



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2023-002

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

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

### Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

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

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

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

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

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

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

## NOTARY VERIFICATION [REQUIRED]

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

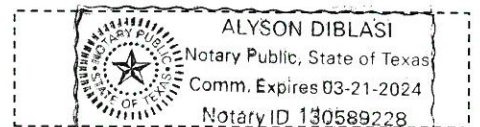
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 928.42, to cover the cost of this application, has been paid to the City of Rockwall on this the 16<sup>th</sup> day of January, 20 23. By signing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

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

Owner's Signature

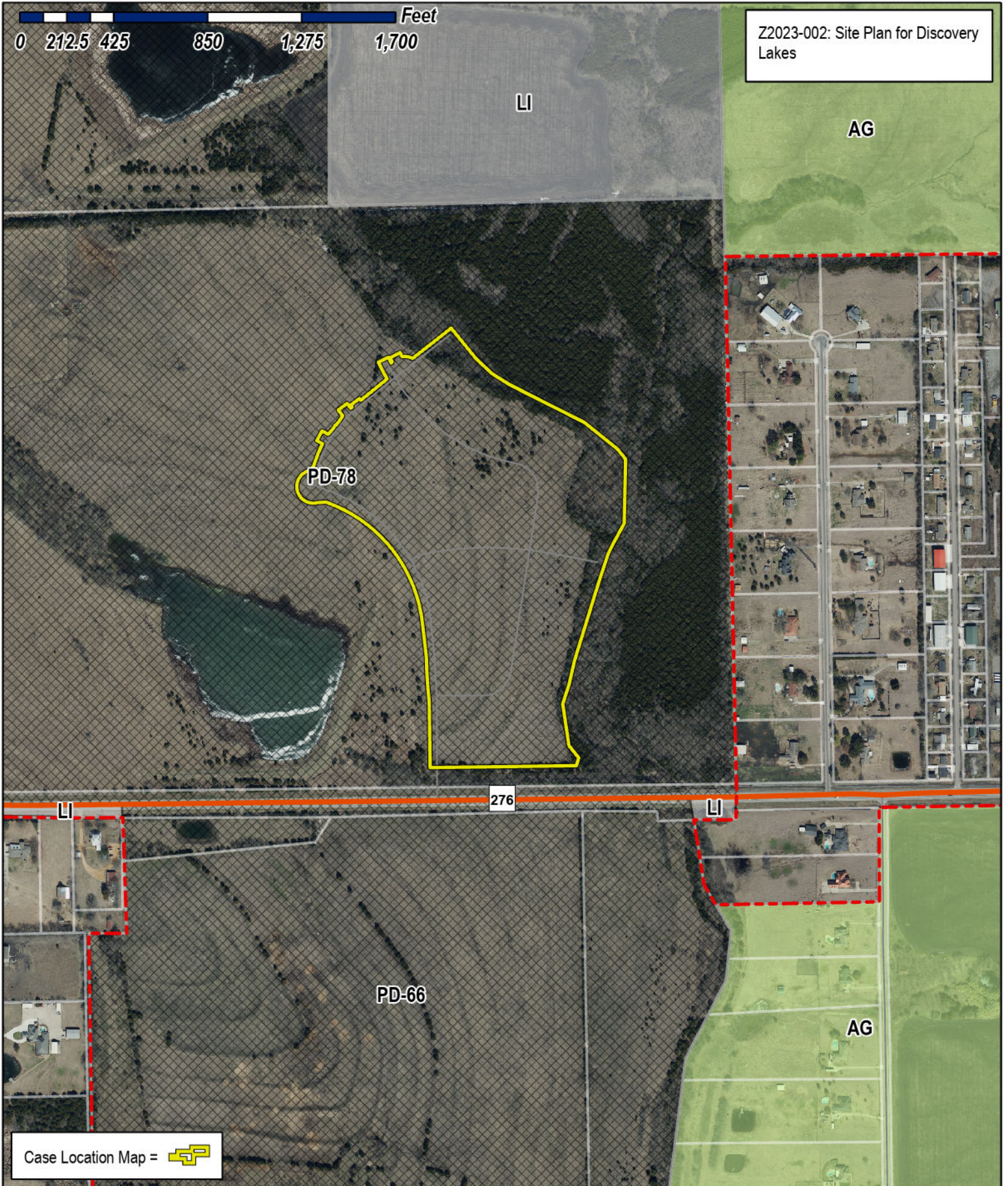
*Nick DiGiuseppe*  
*Alyson Diblasi*

Notary Public in and for the State of Texas



My Commission Expires 03-21-24





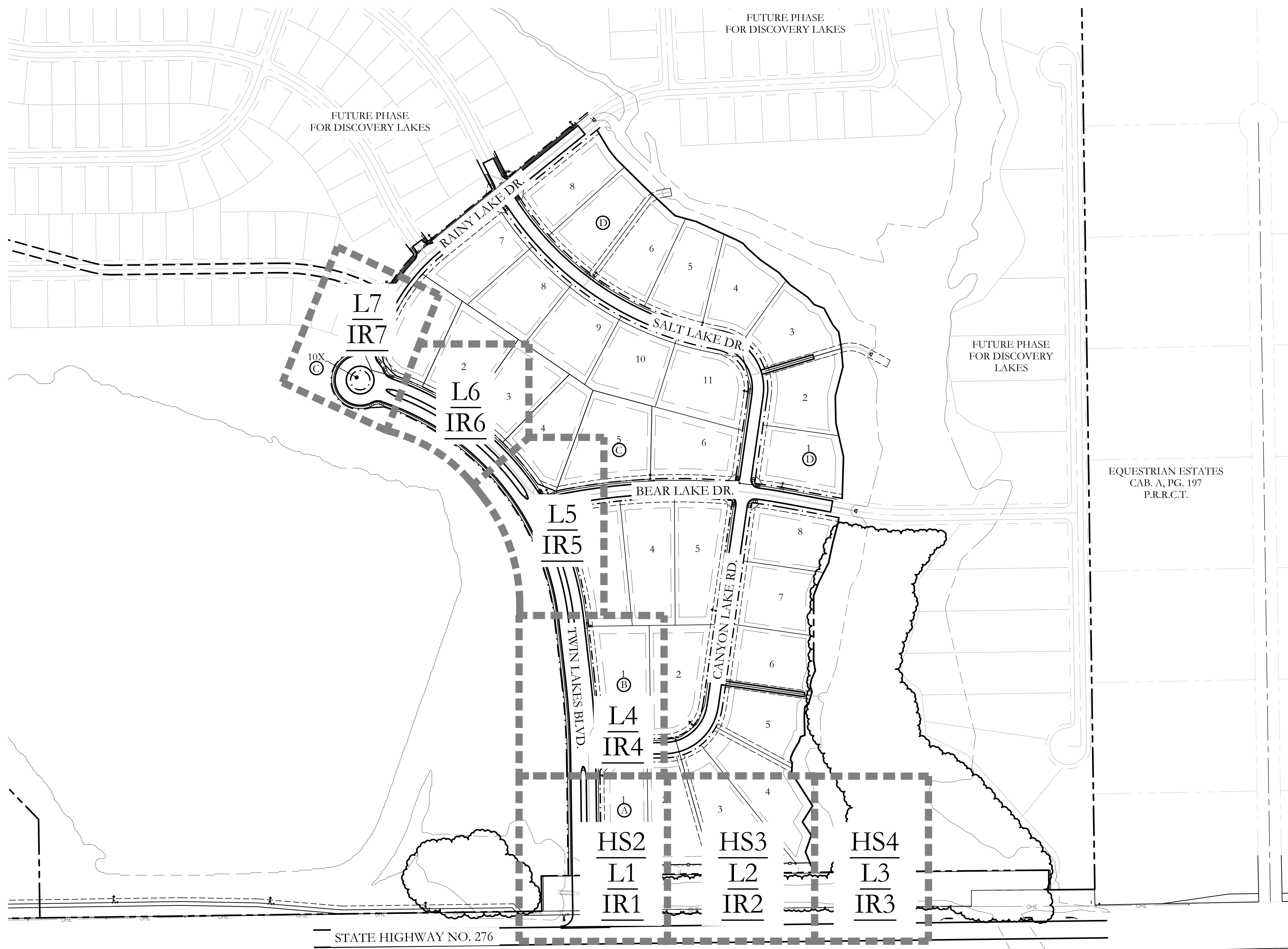
# City of Rockwall

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

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







FUTURE PHASE FOR DISCOVERY LAKES

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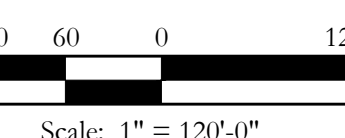
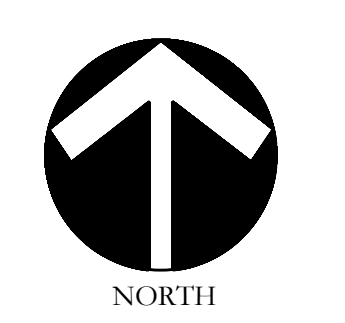
FUTURE PHASE FOR DISCOVERY LAKES

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

STATE HIGHWAY NO. 276



November 22, 2021



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

One Inch

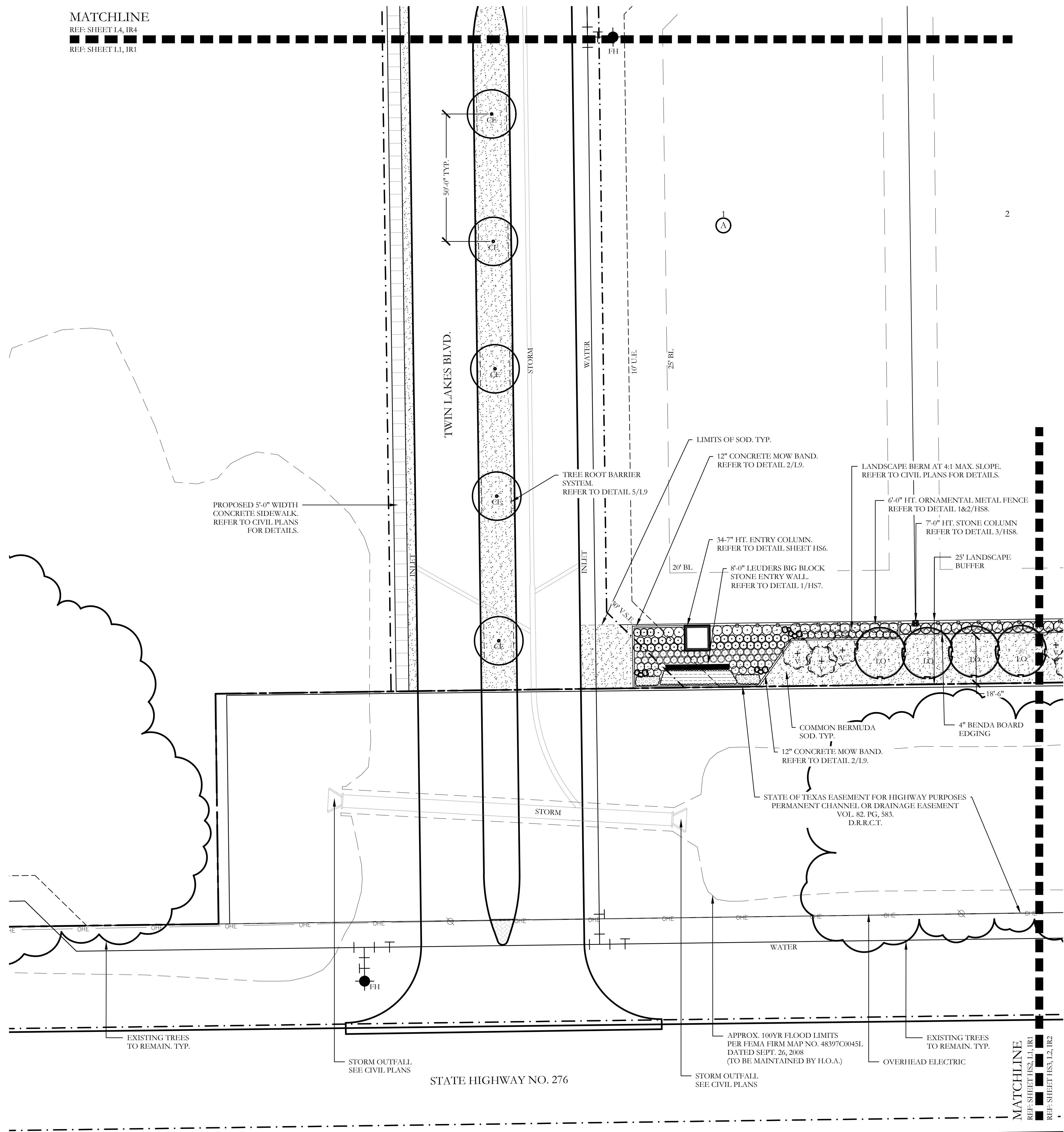
**SCREENING AND BUFFERING**  
Overall Layout Plan  
Discovery Lakes Ph. 1  
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.  
**DLL001**

SHEET NO.  
**HS1 of 8**

FOR CONSTRUCTION

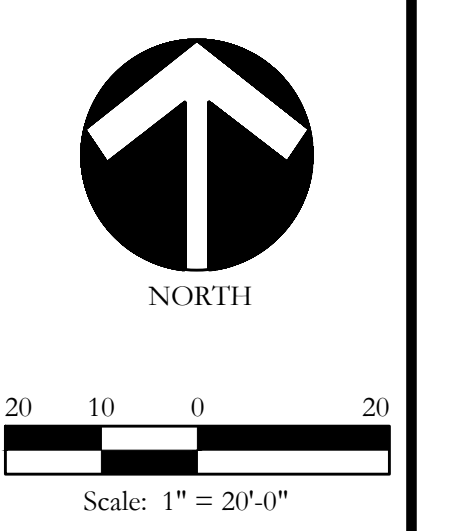
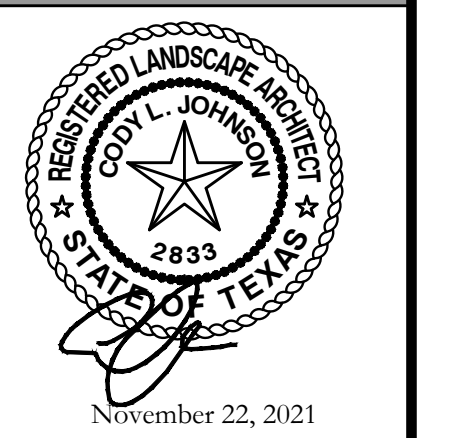
MATCHLINE  
 REF: SHEET L4, IR4  
 REF: SHEET L1, IR1



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

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

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

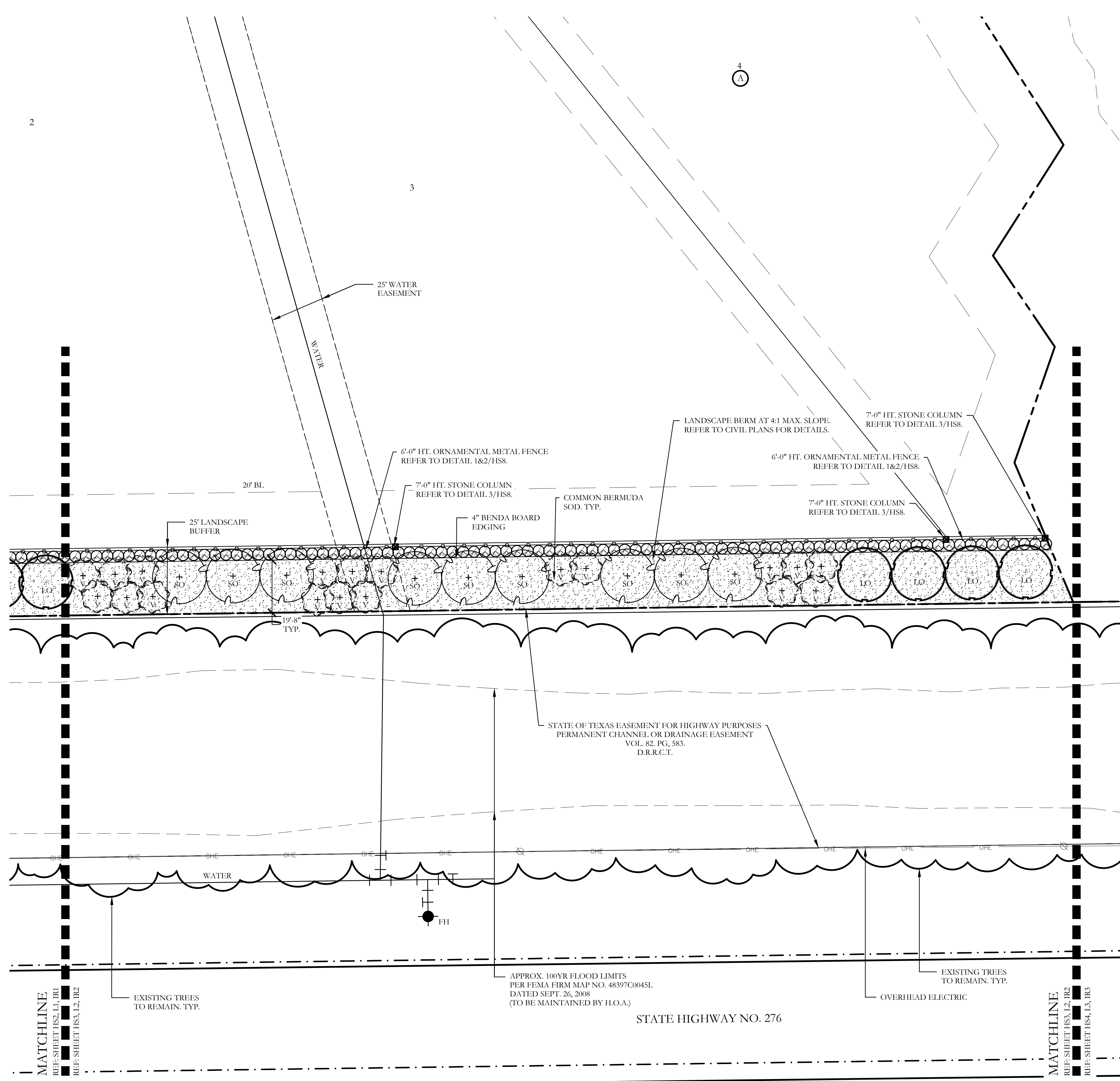


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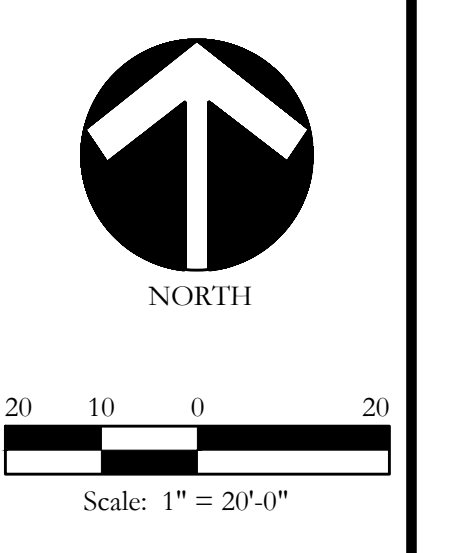
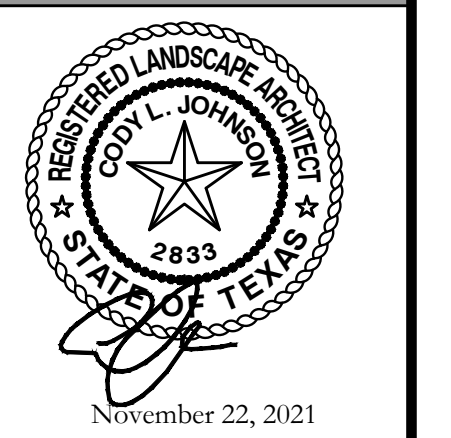
**SCREENING AND BUFFERING**  
 Landscape Plan  
 Discovery Lakes Ph. 1  
 City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.  
**DLL001**  
 SHEET NO.  
**L1 of 9**

FOR CONSTRUCTION



PLANT LEGEND					
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One Inch

**SCREENING AND BUFFERING**

Landscape Plan

Discovery Lakes Ph. 1

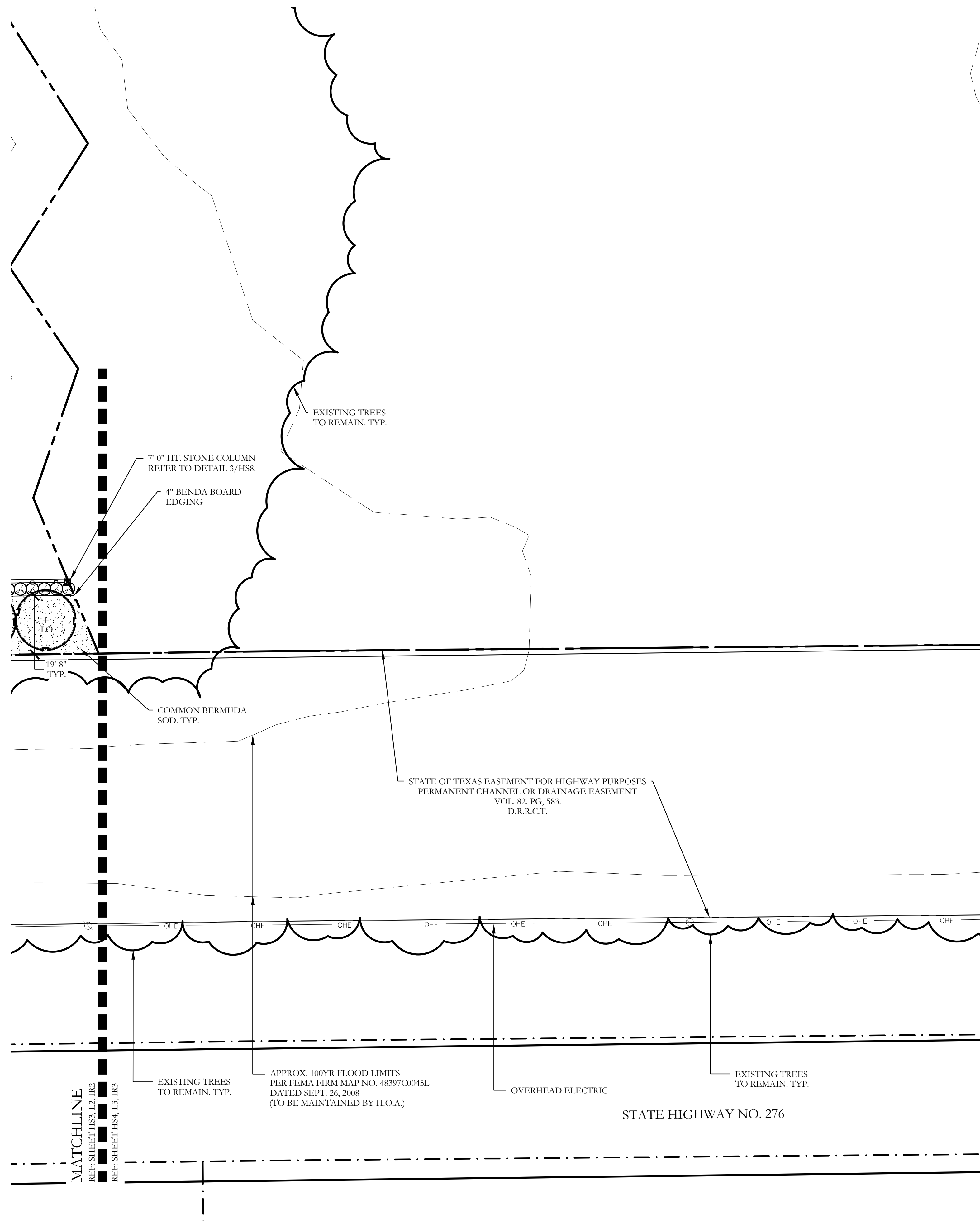
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.  
**DL001**

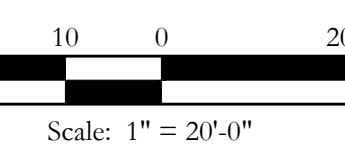
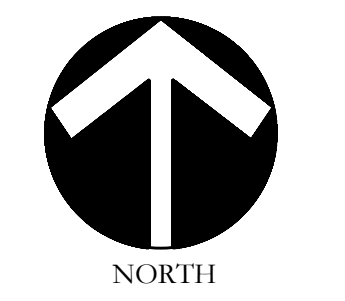
SHEET NO.  
**L2 of 9**

FOR CONSTRUCTION





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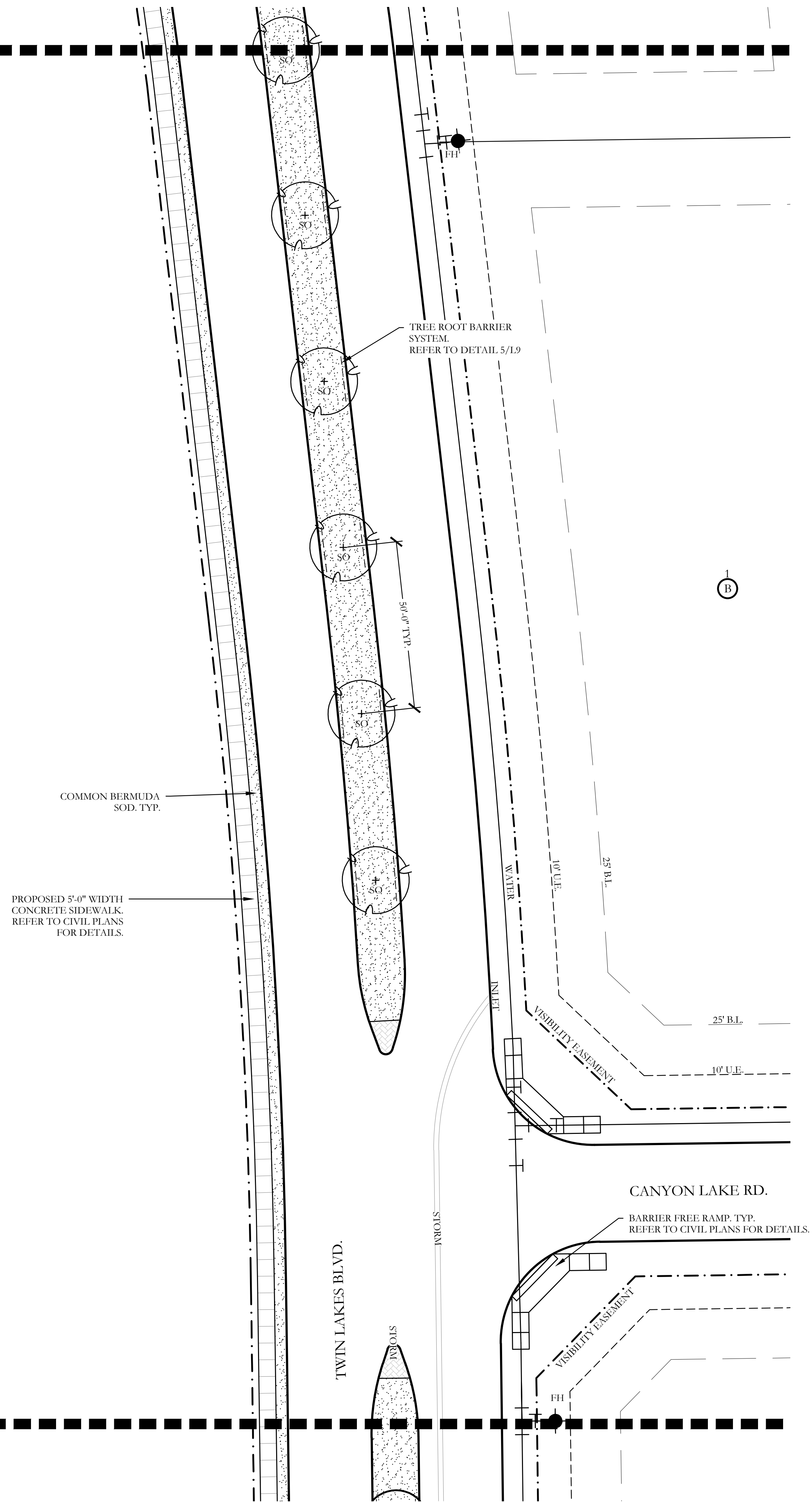
**SCREENING AND BUFFERING**  
Landscape Plan  
Discovery Lakes Ph. 1  
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.  
**DLL001**  
SHEET NO.  
**L3 of 9**

FOR CONSTRUCTION

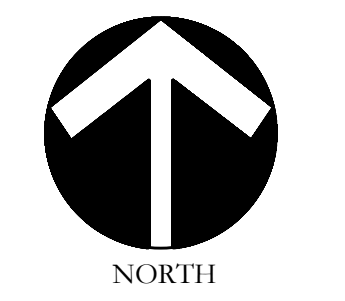
MATCHLINE  
 REF: SHEET L5, IR5  
 REF: SHEET L4, IR4

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



PLANT LEGEND					
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**CODY JOHNSON**  
 s.t.u.d.i.o



Scale: 1" = 20'-0"

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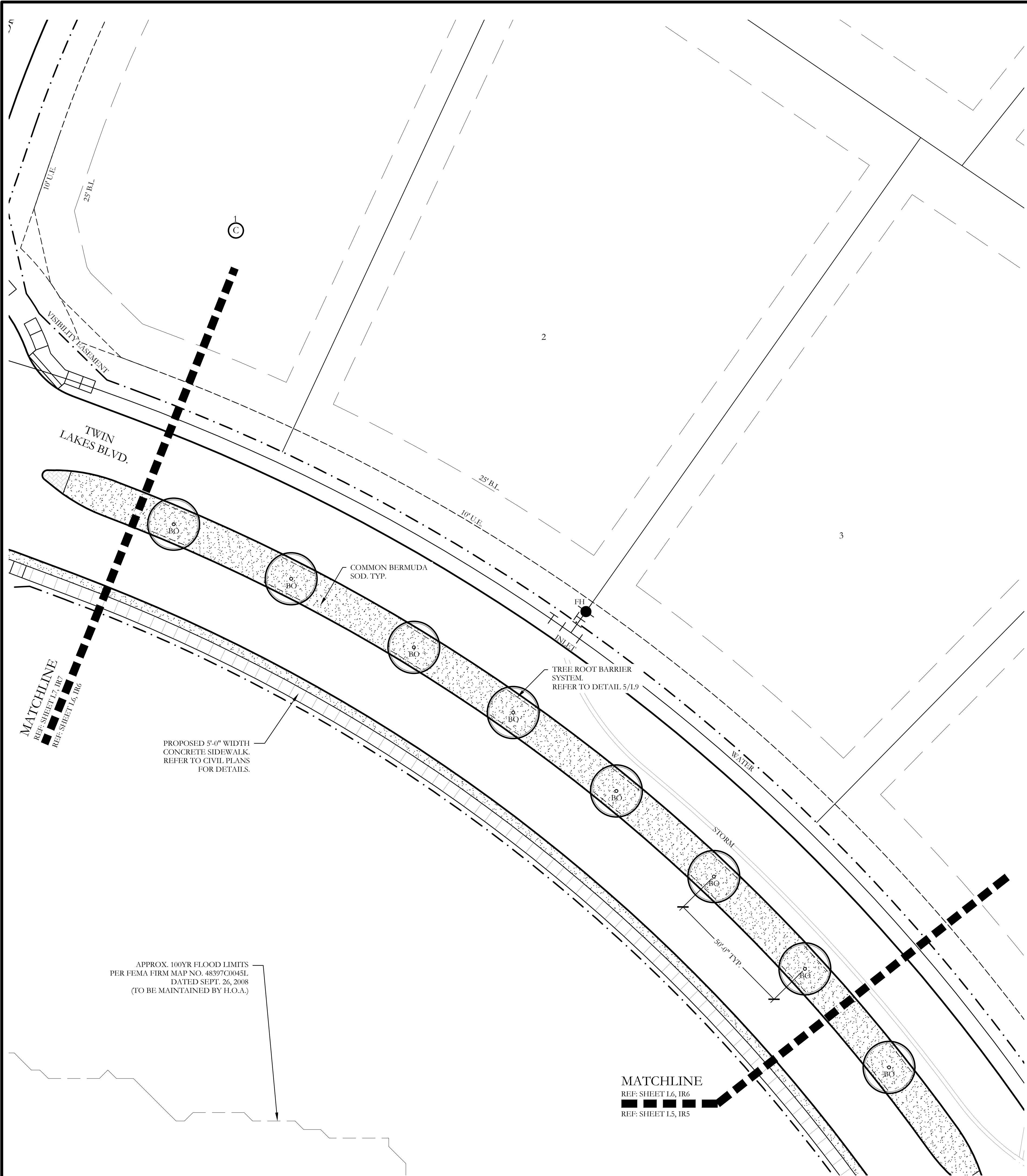
**SCREENING AND BUFFERING**  
 Landscape Plan  
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 City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.  
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**L4 of 9**

FOR CONSTRUCTION



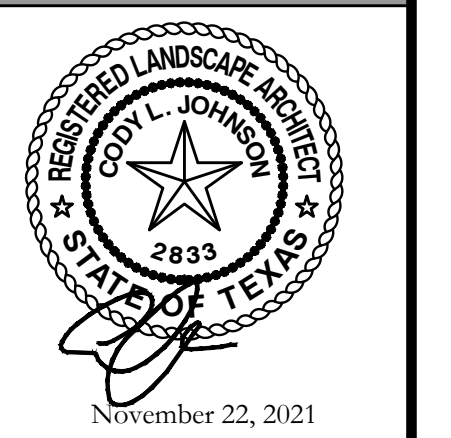




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**CODY JOHNSON**  
s.t.u.d.i.o

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



NORTH

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

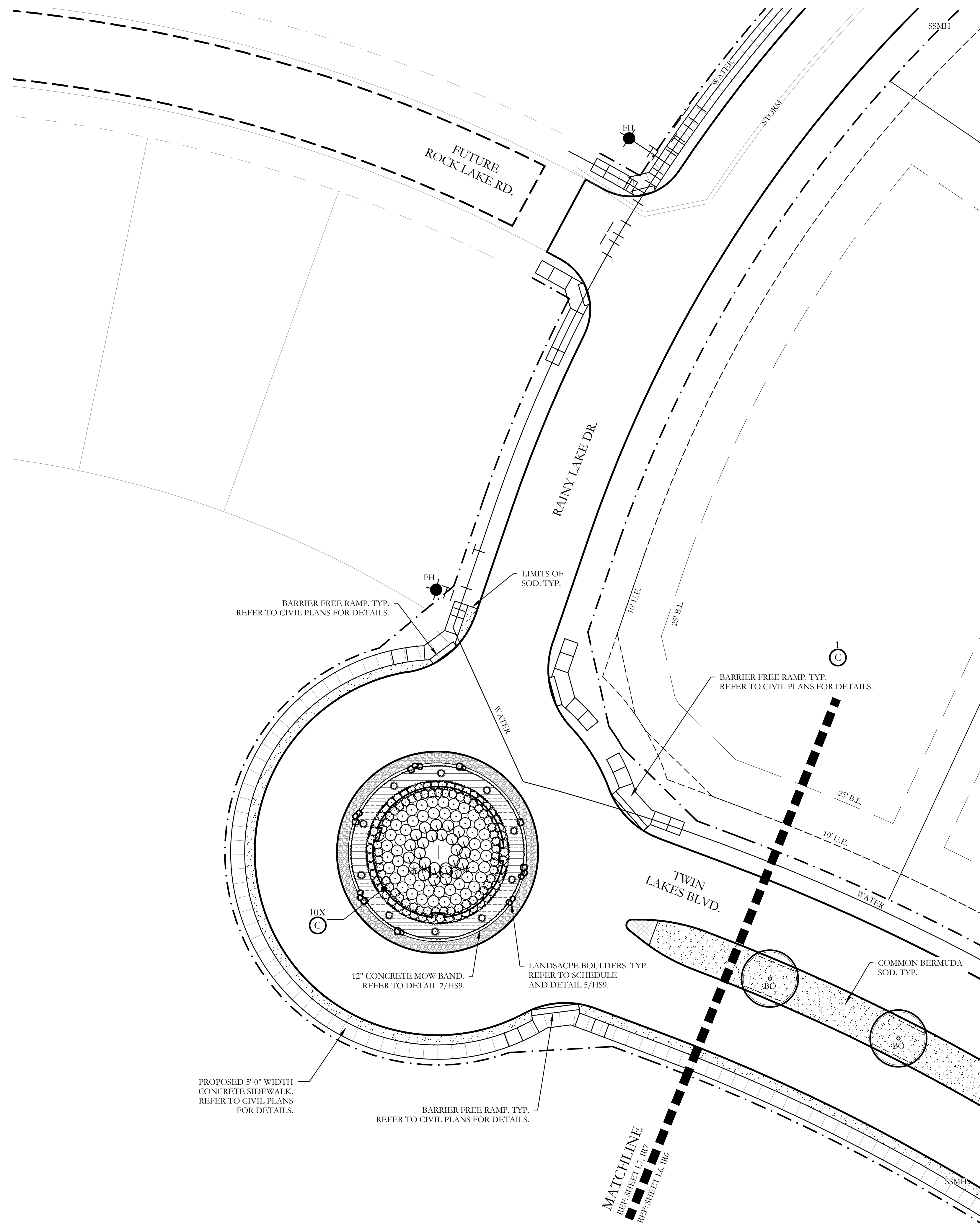
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**SCREENING AND BUFFERING**  
Landscape Plan  
Discovery Lakes Ph. 1  
City of Rockwall, Rockwall County, Texas

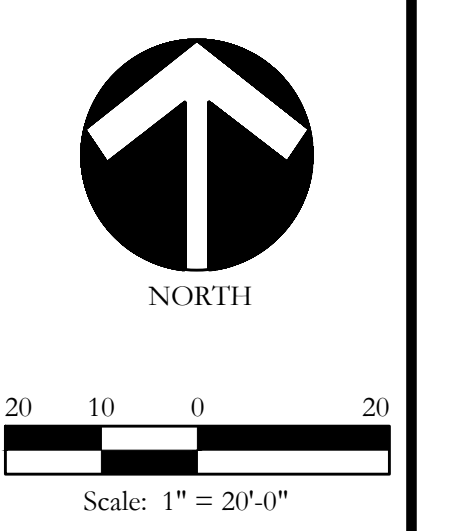
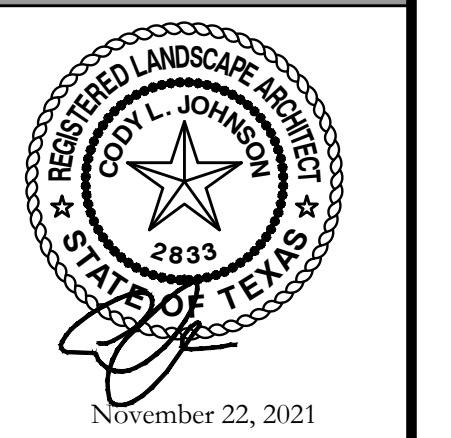
CJS PROJECT NO.  
**DL001**

SHEET NO.  
**L6 of 9**

FOR CONSTRUCTION



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

**SCREENING AND BUFFERING**

Landscape Plan

Discovery Lakes Ph. 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.  
**DLL001**

SHEET NO.  
**L7 of 9**

FOR CONSTRUCTION



LANDSCAPE PROVIDED

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

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

GENERAL LANDSCAPE NOTES

INSPECTIONS:

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

LANDSCAPE STANDARDS:

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

IRRIGATION STANDARDS:

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

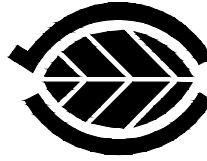
MAINTENANCE STANDARDS:

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

TREE PROTECTION NOTES:

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

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



November 22, 2021

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

SCREENING AND BUFFERING

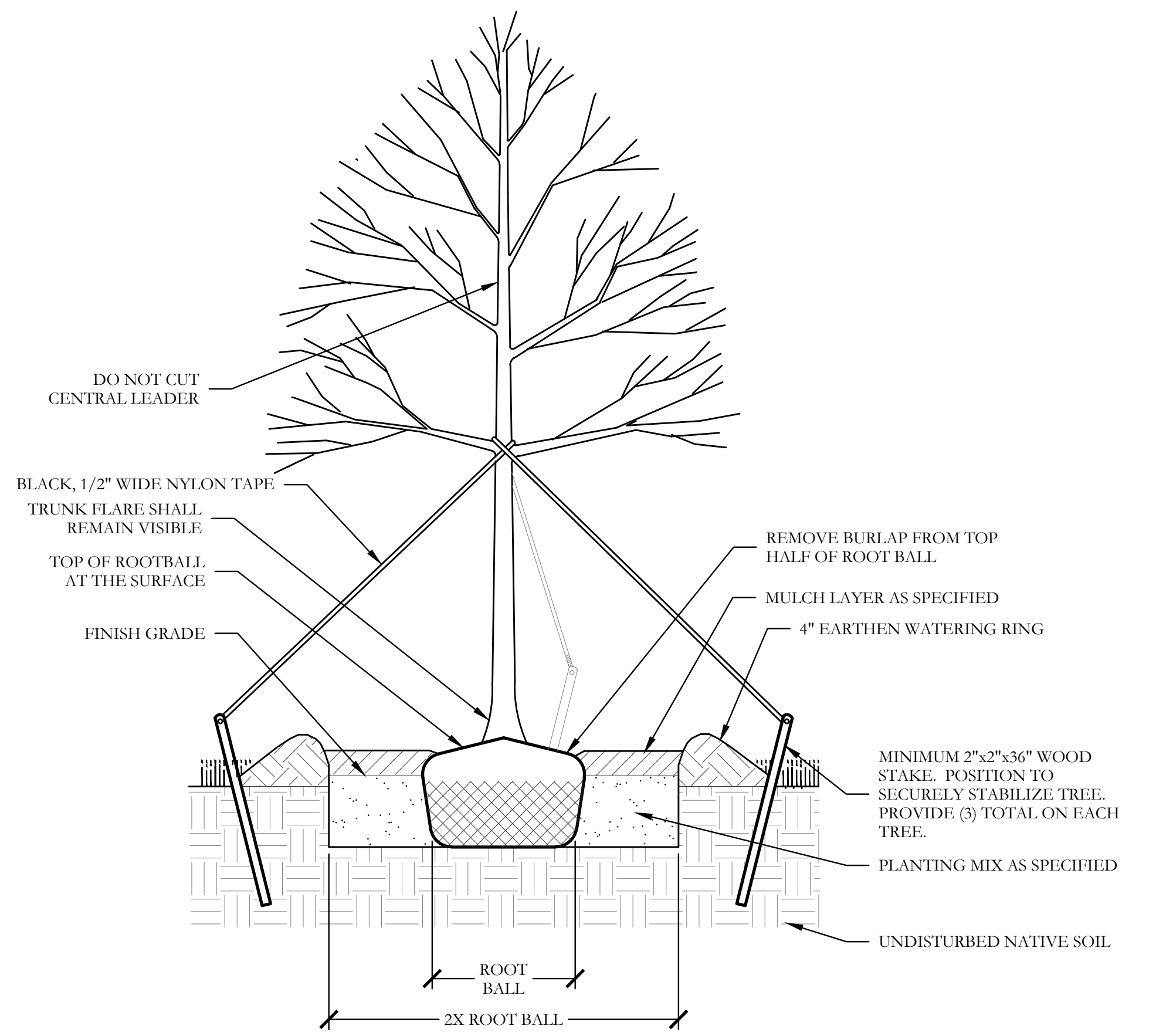
Landscape Details

Discovery Lakes Ph. 1

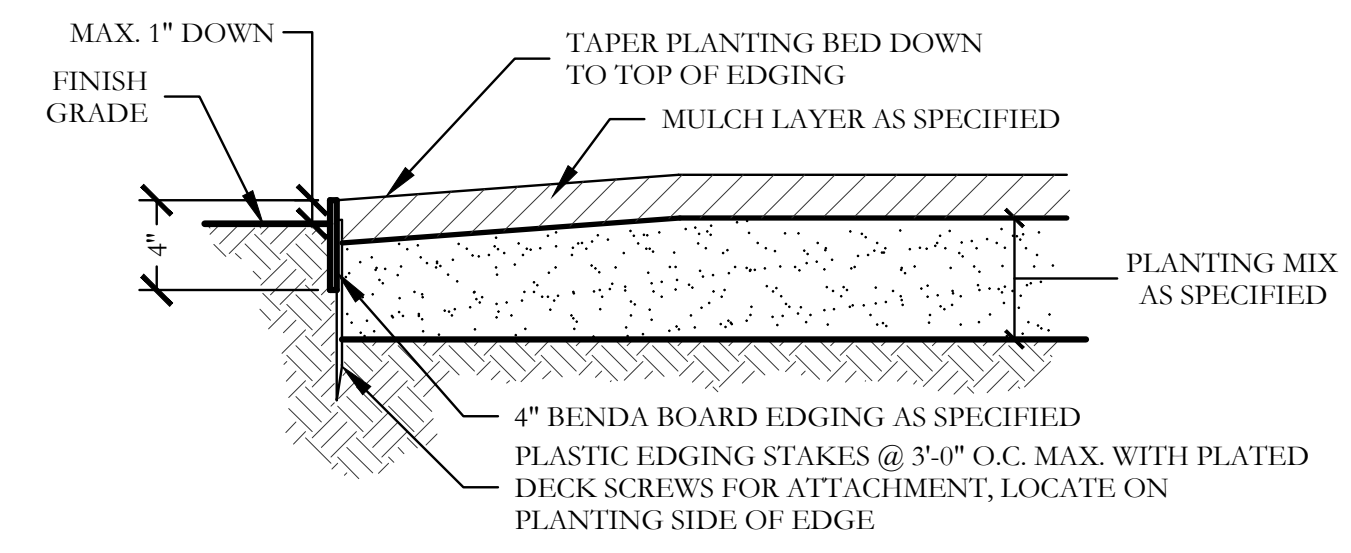
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.  
DLL001  
SHEET NO.  
L8 of 9

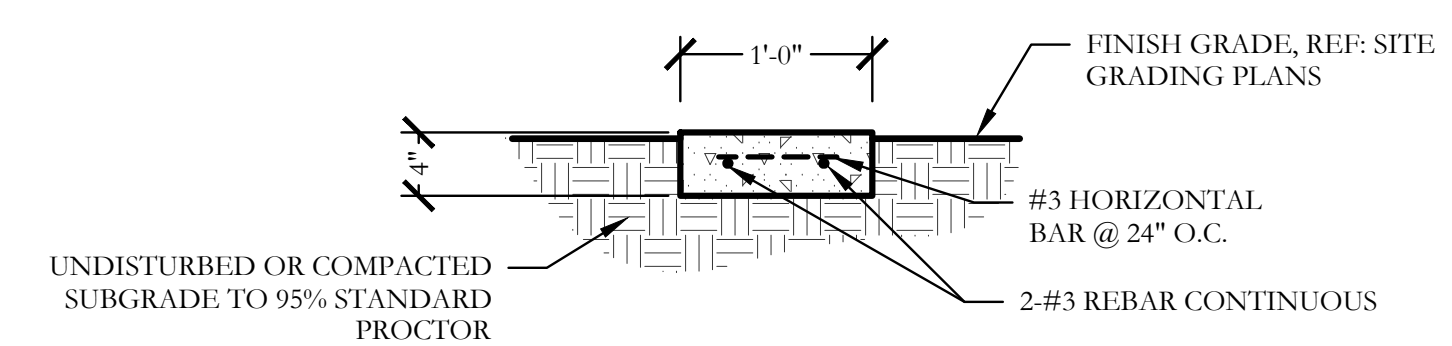
FOR CONSTRUCTION



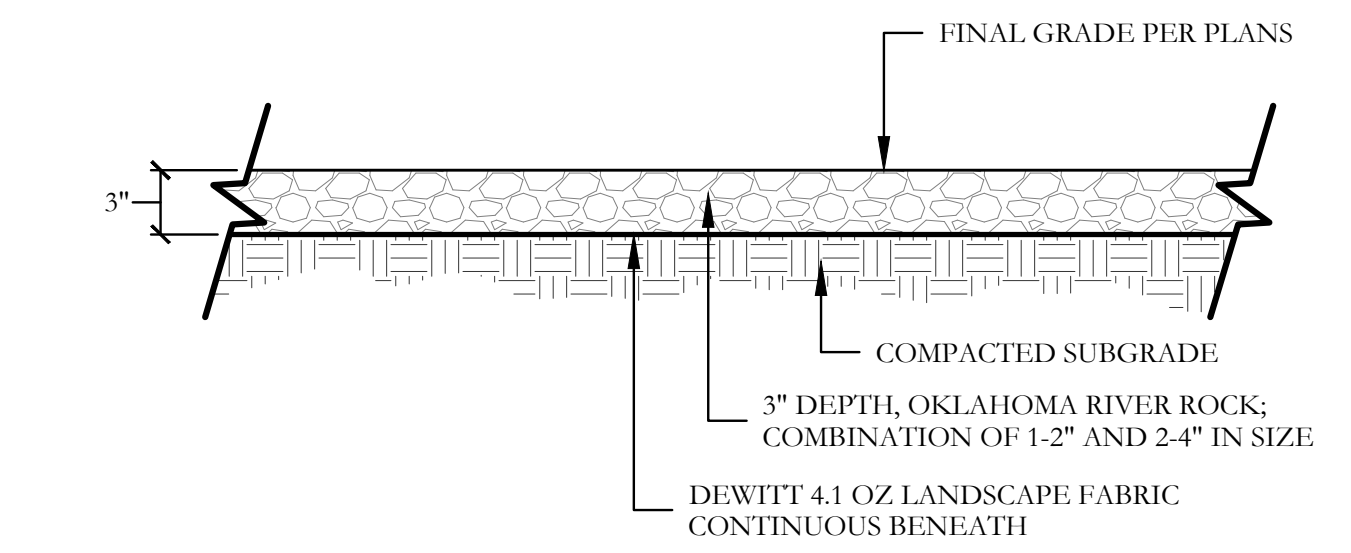
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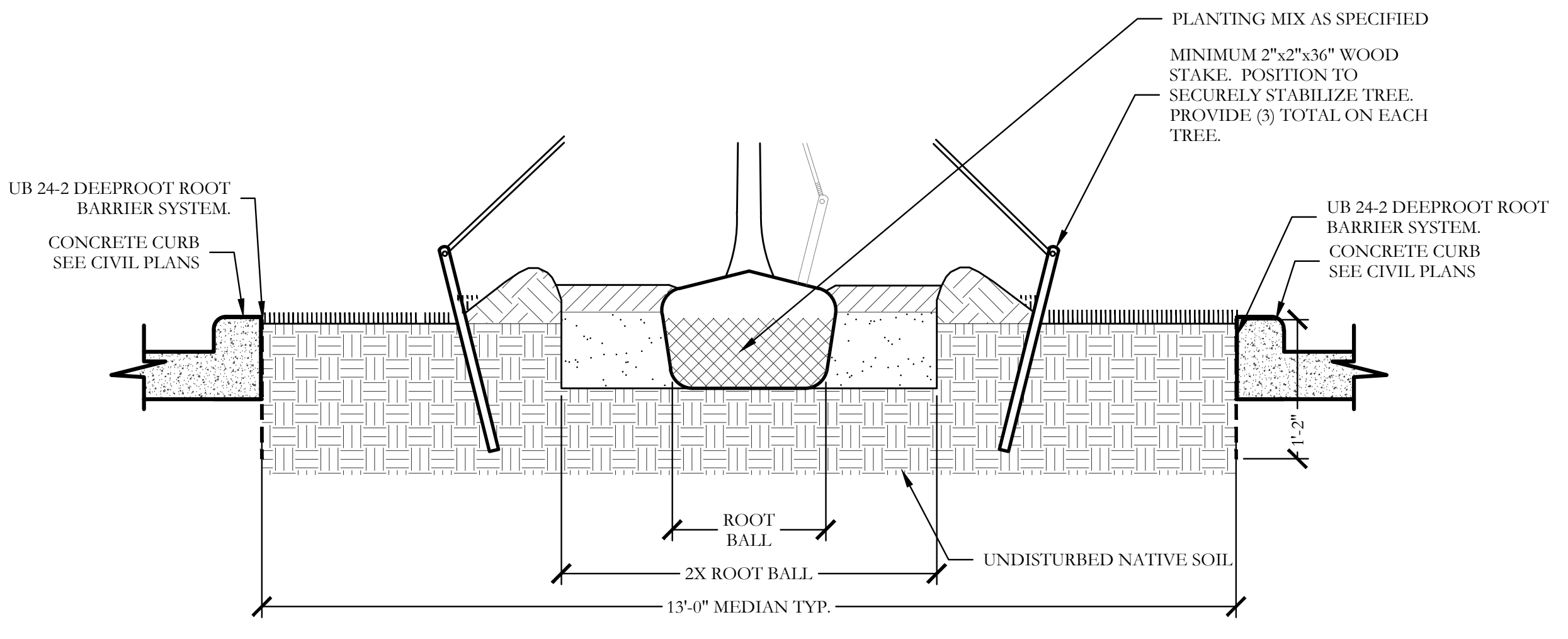
1 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



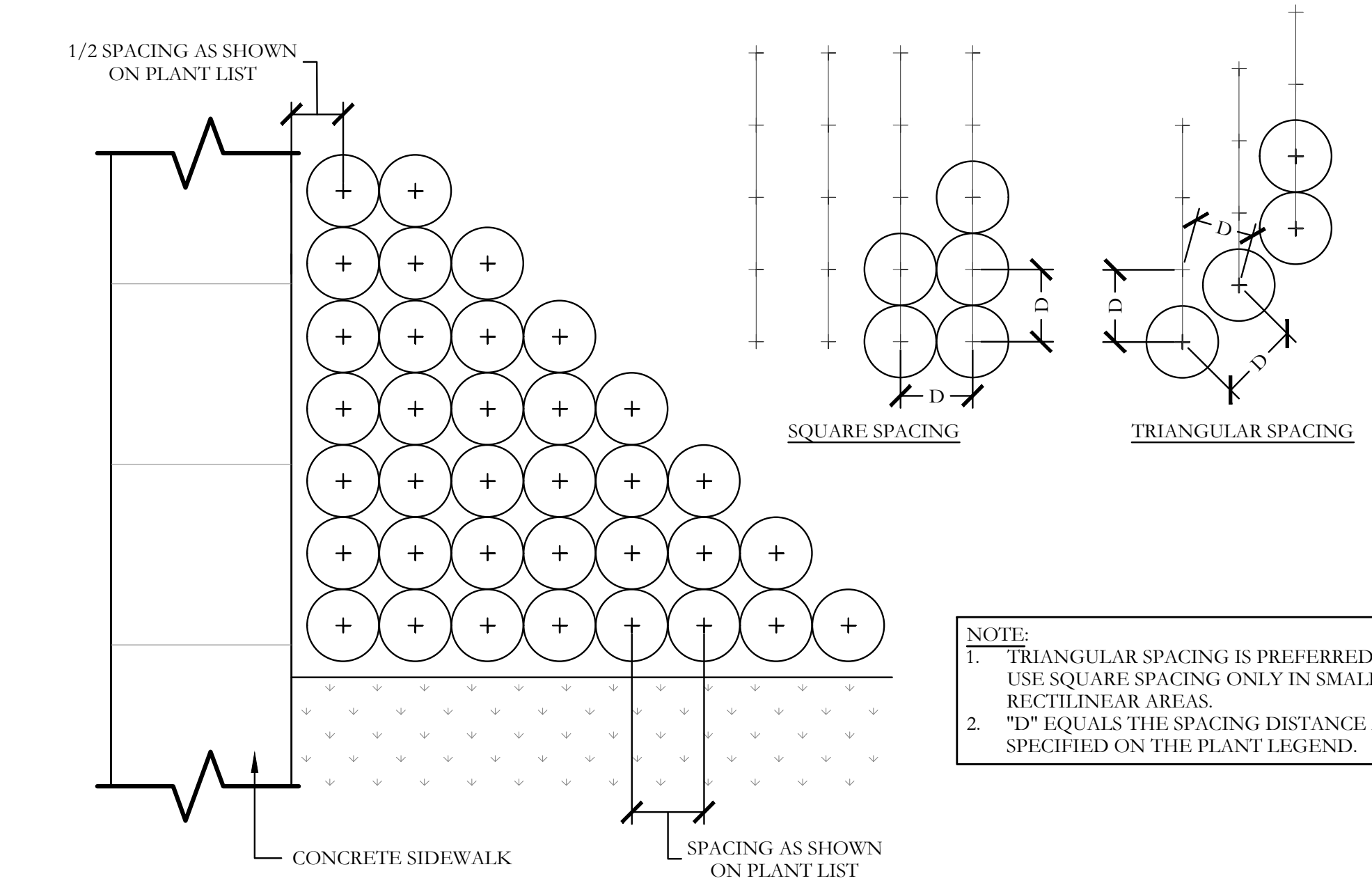
2 12" CONCRETE EDGING SECTION SCALE: 1" = 1'-0"



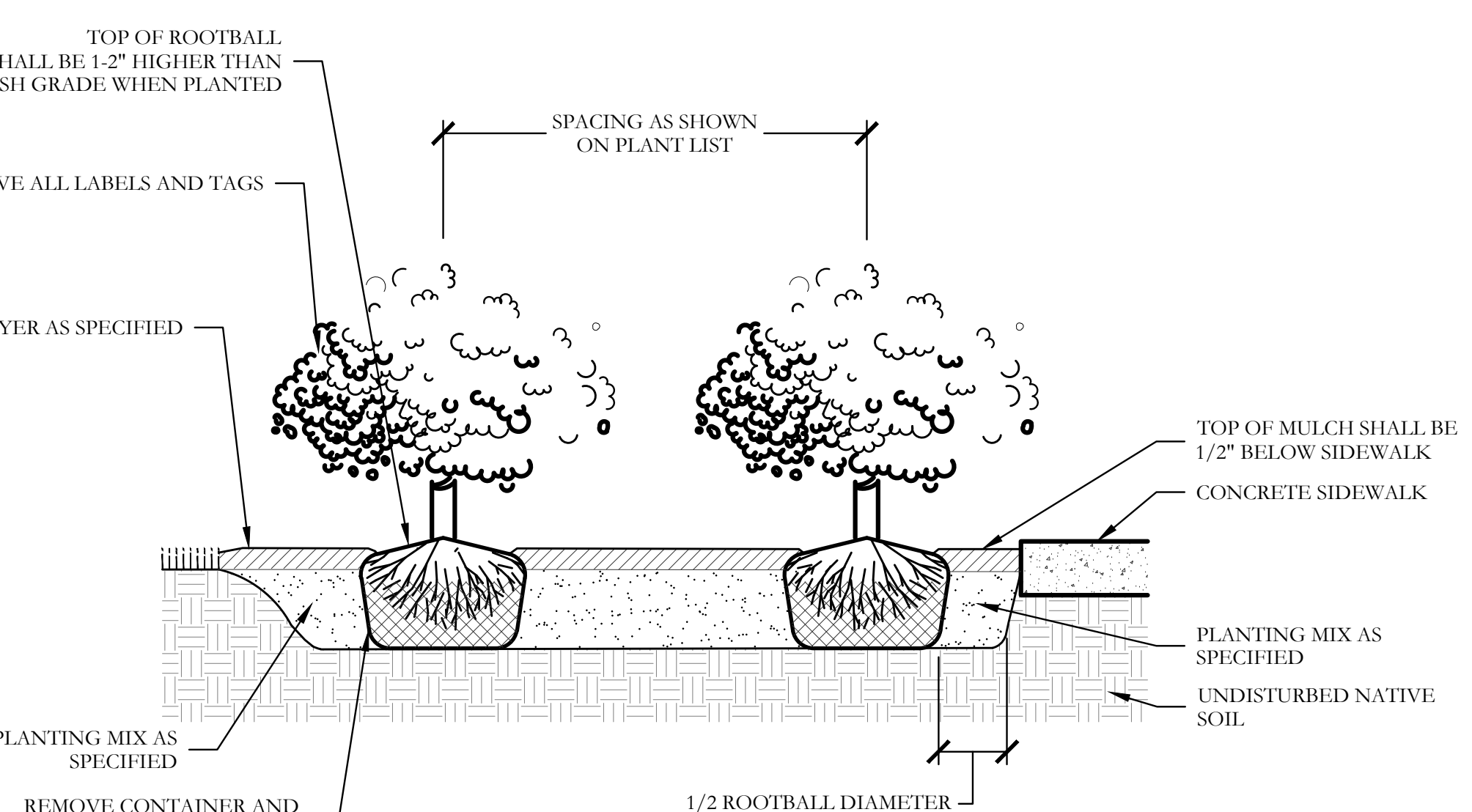
4 OKLAHOMA RIVER ROCK BED SECTION SCALE: 1" = 1'-0"



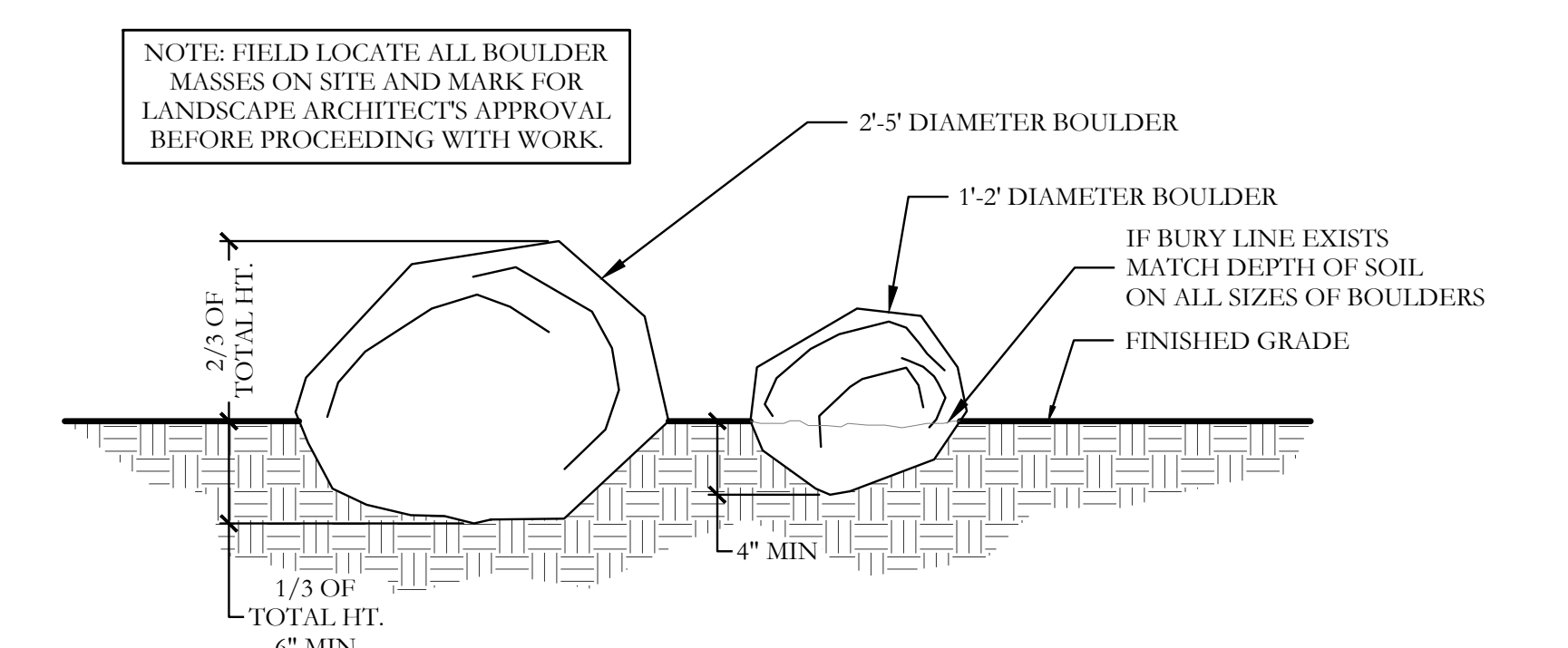
5 TYPICAL TREE ROOT BARRIER SYSTEM SECTION NOT TO SCALE



6 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION



7 LANDSCAPE BOULDER DETAIL SECTION NOT TO SCALE



7 LANDSCAPE BOULDER DETAIL SECTION NOT TO SCALE

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

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

FOR CONSTRUCTION



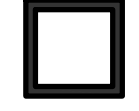


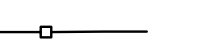


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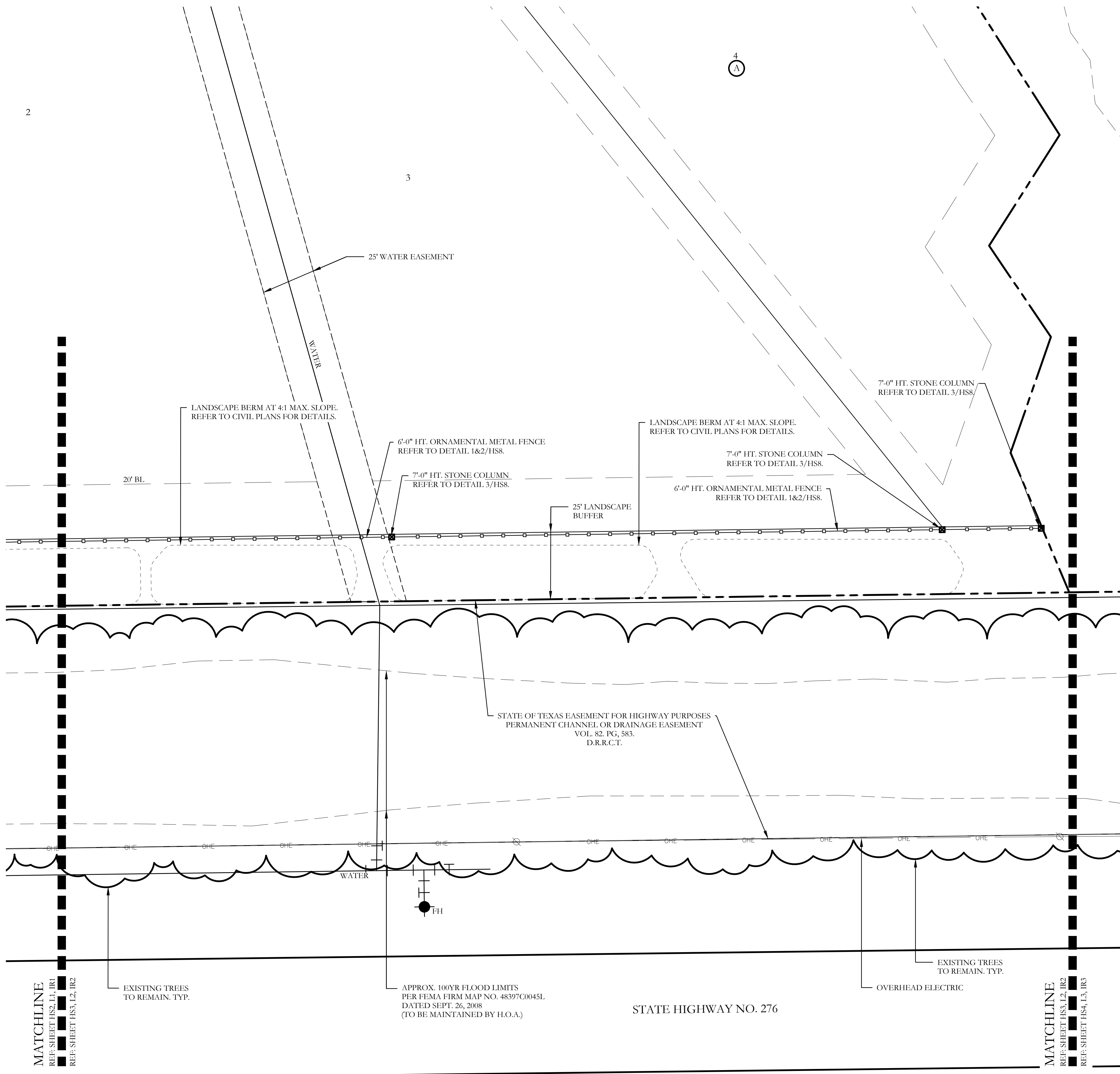
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A

**HARDSCAPE LEGEND**

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

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



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November 22, 2021

NORTH

Scale: 1" = 20'-0"

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

One Inch

**SCREENING AND BUFFERING**

Hardscape Plans

Discovery Lakes Ph. 1

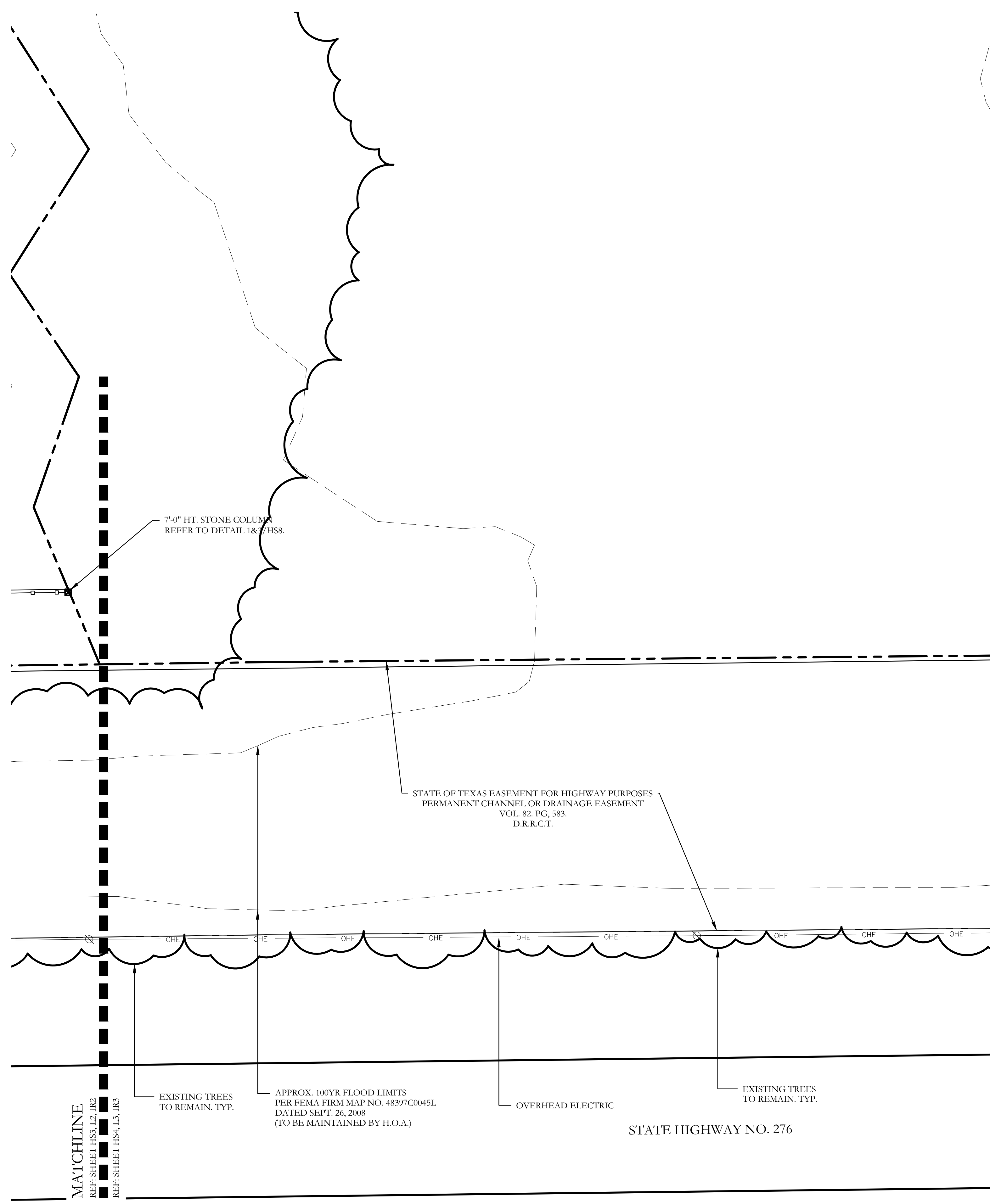
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.  
**DLL001**

SHEET NO.  
**HS3 of 8**

FOR CONSTRUCTION





**HARDSCAPE LEGEND**

	34'-7" HT. STONE ENTRY COLUMN. REFER TO DETAIL SHEET HS6.
	6'-0" HT. LEUDERS BIG BLOCK STONE ENTRY WALL. REFER TO DETAIL 1&2/HS7.
	7'-0" HT. STONE COLUMN. REFER TO DETAIL 3/HS8
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&2/HS8.

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

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NORTH

Scale: 1" = 20'-0"

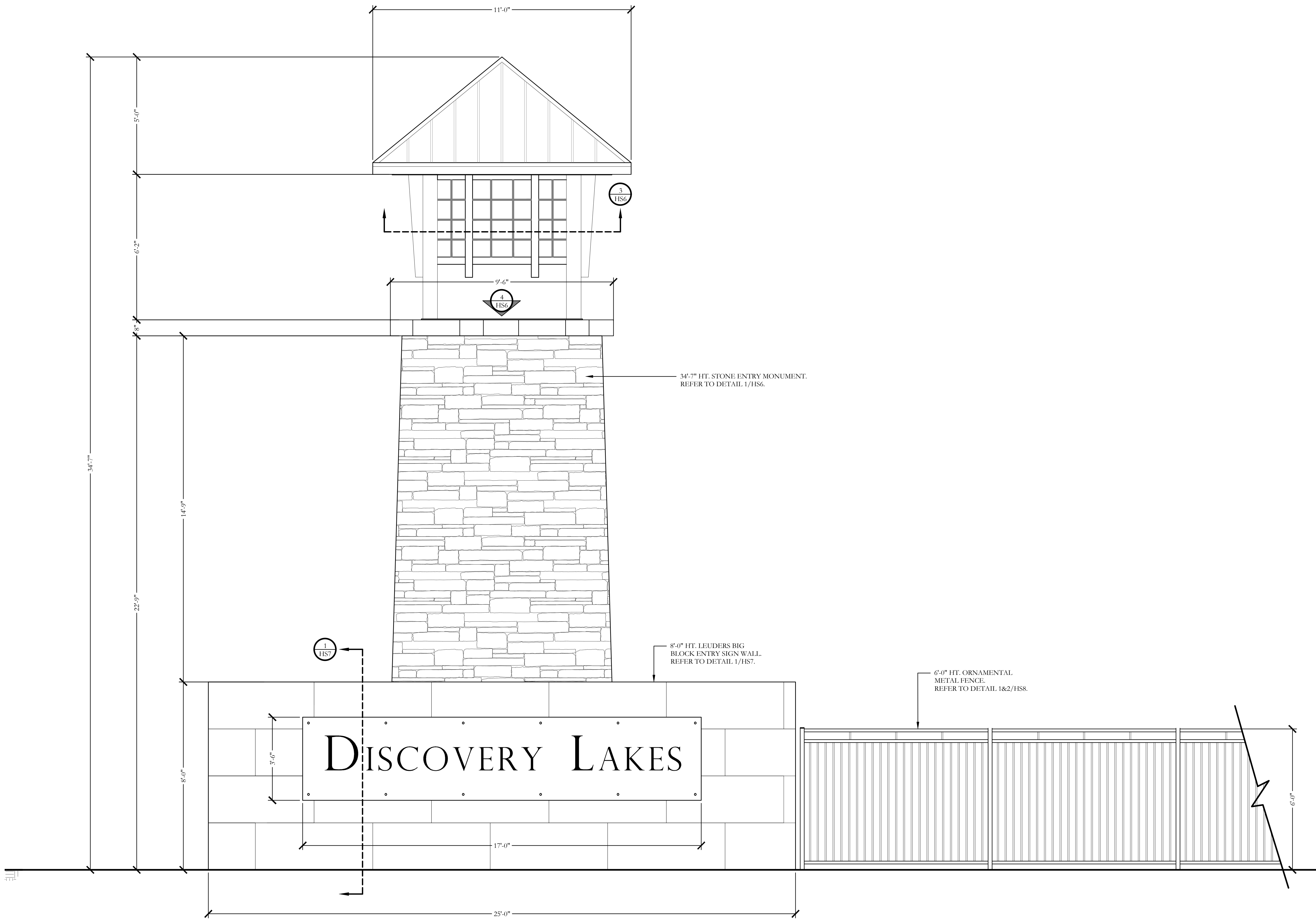
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One Inch

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

CJS PROJECT NO.	DLL001
SHEET NO.	HS4 of 8

FOR CONSTRUCTION



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

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

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

1 PRIMARY ENTRY MONUMENT  
ELEVATION

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



November 22, 2021

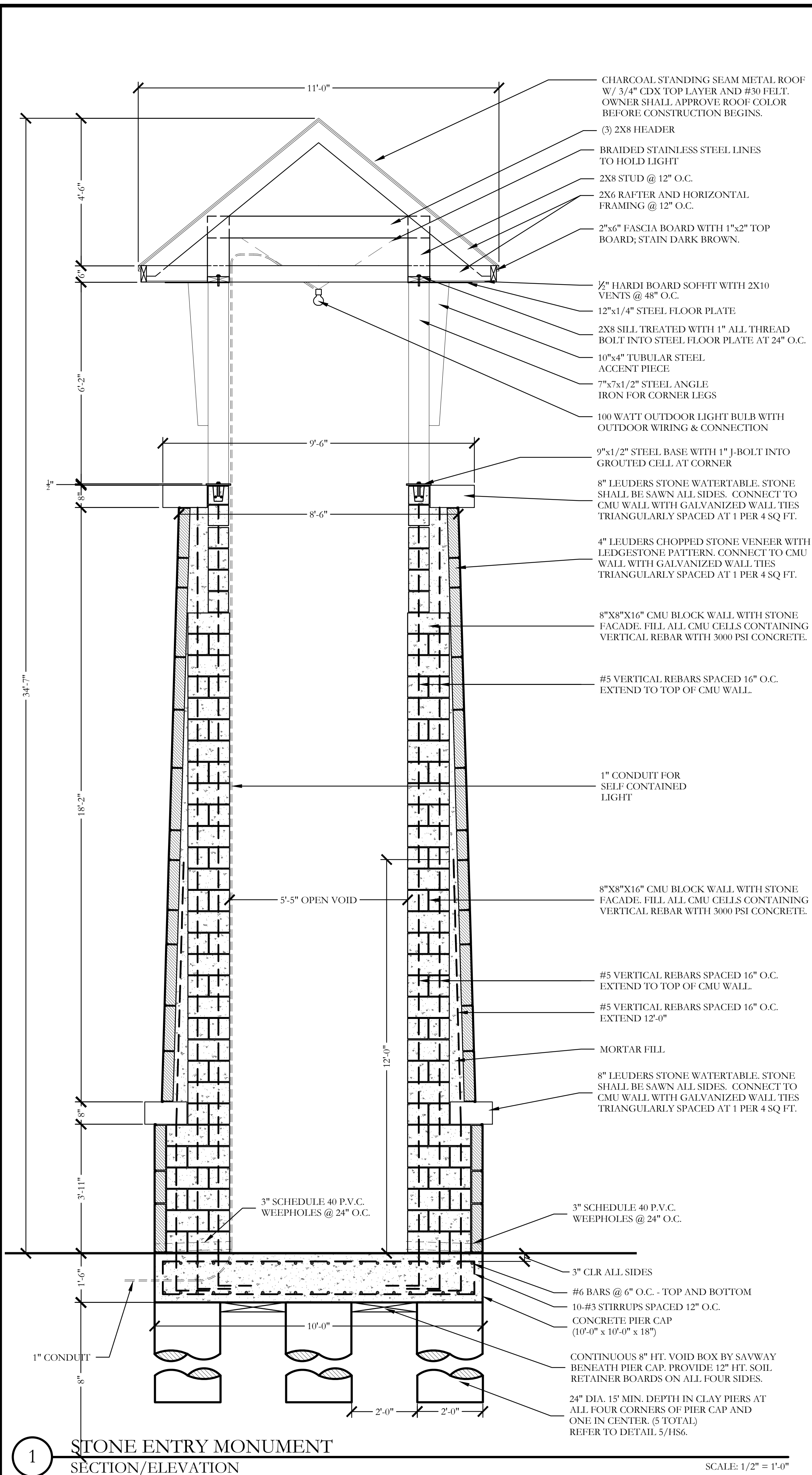
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One Inch

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

CJS PROJECT NO.  
**DLL001**  
SHEET NO.  
**HS5 of 8**

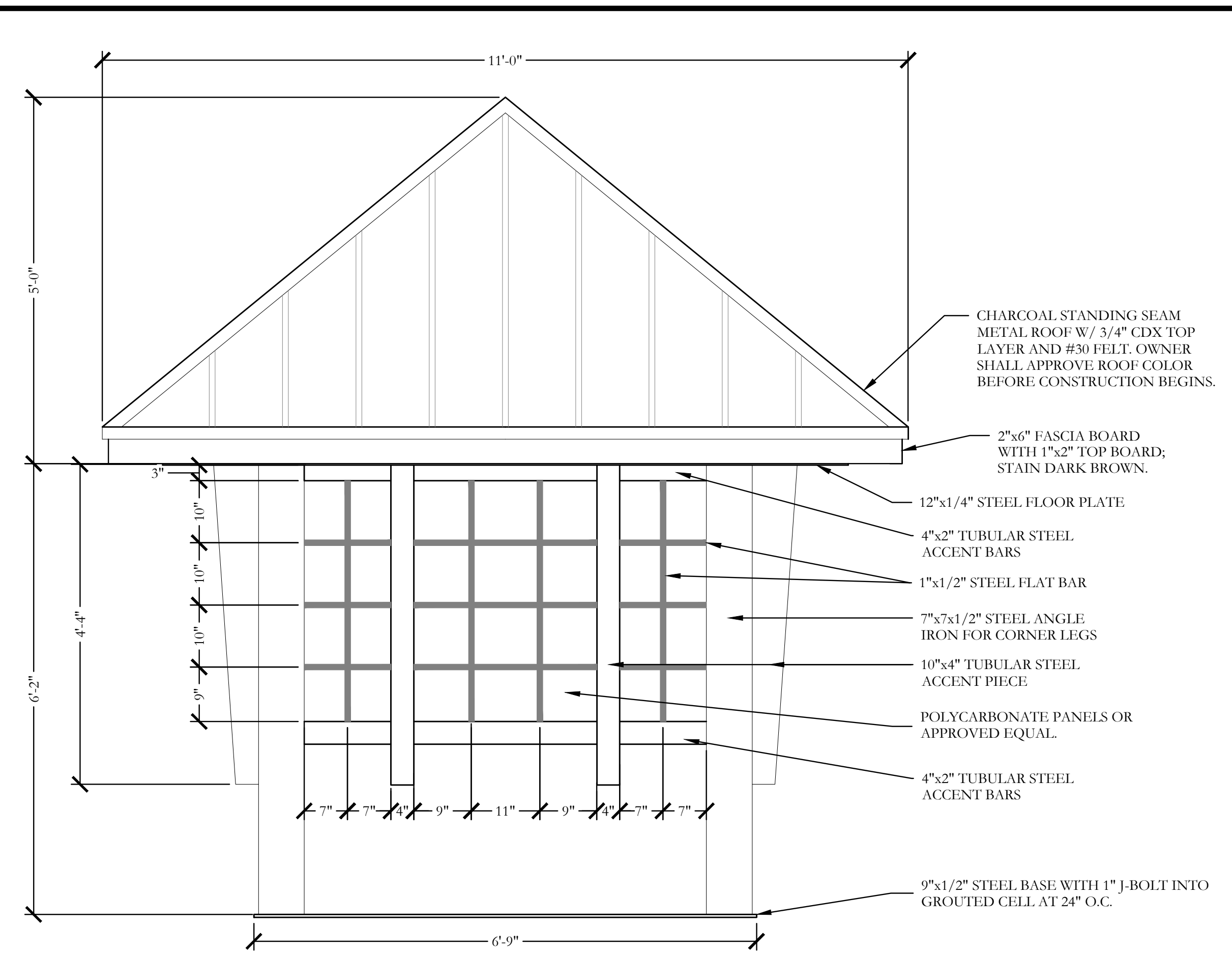
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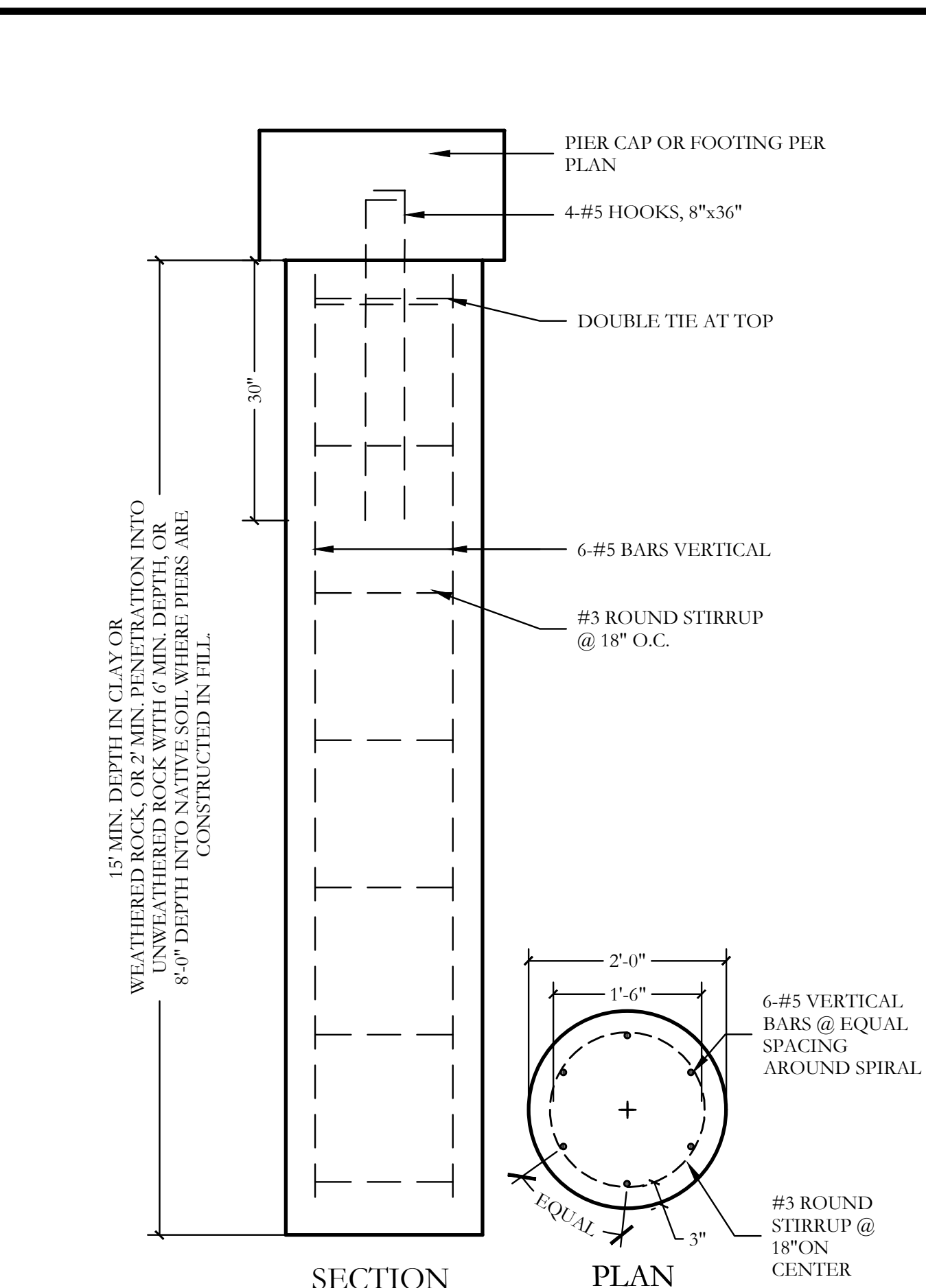
1 STONE ENTRY MONUMENT SECTION/ELEVATION

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



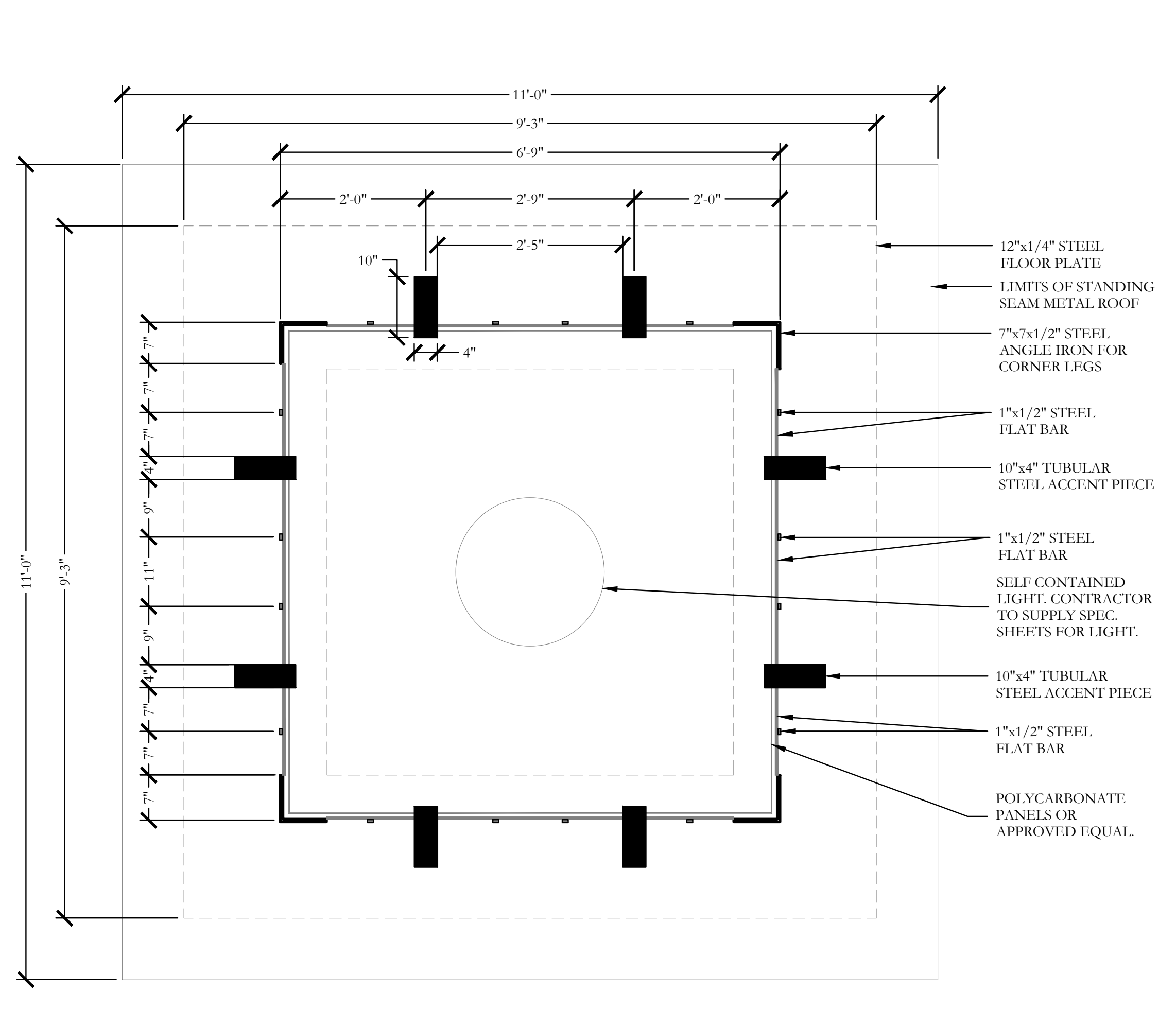
2 PRIMARY ENTRY MONUMENT LANTERN ELEVATION

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



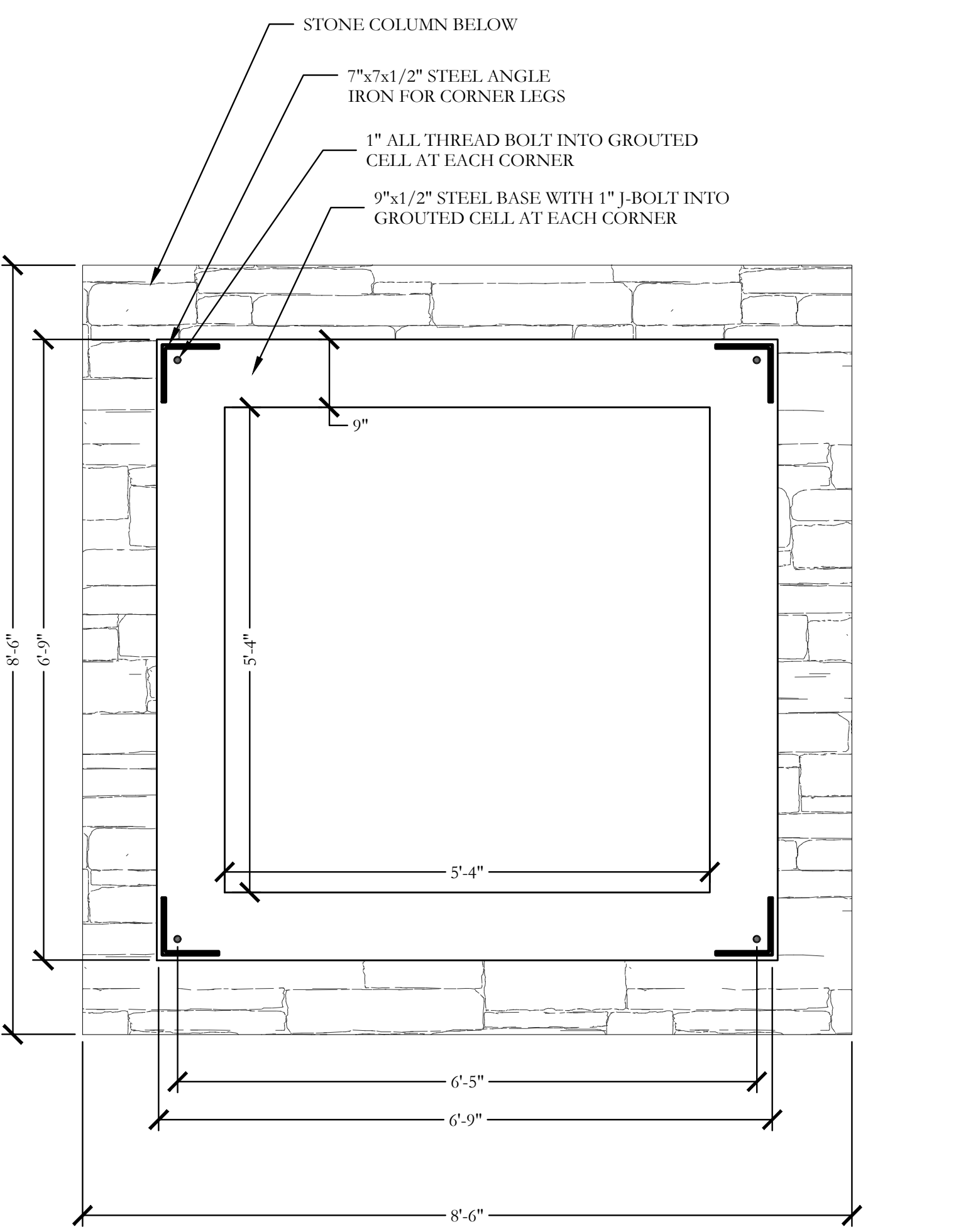
5 PIER (24" DIA.) SECTION

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



3 STONE ENTRY MONUMENT LANTERN PLAN/SECTION

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



4 WELD PLATE ENLARGEMENT PLAN/SECTION

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

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

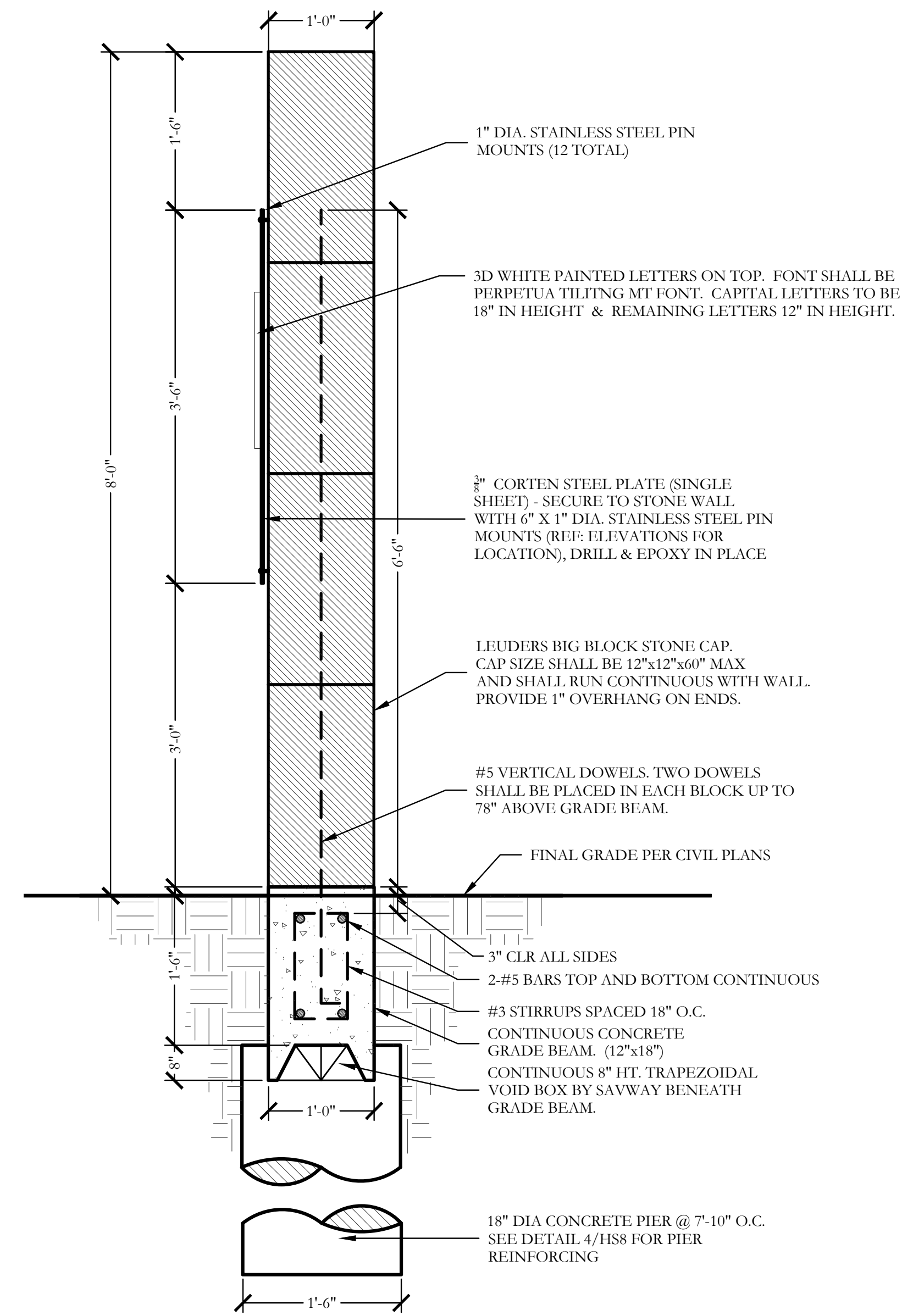
One Inch

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

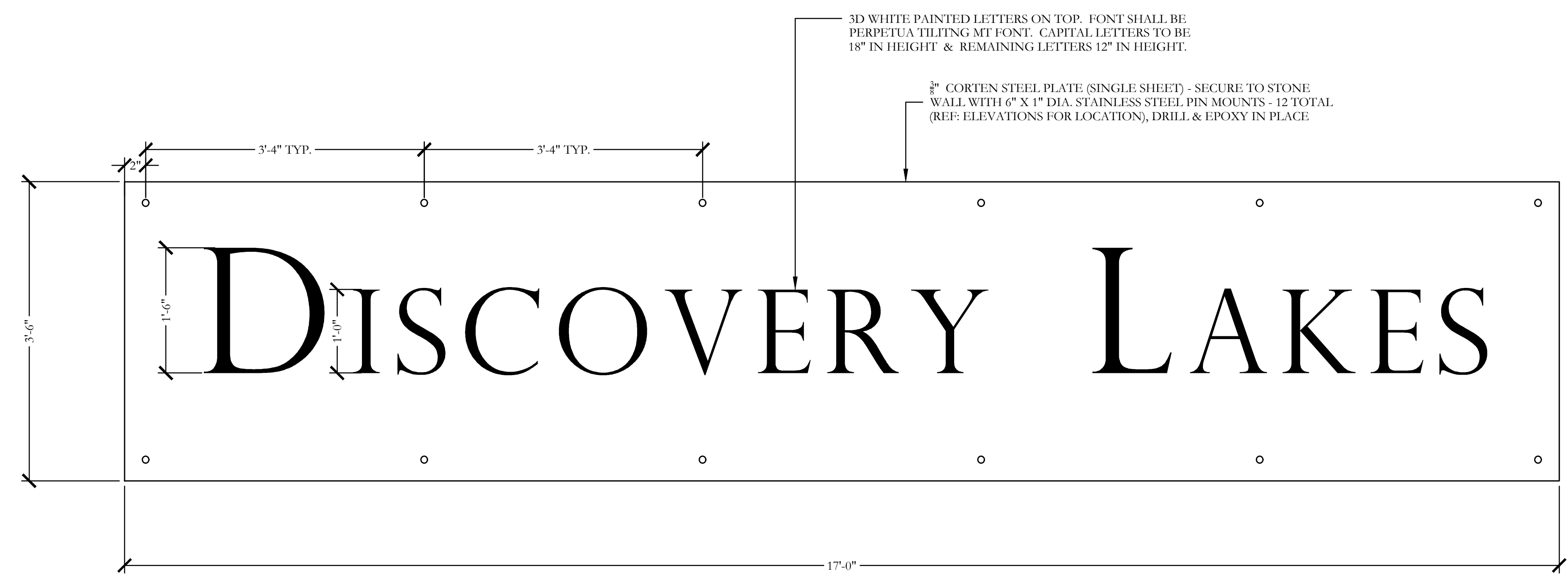
CJS PROJECT NO.  
DLL001  
SHEET NO.  
HS6 of 8

FOR CONSTRUCTION





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



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



December 01, 2021



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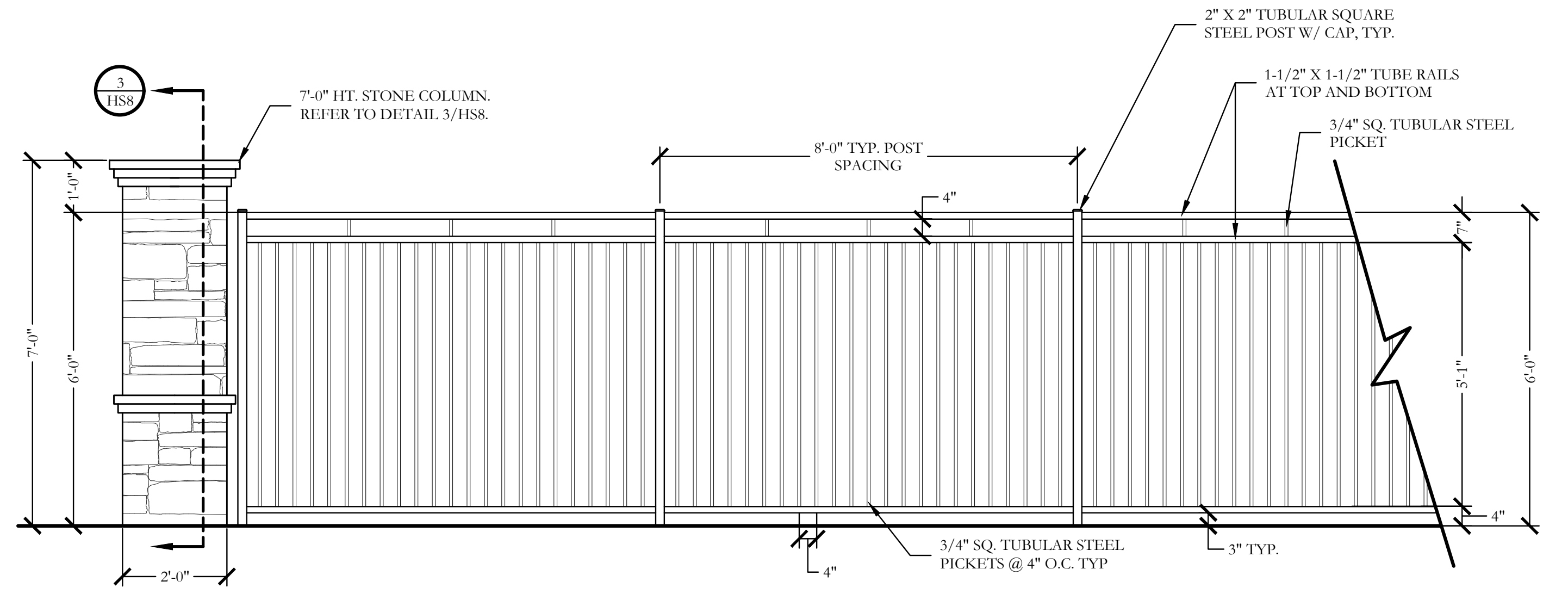
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One Inch

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

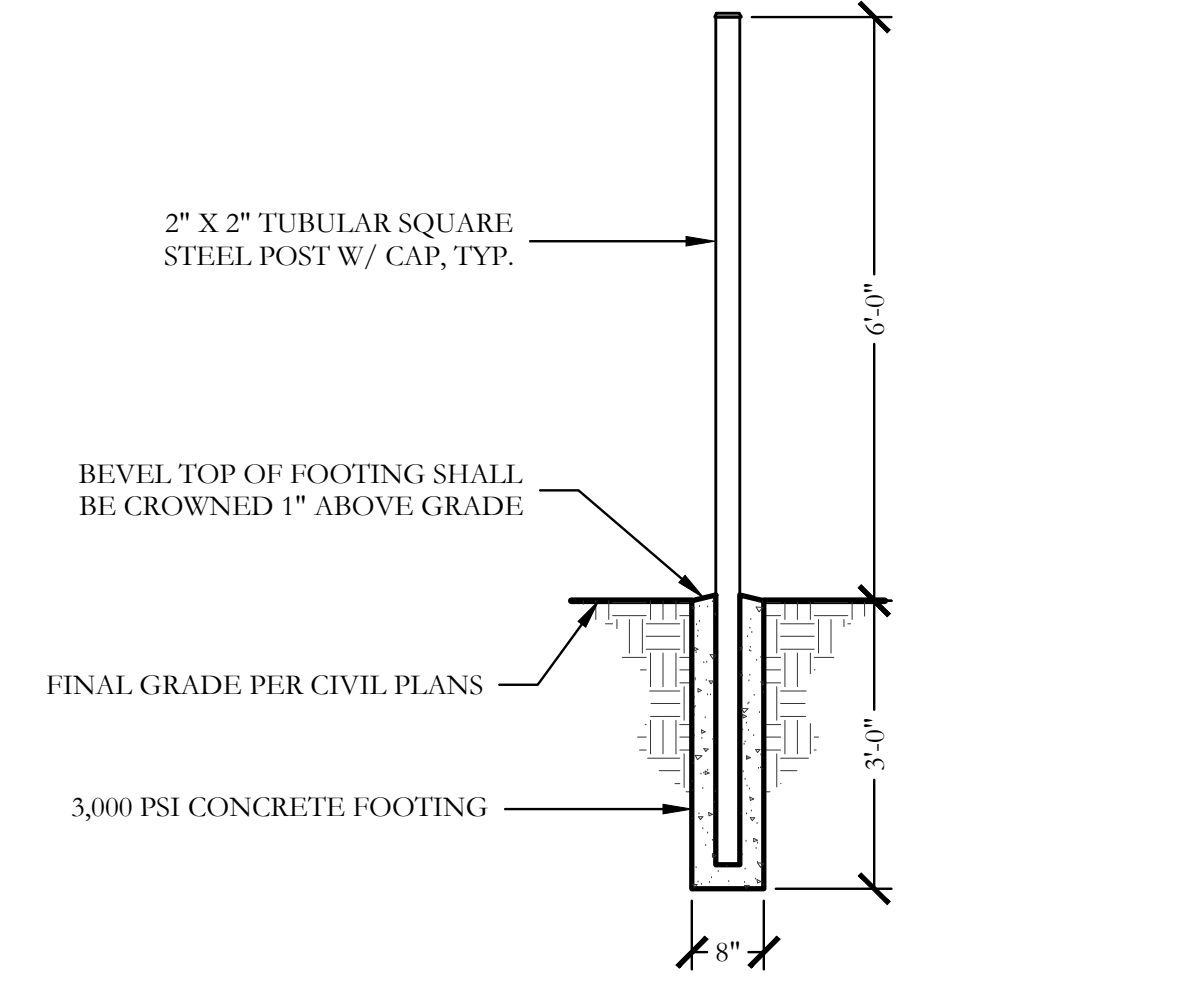
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DLL001  
SHEET NO.  
HS7 of 8

FOR CONSTRUCTION

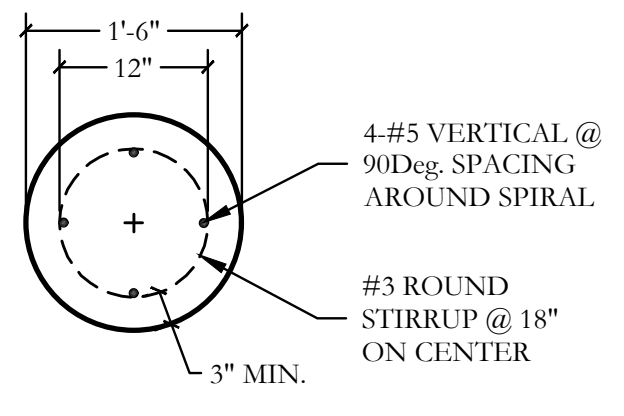




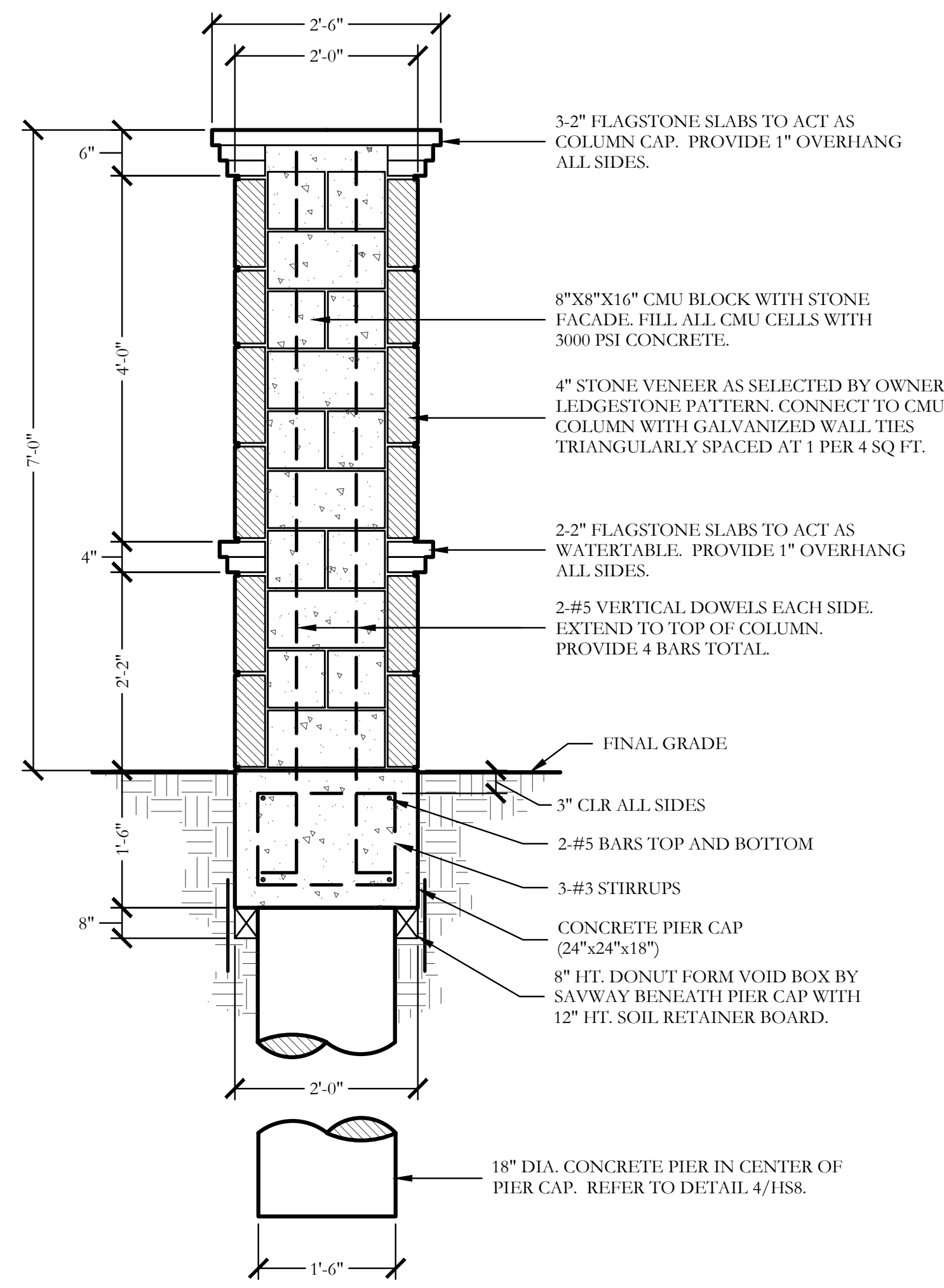
1 6'-0" HT. ORNAMENTAL METAL FENCE AND COLUMN ELEVATION SCALE: 1/2"=1'-0"



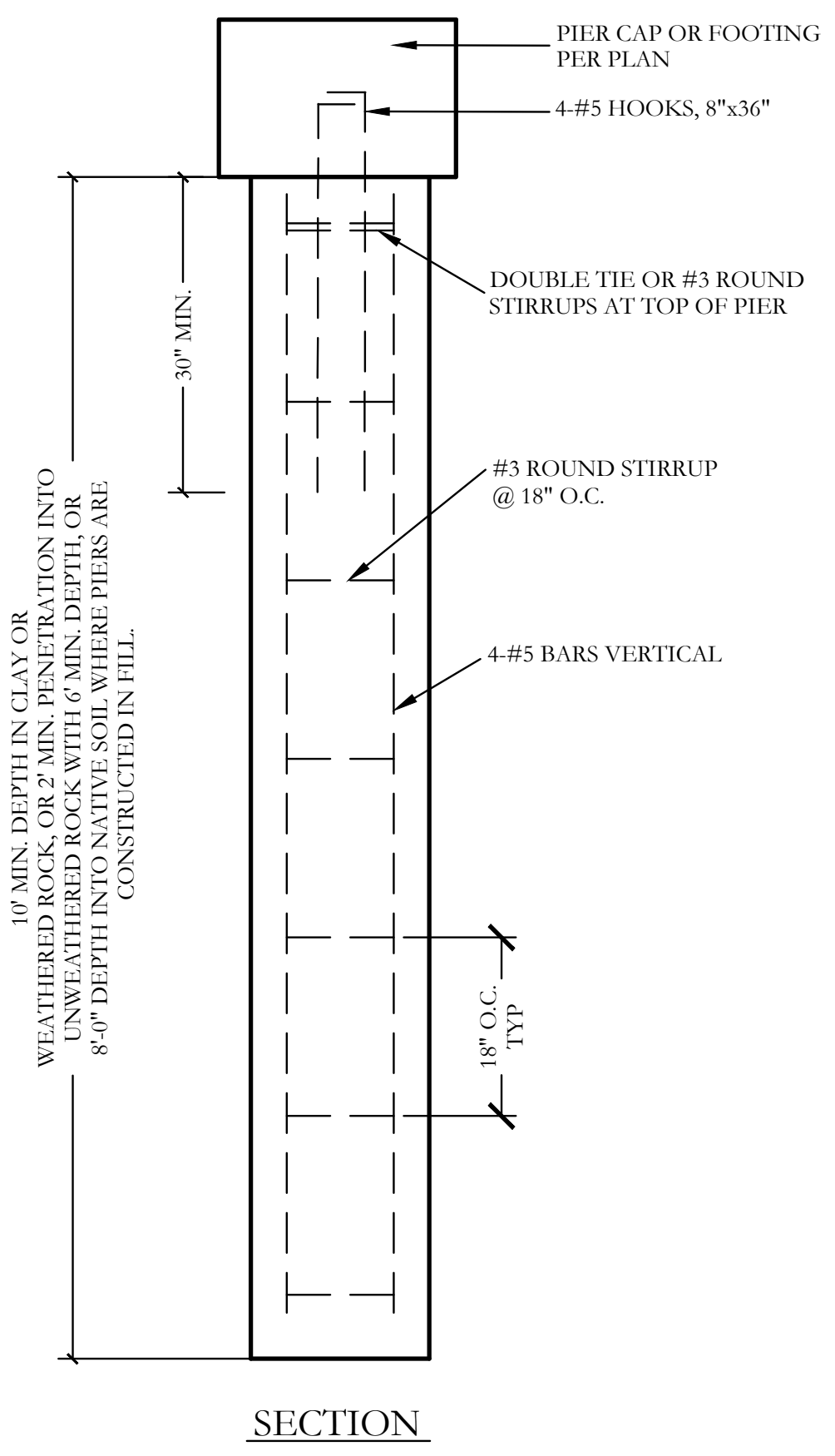
2 TYPICAL METAL POST FOOTING SECTION SCALE: 1/2"=1'-0"



PLAN/SECTION



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



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

GENERAL NOTES - HARDSCAPE CONSTRUCTION

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

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

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

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

ORNAMENTAL METAL FENCE NOTES

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

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s.t.u.d.i.o

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

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

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FOR CONSTRUCTION