



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 1111 E Yellow Jacket Ln, Rockwall, TX 75037

SUBDIVISION Rockwall County Courthouse Addition

LOT 1

BLOCK A

GENERAL LOCATION Grass area 300 ft NW of County Clerk Building

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial

CURRENT USE Commercial

PROPOSED ZONING Commercial

PROPOSED USE Commercial

ACREAGE 1.9 acres (Total Disturbed area)

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 Rockwall County

APPLICANT Parkhill

CONTACT PERSON Frank New

CONTACT PERSON Trenton Jones, Ben Sanchez

ADDRESS 101 East Rusk St

ADDRESS 3000 Internet Blvd
Suite 550

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Frisco, TX 75034

PHONE 972-204-6000

PHONE 972-987-1670

E-MAIL fnew@rockwallcountytexas.com

E-MAIL tjones@parkhill.com, bsanchez@parkhill.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [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 \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. 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 _____ DAY OF _____, 20____.

OWNER'S SIGNATURE

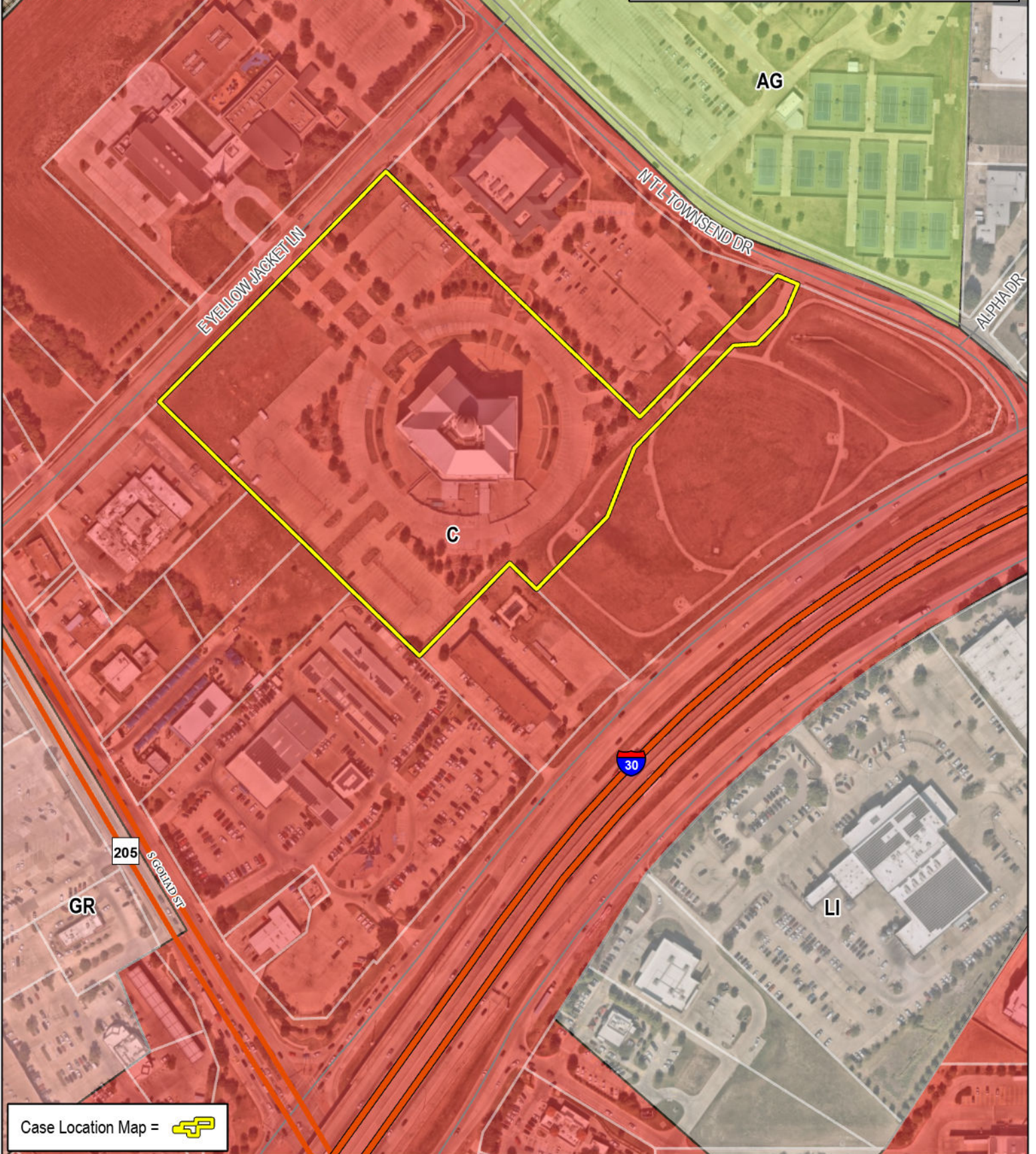


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



SP22023-034: Site Plan for Rockwall County Annex



Case Location Map = 

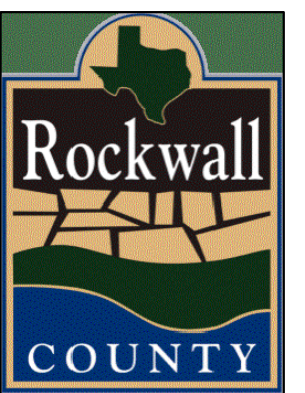


City of Rockwall

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.





CLIENT
Rockwall County
 1111 E Yellowjacket Lane
 Rockwall, TX 75037

PROJECT NO.
 11987.22

KEY PLAN
 Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
 Plat Cabinet "H" Slide 131
 Case Number: N/A
 Proposed Land Use: Commercial

Designer Information:
 Name: Parkhill
 Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
 Phone Number: 972-987-1670

Owner Contact Information
 Name: Rockwall County
 Address: 101 East Rusk Street, Rockwall, Texas, 75087
 Phone Number: 972-204-6000

PARKING LOT COUNT		
	REQUIRED	PROVIDED
EXISTING REGULAR SPACES	N/A	29
PROPOSED REGULAR SPACES	15	40
ACCESSIBLE SPACES	3	4
TOTAL SPACES	72	73

KEY NOTES

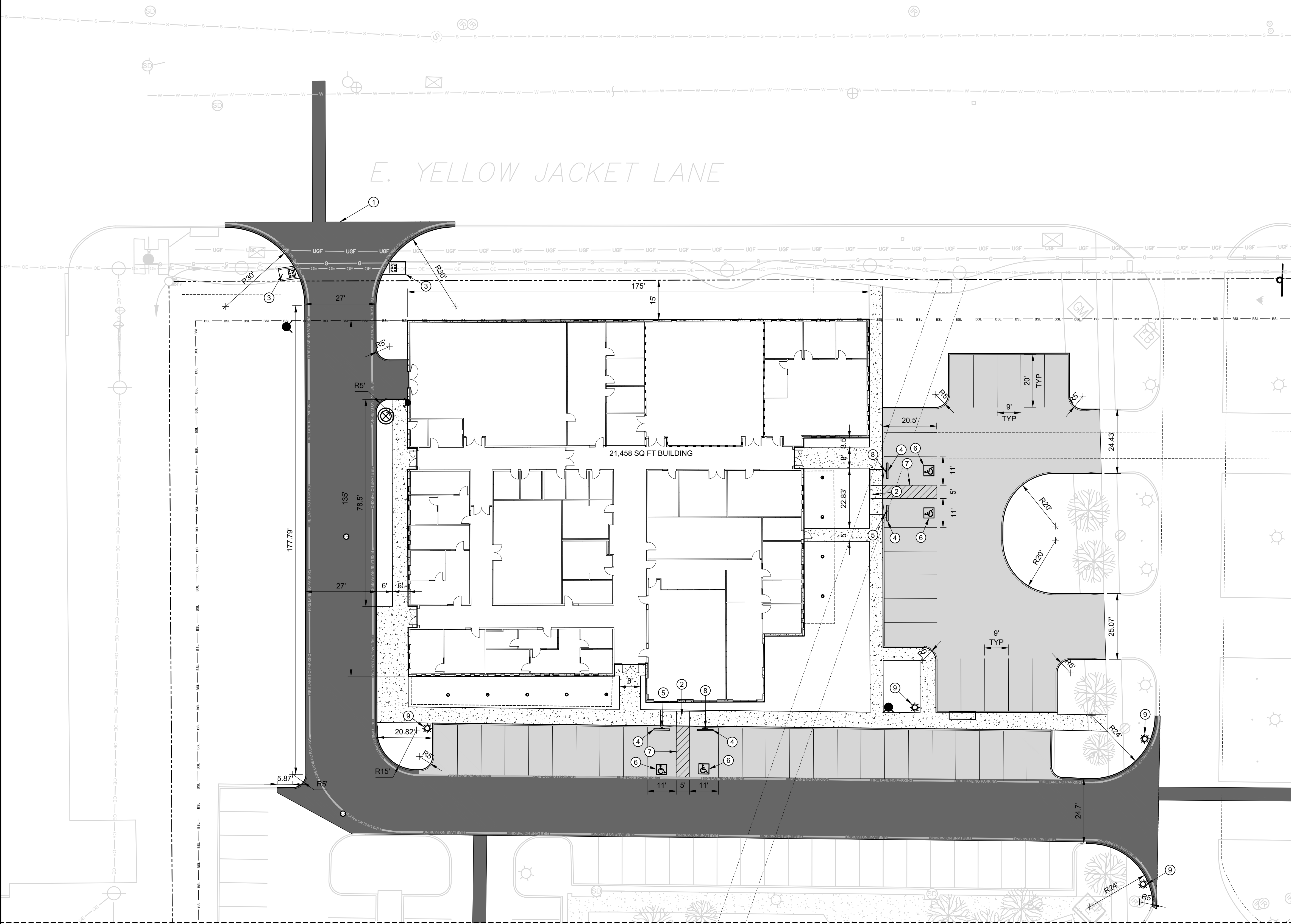
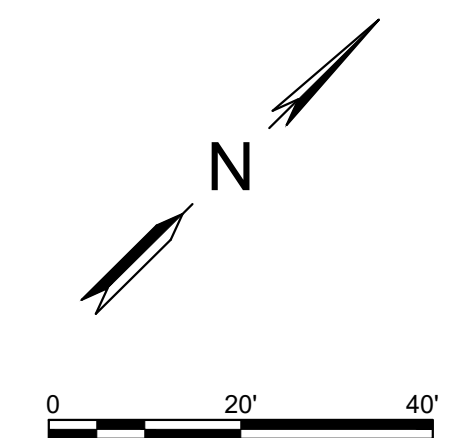
- AS INDICATED BY: (C)
- DRIVEWAY - SEE DETAIL XX/CS501
 - PARALLEL CURB RAMP - SEE DETAIL B4/CS501
 - STRAIGHT HANDICAP RAMP AT RADIUS - SEE DETAIL B1/CS501
 - PARKING BLOCK - SEE DETAIL B3/CS501
 - HANDICAP SIGN WITH "VAN ACCESSIBLE" PLACARD - SEE DETAIL A4/CS502
 - HANDICAP MARKING - SEE DETAIL A3/CS502
 - ACCESS AISLE MARKING - SEE DETAIL A2/CS502
 - HANDICAP SIGN - SEE DETAIL A1/CS502
 - RELOCATED LIGHT POLE - SEE DEMOLITION PLANS. COORDINATE WITH ELECTRICAL.

SITE PLAN NOTES

- FIRE LANE MARKING SHALL BE 6" WIDE RED BACKGROUND STRIPE WITH 4" WHITE LETTERS USING 3/4" STROKE STATING "NO PARKING FIRE LANE". PAINT EVERY 25' ON CENTER ALONG THE FIRE LANE. PLACE FIRE LANE MARKING ON THE VERTICAL SURFACE OF THE CURB WHEN PRESENT OR ON THE PARKING SURFACE WHEN NOT.
- FIRE LANE MARKING SHOWN IS REPRESENTATIONAL. FIRE LANE MARKING SHALL BE A MINIMUM OF 20' APART OR 26' APART WHEN ADJACENT TO BUILDINGS OVER 30' HIGH. FIRE LANE MARKING SHALL BE PAINTED ON A CURB FACE WHERE THE REPRESENTATIONAL MARKING IS SHOWN NEXT TO A CURB. COORDINATE FIRE LANE MARKINGS WITH CITY OF ROCKWALL FIRE MARSHAL PRIOR TO INSTALLATION. XXX-XXX-XXXX.
- INSTALL FIRE APPARATUS ACCESS ROADS AND MAKE SERVICEABLE PRIOR TO THE START OF BUILDING FRAMING.
- STRIPING WIDTH = 4". STRIPE COLOR = WHITE, HANDICAP AND MEDIAN ISLAND STRIPES (YELLOW), PLACE DIAGONAL STRIPES (45°) AT 24" ON CENTER.
- CALL THE ONE CALL SYSTEM (811) PRIOR TO CONSTRUCTION.
- LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES DURING CONSTRUCTION, AND REPAIR ANY DAMAGES TO EXISTING FEATURES AT CONTRACTOR'S EXPENSE.
- ALL CONSTRUCTION SHALL BE ACCORDANCE WITH THE LATEST CITY OF ROCKWALL DESIGN STANDARDS, REQUIREMENTS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED ON THE PLANS.
- FOLLOW BEST MANAGEMENT PRACTICES (BMP'S) AND COMPLY WITH EPA & TCEQ STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
- EARTHWORK AND BACKFILL WITHIN THE LIMITS OF EXISTING AND PROPOSED PAVEMENT SHALL BE COMPACTED IN MAXIMUM 8" LIFTS TO 95% MODIFIED PROCTOR (ASTM D-1557), WITHIN 2% OF OPTIMUM MOISTURE CONTENT, PRIOR TO PLACEMENT OF IMPROVEMENTS.
- DOWEL SIDEWALKS INTO PAVEMENT AT TIE-INS TO EXISTING SLABS, AND TO DRIVEWAY PAVEMENTS. INSTALL EXPANSION JOINT MATERIAL WHERE PAVEMENT ABUTS EXISTING STRUCTURES FOR ISOLATION PURPOSES.
- DO NOT INSTALL STEEL REINFORCEMENT IN CONCRETE LOCATED WITHIN THE PUBLIC RIGHT OF WAY. USE FIBER MESH PER CITY REQUIREMENTS.
- ALL DIMENSIONS ARE BACK OF CURB TO BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
- CONTRACTOR IS TO SCHEDULE A PRE-PAVING MEETING WITH THE ENGINEER AT LEAST 7 DAYS PRIOR TO ANY PAVING.

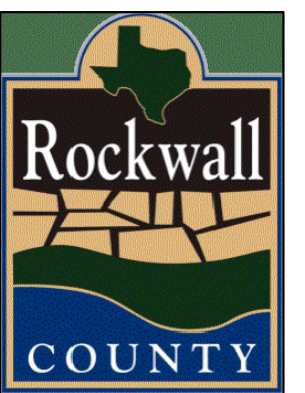
LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- FIRE LANE MARKING - SEE DETAIL A5/CS501 & NOTE THIS SHEET
- EXISTING EASEMENT
- SIDEWALK - SEE DETAIL CS503
- 6" HEAVY DUTY CONCRETE PAVEMENT - SEE DETAIL A3/CS501
- 5" STANDARD DUTY CONCRETE PAVEMENT - SEE DETAIL A1/CS501



A1 SITE PLAN
 1" = 20'

A:\2023\11887\22\03_DSGN01_DWG0650_CIVIL\00_SHEETS\CS101-11887.DWG, 10/19/2023 1:52 PM, lgonis



CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: N/A
Proposed Land Use: Commercial

Designer Information:
Name: Parkhill
Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

PARKING LOT COUNT		
	REQUIRED	PROVIDED
EXISTING REGULAR SPACES	N/A	29
PROPOSED REGULAR SPACES	15	40
ACCESSIBLE SPACES	3	4
TOTAL SPACES	72	73

KEY NOTES

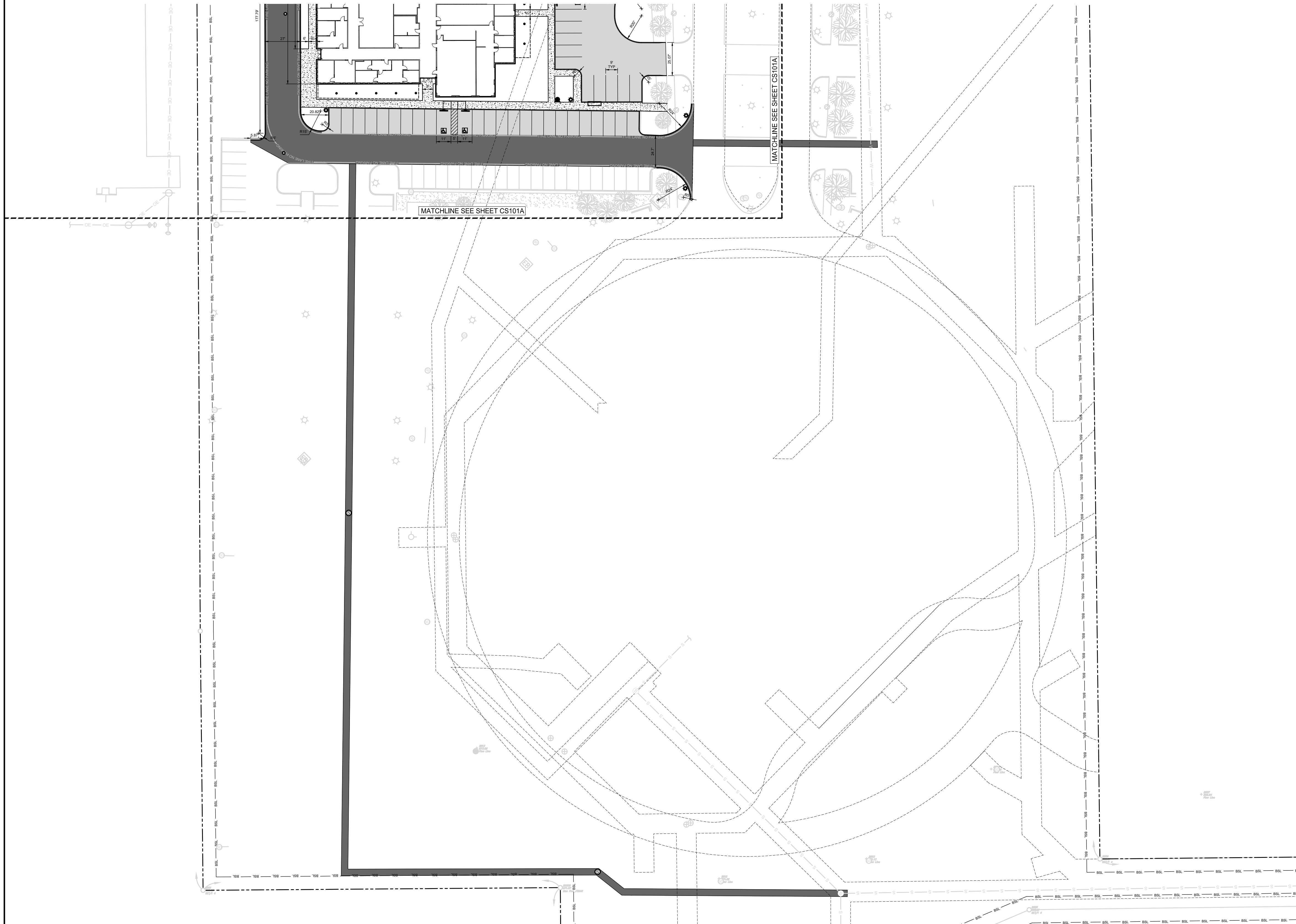
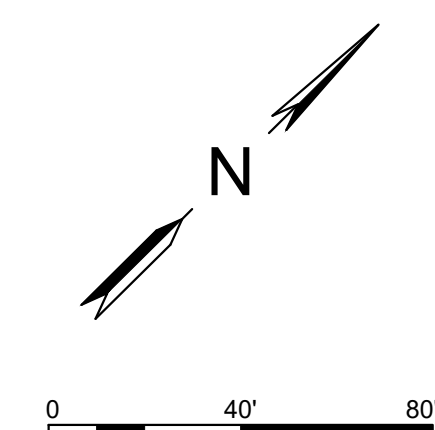
- AS INDICATED BY: (C)
- DRIVEWAY - SEE DETAIL XX/CS501
 - PARALLEL CURB RAMP - SEE DETAIL B4/CS501
 - STRAIGHT HANDICAP RAMP AT RADIUS - SEE DETAIL B1/CS501
 - PARKING BLOCK - SEE DETAIL B3/CS501
 - HANDICAP SIGN WITH "VAN ACCESSIBLE" PLACARD - SEE DETAIL A4/CS502
 - HANDICAP MARKING - SEE DETAIL A3/CS502
 - ACCESS AISLE MARKING - SEE DETAIL A2/CS502
 - HANDICAP SIGN - SEE DETAIL A1/CS502
 - RELOCATED LIGHT POLE - SEE DEMOLITION PLANS. COORDINATE WITH ELECTRICAL.

SITE PLAN NOTES

- FIRE LANE MARKING SHALL BE 6" WIDE RED BACKGROUND STRIPE WITH 4" WHITE LETTERS USING 3/4" STROKE STATING "NO PARKING FIRE LANE". PAINT EVERY 25' ON CENTER ALONG THE FIRE LANE. PLACE FIRE LANE MARKING ON THE VERTICAL SURFACE OF THE CURB WHEN PRESENT OR ON THE PARKING SURFACE WHEN NOT.
- FIRE LANE MARKING SHOWN IS REPRESENTATIONAL. FIRE LANE MARKING SHALL BE A MINIMUM OF 20' APART OR 26' APART WHEN ADJACENT TO BUILDINGS OVER 30' HIGH. FIRE LANE MARKING SHALL BE PAINTED ON A CURB FACE WHERE THE REPRESENTATIONAL MARKING IS SHOWN NEXT TO A CURB. COORDINATE FIRE LANE MARKINGS WITH CITY OF ROCKWALL FIRE MARSHAL PRIOR TO INSTALLATION. XXX-XXX-XXXX.
- INSTALL FIRE APPARATUS ACCESS ROADS AND MAKE SERVICEABLE PRIOR TO THE START OF BUILDING FRAMING.
- STRIPING WIDTH = 4". STRIPE COLOR = WHITE, HANDICAP AND MEDIAN ISLAND STRIPES (YELLOW), PLACE DIAGONAL STRIPES (45°) AT 24" ON CENTER.
- CALL THE ONE CALL SYSTEM (811) PRIOR TO CONSTRUCTION.
- LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES DURING CONSTRUCTION, AND REPAIR ANY DAMAGES TO EXISTING FEATURES AT CONTRACTOR'S EXPENSE.
- ALL CONSTRUCTION SHALL BE ACCORDANCE WITH THE LATEST CITY OF ROCKWALL DESIGN STANDARDS, REQUIREMENTS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED ON THE PLANS.
- FOLLOW BEST MANAGEMENT PRACTICES (BMP'S) AND COMPLY WITH EPA & TCEQ STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
- EARTHWORK AND BACKFILL WITHIN THE LIMITS OF EXISTING AND PROPOSED PAVEMENT SHALL BE COMPACTED IN MAXIMUM 8" LIFTS TO 95% MODIFIED PROCTOR (ASTM D-1557), WITHIN 2% OF OPTIMUM MOISTURE CONTENT, PRIOR TO PLACEMENT OF IMPROVEMENTS.
- DOWEL SIDEWALKS INTO PAVEMENT AT TIE-INS TO EXISTING SLABS, AND TO DRIVEWAY PAVEMENTS. INSTALL EXPANSION JOINT MATERIAL WHERE PAVEMENT ABUTS EXISTING STRUCTURES FOR ISOLATION PURPOSES.
- DO NOT INSTALL STEEL REINFORCEMENT IN CONCRETE LOCATED WITHIN THE PUBLIC RIGHT OF WAY. USE FIBER MESH PER CITY REQUIREMENTS.
- ALL DIMENSIONS ARE BACK OF CURB TO BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
- CONTRACTOR IS TO SCHEDULE A PRE-PAVING MEETING WITH THE ENGINEER AT LEAST 7 DAYS PRIOR TO ANY PAVING.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- FIRE LANE MARKING - SEE DETAIL A5/CS501 & NOTE THIS SHEET
- EXISTING EASEMENT
- SIDEWALK - SEE DETAIL CS503
- 6" HEAVY DUTY CONCRETE PAVEMENT - SEE DETAIL A3/CS501
- 5" STANDARD DUTY CONCRETE PAVEMENT - SEE DETAIL A1/CS501





CLIENT

Rockwall County

1111, E Yellow Jacket Ln
Rockwall, TX 75037

PROJECT NO.

11987.22

ROCKWALL COUNTY ANNEX

#	DATE	DESCRIPTION

Exterior Elevations
A-201

GENERAL NOTES

- A. ALL ROOF MOUNTED EQUIPMENT TO BE MOUNTED ON "ROOF HIGH" LEVEL BEHIND STANDING SEAM ROOF PARAPET.

KEY NOTES

AS INDICATED BY: (#) →

- 363 PREFIN MTL COPING
- 461 ALUMINUM CANOPY
- 462 STANDING SEAM METAL CANOPY
- 707 CONC COLUMN.

LEGEND

- ADHERED VENEER BRICK OVER CONCRETE TILT PANEL.
- Acme Pacific Clay - Calico or comparable color
- ADHERED VENEER STONE OVER CONCRETE TILT PANEL.
- Natural Stone Veneers - Ashlar pattern - Heritage Manor or comparable color
- CONCRETE TILT PANEL w/ELASTOMERIC COATING.
- TremGard HB - Oyster Shell or comparable color
- EIFS TYPE A
- Dryvit - 522 Lite Gray or comparable color
- EIFS TYPE B
- Dryvit - 715 Licorice or comparable color
- STANDING SEAM METAL ROOF
- Awntech - Black k or comparable color
- GLAZING

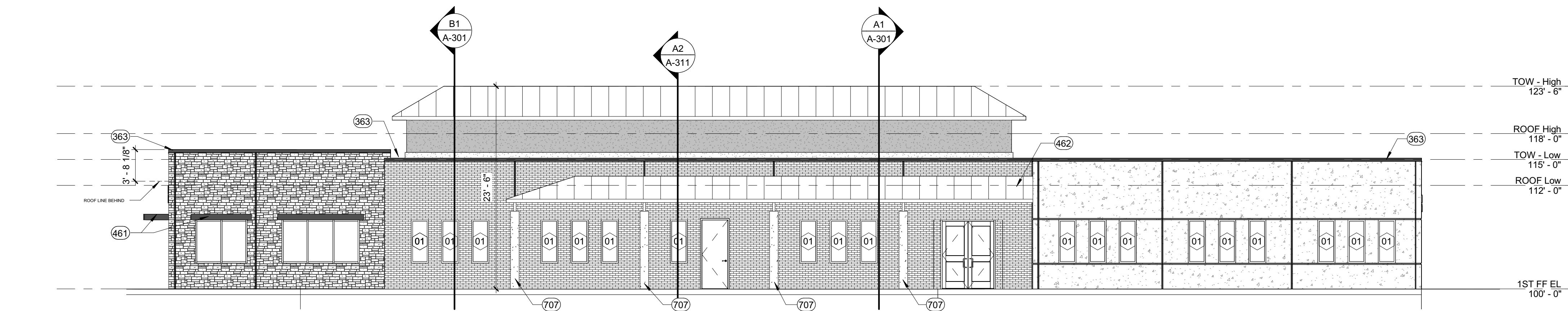
FACADE SURFACE AREA

EAST:	Material	Area (sf)	Percentage (%)
	Concrete Tilt	= 578 sf	(23.3%)
	Thin Brick	= 963 sf	(38.8%)
	Thin Stone	= 319 sf	(12.8%)
	EIFS A	= 47 sf	(1.9%)
	EIFS B	= 262 sf	(10.5%)
	Glazing	= 315 sf	(12.7%)
	Total	= 2484 sf	(100%)

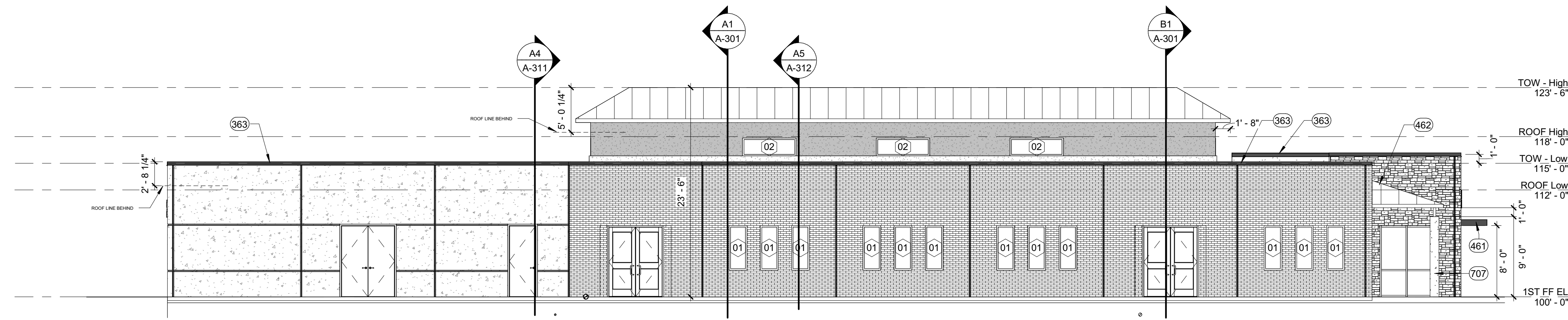
WEST:	Material	Area (sf)	Percentage (%)
	Concrete Tilt	= 668 sf	(27%)
	Thin Brick	= 1,115 sf	(45%)
	Thin Stone	= 113 sf	(4.6%)
	EIFS A	= 47 sf	(1.9%)
	EIFS B	= 226 sf	(9.1%)
	Glazing	= 306 sf	(12.4%)
	Total	= 2,475 sf	(100%)

NORTH:	Material	Area (sf)	Percentage (%)
	Concrete Tilt	= 2,438 sf	(77.2%)
	Thin Brick	= 0 sf	
	Thin Stone	= 0 sf	
	EIFS A	= 84 sf	(2.7%)
	EIFS B	= 390 sf	(12.4%)
	Glazing	= 244 sf	(7.7%)
	Total	= 3,158 sf	(100%)

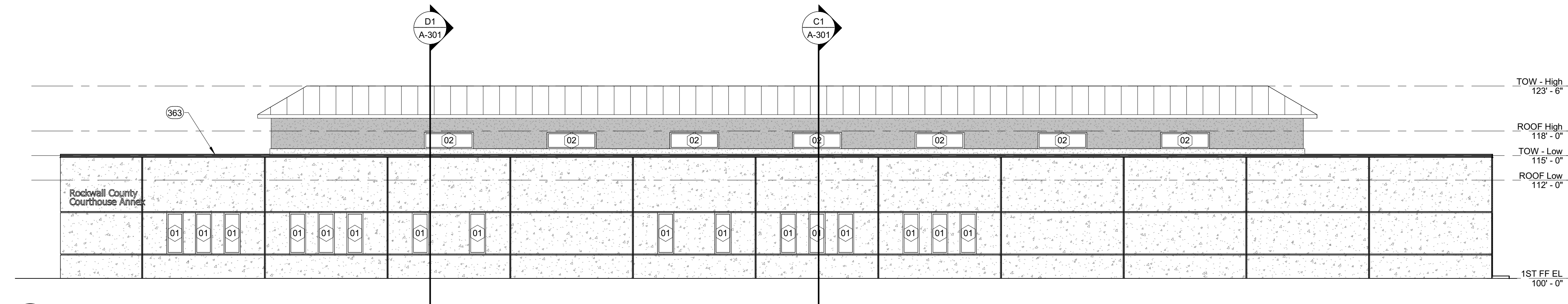
SOUTH:	Material	Area (sf)	Percentage (%)
	Concrete Tilt	= 368 sf	(11.6%)
	Thin Brick	= 1390 sf	(43.8%)
	Thin Stone	= 495 sf	(15.6%)
	EIFS A	= 55 sf	(1.7%)
	EIFS B	= 372 sf	(11.7%)
	Glazing	= 497 sf	(15.6%)
	Total	= 3177sf	(100%)



D1 EAST ELEVATION
1/8" = 1'-0"



C1 WEST ELEVATION
1/8" = 1'-0"



B1 NORTH ELEVATION
1/8" = 1'-0"



A1 SOUTH ELEVATION
1/8" = 1'-0"



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF SALVADOR T. SANCHEZ, R.A., TEXAS LICENSE #29255. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PARKHILL

10/20/2023

Parkhill.com

Rockwall County Annex



CLIENT
Rockwall County
1111, E Yellow Jacket Ln
Rockwall, TX 75037

PROJECT NO.
11987.22

ROCKWALL COUNTY ANNEX

10/20/2023 Site Plan Submittal

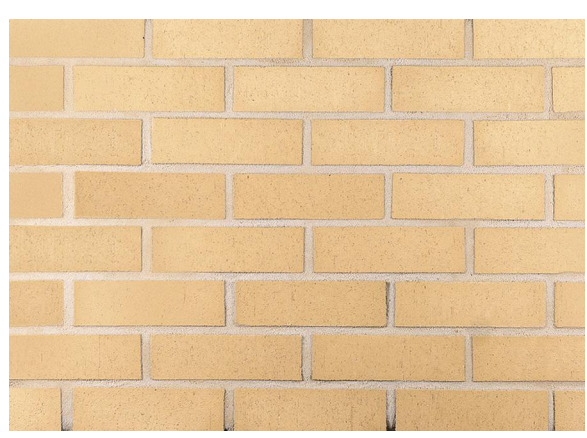
DATE DESCRIPTION

3D Views
A-900



D1 3D View -NW

ADHERED VENEER BRICK OVER CONCRETE TILT PANEL.
- Acme Pacific Clay - Chino or comparable color



C1 3D View - NE

ADHERED VENEER STONE OVER CONCRETE TILT PANEL.
- Natural Stone Veneers - Heritage Manor or comparable color



B1 3D View -SW

CONCRETE TILT PANEL w/ELASTOMERIC COATING.
- TremGard HB - Oyster Shell or comparable color



MOST POPULAR COLORS



EIFS TYPE A
- Dryvit - 472 Captain or comparable color

Dryvit Decorative and Protective Exterior Wall Finishes

Whites

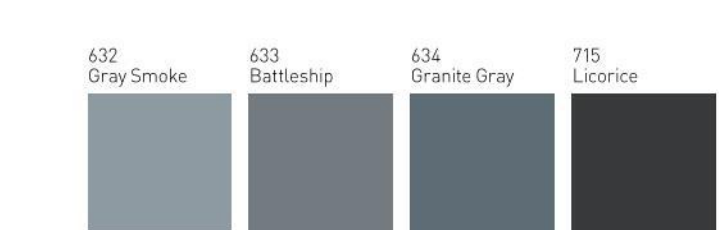


A1 3D View - SE

EIFS TYPE B
- Dryvit - 715 Licorice or comparable color

Dryvit Decorative and Protective Exterior Wall Finishes

Blacks & Gra



STANDING SEAM METAL ROOF
Black or comparable color
FLAT ROOF BEHIND PARAPET
TPO - Light Gray or comparable color

A4 Materials
1" = 1'-0"

City of Rockwall Landscape Requirements			
ORD. REF.	DESCRIPTION	REQUIRED	PROVIDED
SEC 05.01.A	Required Landscaped Area	Limit of Construction Boundary = 78,645 S.F. REQUIRED: 20% = 15,729 S.F.	16,344 S.F. Provided
SEC 05.01.B	Non-Residential Landscape Buffer	10' wide buffer along entire length of non residential lot w/ 1 canopy and 1 accent trees per 50' along Yellowjacket Lane: (377' frontage / 50) = 8 canopy trees & 8 accent trees, 30" tall shrubbery.	10' wide landscape buffer w/ 30" height shrubbery, 16 Accent Trees. <u>Variance requested to substitute 5 Canopy Trees for 5 Accent Trees in Buffer due to overhead power line along Yellowjacket Lane.</u>
SEC 05.03.E.1	Interior Parking Lot Area Landscape Area	5% of Parking Area = 18,006 SF x .05 = 901 SF	2,915 SF
SEC 05.03.E.2	Interior Parking Lot Area Trees	1 Canopy Tree per 10 spaces = 44 Parking Spaces / 10 = 5 Canopy Trees	3 Proposed Parking Lot Trees, 2 Existing Parking Lot Trees

GENERAL NOTES

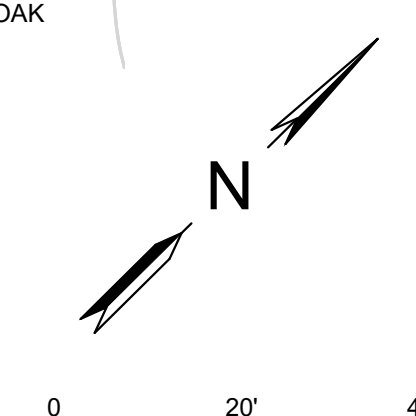
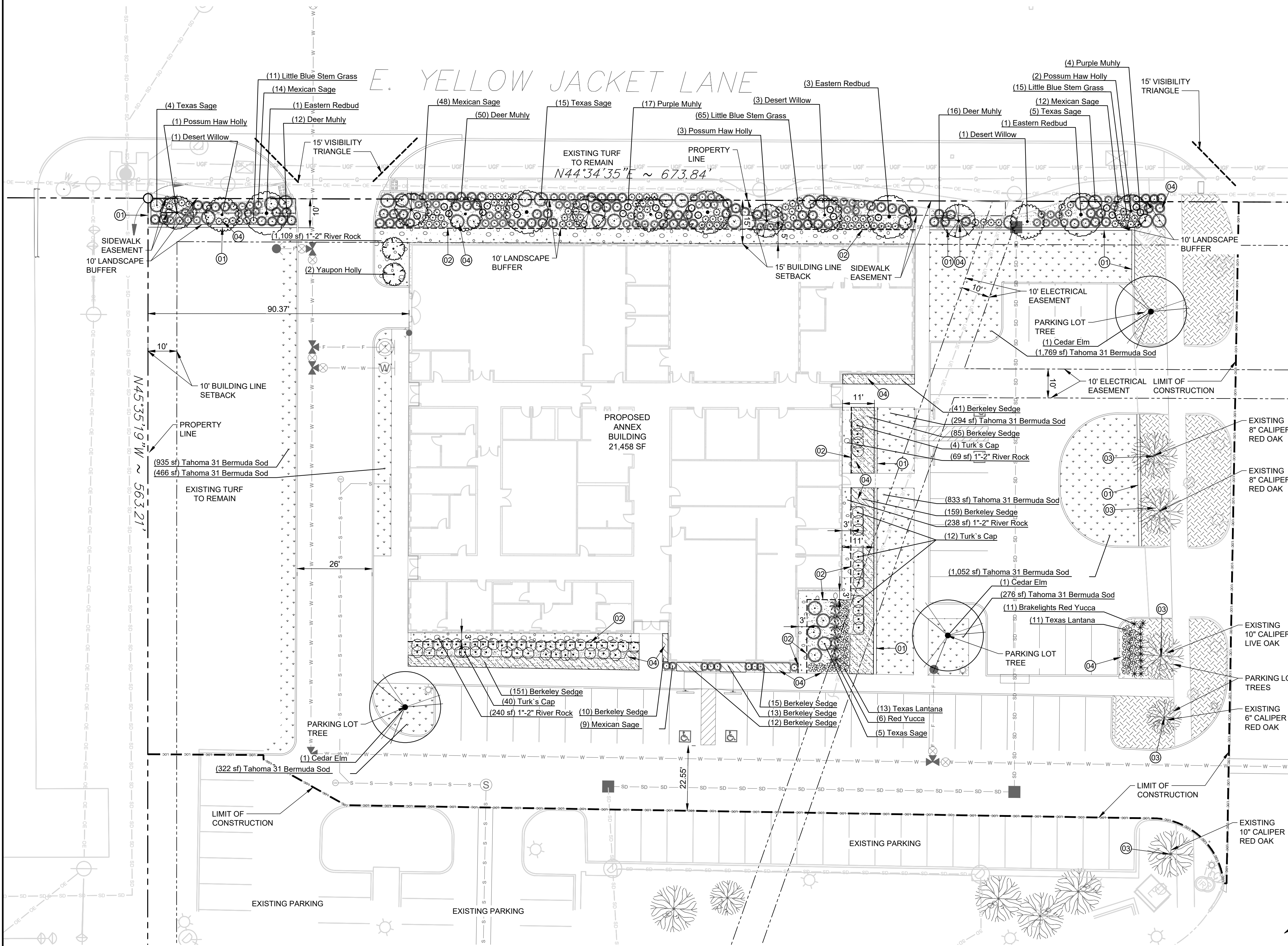
- A. SEE SHEET LP103 FOR FULL PLANTING SCHEDULE.
- B. SEE SHEETS LD501-502 FOR PLANTING DETAILS.
- C. SEE SHEET LP103 FOR PLANTING GENERAL NOTES.
- D. **FULL LANDSCAPE IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL PROPOSED PLANTING AREAS INDICATED. IRRIGATION WILL MEET REQUIREMENTS OF THE CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE.**

KEY NOTES

- AS INDICATED BY: (00)
1. 12" CONCRETE LANDSCAPE EDGE PER B4/LD501.
 2. LANDSCAPE EDGE PER C5/LD501.
 3. EXISTING TREE TO BE PRESERVED AND PROTECTED PER A1/LD502.
 4. PLANTING BED TO RECEIVE 3" DEPTH SHREDDED HARDWOOD MULCH AS SPEC'D.

ABBREVIATED PLANT SCHEDULE

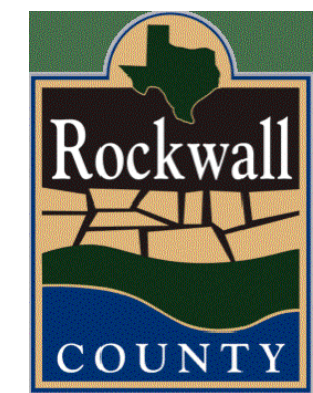
TREES	QTY	COMMON / BOTANICAL NAME
(Symbol)	5	DESERT WILLOW CHILOPSIS LINEARIS
(Symbol)	5	EASTERN REDBUD CERCIS CANADENSIS
(Symbol)	2	YAUPON HOLLY ILEX VOMITORIA
(Symbol)	6	POSSUM HAW HOLLY ILEX DECIDUA
(Symbol)	3	CEDAR ELM ULMUS CRASSIFOLIA
SHRUBS	QTY	COMMON / BOTANICAL NAME
(Symbol)	6	RED YUCCA HESPERALOE PARVIFLORA
(Symbol)	11	BRAKELIGHTS RED YUCCA HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM
(Symbol)	24	TEXAS LANTANA LANTANA URTICOIDES
(Symbol)	29	TEXAS SAGE LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'
(Symbol)	56	TURK'S CAP MALVAVISCUS DRUMMONDII
(Symbol)	78	DEER MUHLY MUHLENBERGIA RIGENS
(Symbol)	21	PURPLE MUHLY MUHLENBERGIA RIGIDA 'NASHVILLE' TM
(Symbol)	83	MEXICAN SAGE SALVIA LEUCANTHA
(Symbol)	91	LITTLE BLUE STEM GRASS SCHIZACHYRIUM SCOPARIUM
SHRUB AREAS	QTY	COMMON / BOTANICAL NAME
(Symbol)	486	BERKELEY SEDGE CAREX DIVULSA
GROUND COVERS	QTY	COMMON / BOTANICAL NAME
(Symbol)	1,656 SF	1"-2" RIVER ROCK 1"-2" RIVER ROCK
(Symbol)	5,361 SF	SHREDDED HARDWOOD MULCH SHREDDED HARDWOOD MULCH
SOD/SEED	QTY	COMMON / BOTANICAL NAME
(Symbol)	5,947 SF	TAHOMA 31 BERMUDA SOD CYNODON DACTYLON 'TAHOMA 31'
(Symbol)	3,380 SF	EXISTING PLANTING BED EXISTING PLANTING BED



THIS DOCUMENT IS RELEASED ON OCTOBER 20, 2023 FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF LANDON G. BELL, R.L.A., TEXAS LICENSE #3245. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES. PARKHILL, SMITH & COOPER, INC.

Parkhill.com

Rockwall County Annex



CLIENT
Rockwall County
1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: N/A
Proposed Land Use: Commercial

Designer Information:
Name: Parkhill
Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

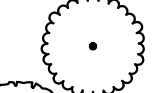






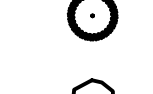


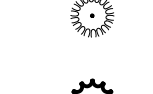

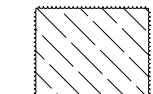

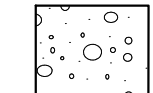
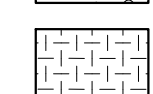
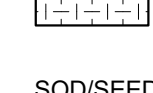
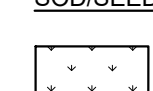
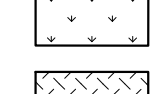
Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

Landscape Plan
LP101

A:\2021\1187\2203_DSGN01_DWG060_LAND03_SHEETS\LP101-11987.DWG, 10/19/2023 11:33 AM, gbell

PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER SIZE	CALIPER	SIZE
	5	DESERT WILLOW	CHILOPSIS LINEARIS	25 GAL	2" CAL	6' - 8' HT
	5	EASTERN REDBUD	CERCIS CANADENSIS	25 GAL	2" CAL	6' - 8' HT
	2	YAUPON HOLLY	ILEX VOMITORIA	15 GAL	N/A	6' HT.
	6	POSSUM HAW HOLLY	ILEX DECIDUA	15 GAL	N/A	6' HT.
	3	CEDAR ELM	ULMUS CRASSIFOLIA	B & B	3"	12'-14' HT.
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	
	6	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL 18" MIN HT.		
	11	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM	5 GAL	1-2" HT	
	24	TEXAS LANTANA	LANTANA URTICOIDES	1 GAL		
	29	TEXAS SAGE	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	5 GAL	30" HT.	
	56	TURK'S CAP	MALVAVISCUS DRUMMONDII	1 GAL		
	78	DEER MUHLY	MUHLENBERGIA RIGENS	5 GAL		
	21	PURPLE MUHLY	MUHLENBERGIA RIGIDA 'NASHVILLE' TM	5 GAL		
	83	MEXICAN SAGE	SALVIA LEUCANTHA	5 GAL		
	91	LITTLE BLUE STEM GRASS	SCHIZACHYRIUM SCOPARIUM	3 GAL		
SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	CONT		
	486	BERKELEY SEDGE	CAREX DIVULSA	1 GAL		
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	CONT		
	1,656 SF	1'-2" RIVER ROCK	1'-2" RIVER ROCK	4" DEPTH		
	5,361 SF	SHREDDED HARDWOOD MULCH	SHREDDED HARDWOOD MULCH	3" DEPTH		
SOD/SEED	QTY	COMMON NAME	BOTANICAL NAME	CONT		
	5,947 SF	TAHOMA 31 BERMUDA SOD	CYNODON DACTYLON 'TAHOMA 31'	SOLID SOD		
	3,380 SF	EXISTING PLANTING BED	EXISTING PLANTING BED	N/A		

PLANTING GENERAL NOTES

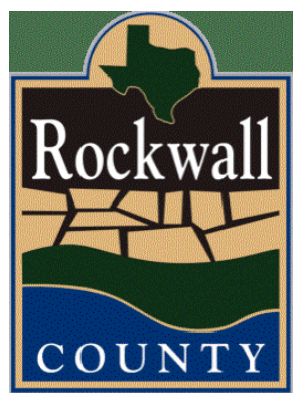
- A. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF ROCKWALL STANDARDS.
- B. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT AND SPECIFICATIONS FOR REQUIREMENTS NOT LISTED HEREIN.
- C. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
- D. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING PLAN SHOWN ON ALL DRAWINGS. PLANT COUNTS AND SQUARE FOOTAGES ARE PROVIDED AS A COURTESY ONLY.
- E. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT.
- F. IN THE CASE OF A DISCREPANCY BETWEEN THE CONTAINER SIZE CALLED OUT IN PLANT LIST AND THE CALIPER AND HEIGHT OF PLANT MATERIAL, THE SPECIFIED TREE MUST MEET THE CALIPER AND HEIGHT REQUIREMENTS SPECIFIED, EVEN IF THE LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS AT NO ADDITIONAL COST TO THE OWNER.
- G. ALL PLANTS TO BE GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND.
- H. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE PLANT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- I. LANDSCAPE CONTRACTOR SHALL LOCATE THE SOURCE OF AND SELECT ALL PLANTS FOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT.
- J. ALL PLANT MATERIALS SHALL BE APPROVED PRIOR TO DELIVERY AT THE NURSERIES OR SUPPLIERS BY THE PROJECT LANDSCAPE ARCHITECT.
- K. IF ANY SOURCE OF PLANTS IS LOCATED FURTHER THAN 30 MILES FROM THE PROJECT SITE THE CONTRACTOR WILL BE REQUIRED TO PAY TIME AND TRAVEL EXPENSES INCURRED BY THE PROJECT LANDSCAPE ARCHITECT.
- L. AT THE OPTION OF THE LANDSCAPE ARCHITECT, PHOTOS OF ALL PLANT MATERIAL SHOWING CONTAINER SIZE, HEIGHT AND CALIPER CAN BE SUBMITTED FOR APPROVAL.
- M. ALL PLANTS TAGGED AS APPROVED AT NURSERY OR SUPPLIER SHALL BEAR THE SAME TAG WHEN DELIVERED ON SITE.
- N. THE RIGHT TO REJECT PLANT MATERIALS DELIVERED TO THE SITE THAT DO NOT BEAR APPROVAL TAGS IS RESERVED BY THE PROJECT LANDSCAPE ARCHITECT.
- O. IN AREAS WHERE PAVING SUBGRADES AND BUILDING PADS EXTEND INTO PLANT BED AREAS 6 INCH HOLES SHALL BE DRILLED EVERY 3 FEET AND FILLED WITH 1 INCH DIAMETER GRAVEL TO PROVIDE PERCOLATION AND DRAINAGE FOR THE PLANTING BED. HOLES SHALL BE DRILLED THROUGH IMPROVED SUBGRADES INTO EXISTING SITE SOILS BUT NO DEEPER THAN FOUR FEET.
- P. ALL PLANTING BEDS TO RECEIVE 2 INCHES OF BACK TO EARTH COMPOST PER SQUARE FOOT AND 1 POUND OF A 4(N):1(P):2(K) RATIO FERTILIZER PER 100 SQUARE FEET. BOTH MATERIALS SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF 12 INCHES.
- Q. ALL FINAL PLANTING BED GRADES IN AREAS WHERE ORGANIC AND/OR INORGANIC MULCH IS BEING APPLIED SHOULD BE 3 OR 4 INCHES BELOW ADJACENT HARD SURFACES ACCORDING TO MULCH DEPTH INDICATED ON PLANS.
- R. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING IS COMPLETE AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.
- S. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING OR AS ESTABLISHED IN CONTAINER.
- T. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS.
- U. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN AS NEEDED DURING THE FIRST GROWING SEASON.
- V. ALL PLANTING BEDS SHALL RECEIVE ORGANIC AND/OR INORGANIC MULCH MATERIALS AS NOTED ON PLANS.
- W. THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
- X. THE CONTRACTOR SHALL PRUNE ALL BRANCHES 6 FEET ABOVE FINISH GRADE ON ALL DECIDUOUS TREES 12 FEET OR TALLER.
- Y. AREAS TO BE FILLED WITH INORGANIC MULCHES WITH A DIAMETER LESS THAN 1/4 INCH IN SIZE SHALL BE COMPACTED TO 85% PROCTOR DENSITY BEFORE MULCH IS PLACED.
- Z. THE SITE SHALL BE FINE GRADED PRIOR TO ANY PLANT INSTILLATION. ANY AREAS DISTURBED BY PLANTING SHALL BE REGRADED AND SMOOTHED PRIOR TO GRASS PLANTING.
- AA. SOD SHALL BE USED AROUND DRAIN INLETS (5' BUFFER) AND IN AREAS WHERE THE SLOPE EXCEEDS 20% (1:5) UNLESS THE AREA IS A PLANTING BED.



THIS DOCUMENT IS RELEASED ON OCTOBER 20, 2023 FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF LANDON G. BELL, R.L.A., TEXAS LICENSE #3245. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES. PARKHILL, SMITH & COOPER, INC.

Parkhill.com

Rockwall County Annex



CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

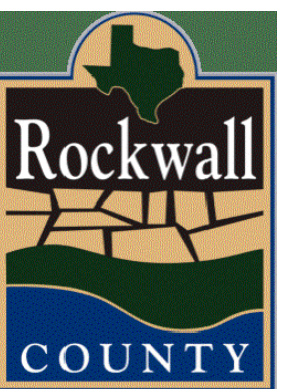
KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County
Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: N/A
Proposed Land Use: Commercial

Designer Information:
Name: Parkhill
Address: 3000 Internet Blvd Suite 550,
Frisco, Texas 75034
Phone Number: 972-987-1670

Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall,
Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

**Planting Notes
& Schedule
LP103**



CLIENT
Rockwall County
 1111 E Yellowjacket Lane
 Rockwall, TX 75037

PROJECT NO.
 11987.22

KEY PLAN
 Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
 Plat Cabinet "H" Slide 131
 Case Number: N/A
 Proposed Land Use: Commercial

Designer Information:
 Name: Parkhill
 Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
 Phone Number: 972-987-1670

Owner Contact Information
 Name: Rockwall County
 Address: 101 East Rusk Street, Rockwall, Texas, 75087
 Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

* AFTER PLANTING, PRUNE ONLY CROSSING BRANCHES, BROKEN BRANCHES, DEAD BRANCHES AND/OR BRANCHES THAT POSE A HAZARD TO PARK USERS/PEDESTRIANS OR CLEARANCE OBSTRUCTIONS AT PARKING AND ALONG ROADWAYS.

TREE MUST BE PLANTED SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE ROOT FLARE IS NOT VISIBLE WILL BE REJECTED.

ROOT ANCHOR BY TREE STAKE SOLUTIONS, PROVIDE AND INSTALL THE APPROPRIATE SIZE ROOT ANCHOR AS RECOMMENDED BY THE MANUFACTURER. CONTACT 903-676-6143

1/2 ROOT BALL WIDTH (MINIMUM)

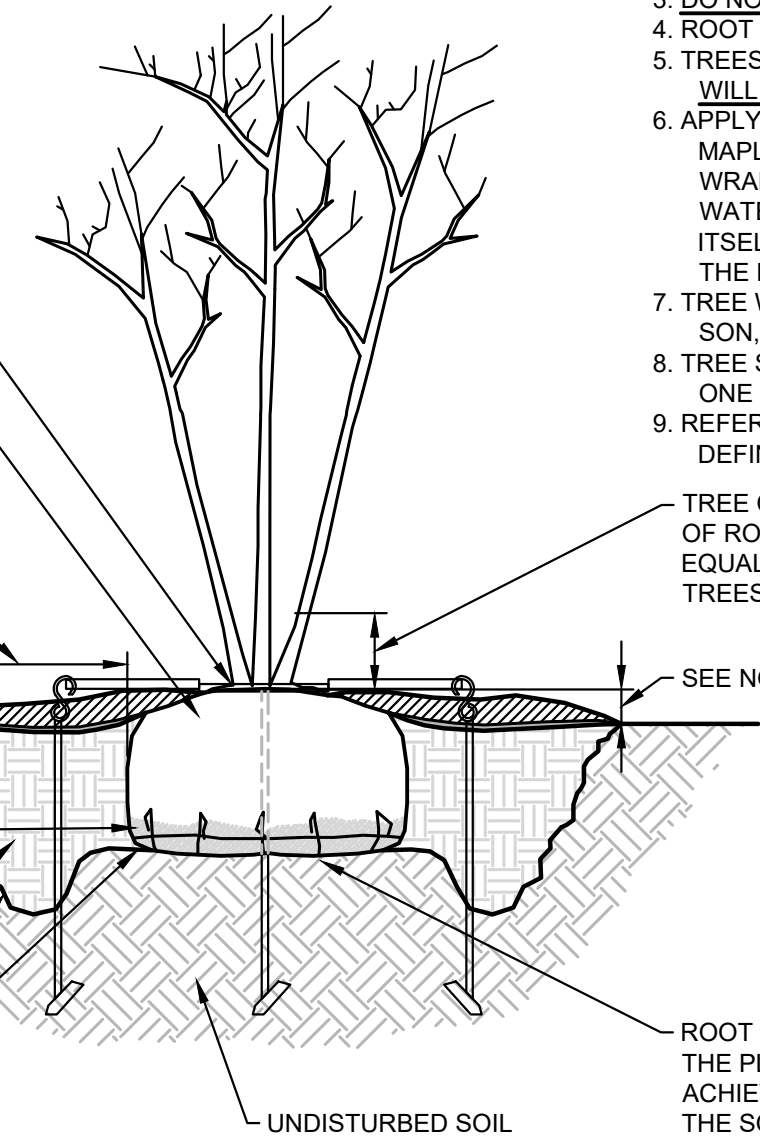
3" HARDWOOD MULCH AS SPEC'D. MULCH SHALL NOT BE PILED AROUND TRUNK, ROOT FLARE SHALL BE VISIBLE.

1" COMPOST, AS SPEC'D.

CUT AWAY AND REMOVE ALL GALVANIZED WIRE BASKET, TWINE, ROPE AND BURLAP FROM THE TOP TWO-THIRDS OF THE ROOT BALL BEFORE BACKFILLING THE PLANTING PIT. ALL TWINE, ROPE AND BURLAP MUST BE BIODEGRADABLE.

BACKFILL PLANTING PIT WITH NATIVE SOIL. MIX SOIL THOROUGHLY PRIOR TO BACKFILLING. SATURATE WITH WATER TO ELIMINATE VOIDS AND ENSURE FULL CONTACT WITH ROOT BALL.

SCARIFY BOTTOM AND SIDES OF PLANTING PIT. PLANTING PIT DEPTH TO BE 2" LESS THAN THE DEPTH OF THE ROOT BALL.



NOTES:

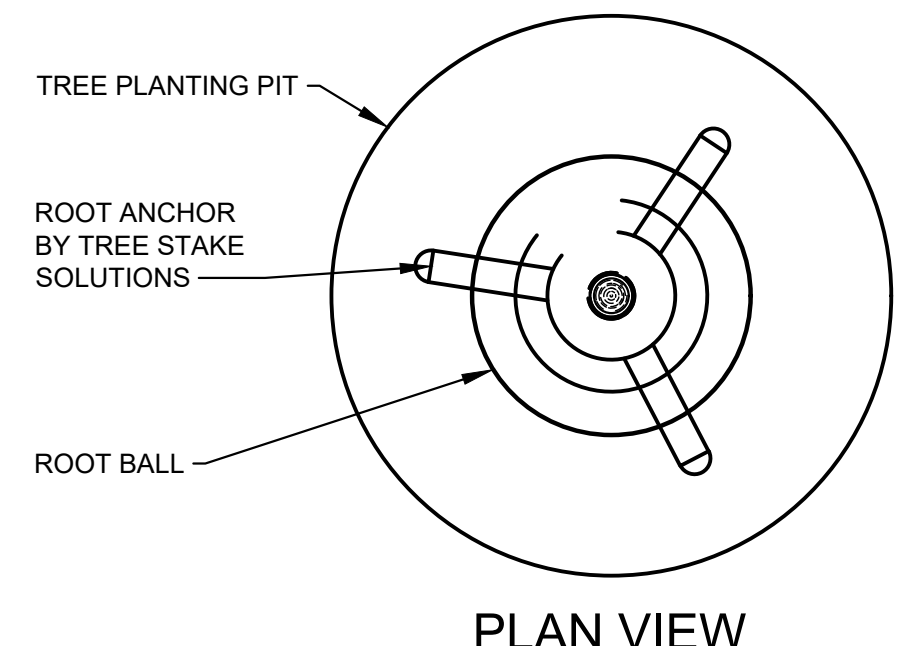
1. TOP OF ROOT BALL SHALL BE TWO-INCHES (2") ABOVE FINISHED GRADE. ROOT FLARE MUST BE VISIBLE AFTER PLANTING AND MULCHING.
2. DO NOT CONSTRUCT A WATER BASIN AROUND THE PLANTING PIT.
3. DO NOT PILE MULCH AROUND THE TREE TRUNK.
4. ROOT BOUND TREES WILL NOT BE ACCEPTED.
5. TREES PLANTED TOO LOW, OR WITH THE ROOT FLARE COVERED, WILL NOT BE ACCEPTED.
6. APPLY TREE WRAPPING MATERIAL ON SMOOTH BARKED TREES (i.e. MAPLES & RED OAK) INSTALLED DURING THE SPRING SEASON. WRAP TRUNK FROM GUYING STRAPS TO THE ROOT BALL. USE A WATERPROOF TAPE OR ADHESIVE TO AFFIX THE PRODUCT TO ITSELF. TREE WRAP IS TO BE REMOVED BY THE CONTRACTOR AT THE END OF OCTOBER THAT SAME YEAR.
7. TREE WRAP SHALL BE CLARK'S TREE WRAP BY WALTER E. CLARK & SON, INC., (203) 795-1235, OR APPROVED EQUAL.
8. TREE STAKING IS TO BE REMOVED BY THE CONTRACTOR AFTER ONE (1) YEAR.
9. REFERENCE PLANS AND PROJECT MANUAL FOR SPECIFICATIONS DEFINING SIZE, TYPE, QUALITY, ETC.

TREE CALIPER MEASURED ABOVE TOP OF ROOT BALL (6" FOR TREES LESS OR EQUAL TO 4" CALIPER AND 12" FOR TREES GREATER THAN 4" CALIPER).

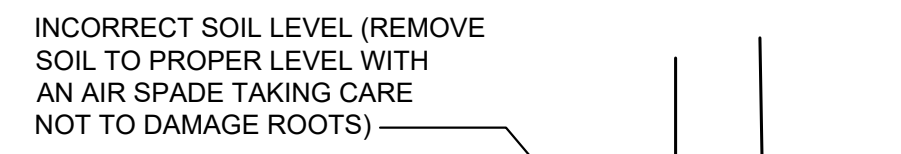
SEE NOTE #1.

UNDISTURBED SOIL

ROOT BALL TO BE PLACED ON UNDISTURBED SOIL. IF THE PLANTING PIT IS OVER-EXCAVATED, ADD FILL TO ACHIEVE THE PROPER PLANTING DEPTH AND TAMP THE SOIL TO COMPACT PRIOR TO PLANTING.



PLAN VIEW

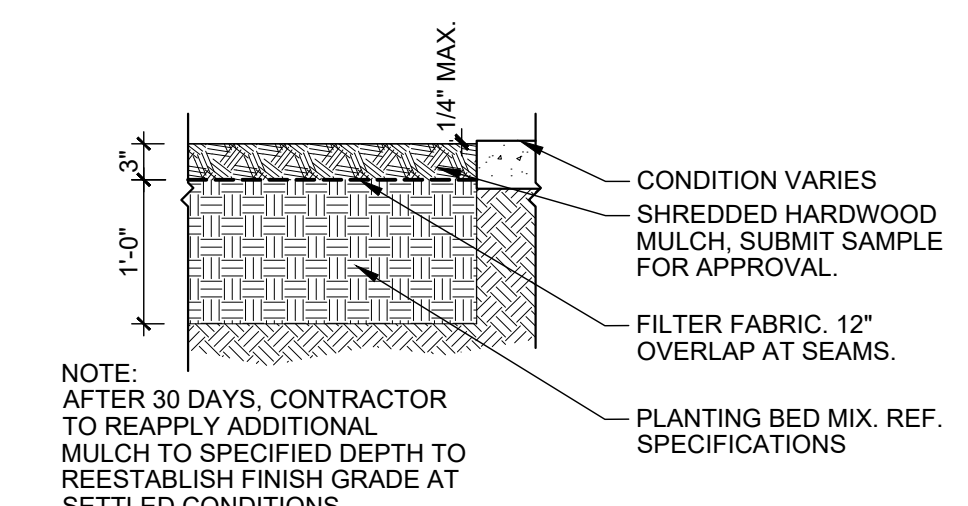


INCORRECT SOIL LEVEL (REMOVE SOIL TO PROPER LEVEL WITH AN AIR SPADE TAKING CARE NOT TO DAMAGE ROOTS)

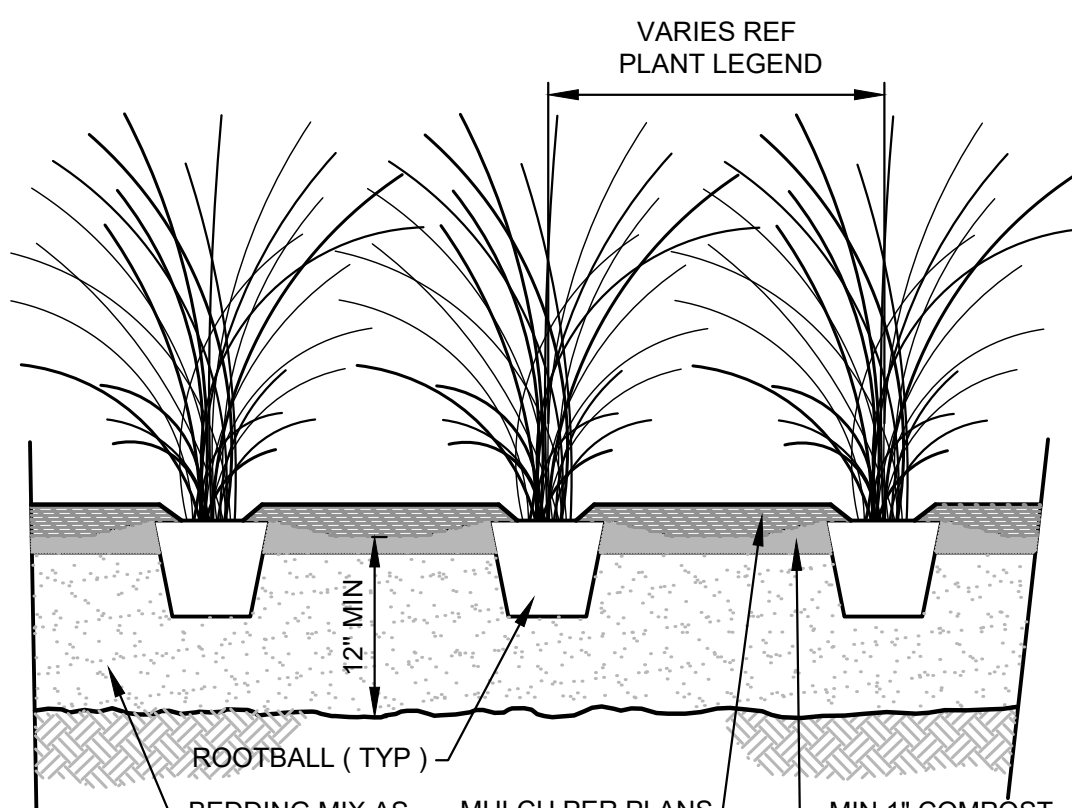
ROOT FLARE

PROPER SOIL LEVEL

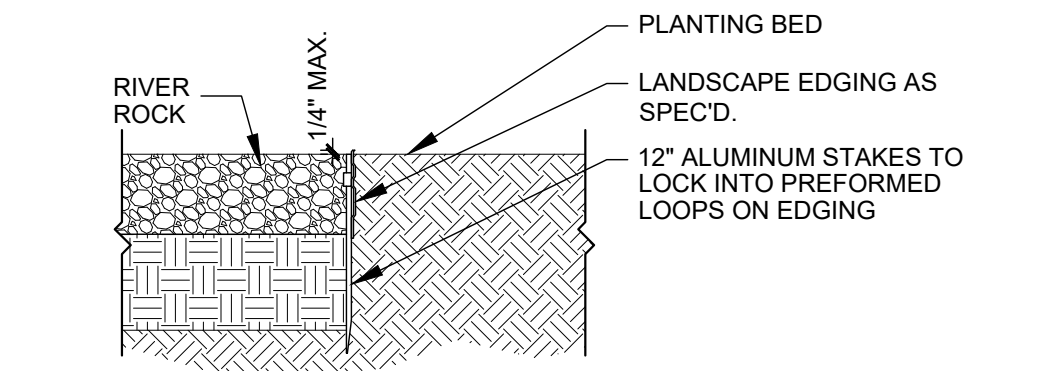
EXPOSED COVERED ROOT FLARE



D4 MULCH
 3/4"=1'-0" L_MULCH

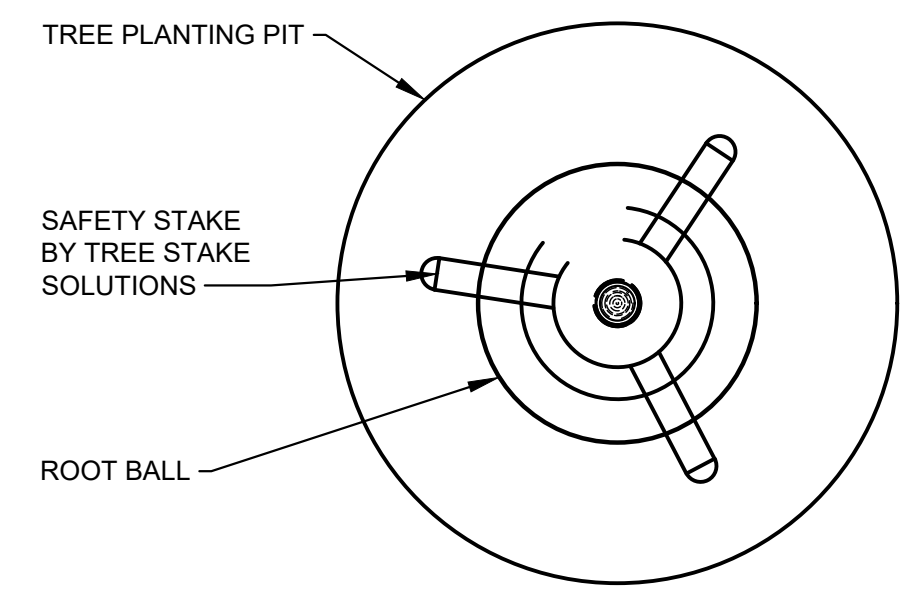


C4 ORNAMENTAL GRASS PLANTING
 1"=1'-0" L_ORNAMENTAL_GRASS_PLANTING

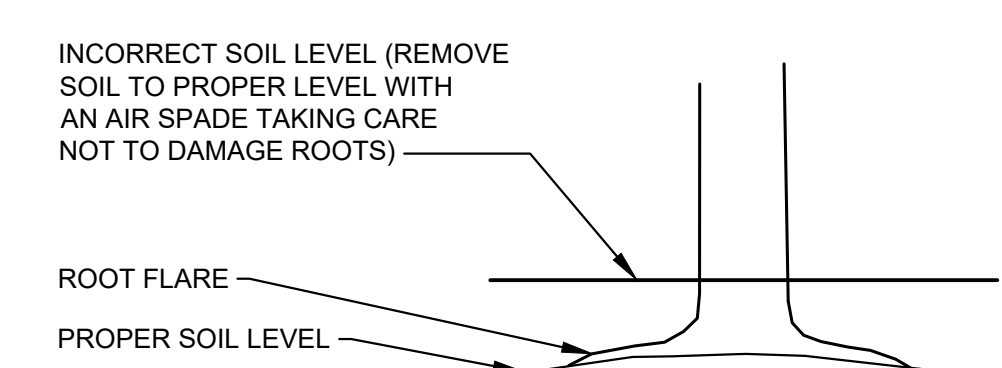


C5 LANDSCAPE EDGE
 1"=1'-0" LNSCAPE_EDGE

C1 MULTI-TRUNK TREE PLANTING AND ANCHORING
 1/2"=1'-0"



PLAN VIEW



EXPOSED COVERED ROOT FLARE

* AFTER PLANTING, PRUNE ONLY CROSSING BRANCHES, BROKEN BRANCHES, DEAD BRANCHES AND/OR BRANCHES THAT POSE A HAZARD TO PARK USERS/PEDESTRIANS OR CLEARANCE OBSTRUCTIONS AT PARKING AND ALONG ROADWAYS.

TREE MUST BE PLANTED SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE ROOT FLARE IS NOT VISIBLE WILL BE REJECTED.

SAFETY STAKE BY TREE STAKE SOLUTIONS, PROVIDE AND INSTALL THE APPROPRIATE SIZE SAFETY STAKE AS RECOMMENDED BY THE MANUFACTURER. CONTACT 903-676-6143 (ALSO, SEE PLAN VIEW ABOVE)

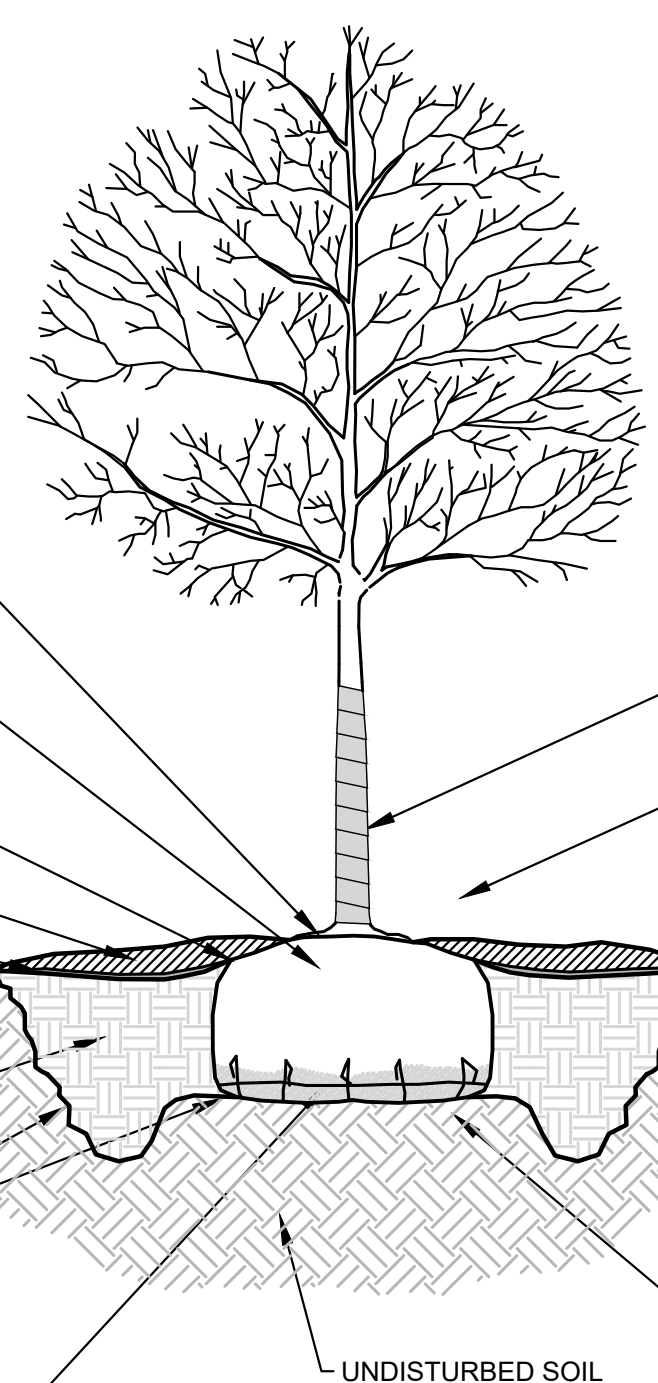
1/2 ROOT BALL WIDTH (MINIMUM)

3" SHREDDED HARDWOOD MULCH. MULCH SHALL NOT BE PILED AROUND TRUNK, ROOT FLARE SHALL BE VISIBLE.

1" COMPOST, AS SPEC'D.

BACKFILL PLANTING PIT WITH NATIVE SOIL. MIX SOIL THOROUGHLY PRIOR TO BACKFILLING. SATURATE WITH WATER TO ELIMINATE VOIDS AND ENSURE FULL CONTACT WITH ROOT BALL.

SCARIFY BOTTOM AND SIDES OF PLANTING PIT. PLANTING PIT DEPTH TO BE 2" LESS THAN THE DEPTH OF THE ROOT BALL.



NOTES:

1. TOP OF ROOT BALL SHALL BE TWO-INCHES (2") ABOVE FINISHED GRADE. ROOT FLARE MUST BE VISIBLE AFTER PLANTING AND MULCHING.
2. DO NOT CONSTRUCT A WATER BASIN AROUND THE PLANTING PIT.
3. DO NOT PILE MULCH AROUND THE TREE TRUNK.
4. ROOT BOUND TREES WILL NOT BE ACCEPTED.
5. TREES PLANTED TOO LOW, OR WITH THE ROOT FLARE COVERED, WILL NOT BE ACCEPTED.
6. APPLY TREE WRAPPING MATERIAL ON SMOOTH BARKED TREES (i.e. MAPLES & RED OAK) INSTALLED DURING THE SPRING SEASON. WRAP TRUNK FROM GUYING STRAPS TO THE ROOT BALL. USE A WATERPROOF TAPE OR ADHESIVE TO AFFIX THE PRODUCT TO ITSELF. TREE WRAP IS TO BE REMOVED BY THE CONTRACTOR AT THE END OF OCTOBER THAT SAME YEAR.
7. TREE WRAP SHALL BE CLARK'S TREE WRAP BY WALTER E. CLARK & SON, INC., (203) 795-1235, OR APPROVED EQUAL.
8. TREE STAKING IS TO BE REMOVED BY THE CONTRACTOR AFTER ONE (1) YEAR.
9. REFERENCE PLANS AND PROJECT MANUAL FOR SPECIFICATIONS DEFINING SIZE, TYPE, QUALITY, ETC.

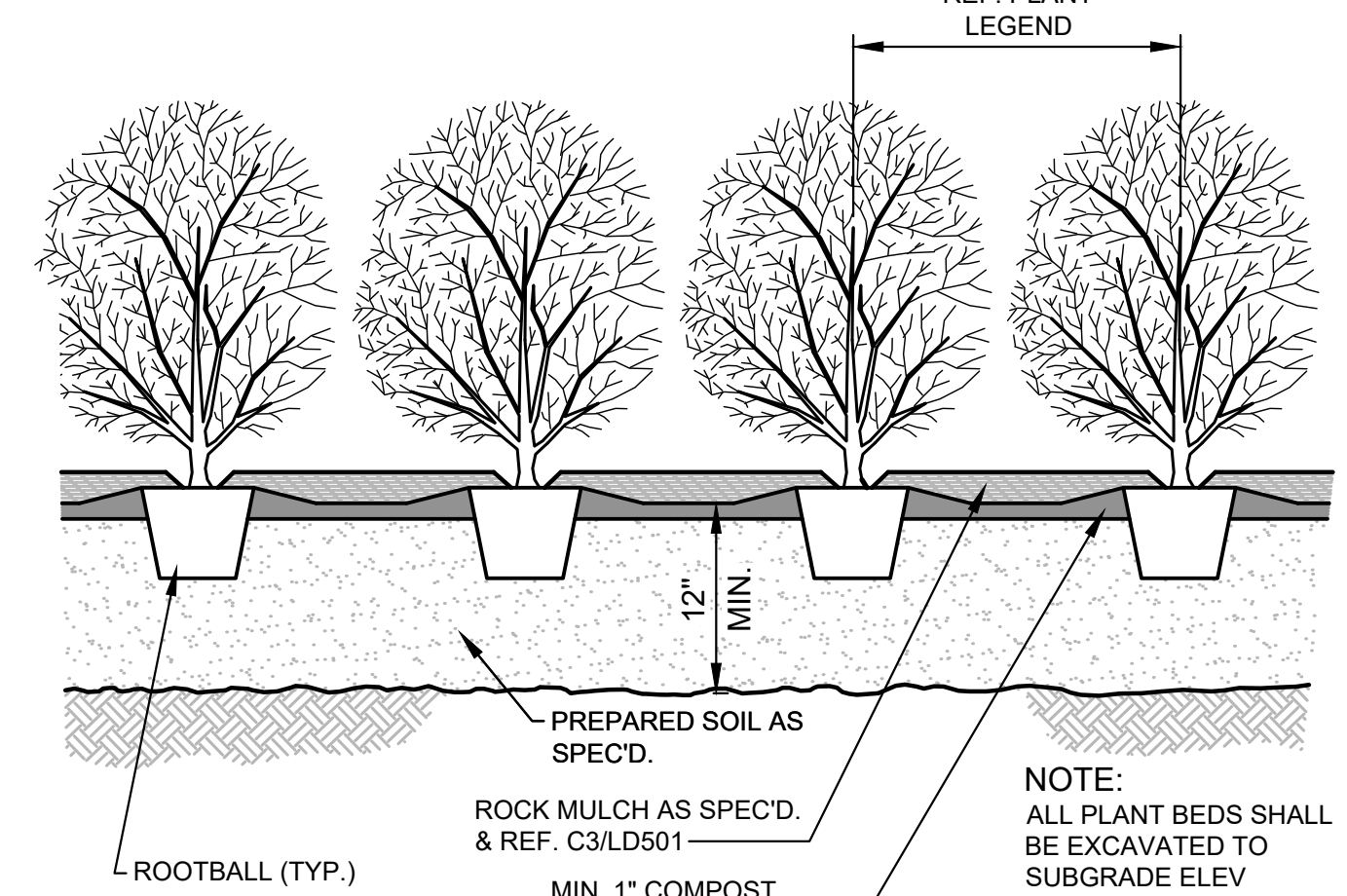
TREE CALIPER MEASURED ABOVE TOP OF ROOT BALL (6" FOR TREES LESS OR EQUAL TO 4" CALIPER AND 12" FOR TREES GREATER THAN 4" CALIPER).

SEE NOTE #1.

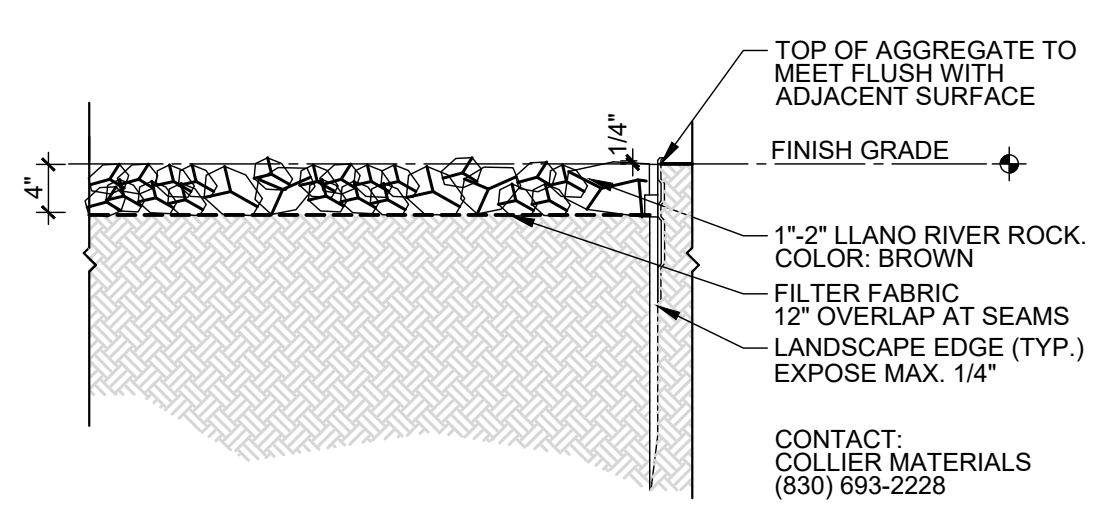
UNDISTURBED SOIL

ROOT BALL TO BE PLACED ON UNDISTURBED SOIL. IF THE PLANTING PIT IS OVER-EXCAVATED, ADD FILL TO ACHIEVE THE PROPER PLANTING DEPTH AND TAMP THE SOIL TO COMPACT PRIOR TO PLANTING.

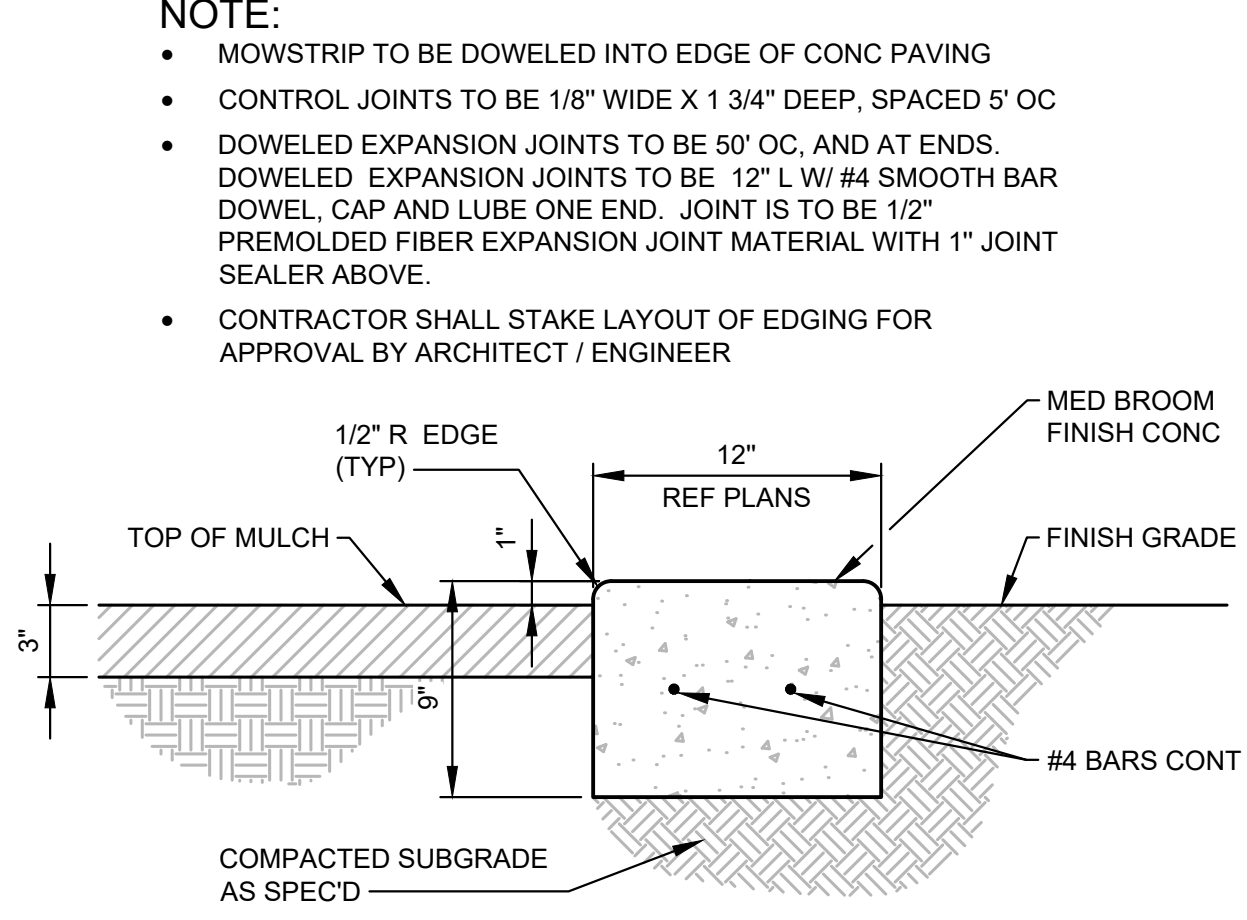
NOTES:
 1. UPON COMPLETION OF ROUGH GRADING, CONTRACTOR SHALL DIG TEST TREE PITS ACROSS THE SITE. THE TEST PITS SHALL BE FILLED WITH WATER AND OBSERVED FOR DRAINAGE. IF THE PIT HOLDS WATER FOR GREATER THAN 24 HOURS, THE TREE LOCATIONS AND/OR SPECIES WILL BE REVISED.



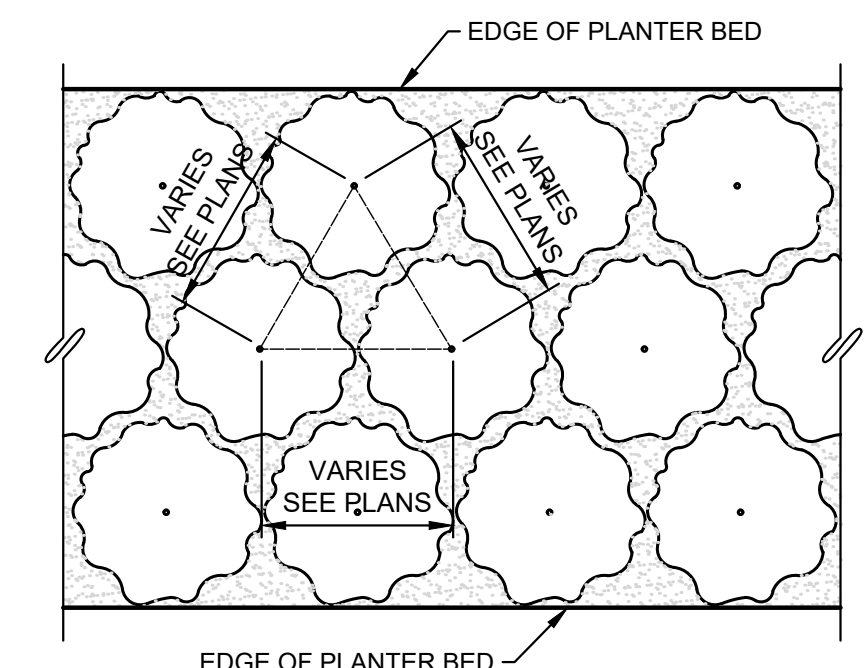
B3 SHRUB PLANTING
 1"=1'-0" L_PLANTING_SHRUB



A3 RIVER ROCK - 1-2"
 3/4"=1'-0" RRCK

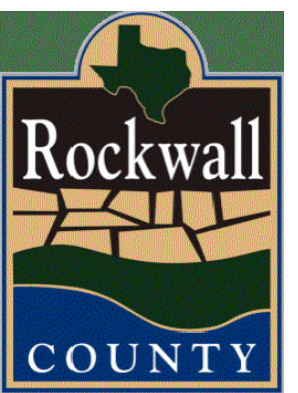


B4 12" CONCRETE LANDSCAPE EDGE
 1 1/2"=1'-0" PVMT_CONC_MOWSTRIP_LANDSCAPE_EDGE



A4 PLANT LAYOUT
 1/2"=1'-0" L_PLANT_LAYOUT

A1 TREE PLANTING AND STAKING
 1/2"=1'-0" L_PLANTING_TREE_STANDARD



CLIENT

Rockwall County
1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.

11987.22

KEY PLAN

Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: N/A
Proposed Land Use: Commercial

Designer Information:

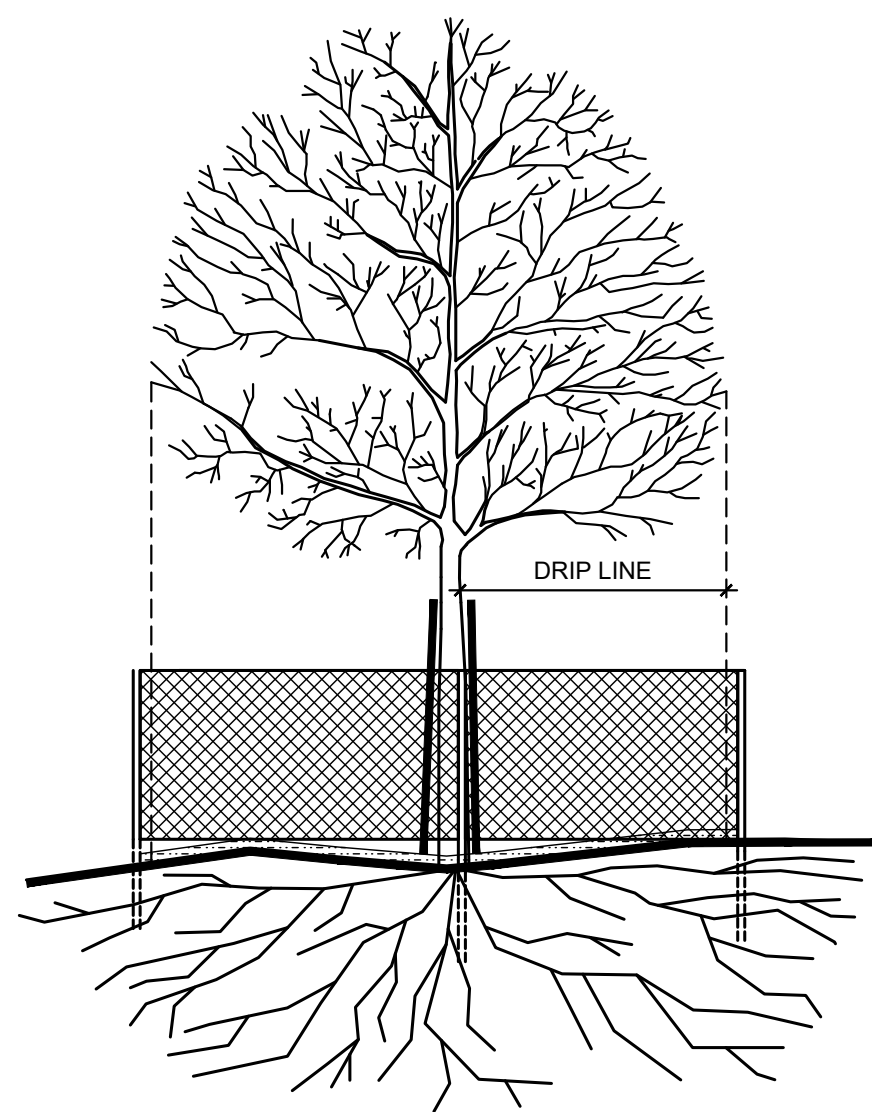
Name: Parkhill
Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

Owner Contact Information

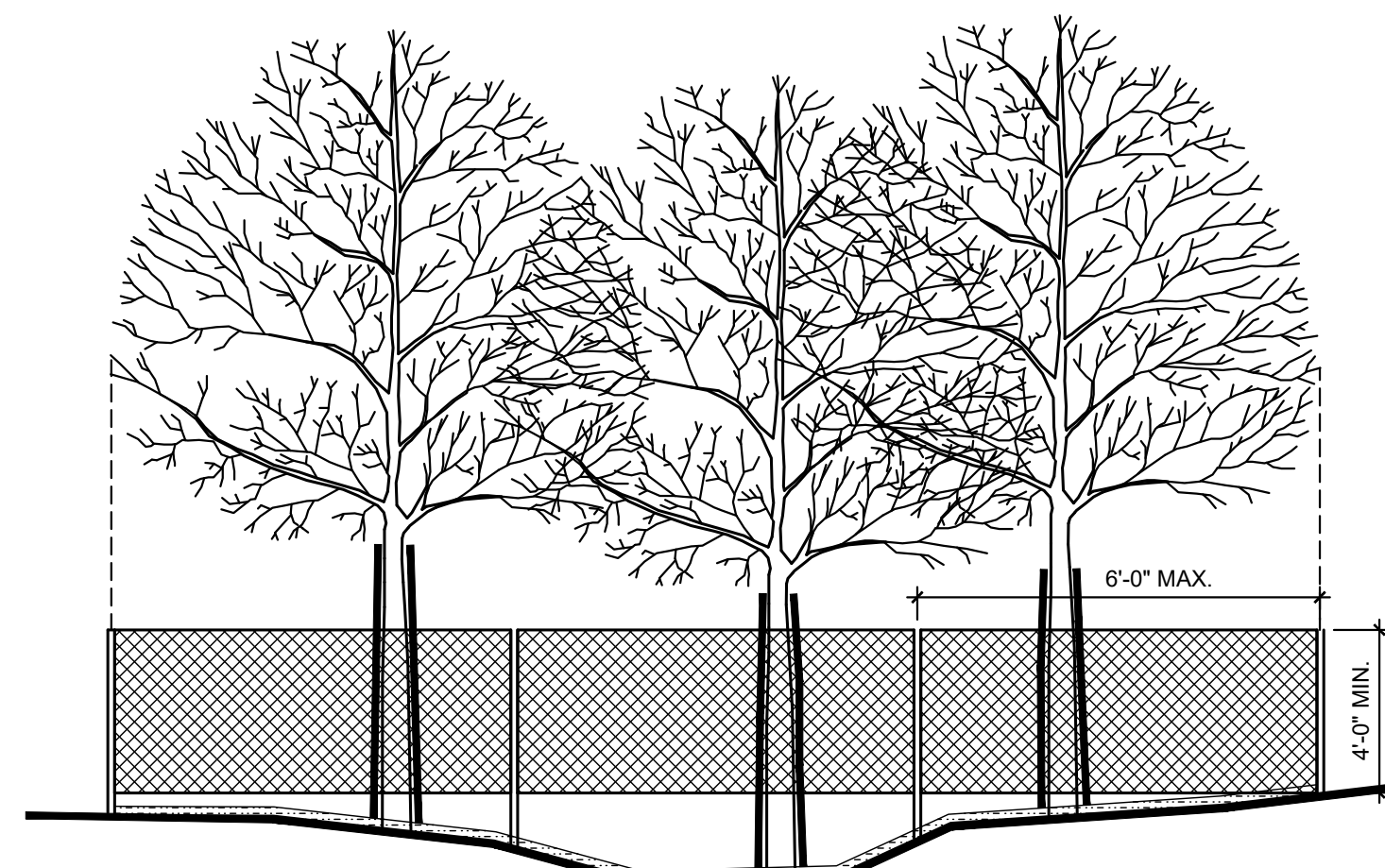
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

SINGLE TREE



TREE CLUSTER



***THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY TREES TO REMAIN.**

- MATERIAL STORAGE:** NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE. EQUIPMENT CLEANING/LIQUID DISPOSAL; NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW INTO THE CRITICAL ROOT ZONE OF A PROTECTED TREE.
- TREE ATTACHMENTS:** NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
- VEHICULAR TRAFFIC:** NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.
- GRADE CHANGES:** PAVING WITHIN THE DRIP LINE SHALL BE APPROVED PRIOR TO CONSTRUCTION BY THE OWNER'S REPRESENTATIVE.
- IMPERVIOUS PAVING:** NO PAVING WITH ASPHALT, CONCRETE OR OTHER IMPERVIOUS MATERIAL SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE.
- ROOT PRUNING:** ALL ROOTS ONE INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE.

***CRITICAL ROOT ZONE:**

THE AREA OF UNDISTURBED NATURAL SOIL AROUND A TREE DEFINED BY A CONCENTRIC CIRCLE WITH A RADIUS TO THE DISTANCE FROM THE TREE TRUNK TO THE OUTERMOST PORTION OF THE DRIP LINE.

DRIP LINE:

A VERTICAL LINE RUN THROUGH THE OUTERMOST PORTION OF THE CANOPY OF A TREE AND EXTENDING TO THE GROUND.

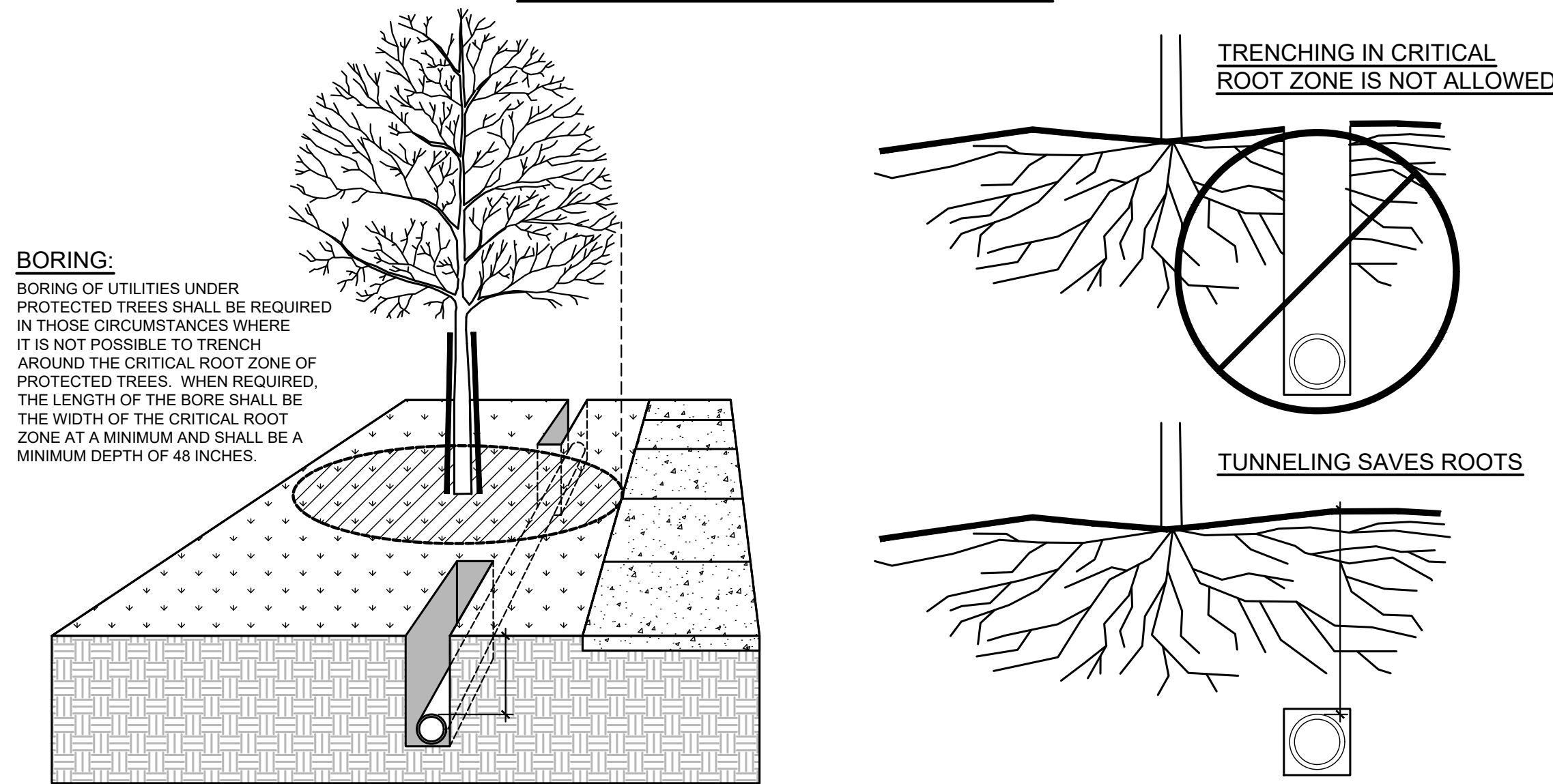
PROTECTIVE FENCING:

ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCING, SNOW FENCING, OR OTHER SIMILAR FENCING AS SPECIFIED AT LEAST FOUR FEET (4') HIGH AND SUPPORTED AT A MAXIMUM OF SIX FOOT (6') INTERVALS BY APPROVED METHOD SUFFICIENT ENOUGH TO KEEP THE FENCE UPRIGHT AND IN PLACE. THIS FENCING SHALL BE OF A HIGHLY VISIBLE MATERIAL.

TREE PROTECTION NOTES

- THE CONTRACTOR SHALL PROTECT THE TREE AND PLANT PROTECTION ZONE AT ALL TIMES FROM COMPACTION OF THE SOIL; DAMAGE OF ANY KIND TO TRUNKS, BARK, BRANCHES, LEAVES AND ROOTS OF ALL PLANTS; AND CONTAMINATION OF THE SOIL, BARK OR LEAVES WITH CONSTRUCTION MATERIALS, DEBRIS, SILT, FUELS, OILS, AND ANY CHEMICALS SUBSTANCE. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY SPILLS, COMPACTION OR DAMAGE AND TAKE CORRECTIVE ACTION IMMEDIATELY USING METHODS APPROVED BY THE OWNER'S REPRESENTATIVE.
- TREE BRANCHES THAT INTERFERE WITH THE CONSTRUCTION MAY BE TIED BACK OR PRUNED TO CLEAR ONLY TO THE POINT NECESSARY TO COMPLETE THE WORK. OTHER BRANCHES SHALL ONLY BE REMOVED WHEN SPECIFICALLY INDICATED BY THE OWNER'S REPRESENTATIVE. TYING BACK OR TRIMMING OF ALL BRANCHES AND THE CUTTING OF ROOTS SHALL BE IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES (ANSI A300, PART 8) AND BE PERFORMED UNDER SUPERVISION OF AN ARBORIST.
- TRUNK PROTECTION ONLY WHERE FENCE IS NOT CONSTRUCTIBLE; PROTECT THE TRUNK OF EACH TREE TO REMAIN BY COVERING IT WITH A RING OF 8 FOOT LONG 2 INCH X 6- INCH PLANKS LOOSELY BANDED ONTO THE TREE WITH 3 STEEL BANDS. STAPLE THE BANDS TO THE PLANKS AS NECESSARY TO HOLD THEM SECURELY IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD. REMOVE TRUNK PROTECTION UPON SUBSTANTIAL COMPLETION.

TREE TRENCHING AND TUNNELING



BORING:

BORING OF UTILITIES UNDER PROTECTED TREES SHALL BE REQUIRED IN THOSE CIRCUMSTANCES WHERE IT IS NOT POSSIBLE TO TRENCH AROUND THE CRITICAL ROOT ZONE OF PROTECTED TREES. WHEN REQUIRED, THE LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AT A MINIMUM AND SHALL BE A MINIMUM DEPTH OF 48 INCHES.

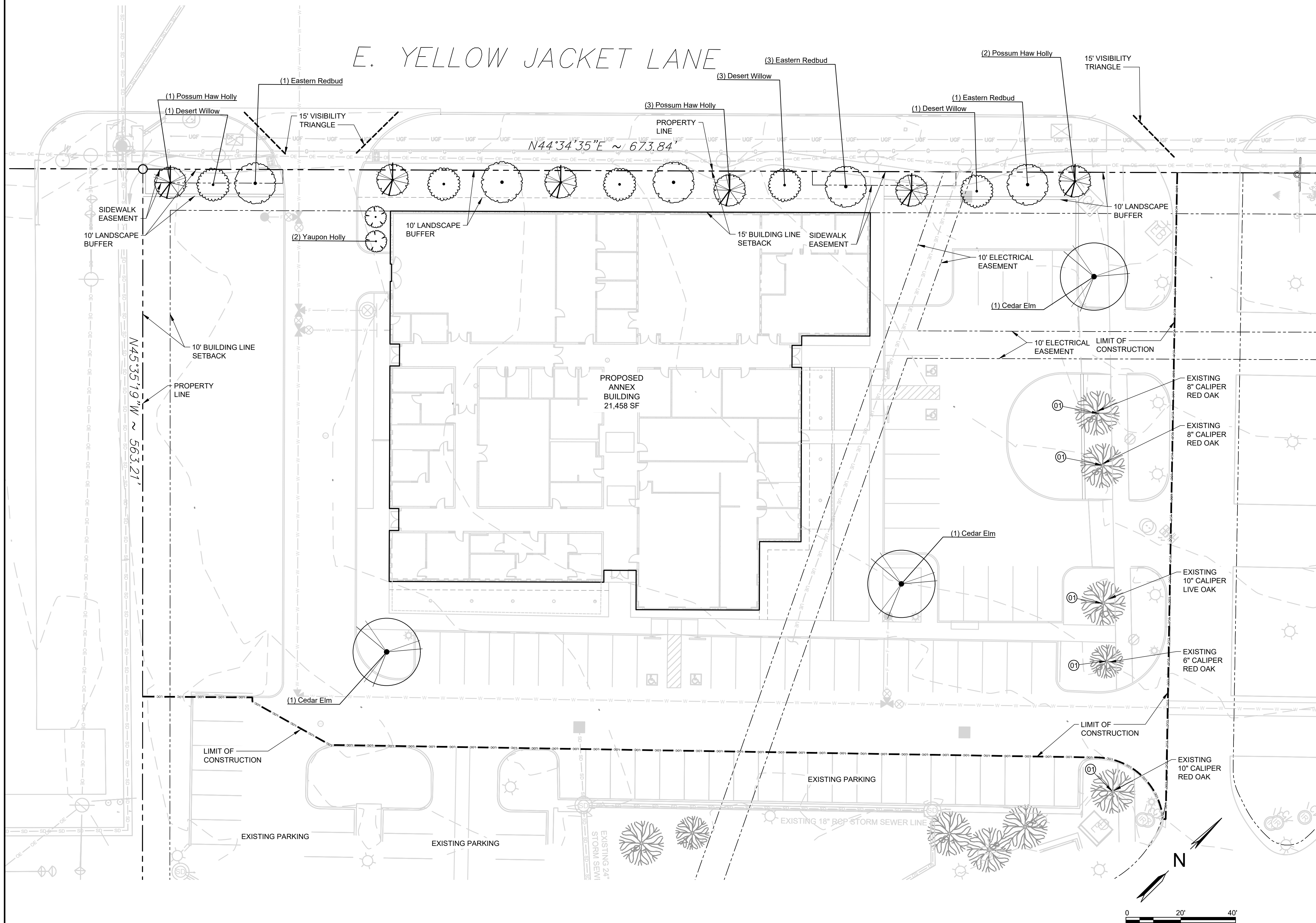
TREE TRENCHING AND TUNNELING NOTES

- IN THE EVENT THAT CONSTRUCTION ACTIVITY IS UNAVOIDABLE WITHIN THE TREE AND PLANT PROTECTION AREA, NOTIFY THE OWNER'S REPRESENTATIVE AND SUBMIT A DETAILED WRITTEN PLAN OF ACTION FOR APPROVAL. THE PLAN SHALL INCLUDE: A STATEMENT DETAILING THE REASON FOR THE ACTIVITY INCLUDING WHY OTHER AREAS ARE NOT SUITED; A DESCRIPTION OF THE PROPOSED ACTIVITY; THE TIME PERIOD FOR THE ACTIVITY; AND A LIST OF REMEDIAL ACTIONS THAT WILL REDUCE THE IMPACT ON THE TREE AND PLANT PROTECTION AREA FROM THE ACTIVITY. REMEDIAL ACTIONS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE FOLLOWING: IN GENERAL, DEMOLITION AND EXCAVATION WITHIN THE DRIP LINE OF TREES AND SHRUBS SHALL PROCEED WITH EXTREME CARE EITHER BY THE USE OF HAND TOOLS, DIRECTIONAL BORING AND OR AIR KNIFE EXCAVATION WHERE INDICATED OR WITH OTHER LOW IMPACT EQUIPMENT THAT WILL NOT CAUSE DAMAGE TO THE TREE, ROOTS OR SOIL.
- WHEN ENCOUNTERED, EXPOSED ROOTS, 1 INCHES AND LARGER IN DIAMETER SHALL BE WORKED AROUND IN A MANNER THAT DOES NOT BREAK THE OUTER LAYER OF THE ROOT SURFACE (BARK). THESE ROOTS SHALL BE COVERED IN WOOD CHIPS AND SHALL BE MAINTAINED ABOVE PERMANENT WILT POINT AT ALL TIMES. ROOTS ONE INCH AND LARGER IN DIAMETER SHALL NOT BE CUT WITH OUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE. EXCAVATION SHALL BE TUNNELED UNDER THESE ROOTS WITHOUT CUTTING THEM. IN THE AREAS WHERE ROOTS ARE ENCOUNTERED, WORK SHALL BE PERFORMED AND SCHEDULED TO CLOSE EXCAVATIONS AS QUICKLY AS POSSIBLE OVER EXPOSED ROOTS.

City of Rockwall Landscape Requirements			
ORD. REF.	DESCRIPTION	REQUIRED	PROVIDED
SEC 05.01.A	Required Landscaped Area	Limit of Construction Boundary = 78,645 S.F. REQUIRED: 20% = 15,729 S.F.	16,344 S.F. Provided
SEC 05.01.B	Non-Residential Landscape Buffer	10' wide buffer along entire length of non residential lot w/ 1 canopy and 1 accent trees per 50' along Yellowjacket Lane: (377' frontage / 50) = 8 canopy trees & 8 accent trees, 30" tall shrubbery.	10' wide landscape buffer w/ 30" height shrubbery, 16 Accent Trees. <i>Variance requested to substitute 5 Canopy Trees for 5 Accent Trees in Buffer due to overhead power line along Yellowjacket Lane.</i>
SEC 05.03.E.1	Interior Parking Lot Area Landscape Area	5% of Parking Area = 18,006 SF x .05 = 901 SF	2,915 SF
SEC 05.03.E.2	Interior Parking Lot Area Trees	1 Canopy Tree per 10 spaces = 44 Parking Spaces / 10 = 5 Canopy Trees	3 Proposed Parking Lot Trees, 2 Existing Parking Lot Trees

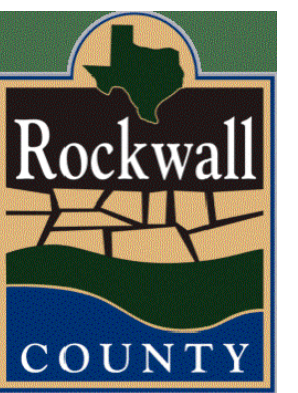
KEY NOTES

AS INDICATED BY: (00)
 1. EXISTING TREE TO BE PRESERVED AND PROTECTED PER A1/LD502.



LOCATION MAP

THIS DOCUMENT IS RELEASED ON OCTOBER 20, 2023 FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF LANDON G. BELL, R.L.A., TEXAS LICENSE #3245. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES. PARKHILL, SMITH & COOPER, INC.



CLIENT
 Rockwall County
 1111 E Yellowjacket Lane
 Rockwall, TX 75037

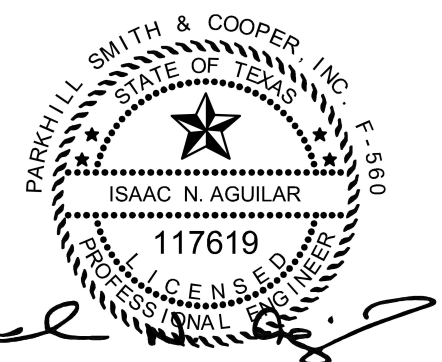
PROJECT NO.
 11987.22

KEY PLAN
 Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
 Plat Cabinet "H" Slide 131
 Case Number: N/A
 Proposed Land Use: Commercial

Designer Information:
 Name: Parkhill
 Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
 Phone Number: 972-987-1670

Owner Contact Information:
 Name: Rockwall County
 Address: 101 East Rusk Street, Rockwall, Texas, 75087
 Phone Number: 972-204-6000

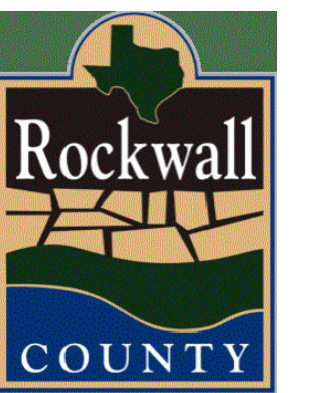
#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal



10/20/2022

Parkhill.com

Rockwall County Annex



CLIENT
Rockwall County
 1111 E Yellowjacket Lane
 Rockwall, TX 75037

PROJECT NO.
 11987.22
KEY PLAN
 Lot 1, Block A, 12.79 Ac. Rockwall County
 Courthouse Addition
 Plat Cabinet "H" Slide 131
 Case Number: N/A
 Proposed Land Use: Commercial

Designer Information:
 Name: Parkhill
 Address: 3000 Internet Blvd Suite 550,
 Frisco, Texas 75034
 Phone Number: 972-987-1670

Owner Contact Information
 Name: Rockwall County
 Address: 101 East Rusk Street, Rockwall,
 Texas, 75087
 Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

**Electrical
 SITE PLAN
 E-100**

LIGHTING FIXTURE SCHEDULE

TYPE	MOUNTING	VOLTAGE	MODEL NUMBER	LAMPS	REMARKS
AA	POLE	277	LITHONIA LIGHTING ESX1 LED P1 40K R3	LED	POLE MOUNTED SINGLE LED FIXTURE WITH 26,273 LUMEN OUTPUT, AND 4000K COLOR TEMPERATURE, TYPE 5 DISTRIBUTION. MOUNT TO RELOCATED EXISTING LIGHT POLE. PROVIDE PROPER MOUNTING HARDWARE.
C	CAN	277	LITHONIA LIGHTING LDN6 40/07 LO6AR LD	LED	6" CAN LIGHTING WITH 700 LUMEN AND 4000K COLOR TEMPERATURE.
W1	WALL PACK	277	LITHONIA LIGHTING WST LED P3 40K VF MVOLT	LED	WALL PACK WITH 6000 LUMEN OUTPUT 4000K COLOR TEMPERATURE AND VISUAL COMFORT FORWARD THROW LIGHTING DISTRIBUTION.
W2	WALL PACK	277	LITHONIA LIGHTING WST LED P1 40K MVOLT	LED	WALL PACK WITH 1,500 LUMENS AND 4,000K COLOR TEMPERATURE AND STANDARD LIGHTING DISTRIBUTION.
CE	CAN	277	LITHONIA LIGHTING LDN6 40/07 LO6AR LD E10WCP	LED	6" CAN LIGHTING WITH 700 LUMEN AND 4000K COLOR TEMPERATURE. WITH INTEGRATED EMERGENCY BATTERY PACK

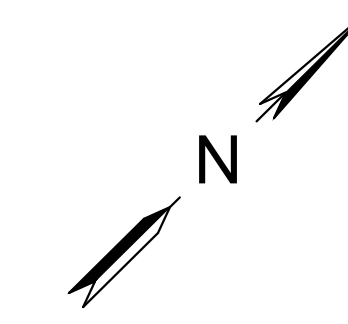
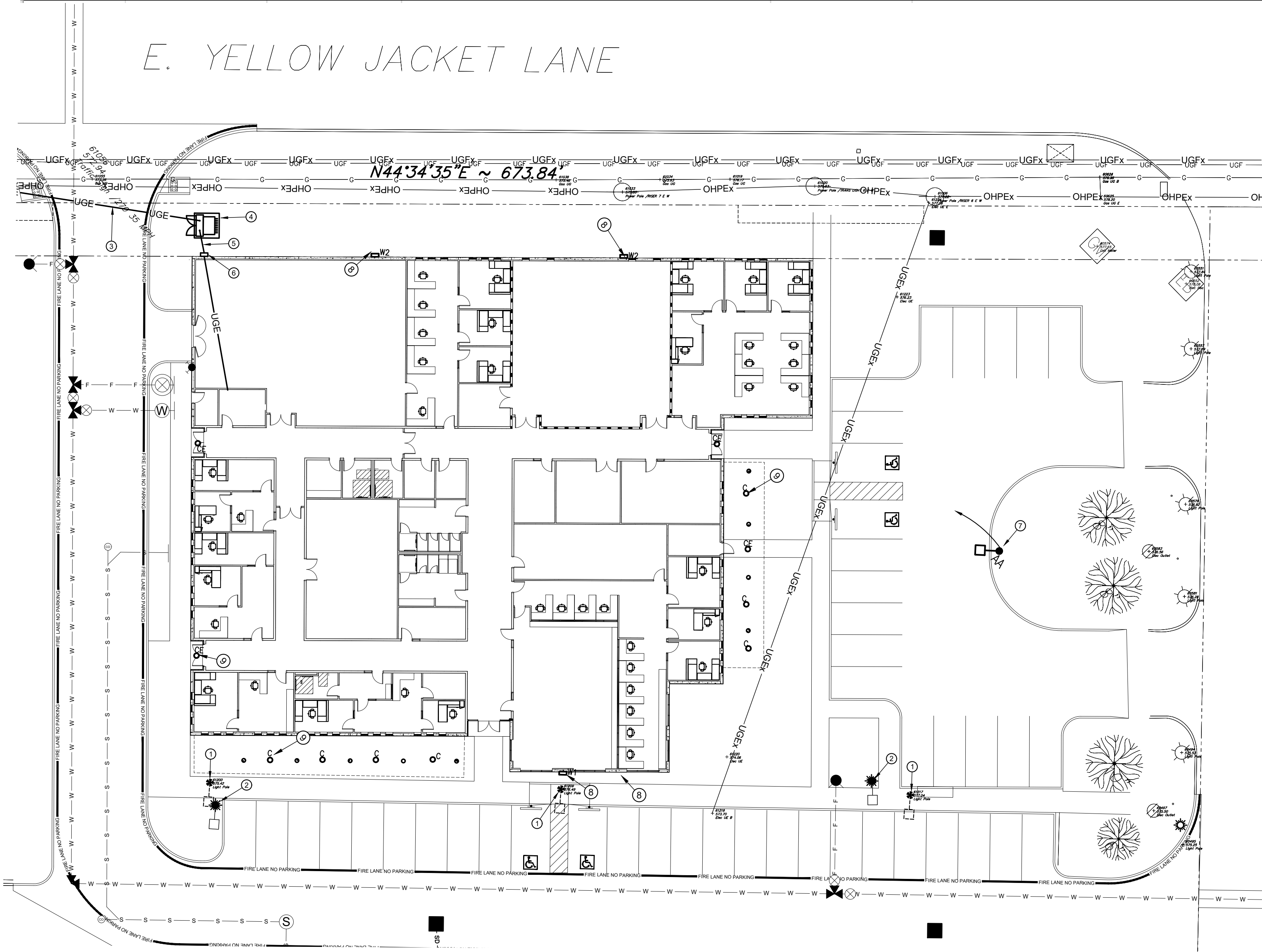
GENERAL NOTES

- COORDINATE WITH THE UTILITY SERVICE PROVIDERS FOR ALL REQUIREMENTS FOR DELIVERING POWER AND COMMUNICATION SERVICE TO THE NEW BUILDING.
- VERIFY THE LINE OF DEMARCATION FOR THE TELEPHONE SERVICE CONDUITS. PREPARE TO EXTEND THE (3)-4" CONDUITS TO THE PROPERTY LINE AT A LOCATION TO BE DETERMINED BY THE SERVICE PROVIDER.
- REFER TO THE LIGHT FIXTURE SCHEDULE FOR FIXTURE TYPES. PROVIDE THE NUMBER OF FIXTURES AND ORIENTATION NOTED FOR POLE-MOUNTED FIXTURES. POLE EPA RATINGS SHALL BE FOR THE NUMBER OF FIXTURES SHOWN.
- COORDINATE WITH THE FIRE SUPPRESSION CONTRACTOR FOR THE LOCATION OF THE POST INDICATOR VALVE (PIV). EXTEND UNDERGROUND CONDUIT AND PROVIDE WEATHER TIGHT CONNECTION (IF APPLICABLE).
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EARTH WORK.

KEY NOTES

- AS INDICATED BY: (Ⓢ)
- EXISTING POLE LIGHT FIXTURE TO BE DISCONNECTED AND RELOCATED. EXISTING WIRING AND CONTROLS SHALL REMAIN.
 - LOCATION OF REMOVED POLE LIGHT FIXTURE. EXTEND AND CONNECT EXISTING LIGHTING BRANCH CIRCUIT AND CONTROLS AS NEEDED. NEW WIRING AND CONDUIT SHALL MATCH EXISTING.
 - NEW UNDERGROUND PRIMARY ELECTRICAL LINE EXTEND FROM OVERHEAD TO UNDERGROUND RISER POLE. ELECTRICAL CONTRACTOR TO PROVIDE TRENCH, CONDUIT AND BACKFILL. COORDINATE ALL REQUIREMENTS WITH ONCOR ELECTRIC DELIVERY.
 - NEW PAD MOUNT UTILITY TRANSFORMER PROVIDED BY ONCOR ELECTRIC DELIVERY. ELECTRICAL CONTRACTOR SHALL PROVIDE CONCRETE PAD PER ONCOR'S REQUIREMENTS. REFER TO ELECTRICAL RISER DIAGRAM FOR ADDITIONAL INFORMATION.
 - NEW UNDERGROUND ELECTRICAL SERVICE ENTRANCE. REFER TO ELECTRICAL RISER DIAGRAM FOR ADDITIONAL INFORMATION.
 - NEW EXTERIOR RATED (NEMA 3R) SERVICE RATED, FUSED DISCONNECT. REFER TO ELECTRICAL RISER DIAGRAM FOR ADDITIONAL INFORMATION.
 - LOCATION OF REMOVED POLE LIGHT FIXTURE. REPLACE EXISTING AREA LIGHT WITH NEW TYPE "AA" LIGHT FIXTURE. EXTEND AND CONNECT EXISTING LIGHTING BRANCH CIRCUIT AND CONTROLS AS NEEDED. NEW WIRING AND CONDUIT SHALL MATCH EXISTING.
 - MOUNT LIGHT FIXTURE 9' 0" ABOVE FINISHED GRADE. COORDINATE EXACT LOCATION WITH ARCHITECTURAL ELEVATIONS.
 - MOUNT CAN LIGHTING UNDERNEATH NEW CANOPY AND SOFFIT AREAS MOUNTED AT 10'-0" AFF REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION PRIOR TO ROUGH IN.

E. YELLOW JACKET LANE

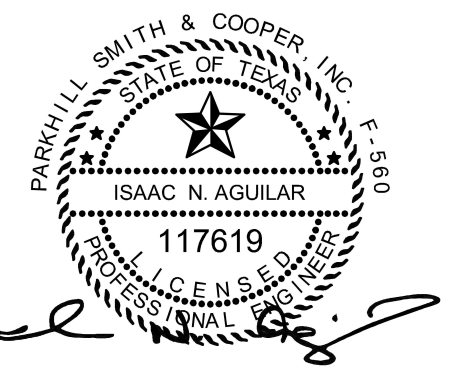


A1 ELECTRICAL SITE PLAN
 1" = 20'-0"

A:\2023\1187\2203_DSGND1_DWG\150_ELECE-100-1187.DWG, 10/19/2023 1:56 PM, jplna

GENERAL NOTES

A. REFER TO CIVIL SITE PLAN FOR INFORMATION REQUIRED FOR SECTION 2.1 (PROVIDE SITE DATA TABLE)



10/20/2022

Parkhill.com

Rockwall County Annex



CLIENT

Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.

11987.22

KEY PLAN

Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: N/A
Proposed Land Use: Commercial

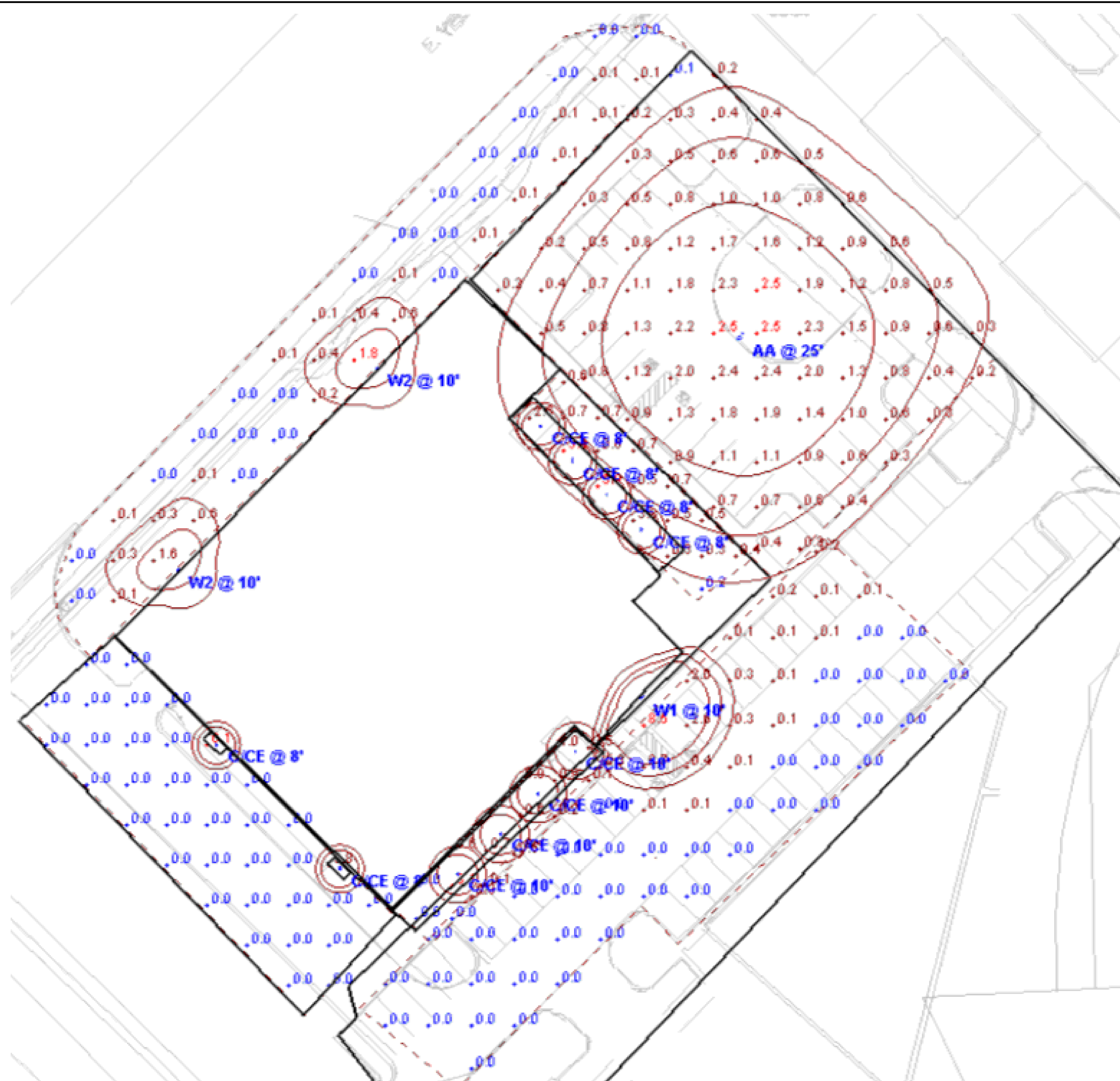
Designer Information:

Name: Parkhill
Address: 3000 Internet Blvd Suite 550,
Frisco, Texas 75034
Phone Number: 972-987-1670

Owner Contact Information

Name: Rockwall County
Address: 101 East Rusk Street, Rockwall,
Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal



Statistics					
Description	Avg	Max	Min	Max/Min	Avg/Min
Existing Parking Lot	0.3 fc	8.5 fc	0.0 fc	N/A	N/A
New Parking Lot	1.0 fc	2.5 fc	0.1 fc	25.0:1	10.0:1
Existing Parking Lot Canopy	0.7 fc	3.1 fc	0.0 fc	N/A	N/A
FIRELANE ROAD	0.3 fc	6.1 fc	0.0 fc	N/A	N/A
Front Canopy	1.2 fc	3.9 fc	0.2 fc	19.5:1	6.0:1
Yellow Jacket Lane Sidewalk	0.2 fc	1.8 fc	0.0 fc	N/A	N/A

Wattage							
Symbol	Label	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Manufacturer	Wattage
	W1	WST LED P3 40K VF MVOLT	WST LED, Performance package 3, 4000 K, visual comfort forward throw, MVOLT	6609	0.8	Lithonia Lighting	50
	AA	ESX1 LED P4 40K R5	ESX LED Area Luminaire Size 1 P4 Lumen Package 4000K CCT Type R5 Distribution	26273	0.8	Lithonia Lighting	189.98
	W2	WST LED P1 40K Mvlt	WPX1 LED wallpack 1500lm 4000K color temperature 120-277 Volts	1568	0.8	Lithonia Lighting	11.47
	C/CE	LDN6 40/07 LO6AR LD	6IN LDN, 4000K, 750LM, CLEAR, MATTE DIFFUSE REFLECTOR, CR180	679	0.8	Lithonia Lighting	8.91

