALLON	18" O.C.
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

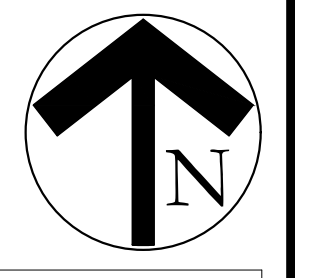
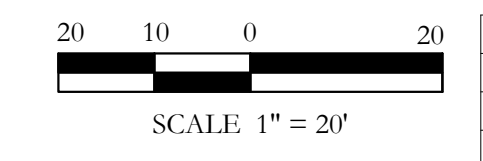
SITE INFORMATION	
SINGLE FAMILY RESIDENTIAL	PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA:	1.06 ACRES 46,211.00 SQ. FT.
BUILDING AREA:	792.00 SQUARE FEET
BUILDING HEIGHT:	20'-3" (1 STORY)
FLOOR TO AREA:	0.017:1 [792/46,211]
LOT COVERAGE:	1.71%
TOTAL IMPERVIOUS SURFACE:	15,147.08 SF
PROPOSED IMPERVIOUS RATIO:	0.3277 OR 32.77%
INTERIOR LANDSCAPE PROVIDED:	31,063.92 SF
POOL DECK SURFACE:	4,884.00 SF

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 ___, 2024.

WITNESS OUR HANDS, this ___ day of ___, 2024.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
SO	7	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	6	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LE	8	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BC	6	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
DW	9	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	8	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	36	STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	17	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	13	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	30	RUSSIAN SAGE	PEROVSKIA ATRIPPLICIFOLIA	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	165	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	450	LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	28,870	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN

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 ROW 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 AN ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

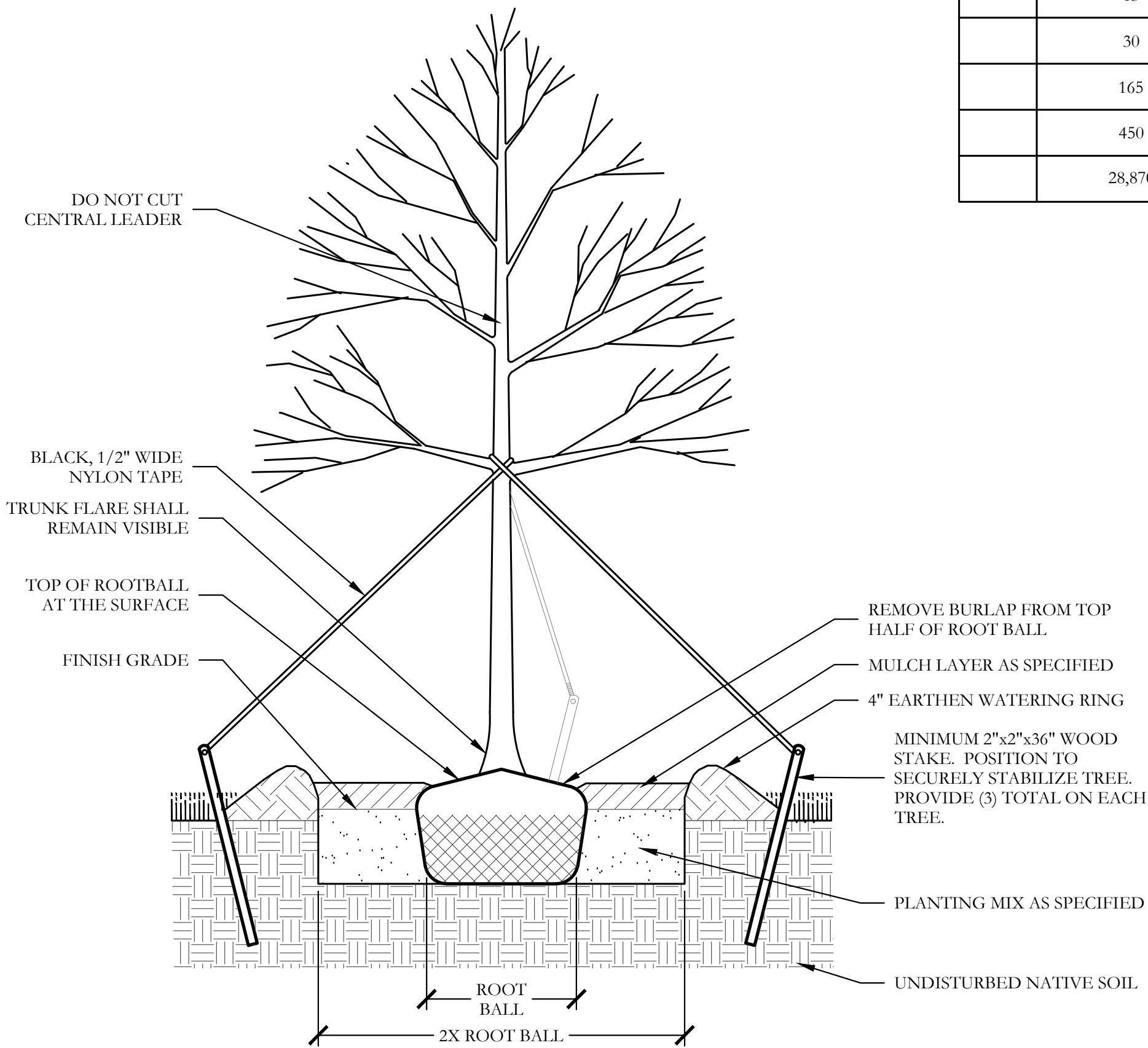
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED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

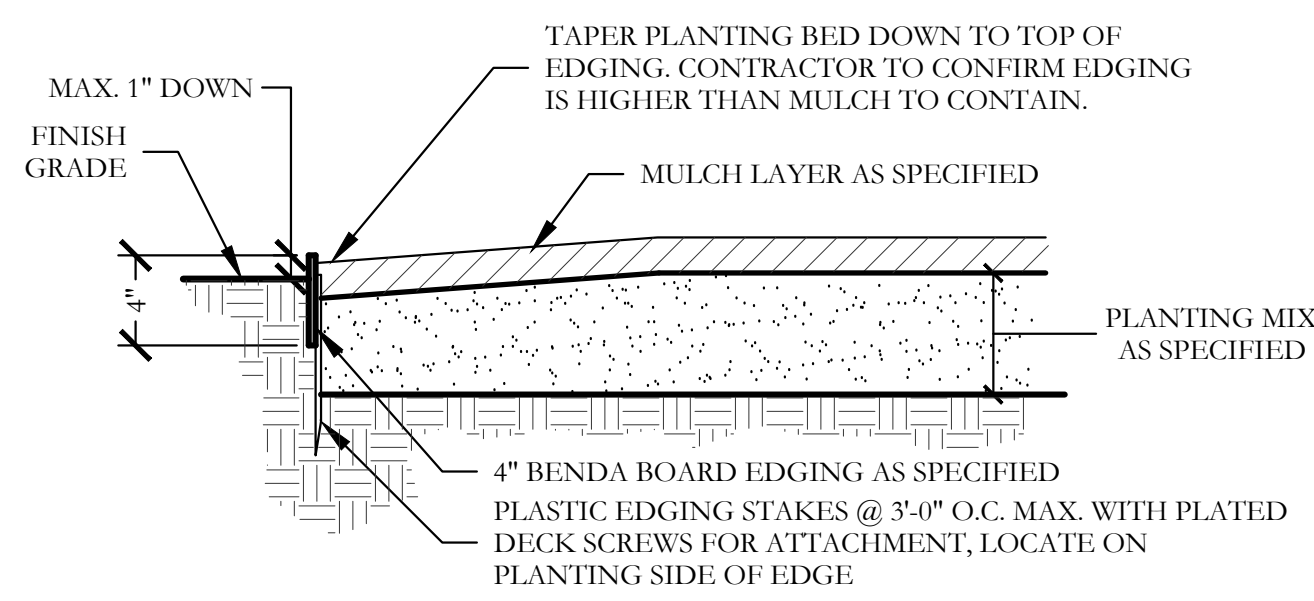
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUCH ON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

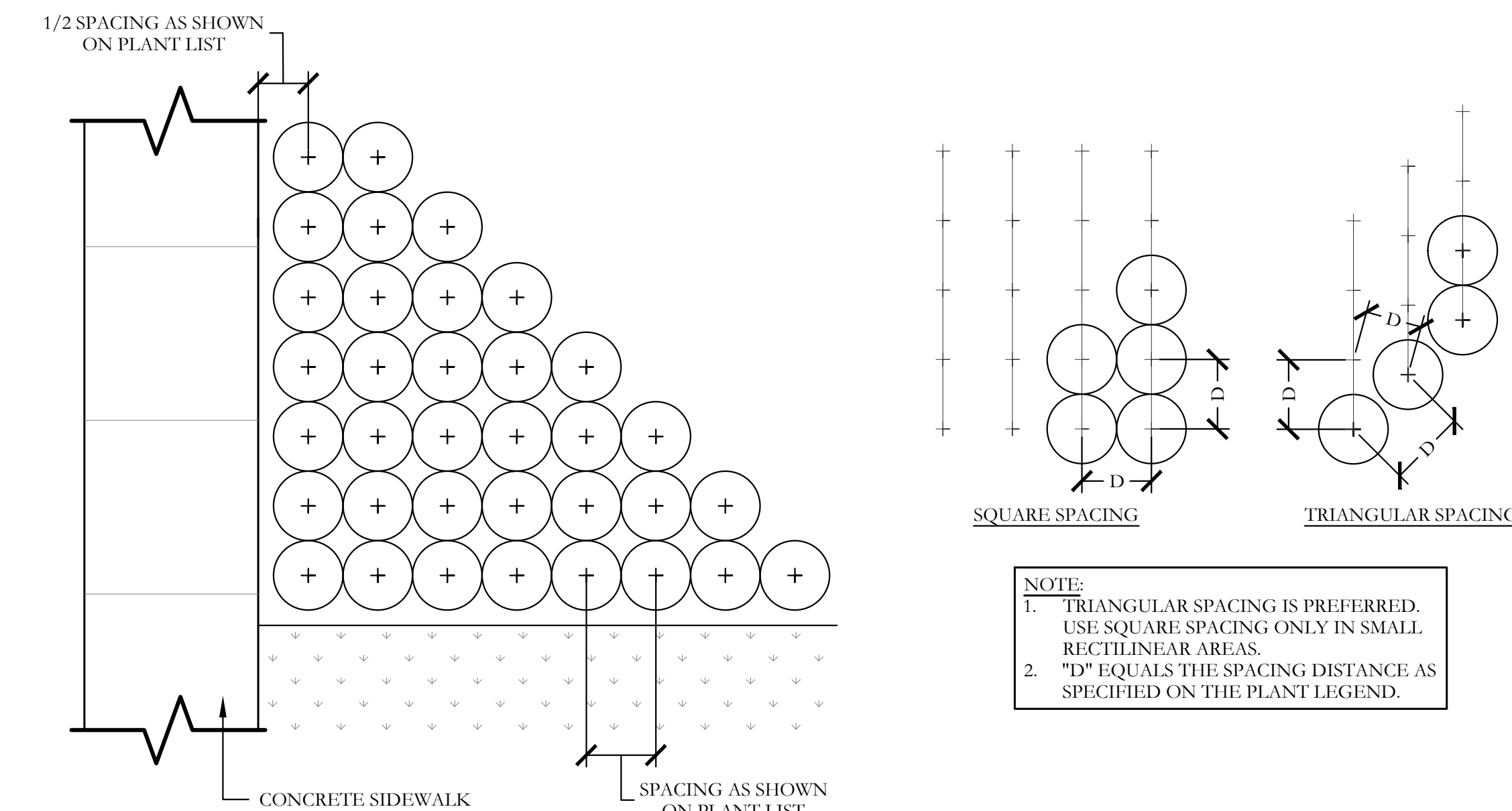
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING 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 HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



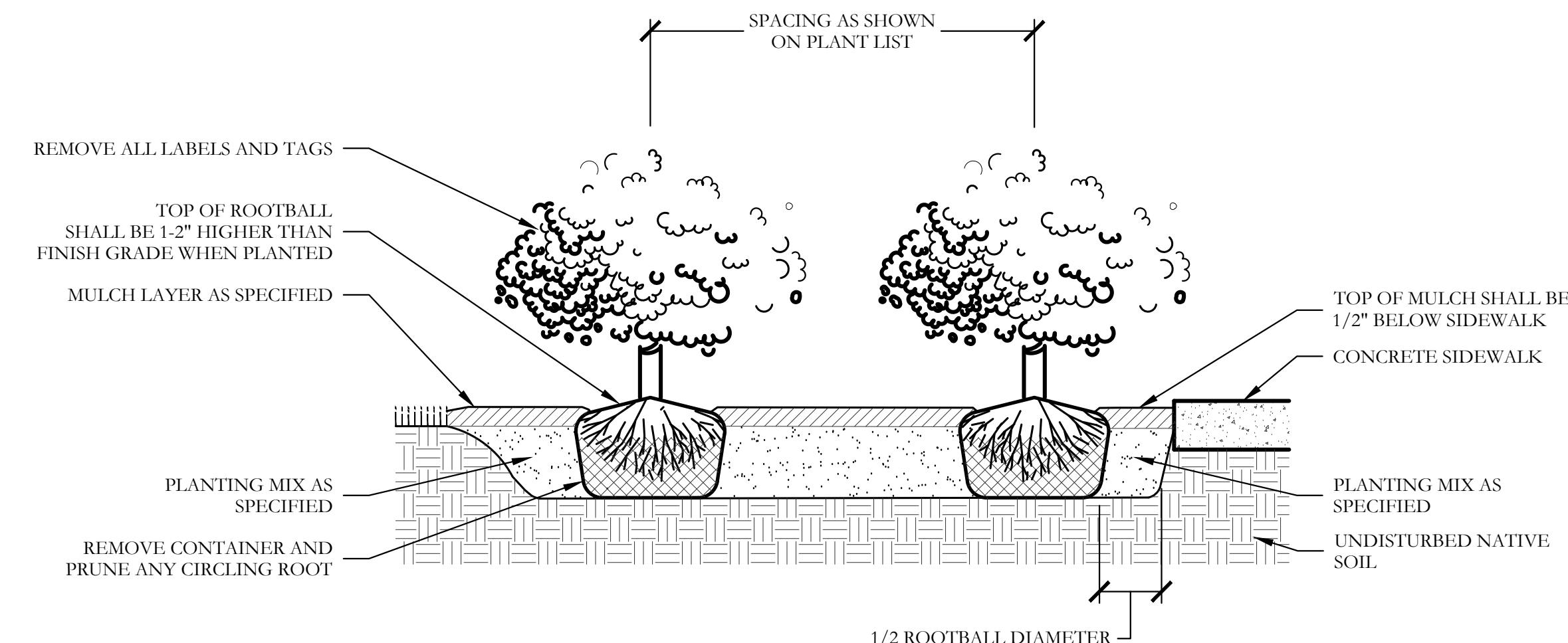
1 TYPICAL TREE PLANTING SECTION NOT TO SCALE



3 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



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



4 TYPICAL SHRUB AND GROUND COVER PLANTING SECTION NOT TO SCALE

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

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 and Zoning



JOHNSON VOLK CONSULTING

704 Central Parkway East | Suite 1200 | Plano, Texas 75074 | 972.201.3100

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

August 16, 2024

Tree Survey Affidavit

Peachtree Meadows, Amenity Center
City of Rockwall, Rockwall County, Texas

To Whom it May Concern,

After an extensive field investigation and tree inventory, we have determined that no protected trees exist on site for this development. Because of this, we have not prepared tree survey plans, checklists, and applicable plans for tree survey, mitigation, and/or tree preservation per the City of Rockwall Ordinance.

If you have any questions or concerns, please let me know.

Sincerely,

Cody Johnson, RLA, ASLA, LI
Johnson Volk Consulting
704 Central Parkway East
Suite 1200
Plano, Texas 75074

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 515 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.
 - 10.4. POSTS, 3" SQUARE 11 GA.
11. CONCRETE FOOTING FOR POSTS SHALL BE 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.

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 ___, ____.

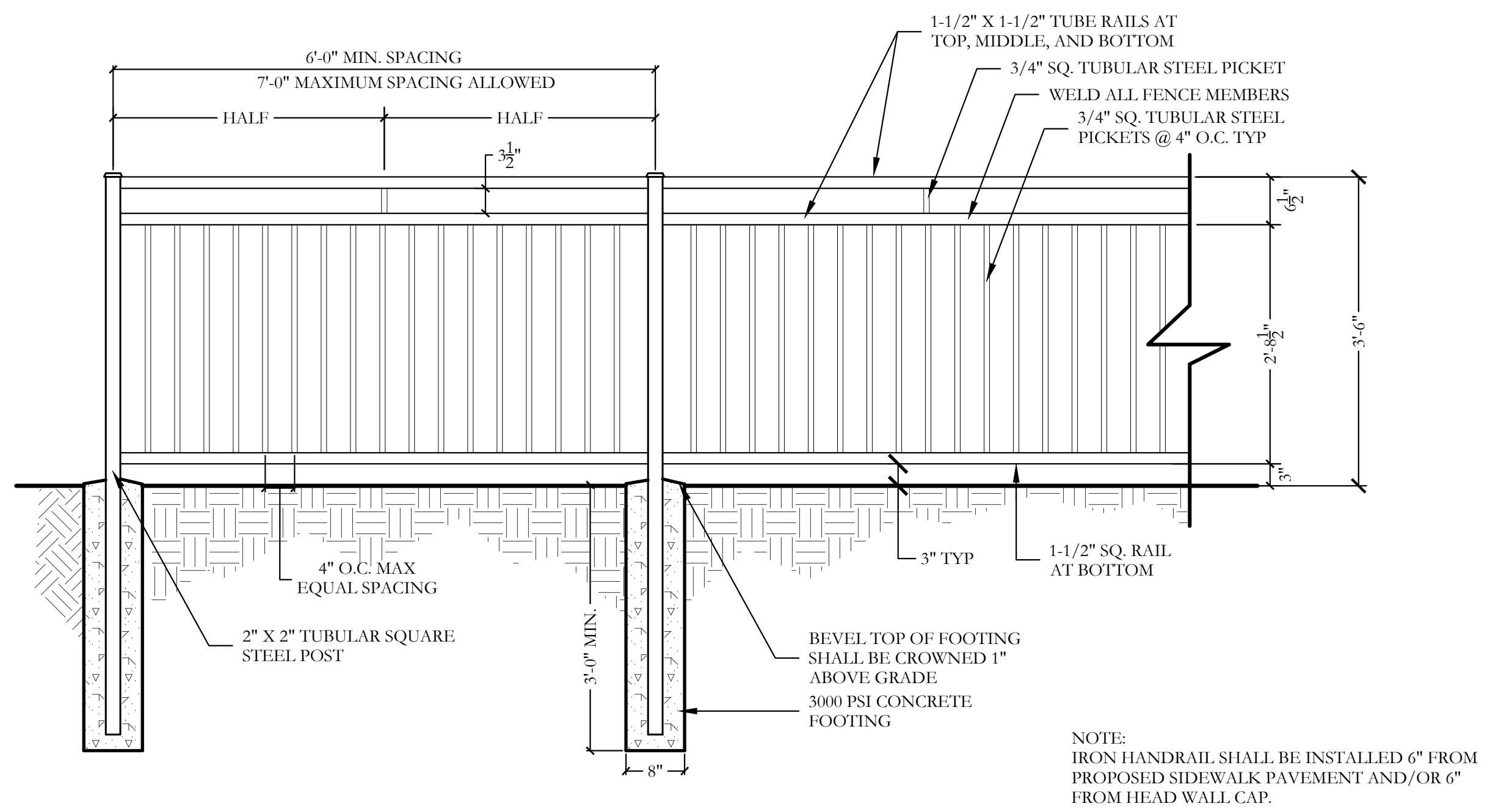
WITNESS OUR HANDS, this ___ day of ___, ____.

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

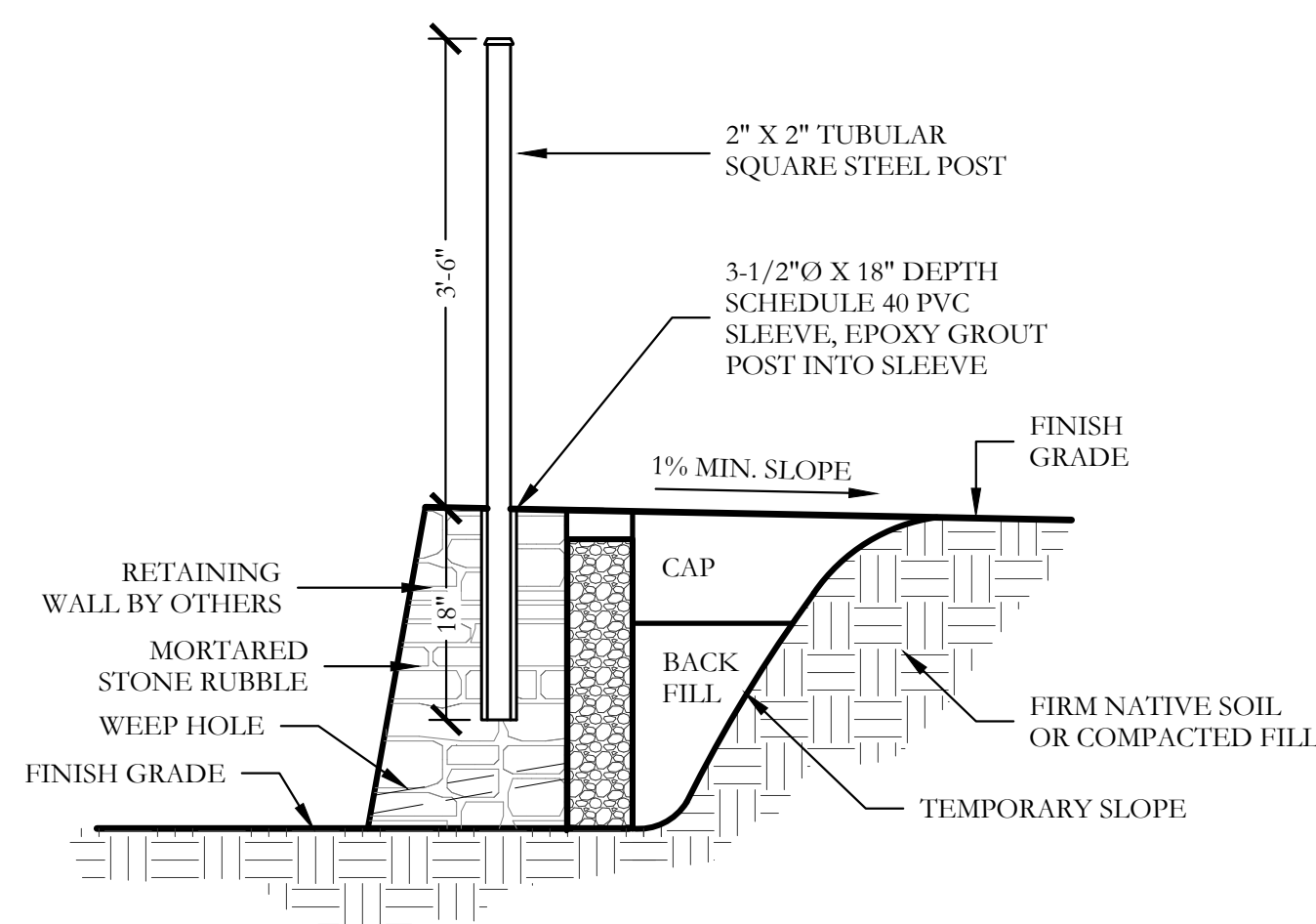
PERMITTED BY BUILDING INSPECTORS.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.



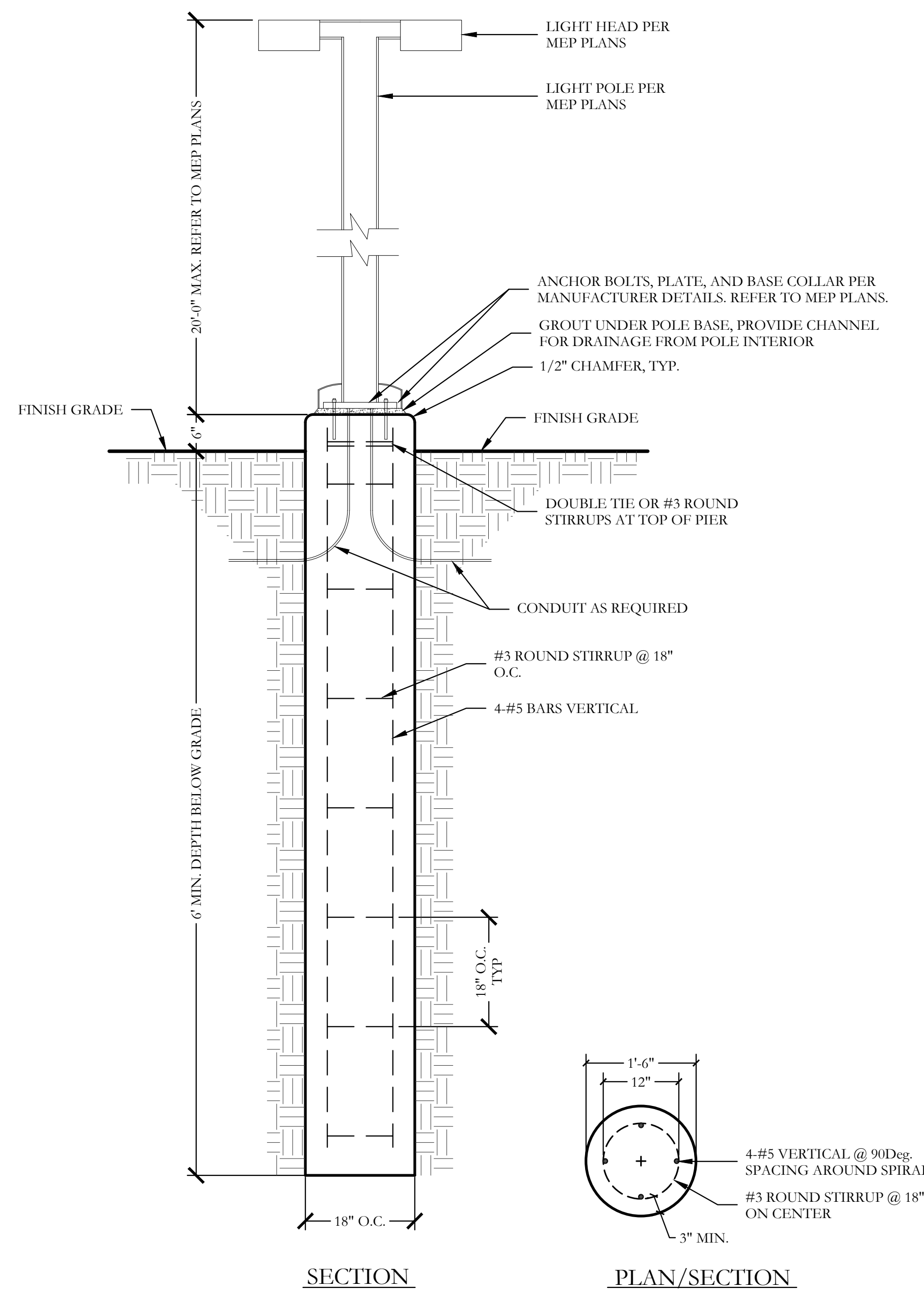
1 42" HT. ORNAMENTAL METAL HANDRAIL ELEVATION

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



2 42" HT. ORNAMENTAL METAL HANDRAIL ON TOP RETAINING WALL SECTION

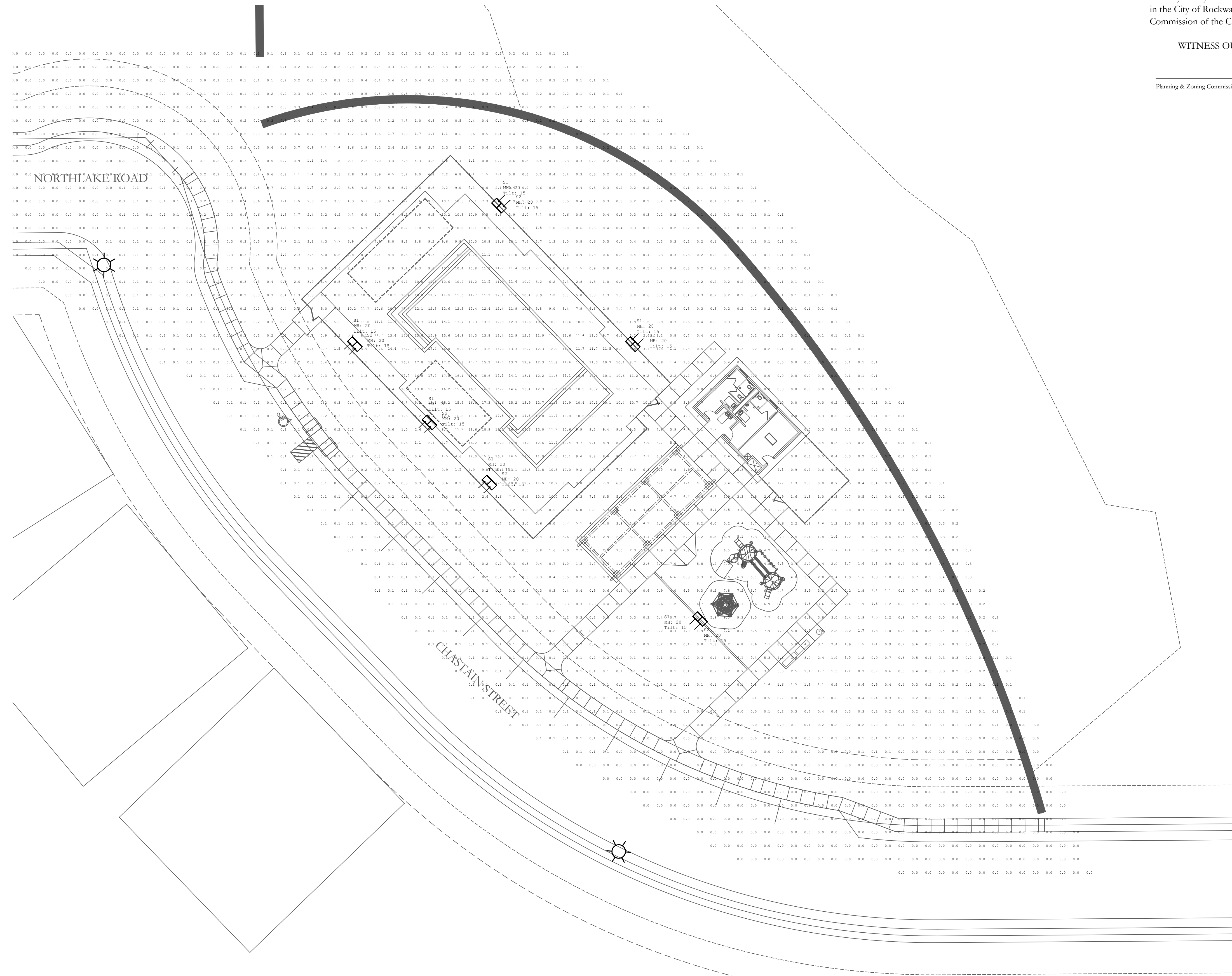
SCALE: 3/4" = 1'-0"



3 LIGHT POLE WITHIN POOL AREA PLAN/SECTION

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

I:\s-a\drive\projects\mpj008\dwg\mpj008-08.dwg



1 SITE PLAN - PHOTOMETRICS
SCALE: 1" = 20'-0"

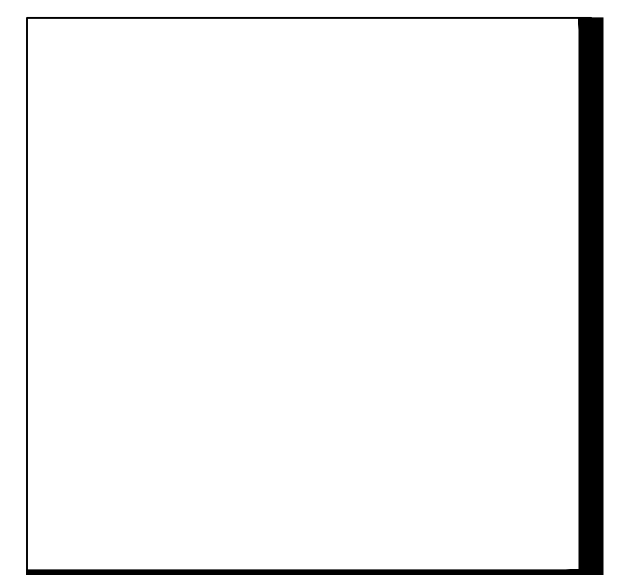
Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
□	6	S1	Single	MRS-LED-24L-SIL-FT-40-70CRI-IL	PAIRED W/ S2	0.900	15300	196	1176	20
□	6	S2	Single	MRS-LED-24L-SIL-FT-40-70CRI-IL	PAIRED W/ S1	0.900	15300	196	1176	20

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning



**PEACHTREE MEADOWS -
AMENITY CENTER
ROCKWALL, TEXAS**

Issue:	XX-XX-XXXX
Revisions:	

Drawing Title:
**PHOTOMETRICS -
SITE PLAN**

CONTRACTOR SHALL COORDINATE
MEP DRAWINGS WITH ALL OTHER
DISCIPLINES

Sheet
E1.02

AOS JOB #: 4444-001-24

Mirada Small Area Light (MRS)

Have questions? Call us at (800) 436-7800

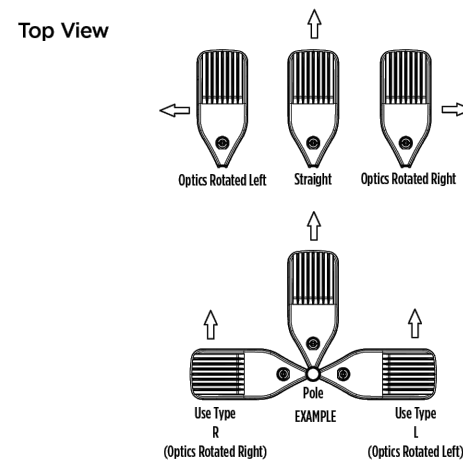
Type: _____

ACCESSORIES

[Back to Quick Links](#)

Mounting Accessories	Shielding, Poles & Misc. Accessories
Universal Mounting Bracket Mounts into 7" square or round (squared/straight) poles with (2) mounting hole spaces between 1.5" to 5" Part Number: BSA UMB CLR	Integral Louver Field install Integral Louver provides maximum backlight control by shielding each individual row of LEDs Part Number: BS445
Half Mount Plate Use one person installation to existing/new construction poles with hole spaces between 2.4 to 4.5" Part Number: BHS PDM BHSX CLR	Integral Half Louver Field install Integral Half Louver provides great backlight control without impacting front side distribution. Part Number: BS446
3" Pin Stack Mount Plate Use one person installation to existing/new construction poles with hole spaces between 2.4 to 4.5" Part Number: BHS PDS BHSX CLR	External Shield General shield blocks view of light source from any side of luminaire, additional shielding configurations available Part Number: BS362BLK (P) / 716330BLK (P)
Adjustable Sylinder Mounts into 2" (Clear) (P, 2.35" (Silver) O.D. beam and provides 180° of tilt (max 45° above horizontal) Part Number: BSA ASY CLR	Square Pole 10-35" steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction Part Number: GSU/SQU/R50
Square Sensor Top Mounts into 2" (Clear) (P, 2.35" (Silver) O.D. beam and allows for mounting up to 4 luminaires Part Number: BSA STM *	Round Pole 10-35" steel and aluminum poles in 4" and 5" sizes for retrofit and new construction Part Number: GRP/SP
Square Internal Shelfliner Mounts inside 4" to 5" square pole and allows for mounting up to 4 luminaires Part Number: BSA ISF * CLR	Tapered Pole 20-35" steel and aluminum poles for retrofit and new construction Part Number: RP
Wall Mount Bracket Mounts onto vertical wall surface (hardware/anchors not included) Part Number: BMS WB BW CLR	Best Splices 10' Linear Best Splice Kit, 4' recommended per luminaire, includes splice adhesive and installation tool Part Number: BS795
Wood Pole Bracket Mounts onto wooden poles (5" minimum O.D., hardware/anchors not included) Part Number: BMS WP CLR	

OPTICS ROTATION



ACCESSORIES/OPTIONS

Integral Louver (IL) and House-Side Shield (HS)
 Integral Louver (IL) and Half Louver (HL) accessory shields available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (IL) and Integral House-Side Shield (HS) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

Luminaire Shown with Integral Louver (IL)

Luminaire Shown with HS/HSII Option

7 Pin Photoelectric Control
 7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocensors or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with CR7P

Mirada Small Area Light (MRS)

Have questions? Call us at (800) 436-7800

Type: _____

ORDERING GUIDE

[Back to Quick Links](#)

TYPICAL ORDER EXAMPLE: MRS LED 4L SIL FT L UNV DIM AMT ALBSCX BLK IH

Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation ²	Voltage	Driver
MRS - Mirada Small Area Light	LED	ZL - 2,000 lms 4L - 4,000 lms Custom Lumen Packages!	SIL - Silicone	2 - Type 2 S - Type 3 SW - Type 5 Wide FT - Forward Throw	(Blank) - standard L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HW - High Voltage (541-680V)	DM - 0-10V Dimming (0-100%)

Color Temp	Controls (Choose One)	Finish	Options
AMT - Narrow Band Amber	(Blank) - None Wireless Controls System ALSC - AirLink Synapse Control System ALSCSX - AirLink Synapse Control System with 12-20' Mt Motion Sensor ALSCSX4 - AirLink Synapse Control System with 20-40' Mt Motion Sensor ALBSCL - AirLink Blue Wireless Motion & Photo Sensor Controller (5-24' Mt) ALBSCL4 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' Mt)	BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GRP - Graphite MSV - Metallic Silver PLP - Platinum Plus SWG - Satin Verde Green WHT - White	(Blank) - None IH - Integral Half Louver (Moderate Spill Light Control) ¹ IL - Integral Louver (Sharp Spill Light Control) ¹

Need more information? Click here for our glossary

Have additional questions? Call us at (800) 436-7800

Accessory Ordering Information³

CONTROLS ACCESSORIES	Order Number	SHIELDING OPTIONS	Order Number
Twist Lock Photocell (120V) for use with CR7P	12254	Mirada Small	
Twist Lock Photocell (208-277V) for use with CR7P	12255	Mirada Medium	
Twist Lock Photocell (547V) for use with CR7P	12256	Mirada Large	See Shielding Guide
Twist Lock Photocell (480V) for use with CR7P	12258	Zone Medium	
AirLink 5 Pin Twist Lock Controller	66149	Zone Large	
AirLink 7 Pin Twist Lock Controller	66140	Slide Medium	
Shorting Cap for use with CR7P	14932B		

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not IES listed.

2. Not available on "Fan-Off" distribution.

3. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.

4. MSBF is field configurable via the iOS app that can be downloaded from your smartphone's native app store.

5. Accessories are shipped separately and field installed.

6. "UL" denotes finish. See finish options.

Mirada Small Area Light (MRS)

Have questions? Call us at (800) 436-7800

Type: _____

CONTROLS

[Back to Quick Links](#)

Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

[Click here to learn more details about IMSBT.](#)



AirLink Blue (ALBSCx)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components: Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

[Click here to learn more details about AirLink Blue](#)



Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
OMSBTL/MSBTL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High
ONS	Motion	No Motion	N/A	N/A	N/A	30 seconds	Auto

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.



Catalog #: _____ Project: _____
 Prepared By: _____ Date: _____

Mirada Small Area (MRS)

Turtle friendly LED Area Light



OVERVIEW

Lumen Package	2,000 - 4,000
Wattage Range	36 - 93
Efficacy Range (LP/W)	39 - 73
Fixture Weight lbs (kg)	20 (9.1)

QUICK LINKS

Ordering Guide	Performance	Photometrics	Dimensions
Ordering Guide	Performance	Photometrics	Dimensions

FEATURES & SPECIFICATIONS

- Construction**
- Rugged die-cast aluminum housing contains factory wired driver and optical unit. Cast aluminum wiring access door located underneath.
 - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
 - Shipping weight: 27 lbs in carton.
- Optical System**
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal
 - Proprietary silicone refractor optics provide extended coverage and uniformity in distribution types 2, 3, 5W, and FT.
 - Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
 - Zero uplift.
 - Available in narrow band amber with peak intensity at 596nm.
 - Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.
 - External shielding available for blocking visibility from any side of the luminaire.
- Electrical**
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
 - 0-10V dimming (10% - 100%) standard.
 - Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (547-680 VAC).
 - Total harmonic distortion: <20%
 - Operating temperature: -40°C to +50°C (-40°F to +122°F)
 - Power factor: > 90
 - Input power stays constant over life.
 - Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
 - LEDs mounted to metal-core circuit board to maximize heat dissipation
 - Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.
- Warranty**
- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.
- Listings**
- Listed to UL 1598 and UL 8750.
 - Meets Buy American Act requirements.
 - IDA compliant.
 - Suitable for wet locations.
 - IP66 rated Luminaire per IEC 60598-1.
 - 3G rated for ANSI C136.31 high vibration applications are qualified.
 - IK08 rated luminaire per IEC 66262 mechanical impact code.
- Installation**
- Designed to mount to square or round

Mirada Small Area Light (MRS)

Have questions? Call us at (800) 436-7800

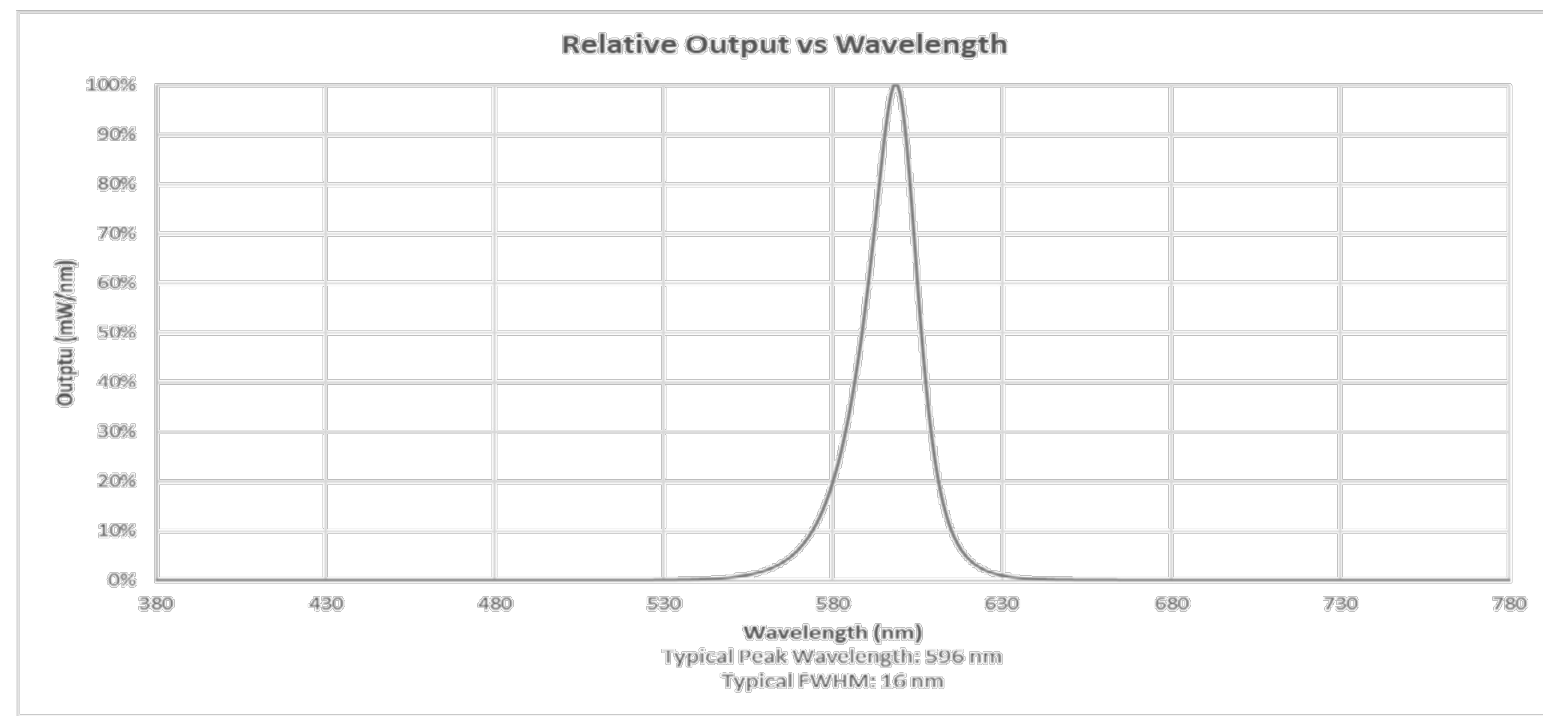
Type: _____

PERFORMANCE

[Back to Quick Links](#)

Lumen Package	Distribution	Narrow Band Amber				Wattage
		Delivered Lumens	Efficacy	BI06 Rating		
ZL	2	2557	72	81-U0-G1	36	
	3	2599	73	81-U0-G1		
	SW	2659	69	81-U0-G1		
	FT	2516	70	81-U0-G1		
4L	2	5761	40	81-U0-G1	93	
	3	5822	41	81-U0-G1		
	SW	5616	39	81-U0-G1		
	FT	5699	40	81-U0-G1		

¹0% are frequently updated therefore values are rounded.



1. Lumen maintenance values at 20% are calculated per TM-21 based on TM-08 data and in-situ luminaire testing.
 2. In accordance with EISA TM 31-76, Projected Values represent interpolated values based on time duration that are within six times (6X) the EISA TM-08 total test duration (in hours) for the driver under testing (DOT) to the packaged LED chip.
 3. In accordance with EISA TM 31-76, Calculated Values represent time durations that exceed six times (6X) TM-08 total test duration (in hours) for the device under testing (DOT) i.e. the packaged LED chip.

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



Texas Registered Engineering Firm F-50218
 5020 Temponay Parkway - Plano, TX 75024
 Dallas / Fort Worth 214.432.9030
 Houston 832.532.2007

PEACHTREE MEADOWS -
 AMENITY CENTER
 ROCKWALL, TEXAS

AOS JOB #: 4444-001-24

Issue: XX-XX-XXXX

Revisions:

Drawing Title:
**ELECTRICAL -
 CUTSHEETS**

Sheet
E5.01

CONTRACTOR SHALL COORDINATE
 MEP DRAWINGS WITH ALL OTHER
 DISCIPLINES

Steel Poles Square Straight

Have questions? Call us at (800) 436-7800

Type: _____

WIND SPEED

POLE	Htg. Height Length (ft)	Wall Thick (ga)	BOLT CIRCLE			EPA														
			Designator	Dia. (in)	Anchor Bolt Dia (in)	110 MPH	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH						
5' x 7-gal x 26'	26	7	G	12"	1	17.0	14.8	13.0	10.2	7.9	6.0	4.4	3.1	2.1	-	-	-	-	-	-
5' x 7-gal x 26'	26	7	G	13"	1	15.3	13.5	11.8	9.0	6.8	5.0	3.6	2.5	1.4	-	-	-	-	-	-
5' x 7-gal x 28'	28	7	G	11"	0.75	8.9	7.4	6.3	4.5	2.7	1.4	-	-	-	-	-	-	-	-	-
5' x 7-gal x 28'	28	7	G	12"	0.75	10.2	8.8	7.5	5.3	3.5	2.1	1.0	-	-	-	-	-	-	-	-
5' x 7-gal x 28'	28	7	G	13"	0.75	11.8	10.2	8.8	6.4	4.5	3.0	1.7	0.7	-	-	-	-	-	-	-
5' x 7-gal x 28'	28	7	G	11"	1	12.5	10.9	9.5	7.0	5.0	3.3	2.1	1.0	-	-	-	-	-	-	-
5' x 7-gal x 28'	28	7	G	12"	1	14.2	12.4	11.0	8.2	6.0	4.3	3.0	1.7	0.8	-	-	-	-	-	-
5' x 7-gal x 28'	28	7	G	13"	1	12.9	11.0	9.7	7.2	5.2	3.6	2.2	1.1	-	-	-	-	-	-	-
5' x 7-gal x 30'	30	7	G	11"	0.75	7.0	5.8	4.7	2.8	1.3	-	-	-	-	-	-	-	-	-	-
5' x 7-gal x 30'	30	7	G	12"	0.75	8.4	7.0	5.8	3.8	2.2	0.9	-	-	-	-	-	-	-	-	-
5' x 7-gal x 30'	30	7	G	13"	0.75	9.7	8.2	7.0	4.8	3.0	1.6	0.5	-	-	-	-	-	-	-	-
5' x 7-gal x 30'	30	7	G	11"	1	10.4	8.8	7.6	5.3	3.4	2.0	0.8	-	-	-	-	-	-	-	-
5' x 7-gal x 30'	30	7	G	12"	1	12.0	10.3	9.0	6.4	4.4	2.9	1.6	0.5	-	-	-	-	-	-	-
5' x 7-gal x 30'	30	7	G	13"	1	10.6	9.1	7.7	5.5	3.6	2.1	1.0	-	-	-	-	-	-	-	-
5' x 7-gal x 35'	35	7	G	11"	0.75	3.2	2.2	1.2	-	-	-	-	-	-	-	-	-	-	-	-
5' x 7-gal x 35'	35	7	G	12"	0.75	4.4	3.2	2.2	0.5	-	-	-	-	-	-	-	-	-	-	-
5' x 7-gal x 35'	35	7	G	13"	0.75	5.5	4.2	3.1	1.3	-	-	-	-	-	-	-	-	-	-	-
5' x 7-gal x 35'	35	7	G	11"	1	6.0	4.8	3.6	1.8	-	-	-	-	-	-	-	-	-	-	-
5' x 7-gal x 35'	35	7	G	12"	1	7.3	6.0	4.8	2.7	1.1	-	-	-	-	-	-	-	-	-	-
5' x 7-gal x 35'	35	7	G	13"	1	6.3	5.0	3.8	1.9	-	-	-	-	-	-	-	-	-	-	-
6' x 7-gal x 24'	24	7	H	11"	1	16.5	14.4	12.6	9.6	7.2	5.3	3.8	2.5	1.4	-	-	-	-	-	-
6' x 7-gal x 24'	24	7	H	12-1/2"	1	19.8	17.5	15.4	12.0	9.2	7.0	5.3	3.8	2.7	-	-	-	-	-	-
6' x 7-gal x 24'	24	7	H	14"	1	23.0	20.5	18.0	14.3	11.2	8.9	6.9	5.3	3.8	-	-	-	-	-	-
6' x 7-gal x 26'	26	7	H	11"	1	15.7	13.8	12.2	9.1	6.8	5.0	3.5	2.2	1.1	-	-	-	-	-	-
6' x 7-gal x 26'	26	7	H	12-1/2"	1	16.5	14.6	12.6	9.6	7.0	5.2	3.6	2.2	1.1	-	-	-	-	-	-
6' x 7-gal x 26'	26	7	H	14"	1	19.6	17.3	15.2	11.7	8.9	6.7	5.0	3.5	2.2	-	-	-	-	-	-
6' x 7-gal x 28'	28	7	H	11"	1	11.0	9.3	7.8	5.5	3.5	1.9	0.6	-	-	-	-	-	-	-	-
6' x 7-gal x 28'	28	7	H	12-1/2"	1	13.8	12.0	10.2	7.5	5.2	3.4	1.9	0.7	-	-	-	-	-	-	-
6' x 7-gal x 28'	28	7	H	14"	1	16.4	14.5	12.5	9.4	6.9	4.7	3.2	1.8	0.7	-	-	-	-	-	-
6' x 7-gal x 30'	30	7	H	11"	1	9.0	7.3	6.0	3.6	1.9	0.5	-	-	-	-	-	-	-	-	-
6' x 7-gal x 30'	30	7	H	12-1/2"	1	11.4	9.6	8.0	5.5	3.4	1.7	-	-	-	-	-	-	-	-	-
6' x 7-gal x 30'	30	7	H	14"	1	14.0	12.0	10.0	7.2	5.0	3.2	1.6	-	-	-	-	-	-	-	-
6' x 7-gal x 32'	32	7	H	11"	1	7.0	5.5	4.2	2.0	-	-	-	-	-	-	-	-	-	-	-
6' x 7-gal x 32'	32	7	H	12-1/2"	1	9.2	7.6	6.0	3.8	1.8	-	-	-	-	-	-	-	-	-	-
6' x 7-gal x 32'	32	7	H	14"	1	11.4	9.7	8.0	5.4	3.2	1.6	-	-	-	-	-	-	-	-	-
6' x 7-gal x 34'	34	7	H	11"	1	5.1	3.7	2.5	0.6	-	-	-	-	-	-	-	-	-	-	-
6' x 7-gal x 34'	34	7	H	12-1/2"	1	7.2	5.6	4.4	2.2	-	-	-	-	-	-	-	-	-	-	-
6' x 7-gal x 34'	34	7	H	14"	1	9.3	7.6	6.2	3.6	1.7	-	-	-	-	-	-	-	-	-	-
6' x 7-gal x 35'	35	7	H	11"	1	4.2	3.0	1.8	-	-	-	-	-	-	-	-	-	-	-	-
6' x 7-gal x 35'	35	7	H	12-1/2"	1	6.2	4.8	3.6	1.4	-	-	-	-	-	-	-	-	-	-	-
6' x 7-gal x 35'	35	7	H	14"	1	8.2	6.6	5.2	2.9	1.0	-	-	-	-	-	-	-	-	-	-
6' x 7-gal x 39'	39	7	H	11"	1	1.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6' x 7-gal x 39'	39	7	H	12-1/2"	1	3.0	1.6	0.5	-	-	-	-	-	-	-	-	-	-	-	-
6' x 7-gal x 39'	39	7	H	14"	1	4.6	3.3	2.0	-	-	-	-	-	-	-	-	-	-	-	-

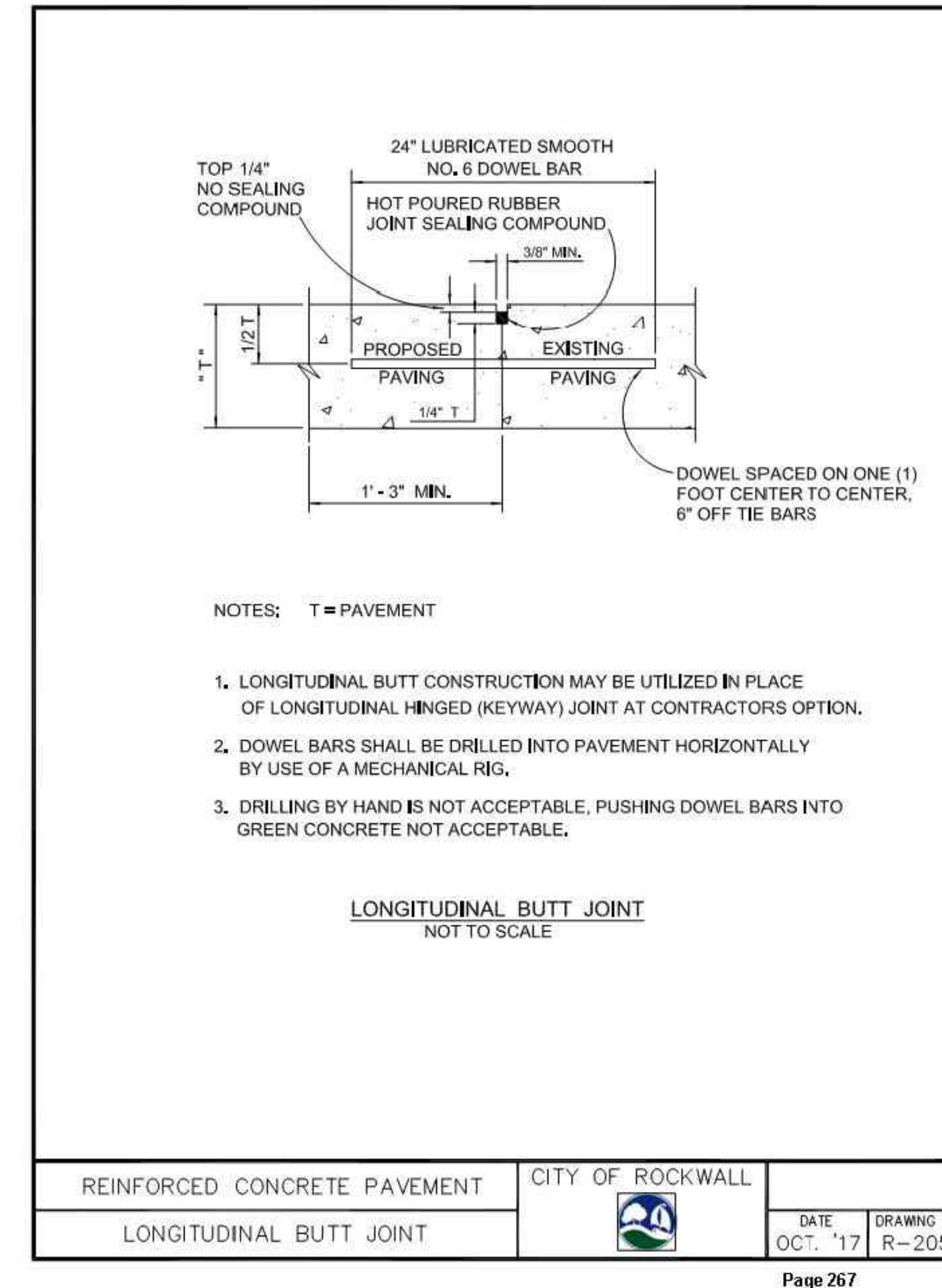
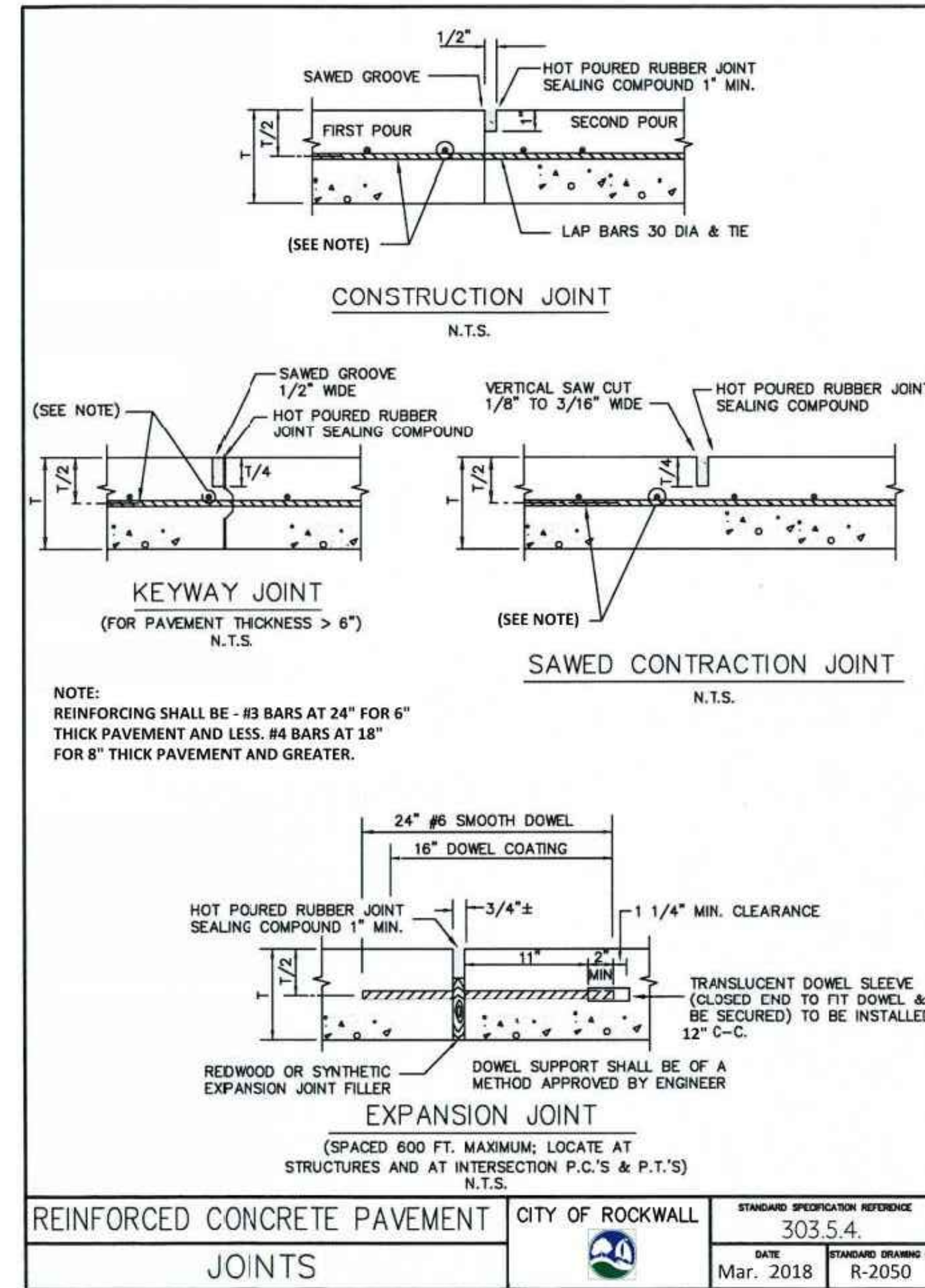
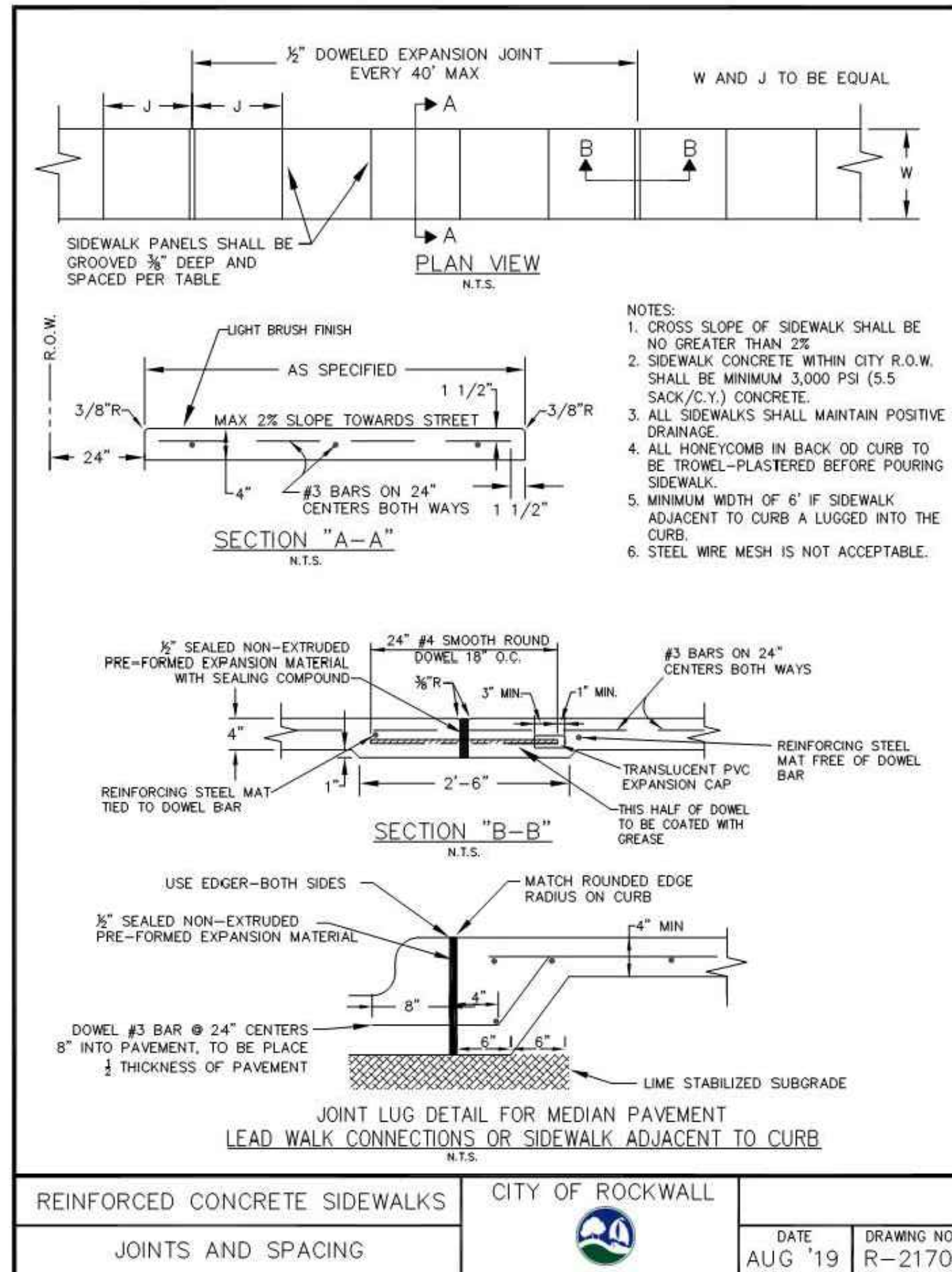
Steel Poles Square Straight

Have questions? Call us at (800) 436-7800

Type: _____

WIND SPEED

POLE	Htg. Height Length (ft)	Wall Thick (ga)	BOLT CIRCLE			EPA															
			Designator	Dia. (in)	Anchor Bolt Dia (in)	110 MPH	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH							
5' x 11-gal x 14'	14	11	F	11"	0.75	17.6	15.8	14.2	11.5	9.4	7.7	6.3	5.2	4.3	-	-	-	-	-	-	
5' x 11-gal x 14'	14	11	F	13"	0.75	17.6	15.8	14.2	11.5	9.4	7.7	6.3	5.2	4.3	-	-	-	-	-	-	-
5' x 11-gal x 16'	16	11	F	11"	0.75	13.9	12.2	11.0	8.8	7.0	5.5	4.3	3.4	2.5	-	-	-	-	-	-	-
5' x 11-gal x 16'	16	11	F	13"	0.75	13.9	12.2	11.0	8.8	7.0	5.5	4.3	3.4	2.5	-	-	-	-	-	-	-
5' x 11-gal x 18'	18	11	F	11"	0.75	11.0	9.6	8.4	6.5	5.0	3.7	2.7	1.8	1.1	-	-	-	-	-	-	-
5' x 11-gal x 18'	18	11	F	13"	0.75	11.0	9.6	8.4	6.5	5.0	3.7	2.7	1.8	1.1	-	-	-	-	-	-	-
5' x 11-gal x 20'	20	11	F	11"	0.75	8.6	7.4	6.4	4.6	3.3	2.2	1.3	0.5	-	-	-	-	-	-	-	-
5' x 11-gal x 20'	20	11	F	13"	0.75	8.6	7.4	6.4	4.6	3.3	2.2	1.3	0.5	-	-	-	-	-	-	-	-
5' x 11-gal x 22'	22	11	F	11"	0.75	6.7	5.7	4.9	3.4	2.5	1.7	1.0	0.5	-	-	-	-	-	-	-	-
5' x 11-gal x 22'	22	11	F	13"	0.75	6.7	5.7	4.9	3.4	2.5	1.7	1.0	0.5	-	-	-	-	-	-	-	-
5' x 11-gal x 24'	24	11	F	11"	0.75	5.0	4.0	3.1	1.6	0.5	-	-	-	-	-	-	-	-	-	-	-
5' x 11-gal x 24'	24	11	F	13"	0.75	5.0	4.0	3.1	1.6	0.5	-	-	-	-	-	-	-	-	-	-	-
5' x 11-gal x 26'	26	11	F	11"	0.75	6.2	5.1	4.1	2.6	1.3	-	-	-	-	-	-	-	-	-	-	-
5' x 11-gal x 26'	26	11	F	13"	0.75	6.2	5.1	4.1	2.6	1.3	-	-	-	-	-	-	-	-	-	-	-
5' x 11-gal x 28'	28	11	F	11"	0.75	4.6	3.6	2.7	1.2	-	-	-	-	-	-	-	-	-	-	-	-
5' x 11-gal x 28'	28	11	F	13"	0.75	4.6	3.6	2.7	1.2	-	-	-	-	-	-	-	-	-	-	-	-
5' x 11-gal x 30'	30	11	F	11"	0.75	3.4	2.5	1.7	-	-	-	-	-	-	-	-	-	-	-	-	-
5' x 11-gal x 30'	30	11	F	13"	0.75	3.4	2.5	1.7	-	-	-	-	-	-	-	-	-	-	-	-	-
5' x 11-gal x 33'	33	11	F	11"	0.75	2.0	1.2	0.5	-	-	-	-	-	-	-	-	-	-	-	-	-
5' x 11-gal x 33'	33	11	F	13"	0.75	2.0	1.2	0.5	-	-	-	-	-	-	-	-	-	-	-	-	-
5' x 7-gal x 20'	20	7	G	11"	0.75	18.0	16.0	14.0	11.0	9.0	7.0	5.0	3.0	1.5	-	-	-	-	-	-	-
5' x 7-gal x 20'	20	7	G	12"	0.75	24.0	20.0	18.0	14.0	11.0	9.0	7.0	5.0	3.0	-	-	-	-	-	-	-
5' x 7-gal x 20'	20	7	G	13"	0.75	24.0	20.0	18.0	14.0	11.0	9.0	7.0	5.0	3.0	-	-	-	-	-	-	-
5' x 7-gal x 22'	22	7	G	11"	1	27.0	24.0	21.0	16.0	13.0	10.0	7.0	5.0	3.0	-	-	-	-	-	-	-
5' x 7-gal x 22'	22	7	G	12"	1	27.0	24.0	21.0	16.0	13.0	10.0	7.0	5.0	3.0	-	-	-	-	-	-	-
5' x 7-gal x 22'	22	7	G	13"	1	27.0	24.0	21.0	16.0	13.0	10.0	7.0	5.0	3.0	-	-	-	-	-	-	-
5' x 7-gal x 24'	24	7	G	11"	0.75	18.0	16.0	14.0	11.0	9.0	7.0	5.0	3.0	1.5	-	-	-	-	-	-	-
5' x 7-gal x 24'	24	7	G	12"	0.75	24.0	20.0	18.0	14.0	11.0	9.0	7.0	5.0	3.0	-	-	-	-	-	-	-
5' x 7-gal x 24'	24	7	G	13"	0.75	24.0	20.0	18.0	14.0	11.0	9.0	7.0	5.0	3.0	-	-	-	-	-	-	-
5' x 7-gal x 26'	26	7	G	11"	1	21.0	18														

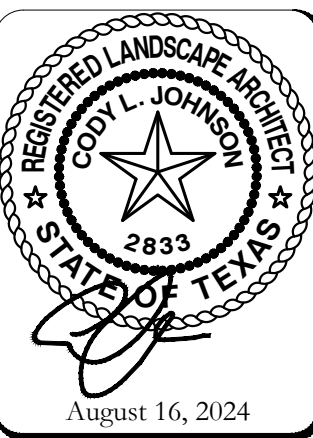


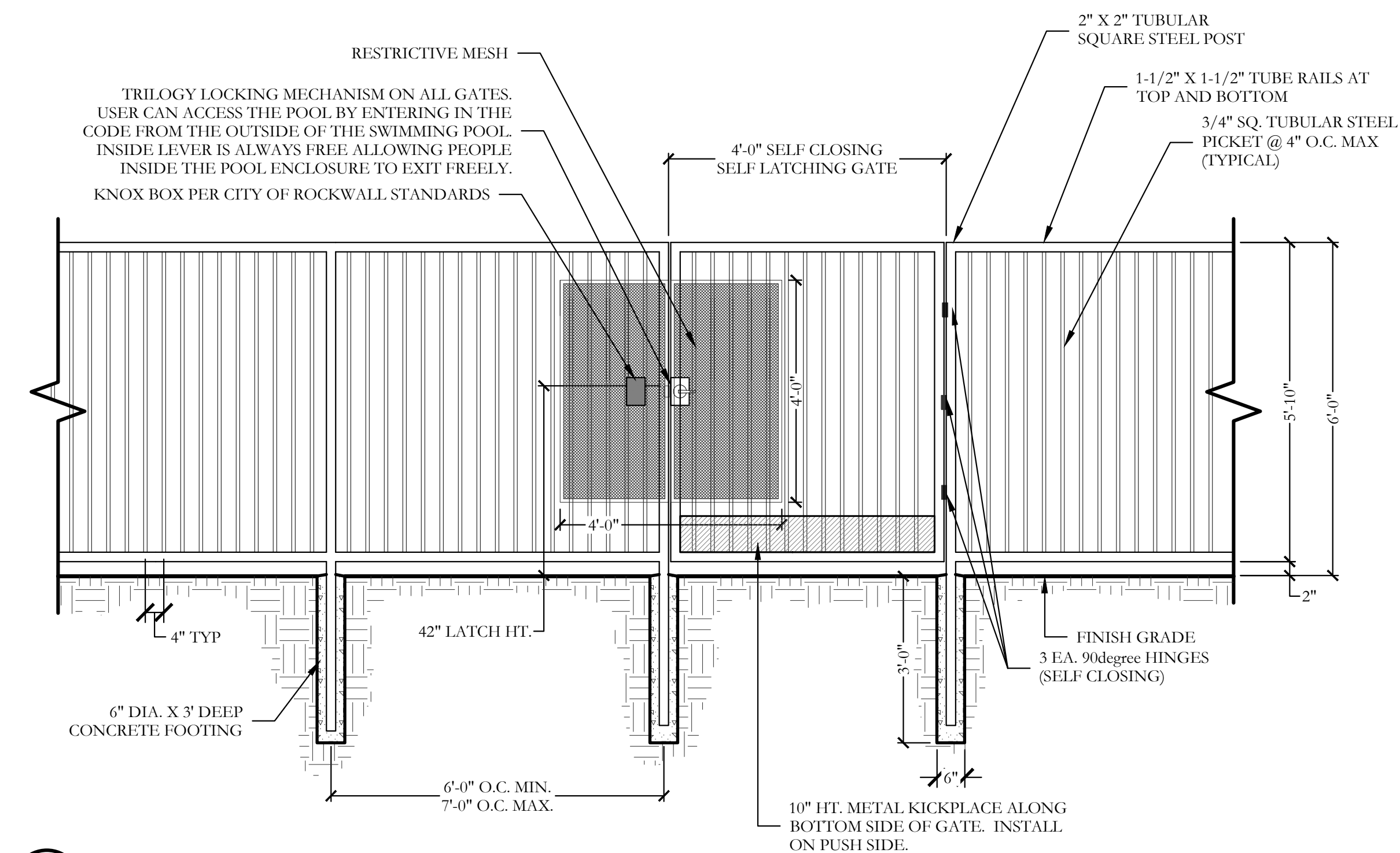
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ___, 20__.

WITNESS OUR HANDS, this ___ day of ___, 20__.

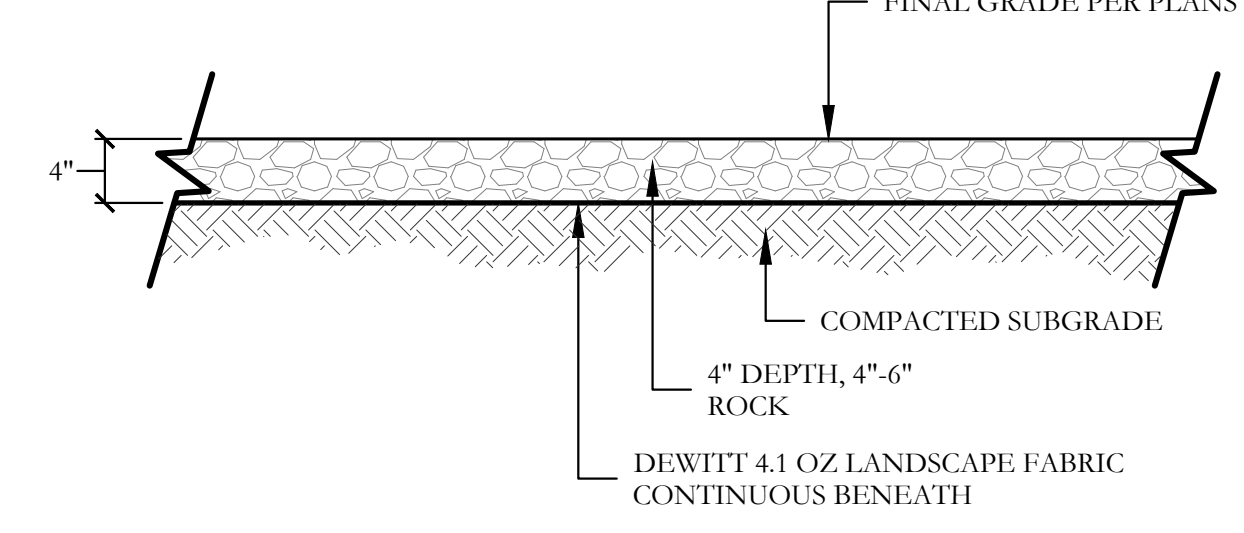
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

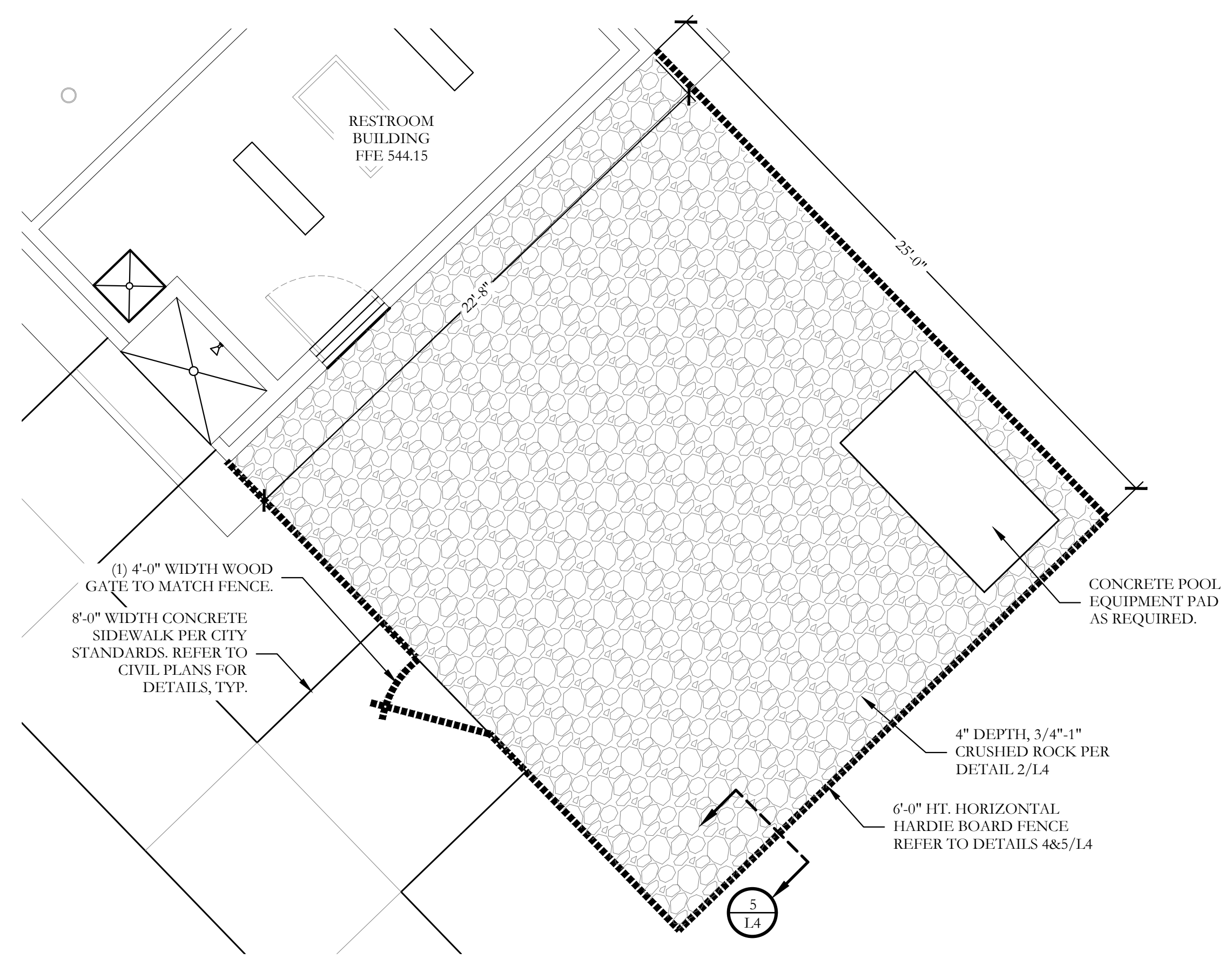




1 ORNAMENTAL METAL FENCE AND GATE ELEVATION SCALE: 1/2" = 1'-0"

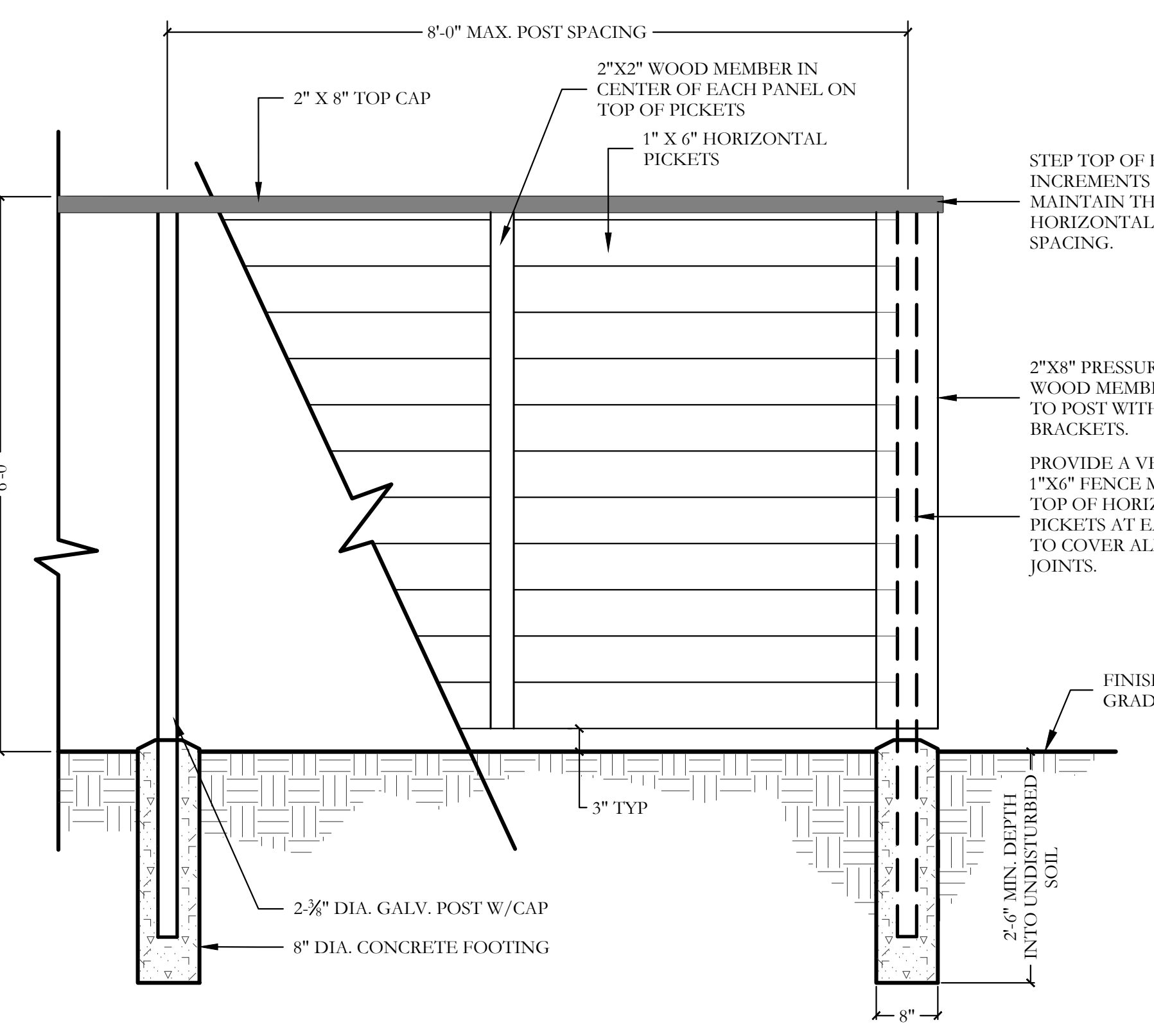


2 CRUSHED ROCK BASE SECTION SCALE: 1" = 1'-0"



3 POOL EQUIPMENT & TRASH TOTE ENCLOSURE PLAN SCALE: 1/4" = 1'-0"

- HARDIE BOARD 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 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 3,000 PSI @ 28 DAYS.
 3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL CODES AND REQUIREMENTS.
 4. WOOD MATERIAL FOR FENCE
 - 4.1. STRINGERS- CEDAR, #2 GRADE OR BETTER. COLOR TO MATCH PAVILION.
 - 4.2. PICKETS- CEDAR, #2 GRADE OR BETTER. COLOR TO MATCH PAVILION.
 - 4.3. CAPS- CEDAR, #2 GRADE OR, BETTER. COLOR TO MATCH PAVILION.
 5. ALL FENCE POST TO BE SCHEDULE 40 - GALVANIZED.
 6. ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC. ARE TO BE HOT DIPPED GALVANIZED.
 7. ALL PICKETS ARE TO BE FASTENED TO THE RAILS USING GALVANIZED SCREWS, STAPLES AND/OR NAILS WILL NOT BE ALLOWED. SCREW WITHOUT SPLITTING MEMBERS, DRILL PILOT HOLES IF NECESSARY. ALL SPLIT MEMBERS WILL BE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 8. ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. ERECT FACES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. INSTALL STRINGERS WITH BOTTOM EDGES FREE OF DEFECTS. MITER ALL EXPOSED FINISHED JOINTS.
 9. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.
 10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.



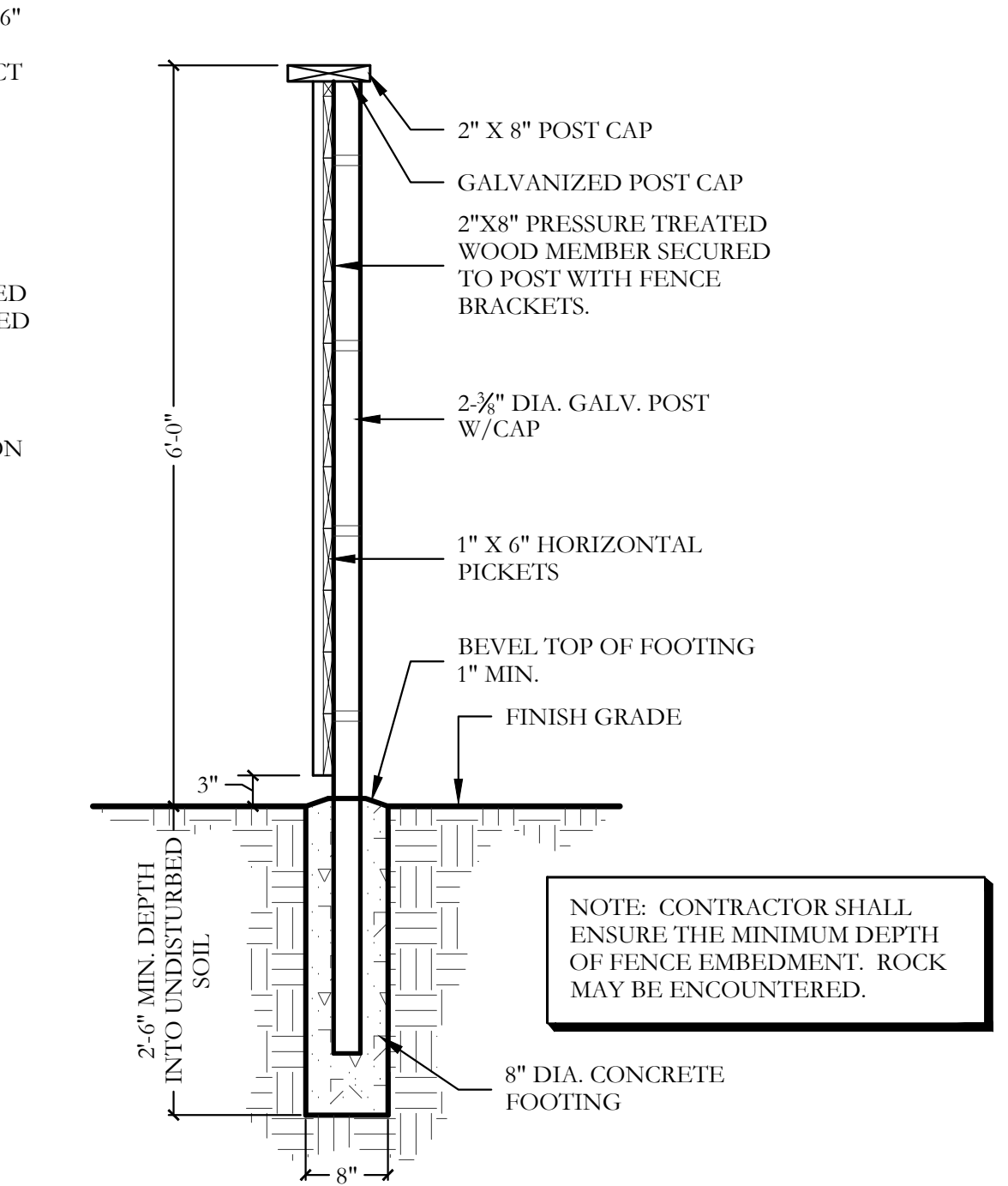
4 PARTIAL 6'-0" HT. HARDIE BOARD FENCE ELEVATION SCALE: 3/4" = 1'-0"

PERMITTED BY BUILDING INSPECTORS.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

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. GRIND SMOOTH ALL WELDS.
6. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF URBANE BRONZE (SW7048) BY SHERWIN WILLIAMS PAINT CO., COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE.
8. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513
9. HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
- 9.1. PICKETS, 3/4" SQUARE 16 GA.
- 9.2. RAILS, 1-1/2" X 1-1/2" SQUARE 16 GA.
- 9.3. POSTS, 2" SQUARE 11 GA.
10. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
11. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH.
12. GATE IS TO BE SELF-CLOSING. FALCON B561DBD626 SATIN CHROME DANE SFC CLASSROOM LOCK BY A&H TURF OR APPROVED EQUAL. DEADLOCKING LATCH BOLT BY LEVERS. OUTSIDE LEVER IS LOCKED BY KEY IN OUTSIDE LEVER. INSIDE LEVER IS ALWAYS FREE.
13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF 7'-0" O.C.
14. POOL FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UP-SIZING 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.
15. LATCH SHALL BE SELF LATCHING, ON POOL SIDE OF ENCLOSURE AT A MIN. 42" ABOVE FINISH PAVING.
16. RESTRICTIVE MESH SHALL HAVE NO OPENINGS GREATER THAN 1/2" AND SHALL.



5 6'-0" HT. HARDIE BOARD FENCE SECTION SCALE: 3/4" = 1'-0"

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



DATE: September 11, 2024

TO: Cody Johnson
Johnson Volk Consulting
704 Central Parkway East, Suite 1200
Plano, Texas 75074

CC: Kyle Tressler
Qualico Development (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070

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

SUBJECT: SP2024-039; *Site Plan for the Peachtree Meadows Amenity Center*

Cody Johnson:

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 September 10, 2024. 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 September 10, 2024, 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 at (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