



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 SEC of F.M. 552 & F.M. 1141

SUBDIVISION Nelson Lakes

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE 120.900

LOTS [CURRENT]

LOTS [PROPOSED] 260

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 Development(U.S.), Inc.

APPLICANT Corwin Engineering, Inc.

CONTACT PERSON Kyle Tressler

CONTACT PERSON Chase Finch

ADDRESS 6950 TPC Drive, Ste. 350

ADDRESS 200 W. Belmont, Ste. E

CITY, STATE & ZIP McKinney, Texas 75070

CITY, STATE & ZIP Allen, Texas 75013

PHONE 469-659-6152

PHONE 972-396-1200

E-MAIL kyle.tressler@qualico.com

E-MAIL cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

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

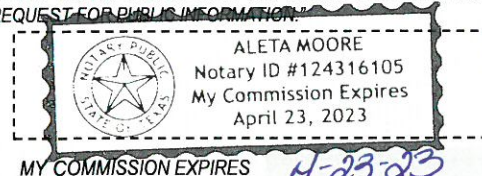
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 2668.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF January, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

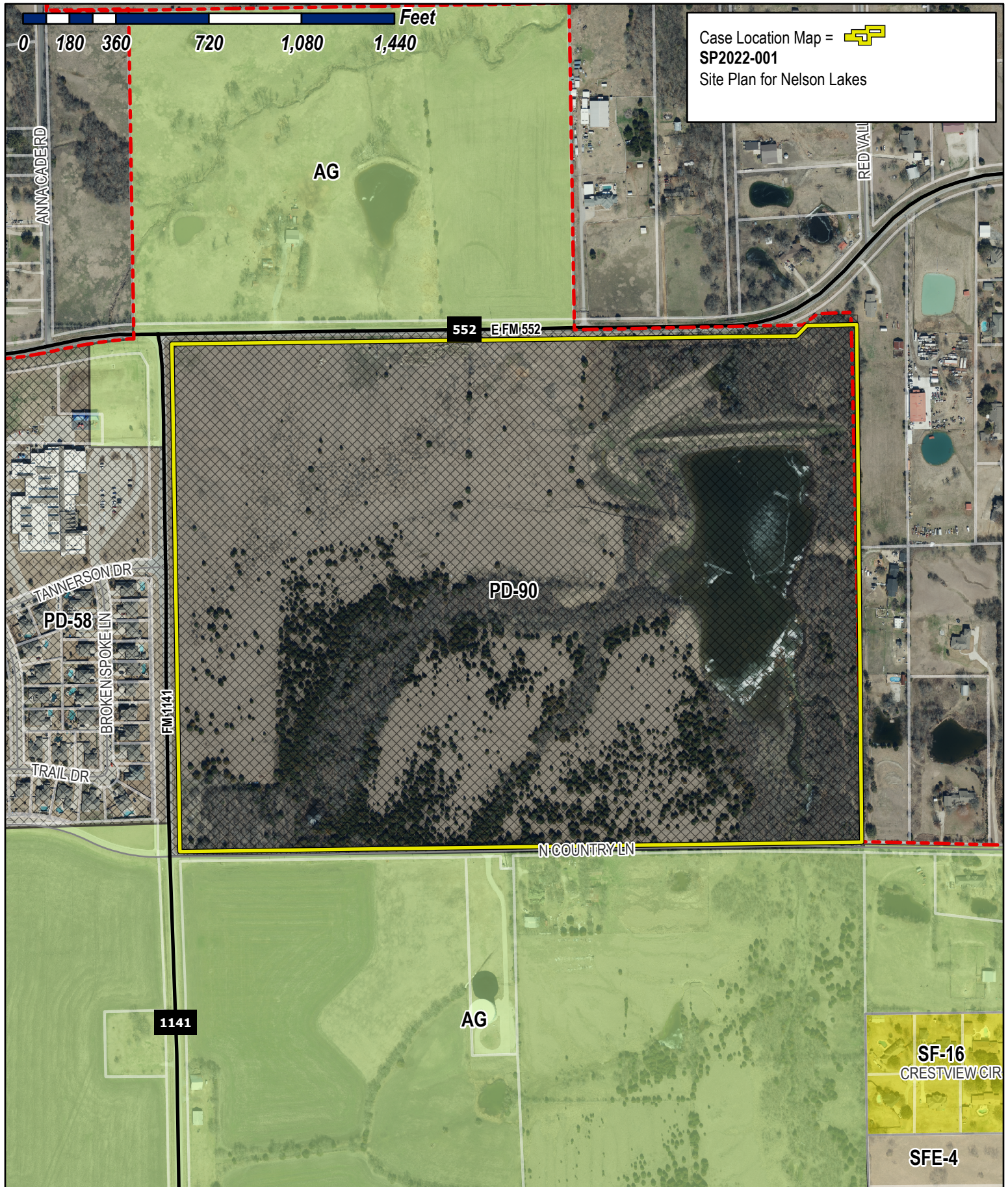
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF January, 2023


OWNER'S SIGNATURE

John Vick, Asst. Sec.
AM Moore

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 
SP2022-001
 Site Plan for Nelson Lakes

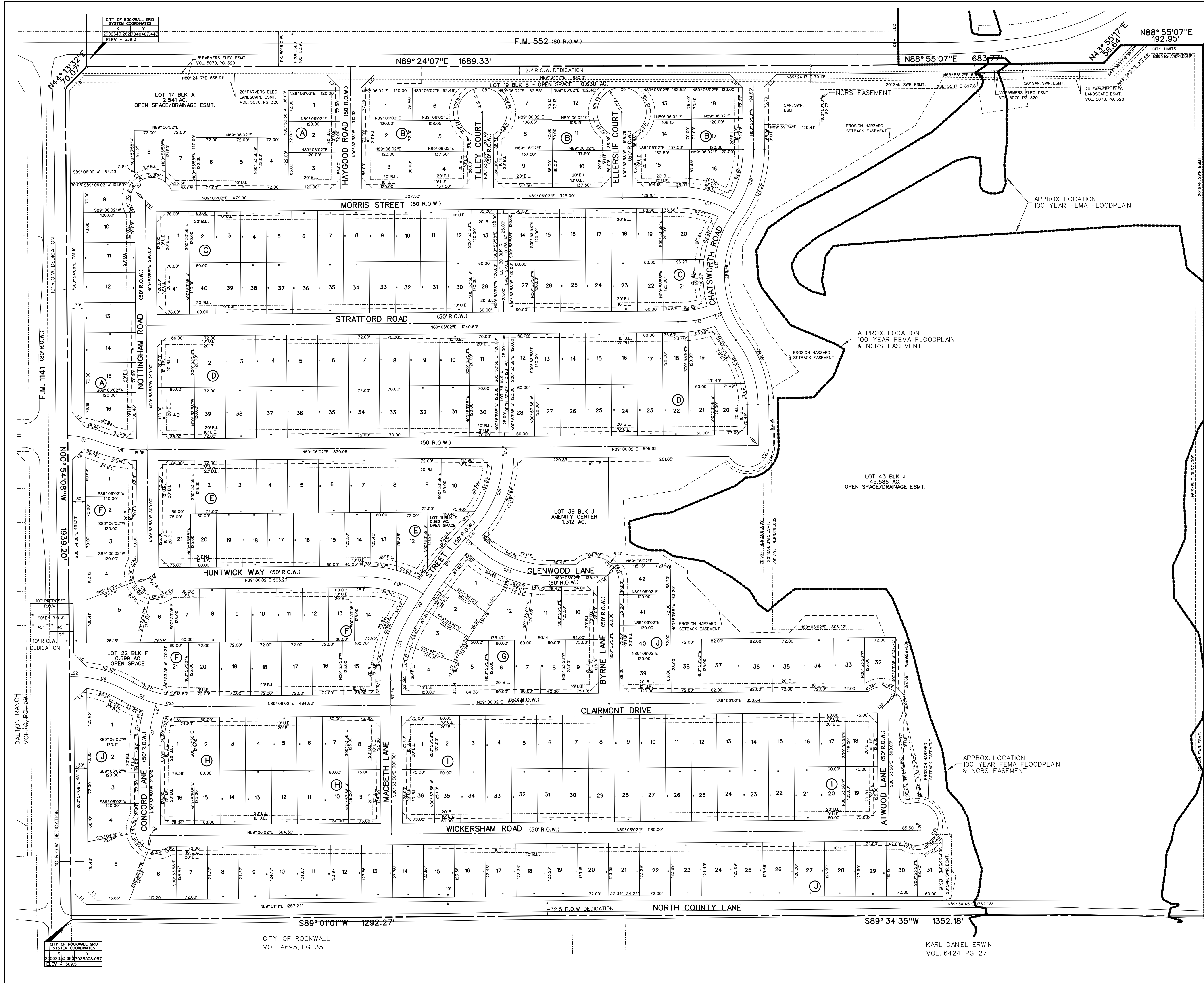


City of Rockwall

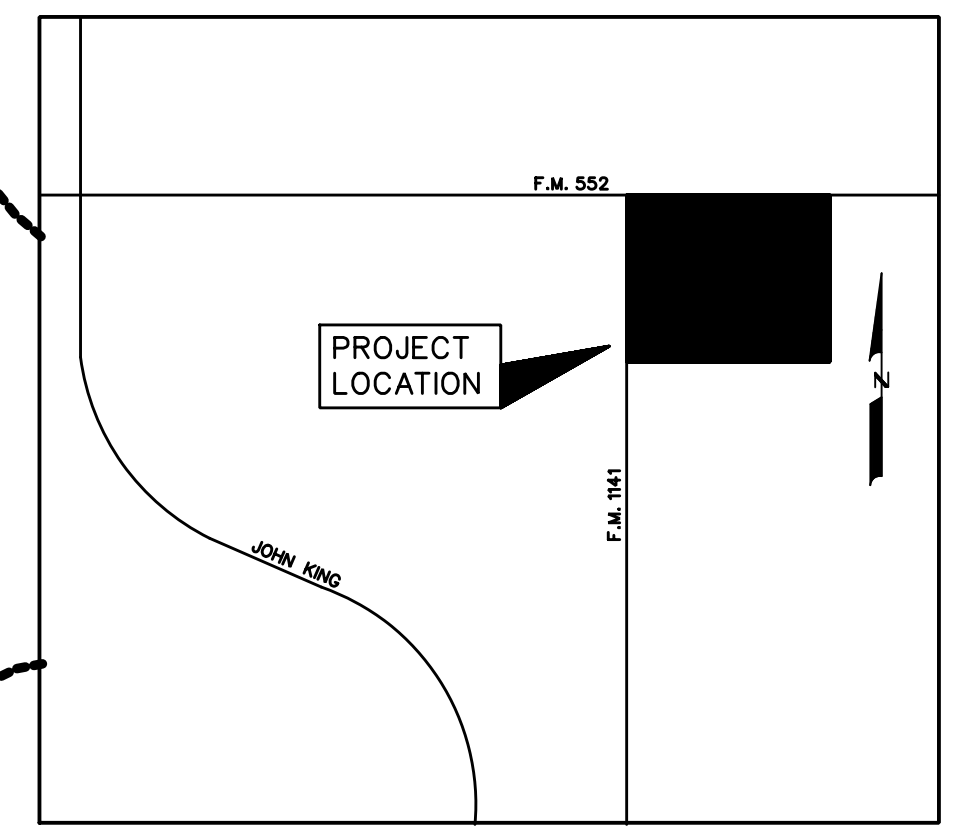
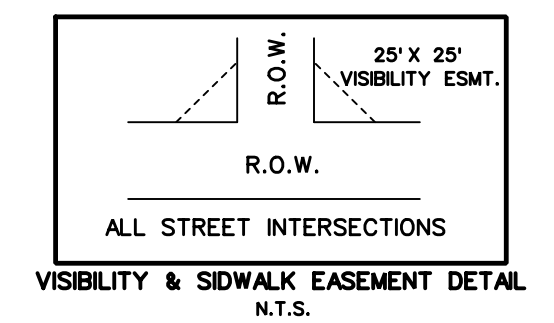
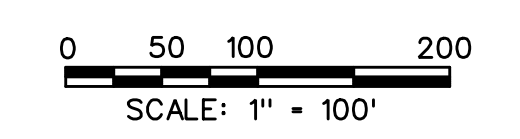
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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





NOTES:
 ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
 HOA/PROPERTY OWNER TO MAINTAIN, REPLACE AND REPAIR ALL DRAINAGE, DRAINAGE AND OPEN SPACE EASEMENTS AND LOTS.



LEGEND
 B.L. - BUILDING LINE
 D.E. - DRAINAGE EASEMENT
 U.E. - UTILITY EASEMENT
 R.O.W. - RIGHT OF WAY
 H.O.A. - HOMEOWNERS ASSOCIATION

PD SITE PLAN
 OF
NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
 LOTS 1-19, BLOCK B
 LOTS 1-41, BLOCK C
 LOTS 1-40, BLOCK D
 LOTS 1-21, BLOCK E
 LOTS 1-22, BLOCK F
 LOTS 1-12, BLOCK G
 LOTS 1-16, BLOCK H
 LOTS 1-36, BLOCK I
 LOTS 1-44, BLOCK J
 TOTAL ACRES 120.900
 TOTAL RESIDENTIAL LOTS 260
 TOTAL OPEN SPACE LOTS 6
 OUT OF THE

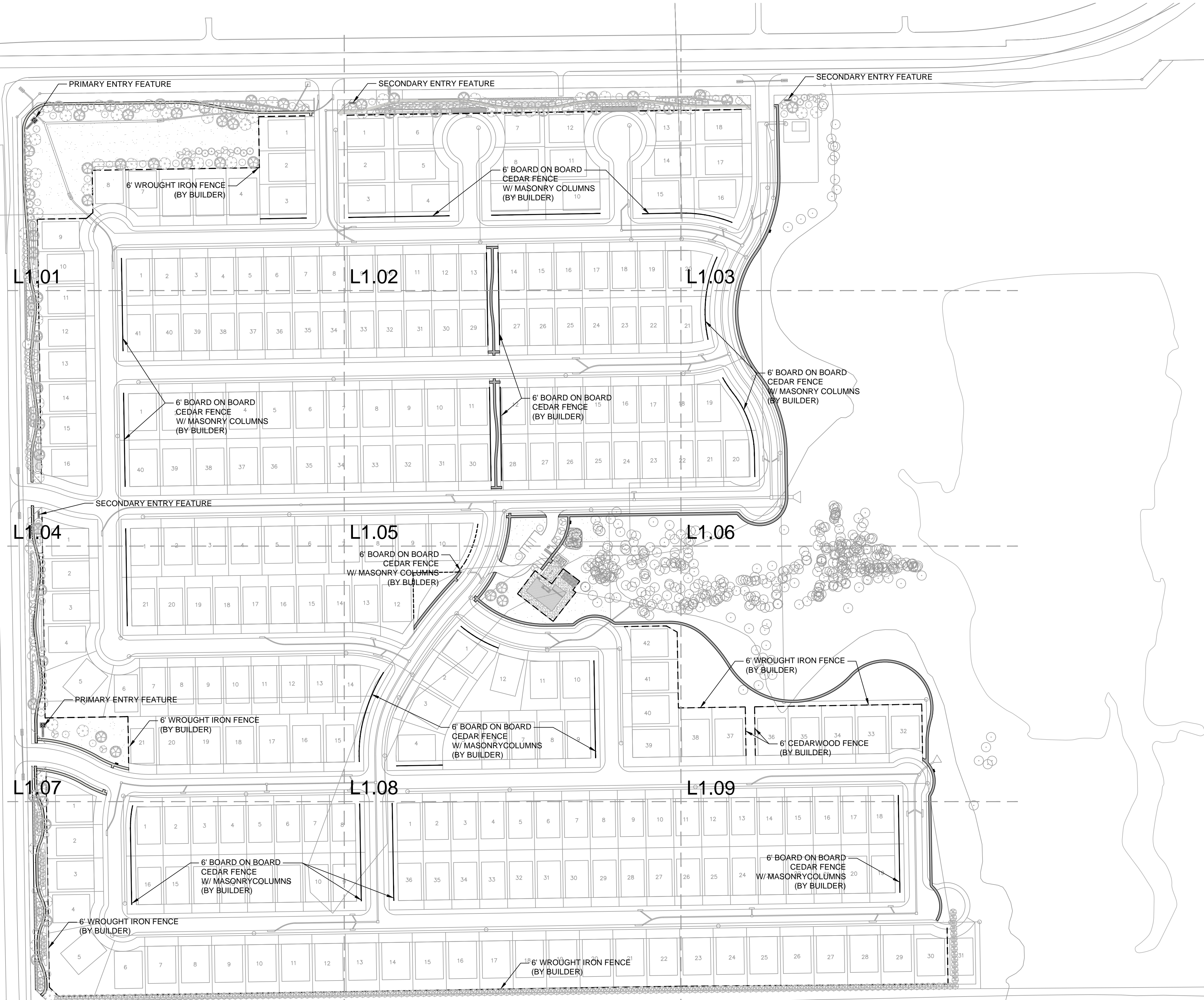
J.M. GLASS SURVEY, ABSTRACT NO. 88

IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER
 QUALICO DEVELOPMENT(U.S.), INC.
 6950 TPC DRIVE, STE. 350
 MCKINNEY, TEXAS 75070

PREPARED BY
 CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

JANUARY 2022 SCALE 1" = 100'

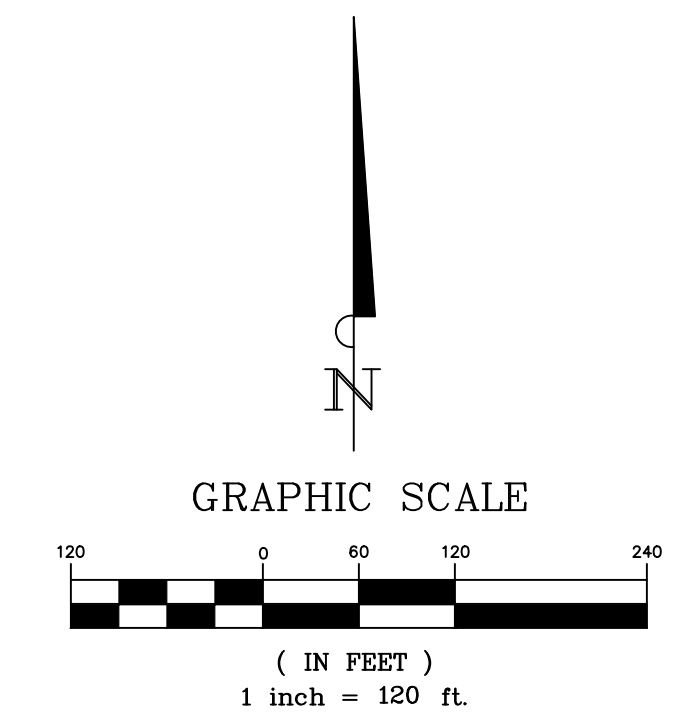
L-1.1	L-1.2	L-1.3
L-1.4	L-1.5	L-1.6
L-1.7	L-1.8	L-1.9
L-1.10	L-1.11	L-1.12



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	KEY
	CERCIS RENIFORMIS 'OKLAHOMA' / OKLAHOMA RED BUD	1
	ILEX VOMITORIA / YAUPON HOLLY	2
	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	3
	QUERCUS SHUMARDII / SHUMARD RED OAK	4
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	5
	ULMUS CRASSIFOLIA / CEDAR ELM	6
SHRUBS	BOTANICAL / COMMON NAME	KEY
	HESPERALOE PARVIFLORA / RED YUCCA	1
	LOROPETALUM CHINENSE 'PURPLE DIAMOND' / FRINGE FLOWER	2
	MUHLENBERGIA CAPILLARIS / PINK MUHLY	3
	NASSELLA TENUISSIMA 'PONY TAILS' / MEXICAN FEATHER GRASS	4
	SALVIA GREGGII / AUTUMN SAGE	5

--- 6' WROUGHT IRON FENCE
 ——— 6' CEDARWOOD FENCE



	PD CALCULATIONS	
	REQUIRED	PROVIDED
FM552:		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (1779')	54 CANOPY TREES AND 72 ACCENT TREES	54 CANOPY TREES AND 72 ACCENT TREES
FM1141:		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (1433')	43 CANOPY TREES AND 57 ACCENT TREES	43 CANOPY TREES AND 57 ACCENT TREES
NORTH COUNTRY LANE		
EASTERN RED CEDAR PLANTED 15' O.C. (1936 LINEAR FEET)	129 TREES	129 TREES

TOTAL MITIGATION	REQ.	PROV.
TOTAL CREDITS PROVIDED		
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-552	752.0	752.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	532.0	532.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG N COUNTRY LN	708.0	708.0
INCHES OF TREES TO BE PLANTED ON RESIDENTIAL LOTS (12 INCHES/LOT)	3,120.0	3,120.0
INCHES OF TREE TO BE PLANTED IN OPEN SPACE LOTS	26.3	27.0
TOTALS	5,138.3	5,139.0

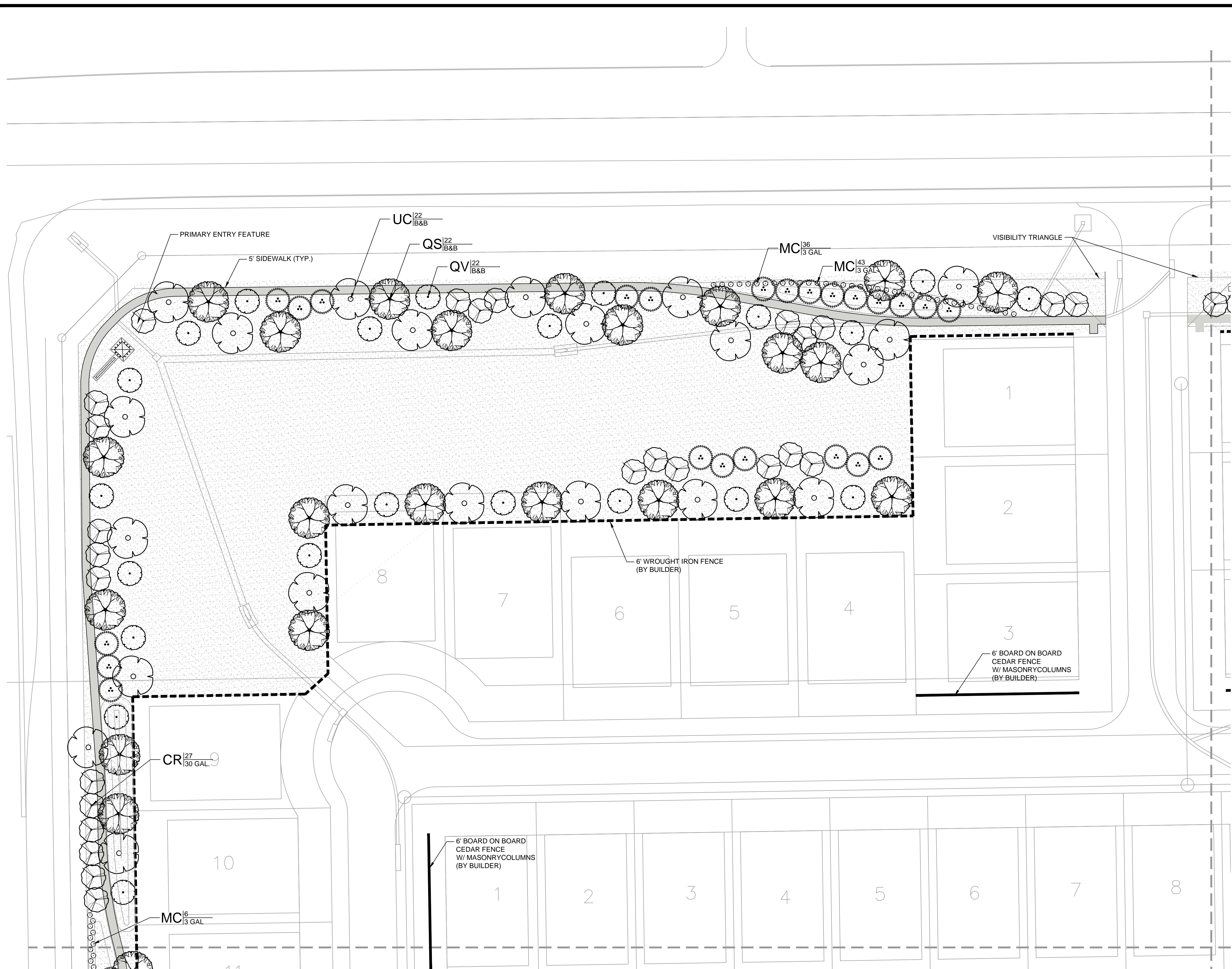
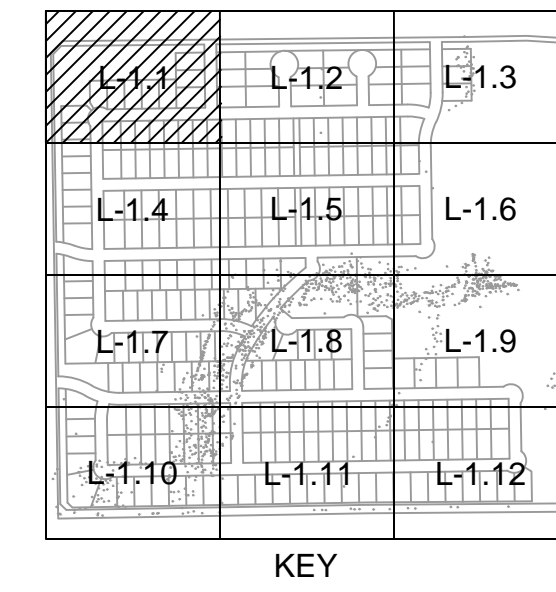
- NOTES:
- ALL TREES SHALL BE A MINIMUM OF 5' FROM ALL UTILITIES.
 - IRRIGATION WILL MEET REQUIREMENTS OF UDC.
 - THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MINIMUM OF 1" IN HEIGHT AS DETERMINED BY THE CITY.

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

No.	Date	Revision Description

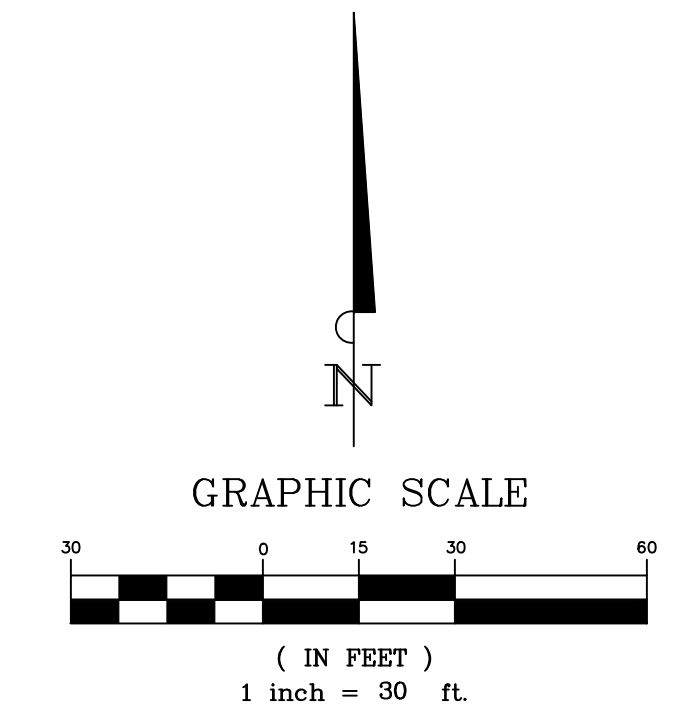
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PROJECT NO.: TEMPLATE



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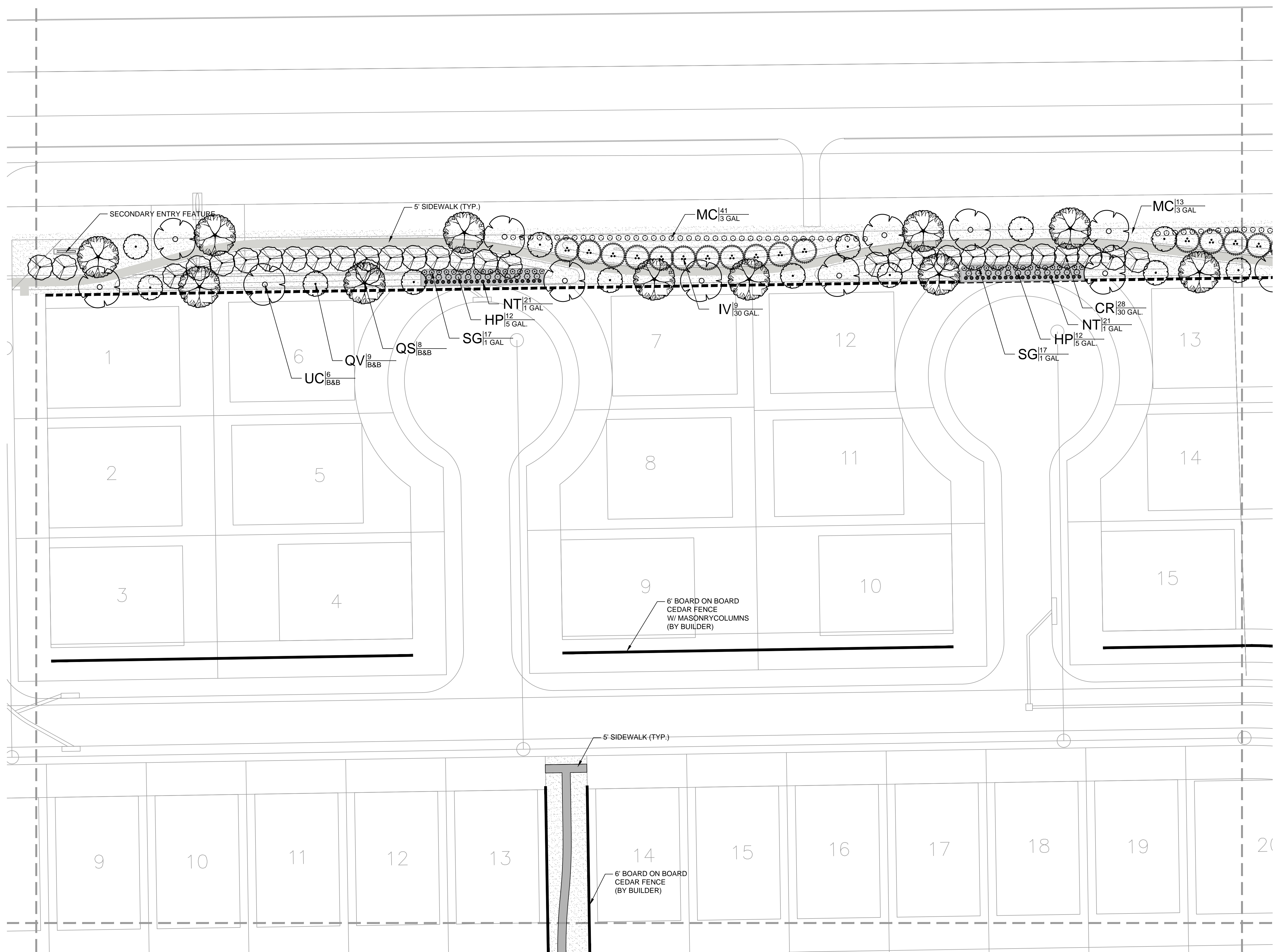
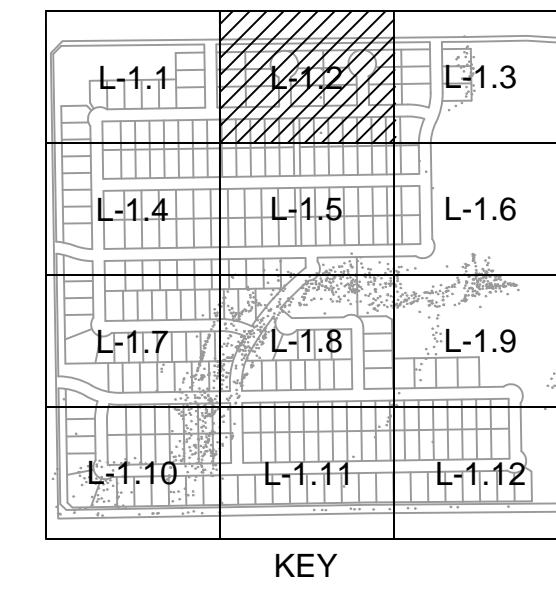
TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM
SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE
GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK



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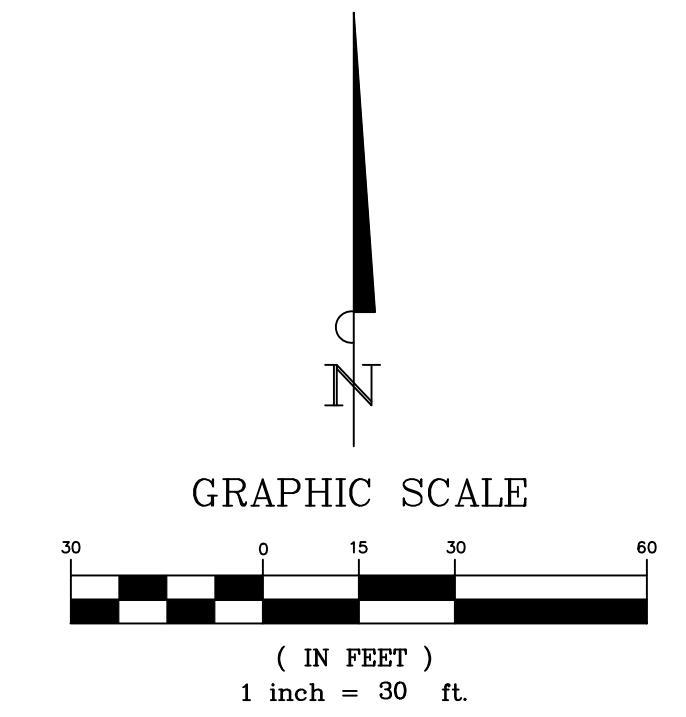
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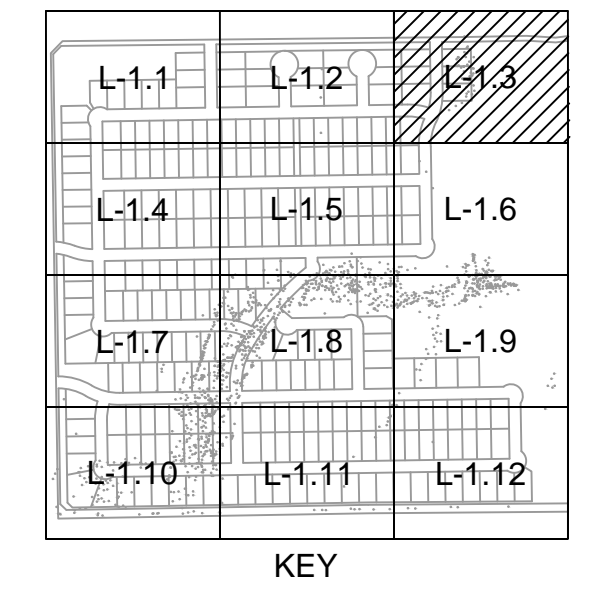
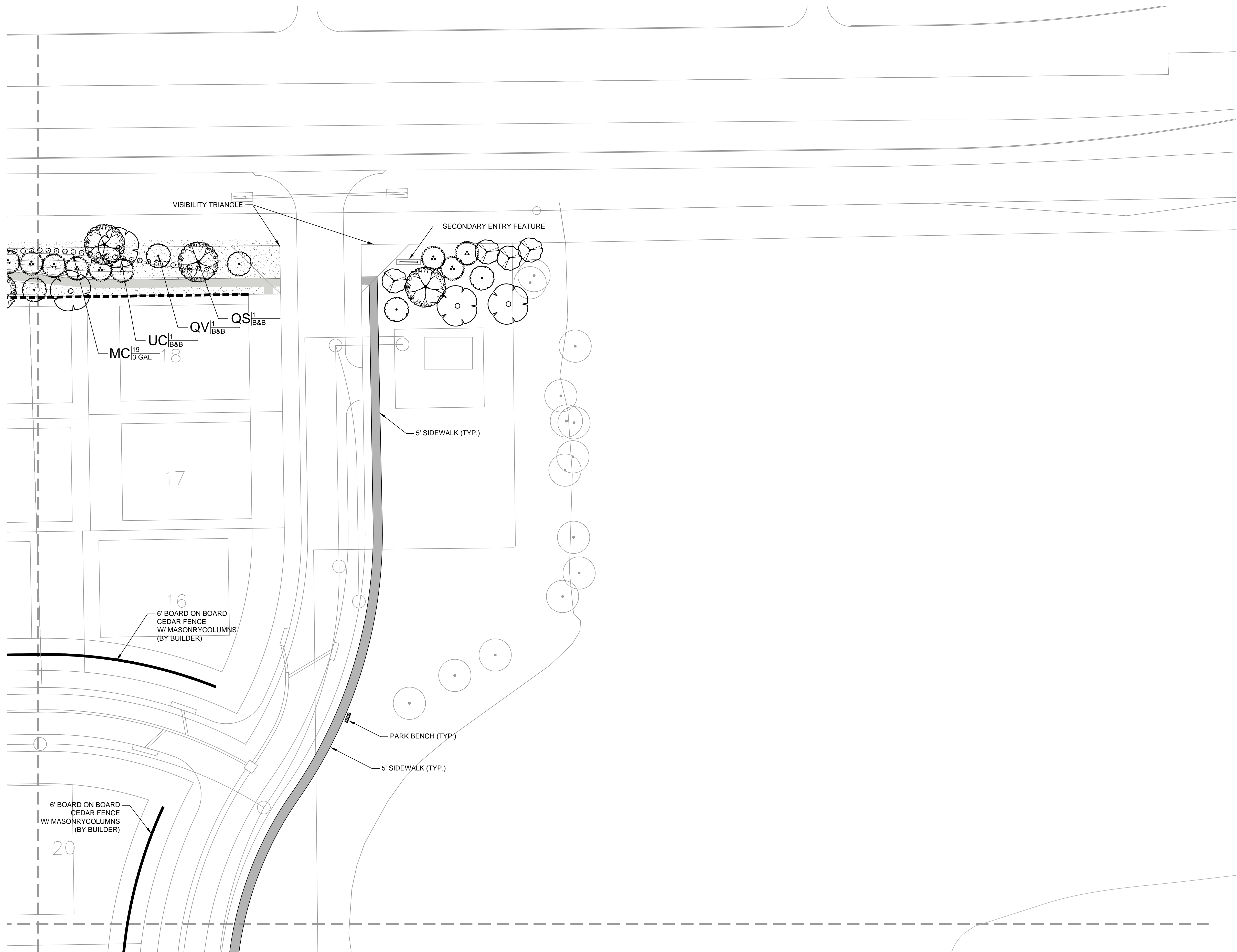


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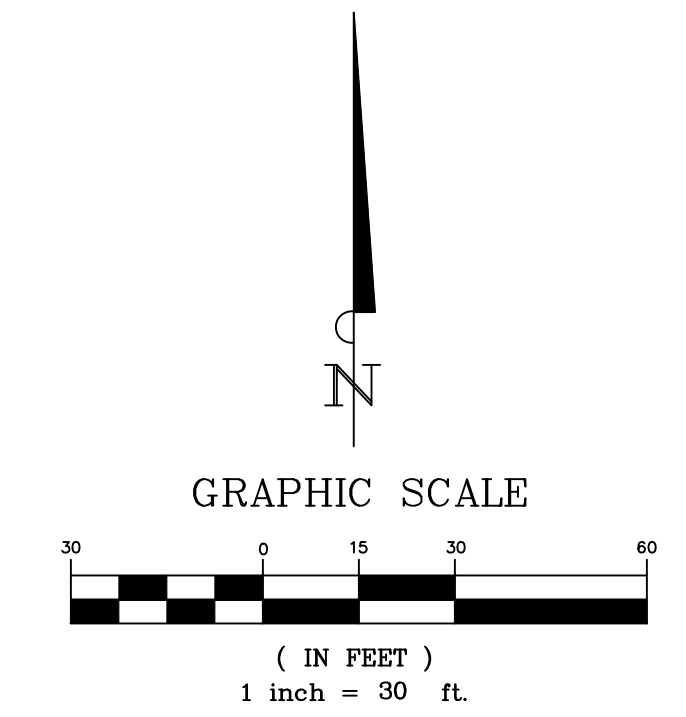
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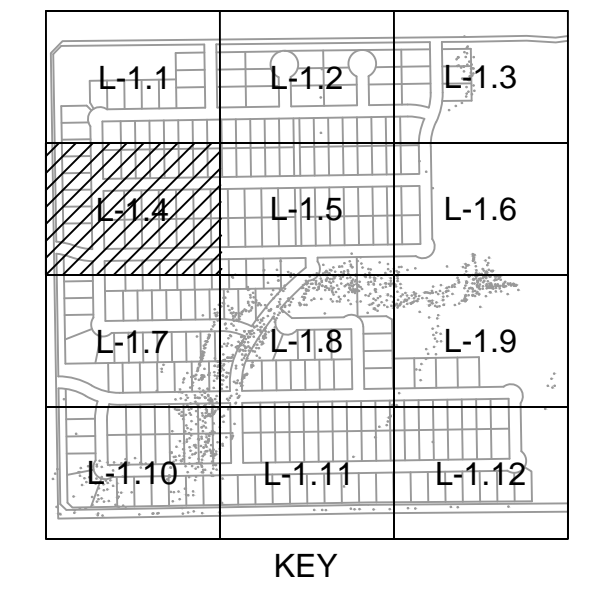
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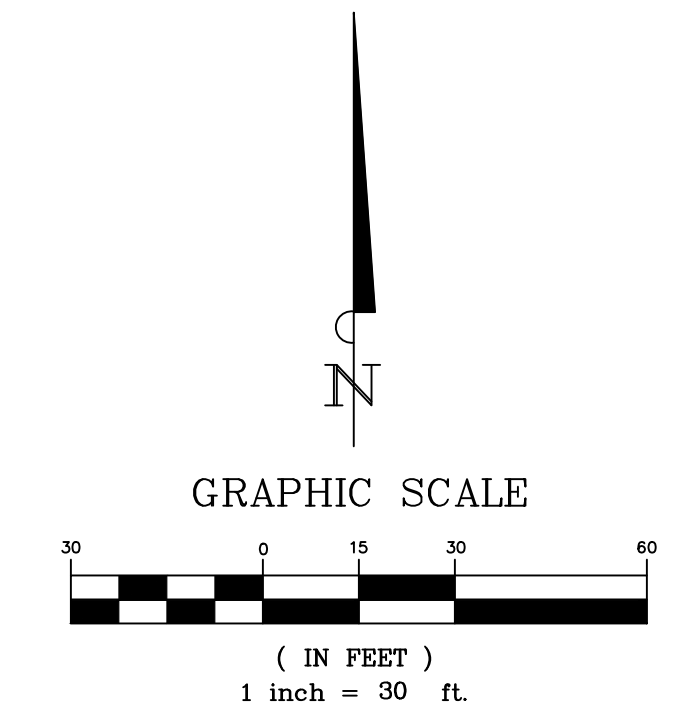


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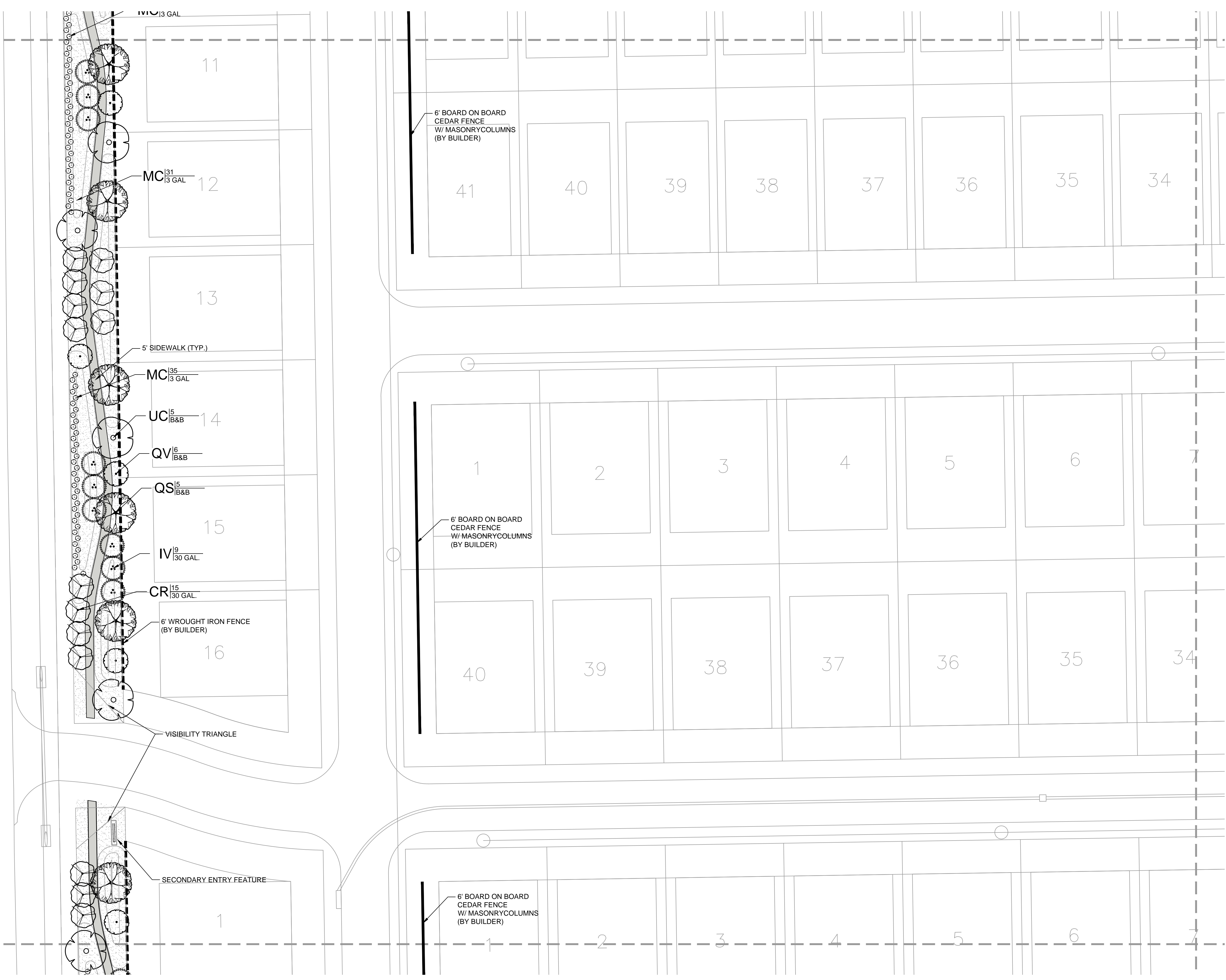
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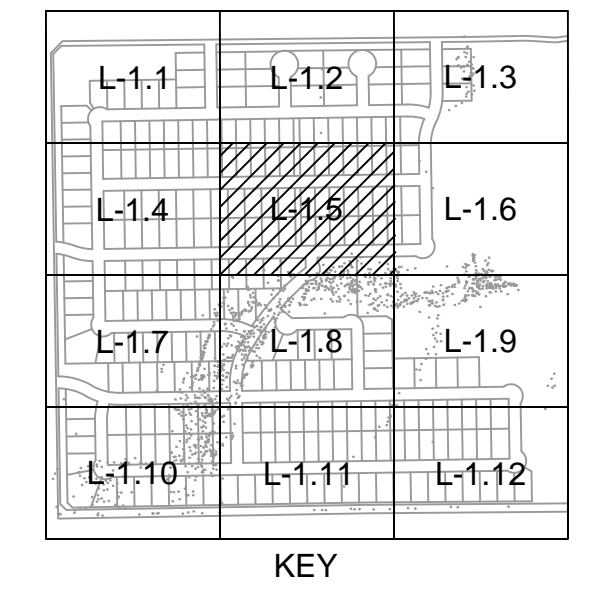
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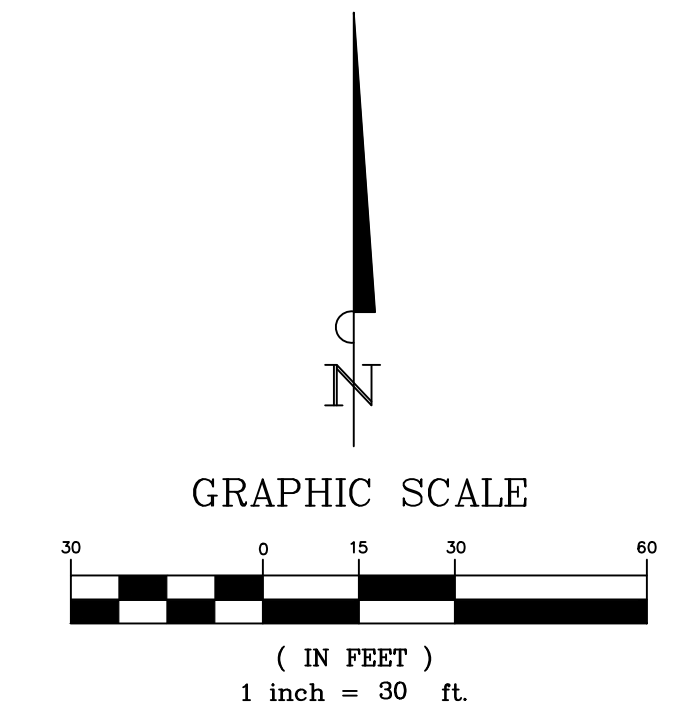
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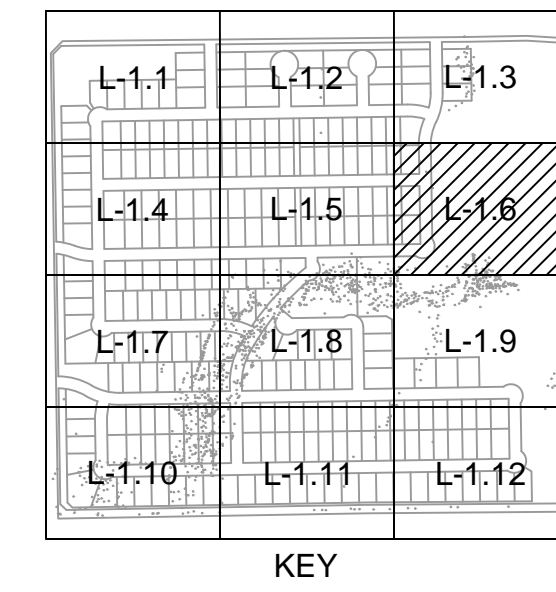
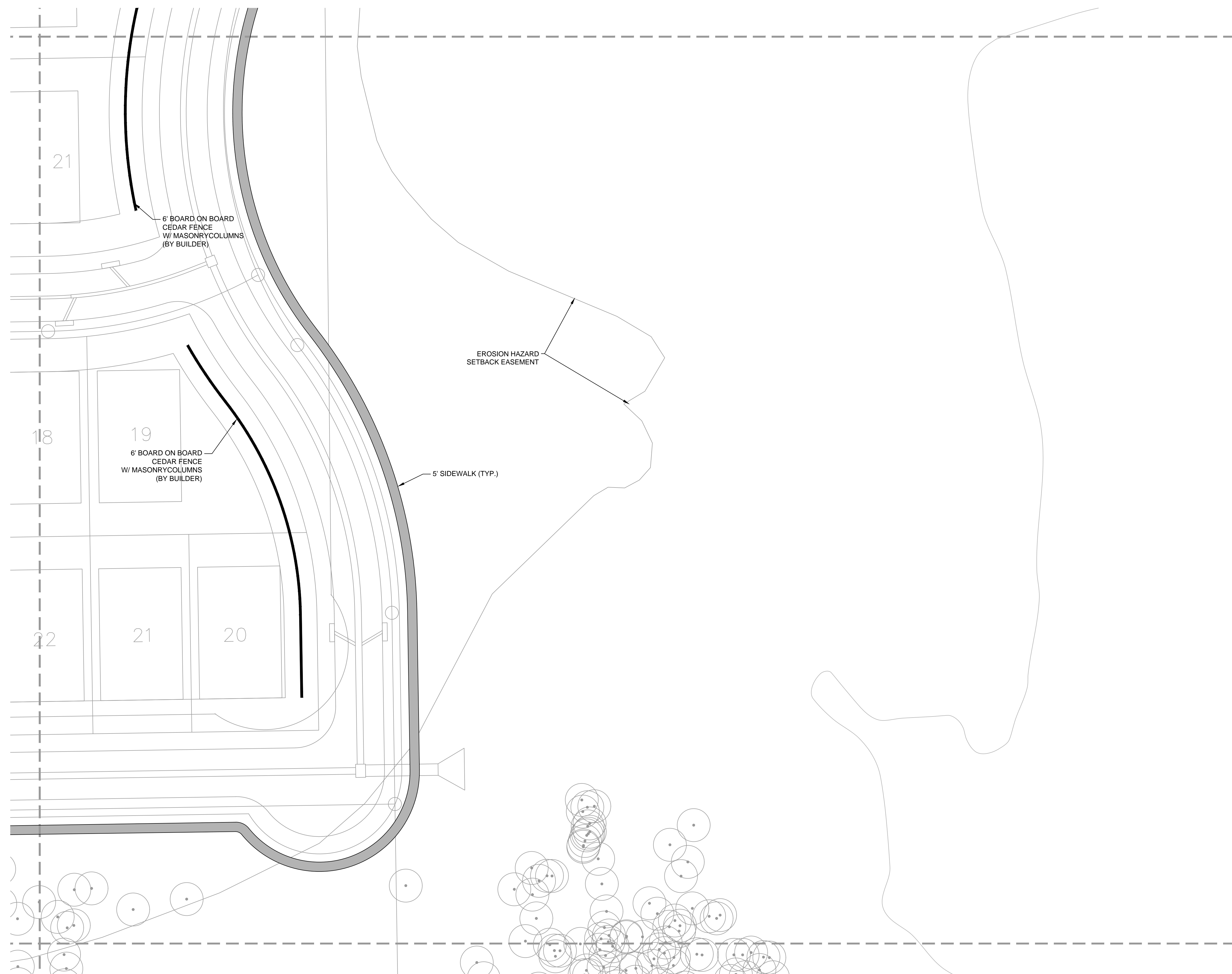


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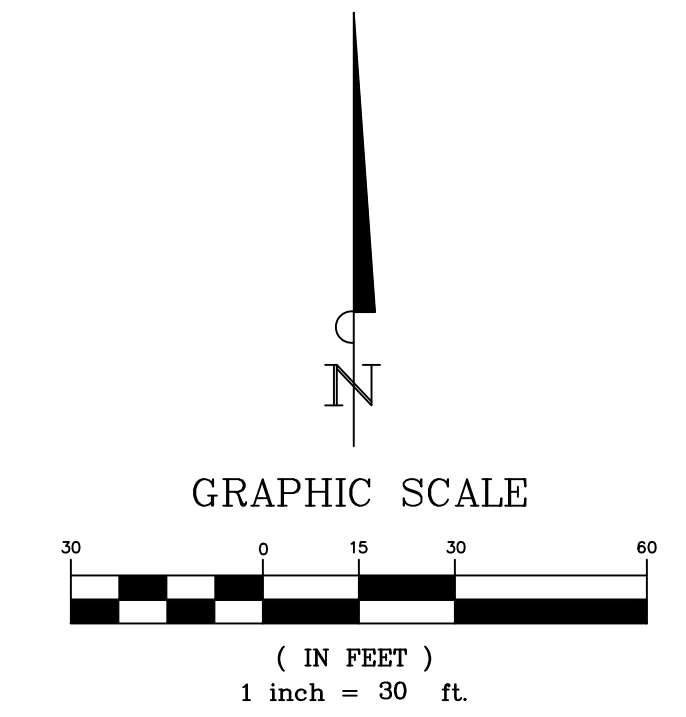
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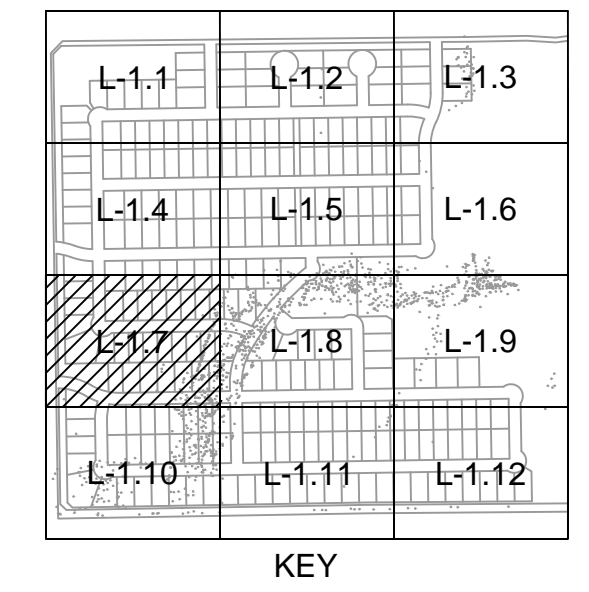
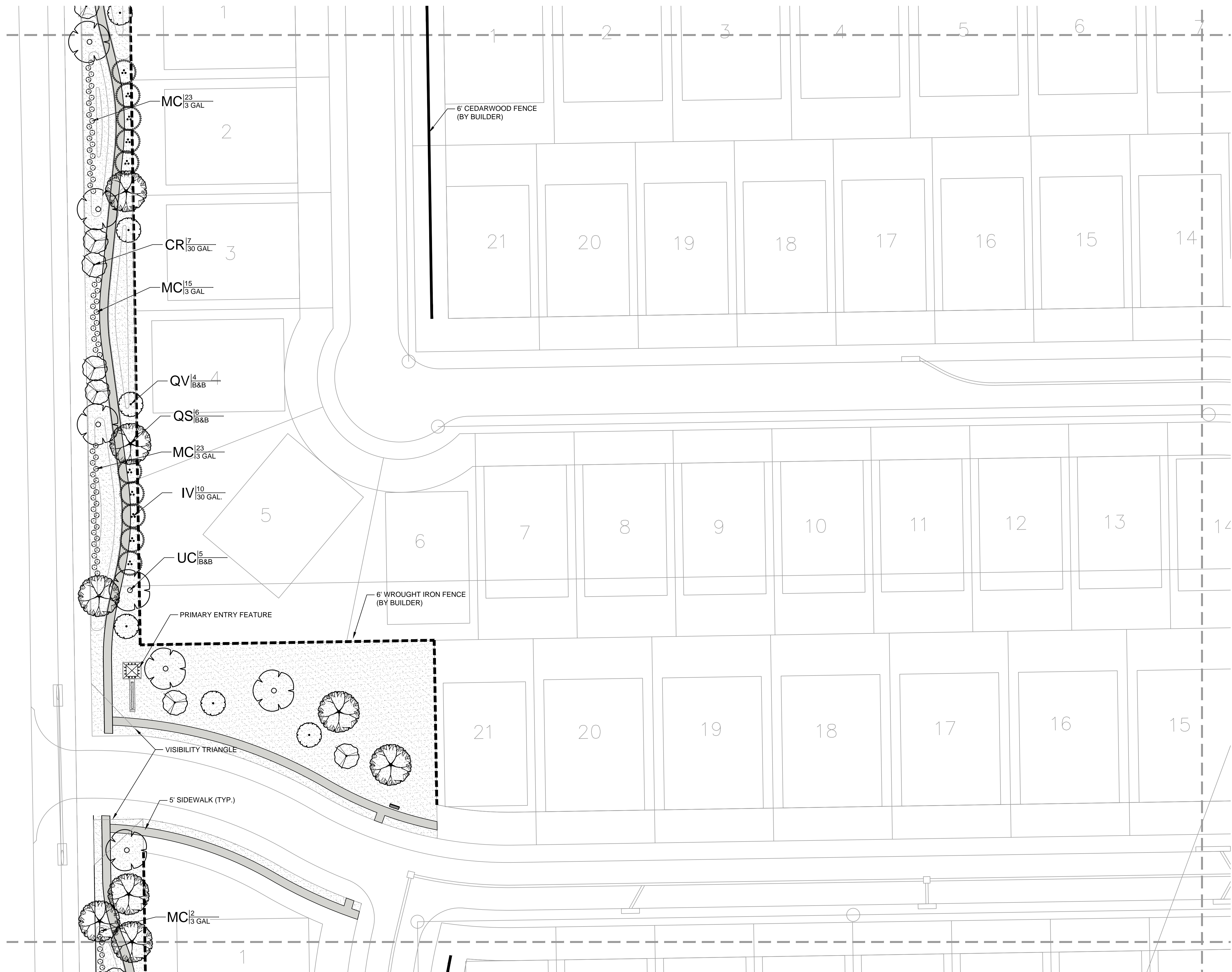
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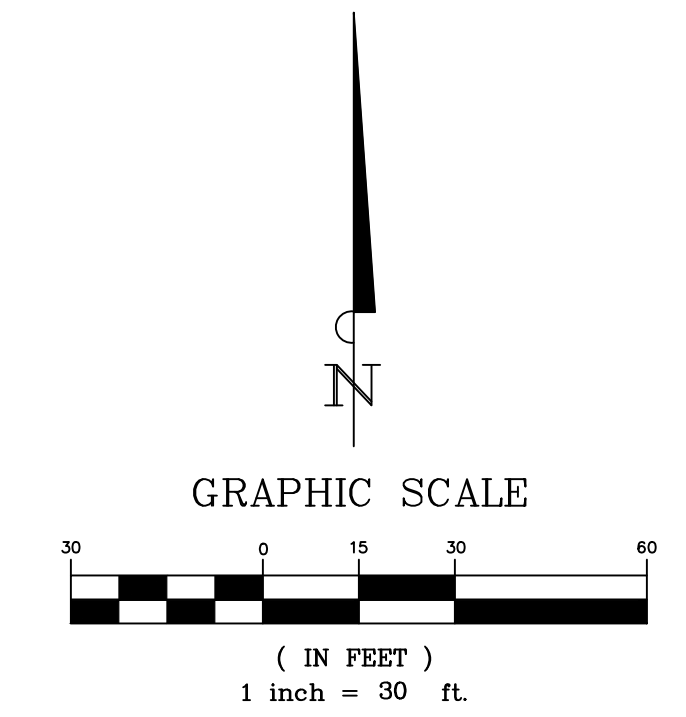
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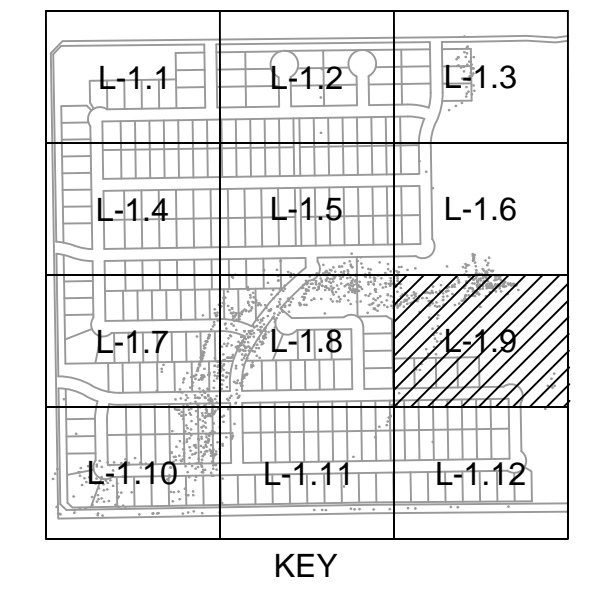
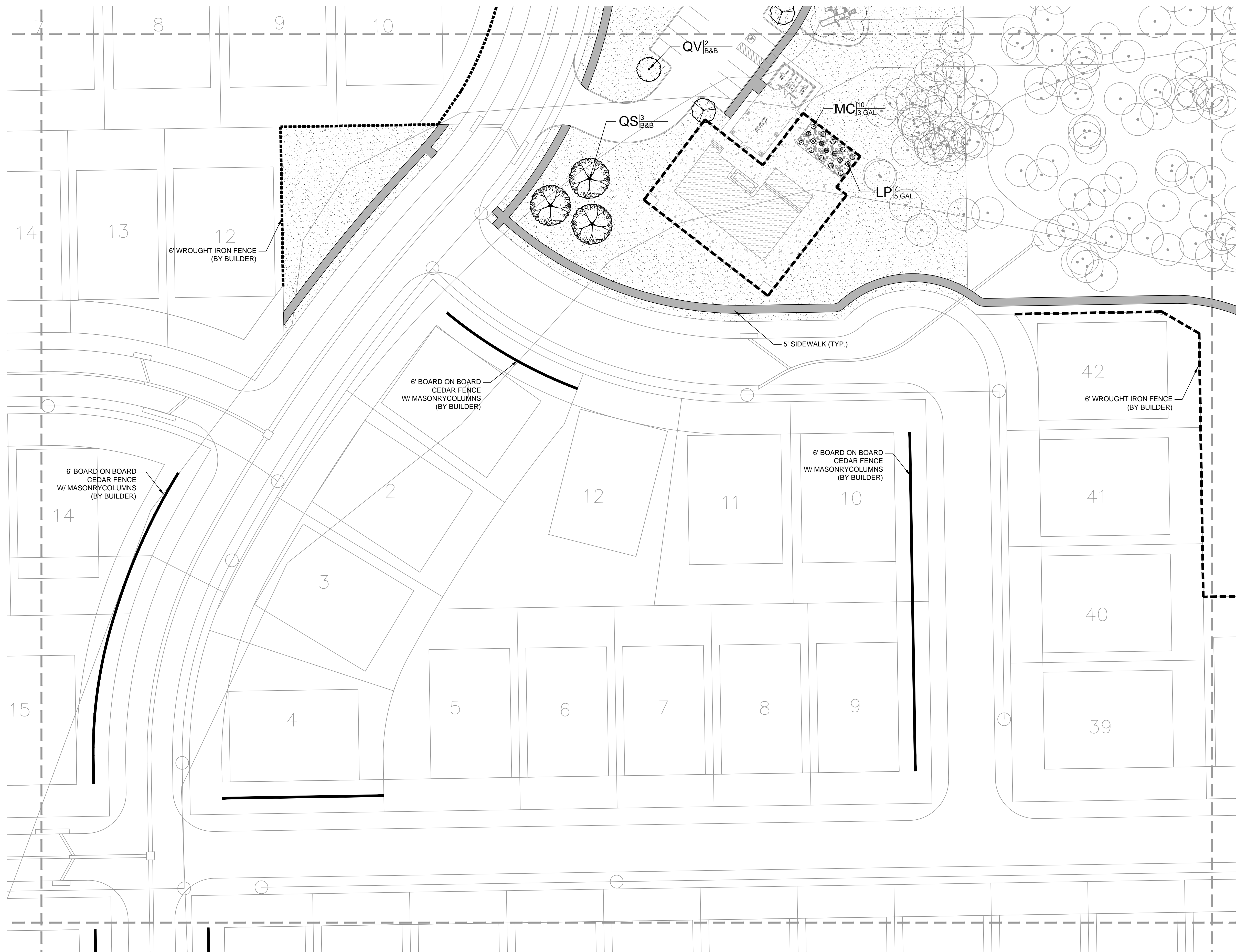


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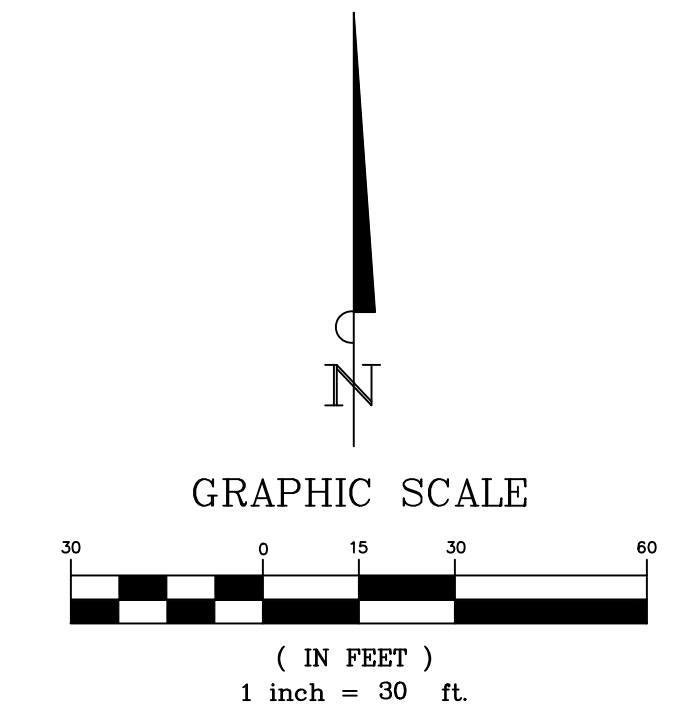
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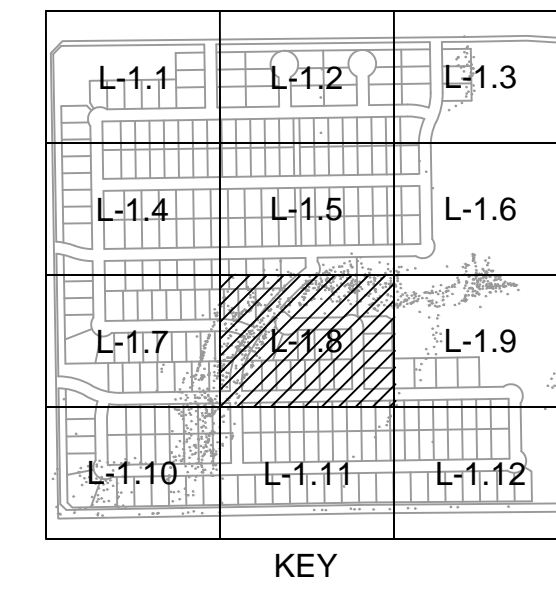
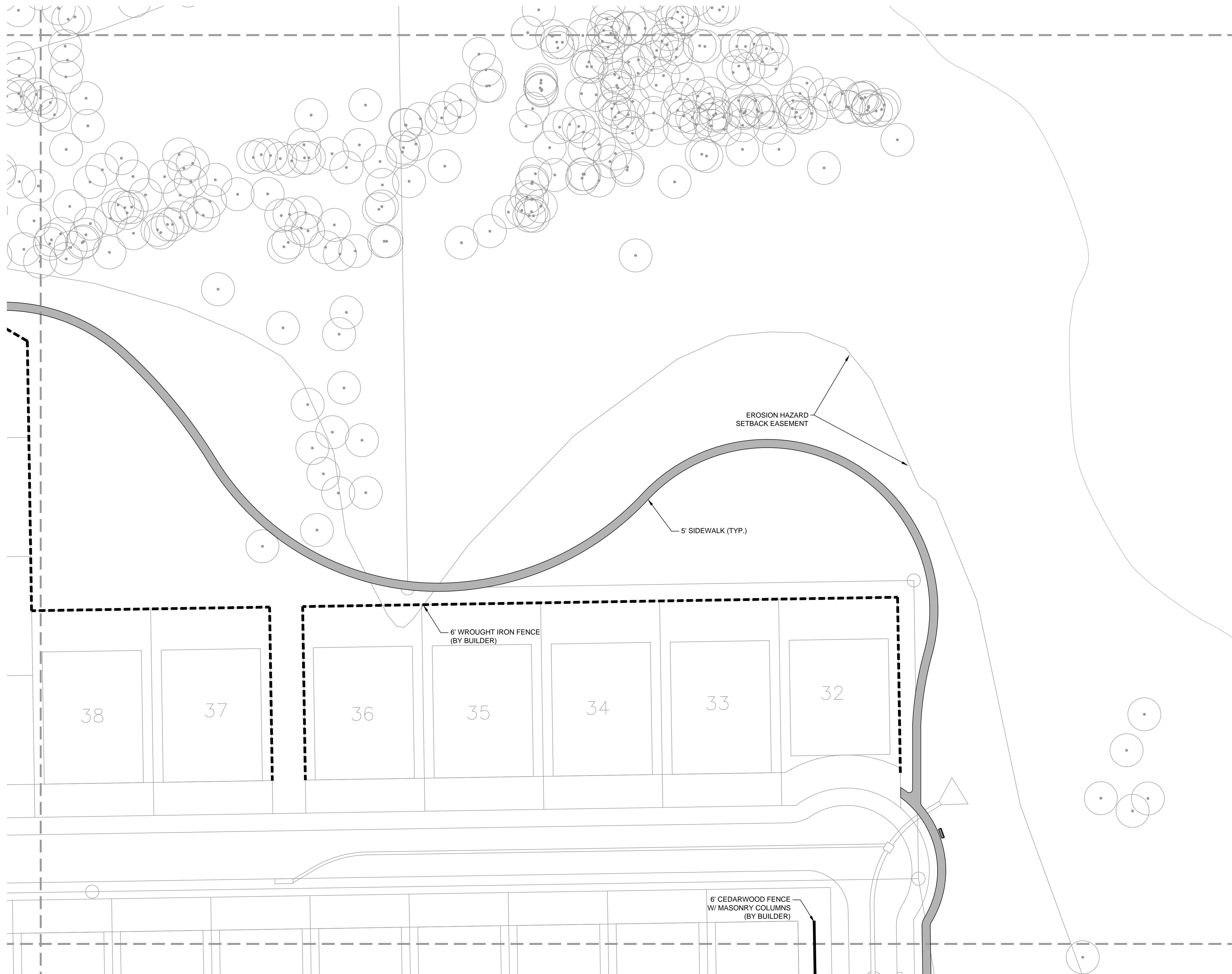


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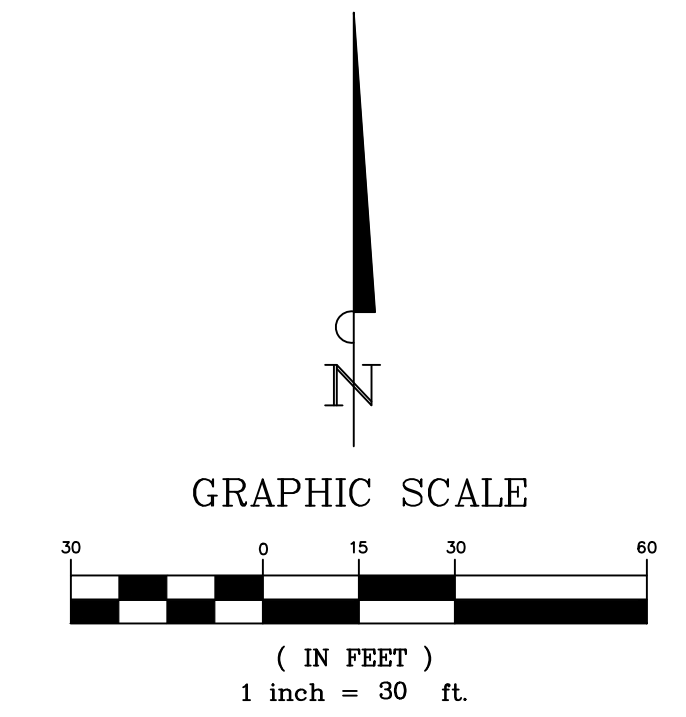
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PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPOON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM
SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE
GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK



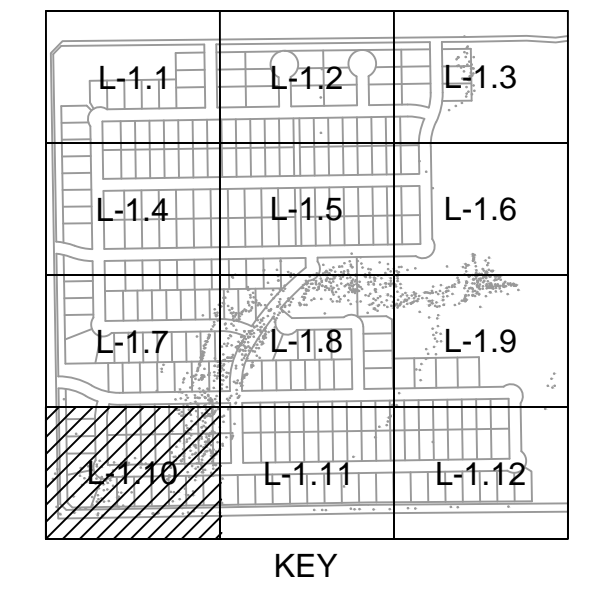
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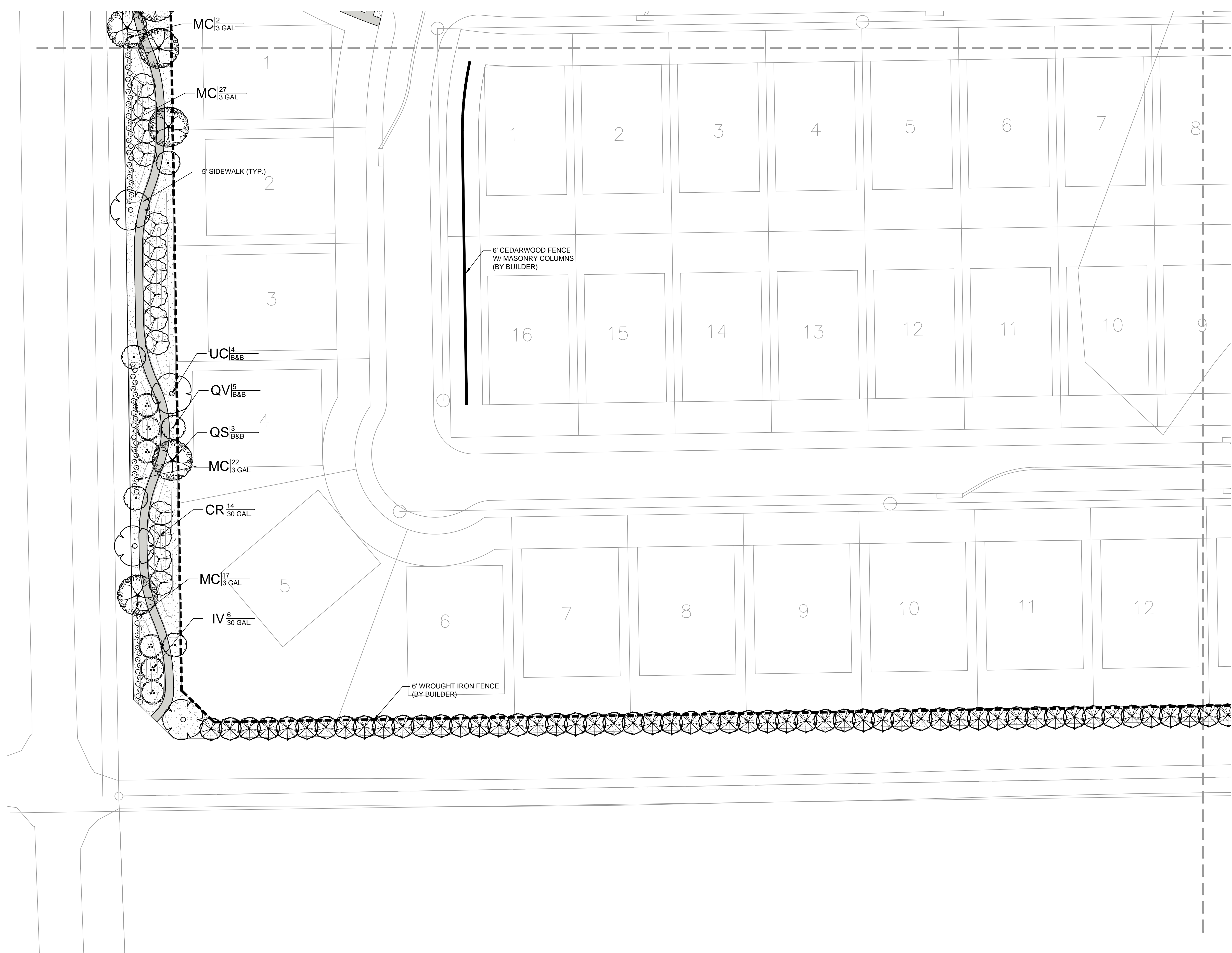
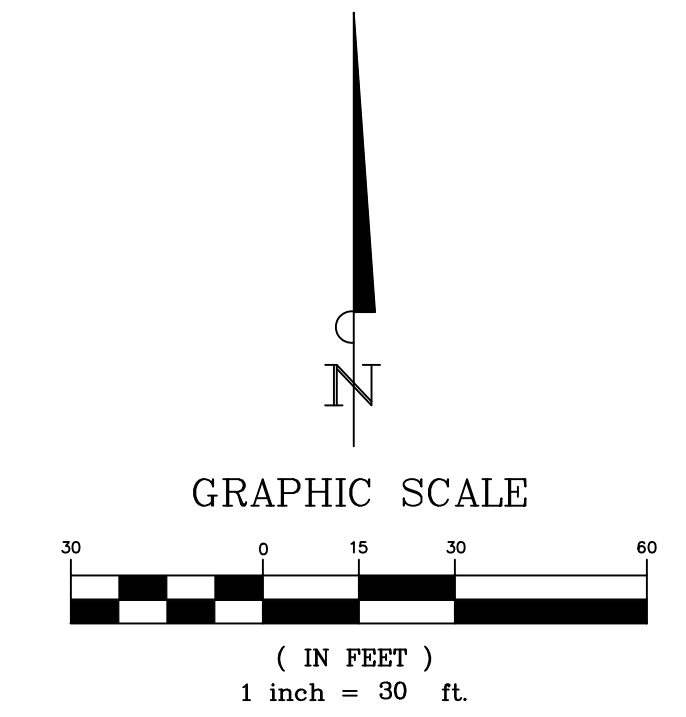
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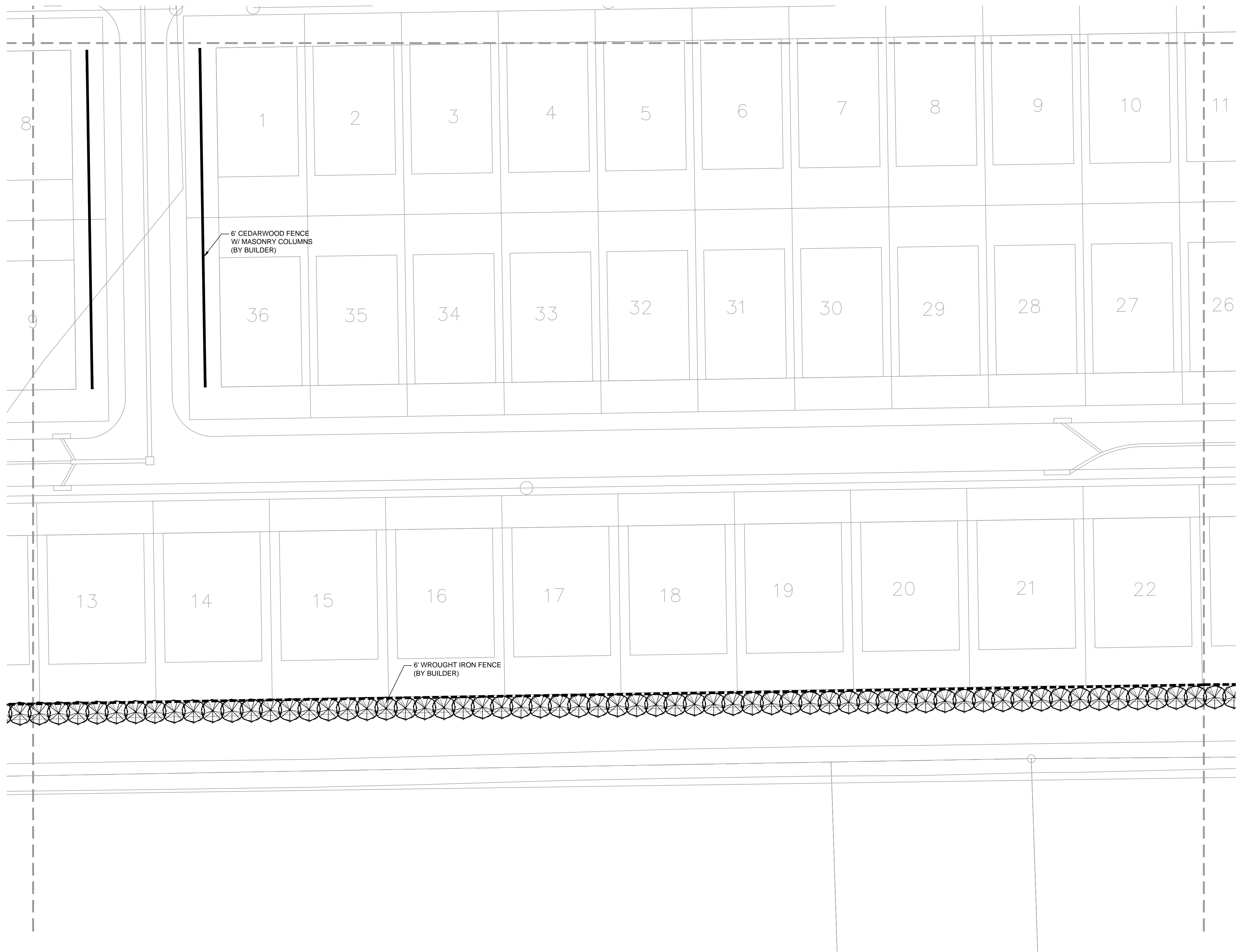


PLANT SCHEDULE

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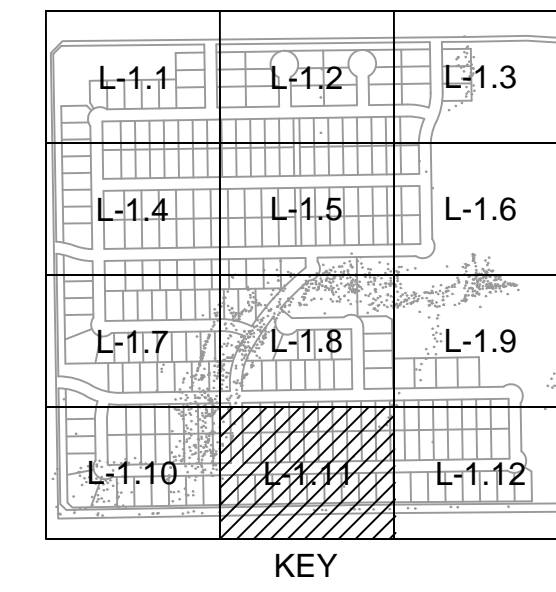


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6' CEDARWOOD FENCE
W/ MASONRY COLUMNS
(BY BUILDER)

6' WROUGHT IRON FENCE
(BY BUILDER)

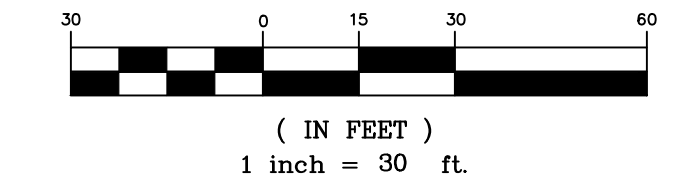


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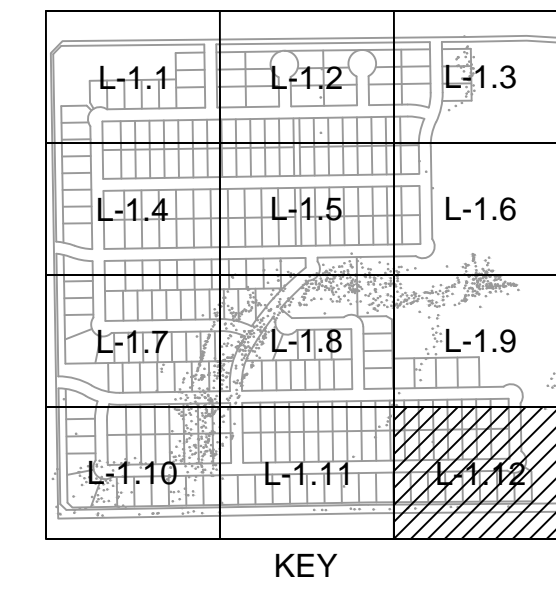
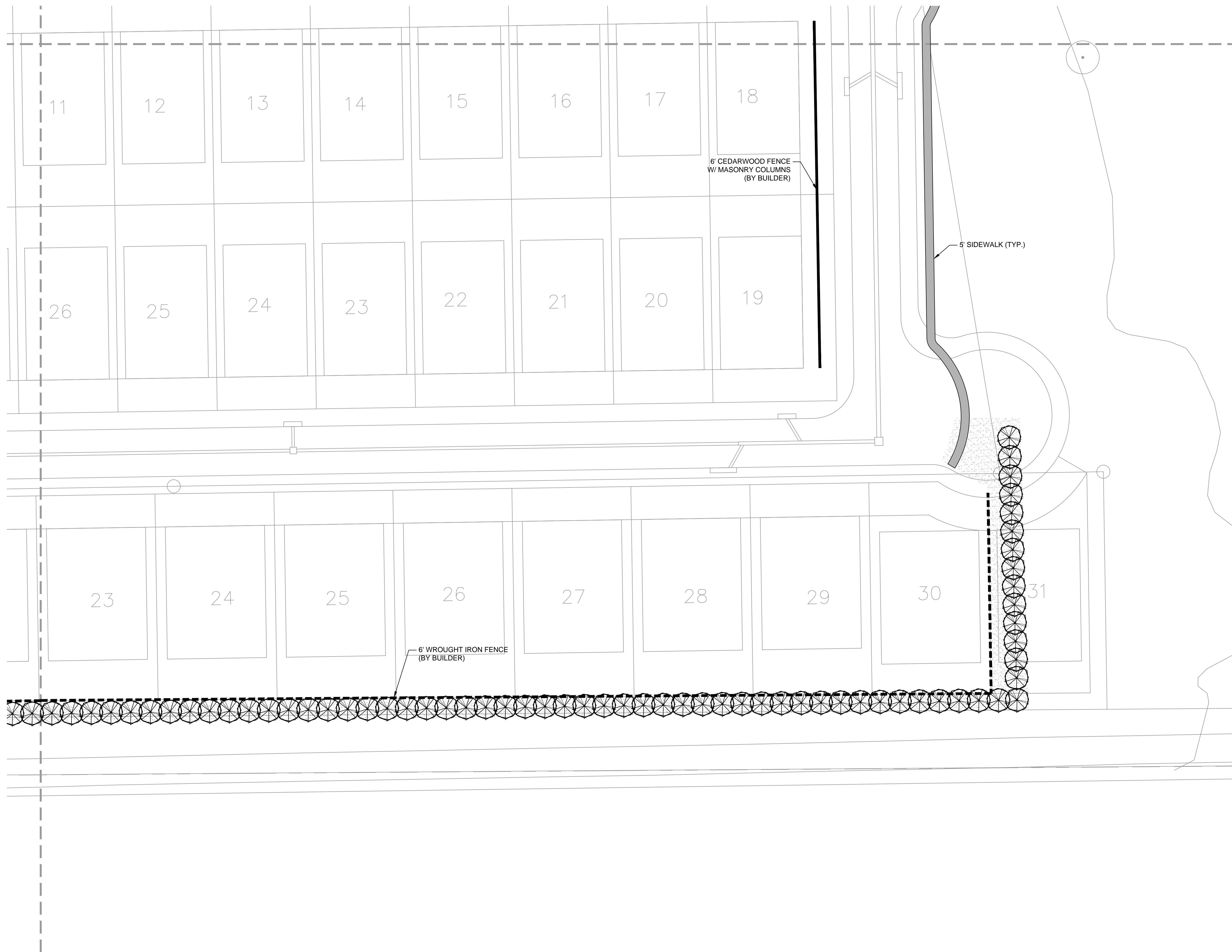
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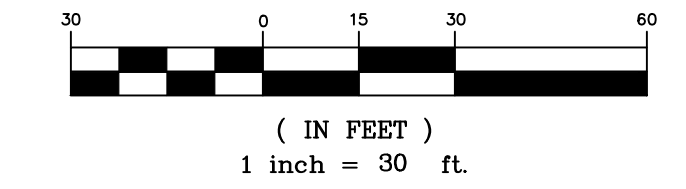


PLANT SCHEDULE

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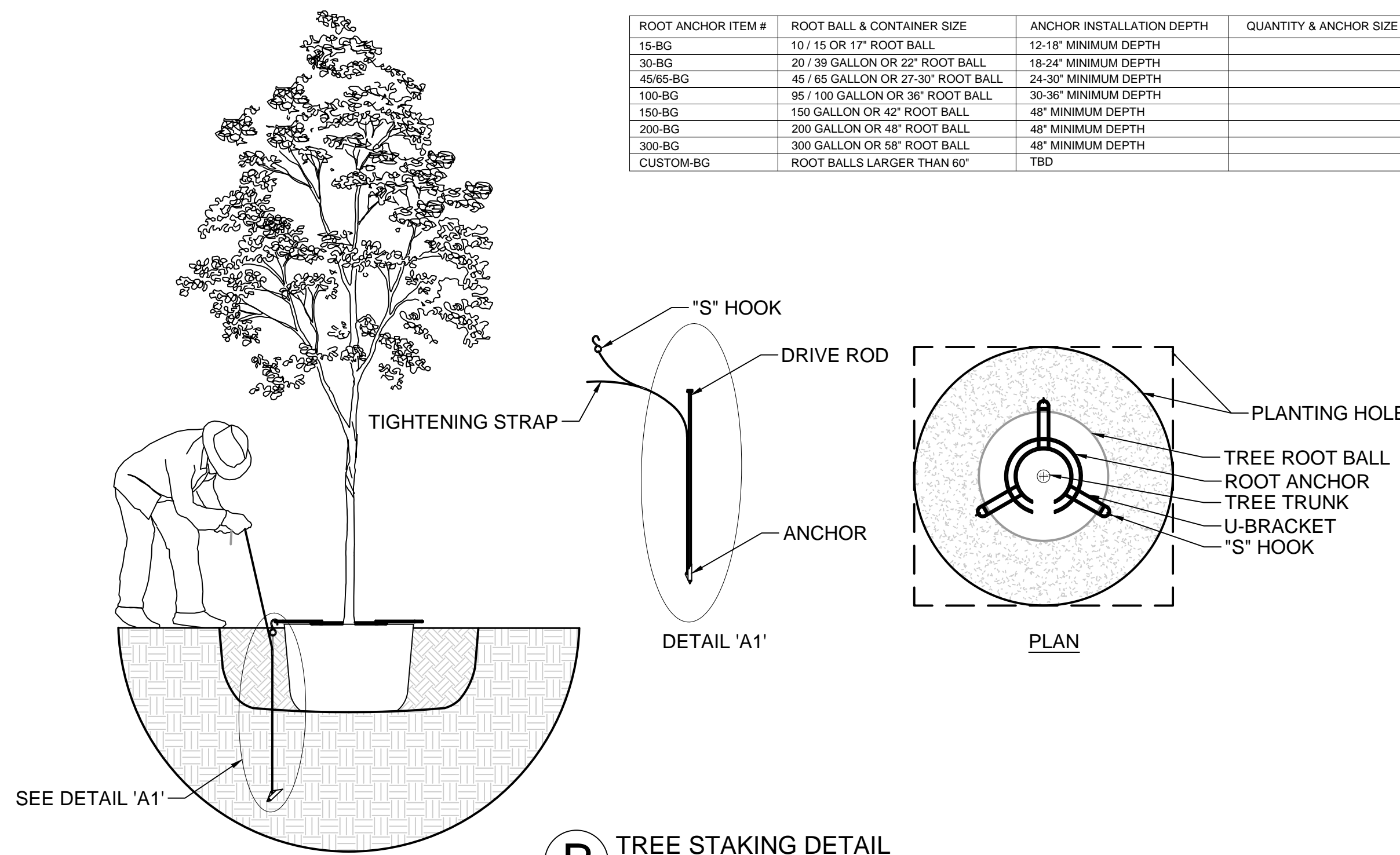
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GENERAL NOTES:

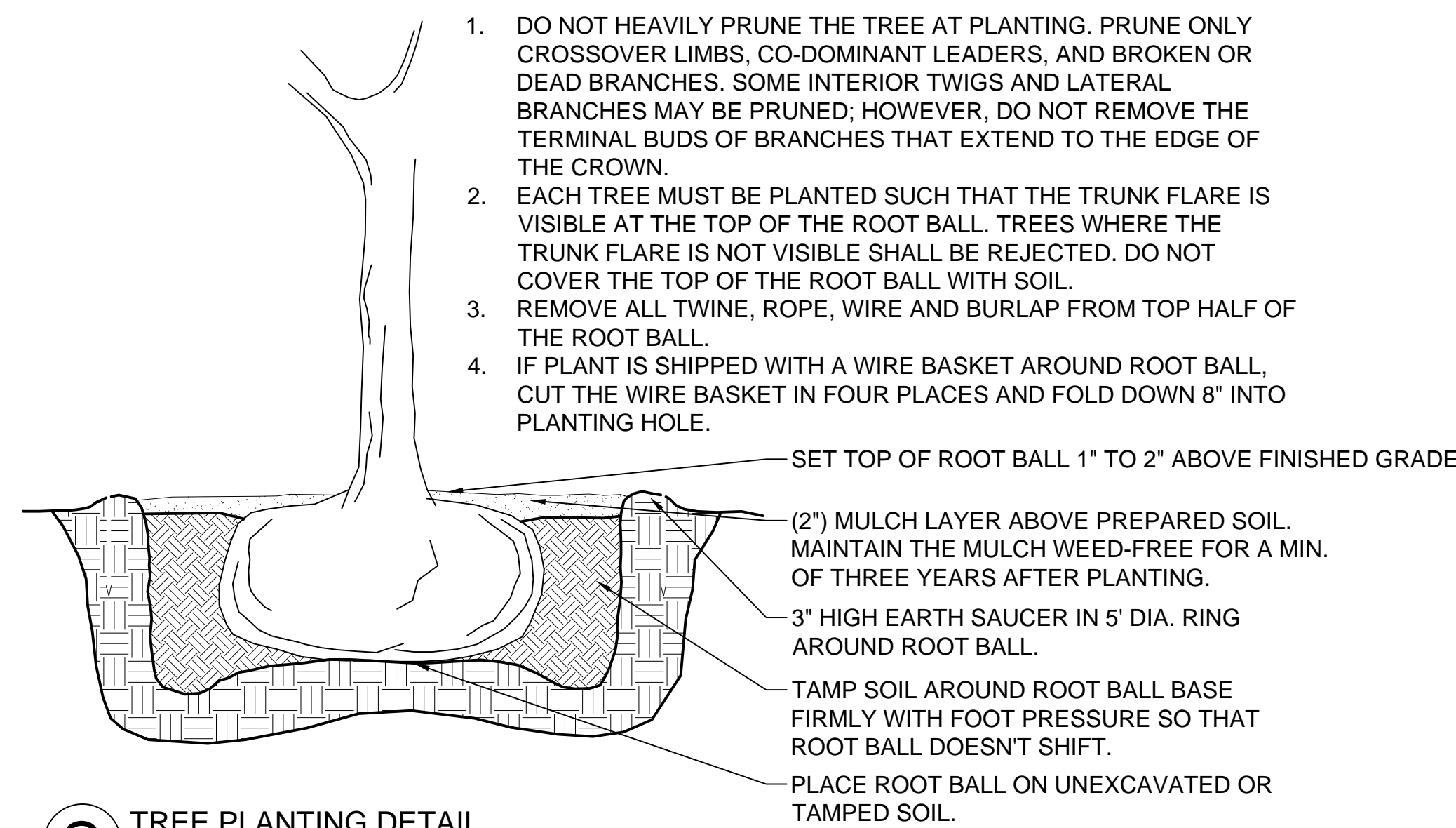
- LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED BY HIS/HER WORK.
- CONTRACTOR SHALL ADVISE THE OWNER AND LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
- IF A DISCREPANCY BETWEEN DRAWINGS AND PLANT SCHEDULE IS FOUND, THE DRAWINGS SHALL TAKE PRECEDENT OVER THE PLANT SCHEDULE.
- PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK.'
- CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
- SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE ARCHITECT
- ALL DISTURBED AREAS NOT INDICATED AS PLANTING BEDS SHALL BE SODDED OR SEEDDED BY CONTRACTOR TO PROVIDE AN ESTABLISHED TURF AREA.
- CONTRACTOR SHALL REMOVE REASONABLE AMOUNT OF STONES, DEAD ROOTS, DETRITUS AND OTHER UNDESIRABLE MATERIAL FROM EXISTING SOIL.
- IF ROCKS ARE ENCOUNTERED, REMOVE TO A DEPTH OF 3" AND ADD 3" OF FRIABLE FERTILE TOPSOIL TO ALL SODDED AREAS. CONTRACTOR TO ENSURE THAT SITE IS GRADED ACCORDING TO THE ENGINEERS GRADING PLAN.
- LAWN AREAS SHALL HAVE 3" MINIMUM FRIABLE TOPSOIL AND BE TREATED WITH FERTILIZER APPLIED AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET.
- SOIL PREPARATION FOR PLANTING BEDS SHALL BE AS FOLLOWS:
-3 OF ORGANIC COMPOST
-20 POUNDS OF ORGANIC FERTILIZER/ 1,000 SF OF BED AREA
-TILL BED TO A DEPTH OF 6 TO 8
-CHECK SOIL ACIDITY. SOIL ACIDITY SHOULD RANGE FROM 5.0 TO 7.0 PH. REGULATE IF NECESSARY.
- ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM 3" OF NATIVE HARDWOOD MULCH.
- TREE PLANTING PITS SHALL BE CLEARED OF UNDESIRABLE MATERIAL AND BACKFILLED WITH PREPARED TOP SOIL. PLACE 1" OF COMPOST AND 3" OF SHREDDED HARDWOOD MULCH ON TOP OF ROOT BALL...
- THE CONTRACTOR WILL BE HELD LIABLE FOR ANY DAMAGE CAUSED TO TREES DUE TO IMPROPER STAKING METHODS, INCLUDING ABSENCE OF STAKING THROUGHOUT THE WARRANTY PERIOD.
- TREES SHALL BE PLANTED AT LEAST 2.5 FEET FROM ANY RIGHT-OR-WAY LINE, CURB, WALK OR FIRE HYDRANT, AND OUTSIDE ALL UTILITY EASEMENTS.
- TREES SHALL BE PLANTED AT LEAST 8 FEET FROM ANY PUBLIC UTILITY LINE WHERE POSSIBLE. IN THE EVENT THIS IS NOT POSSIBLE, CONTRACTOR SHALL INSTALL A ROOT BARRIER, PER THE DETAIL(S) NOTED ON THIS SHEET.
- TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 7 FEET FROM FINISH SURFACE.
- CONTRACTOR SHALL WARRANTY ANY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER THE FINAL ACCEPTANCE. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION IN ACCORDANCE WITH THE SEASON. DEAD, DAMAGED OR DESTROYED PLANT MATERIAL SHALL BE REPLACED IN KIND WITHIN THIRTY DAYS. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON PART OF THE OWNER.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER OR WEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVERSPRAY ON TREES IS PROHIBITED.
- INSTALLING CONTRACTOR TO MAINTAIN LANDSCAPING FOR 30 DAYS FROM OWNER OCCUPANCY TO ESTABLISH PLANTS AND GRASS, MOWING AND TRIMMING TO BE INCLUDED.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND RE-ESTABLISHED BE SOD. THESE AREAS SHALL BE IRRIGATED AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE. THIS IS TO INCLUDE ALL AREAS TO THE BACK OF CURB AROUND THE PROPERTY.
- ANY HARDWOOD MULCHED BEDS ON SITE SHALL HAVE PERMEABLE WEED MAT INSTALLED PRIOR TO PLANT MATERIAL AND MULCH BEING INSTALLED.
- ALL BEDDING AREAS WITH GROUND COVER (ASIAN JASMINE, WINTER CREEPER, ETC.) SHALL BE TOP DRESSED WITH HARDWOOD MULCH UNTIL GROUND COVER HAS COVERED AREA COMPLETELY.
- ANY SWITCH GEAR DEVICES, ELECTRICAL TRANSFORMERS, TELEPHONE PEDESTALS, AND HVAC UNITS LOCATED ON THE PROPERTY ARE TO BE SCREENED. IF THESE DEVICES HAVE BEEN ALTERED FROM THE MOST RECENT PLANS, THE CONTRACTOR IS TO VERIFY PLACEMENT OF THESE UTILITIES AND CONTACT LANDSCAPE ARCHITECT FOR PLANT MATERIAL SPECIFICATIONS AND PLACEMENT.
- LANDSCAPE CONTRACTOR SHALL NOT PLACE TOPSOIL OR MULCH ABOVE BRICK LEDGE OF THE BUILDING AND SHALL NOT BLOCK WEEP HOLES ON THE BUILDING.
- IF THE GRADES ON SITE AT THE TIME THE LANDSCAPE CONTRACTOR IS SET TO BEGIN WORK DOES NOT ALLOW THE BRICK LEDGE AND WEEP HOLES TO REMAIN UNCOVERED, IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OR GENERAL CONTRACTOR IMMEDIATELY.

ROOT ANCHOR ITEM #	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-BG	10 / 15 OR 17" ROOT BALL	12-18" MINIMUM DEPTH	
30-BG	20 / 39 GALLON OR 22" ROOT BALL	18-24" MINIMUM DEPTH	
45/65-BG	45 / 65 GALLON OR 27-30" ROOT BALL	24-30" MINIMUM DEPTH	
100-BG	95 / 100 GALLON OR 36" ROOT BALL	30-36" MINIMUM DEPTH	
150-BG	150 GALLON OR 42" ROOT BALL	48" MINIMUM DEPTH	
200-BG	200 GALLON OR 48" ROOT BALL	48" MINIMUM DEPTH	
300-BG	300 GALLON OR 58" ROOT BALL	48" MINIMUM DEPTH	
CUSTOM-BG	ROOT BALLS LARGER THAN 60"	TBD	



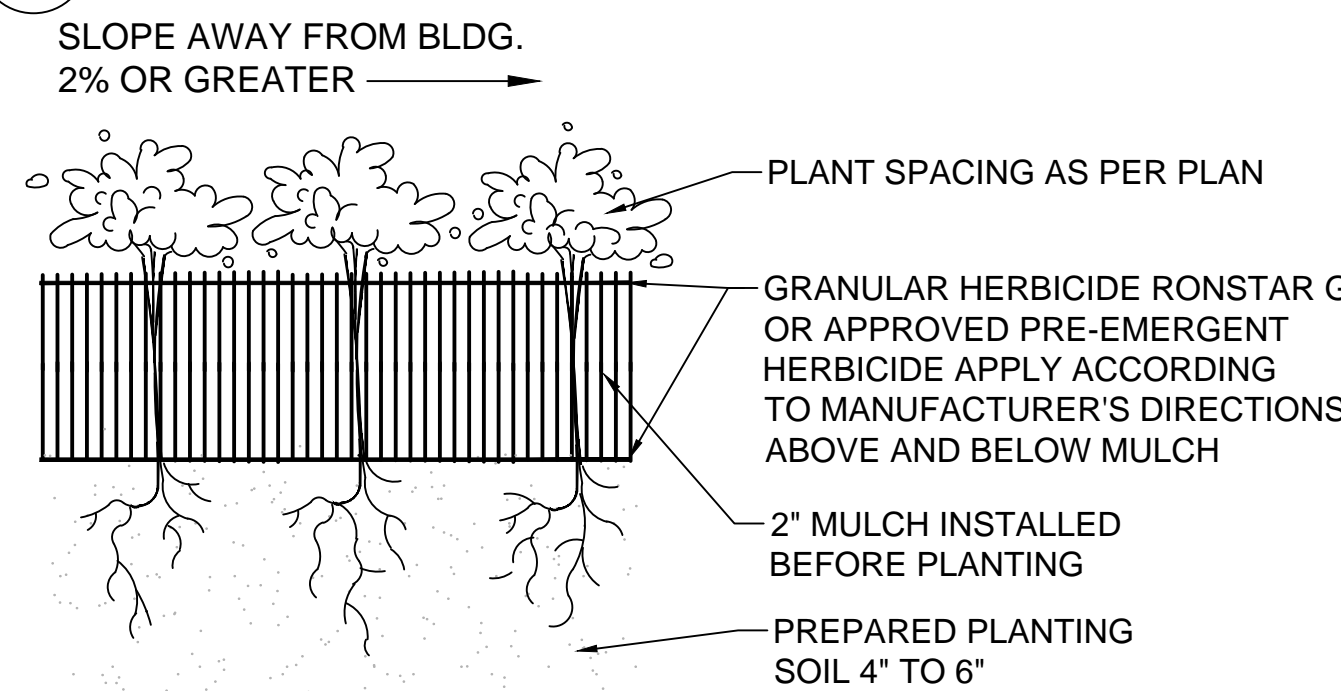
B TREE STAKING DETAIL

NOT TO SCALE



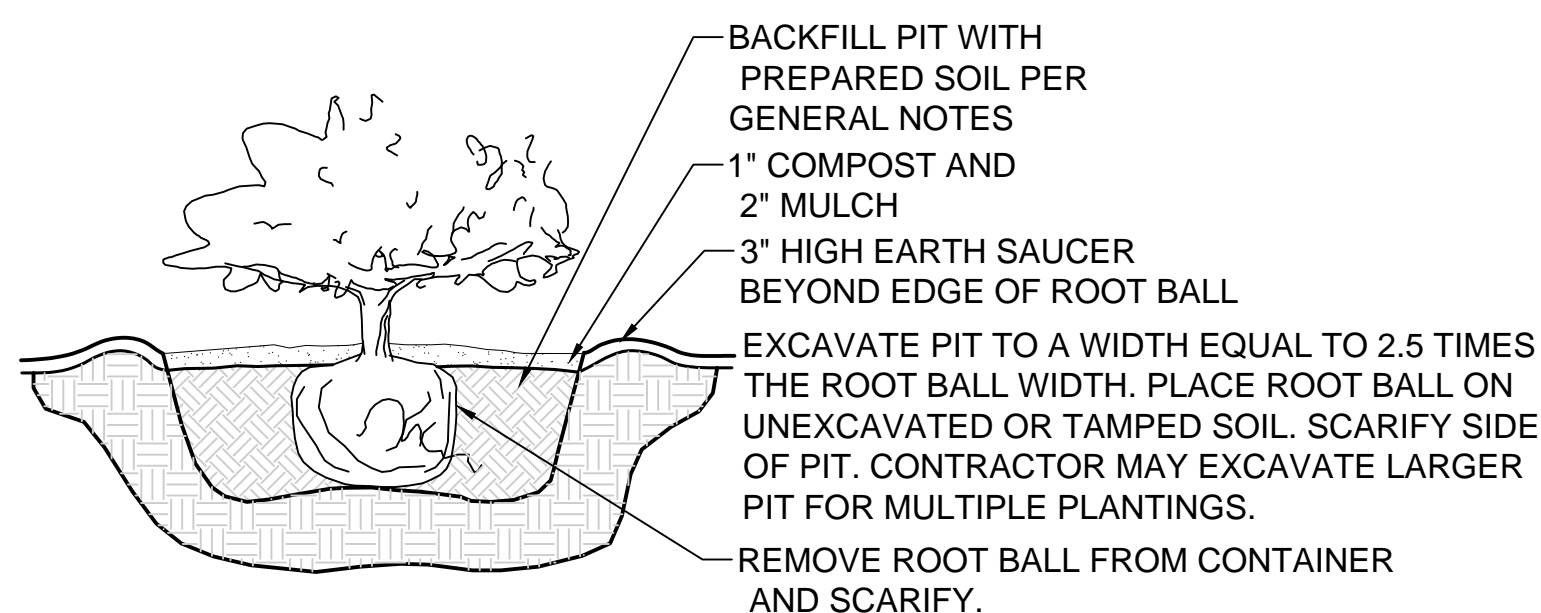
C TREE PLANTING DETAIL

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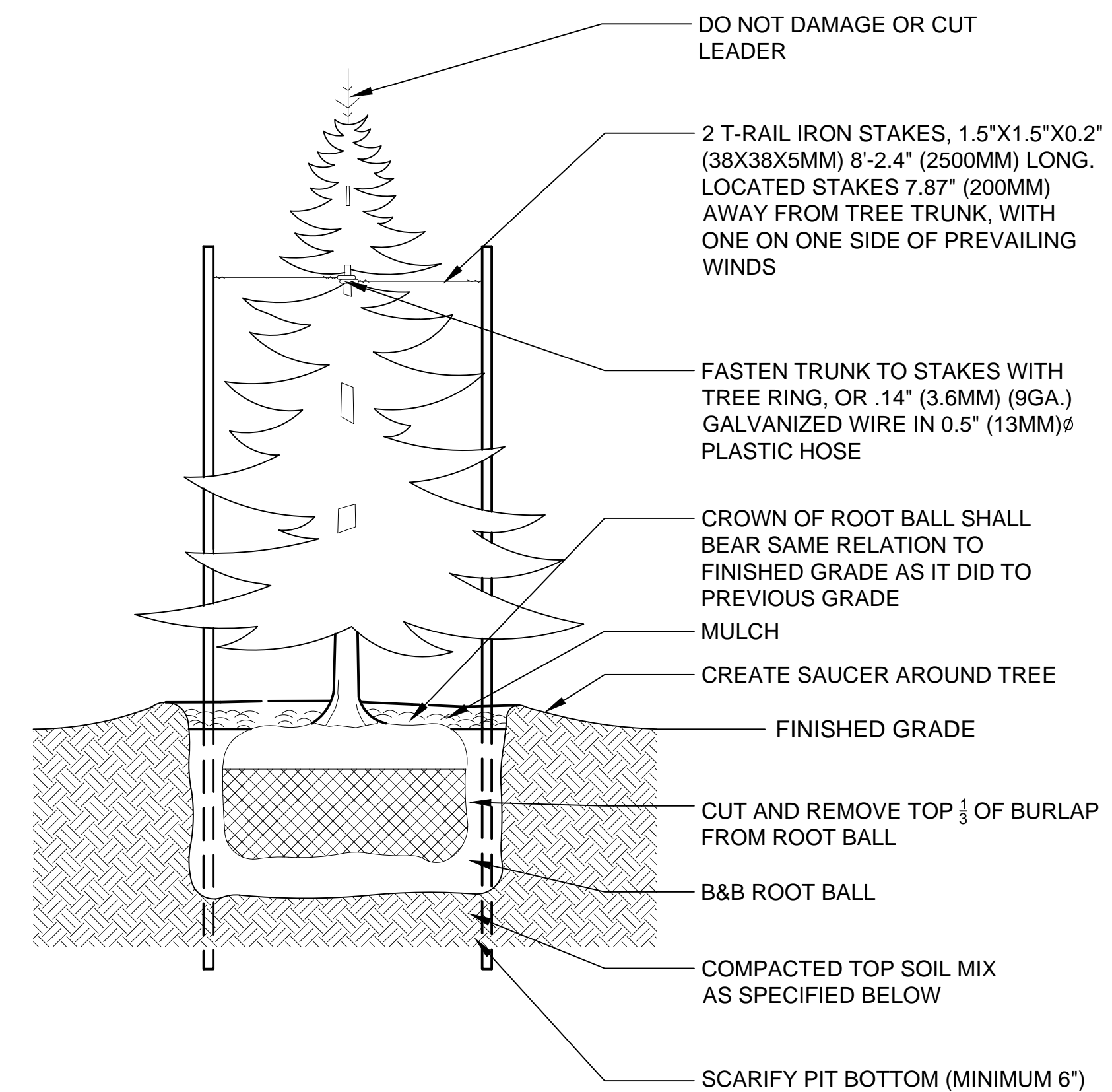
D GROUND COVER DETAIL

NOT TO SCALE



A SHRUB PLANTING DETAIL

NOT TO SCALE



E CONIFEROUS TREE STAKING DETAIL

NOT TO SCALE

SPECIFICATIONS:

- DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
- WATER THOROUGHLY AFTER INSTALLATION
- REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
- PROVIDE DRAINAGE FOR PLANTING PUT IN IMPERMEABLE SOIL
- TOPSOIL MIX, SEE SPEC.

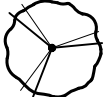
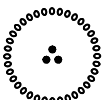

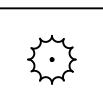
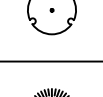

- STEP 1:**
- SET TREE IN PLANTING PIT.
 - PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL.
 - CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE.
 - ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET.

- STEP 2:**
- DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL.
 - SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE.

- STEP 3:**
- REMOVE DRIP ROD.
 - REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS.
 - PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" TO 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR.
 - PLACE "S" HOOK OVER THE END OF THE U-BRACKET.
 - PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF THE ROOT BALL.
 - TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY.

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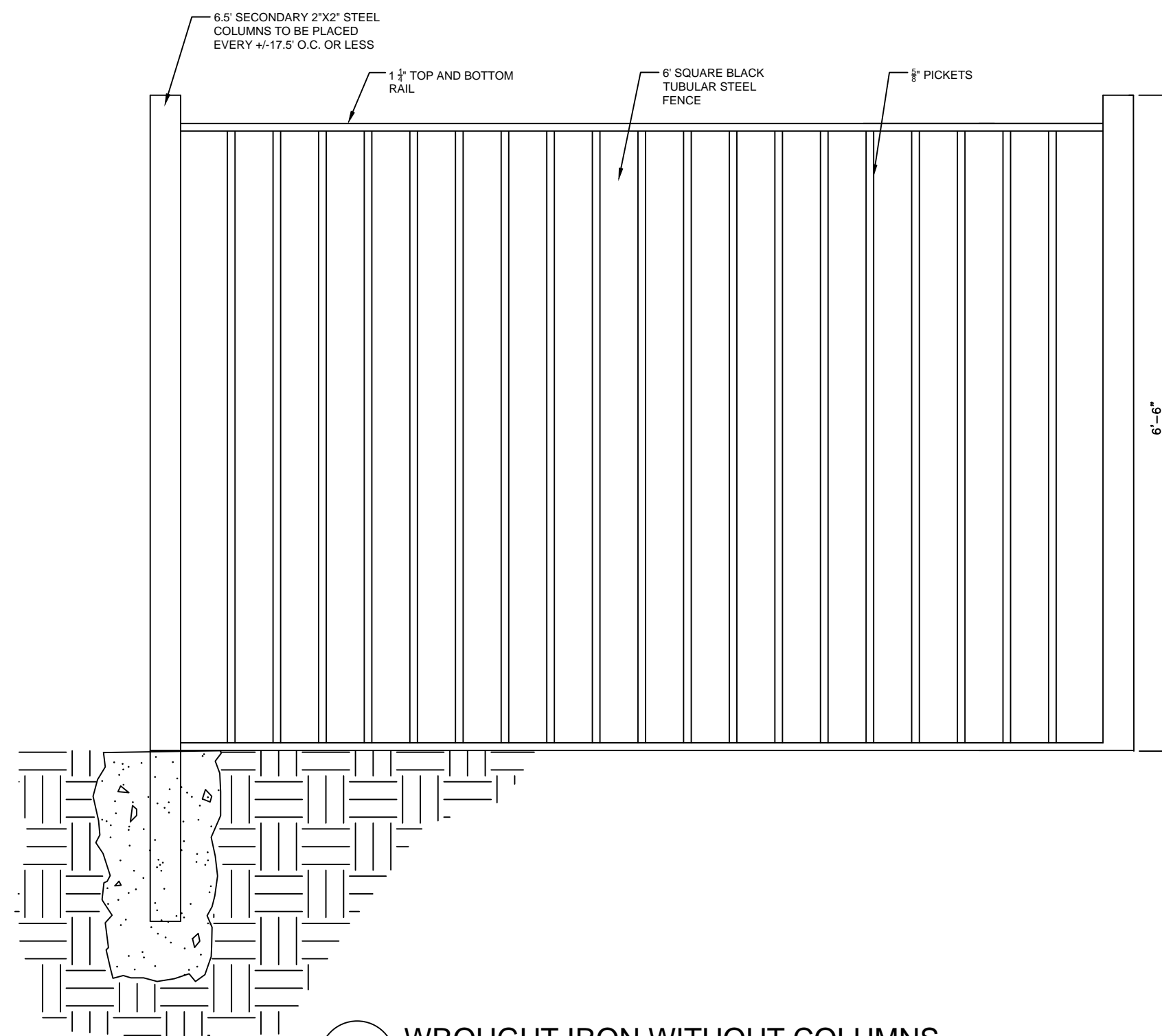
PLANT SCHEDULE						
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	98	CERCIS RENIFORMIS 'OKLAHOMA' OKLAHOMA RED BUD	30 GAL.	3"	6'-8'	FULL, MATCHING, SYMMETRICAL
	69	ILEX VOMITORIA YAUPON HOLLY	30 GAL.	3"	6'-8'	FULL, MATCHING, SYMMETRICAL
	177	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	45 GAL.	4"	10'-12'	FULL, MATCHING, SYMMETRICAL
	56	QUERCUS SHUMARDII SHUMARD RED OAK	B&B	5"	12'-14'	FULL, MATCHING, SYMMETRICAL
	56	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	B&B	5"	12'-14'	FULL, MATCHING, SYMMETRICAL
	52	ULMUS CRASSIFOLIA CEDAR ELM	B&B	5"	12'-14'	FULL, MATCHING, SYMMETRICAL
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
	24	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	7	LOROPETALUM CHINENSE 'PURPLE DIAMOND' FRINGE FLOWER	5 GAL	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	318	MUHLENBERGIA CAPILLARIS PINK MUHLY	5 GAL	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	42	NASSELLA TENUISSIMA 'PONY TAILS' MEXICAN FEATHER GRASS	5 GAL	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	34	SALVIA GREGGII AUTUMN SAGE	5 GAL	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	NOTES			
	249,969 SF	CYNODON DACTYLON 'TIF 419' BERMUDA GRASS	SOD			
	639 SF	RIVER ROCK	SOD			

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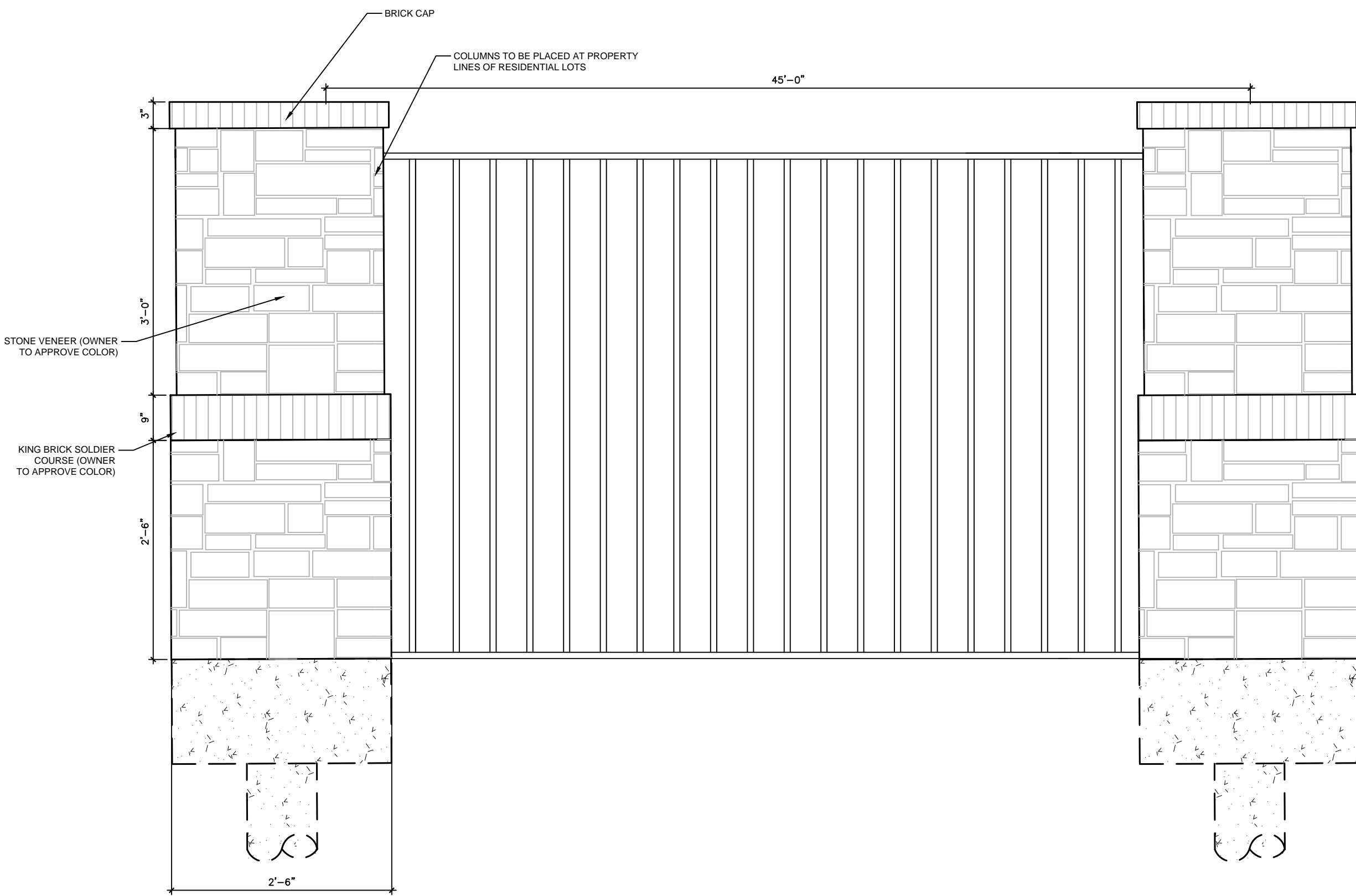
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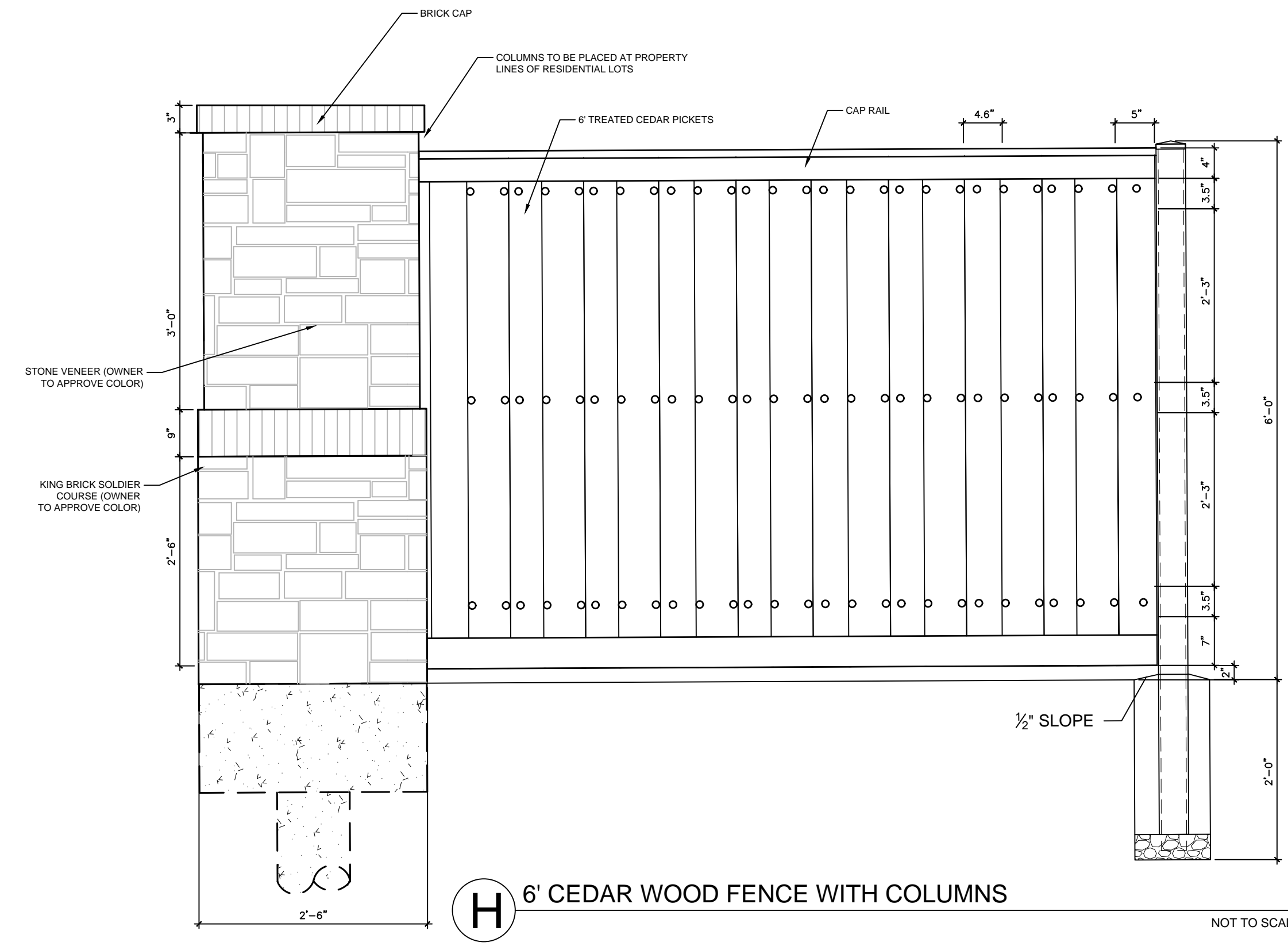
F WROUGHT IRON WITHOUT COLUMNS

NOT TO SCALE



G WROUGHT IRON WITH COLUMNS

NOT TO SCALE



H 6' CEDAR WOOD FENCE WITH COLUMNS

NOT TO SCALE

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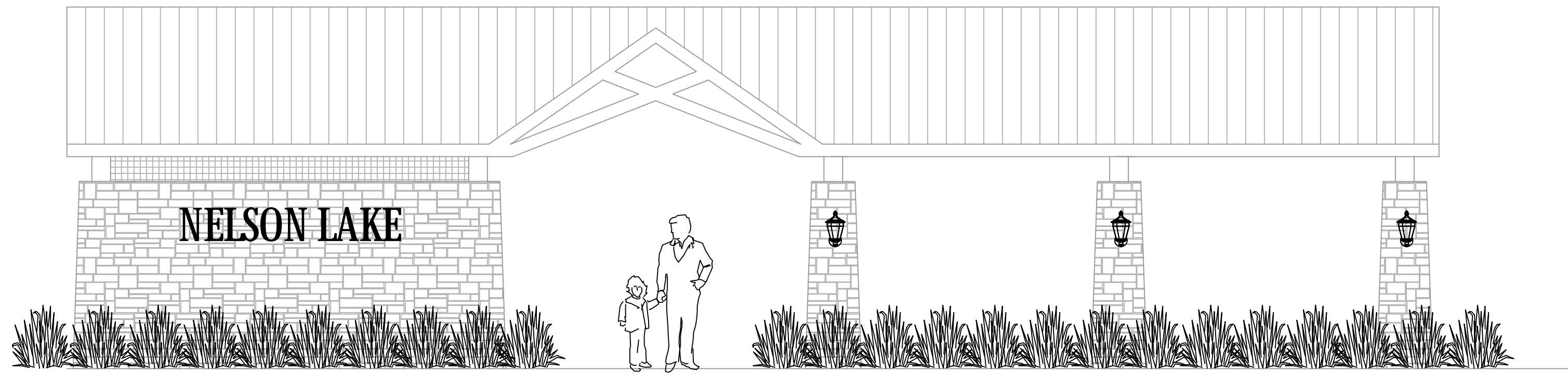
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SHEET NUMBER

L-1.15

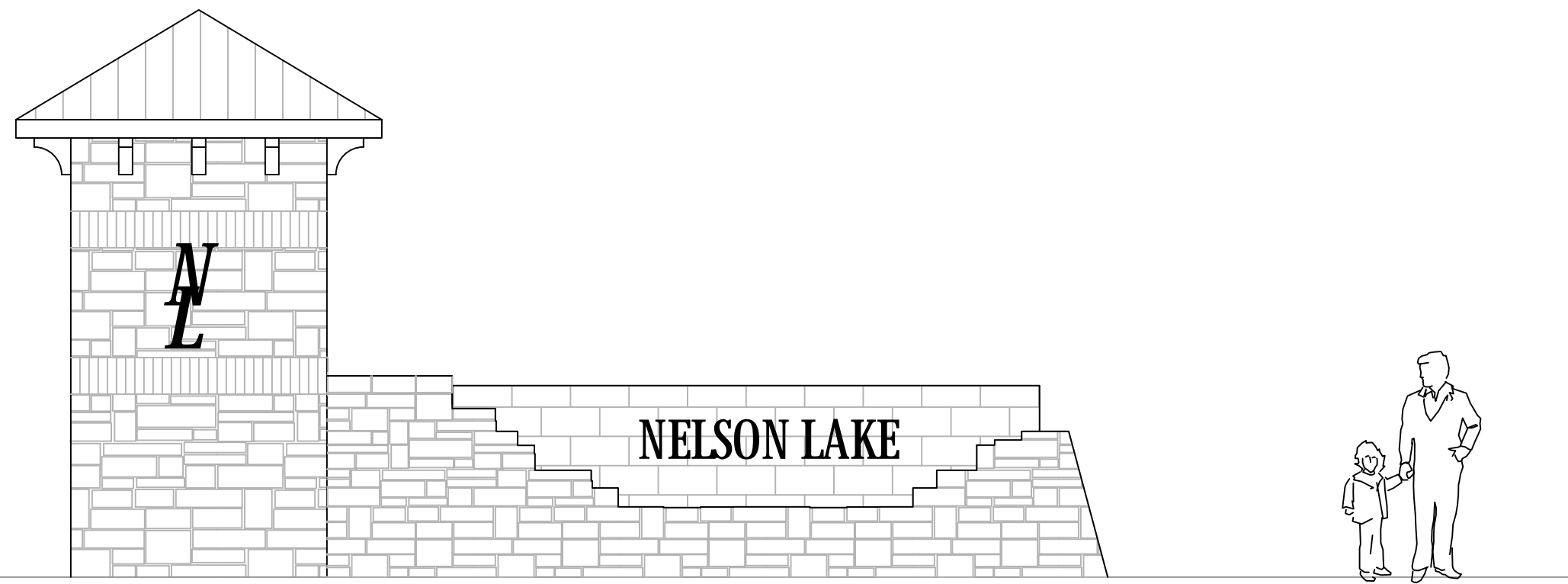
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ELEVATION

I AMENITY CENTER

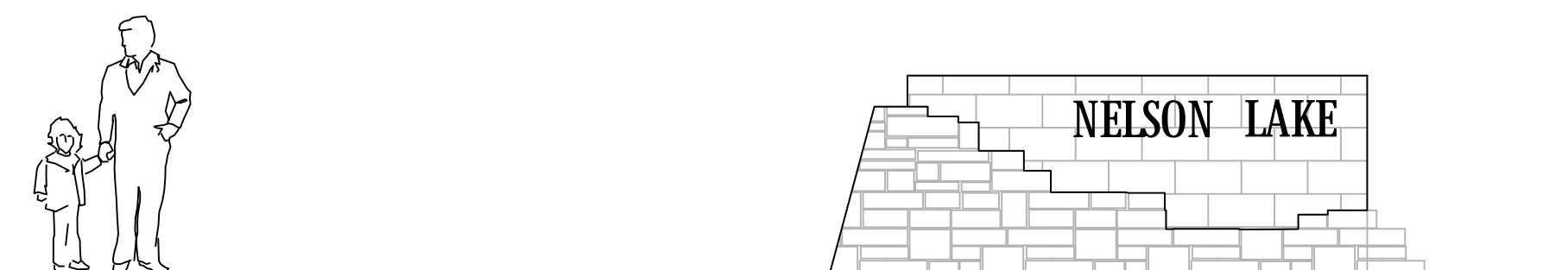
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ELEVATION

J PRIMARY ENTRY GEATURE

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ELEVATION

K SECONDARY ENTRY FEATURE

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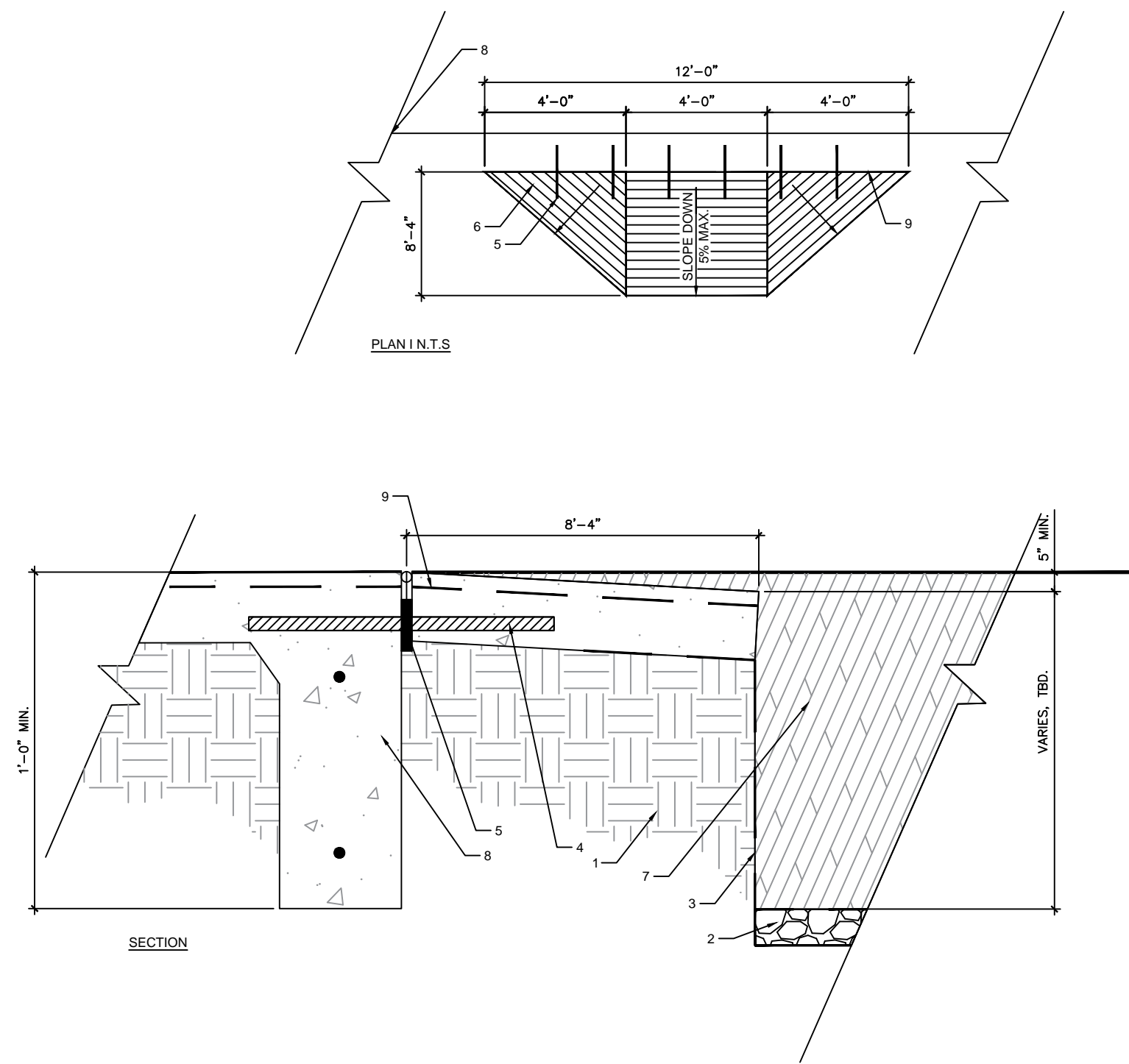
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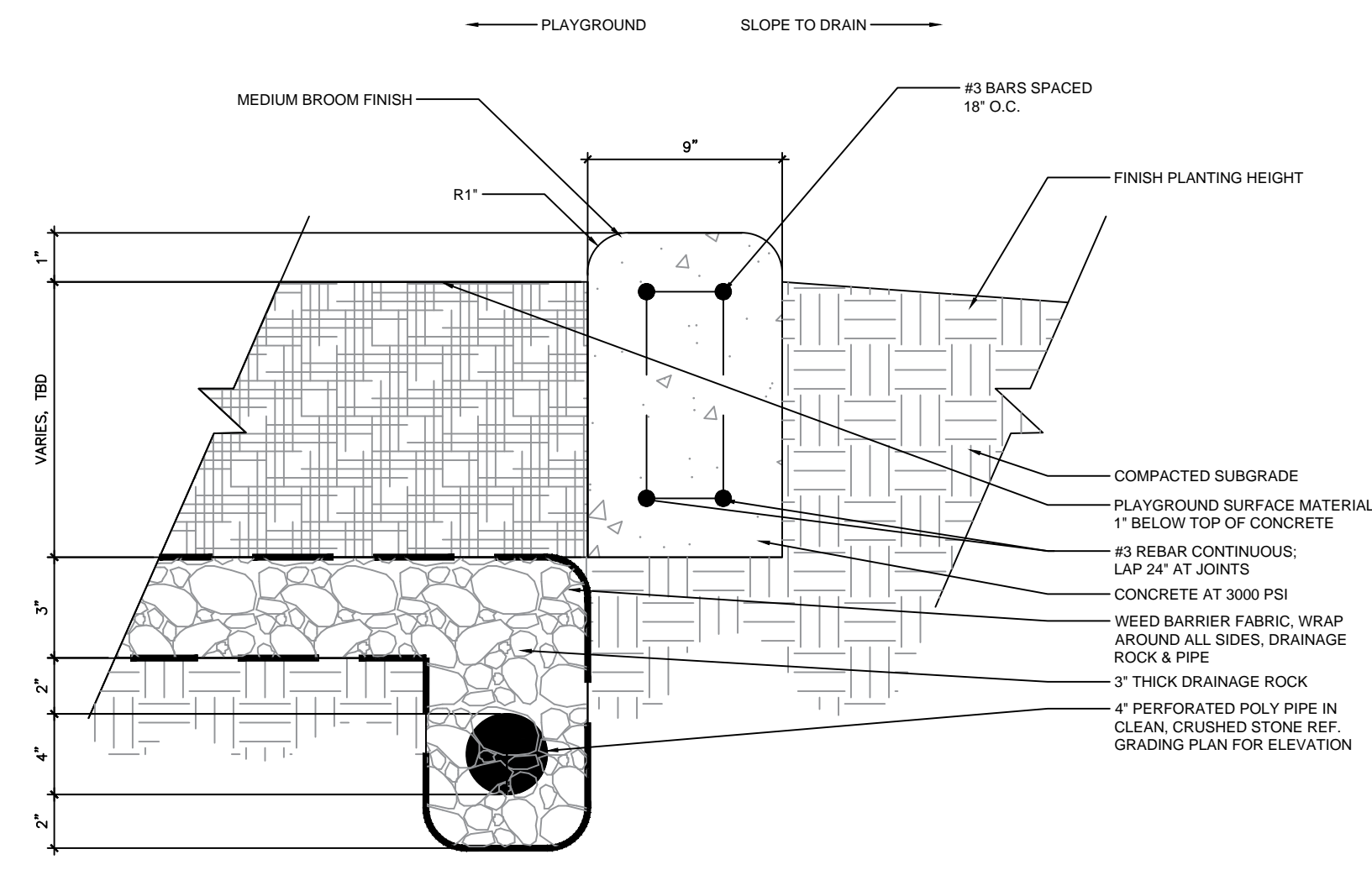
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- KEY:**
1. COMPACTED SUBGRADE TO 95% MAX DENSITY
 2. 2" THICK DRAINAGE ROCK
 3. FILTER FABRIC
 4. CONCRETE, 3000 PSI, ONE LAYER #3 BARS AT 18" O.C. E.W., MEDIUM BROOM FINISH PERPENDICULAR TO PEDESTRIAN TRAFFIC. EXPANSION JOINT 3/4" CEDAR FULL DEPTH TO SUPPORT BACKER ROD/ZIP-STRI. SEAL WITH JOINT SEALANT SL-1 (COLOR TO MATCH CONCRETE; 3" DIA. SMOOTH DOWEL 18" LENGTH AT 18" O.C. MIN. GREASE AND CAP FULL LENGTH OF EXPOSED DOWEL.
 5. TROWEL 1" GROOVES INTO SURFACE OF RAMP AS SHOWN AT 3" O.C. PERPENDICULAR TO PEDESTRIAN TRAFFIC.
 6. PLAY SURFACE (FIBER MULCH), 2" MIN. COVER ON RAMP
 7. ADJACENT CONCRETE WALKWAY. THICKEN EDGE AT PLAYGROUND BOUNDARY TO 12" DEPTH X 8" W MIN. PLACE (2) #3 BARS CONTINUOUS
 8. PLAY SURFACE TO THE TOP OF TRANSITION.

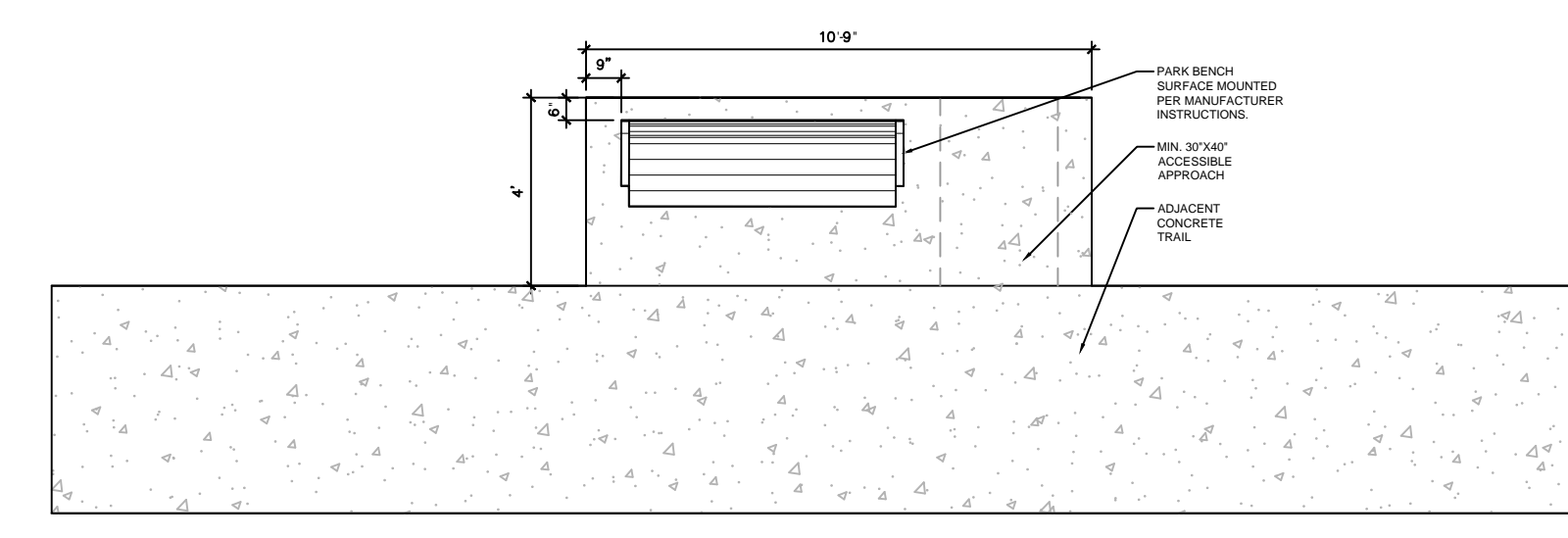
NOTE:
RAMP MUST BE LOCATED OUT OF PLAY EQUIPMENT SAFETY/FALL ZONE



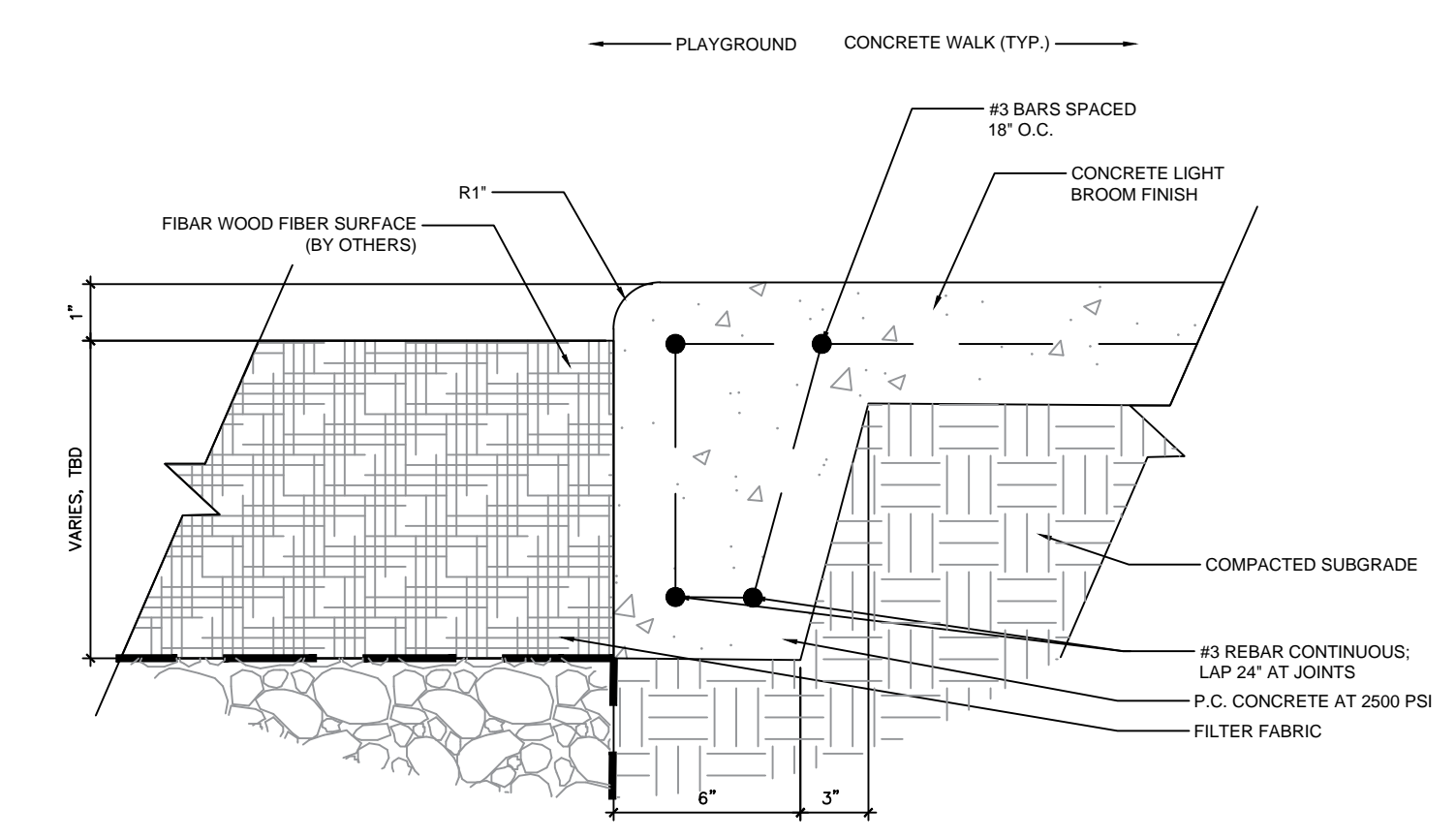
O PLAYGROUND DRAINAGE NOT TO SCALE



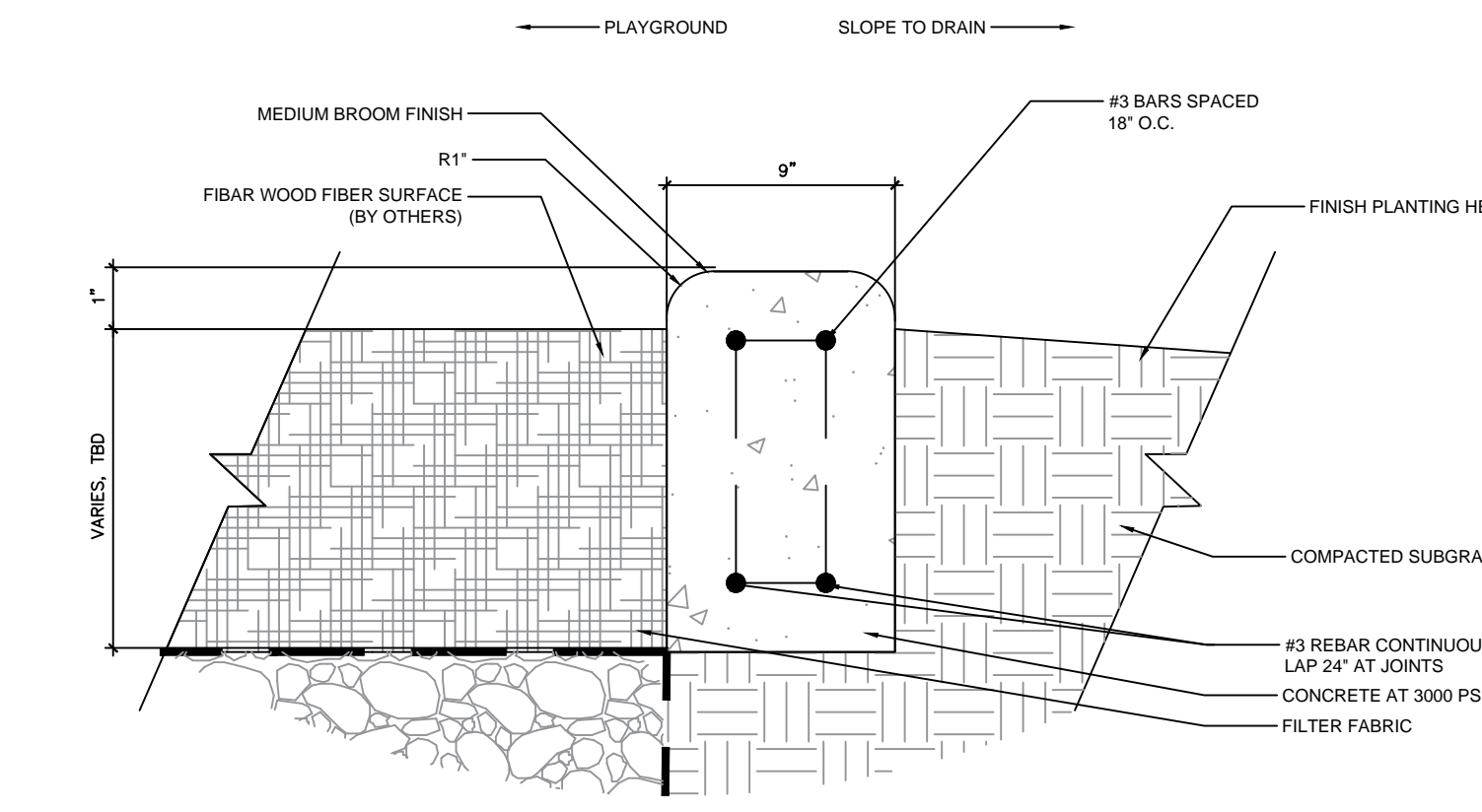
Q CONCRETE PAD UNDER PARK BENCH NOT TO SCALE



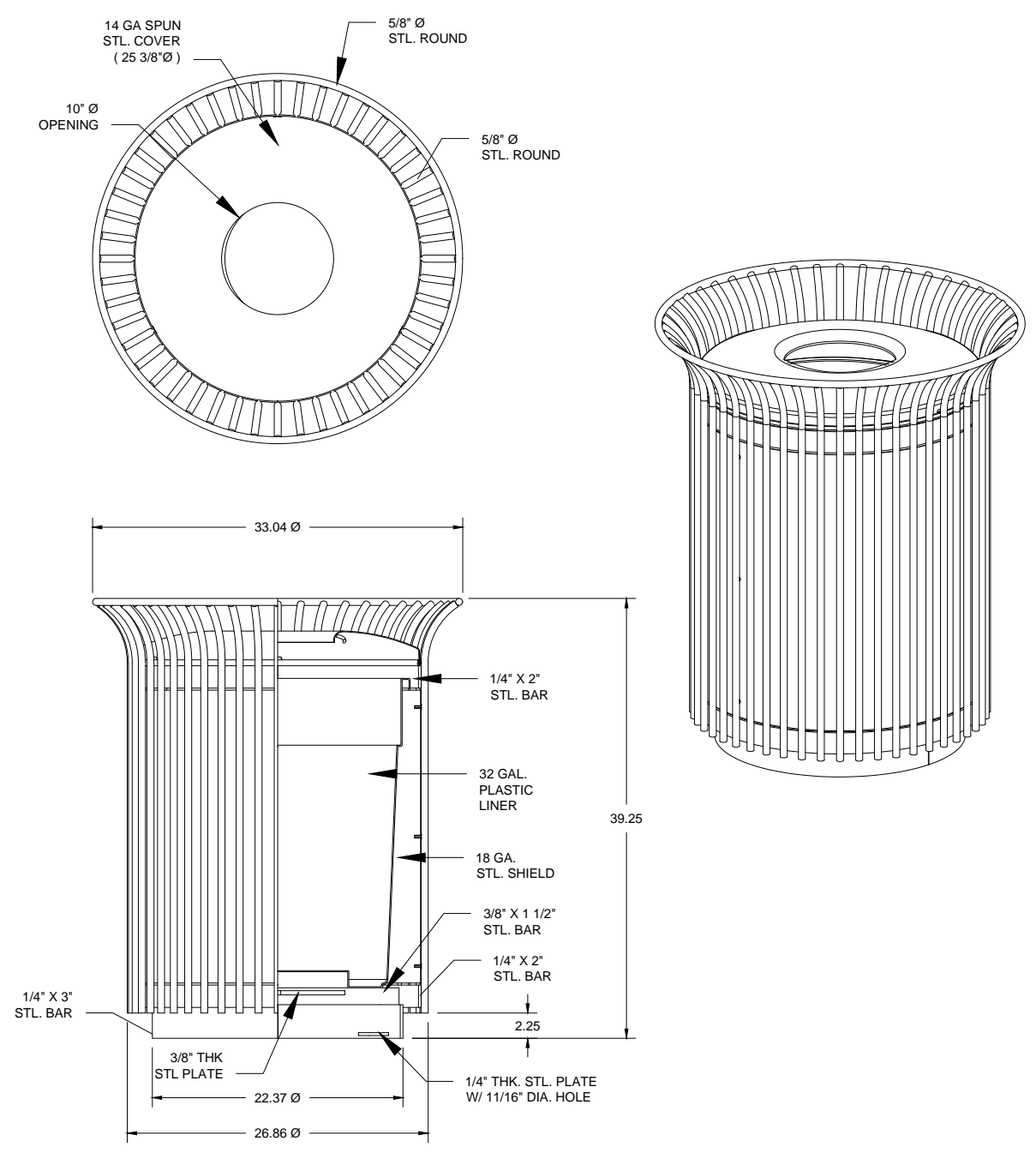
L PLAYGROUND RAMP/EDGE TREATMENT NOT TO SCALE



M PLAYGROUND SURFACE TO PAVEMENT NOT TO SCALE

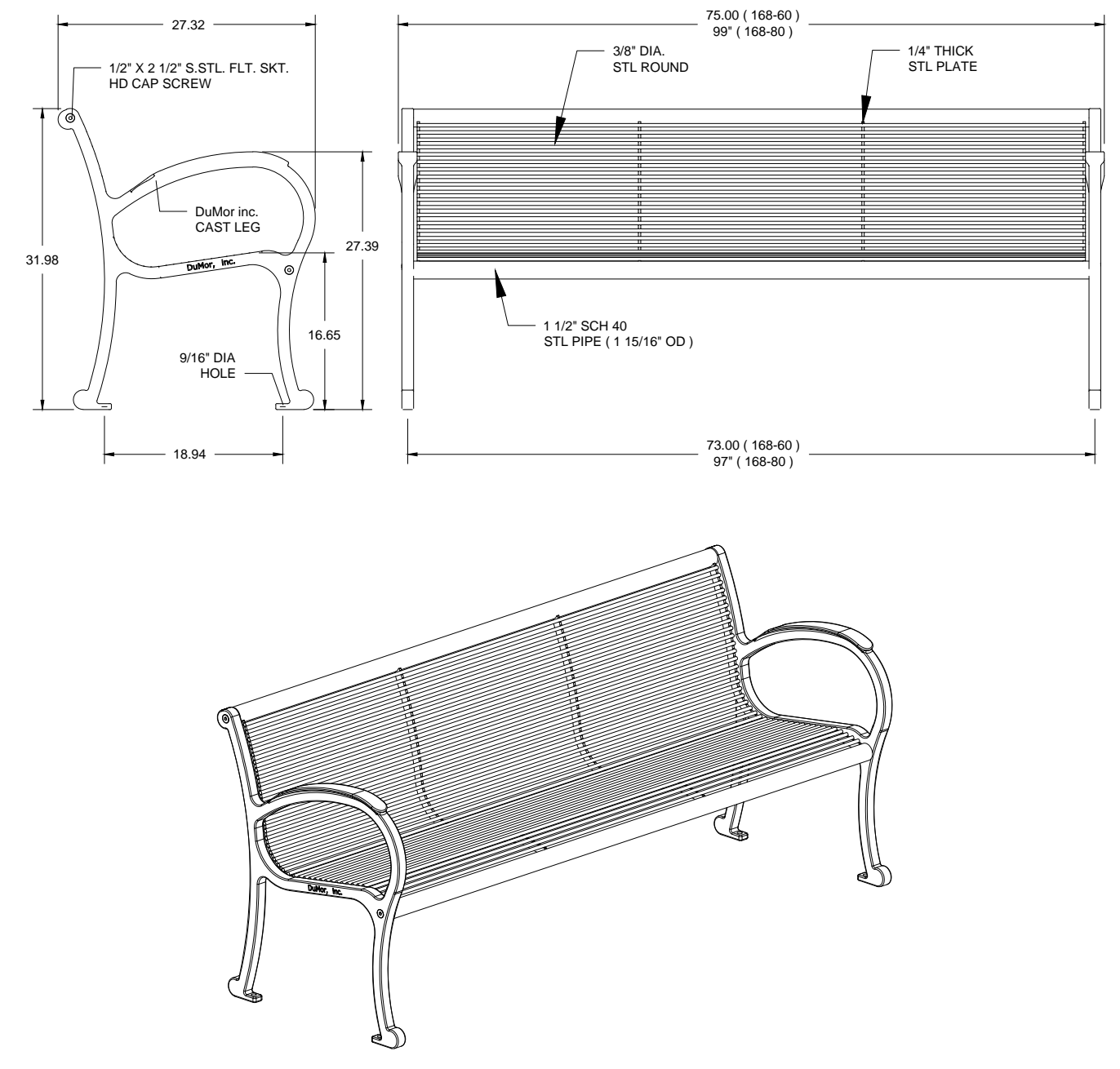


P TRASH RECEPTACLE- DUMOR 158 (OR APPROVED EQUAL) NOT TO SCALE



- NOTES:**
- 1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
 - 2.) 1/2" X 3/34" EXPANSION ANCHOR BOLTS PROVIDED.
 - 3.) ALL WELDS CONT. THEN GROUND SMOOTH.

R PARK BENCH- DUMOR 168 (OR APPROVED EQUAL) NOT TO SCALE



- NOTES:**
- 1.) ALL STL. MEMBERS COATED W/ ZINC RICH COATING THEN POLYESTER POWDER COATED.
 - 2.) BENCH IS SHIPPED UNASSEMBLED.
 - 3.) 1/2" X 3/34" EXPANSION ANCHOR BOLTS PROVIDED.

N PLAYGROUND CONTAINMENT BEAM NOT TO SCALE



No.	Date	Revision Description

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Michael A. Wilson
L.A.#3068

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.