



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 (\$500.00 + \$20.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE)¹
- ☐ FINAL PLAT (\$500.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$500.00 + \$20.00 ACRE)^{1, 3}
- ☐ AMENDING OR MINOR PLAT (\$500.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$1,000.00 + \$20.00 ACRE)^{1, 2}
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00)²

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00)²
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00)²

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$1,000.00 + \$20.00 ACRE)^{1, 3}
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE)^{1, 2, 3}
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE)^{1, 2, 3}
- ☐ PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE)^{1, 3}
- ☐ PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE)^{1, 3}

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 \$2,500.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

³ AN ADDITIONAL FEE OF \$150.00 WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION

Erwin Farms

LOT

BLOCK

GENERAL LOCATION

East of FM 1141 and South of N Country Lane

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

98.148

LOTS [CURRENT]

LOTS [PROPOSED]

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

☐ OWNER

Erwin Farms SF LTD

☐ APPLICANT

CONTACT PERSON

John Arnold

CONTACT PERSON

ADDRESS

ADDRESS

CITY, STATE & ZIP

Rockwall, TX 75087

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [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 \$ 2,965.90 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF July, 2026. 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 15 DAY OF July, 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

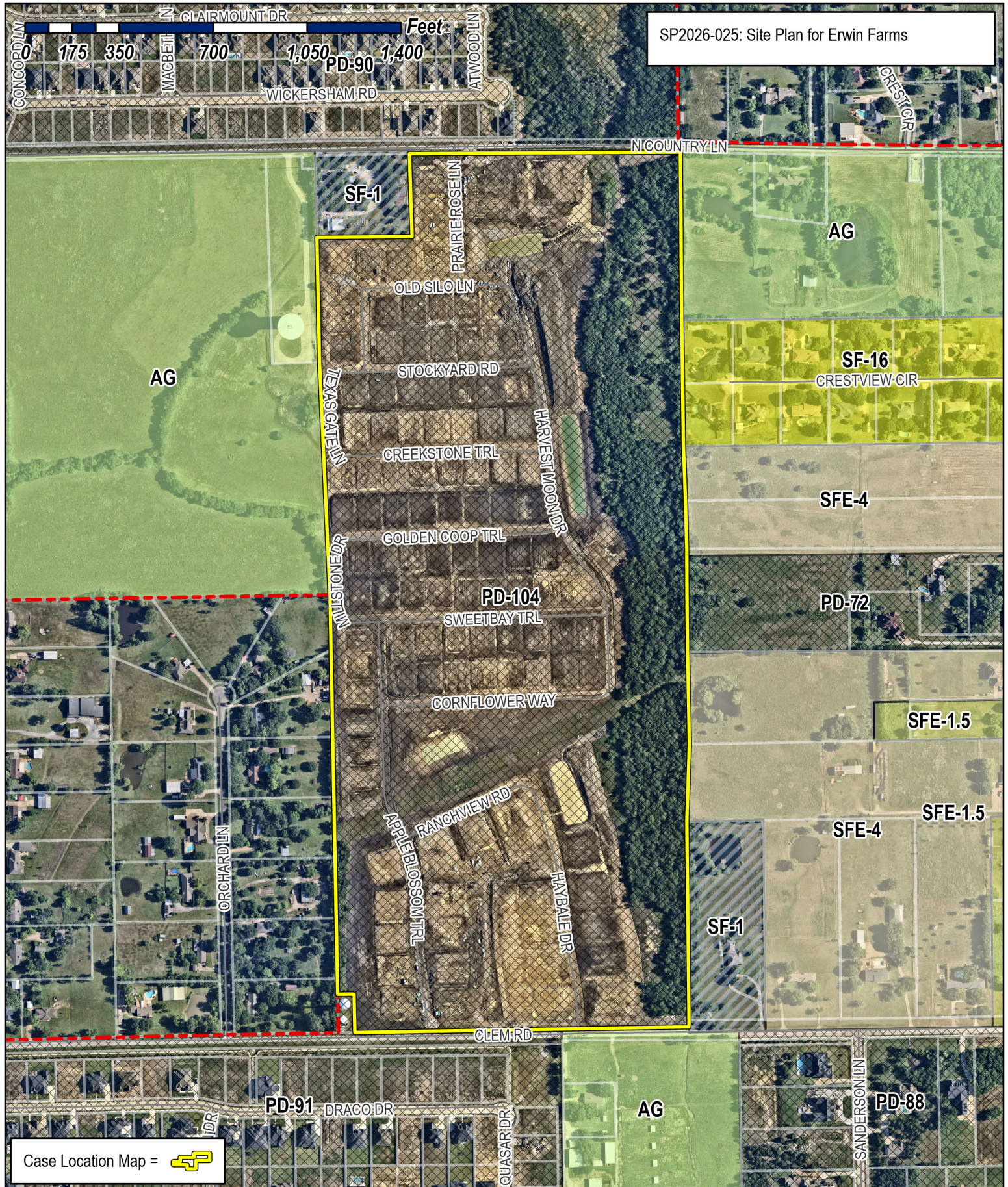


Brooke Ashley Van Voorhis
My Commission Expires
2/1/2028

Notary JD134742171

MY COMMISSION EXPIRES

2/1/2028

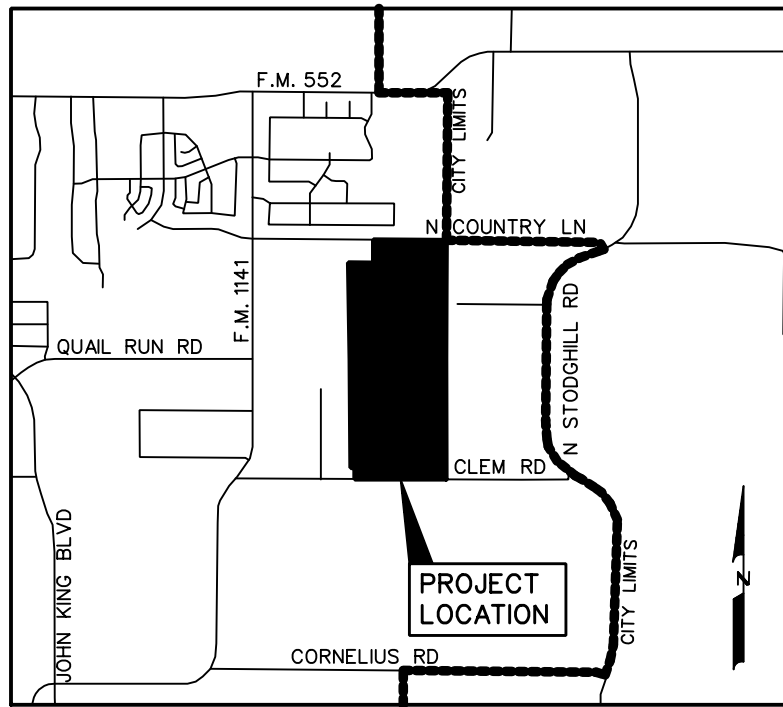
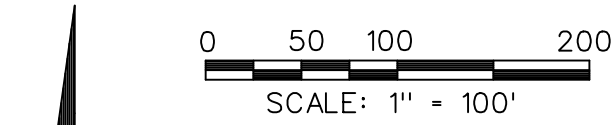


City of Rockwall

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.





LOCATION MAP
N.T.S.



APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall,
Texas, was approved by the Planning & Zoning Commission of the City of Rockwall, on the _____ of _____, 2026.
WITNESS OUR HANDS, the _____ day _____, 2026.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

NOTES:

1. Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 2021000032297 in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. LEGEND
B.L. - Building Line
U.E. - Utility Easements
C.M. - Controlling Monument
S.S.E. - Sanitary Sewer Easement
D.E. - Drainage Easement
--- - City Limits Line
--- - Street Name Change
5. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
6. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
7. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
8. All decorative signage posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
9. Refer to Sheet 1 of Civil Engineering plans for NTMWD notes.
10. All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

PD SITE PLAN
OF

LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-17, BLOCK D
LOTS 1-16, BLOCK E
LOTS 1-12, BLOCK F
LOTS 1-19, BLOCK G

ERWIN FARMS

TOTAL RESIDENTIAL LOTS 123
TOTAL OPEN SPACE LOTS 5
TOTAL ACRES 98.198 or 4,277,504.88 SF

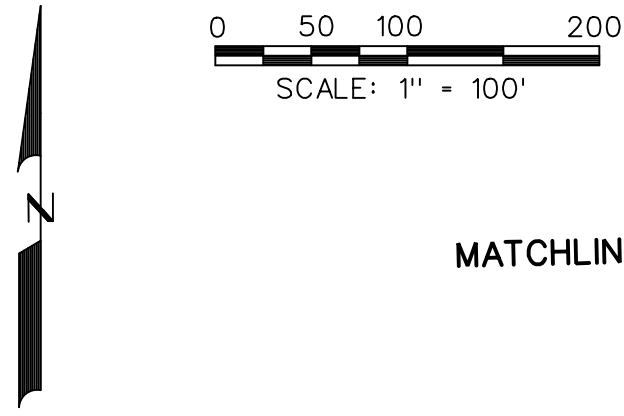
OUT OF THE
JOHN M. GASS SURVEY,
ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
ERWIN FARMS SF, LTD.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MARCH 2026 SCALE 1" = 100'

CASE *P2026-008

SHEET 1 OF 2



MATCHLINE --- SHEET 1 OF 2
SHEET 2 OF 2

J.L. PEOPLES SUBDIVISION
CAB. A, PG. 109

WATSON ESTATES
CAB. G, PG. 319

JAMES WILLIAM WALK JR.
AND RENEE LUCILLE BURNS
AS TRUSTEES OF THE
JAMES WILLIAM WALK,
JR. LIVING TRUST
VOL. 6107, PG. 305
D.R.R.C.T.

KEVIN CONNER
DOC. NO. 20140000015820

MUSTANG ACRES
VOL. P, PG. 377

PD SITE PLAN
OF
LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-14, BLOCK C
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MARCH 2026 SCALE: 1" = 100'

CASE #P2026-008 SHEET 2 OF 2

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2603771.443	7039215.911
ELEV = 571.5	

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall,
Texas, was approved by the Planning & Zoning Commission of the City of Rockwall, on the _____ of _____, 2026.

WITNESS OUR HANDS, the _____ day _____, 2026.

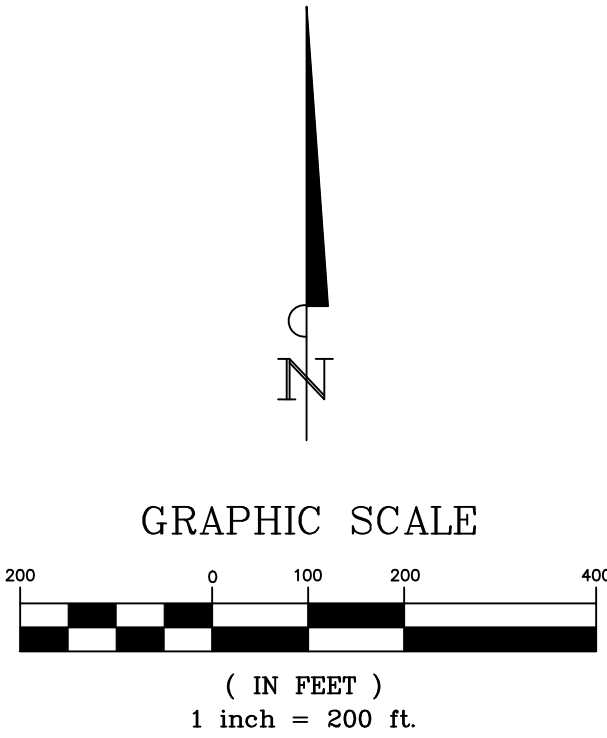
Planning & Zoning Commission, Chairman

Director of Planning & Zoning



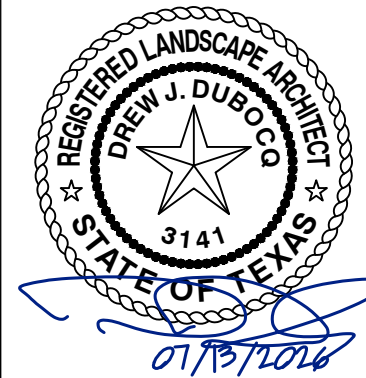
PLANT SCHEDULE						
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
TREES						
	50	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B&B	3"	10'-12'	FULL, MATCHING, SYMMETRICAL
	11	LAGERSTROEMIA INDICA 'NATCHEZ' / CRAPE MYRTLE	30 GAL	3"	6'-8'	3 CANES MIN.
	34	LAGERSTROEMIA INDICA 'TUSCARORA' / CRAPE MYRTLE	30 GAL	3"	6'-8'	FULL, MATCHING, SYMMETRICAL
	11	PISTACIA CHINENSIS / CHINESE PISTACHE	B&B	3"	10'-12'	FULL, MATCHING, SYMMETRICAL
	11	QUERCUS ACUMINATA / CHINKAPIN OAK	B&B	3"	10'-12'	FULL, MATCHING, SYMMETRICAL
	51	QUERCUS SHUMARDII / SHUMARD RED OAK	B&B	3"	10'-12'	FULL, MATCHING, SYMMETRICAL
	33	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	B&B	3"	10'-12'	FULL, MATCHING, SYMMETRICAL
	19	TAXODIUM DISTICHUM / BALD CYPRESS	B&B	3"	10'-12'	FULL, MATCHING, SYMMETRICAL
	11	ULMUS CRASSIFOLIA / CEDAR ELM	B&B	3"	10'-12'	FULL, MATCHING, SYMMETRICAL
	46	VITEX AGNUS-CASTUS / CHASTE TREE	30 GAL	3"	6'-8'	FULL, MATCHING, SYMMETRICAL
	32	X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	30 GAL	3"	6'-8'	FULL, MATCHING, SYMMETRICAL
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
SHRUBS						
	54	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	24	HESPERALOE PARVIFLORA / RED YUCCA	3 GAL	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	221	ILEX X 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY	15 GAL	48" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	70	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	3 GAL	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	181	LIGUSTRUM SINENSE 'SUNSHINE' / SUNSHINE LIGUSTRUM	3 GAL	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	51	MUHLENBERGIA LINDHEIMERI / LINDHEIMER MUHLY	3 GAL	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	524	NANDINA DOMESTICA 'SEIKA' / OBSESSION™ HEAVENLY BAMBOO	3 GAL	16" HT	3' O.C.	FULL, MATCHING, SYMMETRICAL
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPACING	NOTES
SHRUB AREAS						
	51	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL	12" HT	12" O.C.	FULL, MATCHING, SYMMETRICAL
	20	NASSELLA TENUISSIMA 'PONY TAILS' / MEXICAN FEATHERGRASS	1 GAL	12" HT	24" O.C.	FULL, MATCHING, SYMMETRICAL
SYMBOL	QTY	BOTANICAL / COMMON NAME	NOTES			
GROUND COVERS						
	PER PLAN	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	SOD			
	PER PLAN	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	HYDROMULCH			
	801	EUONYMUS COLORATUS / PURPLE WINTERCREEPER	4" POT, 18" O.C., TRIANGULAR SPACING			

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)



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.

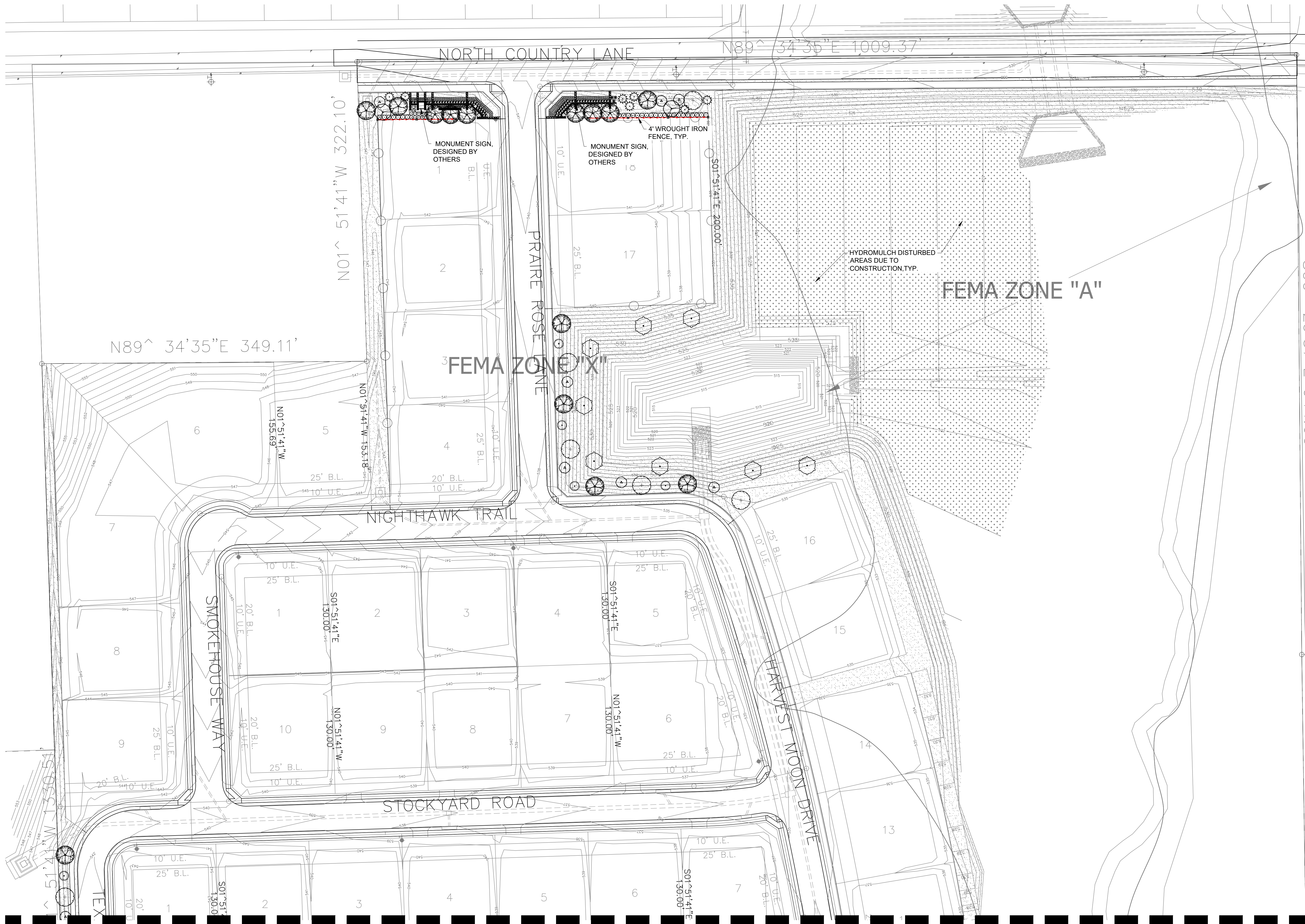
No.	Date	Revision Description



SHEET NO.

L-2.0

PROJECT NO.: 080-25-003



PLANT SCHEDULE	
SYMBOL	COMMON NAME
TREES	
	BALD CYPRESS
	CEDAR ELM
	CHASTE TREE
	CHINESE PISTACHE
	CHINKAPIN OAK
	CRAPE MYRTLE
	CRAPE MYRTLE
	EASTERN RED CEDAR
	PINK DAWN CHITALPA
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
SHRUBS	
	LINDHEIMER MUHLY
	NELLIE STEVENS HOLLY
	OBSESSION™ HEAVENLY BAMBOO
	RED YUCCA
	SEA GREEN JUNIPER
	STELLA DE ORO DAYLILY
	SUNSHINE LIGUSTRUM
SHRUB AREAS	
	MEXICAN FEATHERGRASS
	STELLA DE ORO DAYLILY
GROUND COVERS	
	BERMUDA GRASS
	BERMUDA GRASS
	PURPLE WINTERCREEPER

Know what's below.
Call before you dig.
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GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

PROJECT NO.: 090-25-003

SHEET NO.
L-2.1

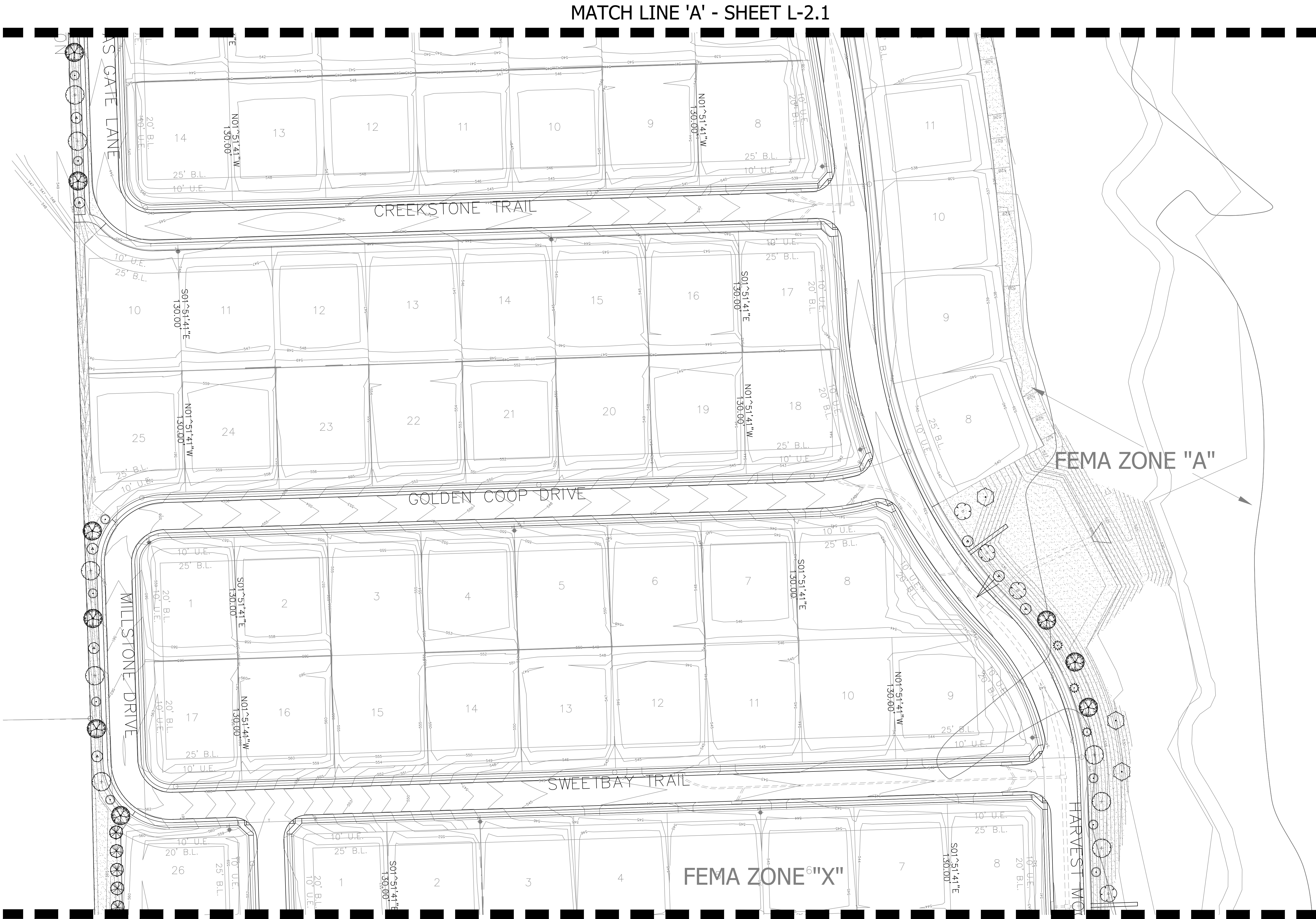
BANNISTER
ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

LANDSCAPE PLAN

No.	Date	Revision Description

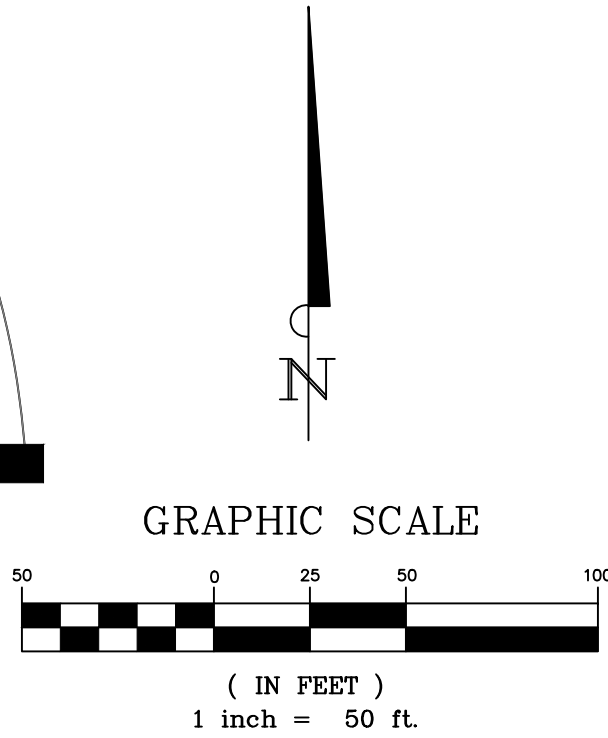
SHEET NO.
L-2.1



PLANT SCHEDULE	
SYMBOL	COMMON NAME
TREES	
	BALD CYPRESS
	CEDAR ELM
	CHASTE TREE
	CHINESE PISTACHE
	CHINKAPIN OAK
	CRAPE MYRTLE
	CRAPE MYRTLE
	EASTERN RED CEDAR
	PINK DAWN CHITALPA
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
SHRUBS	
	LINDHEIMER MUHLY
	NELLIE STEVENS HOLLY
	OBSESSION™ HEAVENLY BAMBOO
	RED YUCCA
	SEA GREEN JUNIPER
	STELLA DE ORO DAYLILY
	SUNSHINE LIGUSTRUM
SHRUB AREAS	
	MEXICAN FEATHERGRASS
	STELLA DE ORO DAYLILY
GROUND COVERS	
	BERMUDA GRASS
	BERMUDA GRASS
	PURPLE WINTERCREEPER

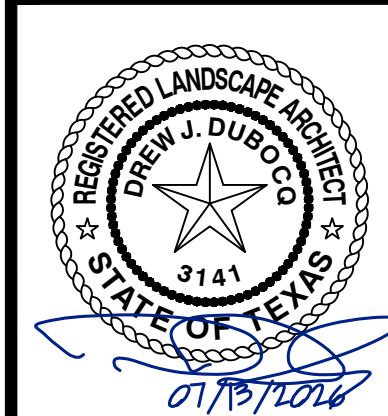


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No.	Date	Revision Description



MATCH LINE 'B' - SHEET L-2.3

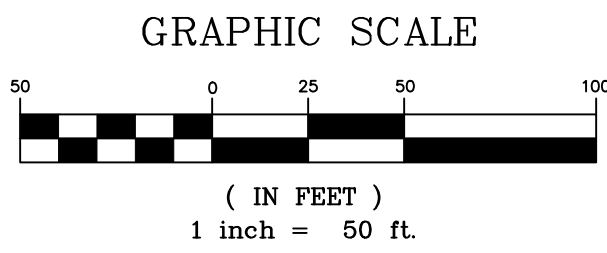


PLANT SCHEDULE	
SYMBOL	COMMON NAME
TREES	
	BALD CYPRESS
	CEDAR ELM
	CHASTE TREE
	CHINESE PISTACHE
	CHINKAPIN OAK
	CRAPE MYRTLE
	CRAPE MYRTLE
	EASTERN RED CEDAR
	PINK DAWN CHITALPA
	SHUMARD RED OAK
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	MEXICAN FEATHERGRASS
	STELLA DE ORO DAYLILY
GROUND COVERS	
	BERMUDA GRASS
	BERMUDA GRASS
	PURPLE WINTERCREEPER

MATCH LINE 'C' - SHEET L-2.4



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BANNISTER
ENGINEERING

240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

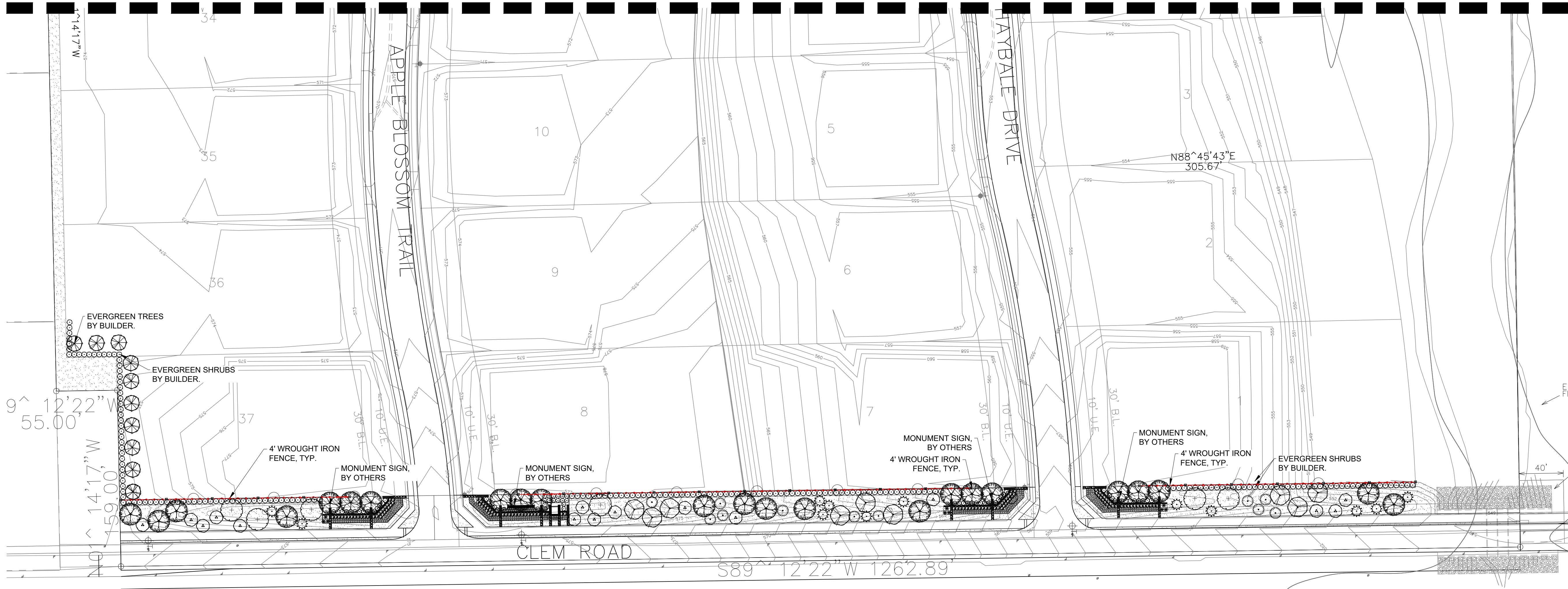
LANDSCAPE PLAN

No.	Date	Revision Description

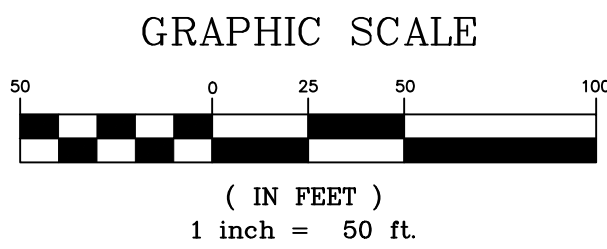


SHEET NO.
L-2.3

MATCH LINE 'C' - SHEET L-2.3



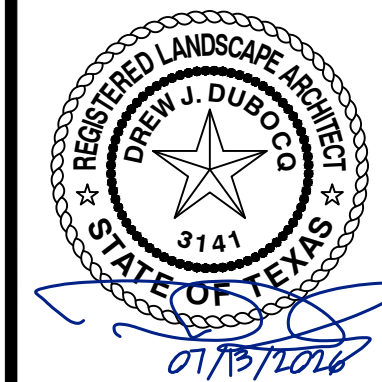
PLANT SCHEDULE	
SYMBOL	COMMON NAME
TREES	
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	CEDAR ELM
	CHASTE TREE
	CHINESE PISTACHE
	CHINKAPIN OAK
	GRAPE MYRTLE
	GRAPE MYRTLE
	EASTERN RED CEDAR
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	STELLA DE ORO DAYLILY
	SUNSHINE LIGUSTRUM
SHRUB AREAS	
	MEXICAN FEATHERGRASS
	STELLA DE ORO DAYLILY
GROUND COVERS	
	BERMUDA GRASS
	BERMUDA GRASS
	PURPLE WINTERCREEPER



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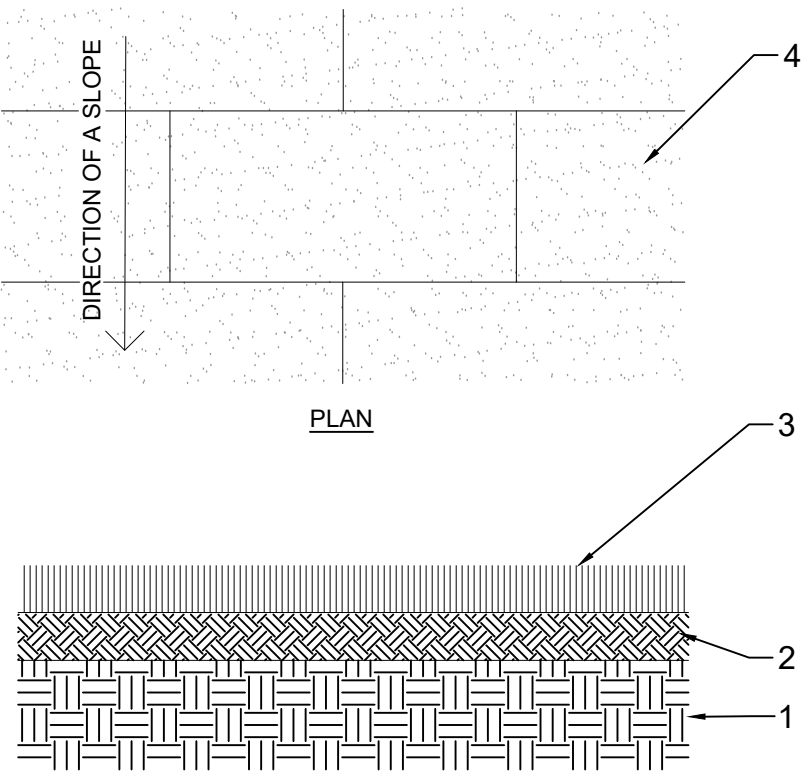
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No.	Date	Revision Description
PROJECT NO.: 090-25-003		



GENERAL NOTES :

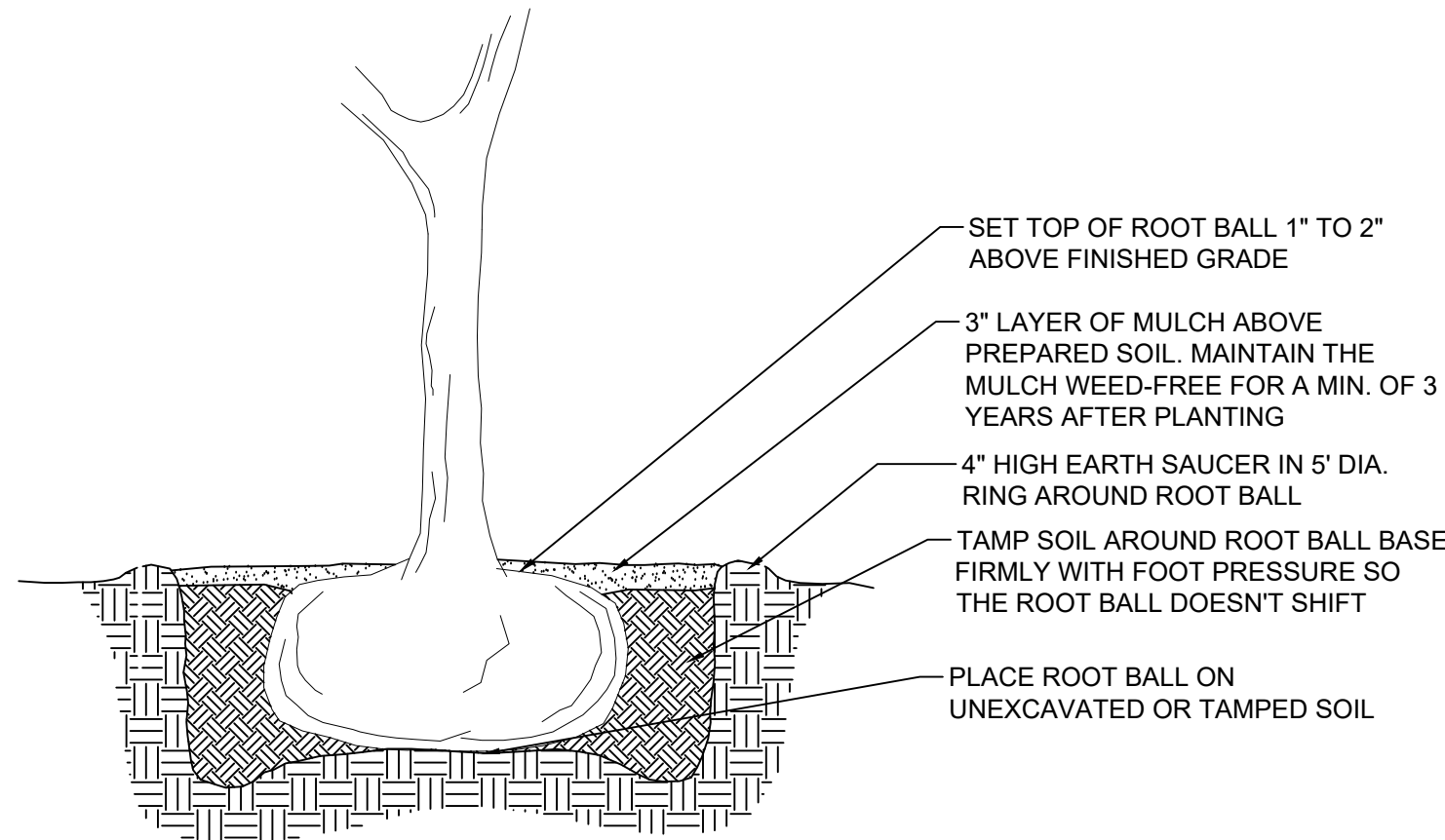
- LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED BY HIS OR HER WORK.
- CONTRACTOR SHALL ADVISE THE OWNER AND LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
- IF A DISCREPANCY BETWEEN DRAWINGS AND 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 SEEDED 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 ENGINEER'S 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-OF-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 GRADE.
- CONTRACTOR SHALL WARRANTY 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 THE PART OF THE OWNER.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS 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 BY 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, WINTERCREEPER, 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.



B SOD PLANTING DETAIL

NOTES:

- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
- REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF THE ROOT BALL.
- IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



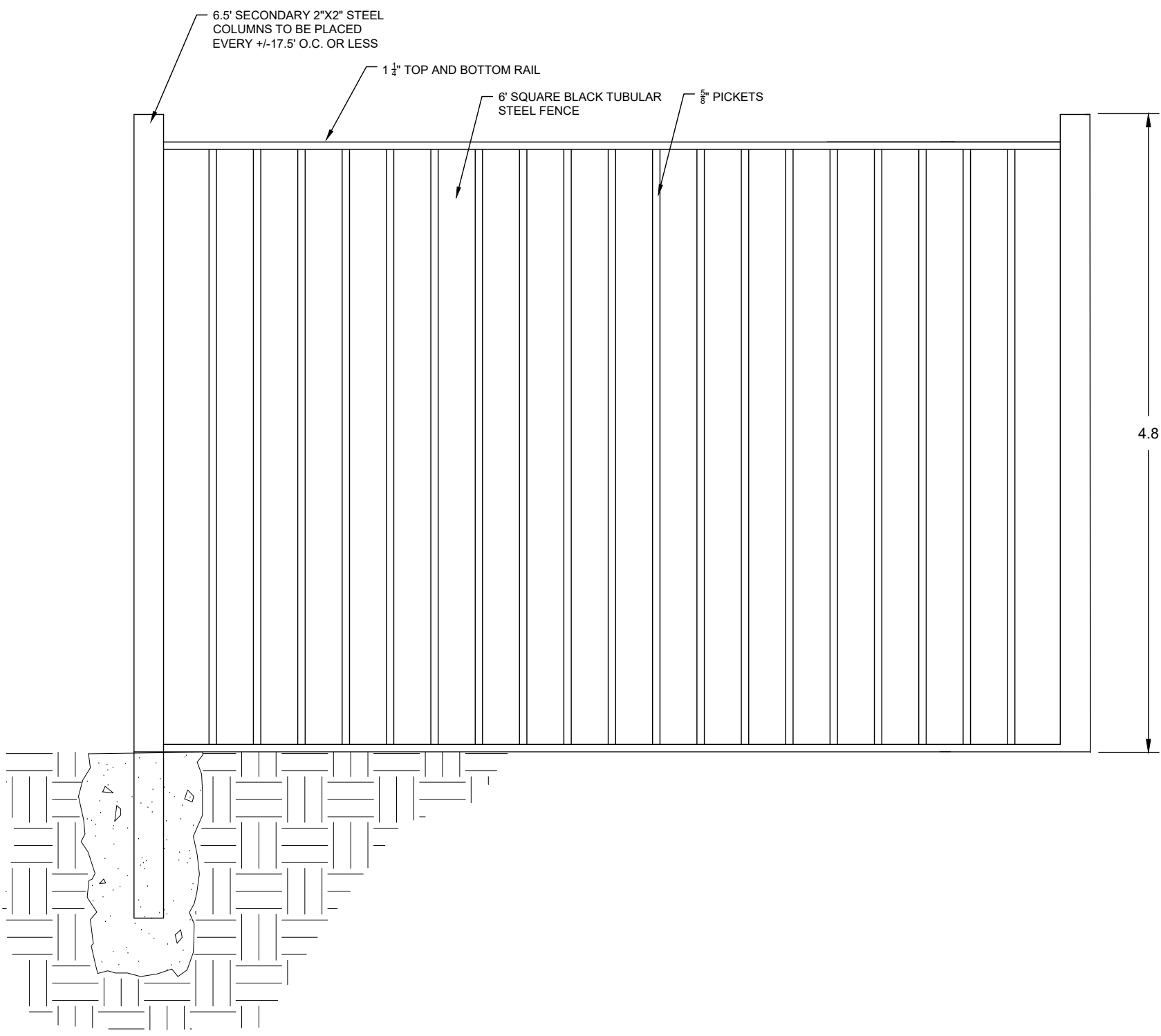
D TREE PLANTING DETAIL

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

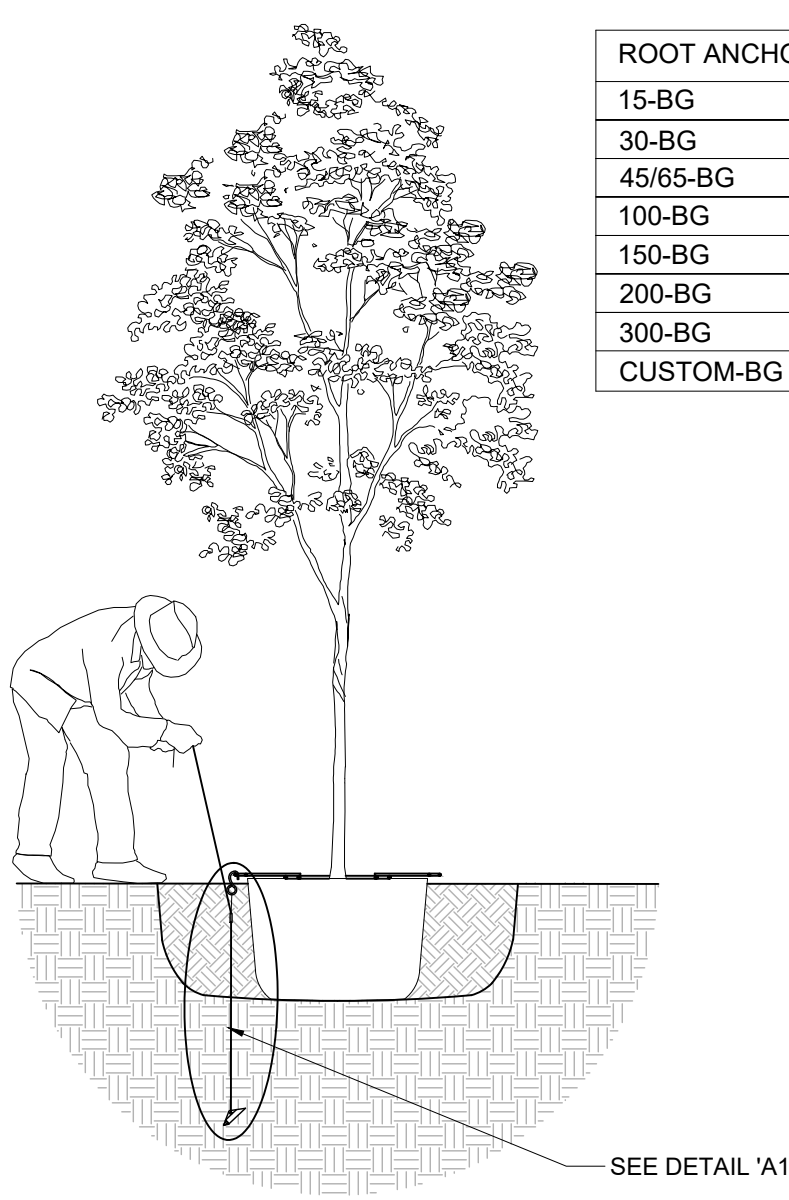
- STEP 1:
- SET TREE IN PLANTING PIT.
 - PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL.
 - CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE.
 - ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET.

- 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.



A WROUGHT IRON FENCE DETAIL



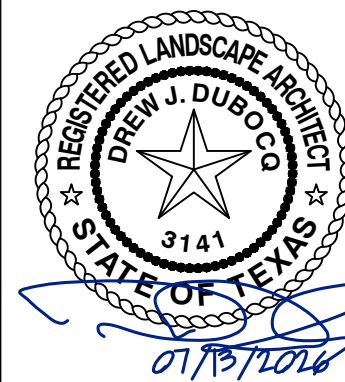
F TREE STAKING DETAIL

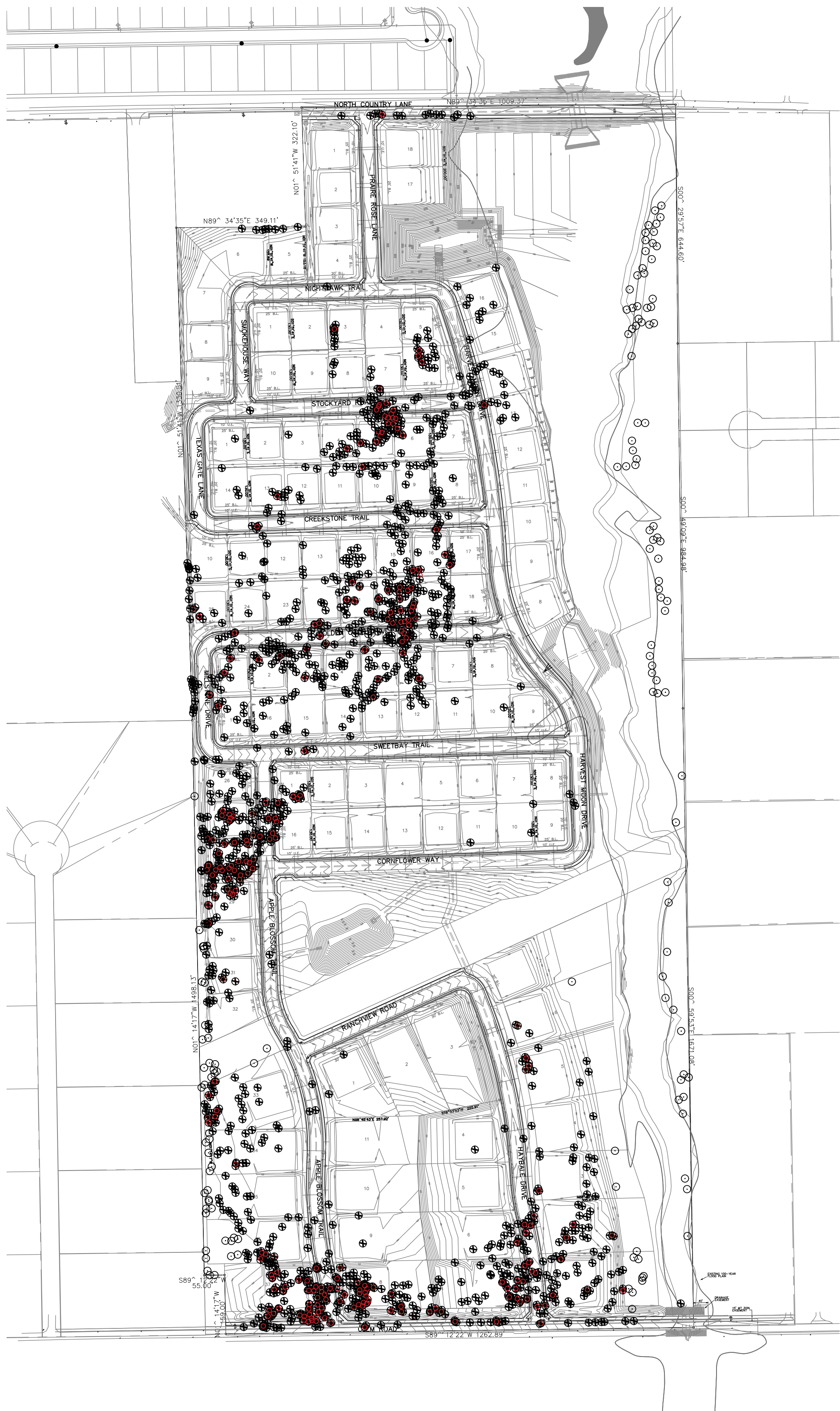


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No.	Date	Revision Description

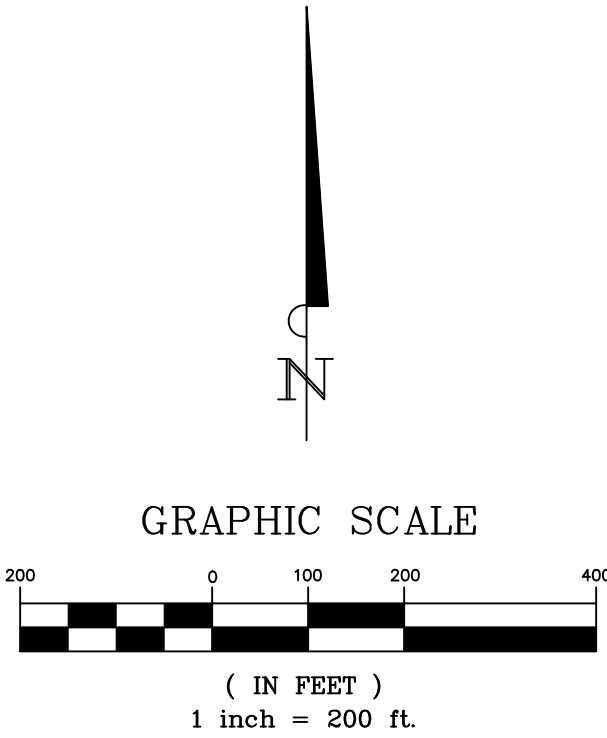




PLANT SCHEDULE	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	6' CEDAR RULE AREA



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BANNISTER

ENGINEERING

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REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

OVERALL TREE PRESERVATION PLAN

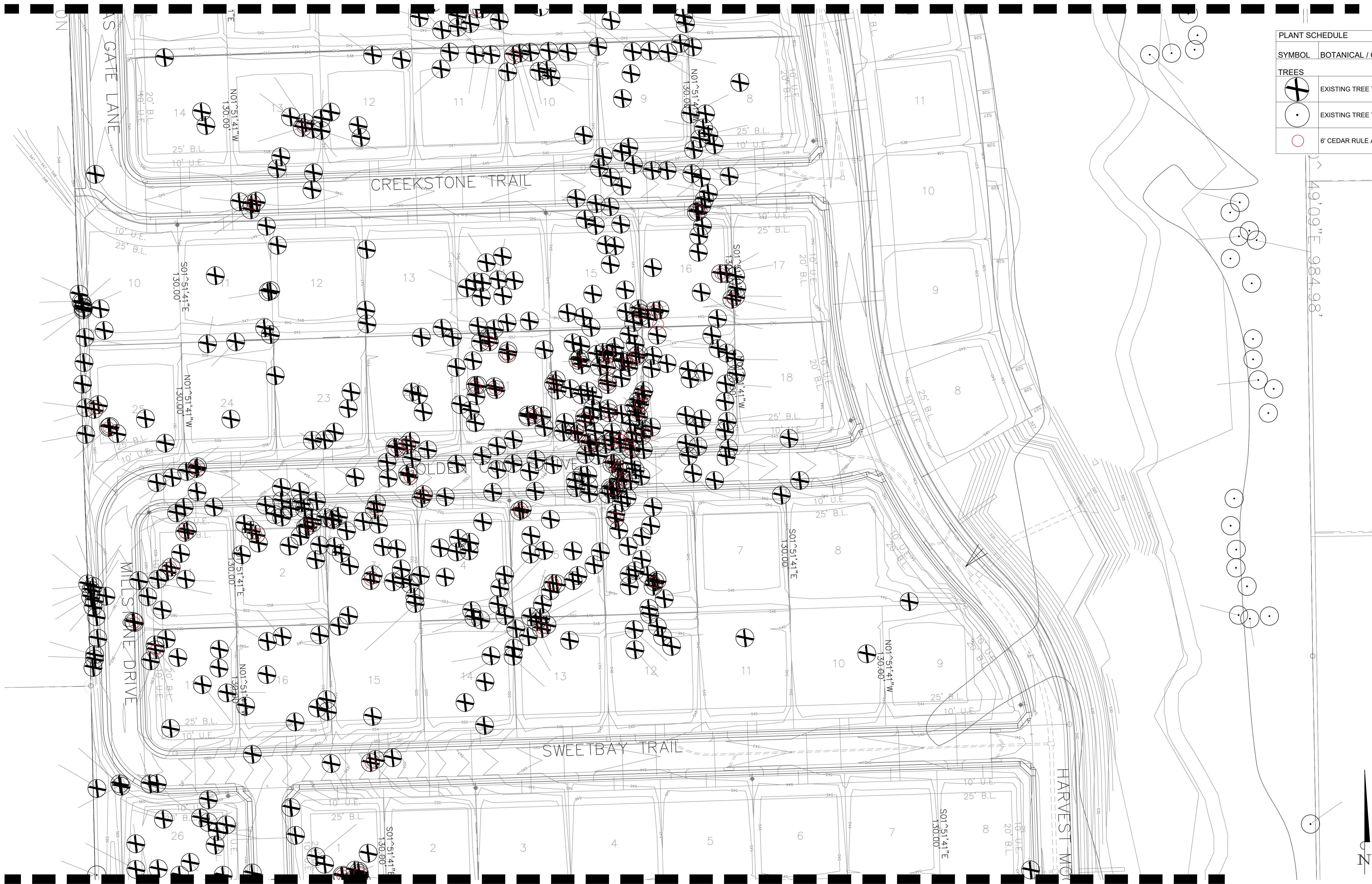
No.	Date	Revision Description
PROJECT NO.: 080-25-003		

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Drew J. Dubocq
L.A.#3141
03/05/2026

SHEET NO.

L-1.0

MATCH LINE 'A' - SHEET L-1.1



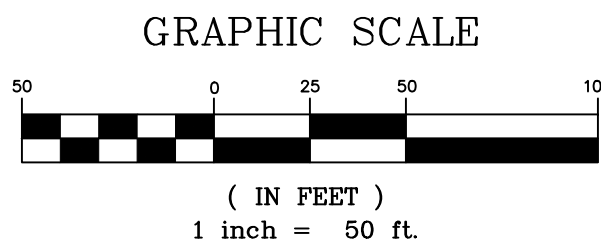
PLANT SCHEDULE	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	6' CEDAR RULE AREA

49'09"E 984.98'

MATCH LINE 'B' - SHEET L-1.3



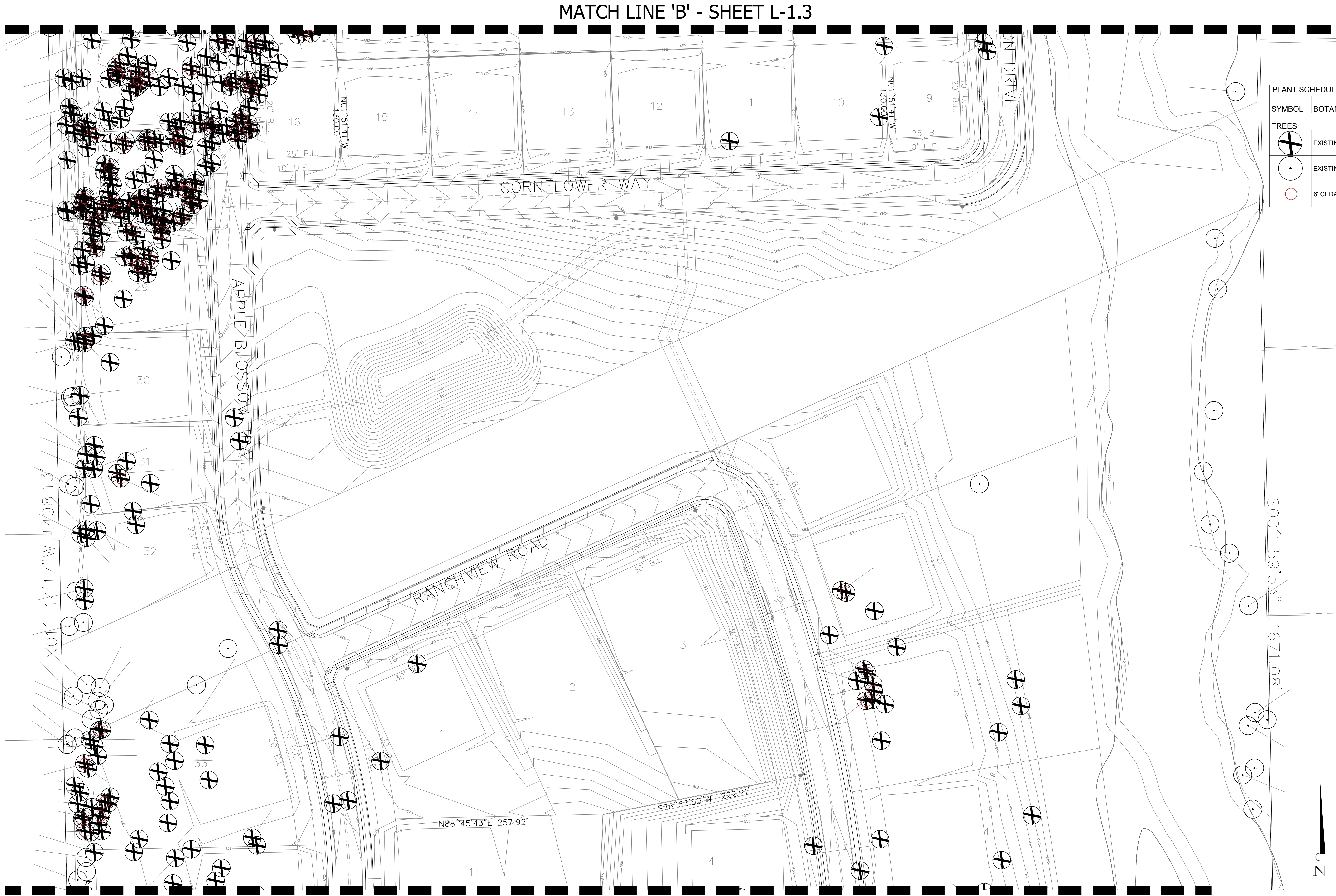
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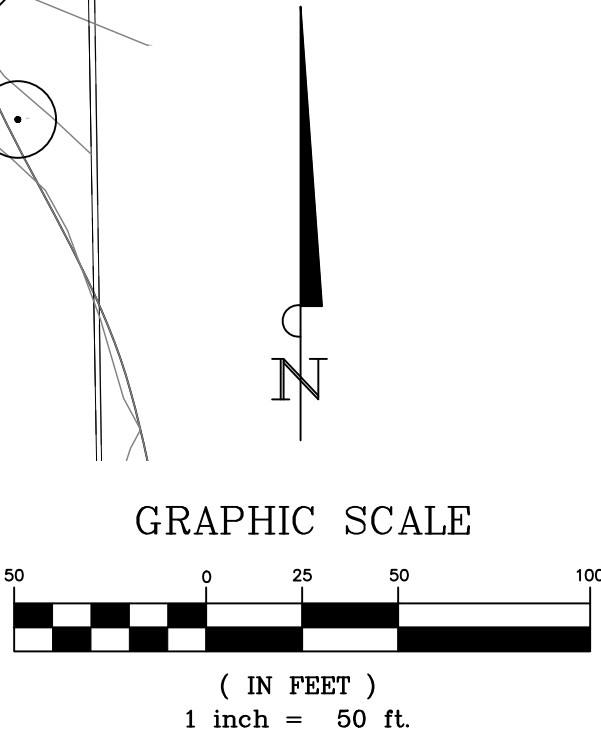
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No.	Date	Revision Description

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PLANT SCHEDULE	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	6" CEDAR RULE AREA

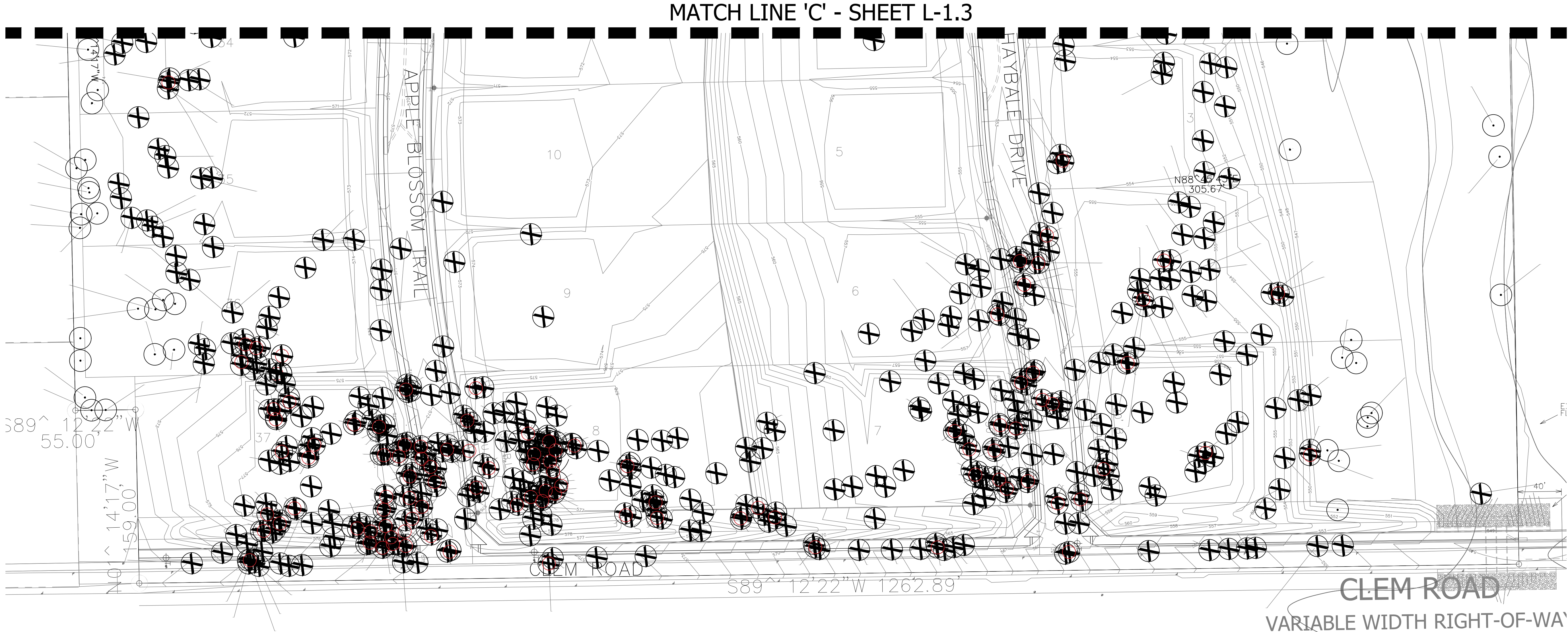


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No.	Date	Revision Description
PROJECT NO.: 090-25-003		

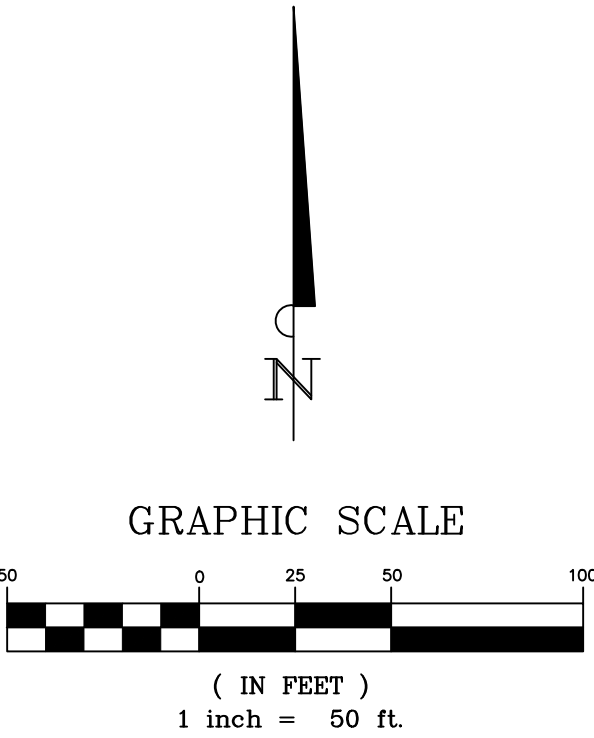
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PLANT SCHEDULE	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	6' CEDAR RULE AREA



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REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

TREE PRESERVATION PLAN

No.	Date	Revision Description
PROJECT NO.: 090-25-003		

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03/05/2026

SHEET NO.
L-1.4

NO.	CALIPER	SPECIES	REMAIN	REMOVE	REMARKS
5001	12	CEDAR		X	SECONDARY
5002	12	CEDAR		X	SECONDARY
5003	10	CEDAR		X	SECONDARY
5004	10	CEDAR		X	SECONDARY
5005	10	CEDAR		X	SECONDARY
5006	12	CEDAR		X	SECONDARY
5007	12	CEDAR	X		SECONDARY
5008	6	CEDAR	X		SECONDARY
5009	8	CEDAR		X	SECONDARY
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5011	12	CEDAR	X		SECONDARY
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5014	8	CEDAR	X		SECONDARY
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5212	6	CEDAR			X	SECONDARY
5213	3	CEDAR			X	NON-PROTECTED
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5220	4	CEDAR			X	SECONDARY
5221	5	CEDAR			X	SECONDARY
5222	6	CEDAR			X	SECONDARY
5223	8	CEDAR			X	SECONDARY
5224	6	CEDAR			X	SECONDARY
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5226	11	CEDAR			X	SECONDARY
5227	6	CEDAR			X	SECONDARY
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5246	7	CEDAR			X	SECONDARY
5247	5	CEDAR			X	SECONDARY
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5253	7	CEDAR			X	SECONDARY
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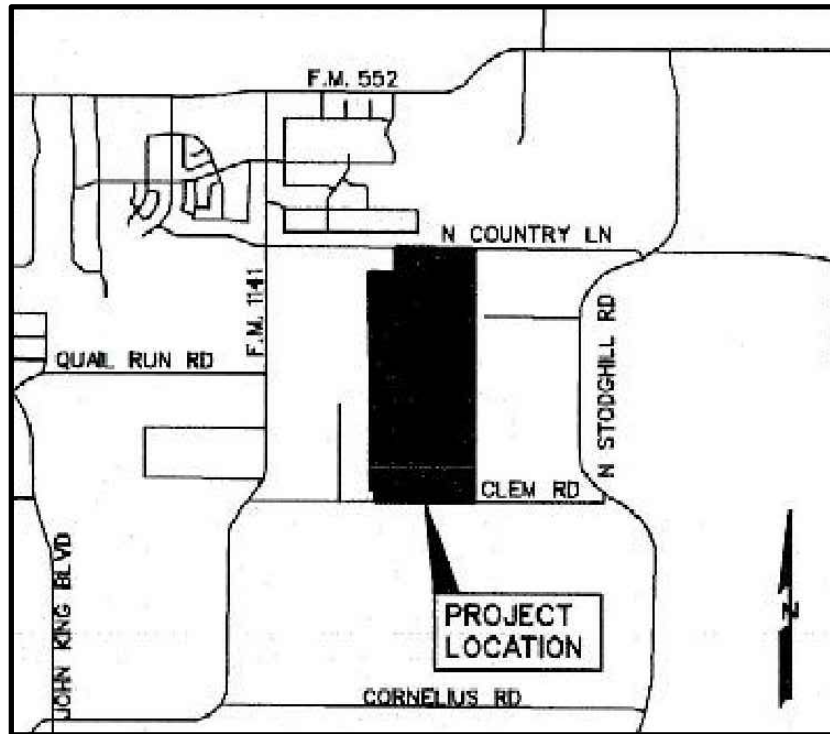
GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
- TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF ROCKWALL ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, TXDOT STANDARD DRAWINGS.
- ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
- THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED TO EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
- CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
- CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
- TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
- UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
- CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
- EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
- CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS.

CONSTRUCTION PLANS FOR SCREENING AND BUFFERING

~ERWIN FARMS~
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SUBMITTAL DATE: July 10, 2026



LOCATION MAP
NOT TO SCALE

SHEET INDEX	
OVERALL	OVERALL LAYOUT PLAN
HS1-HS10	HARDSCAPE PLANS
HS11-HS18	HARDSCAPE DETAILS
EX1-EX2	ENTRY LIGHTING EXHIBIT
SG1-SG4	GRADING AND DRAINAGE PLANS
A2.00	ARCHITECTURE PLANS FOR SHADE STRUCTURE

GENERAL LANDSCAPE NOTES:

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

- LANDSCAPE STANDARDS:
- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
 - A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
 - STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
 - THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
 - TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
 - A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
 - TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
 - ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL FILLED 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 (5') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
 - THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
 - IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
 - NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

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

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

OWNER / DEVELOPER:

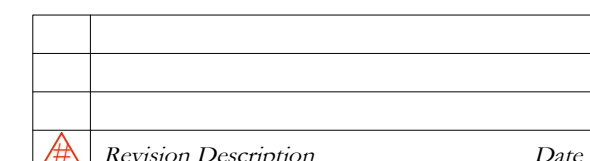
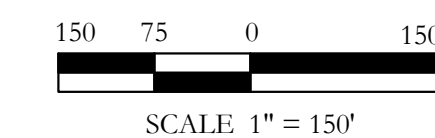
ERWIN FARMS SF LTD.
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TEXAS 75225
PH. 214-888-8850
CONTACT: JAMES MURPHEY

CIVIL ENGINEER:

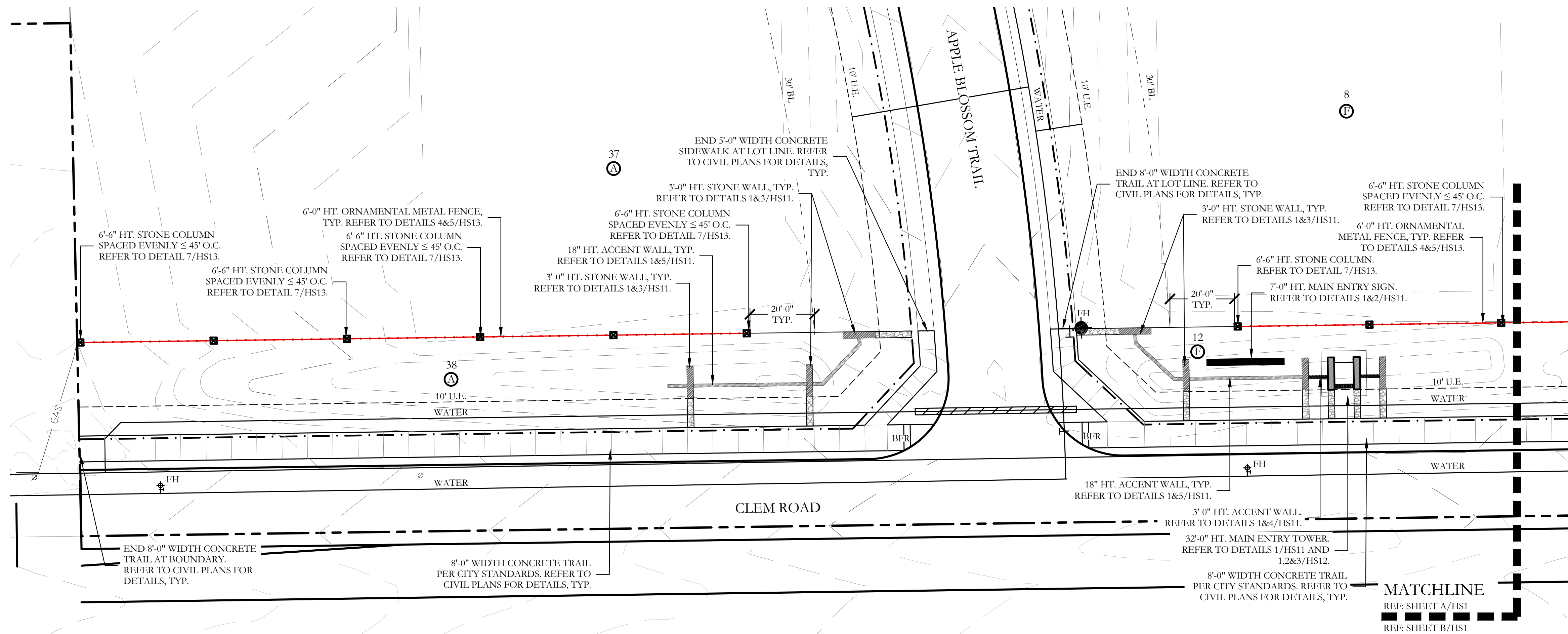
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
PH. 972-396-1200
CONTACT: WARREN L. CORWIN

LANDSCAPE ARCHITECT:

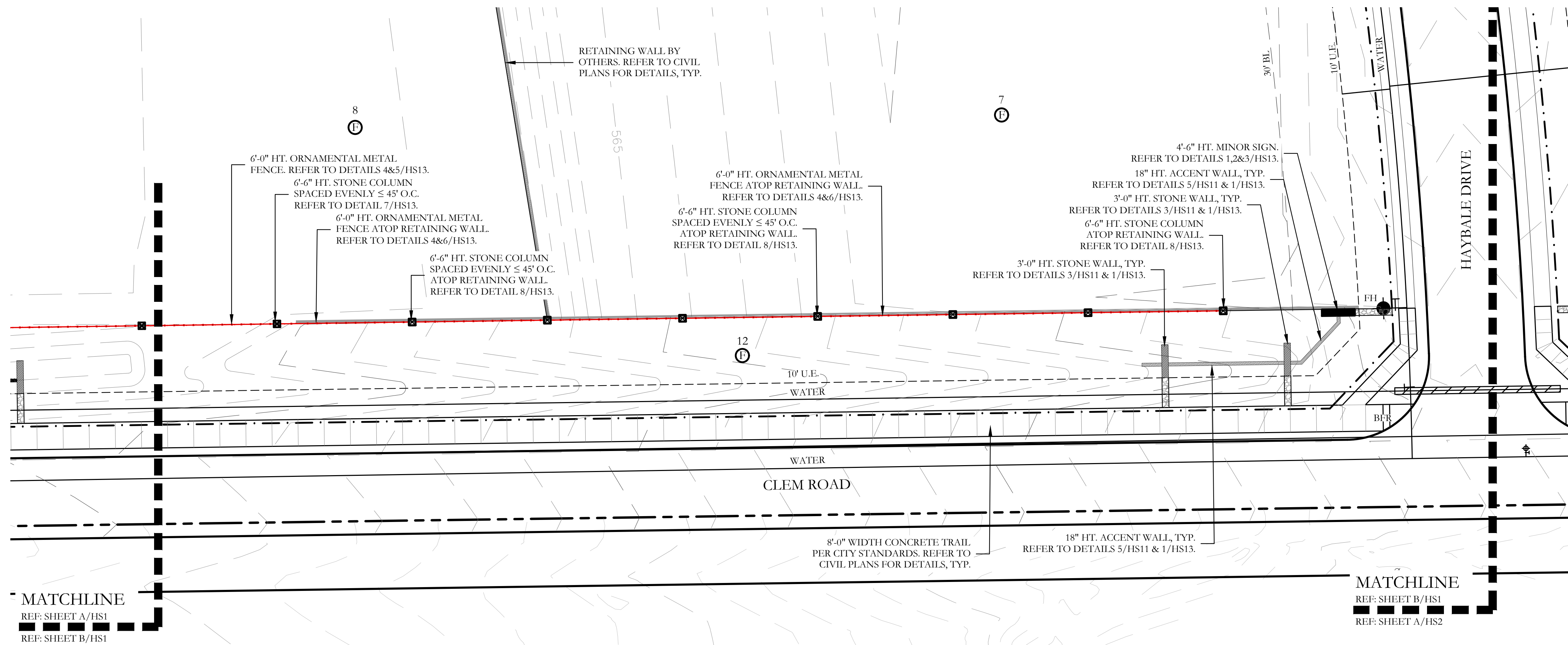
JOHNSON VOLK CONSULTING, INC.
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. 972-201-3100
CONTACT: CODY JOHNSON, RLA, LI



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A
MAIN ENTRY AT CLEM ROAD AND APPLE BLOSSOM TRAIL



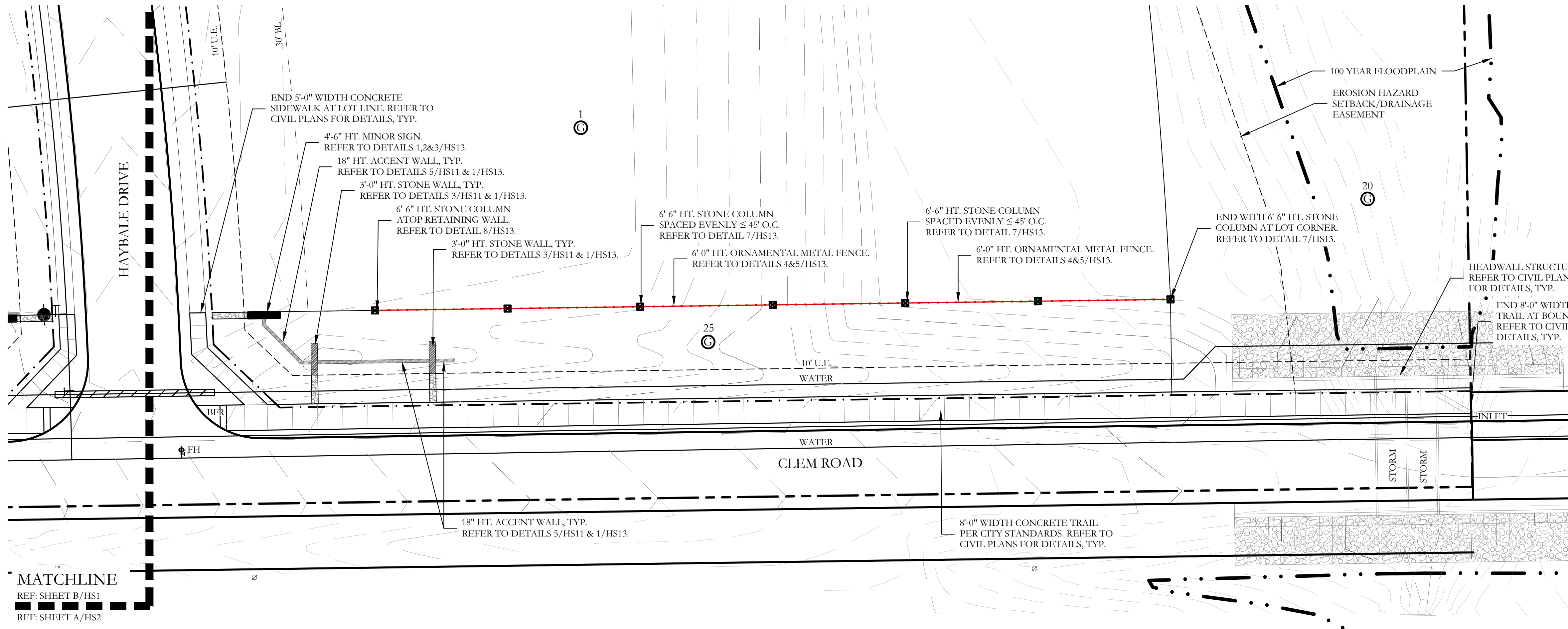
B
MAIN ENTRY AT CLEM ROAD AND APPLE BLOSSOM TRAIL

HARDSCAPE LEGEND	
	32'-0" HT. MAIN ENTRY TOWER. REFER TO DETAILS 1/HS11 AND 1,2&3/HS12.
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	6'-0" MAGLIN BENCH. REFER TO DETAIL 1/HS14.
	TRASH RECEPTACLE. REFER TO DETAIL 2/HS14.
	MAGLIN TABLE. REFER TO DETAIL 3/HS14.
	BARRIER FREE RAMP PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.
NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.	

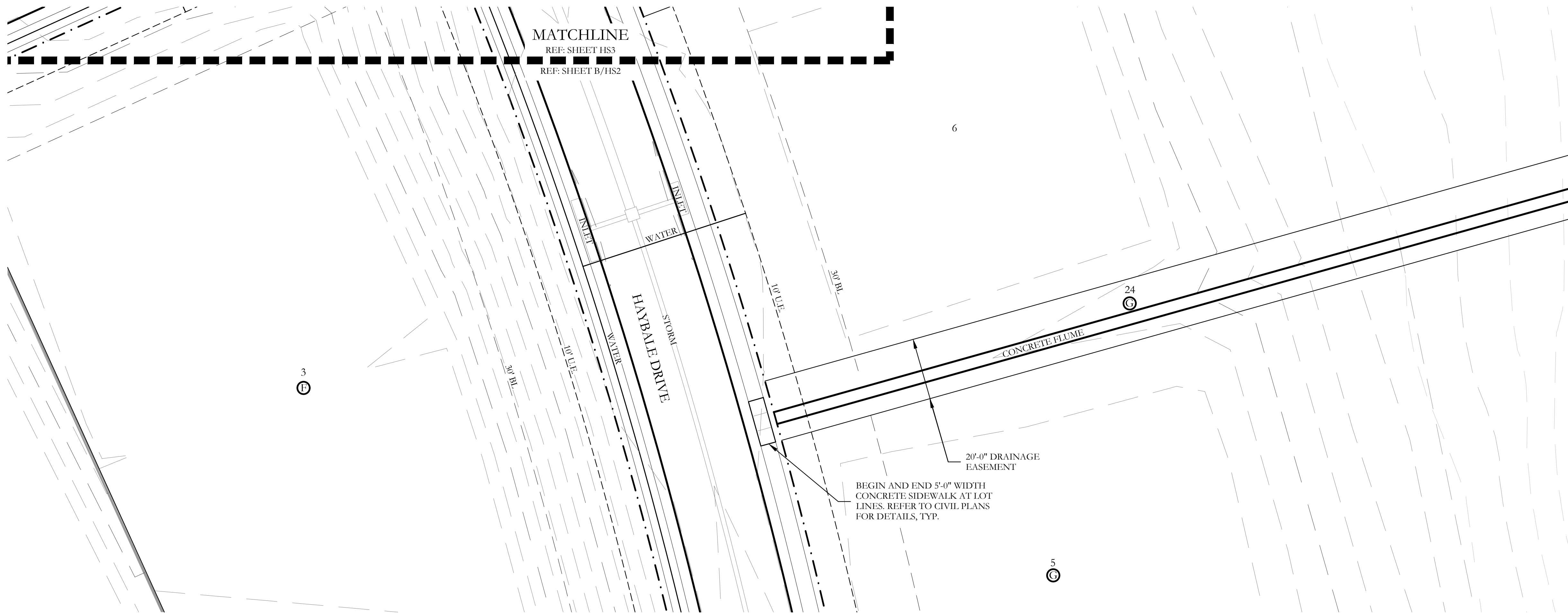
WALL LAYOUT NOTES

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND OTHER IMPROVEMENTS, WHETHER OR NOT SHOWN ON THE PLANS, PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY CONTRACTOR OPERATIONS.
2. CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION WHERE FIELD CONDITIONS DIFFER FROM THE PLANS OR WHERE OBSTRUCTIONS OR CONFLICTS EXIST THAT MAY IMPACT THE WORK. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE FOR DIRECTION PRIOR TO PROCEEDING.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LOCATIONS, AND SITE CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED BEFORE COMMENCING WORK.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE LAYOUT OF ALL PROPOSED WALLS, FENCES, COLUMNS, GATES, AND APPURTENANCES SHOWN ON THE PLANS. OWNER'S ENGINEER SHALL PROVIDE PROPERTY LINES, RIGHT-OF-WAY LINES, AND EASEMENT INFORMATION AS REQUIRED.
5. CONTRACTOR SHALL STAKE ALL WALL, FENCE, COLUMN, AND GATE LOCATIONS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. MINOR FIELD ADJUSTMENTS MAY BE REQUIRED PRIOR TO INSTALLATION AT NO ADDITIONAL COST TO OWNER.
6. ALL WALL STEP CONDITIONS REQUIRED BY GRADE CHANGES OR EXISTING SLOPES SHALL OCCUR ONLY AT DESIGNATED COLUMNS UNLESS OTHERWISE APPROVED.
7. MINIMUM WALL STEP HEIGHT SHALL BE 3 INCHES. MAXIMUM WALL STEP HEIGHT SHALL BE 6 INCHES UNLESS OTHERWISE NOTED ON THE PLANS.
8. CONTRACTOR SHALL PERFORM ALL NECESSARY GRADING, EXCAVATION, FILLING, AND FINE GRADING REQUIRED FOR INSTALLATION OF WALLS, FENCES, COLUMNS, AND GATES. DISTURBED AREAS SHALL BE RESTORED TO MATCH ADJACENT EXISTING CONDITIONS OR BETTER UPON COMPLETION OF WORK.
9. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND UTILITY REQUIREMENTS.
10. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INSPECTIONS, APPROVALS, AND ACCEPTANCE BY THE GOVERNING AUTHORITIES HAVING JURISDICTION.
11. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS, PROJECT SPECIFICATIONS, AND APPLICABLE MUNICIPAL STANDARDS.
12. CONTRACTOR SHALL MAINTAIN SAFE ACCESS, TRAFFIC CONTROL, AND SITE PROTECTION MEASURES DURING CONSTRUCTION IN ACCORDANCE WITH LOCAL REQUIREMENTS.

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A MINOR ENTRY AT CLEM ROAD AND HAYBALE DRIVE

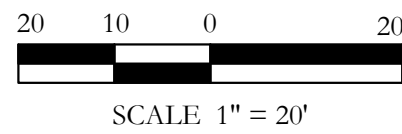


B OPEN SPACE LOT 19, BLOCK G 20' D.E. AT HAYBALE DRIVE

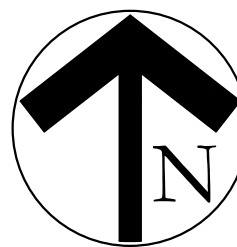
HARDSCAPE LEGEND

	32'-0" HT. MAIN ENTRY TOWER. REFER TO DETAILS 1/HS11 AND 1,2&3/HS12.
	7'-0" HT. MAIN ENTRY SIGN. REFER TO DETAILS 1&2/HS11.
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	MAGLIN TABLE. REFER TO DETAIL 3/HS14.
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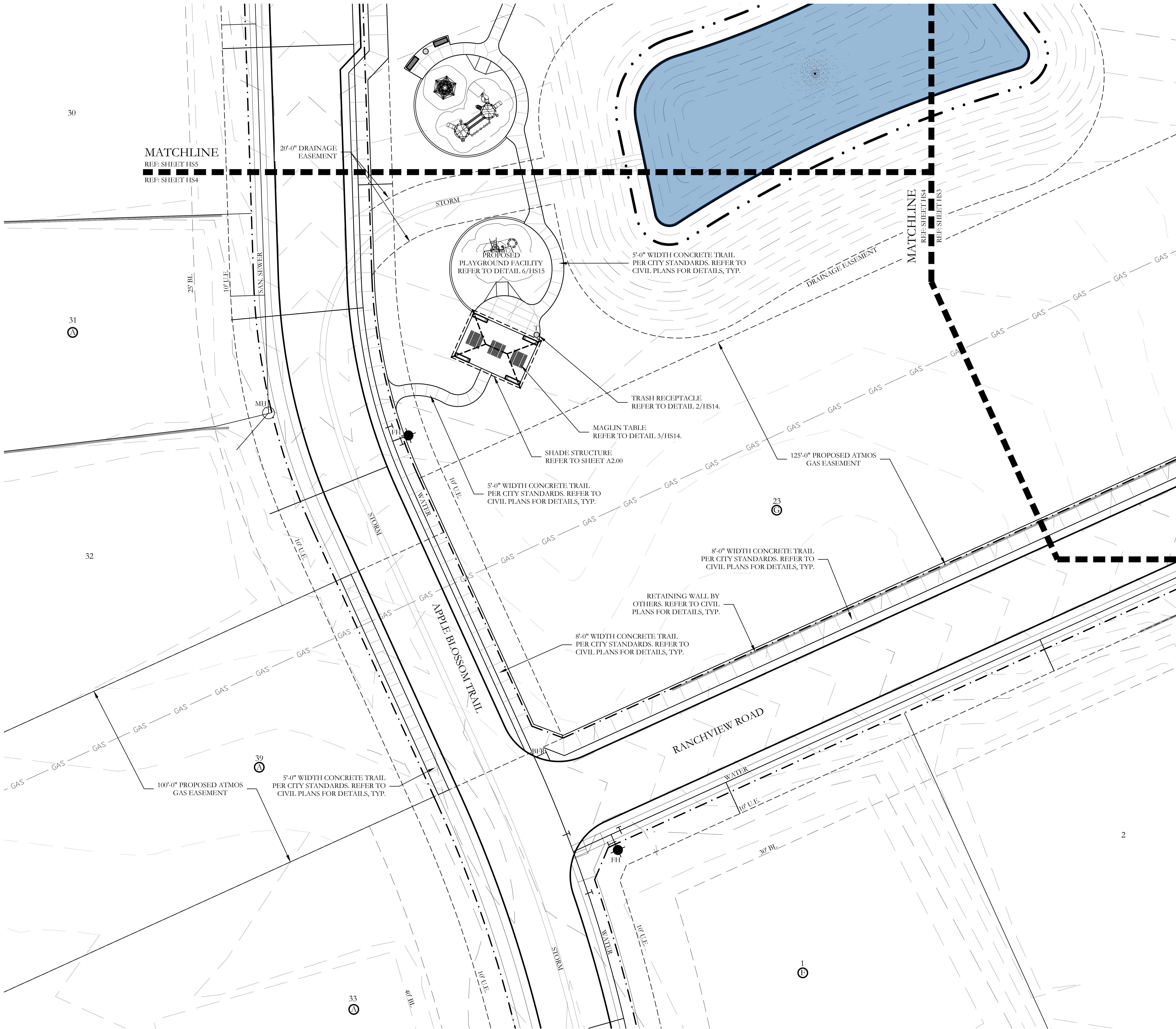
NOTE:
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Revision	Description	Date



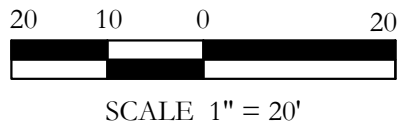
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HARDSCAPE LEGEND

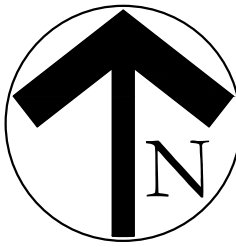
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NOTE:
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AND SIDEWALK LAYOUTS AND DETAILS.

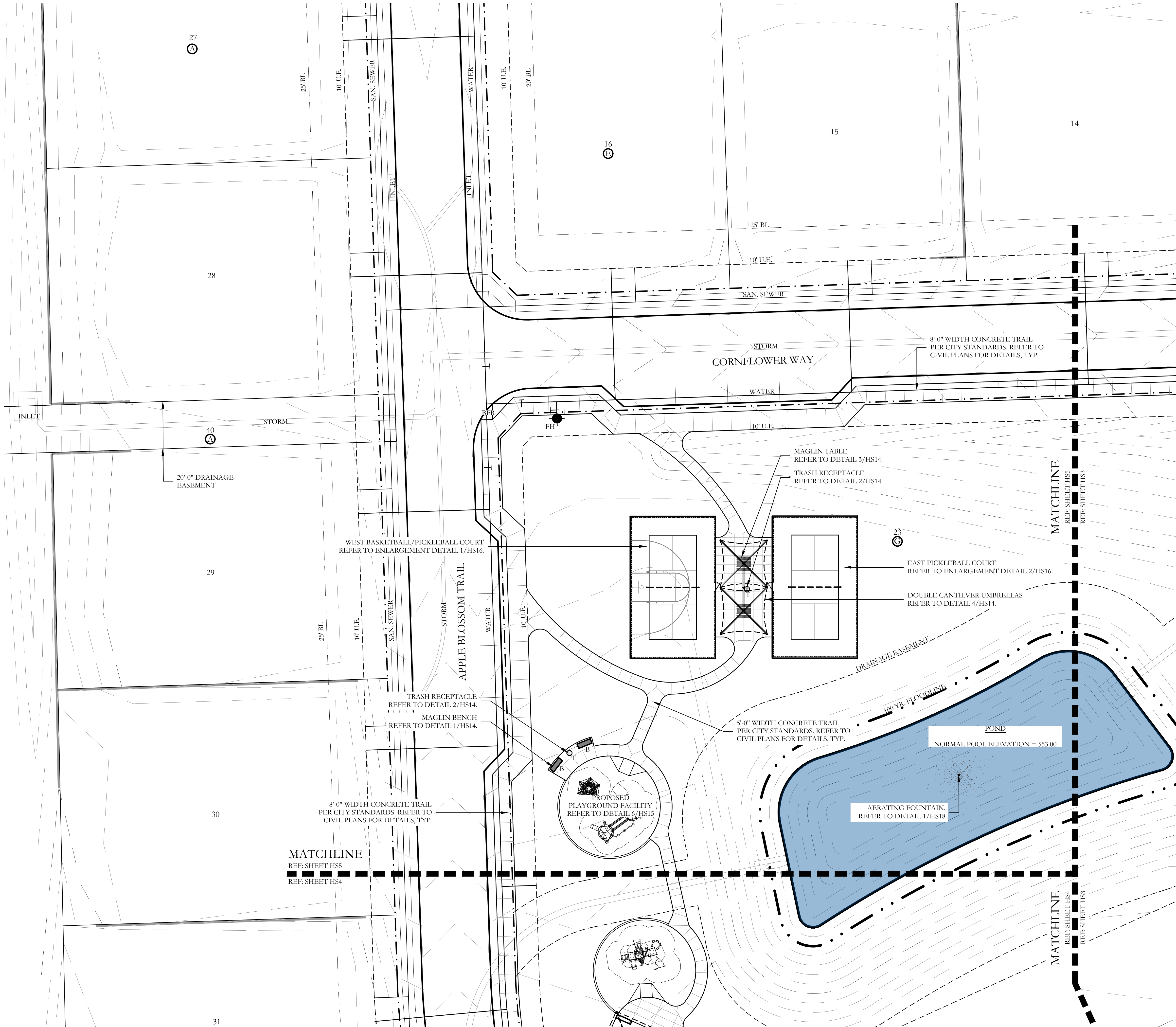


SCALE 1" = 20'

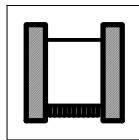
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HARDSCAPE LEGEND



32'-0" HT. MAIN ENTRY TOWER.
REFER TO DETAILS 1/HS11 AND 1,2&3/HS12.



7'-0" HT. MAIN ENTRY SIGN.
REFER TO DETAILS 1&2/HS11.



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6'-6" HT. STONE COLUMN
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6'-0" MAGLIN BENCH.
REFER TO DETAIL 1/HS14.



TRASH RECEPTACLE.
REFER TO DETAIL 2/HS14.

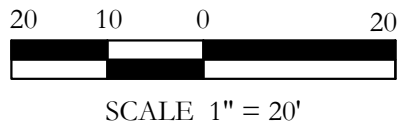


MAGLIN TABLE.
REFER TO DETAIL 3/HS14.

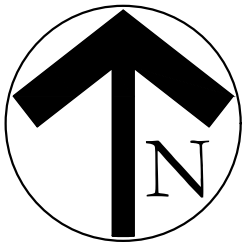


BARRIER FREE RAMP PER CITY
STANDARDS. REFER TO CIVIL
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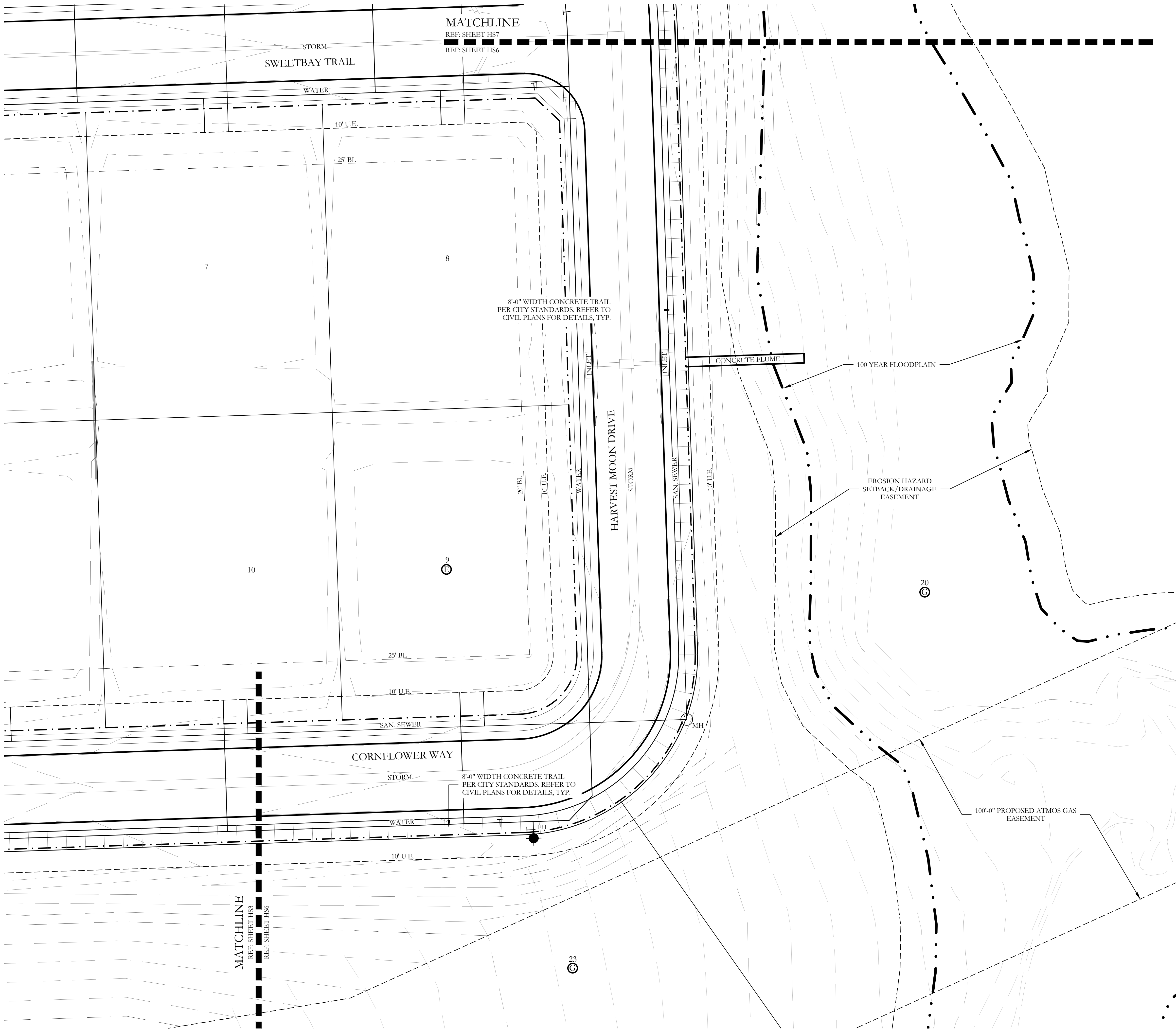
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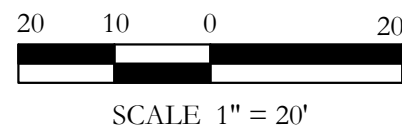
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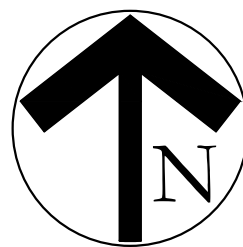
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	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 4&5/HS13.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAILS 4&6/HS13.
	6'-0" MAGLIN BENCH. REFER TO DETAIL 1/HS14.
	TRASH RECEPTACLE. REFER TO DETAIL 2/HS14.
	MAGLIN TABLE. REFER TO DETAIL 3/HS14.
	BARRIER FREE RAMP PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

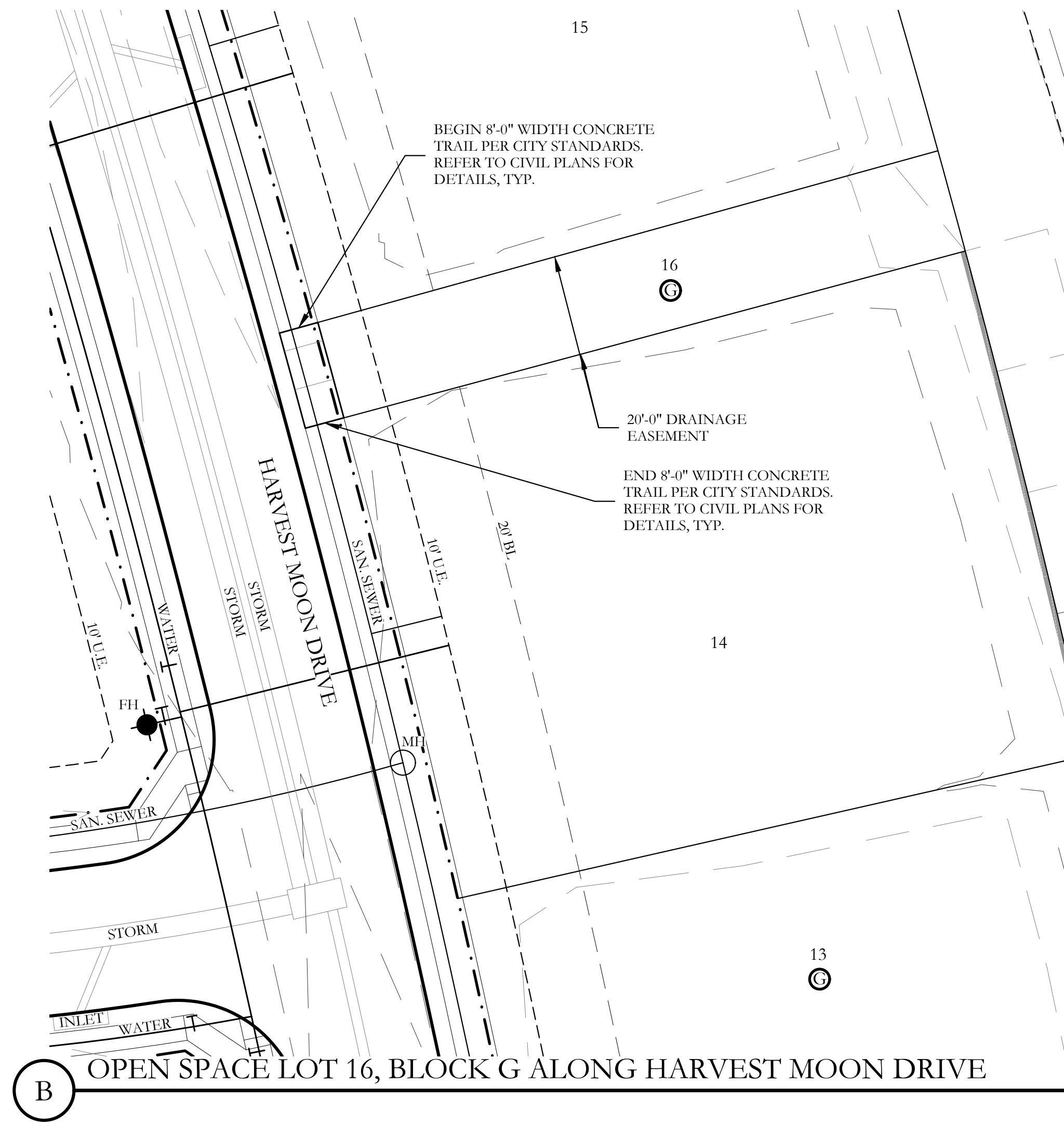
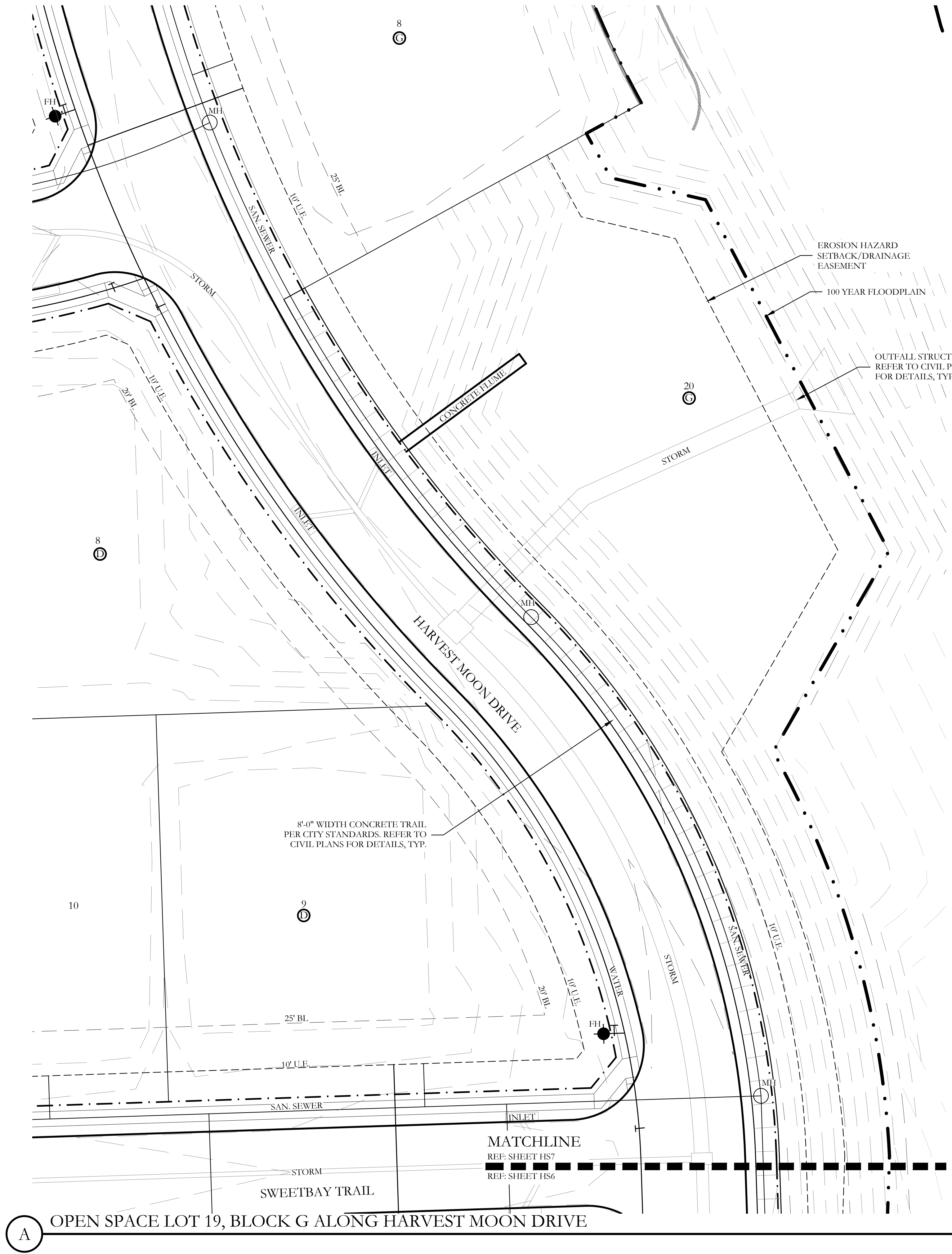
NOTE:
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS
AND SIDEWALK LAYOUTS AND DETAILS.

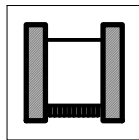


Revision	Description	Date



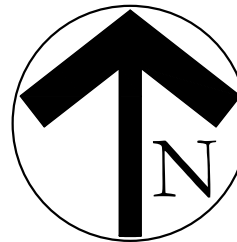
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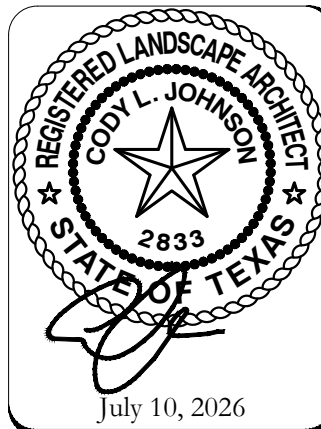
HARDSCAPE LEGEND	
	32'-0" HT. MAIN ENTRY TOWER. REFER TO DETAILS 1/HS11 AND 1,2&3/HS12.
	7'-0" HT. MAIN ENTRY SIGN. REFER TO DETAILS 1&2/HS11.
	4'-6" HT. MINOR SIGN. REFER TO DETAILS 1,2&3/HS13.
	3'-0" HT. STONE WALL. REFER TO DETAILS 1&3/HS11.
	3'-0" HT. ACCENT WALL. REFER TO DETAILS 1&4/HS11.
	18" HT. ACCENT WALL. REFER TO DETAILS 1&5/HS11.
	6'-6" HT. STONE COLUMN. REFER TO DETAIL 7/HS13.
	6'-6" HT. STONE COLUMN ATOP RETAINING WALL. REFER TO DETAIL 8/HS13.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 4&5/HS13.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL. REFER TO DETAILS 4&6/HS13.
	6'-0" MAGLIN BENCH. REFER TO DETAIL 1/HS14.
	TRASH RECEPTACLE. REFER TO DETAIL 2/HS14.
	MAGLIN TABLE. REFER TO DETAIL 3/HS14.
	BARRIER FREE RAMP PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.
NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.	

20 10 0 20
SCALE 1" = 20'

Revision	Description	Date



SCREENING AND BUFFERING
HARDSCAPE PLAN



SCALE:
1" = 20'
One Inch
JVC No SK0004

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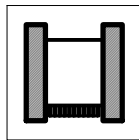
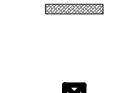


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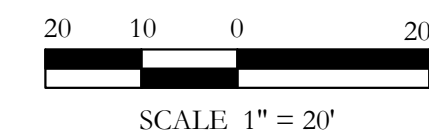
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REF: SHEET HS8

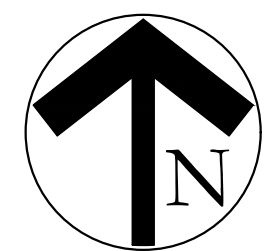
HARDSCAPE LEGEND

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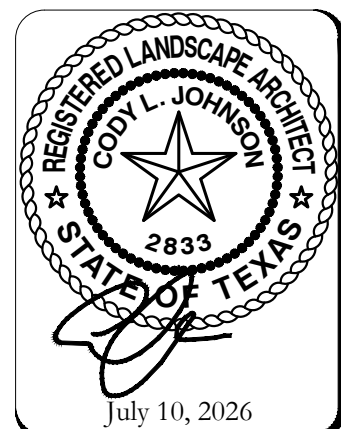
NOTE:
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AND SIDEWALK LAYOUTS AND DETAILS.



Revision	Description	Date

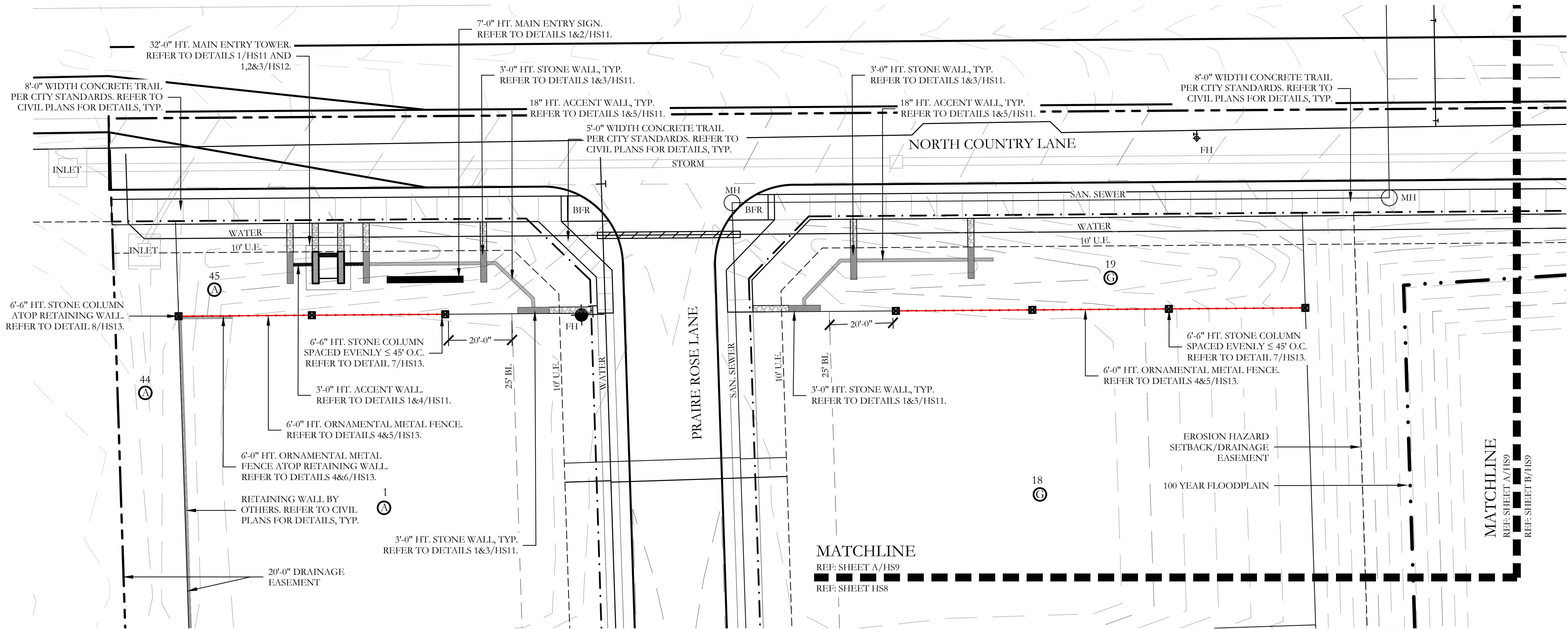


SCREENING AND BUFFERING
HARDSCAPE PLAN

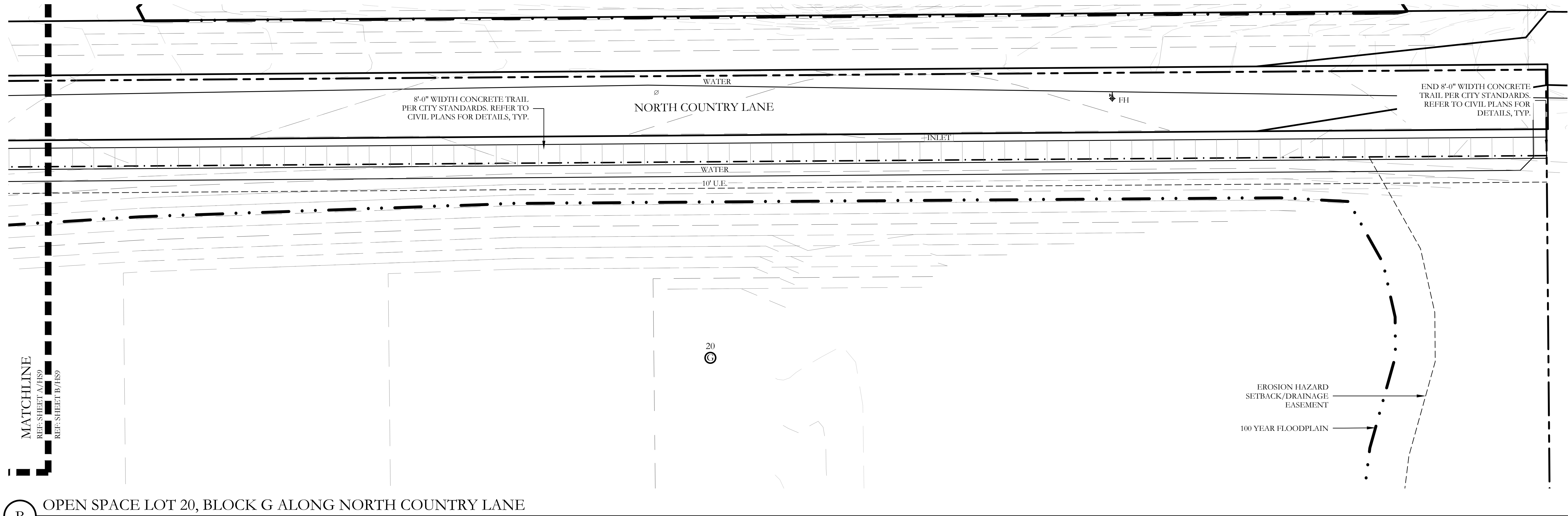


SCALE:
1" = 20'
One Inch
JVC No SK0004

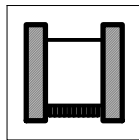
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A MAIN ENTRY AT NORTH COUNTRY LANE AND PRAIRIE ROSE LANE



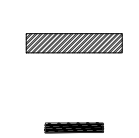
B OPEN SPACE LOT 20, BLOCK G ALONG NORTH COUNTRY LANE



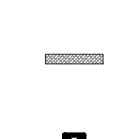
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REFER TO DETAILS 1/HS11 AND 1,2&3/HS12.



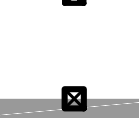
7'-0" HT. MAIN ENTRY SIGN.
REFER TO DETAILS 1&2/HS11.



4'-6" HT. MINOR SIGN.
REFER TO DETAILS 1,2&3/HS13.



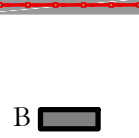
3'-0" HT. STONE WALL.
REFER TO DETAILS 1&3/HS11.



3'-0" HT. ACCENT WALL.
REFER TO DETAILS 1&4/HS11.



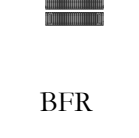
18" HT. ACCENT WALL.
REFER TO DETAILS 1&5/HS11.



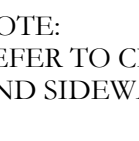
6'-6" HT. STONE COLUMN.
REFER TO DETAIL 7/HS13.



6'-6" HT. STONE COLUMN
ATOP RETAINING WALL.
REFER TO DETAIL 8/HS13.



6'-0" HT. ORNAMENTAL METAL FENCE.
REFER TO DETAILS 4&5/HS13.



6'-0" HT. ORNAMENTAL METAL
FENCE ATOP RETAINING WALL.
REFER TO DETAILS 4&6/HS13.



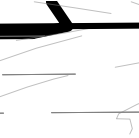
6'-0" MAGLIN BENCH.
REFER TO DETAIL 1/HS14.



TRASH RECEPTACLE.
REFER TO DETAIL 2/HS14.

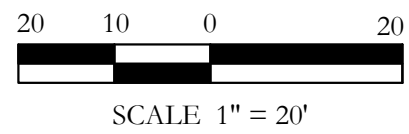


MAGLIN TABLE.
REFER TO DETAIL 3/HS14.

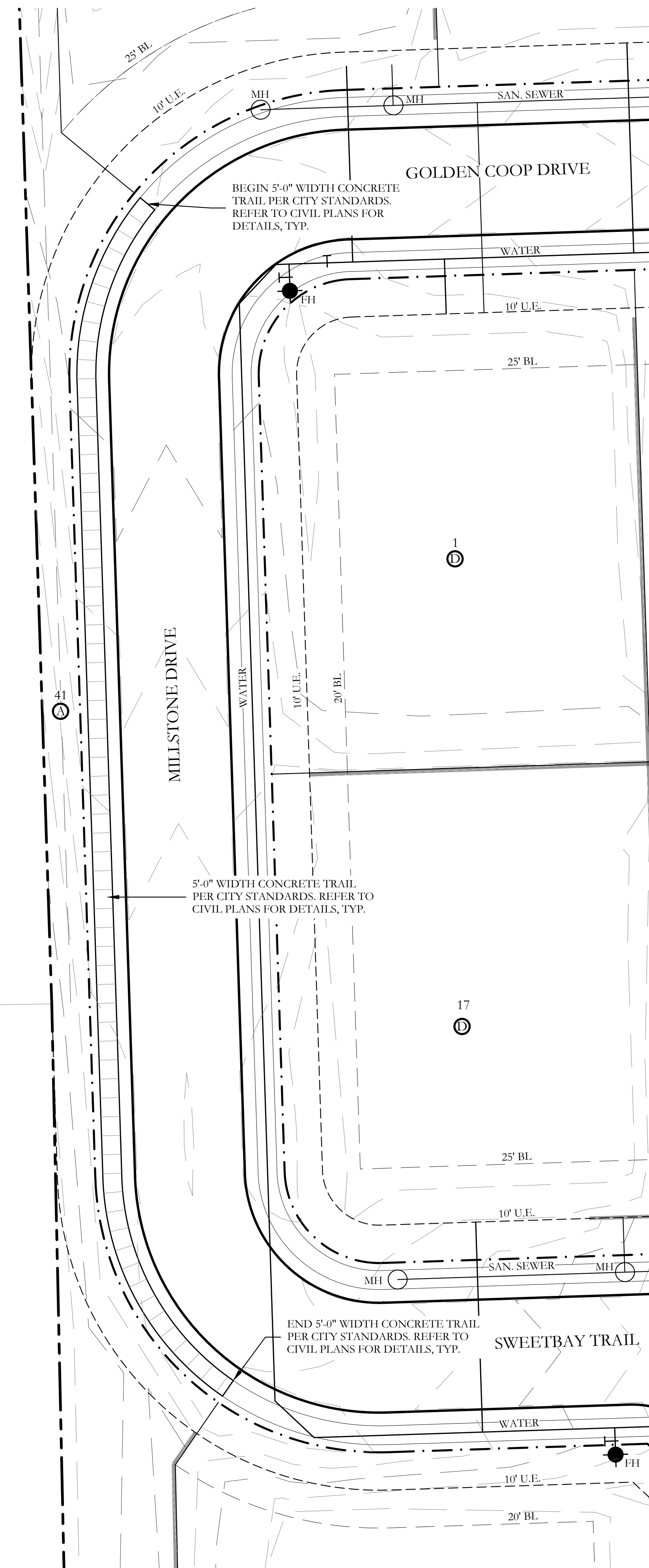
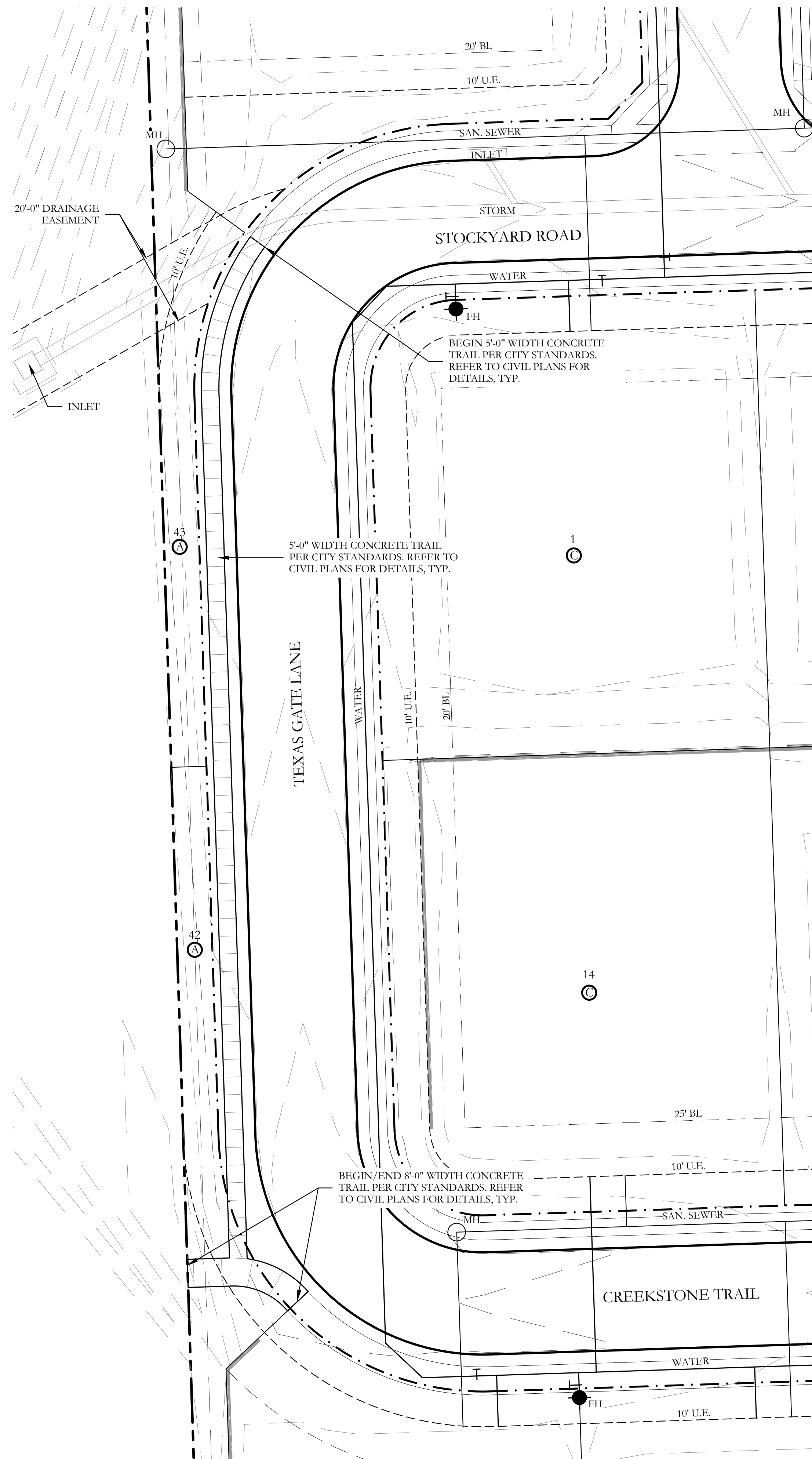


BARRIER FREE RAMP PER CITY
STANDARDS. REFER TO CIVIL
PLANS FOR DETAILS, TYP.

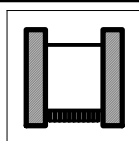
NOTE:
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AND SIDEWALK LAYOUTS AND DETAILS.



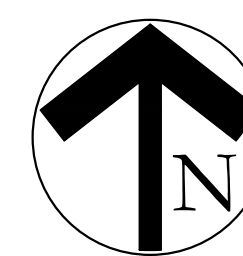
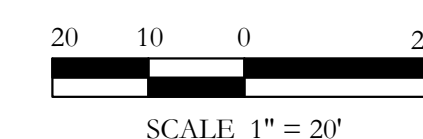
Revision	Description	Date



HARDSCAPE LEGEND

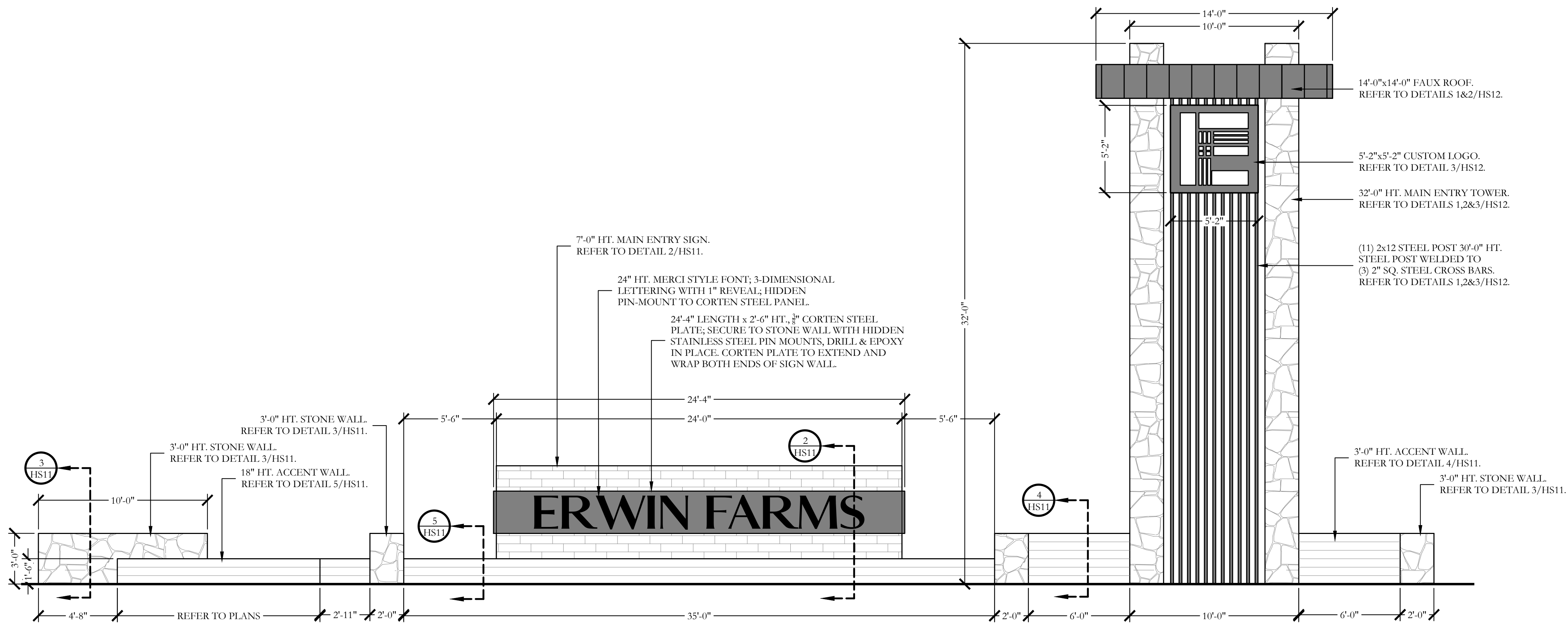
	32'-0" HT. MAIN ENTRY TOWER. REFER TO DETAILS 1/HS11 AND 1,2&3/HS12.
	7'-0" HT. MAIN ENTRY SIGN. REFER TO DETAILS 1&2/HS11.
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	3'-0" HT. STONE WALL. REFER TO DETAILS 1&3/HS11.
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	18" HT. ACCENT WALL. REFER TO DETAILS 1&5/HS11.
	6'-6" HT. STONE COLUMN. REFER TO DETAIL 7/HS13.
	6'-6" HT. STONE COLUMN AT OP RETAINING WALL. REFER TO DETAIL 8/HS13.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 4&5/HS13.
	6'-0" HT. ORNAMENTAL METAL FENCE AT OP RETAINING WALL. REFER TO DETAILS 4&6/HS13.
B 	6'-0" MAGLIN BENCH. REFER TO DETAIL 1/HS14.
T 	TRASH RECEPTACLE. REFER TO DETAIL 2/HS14.
	MAGLIN TABLE. REFER TO DETAIL 3/HS14.
BFR	BARRIER FREE RAMP PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.

NOTE:
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

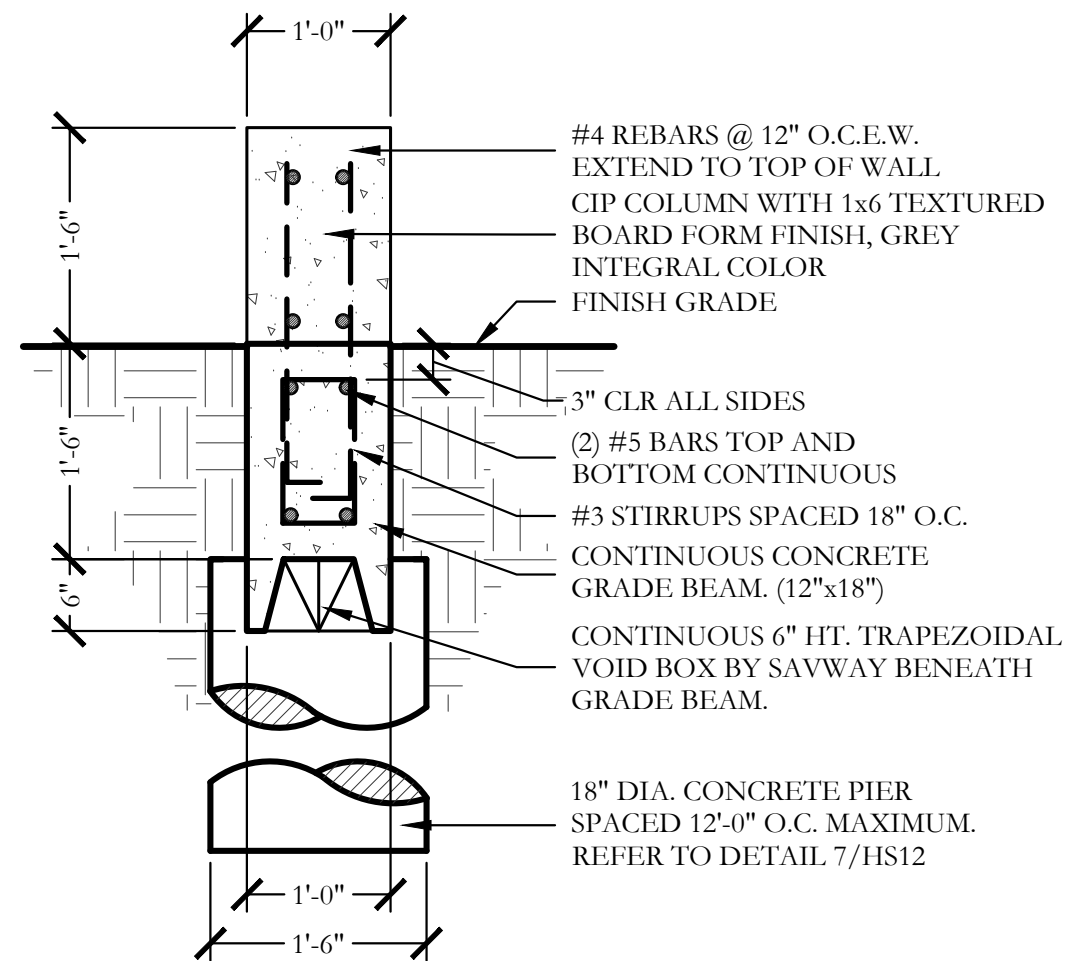


	Revision Description Date

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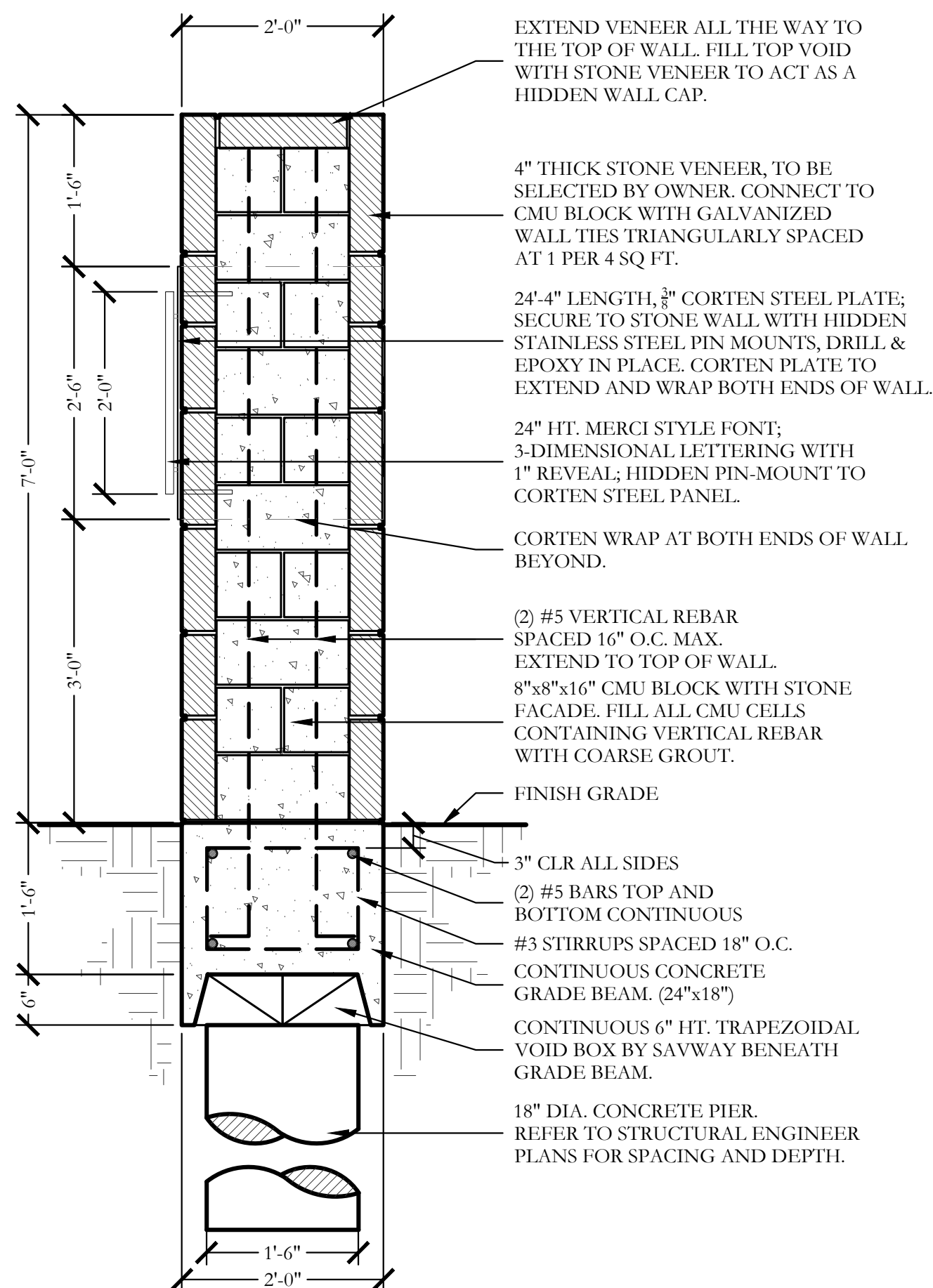
1 MAIN ENTRY FEATURE
ELEVATION



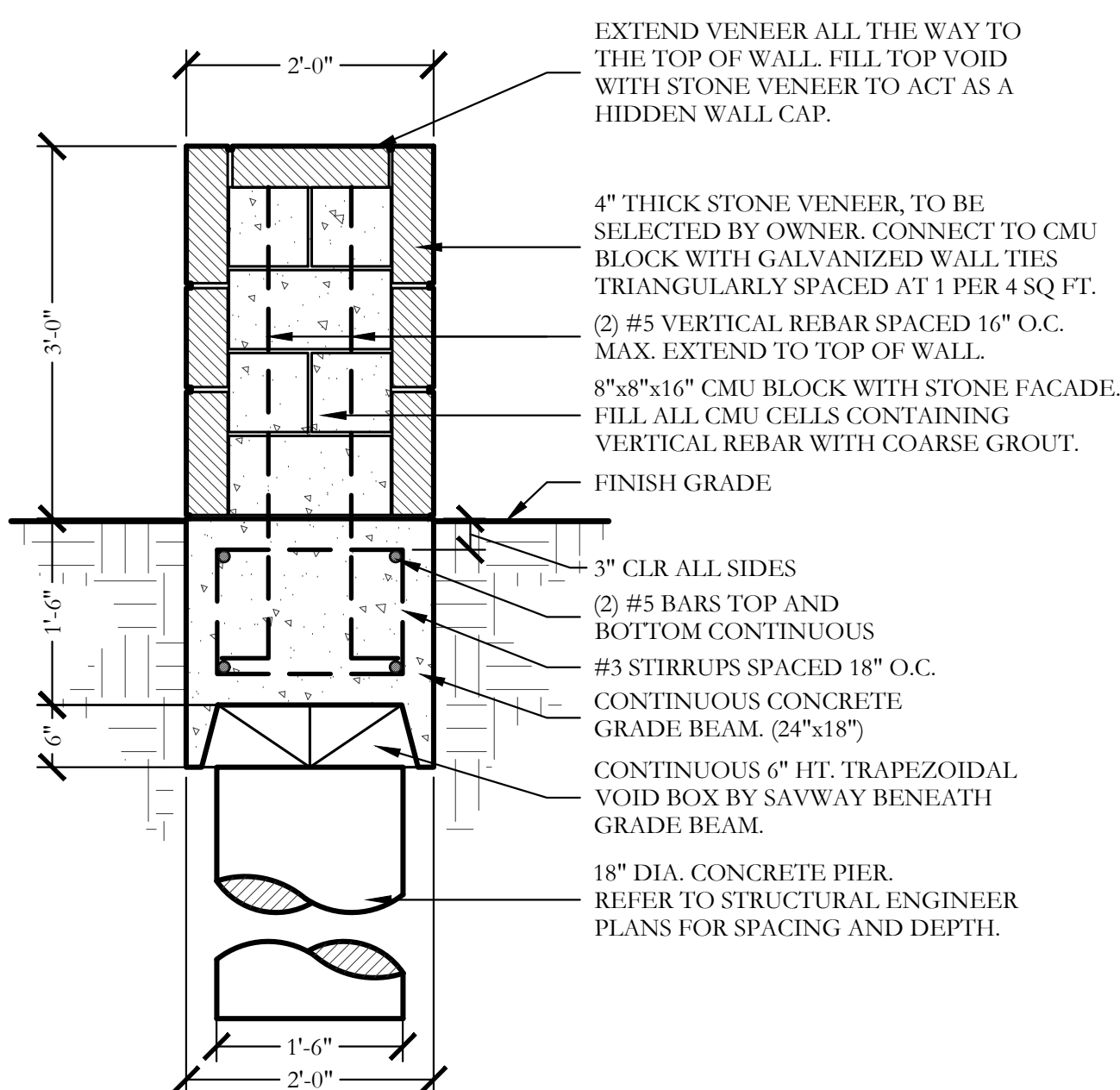
5 18" HT. ACCENT WALL
SECTION

WALL NOTES

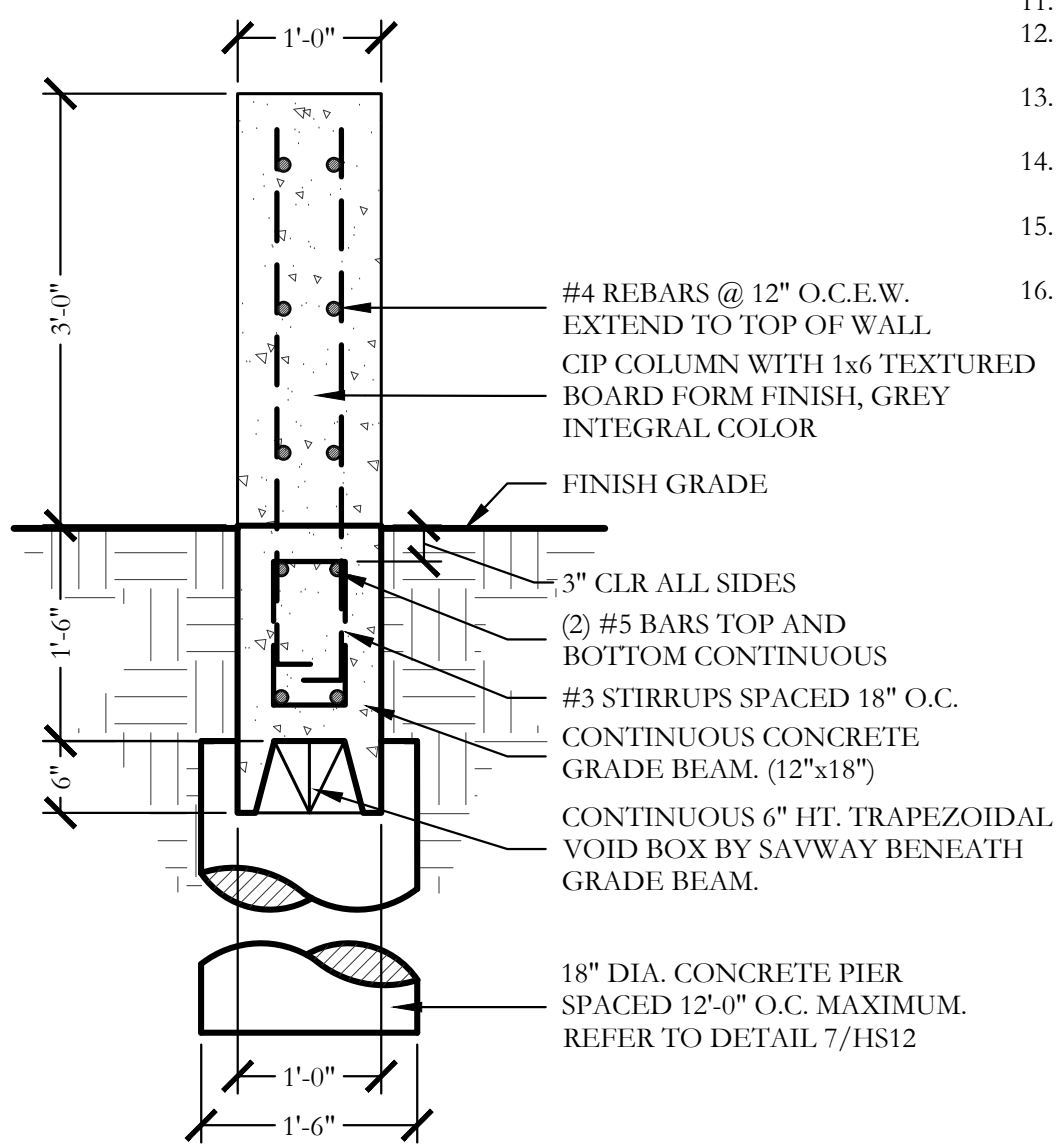
- THESE DETAILS AND SPECIFICATIONS ARE APPLICABLE ONLY FOR THE SITE CONDITIONS AND HEIGHTS SHOWN HEREIN. IF CONDITIONS CHANGE FROM THOSE DESCRIBED HEREIN, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY TO DETERMINE THE EFFECT, IF ANY, ON THE STRUCTURAL DESIGN AND LAYOUT.
- THE CONTRACTOR IS RESPONSIBLE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



2 7'-0" HT. MAIN ENTRY SIGN
SECTION



3 3'-0" HT. STONE WALL
SECTION



4 3'-0" HT. ACCENT WALL
SECTION

STRUCTURAL DESIGN BY
CONTRACTOR'S STRUCTURAL
ENGINEER. SIGNED AND SEALED
STRUCTURAL DRAWINGS TO BE
APPROVED BY OWNER.

Revision	Description	Date

SCREENING AND BUFFERING

HARDSCAPE DETAILS

THESE
DOCUMENTS
ARE FOR
INTERIM REVIEW
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PURPOSES.

July 10, 2026

SCALE:

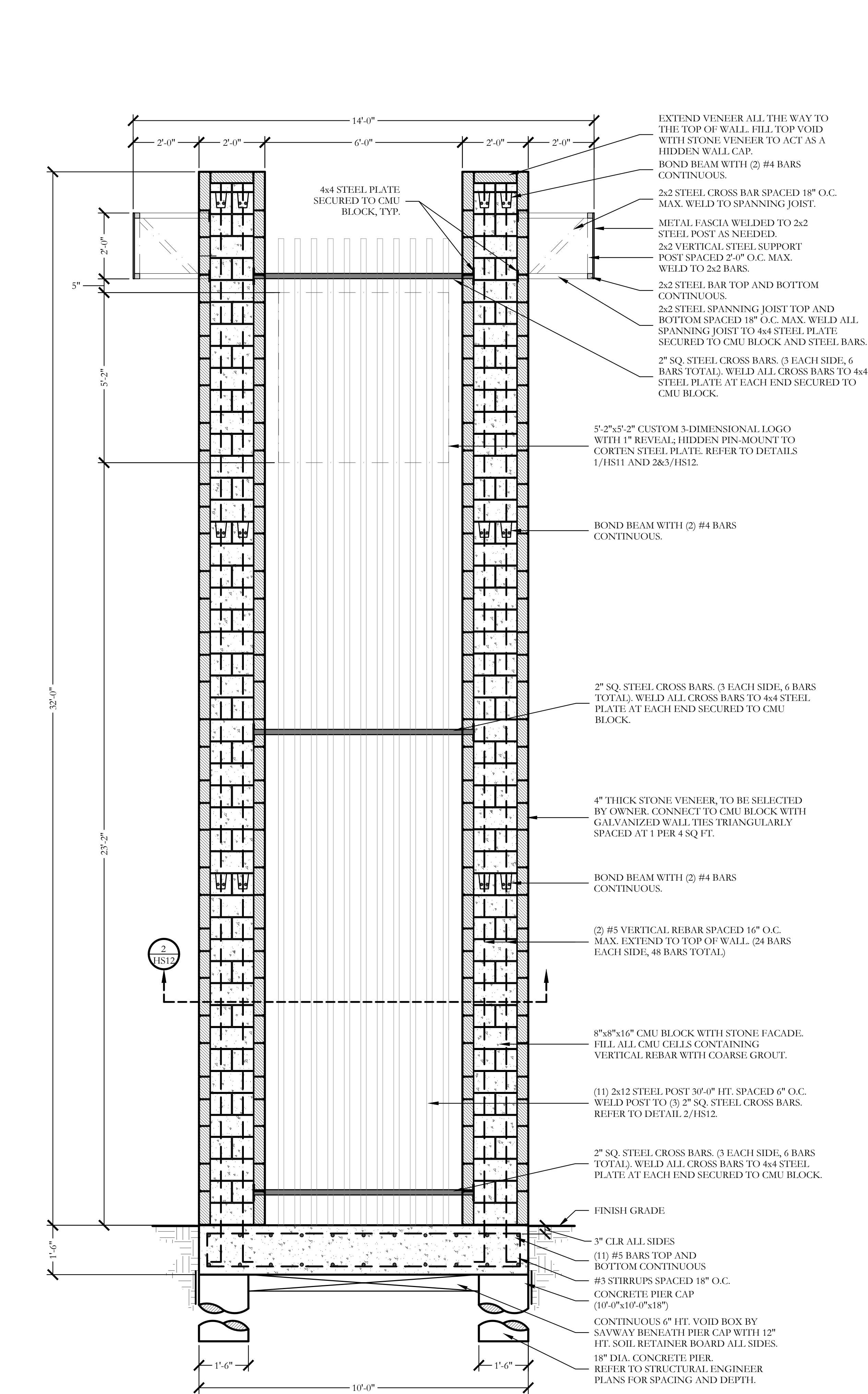
REFER TO
DETAILS

One Inch

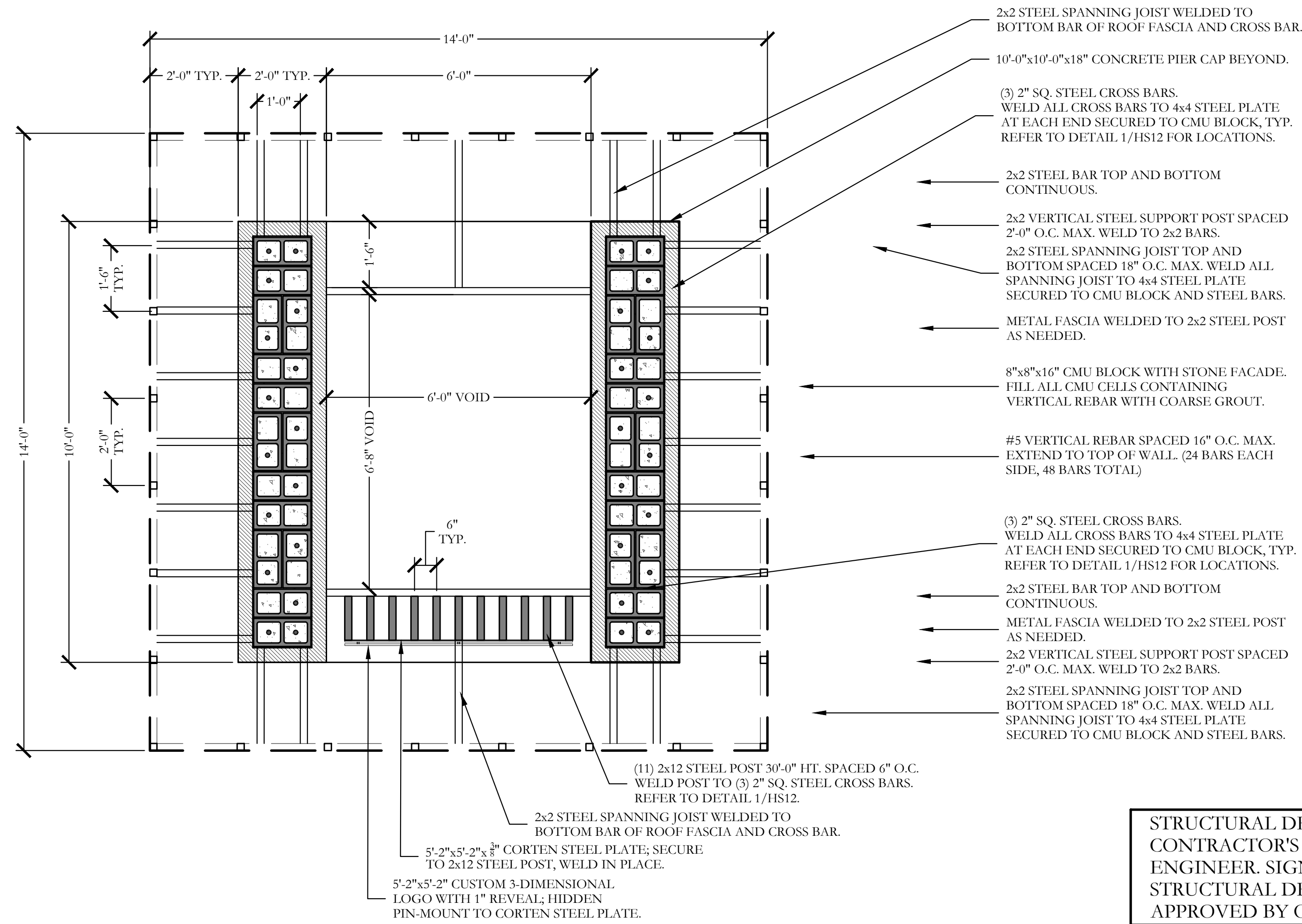
JVC No SK0004

HS11 of 18

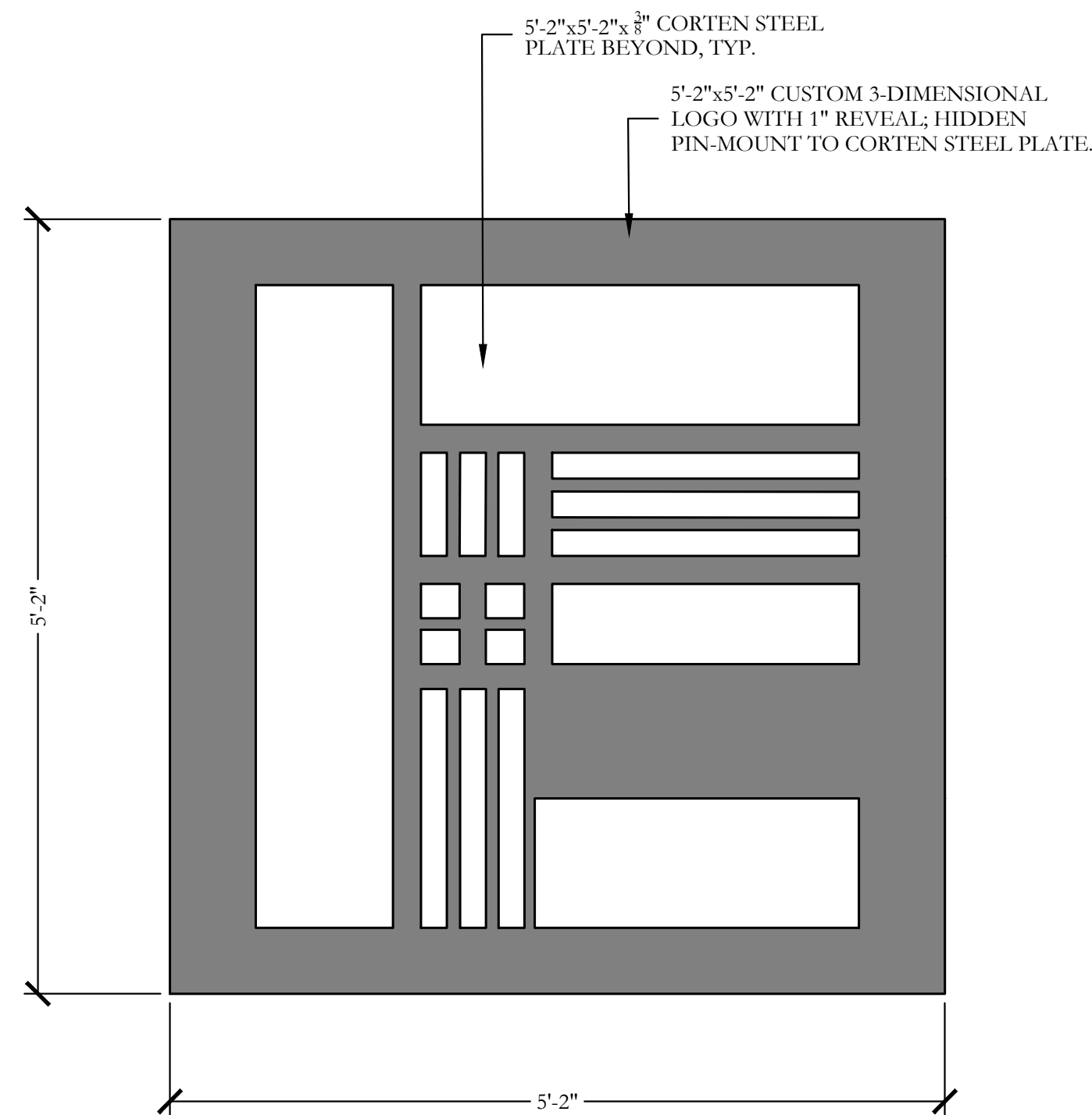
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1 32'-0" HT. MAIN ENTRY TOWER
SECTION



2 32'-0" HT. MAIN ENTRY TOWER
PLAN/SECTION



3 MAIN ENTRY TOWER LOGO PANEL
ELEVATION

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

DRILLED PIERS

- PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
- PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
- STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
- PROVIDE 64 BAR DIAMETER N-1 VERTICAL PIER REINFORCING AS REQUIRED
- PROVIDE PIER TO GRADE BEAM DOWELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.

STRUCTURAL CONCRETE MASONRY UNIT

- CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
- CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH OF 1500 PSI AT 28 DAYS.
- MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
- COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF 1/2" IN ACCORDANCE WITH ASTM C476.REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
- REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
- HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
- JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
- LAP VERTICAL REINFORCING BARS AT 72 BAR DIAMETERS.
- LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
- PLACE GROUT USING LOW-LIFT METHOD, 6'-8" MAXIMUM LIFTS.

STRUCTURAL DESIGN BY
CONTRACTOR'S STRUCTURAL
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STRUCTURAL DRAWINGS TO BE
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SCALE:

REFER TO
DETAILS

One Inch

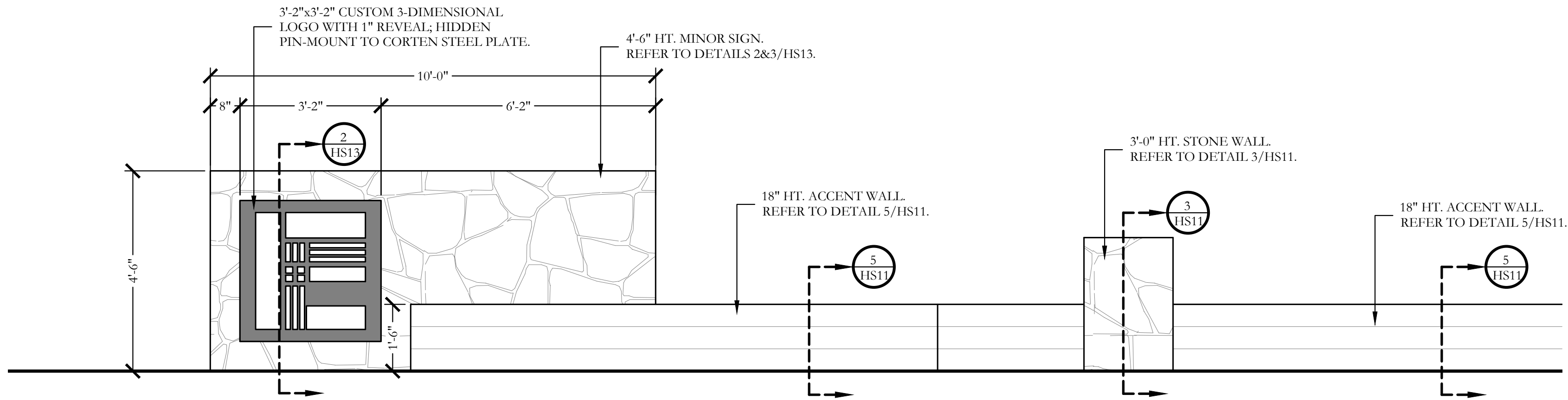
JVC No SK0004

HS12 of 18

ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

JOHNSON VOLK
CONSULTING

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



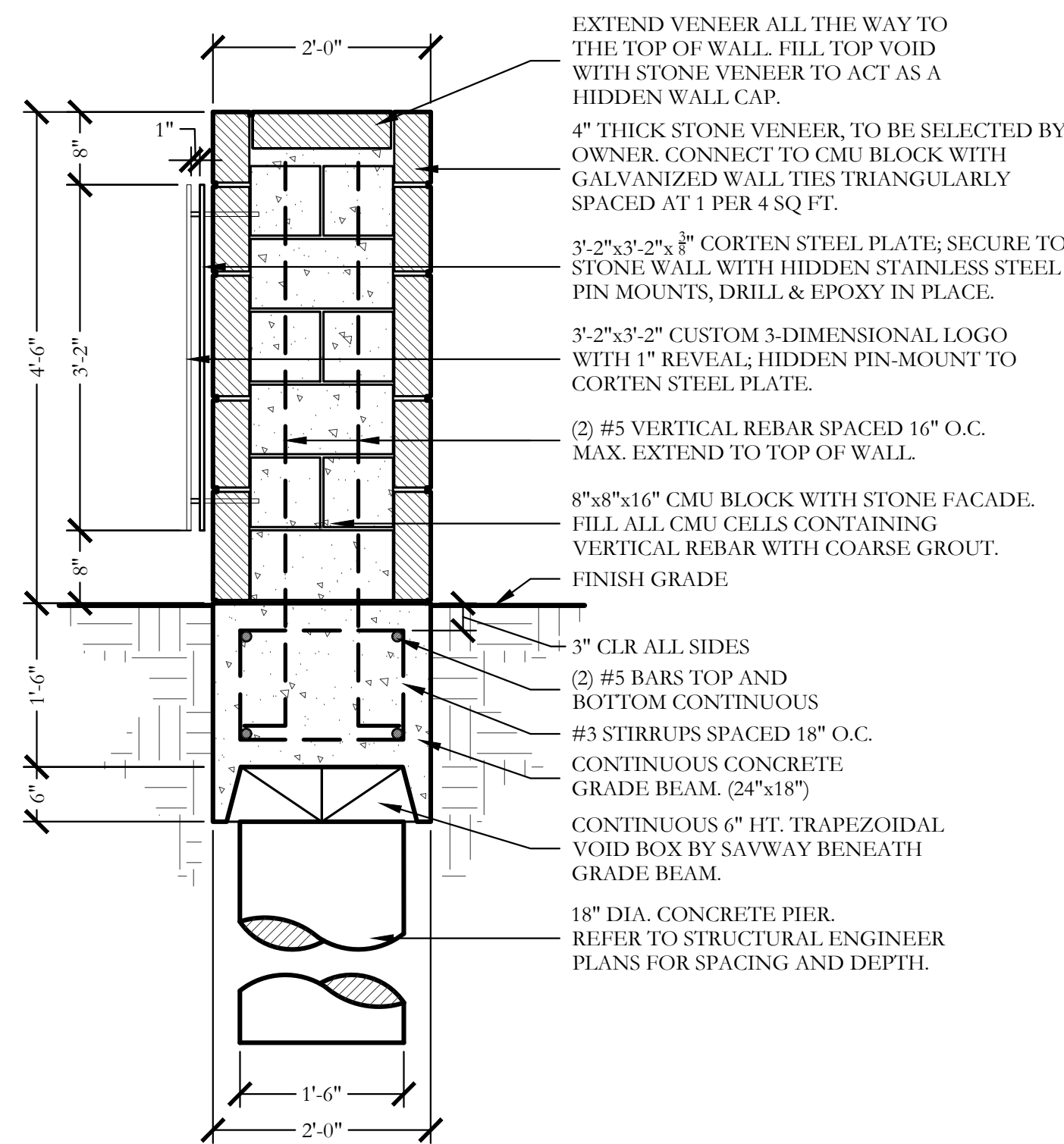
1 MINOR ENTRY FEATURE
ELEVATION

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

ORNAMENTAL METAL FENCE NOTES

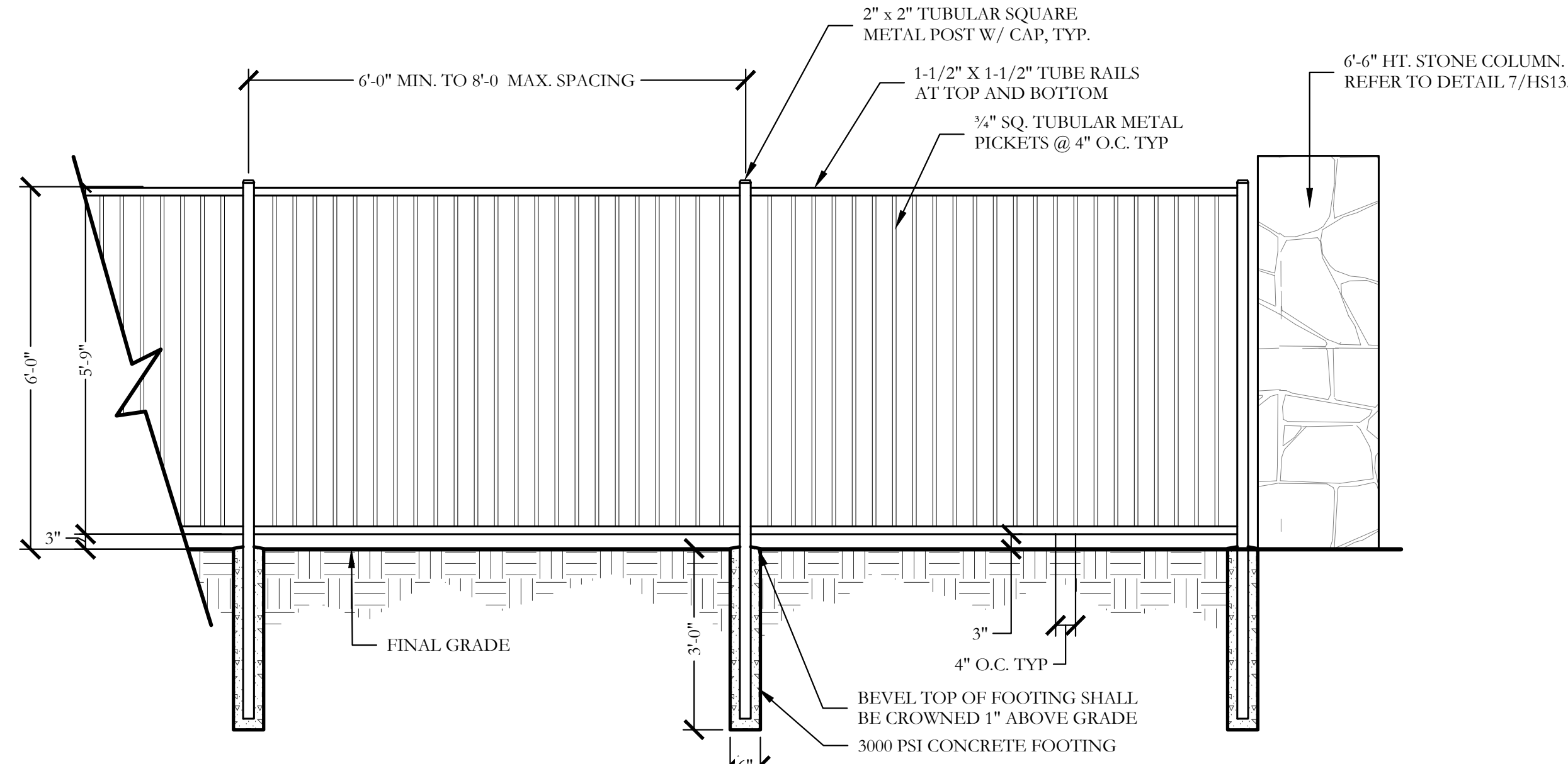
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2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND TOWN INSPECTIONS. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
4. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS. GRIND SMOOTH ALL WELDS.
5. 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.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
7. 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.
8. FENCE MEMBER SIZES TO BE AS FOLLOWS:
 - 9.1. PICKETS, 3/4" SQUARE 16 GA.
 - 9.2. RAILS, 1-1/2" X 1-1/2" TUBE 16 GA.
 - 9.3. POSTS, 2" SQUARE 11 GA.
10. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
11. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH FOR.
12. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C. AND A MAXIMUM DISTANCE OF 8'-0" O.C.
13. FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.
14. GATE IS TO BE SELF CLOSING. OWNER SHALL SELECT FINAL LOCKING MECHANISM. OUTSIDE LEVER IS LOCKED BY KEY IN OUTSIDE LEVER. INSIDE LEVER IS ALWAYS FREE.

STRUCTURAL DESIGN BY
CONTRACTOR'S STRUCTURAL
ENGINEER. SIGNED AND SEALED
STRUCTURAL DRAWINGS TO BE
APPROVED BY OWNER.



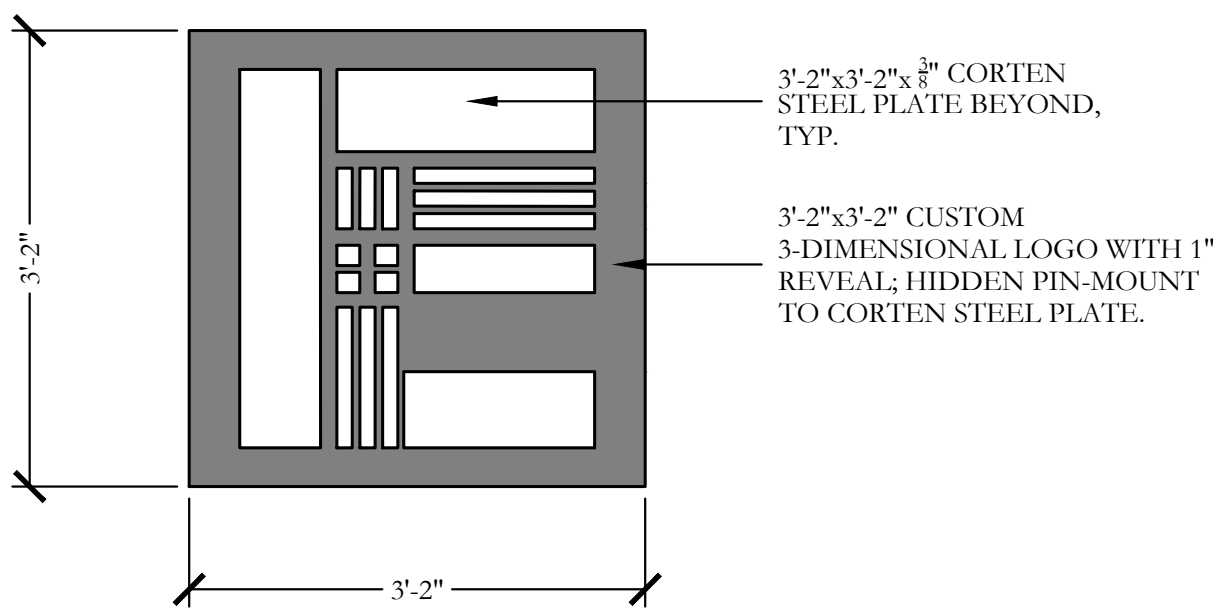
2 4'-6" HT. MINOR ENTRY SIGN
SECTION

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



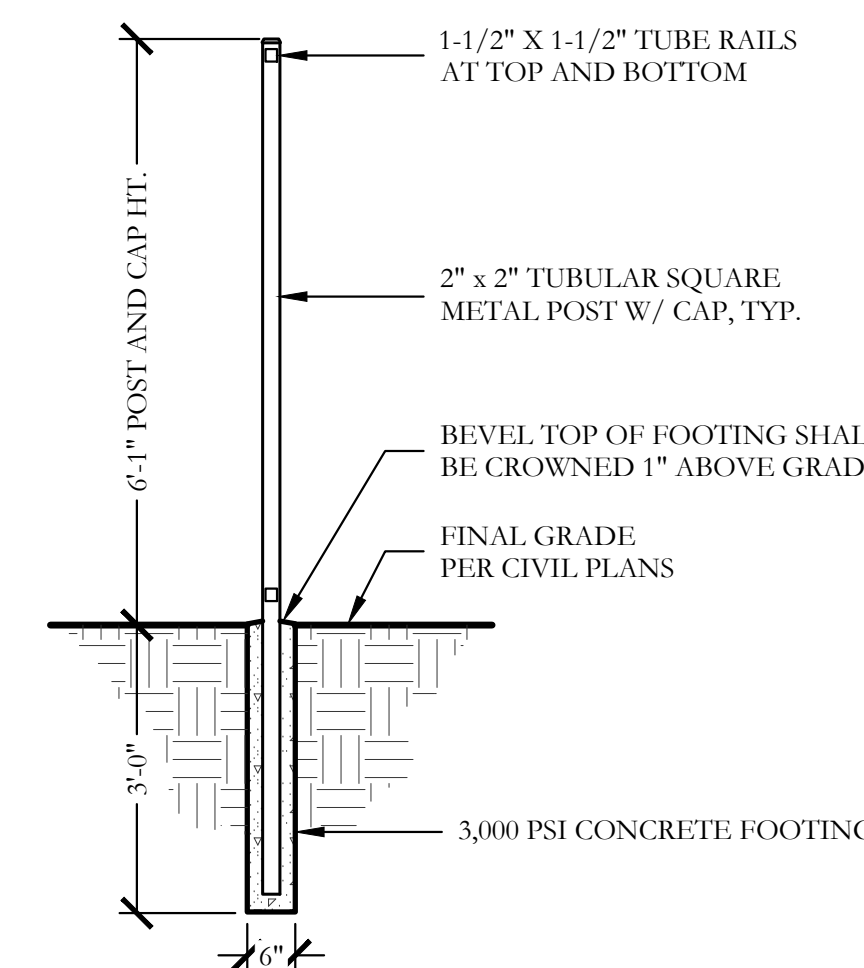
4 6'-0" HT. ORNAMENTAL METAL FENCE
ELEVATION/SECTION

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



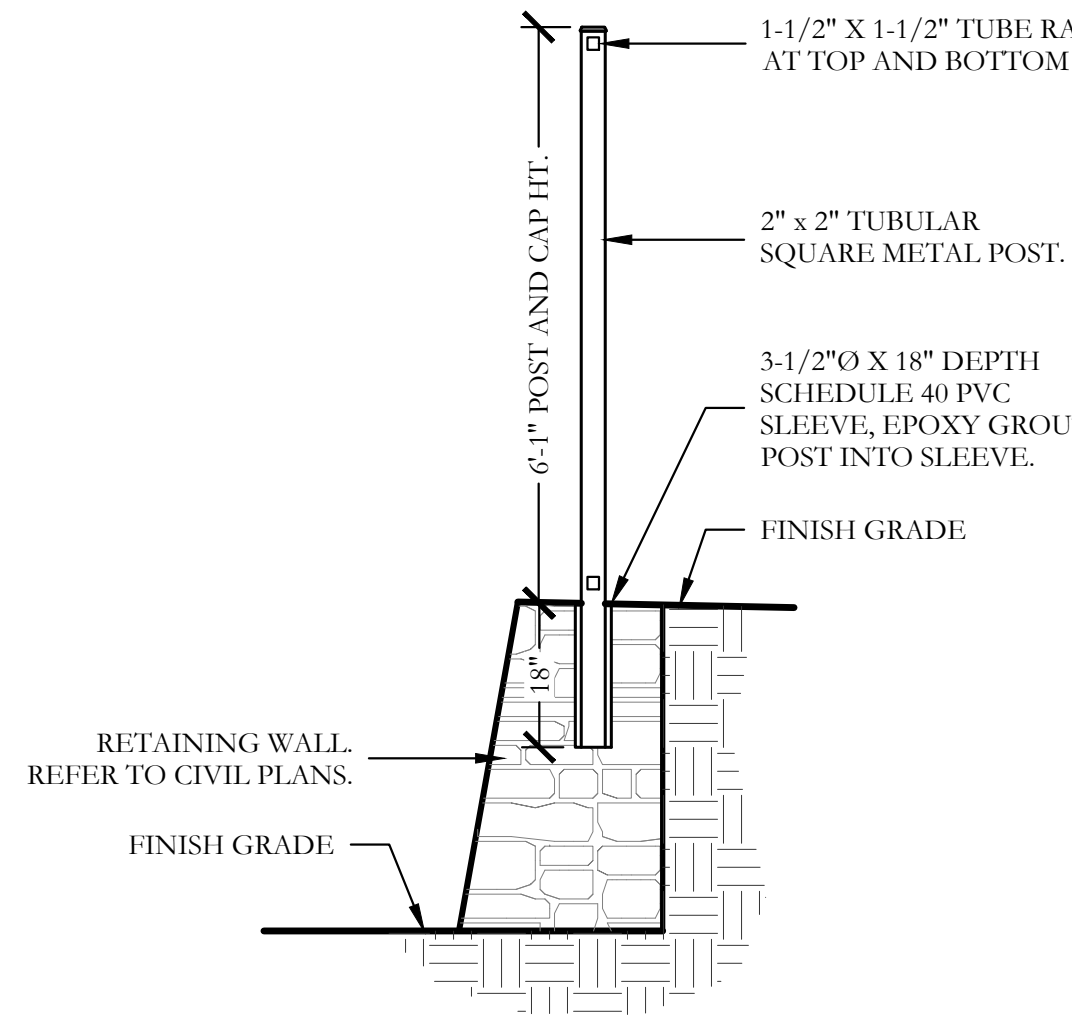
3 4'-6" HT. MINOR ENTRY SIGN LOGO
ELEVATION

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



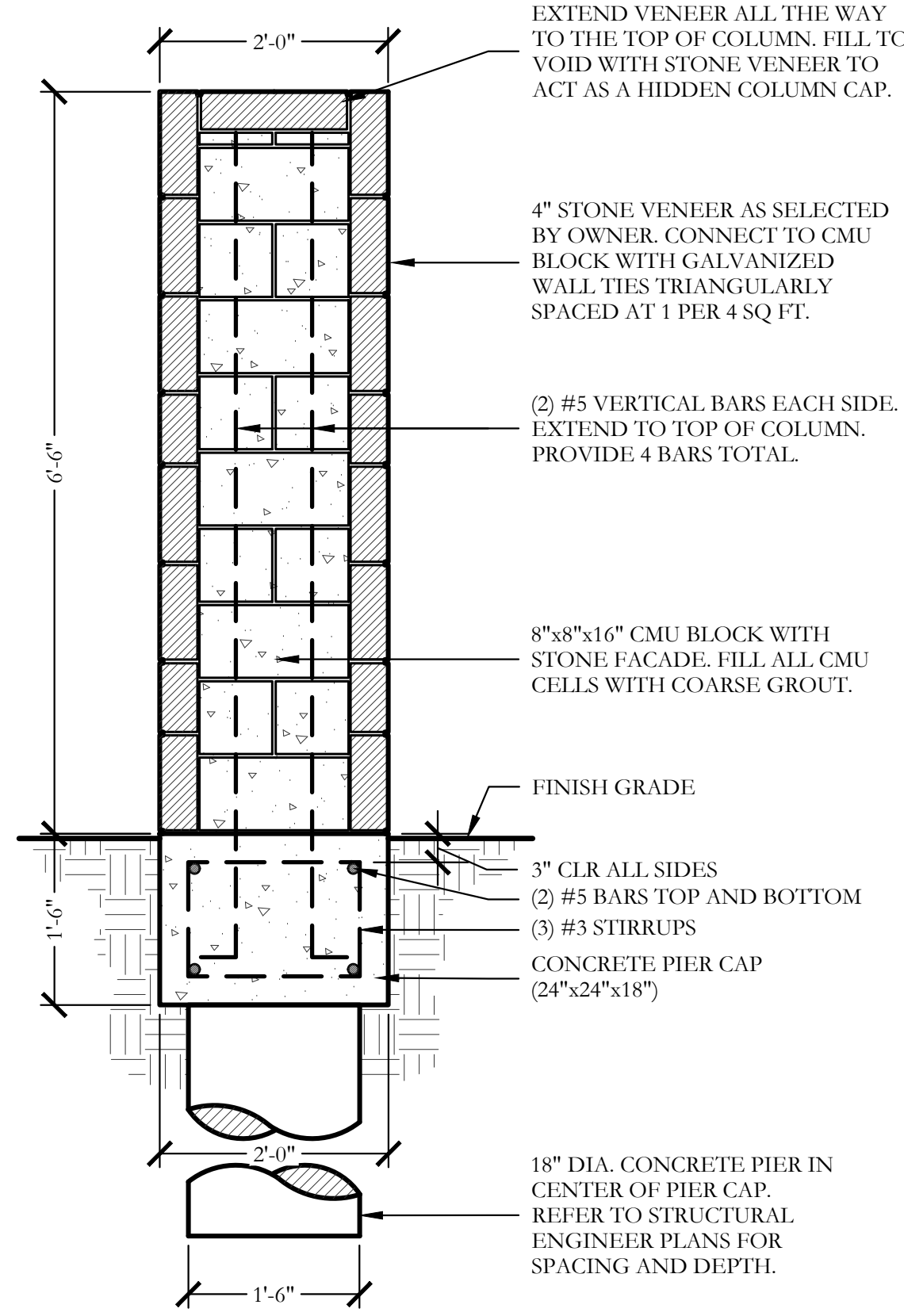
5 TYP. METAL POST FOOTING
SECTION

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



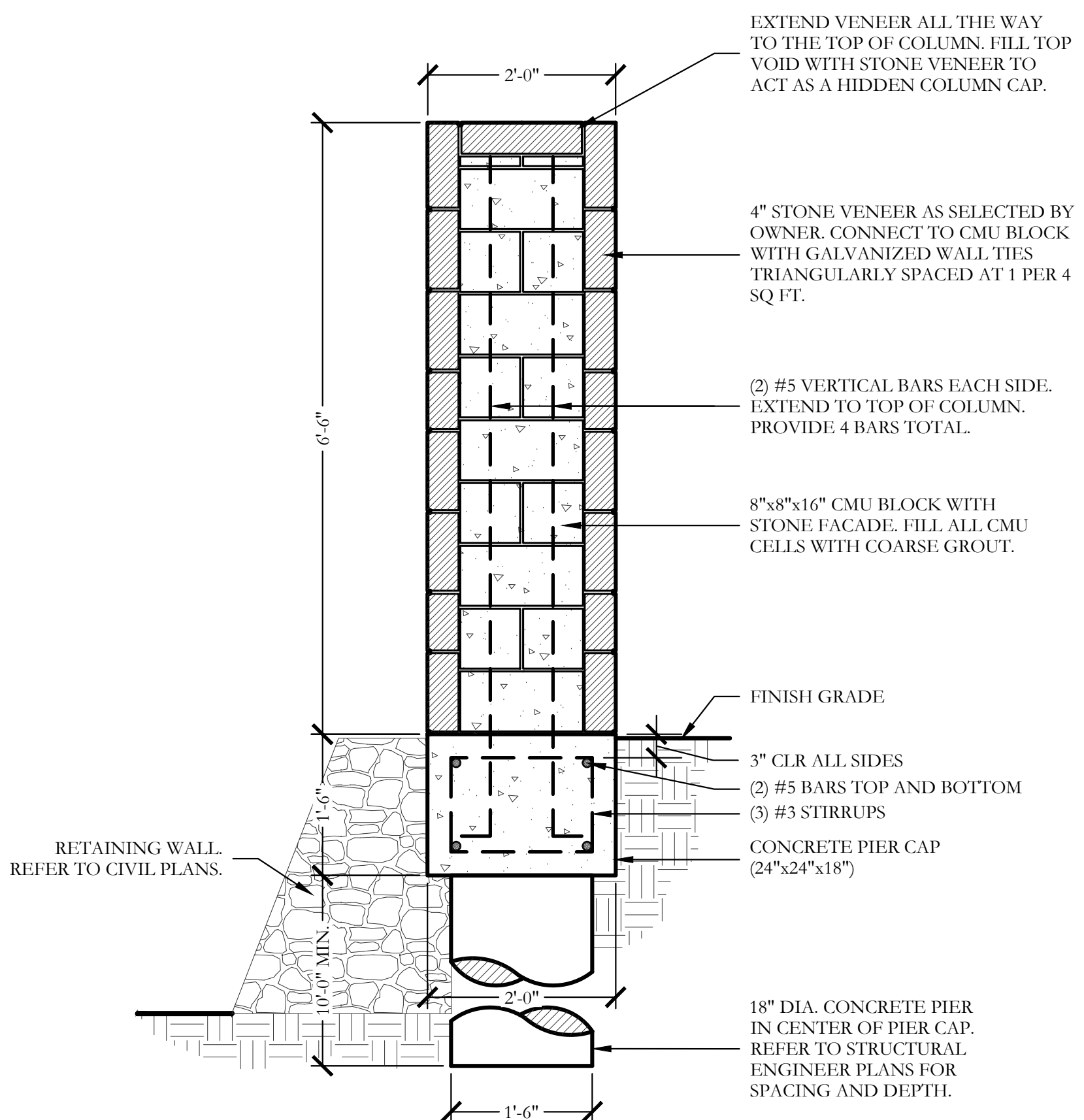
6 6'-0" HT. ORN. METAL FENCE ATOP RET. WALL
SECTION

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



7 6'-6" HT. STONE COLUMN
SECTION

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



8 6'-6" HT. STONE COLUMN ATOP RETAINING WALL
SECTION

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

Revision	Description	Date

MBE-0510-00010

Legacy # MLB510-M



MATERIALS:

Bench ends and seat are made from solid steel flat bar and H.S. steel tube.

FINISH:

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

INSTALLATION:

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

TO SPECIFY:

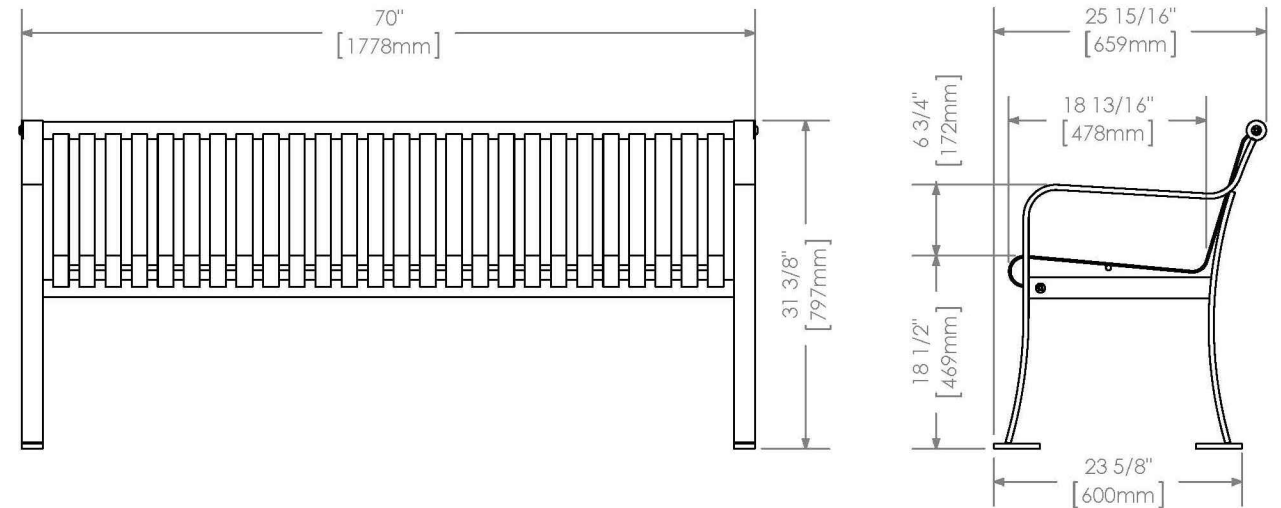
Select MBE-0510-00010
Choose:
- Powdercoat Color

HEIGHT: 31.38" (79.7cm)

LENGTH: 70" (177.8cm)

DEPTH: 25.94" (65.9cm)

WEIGHT: 152.81lbs (69.31kg)





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Site Furniture

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F 877 250 9393
www.maglin.com
info@maglin.com

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- Details and specifications may vary due to continuing improvements of our products.

MTB-0510-00001

Legacy #MLPT510-S



MATERIALS:

Table top and seats are made from solid steel flat bar and H.S. steel tube. Table end is wheelchair accessible.

FINISH:

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

INSTALLATION:

The table is delivered pre-assembled.

TO SPECIFY:

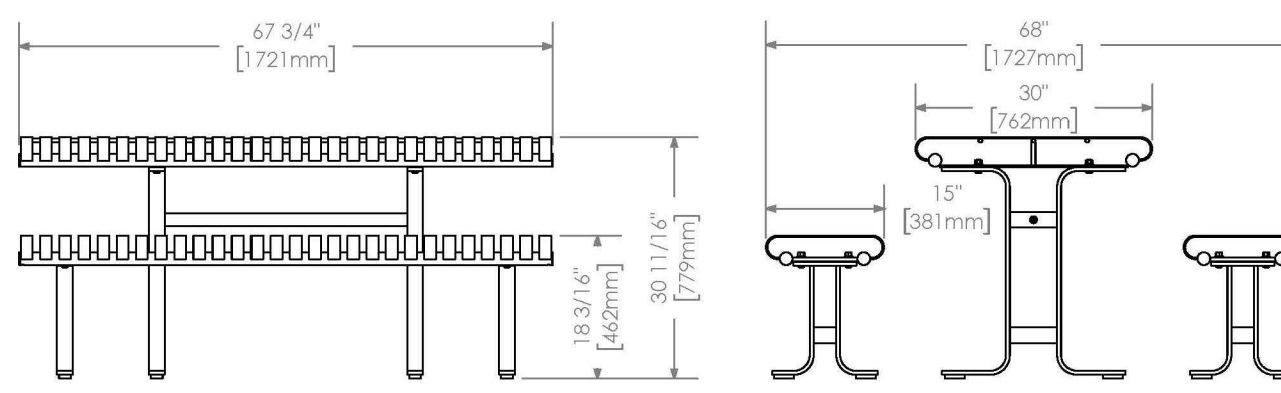
Select MTB-0510-00001
Choose:
- Powdercoat Color

TABLE HEIGHT: 30.69" (77.9cm)

TABLE LENGTH: 67.75" (172.1)

TOTAL WIDTH: 68" (172.7cm)

WEIGHT: 372.23lbs (169kg)





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1

MAGLIN 6'-0" BENCH

MANUFACTURER CUT SHEET

NOT TO SCALE

3

MAGLIN PICNIC TABLE

MANUFACTURER CUT SHEET

NOT TO SCALE

MTR-0200-00011

Legacy # MLWR200-32-DL32



MATERIALS:

The trash container frame is constructed using heavy duty steel flat bar. A 32 gallon commercial grade plastic liner and standard metal lid is provided.

FINISH:

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

INSTALLATION:

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

TO SPECIFY:

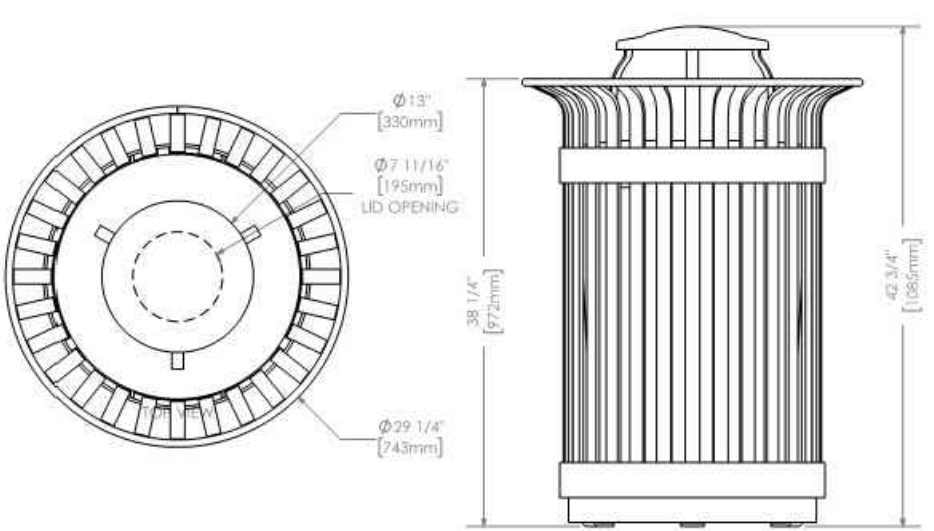
Select MTR-0200-00011
Choose:
- Powdercoat Color

HEIGHT: 42.75" (108.5cm)

OUTER RADIUS: 29.25" (74.3cm)

WEIGHT: 200.75lbs (91.1kg)

LINER CAPACITY: 32gal (121 L)



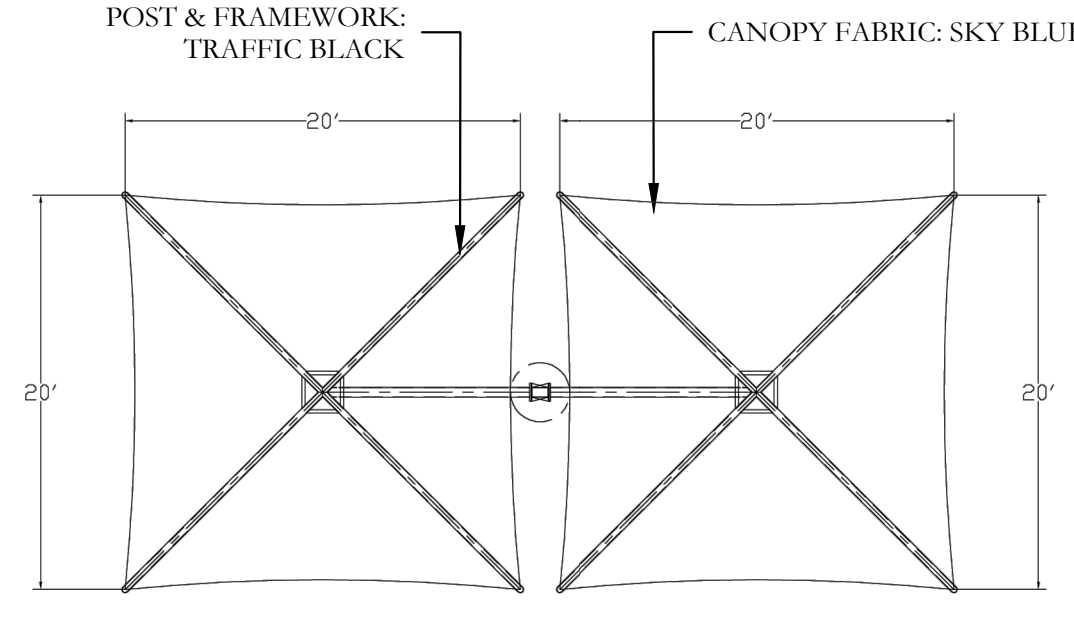


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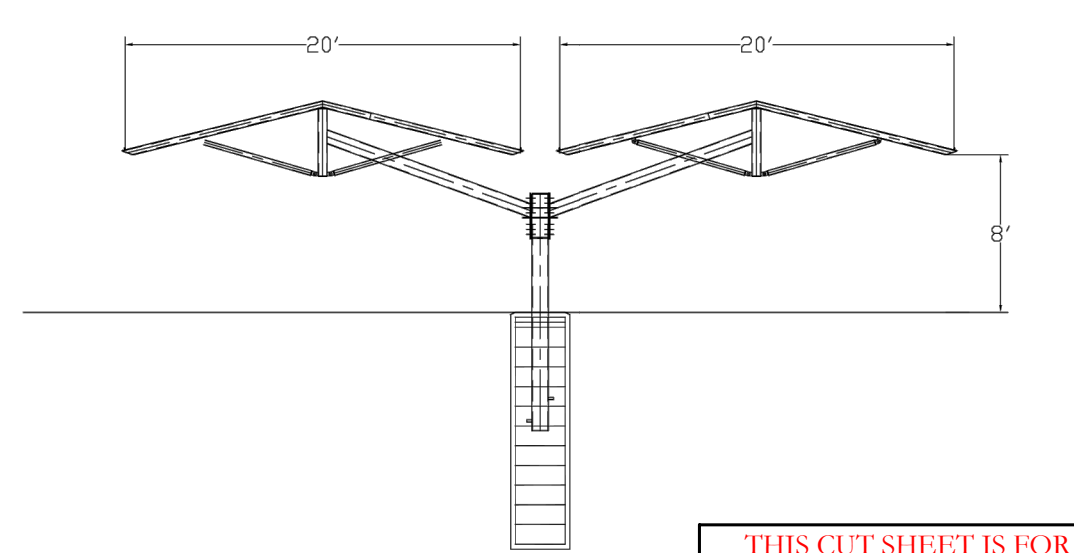
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- Details and specifications may vary due to continuing improvements of our products.

PLAN VIEW
SCALE: NONE



ELEVATION
SCALE: NONE



POST & FRAMEWORK:
TRAFFIC BLACK

CANOPY FABRIC: SKY BLUE

KEY NOTES:
1.1) 36" Diameter Concrete Pier.
1.2) (12) #6 Vertical Bars Equally Spaced.
1.3) #3 Rings at 12" O.C.
1.4) (3) #3 Rings @ 3" O.C. Top.
2.1) Column.

THIS CUT SHEET IS FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE TO REACH OUT TO THE VENDOR REP LISTED ON THE PLANS TO CONFIRM MANUFACTURER INSTALLING SPECIFICATIONS FOR THIS PROJECT.

CONFIDENTIAL PROPRIETARY INFORMATION:
The information contained herein is the property of Modern Shade LLC and shall not be reproduced or disclosed in whole or in part, or used for any design or modification except when written permission is obtained from Modern Shade LLC.

IMPORTANT
The footing notes provided by Modern Shade LLC are intended only as a guide and are not to be used as a basis for construction. The footing notes are provided for informational purposes only. The contractor is responsible for obtaining the necessary permits and approvals for the project. The contractor is responsible for obtaining the necessary permits and approvals for the project. The contractor is responsible for obtaining the necessary permits and approvals for the project.

FRANK ZAMORA
CPSP PROFESSIONAL SALES CONSULTANT
DFW WEST
EMAIL: FRANK@PLAYWELLGROUP.COM
PHONE: 817-988-9264

551656
81

2

MAGLIN TRASH RECEPTACLE

MANUFACTURER CUT SHEET

NOT TO SCALE

4

DOUBLE CANTILEVER UMBRELLAS

MANUFACTURER CUT SHEET

NOT TO SCALE

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

ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

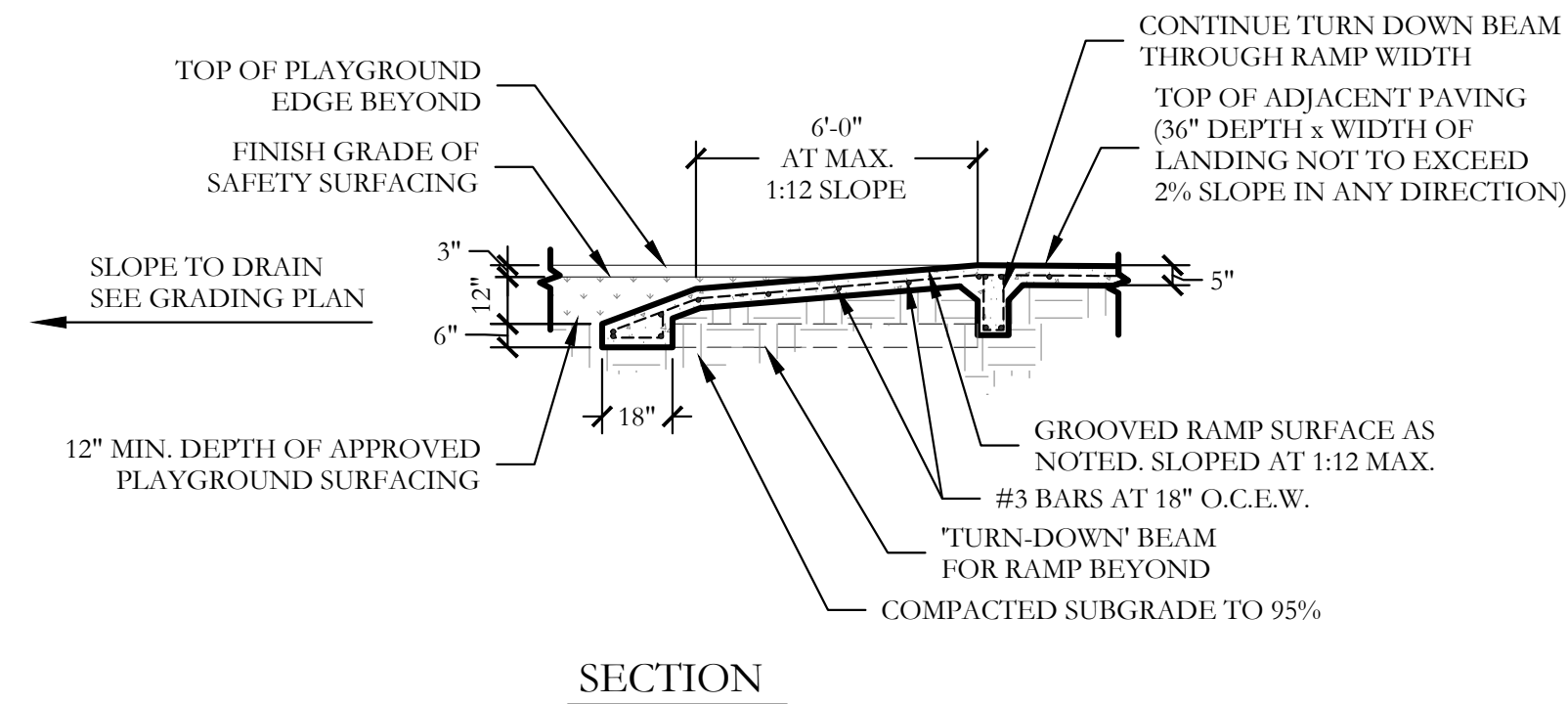
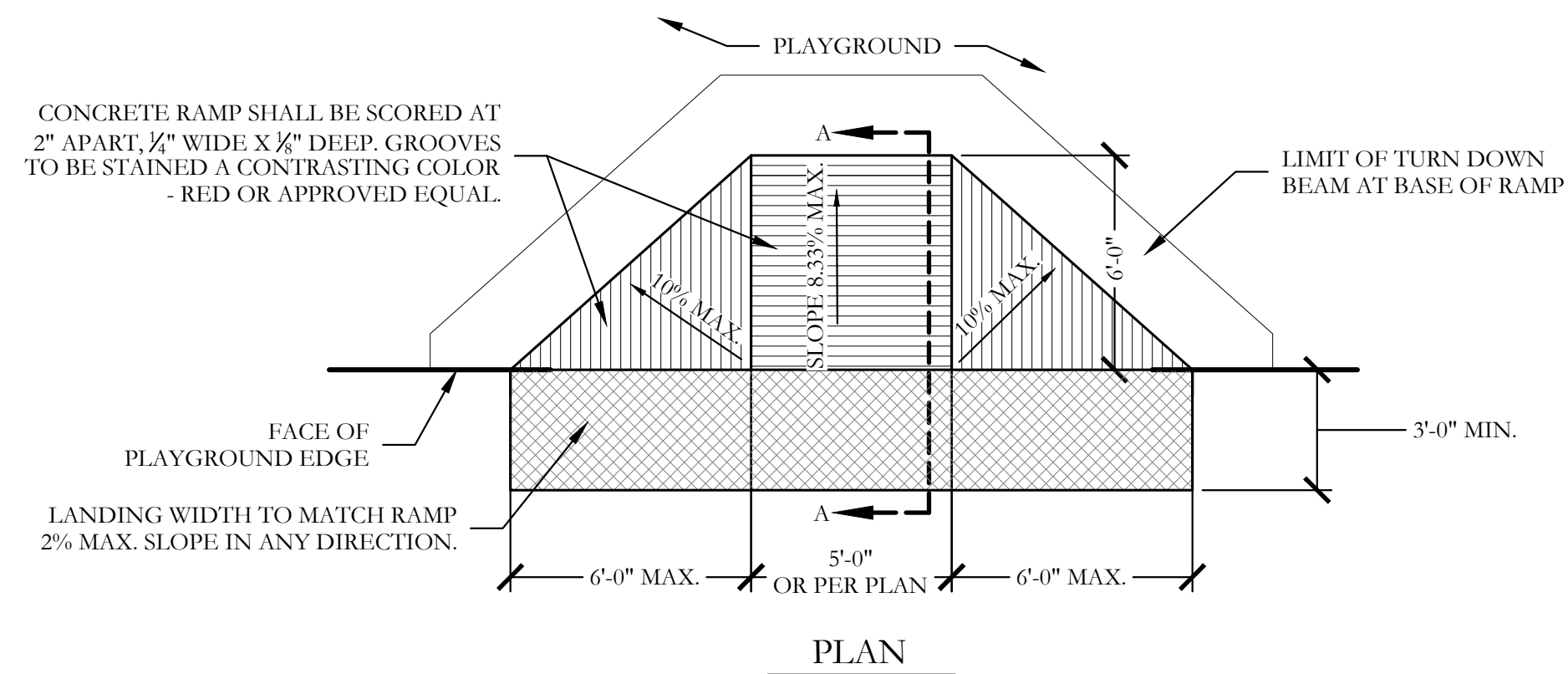
SCREENING AND BUFFERING
HARDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
JOHNSON VOLK
2833
JULY 10, 2026

SCALE:
REFER TO
DETAILS
One Inch
JVC No SK0004

HS14 of 18

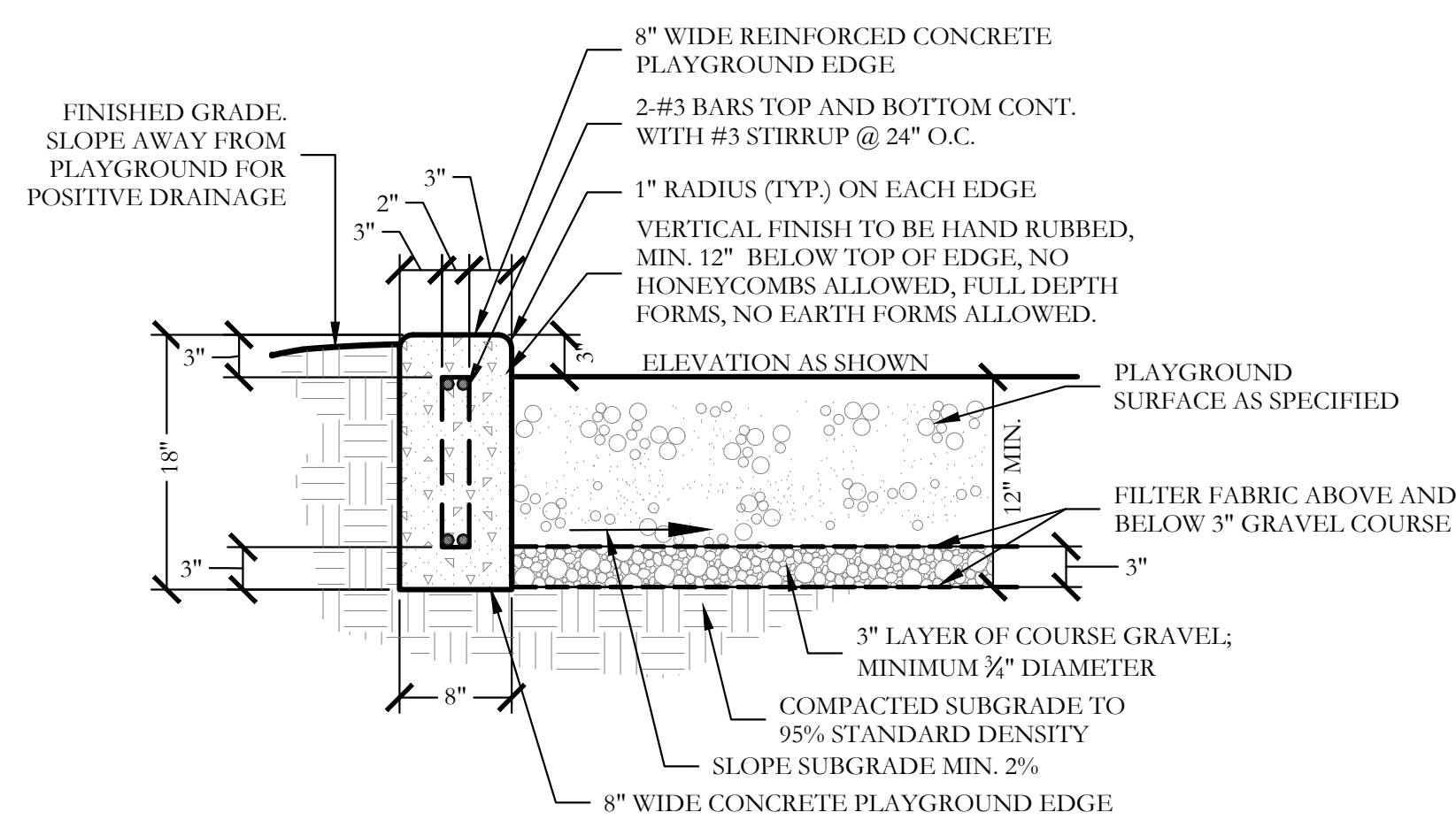
- PLAYGROUND NOTES:
1. PLAYGROUND SURFACE TO BE APPROVED ENGINEERED HARDWOOD FIBER CHIPS.
 2. 1/2" REDWOOD EXPANSION JOINTS SHALL BE PROVIDED WHERE SHOWN ON THE PLAN. EXPANSION JOINTS SHALL BE CONTINUOUS THROUGH THE WALK AND CONCRETE EDGE WHERE ADJACENT. IN ALL VERTICAL EXPANSION JOINTS IN PLAYGROUND EDGE ON MAXIMUM 30 FOOT CENTERS.
 3. CONTRACTOR TO EXCAVATE FULL DEPTH OF PLAYGROUND BORDER WHERE SHOWN AS AREA TO BE EXCAVATED.
 4. ALIGN RAMP WITH TRANSFER STATION OF PLAYGROUND EQUIPMENT



1 PLAYGROUND CURB RAMP DETAILS

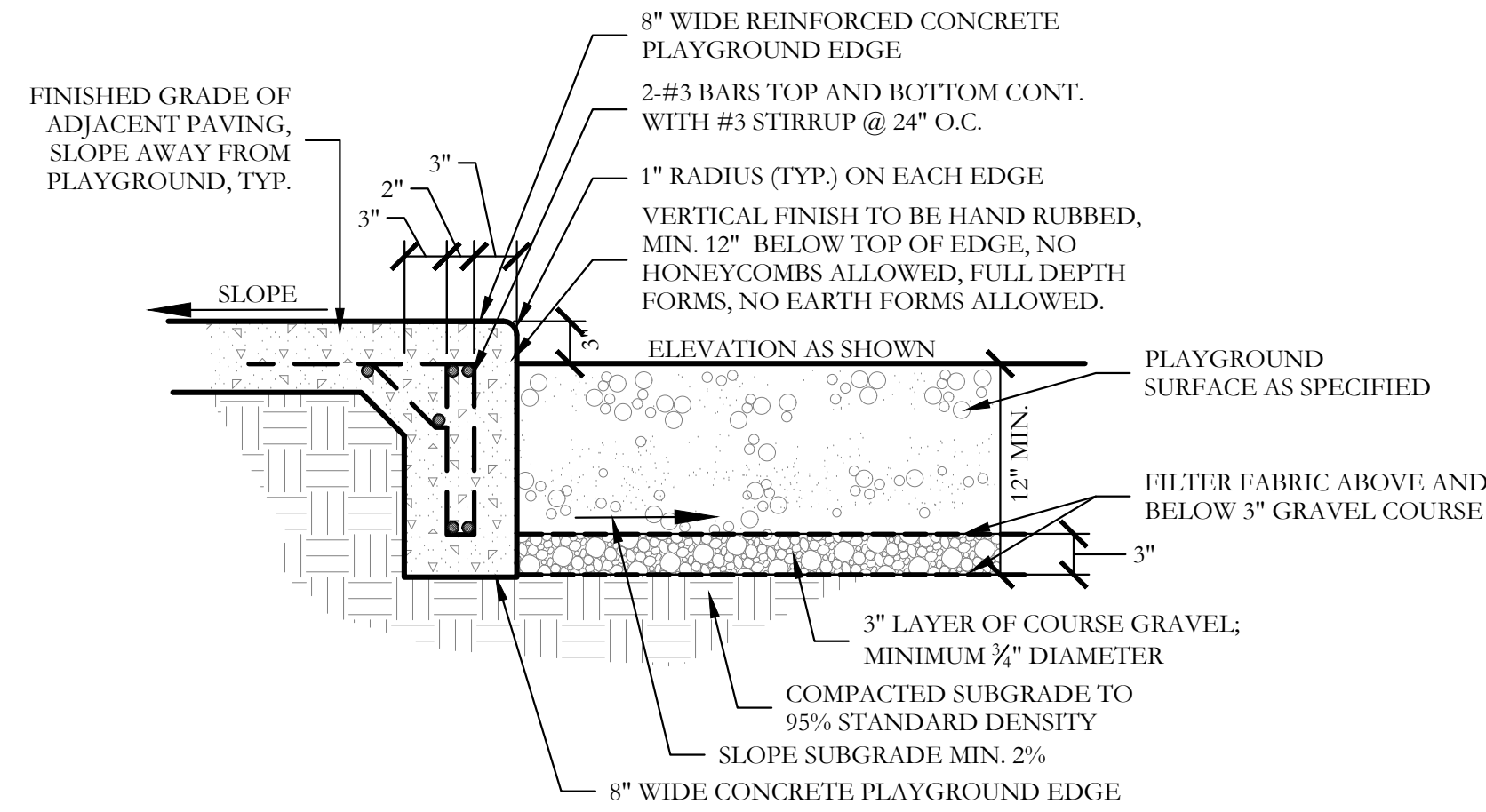
PLAN/SECTION

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



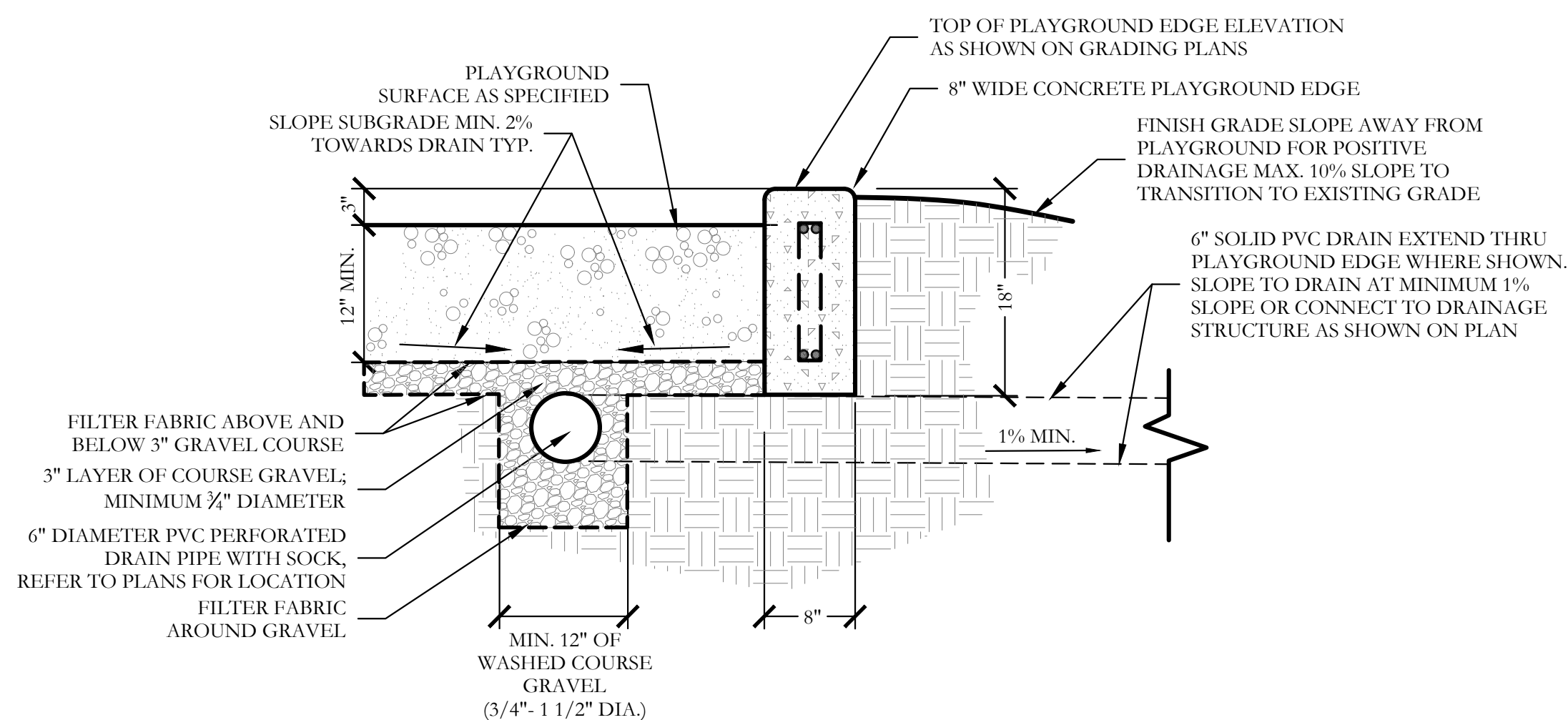
2 CONCRETE PLAYGROUND EDGE DETAIL SECTION

SCALE: 1" = 1'-0"



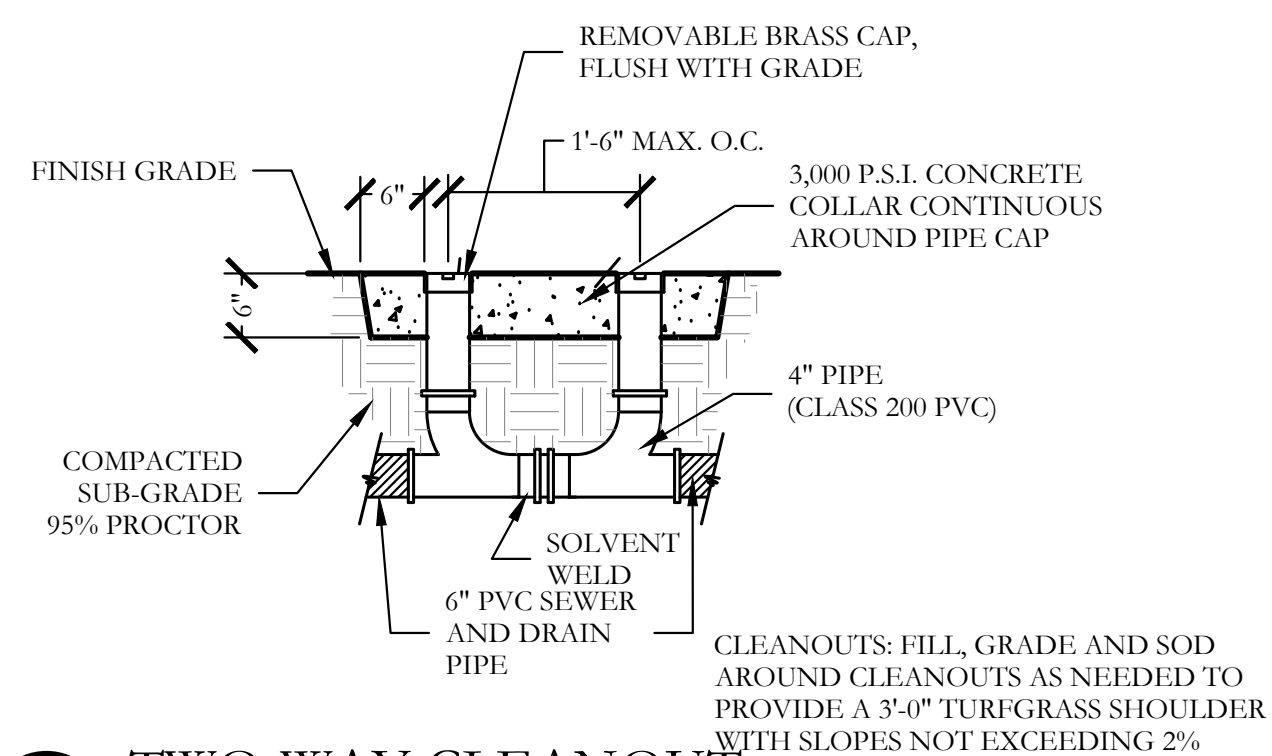
3 CONCRETE PLAYGROUND EDGE AT PAVING SECTION

SCALE: 1" = 1'-0"



4 PLAYGROUND DRAIN DETAIL SECTION

SCALE: 1" = 1'-0"



5 TWO-WAY CLEANOUT^{W1} SECTION

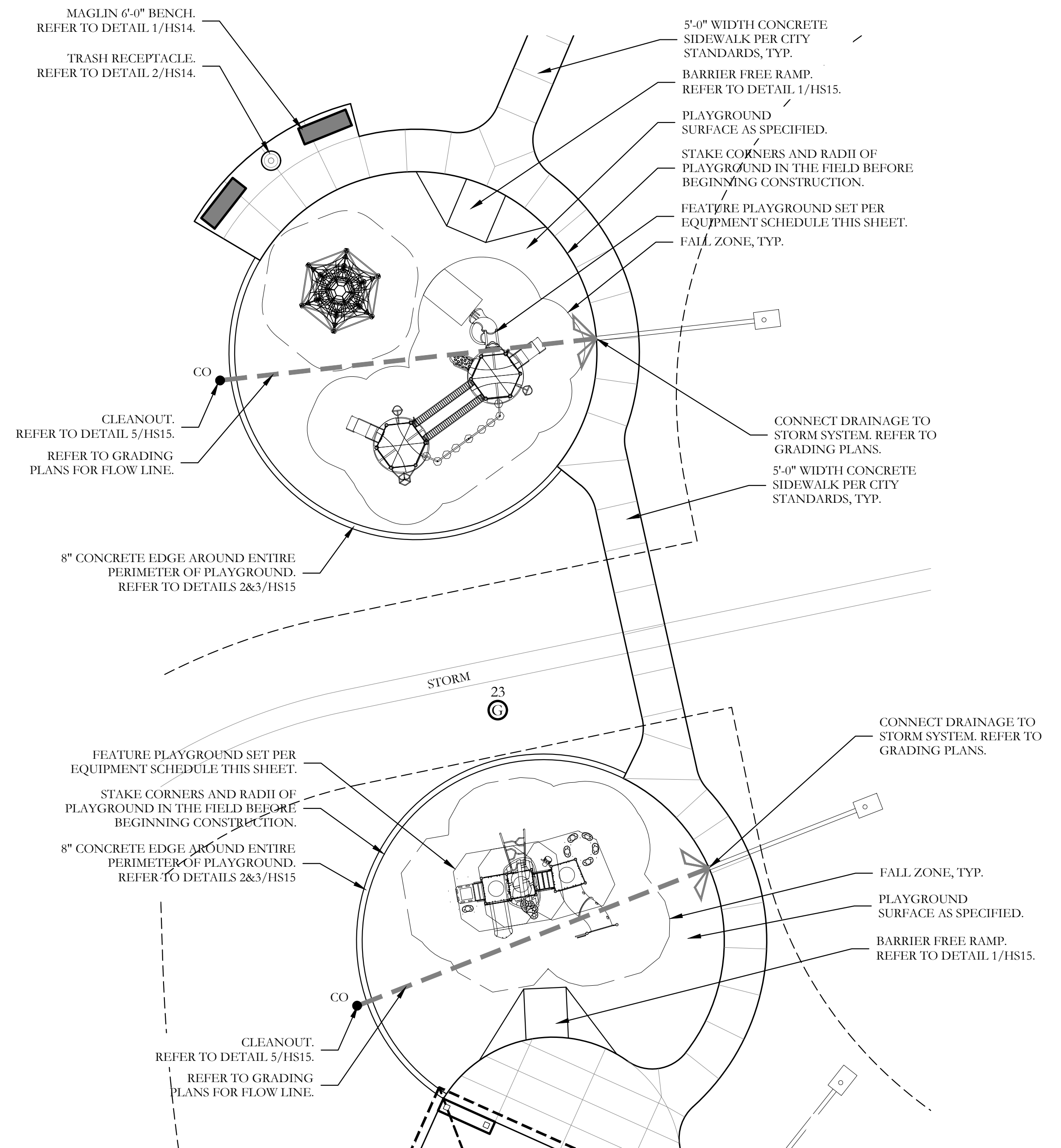
NOT TO SCALE

EQUIPMENT SCHEDULE

<u>ITEM</u>	<u>QTY</u>	<u>MANUFACTURER</u>	<u>MODEL</u>	<u>COLOR</u>
FEATURE PLAYGROUND SET	2	TBD	TBD	TBD
MAGLIN 6'-0" BENCH	2	MAGLIN	MBE-0510-00010	BLACK
MAGLIN PICNIC TABLE	5	MAGLIN	MTB-0510-00001	BLACK
MAGLIN TRASH RECEPTACLE	3	MAGLIN	MTR-0200-00011	BLACK

PRODUCT REPRESENTATIVE:
FOR ALL PRODUCTS SPECIFIED WITHIN THE EQUIPMENT SCHEDULE AND SHOWN ON PLANS,
CONTACT TOM SAWYERS FOR PRICING AND INSTALLATION GUIDANCE.

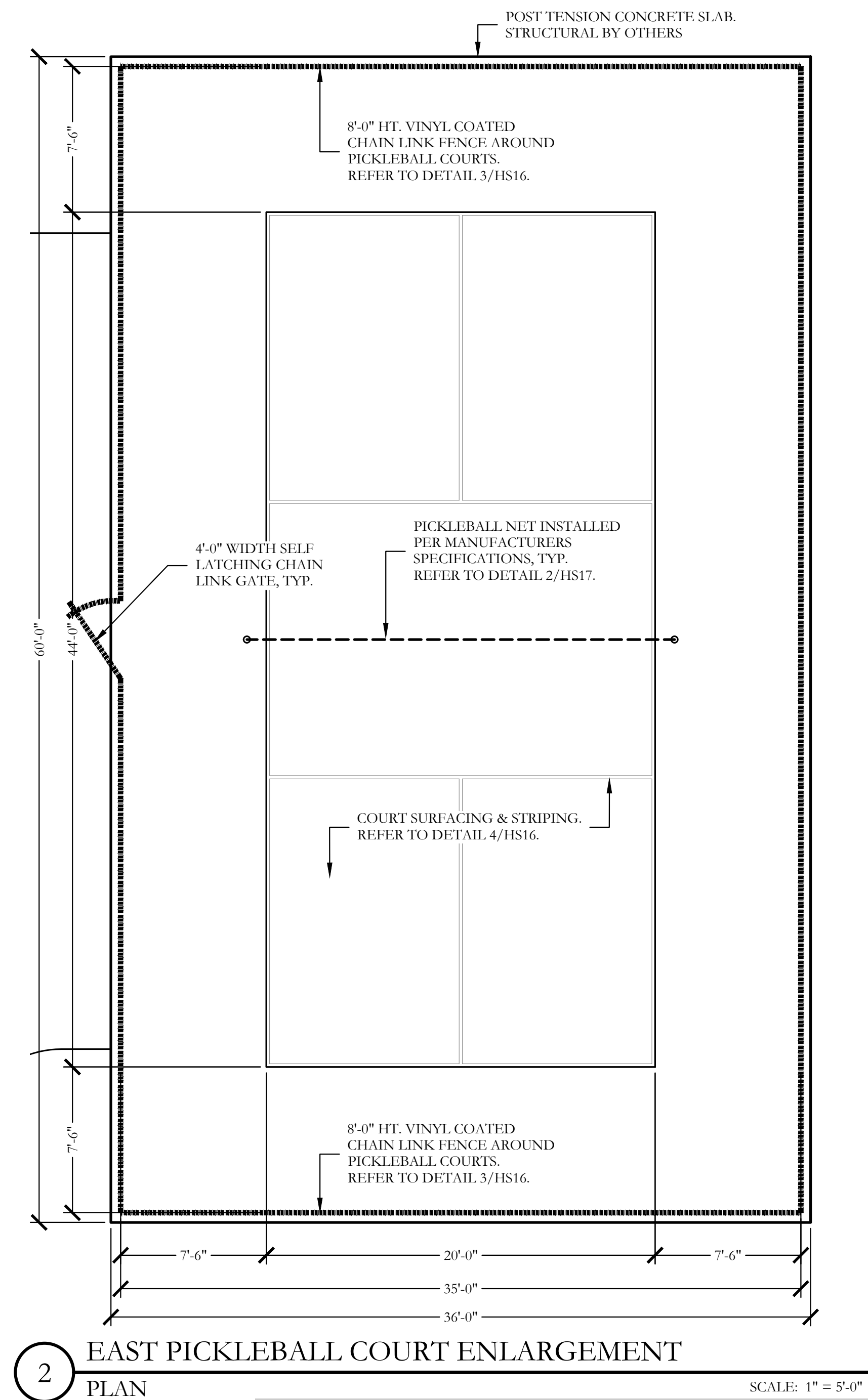
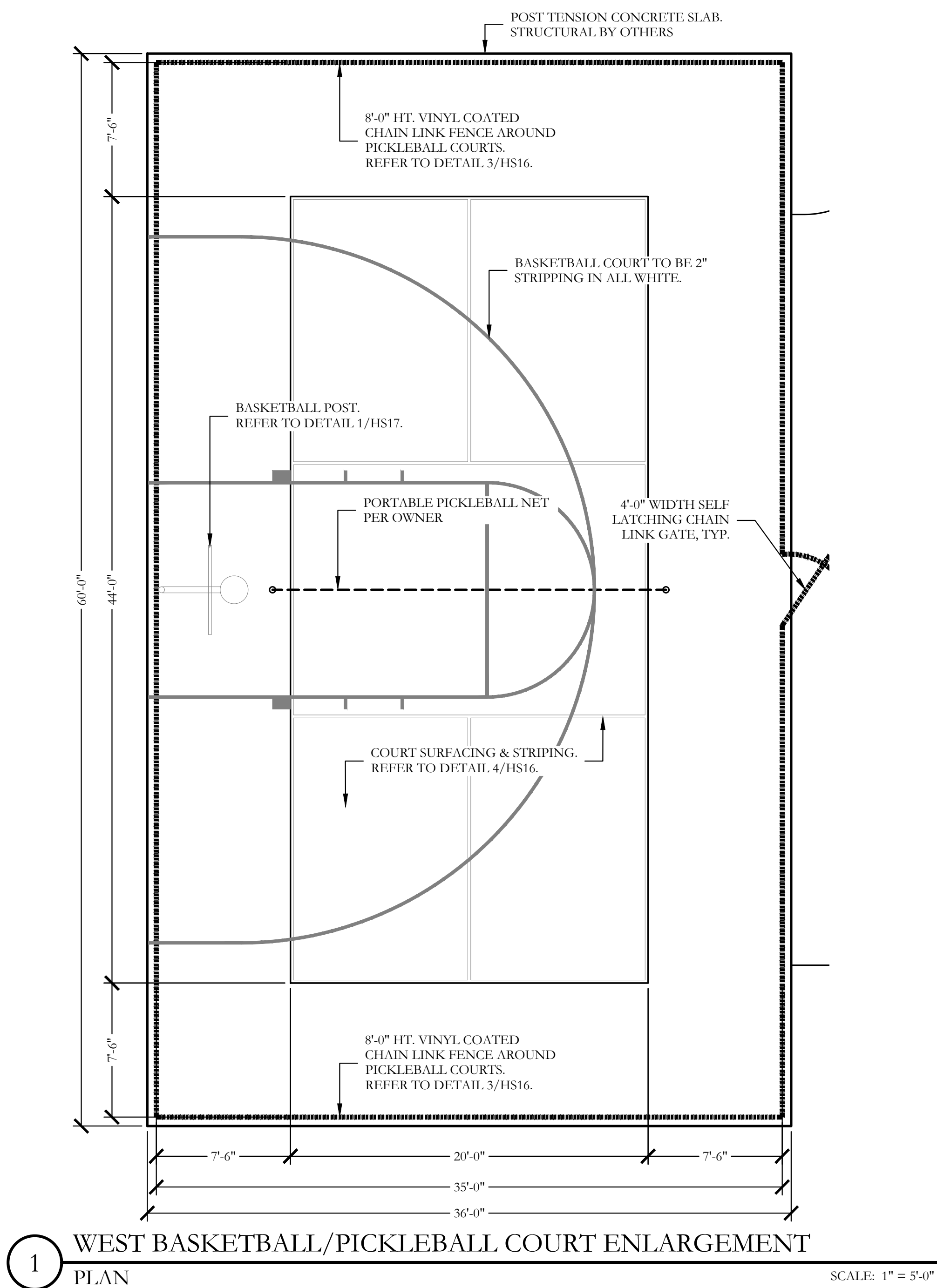
TOM SAWYERS
EMAIL: TOM@CHILDSPLAYINC.NET
PHONE: 972-569-7258



6 PLAYGROUND ENLARGEMENT PLAN

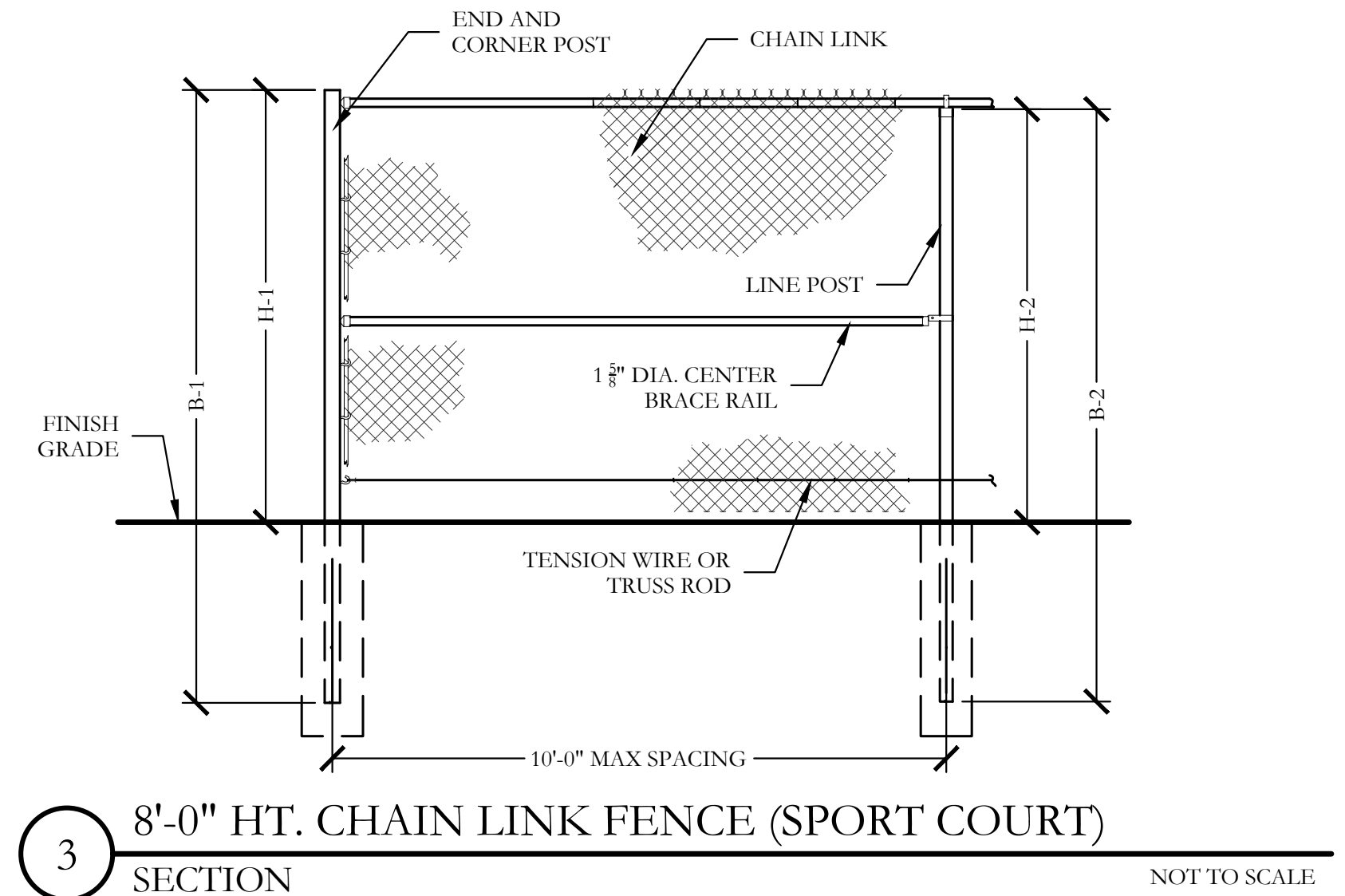
SCALE: 1" = 10'-0"

	Revision Description Date



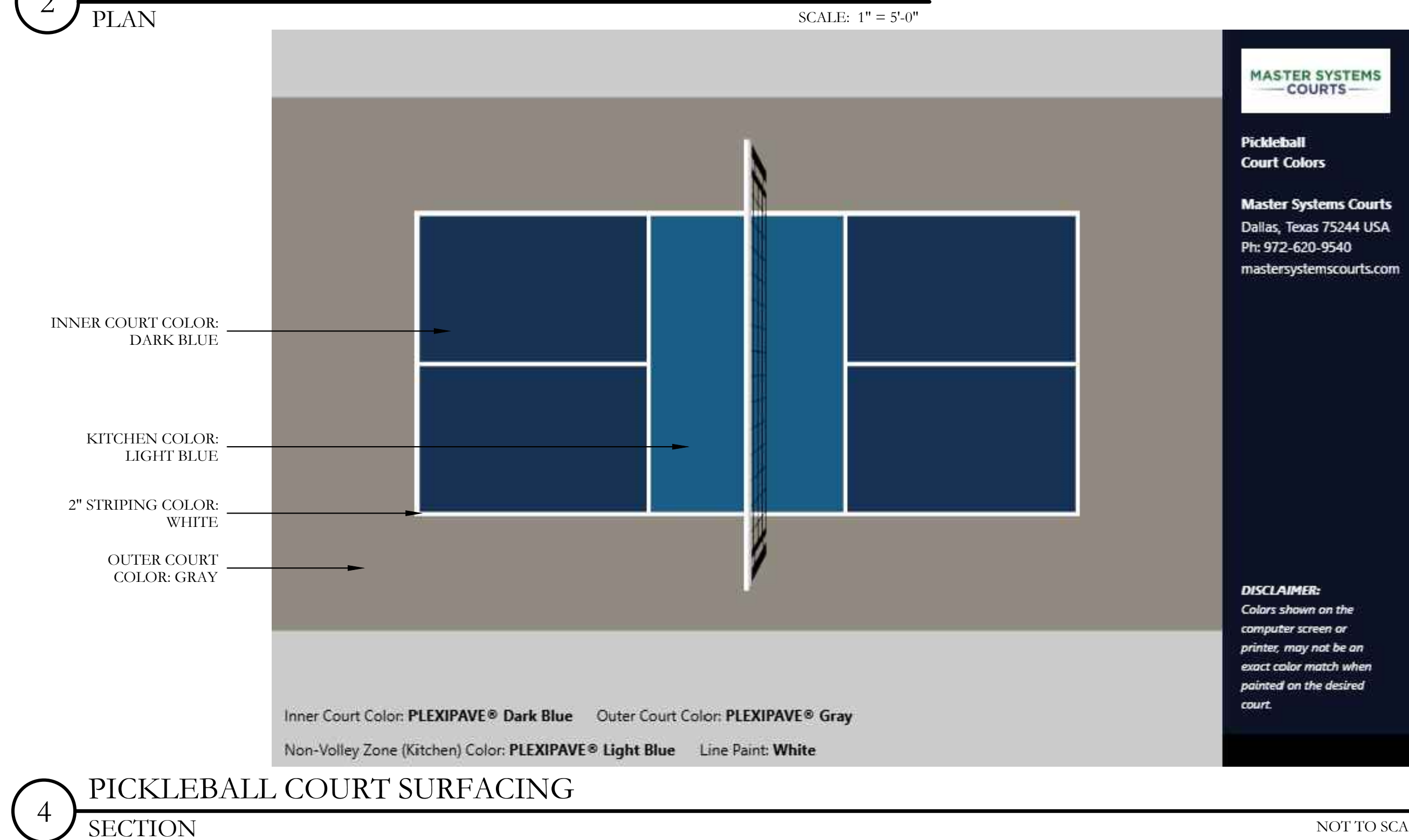
FENCE HEIGHT	END & CORNER POSTS		LINE POSTS	
NORMAL HEIGHT	B-1 BAR LENGTH	H-1 HEIGHT ABOVE GRADE	B-2 BAR LENGTH	H-2 HEIGHT ABOVE GRADE
4'-0"	7'-0"	4'-0 5/8"	6'-8"	3'-8 7/8"
5'-0"	8'-0"	5'-0 5/8"	7'-8"	4'-8 7/8"
6'-0"	9'-0"	6'-0 5/8"	8'-8"	5'-8 7/8"
8'-0"	11'-0"	8'-0 5/8"	10'-8"	7'-8 7/8"

- CHAIN LINK FENCE NOTES:
1. FENCE MEMBERS SHALL BE VINYL COATED; BLACK IN COLOR.
 2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL PEDESTRIAN GATES AND/OR ANY DEVIATIONS TO THE FENCE DETAILS SHOWN HEREIN.
 3. THE TRUSS RODS AND BRACE RAIL MAY BE REMOVED FROM THIS DETAIL IF REQUESTED BY THE OWNER.
 5. GROUT FILL POST TO TOP AND PROVIDE A POST CAP.

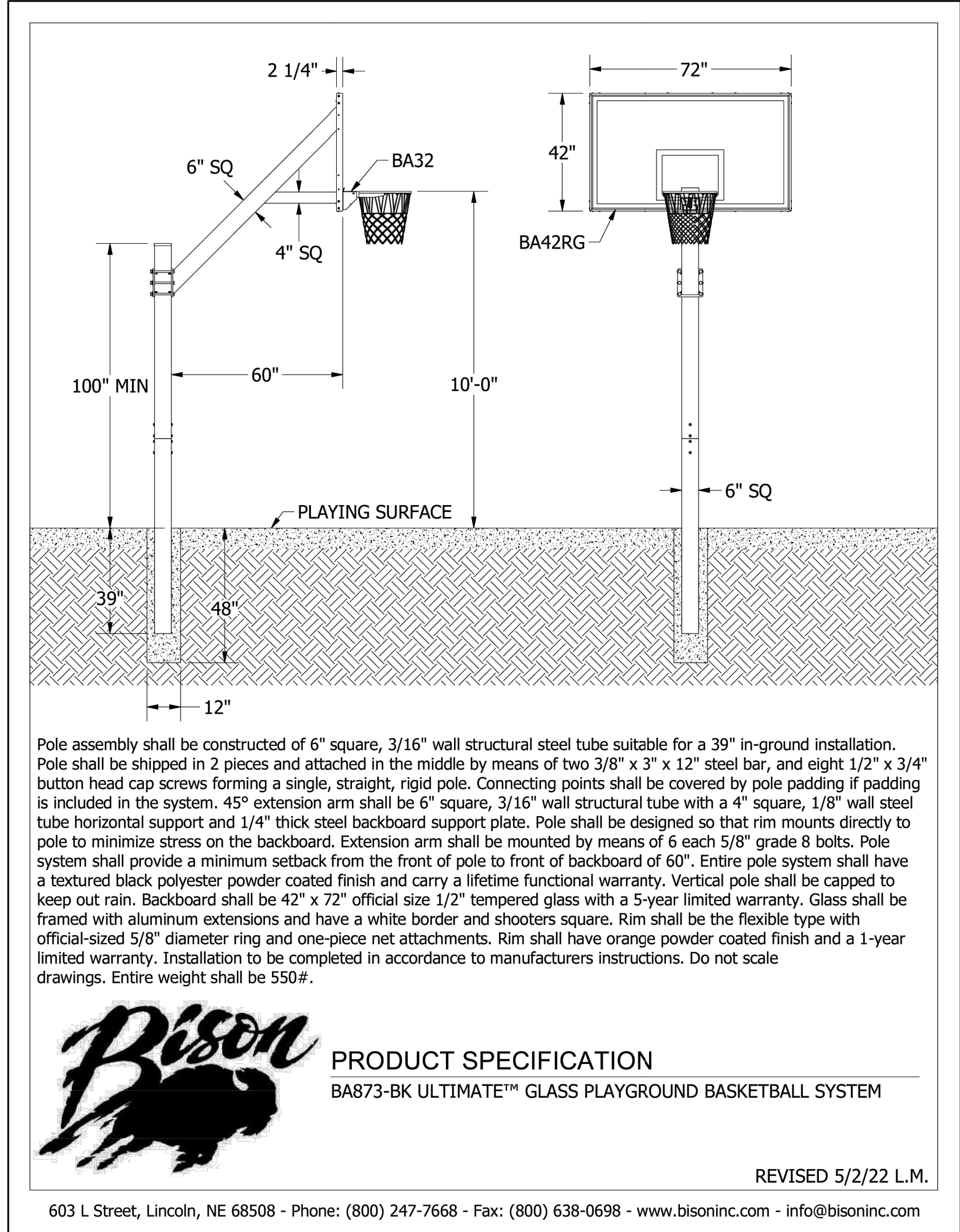


NOTE:
COURT SURFACING SHALL BE PLEXIPAVE
SYSTEM COURT SURFACING BY MASTERS
SYSTEM COURTS.

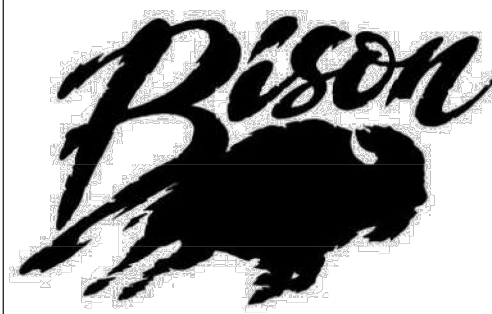
CONTACT: BLAIR DESCOURUEZ
PH. 972.620.9540
EMAIL: BLAIR@MASTERSYSTEMCOURTS.COM
WEB: <https://mastersystemscourts.com/>



	Revision Description Date



Pole assembly shall be constructed of 6" square, 3/16" wall structural steel tube suitable for a 39" in-ground installation. Pole shall be shipped in 2 pieces and attached in the middle by means of two 3/8" x 3" x 12" steel bar, and eight 1/2" x 3/4" button head cap screws forming a single, straight, rigid pole. Connecting points shall be covered by pole padding if padding is included in the system. 45° extension arm shall be 6" square, 3/16" wall structural tube with a 4" square, 1/8" wall steel tube horizontal support and 1/4" thick steel backboard support plate. Pole shall be designed so that rim mounts directly to pole to minimize stress on the backboard. Extension arm shall be mounted by means of 6 each 5/8" grade 8 bolts. Pole system shall provide a minimum setback from the front of pole to front of backboard of 60". Entire pole system shall have a textured black polyester powder coated finish and carry a lifetime functional warranty. Vertical pole shall be capped to keep out rain. Backboard shall be 42" x 72" official size 1/2" tempered glass with a 5-year limited warranty. Glass shall be framed with aluminum extensions and have a white border and shooters square. Rim shall be the flexible type with official-sized 5/8" diameter ring and one-piece net attachments. Rim shall have orange powder coated finish and a 1-year limited warranty. Installation to be completed in accordance to manufacturers instructions. Do not scale drawings. Entire weight shall be 550#.



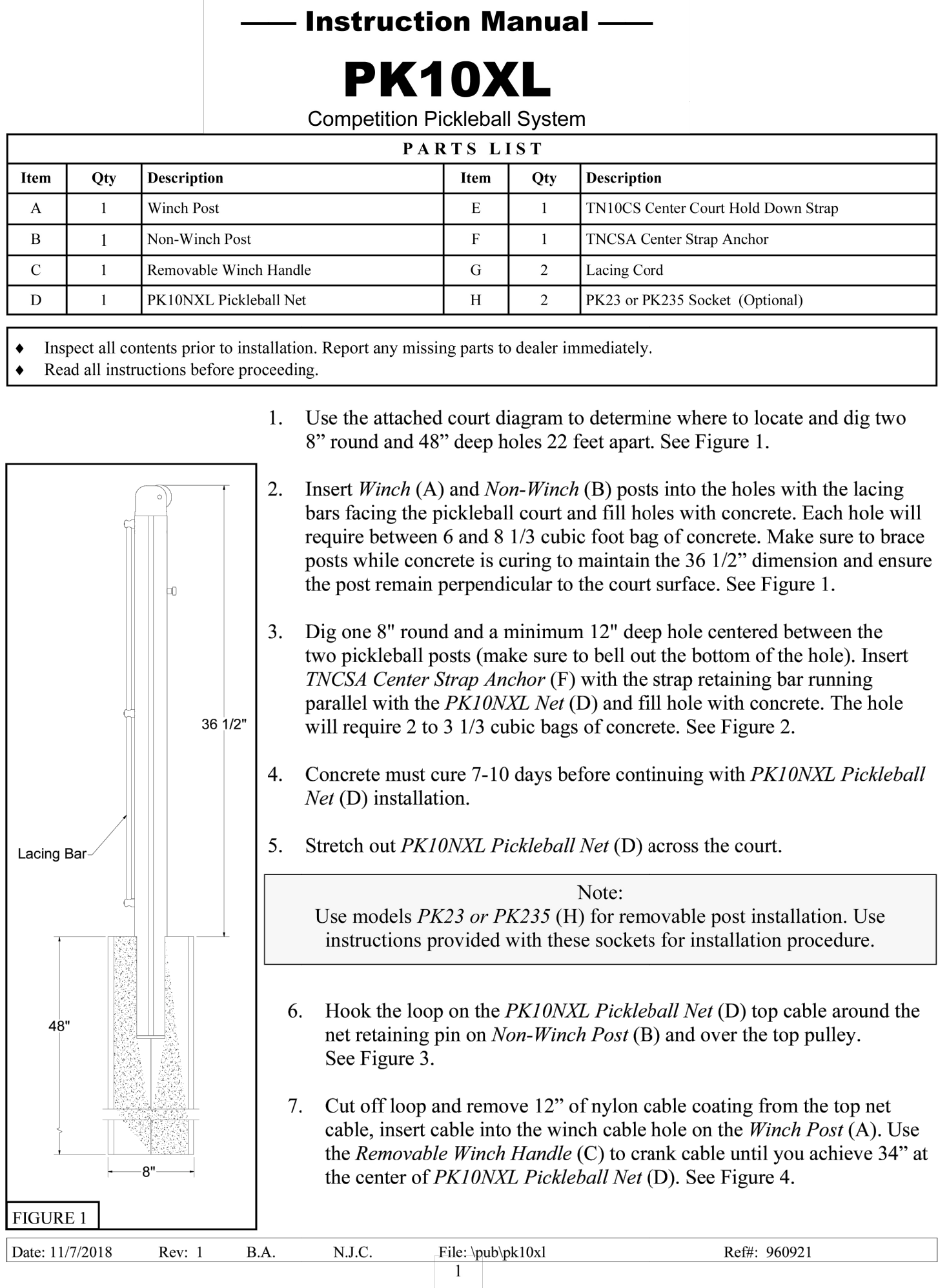
PRODUCT SPECIFICATION
BA873-BK ULTIMATE™ GLASS PLAYGROUND BASKETBALL SYSTEM

REVISED 5/2/22 L.M.

603 L Street, Lincoln, NE 68508 - Phone: (800) 247-7668 - Fax: (800) 638-0698 - www.bisoninc.com - info@bisoninc.com

1 BASKETBALL POST

NOT TO SCALE



Instruction Manual
PK10XL
Competition Pickleball System

PARTS LIST					
Item	Qty	Description	Item	Qty	Description
A	1	Winch Post	E	1	TN10CS Center Court Hold Down Strap
B	1	Non-Winch Post	F	1	TNCSA Center Strap Anchor
C	1	Removable Winch Handle	G	2	Lacing Cord
D	1	PK10NXL Pickleball Net	H	2	PK23 or PK235 Socket (Optional)

- Inspect all contents prior to installation. Report any missing parts to dealer immediately.
- Read all instructions before proceeding.

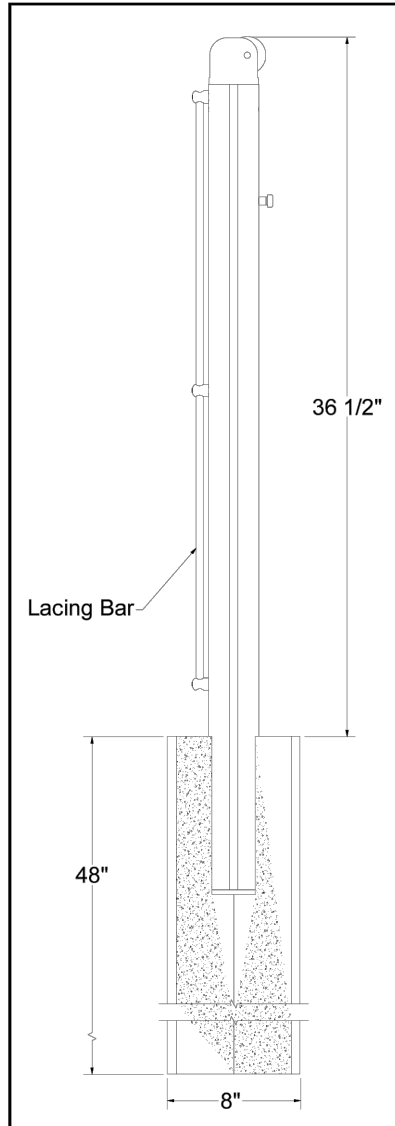


FIGURE 1

Date: 11/7/2018 Rev: 1 B.A. N.J.C. File: \pub\pk10xl Ref#: 960921

- Use the attached court diagram to determine where to locate and dig two 8" round and 48" deep holes 22 feet apart. See Figure 1.
- Insert *Winch* (A) and *Non-Winch* (B) posts into the holes with the lacing bars facing the pickleball court and fill holes with concrete. Each hole will require between 6 and 8 1/3 cubic foot bag of concrete. Make sure to brace posts while concrete is curing to maintain the 36 1/2" dimension and ensure the post remain perpendicular to the court surface. See Figure 1.
- Dig one 8" round and a minimum 12" deep hole centered between the two pickleball posts (make sure to bell out the bottom of the hole). Insert *TNCSA Center Strap Anchor* (F) with the strap retaining bar running parallel with the *PK10NXL Net* (D) and fill hole with concrete. The hole will require 2 to 3 1/3 cubic bags of concrete. See Figure 2.
- Concrete must cure 7-10 days before continuing with *PK10NXL Pickleball Net* (D) installation.
- Stretch out *PK10NXL Pickleball Net* (D) across the court.

Note:
Use models *PK23* or *PK235* (H) for removable post installation. Use instructions provided with these sockets for installation procedure.
- Hook the loop on the *PK10NXL Pickleball Net* (D) top cable around the net retaining pin on *Non-Winch Post* (B) and over the top pulley. See Figure 3.
- Cut off loop and remove 12" of nylon cable coating from the top net cable, insert cable into the winch cable hole on the *Winch Post* (A). Use the *Removable Winch Handle* (C) to crank cable until you achieve 34" at the center of *PK10NXL Pickleball Net* (D). See Figure 4.

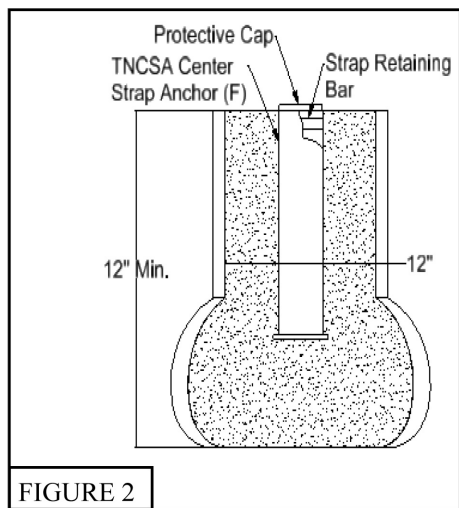


FIGURE 2

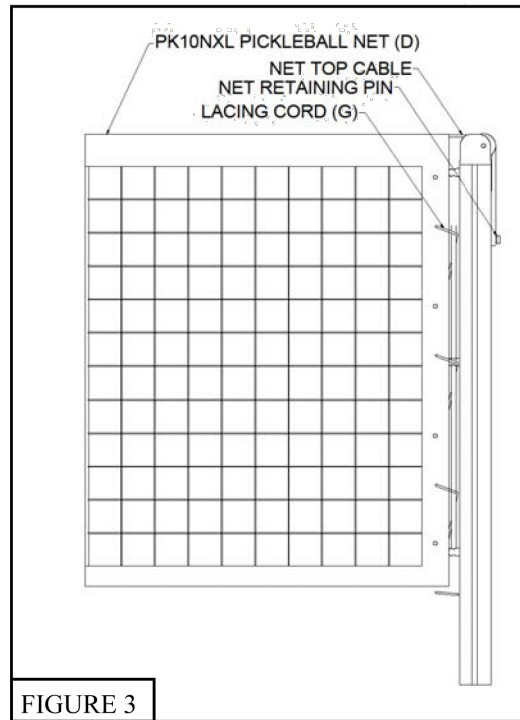


FIGURE 3

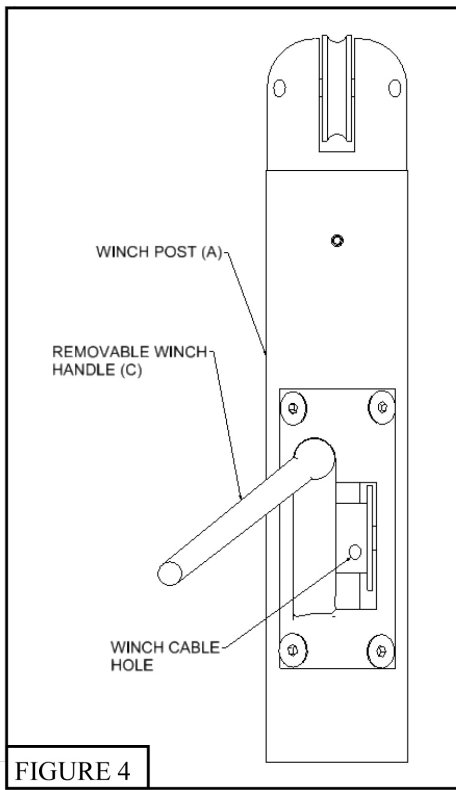
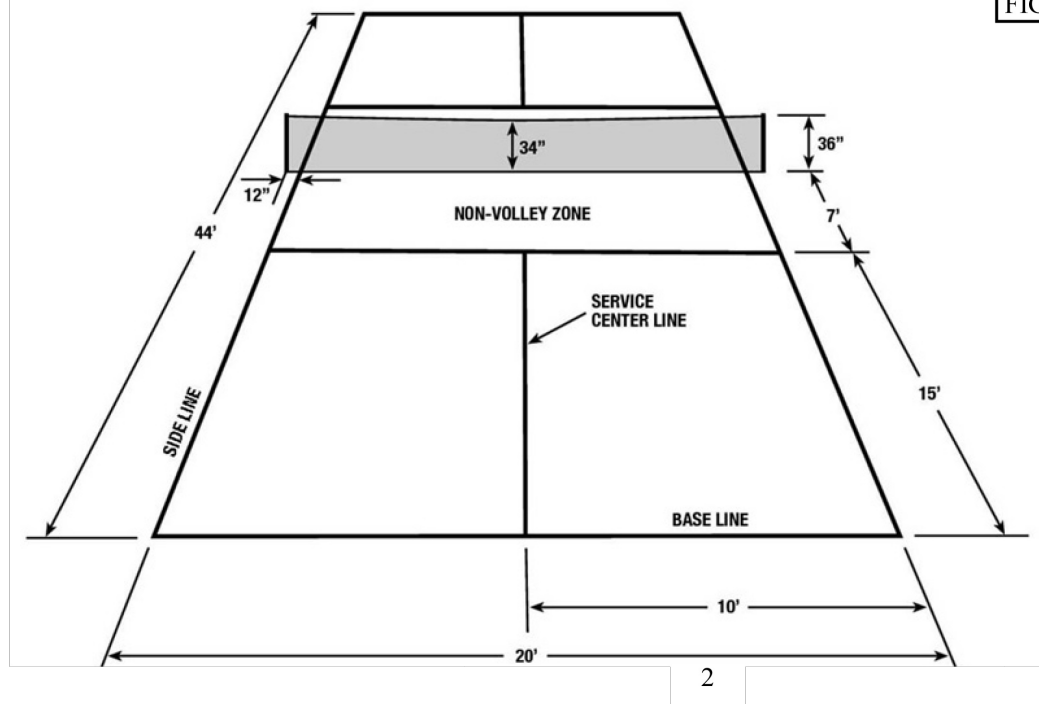


FIGURE 4

- Insert dowels through the end side tapes of *PK10NXL Pickleball Net* (D).
- Square up *PK10NXL Pickleball Net* (D) to each post, use *Lacing Cord* (G) to secure *PK10NXL Pickleball Net* (D) to each post. See Figure 3.
- Attach *TN10CS Center Court Hold Down Strap* (E) to the strap retaining bar in the *TNCSA Center Strap Anchor* (F). Adjust *TN10CS Center Court Hold Down Strap* (E) so top of *PK10NXL Pickleball Net* (D) measures 34" at the center. See Figure 2.

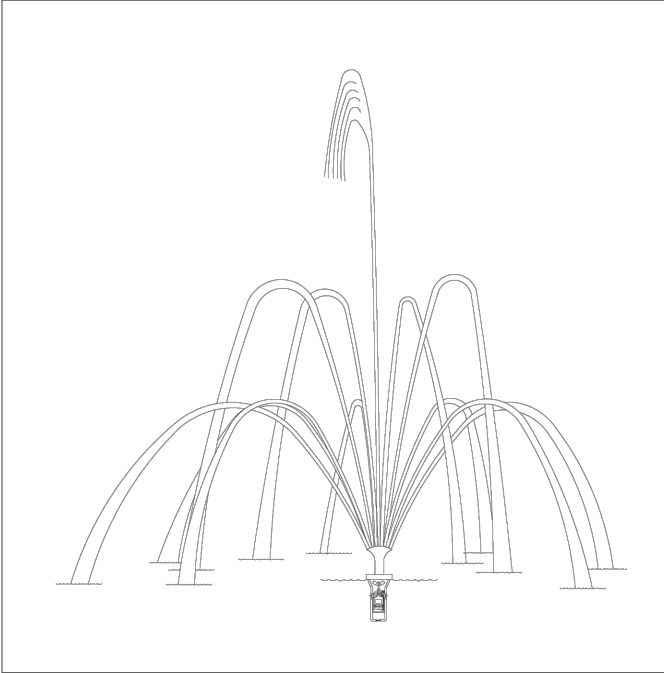
Revision	Description	Date

FOUNTAIN SYSTEM REQUIREMENTS - FLEUR DE LIS

The Fountain must be a Fleur de Lis Fountain that must be a 3 tier pattern with a vertical stream surrounded by 2 lower tiers of 8 arching streams. The Fleur de Lis nozzle must be interchangeable with all other Aqua Control Fountain spray patterns of the same horsepower.

SPRAY PATTERN SPECIFICATIONS

Dimensions for water display must be: For 2 HP, performance height must be 24 feet. Diameter must be 35 feet. The pumping rate must be 160 GPM.



Aqua Control Select Series Fountain - Fleur de Lili

60 Hz												
HP	PERFORMANCE			DEPTH		AMPS						
	HT. (feet)	DIA. (feet)	GPM	MIN. WATER DEPTH	SUCTION INTAKE DEPTH	SINGLE PHASE			THREE PHASE			
				VERT.	HORIZ.	115V	208V	230V	208V	230V	460V	575V
1	24	30	140	52	28	32	16	11	10	6	5	3
2	35	40	160	56	28	36	-	15	13	13	8	4
3	27	40	180	56	28	36	-	19	17	13	11	6
5	35	48	210	56	28	42	-	30	28	21	18	9

SPRAY NOZZLE ASSEMBLY

The nozzle must attach to the head which attaches to the discharge tube. The head supports the Fountain assembly on the float. The discharge tube assembly shall be made from 6" engineered plastic tubing for toughness and corrosion resistance. The 6" size closely matches the pump discharge to reduce pressure losses from transitions.

FLOAT

The float must be one piece and molded of high strength, impact, UV and chemical resistant, polyethylene. The float color must be black for minimum visibility in water. Stainless steel inserts must be molded into the float for light attachment and for mooring eyebolts. The float must have molded hand holds for easy handling. The float must be designed for maximum stability and for easy height adjustability to achieve minimum visibility with as little as 1/2" of a 15" diameter portion of the float visible during operation. The float must be filled with closed cell urethane foam.

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MOTOR SPECIFICATIONS

The Fountain must have a 2 HP 1 phase motor using 230 volts and drawing 13 amps.

The motor must be an industry standard submersible motor with mechanical seals and heavy duty bearings designed to operate under water. All external components must be stainless steel.

MOTOR WIRING

Single phase, 1HP motors shall be 2 wire plus ground with self contained capacitors and a built in overload except for 1 HP, 115V motors.

1 HP - 115V, and 2 HP thru 5 HP motors shall be 3 wire plus ground with external capacitors and manually resettable overload in a motor control box. A motor lead connects to the motor via a waterproof plug. All motors must have a ground wire. Three phase motors all use 3 wires plus ground.

Aqua Control, Inc. 60 Hz. Specifications Manual © 2017

1

BASKETBALL POST

NOT TO SCALE

	<i>Revision Description</i>	<i>Date</i>

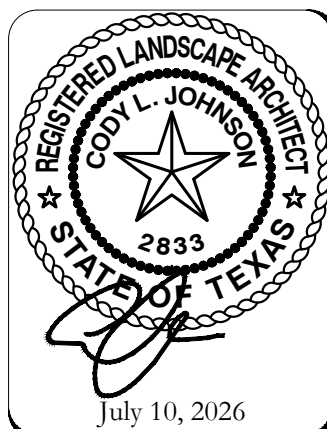


 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

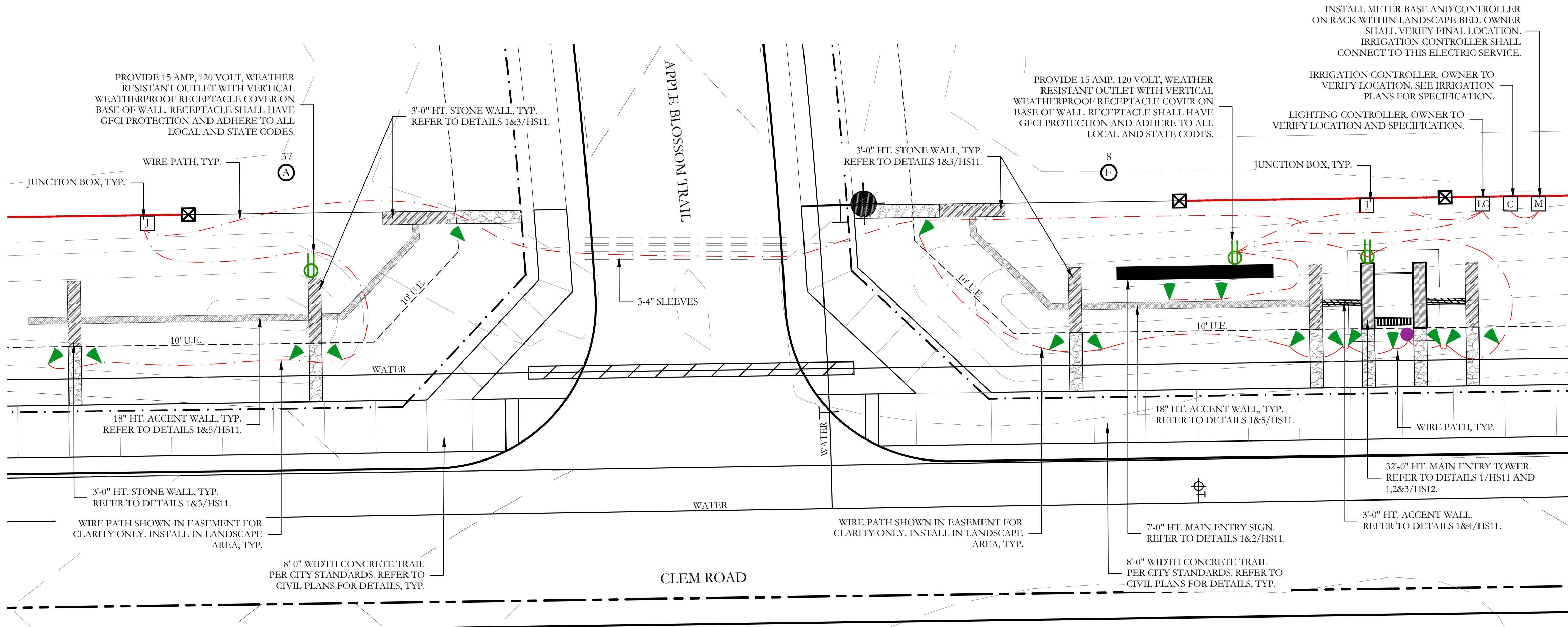
SCREENING AND BUFFERING

HARDSCAPE DETAILS



SCALE:
REFER TO
DETAILS
One Inch
JVC No SK000

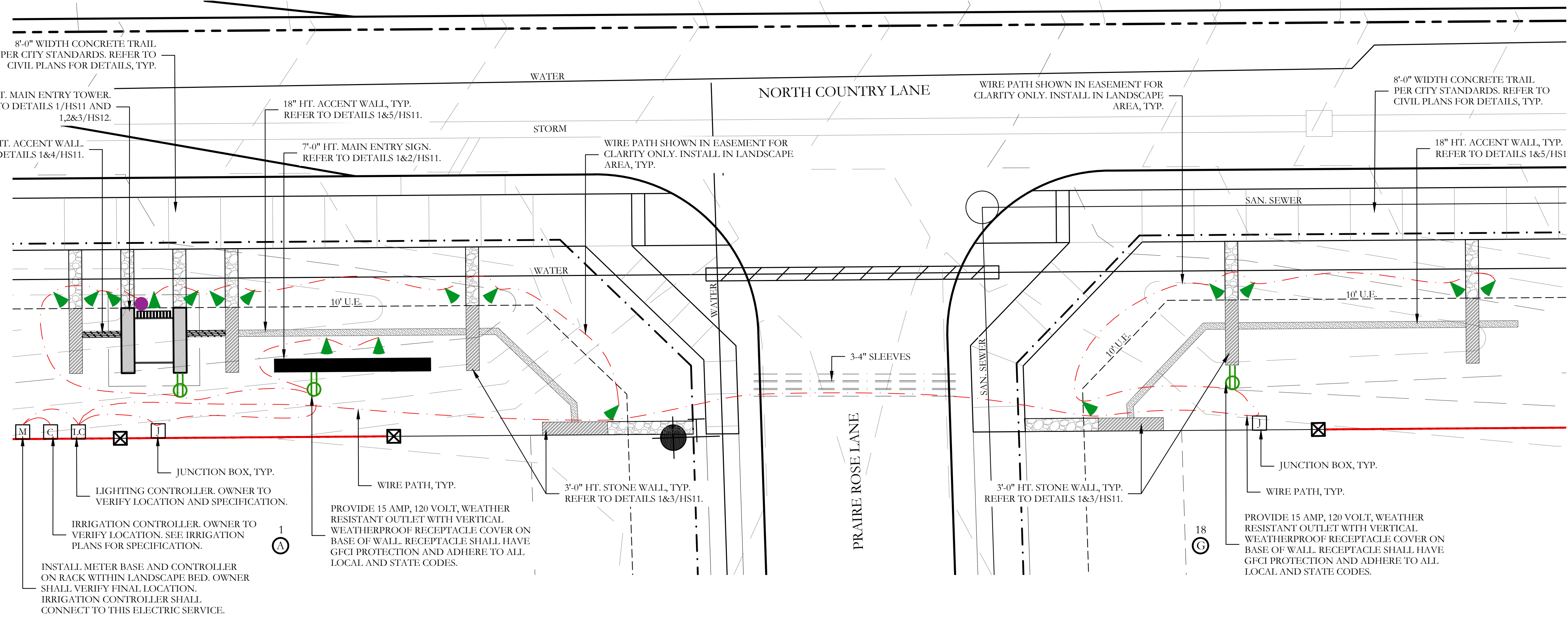
HS18 of 18



LIGHTING LEGEND		
SYMBOL	ITEM	QTY
[M]	PROPOSED METER BASE	1
[LC]	LIGHTING CONTROLLER AS SELECTED BY OWNER	1
[C]	IRRIGATION CONTROLLER SEE IRRIGATION PLANS FOR DETAILS	1
[J]	JUNCTION BOX, AS NECESSARY	2
▼	LIGHTING FIXTURE	17
⊕	GFCI DUPLEX OUTLET WITH WEATHERPROOF COVER	3
●	LOGO LIGHT AT TOWER	1

LIGHTING NOTES

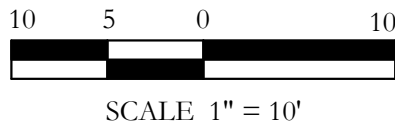
- COORDINATE ALL ELECTRIC UTILITY REQUIREMENTS WITH THE SERVICE PROVIDER IN THE AREA. COORDINATE EXACT TRANSFORMER LOCATION TO MAINTAIN REQUIRED CLEARANCES FROM BUILDING, EQUIPMENT, ETC. PRIOR TO INSTALLATION. POUR TRANSFORMER PAD PER UTILITY COMPANY REQUIREMENTS.
- COORDINATE ALL TELEPHONE SERVICE REQUIREMENTS WITH LOCAL TELEPHONE UTILITY COMPANY AND PROVIDE ACCORDINGLY.
- LIGHTING TYPE AND SIZE SHALL BE SELECTED BY THE OWNER.
- LIGHTING AND ELECTRICAL CONNECTIONS SHALL COMPLY WITH TEXAS DEPARTMENT STATE HEALTH SERVICES AND MANUFACTURER RECOMMENDATIONS.
- COORDINATE ALL SLEEVE LOCATIONS WITH OTHER TRADES. INSTALL ADDITIONAL SLEEVES AS NECESSARY.
- THE ELECTRICAL CONTRACTOR SHALL REFER AND ADHERE TO ALL MANUFACTURER'S SPECIFICATIONS, CUT SHEETS, SHOP DRAWINGS, NOTES, AND INSTALLATION PROCEDURES FOR ALL PRODUCTS SHOWN ON PLANS.
- THE CONTRACTOR SHALL DETERMINE WIRE SIZES AND RUN PATTERNS IN THE FIELD.
- REFER TO IRRIGATION PLANS AND COORDINATE WITH IRRIGATION CONTRACTOR FOR ALL SLEEVE LOCATIONS.
- THE LIGHTING EXHIBIT SHOWN HEREIN IS FOR GRAPHIC REFERENCE ONLY TO BE USED FOR BIDDING PURPOSES. FINAL DESIGN AND INSTALLATION SHALL BE PROVIDED BY A LICENSED ELECTRICIAN.



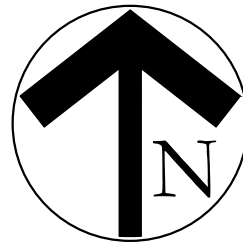
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SYMBOL	ITEM	QTY
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▼	LIGHTING FIXTURE	17
⊕	GFCI DUPLEX OUTLET WITH WEATHERPROOF COVER	3
●	LOGO LIGHT AT TOWER	1

2 ENTRY LIGHTING AT NORTH COUNTRY LANE AND PRAIRE ROSE LANE

SCALE: 1" = 10'-0"



Revision	Description	Date



SCREENING AND BUFFERING
ENTRY LIGHTING EXHIBIT

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

July 10, 2026

SCALE:
1" = 10'

One Inch
JVC No SK0004

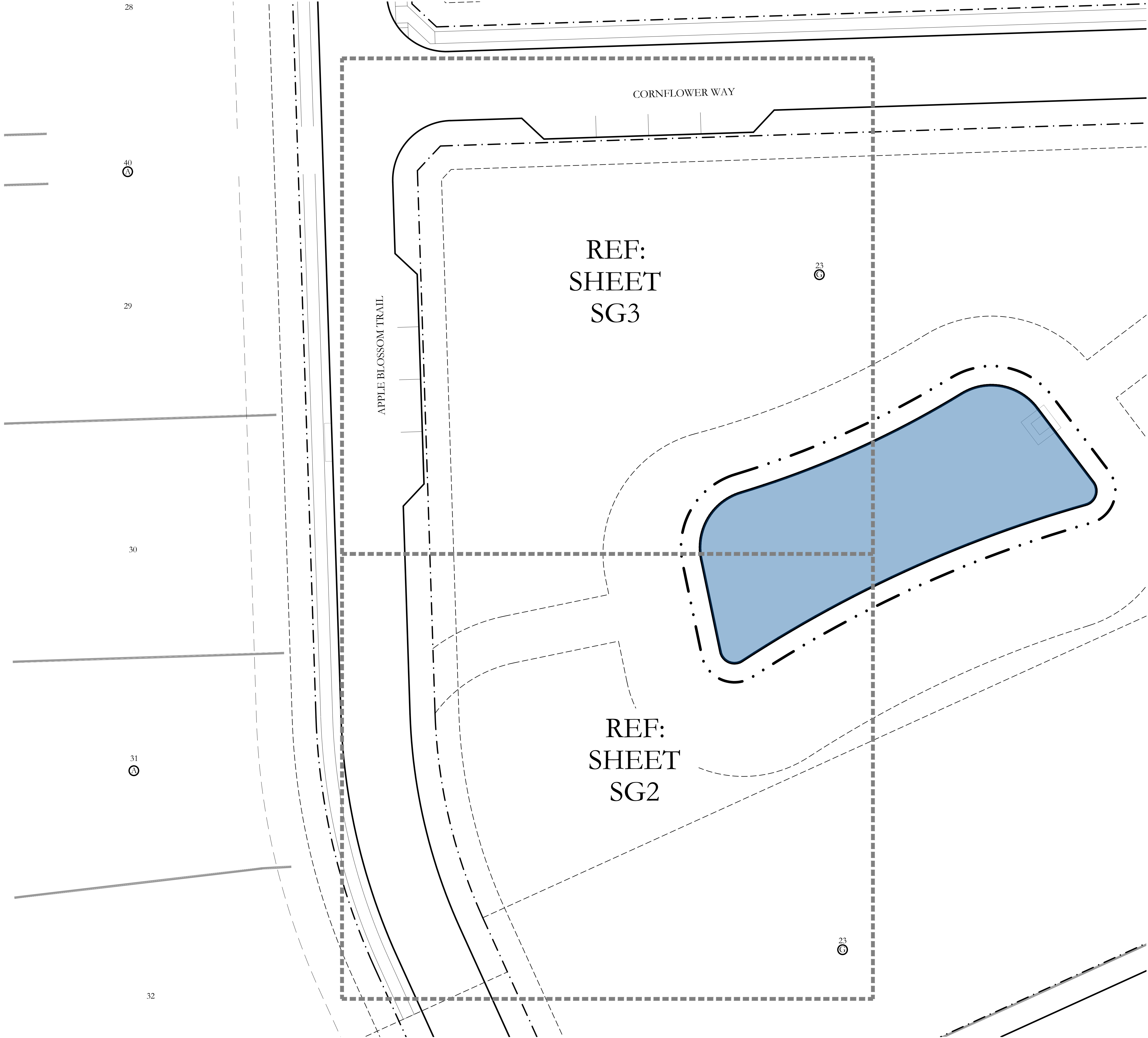
EX1 of 2

ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

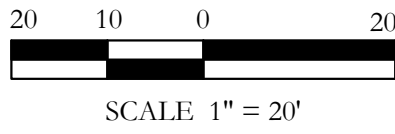


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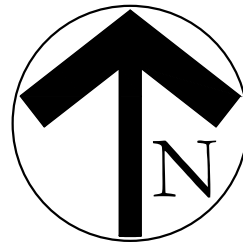


GRADING NOTES

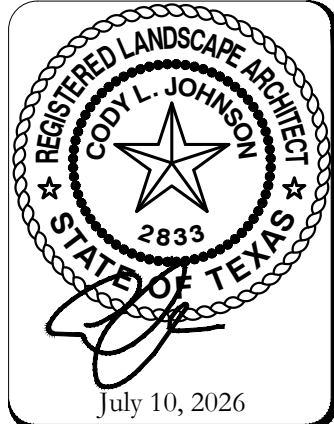
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7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TOPSOIL FOR CONSTRUCTION.
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Revision	Description	Date

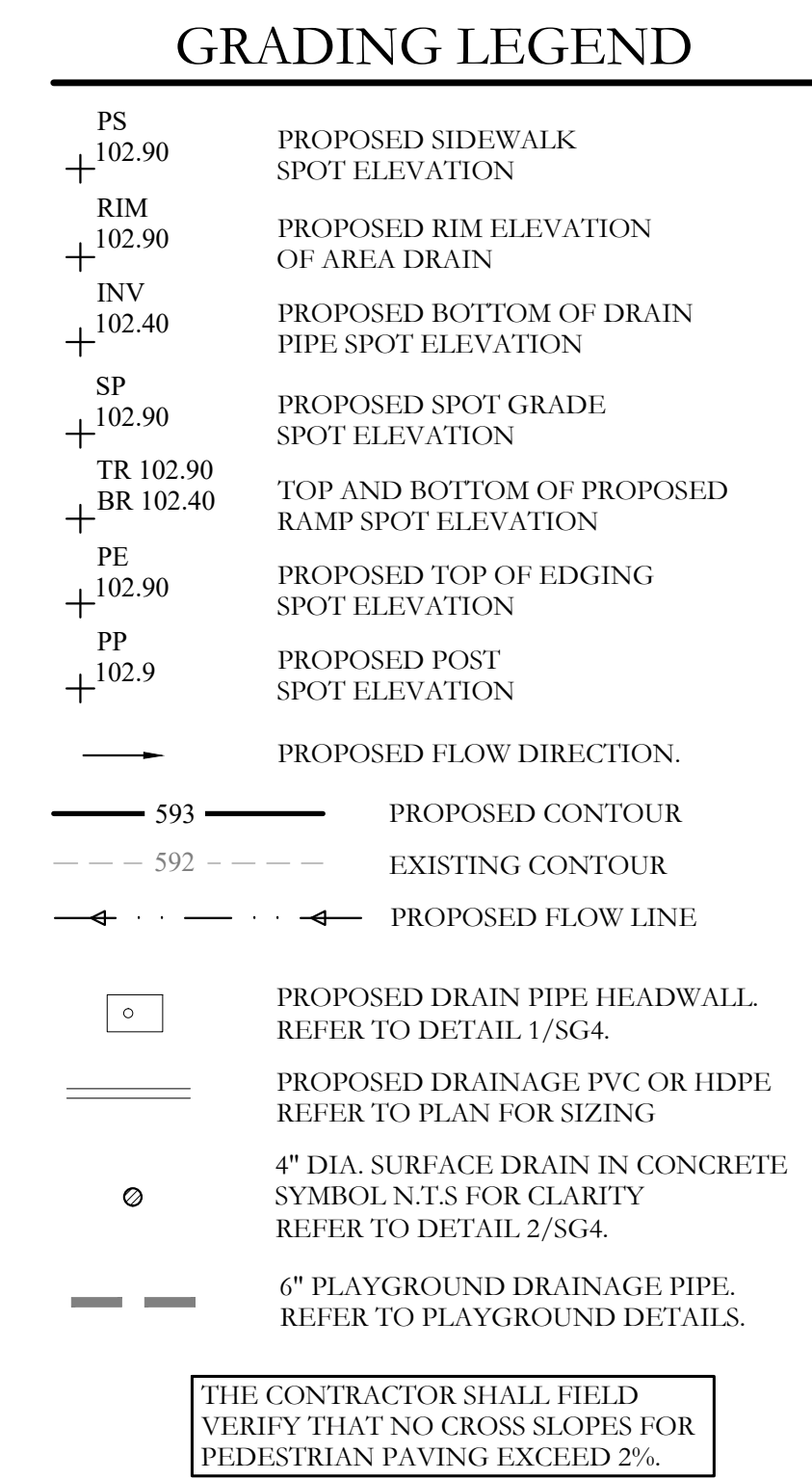


SCREENING AND BUFFERING
OVERALL GRADING PLAN



SCALE:
1" = 20'
One Inch
JVC No SK0004

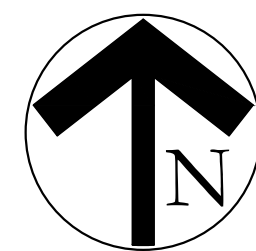
ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



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2. TEMPORARY EROSION CONTROL SHALL BE USED TO MINIMIZE THE SPREAD OF SILT AND MUD FROM THE PROJECT ON TO EXISTING STREETS, ALLEYS, DRAINAGEWAYS AND PUBLIC AND PRIVATE PROPERTY. TEMPORARY EROSION CONTROLS MAY INCLUDE SILT FENCES, STRAW BALES, BERMS, DIKES, SWALES, STRIPS OF UNDISTURBED VEGETATION, CHECK DAMS AND OTHER METHODS AS REQUIRED BY THE CITY ADMINISTRATOR OR HIS REPRESENTATIVE AND AS SPECIFIED IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION (N.C.T.C.O.G.) BMP MANUAL.
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	Revision Description	Date



SCALE:
1" = 10'

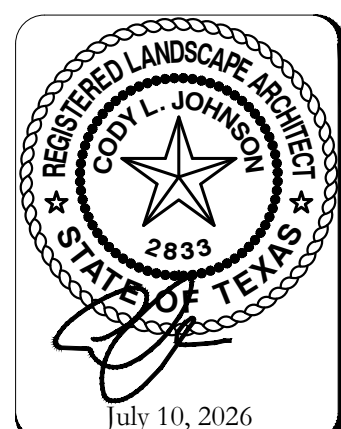
One Inch

JVC No SK0004

SG2 of 4

ERWIN FARMS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
GRADING AND DRAINAGE PLAN



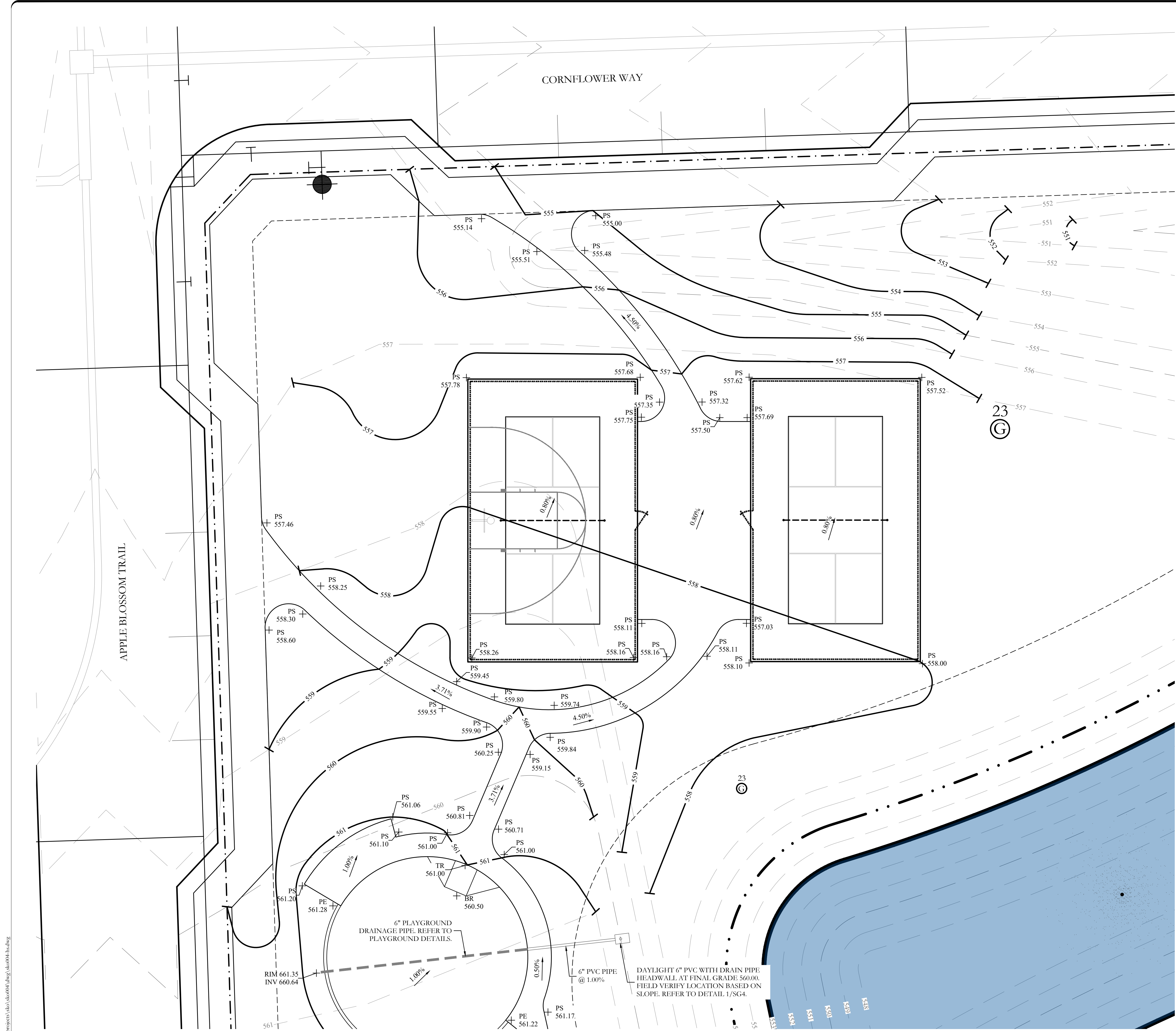
SCALE:
1" = 10'

One Inch

JVC No SK0004

SG2 of 4

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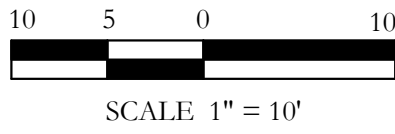
GRADING LEGEND

PS	PROPOSED SIDEWALK
+ 102.90	SPOT ELEVATION
RIM	PROPOSED RIM ELEVATION
+ 102.90	OF AREA DRAIN
INV	PROPOSED BOTTOM OF DRAIN
+ 102.40	PIPE SPOT ELEVATION
SP	PROPOSED SPOT GRADE
+ 102.90	SPOT ELEVATION
TR 102.90	TOP AND BOTTOM OF PROPOSED
BR 102.40	RAMP SPOT ELEVATION
PE	PROPOSED TOP OF EDGING
+ 102.90	SPOT ELEVATION
PP	PROPOSED POST
+ 102.9	SPOT ELEVATION
→	PROPOSED FLOW DIRECTION.
— 593 —	PROPOSED CONTOUR
- - - 592 - - -	EXISTING CONTOUR
← - - - - - ←	PROPOSED FLOW LINE
□	PROPOSED DRAIN PIPE HEADWALL.
	REFER TO DETAIL 1/SG4.
—	PROPOSED DRAINAGE PVC OR HDPE.
	REFER TO PLAN FOR SIZING
⊙	4" DIA. SURFACE DRAIN IN CONCRETE
	SYMBOL N.T.S FOR CLARITY
	REFER TO DETAIL 2/SG4.
—	6" PLAYGROUND DRAINAGE PIPE.
	REFER TO PLAYGROUND DETAILS.

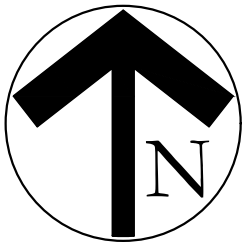
THE CONTRACTOR SHALL FIELD
VERIFY THAT NO CROSS SLOPES FOR
PEDESTRIAN PAVING EXCEED 2%.

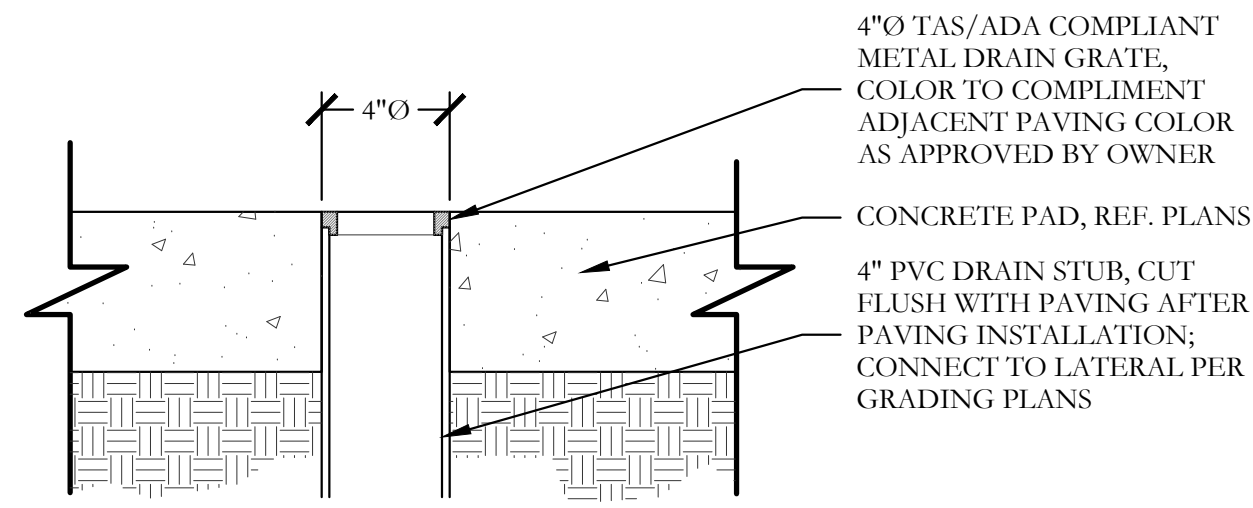
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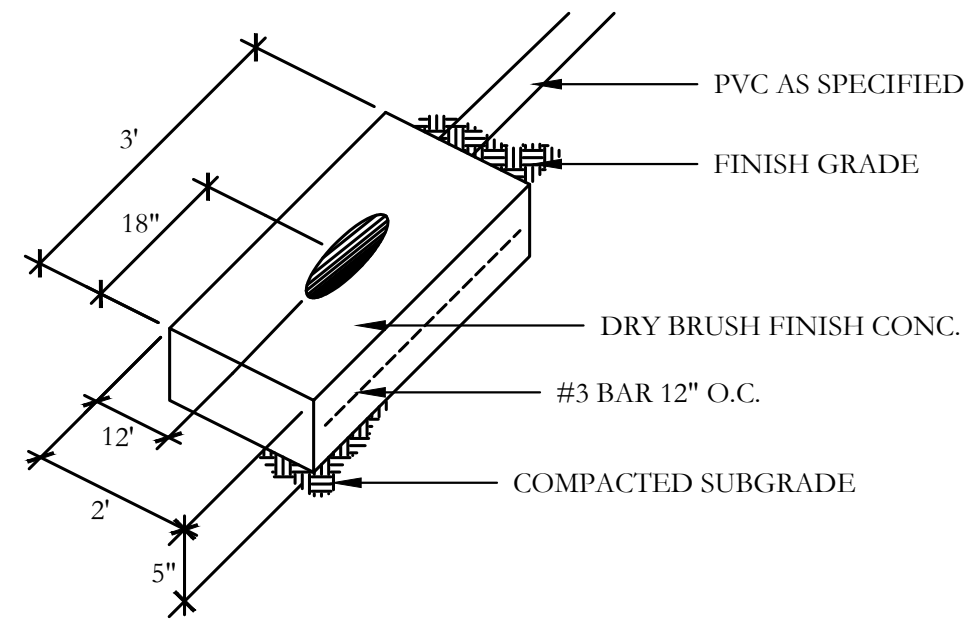


Revision	Description	Date

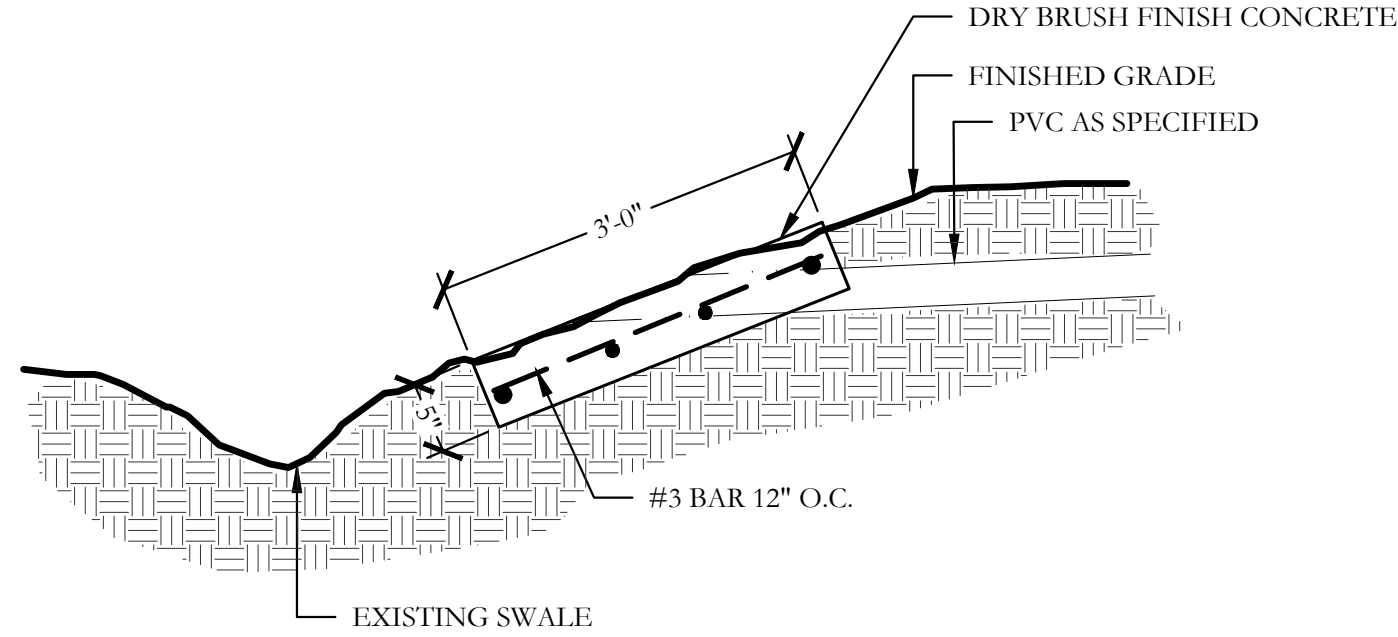




1 DECK DRAIN
SECTION NOT TO SCALE

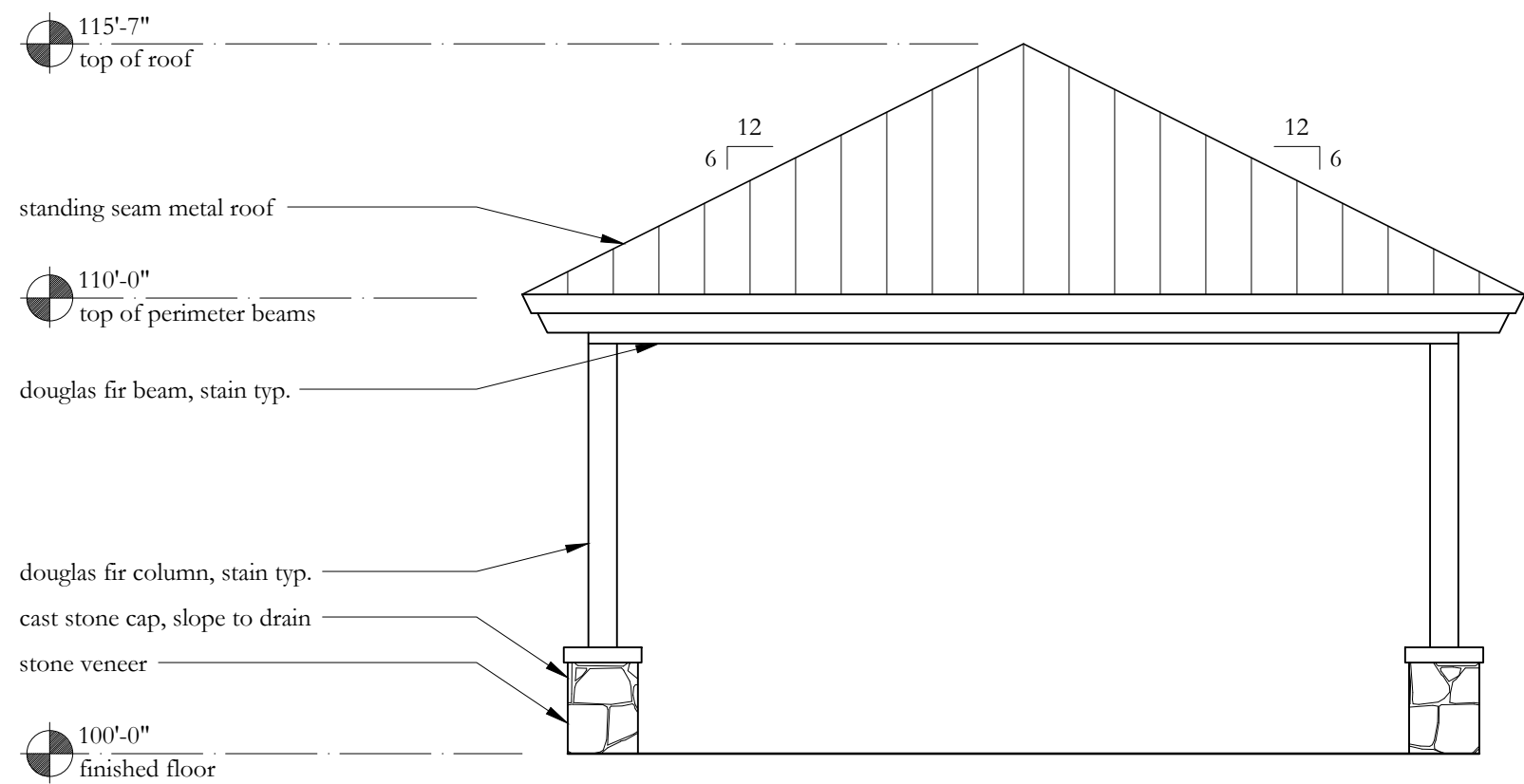


2 DRAIN PIPE HEADWALL
SECTION NOT TO SCALE

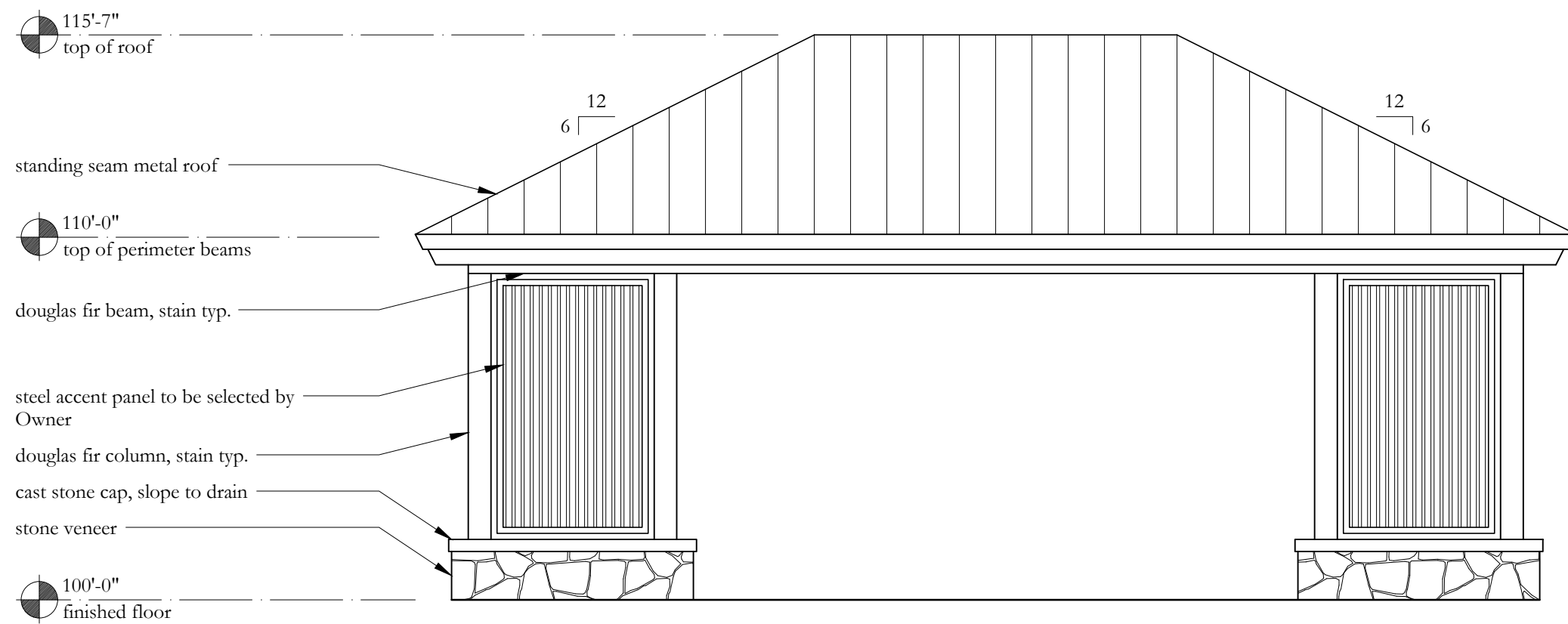


Revision	Description	Date

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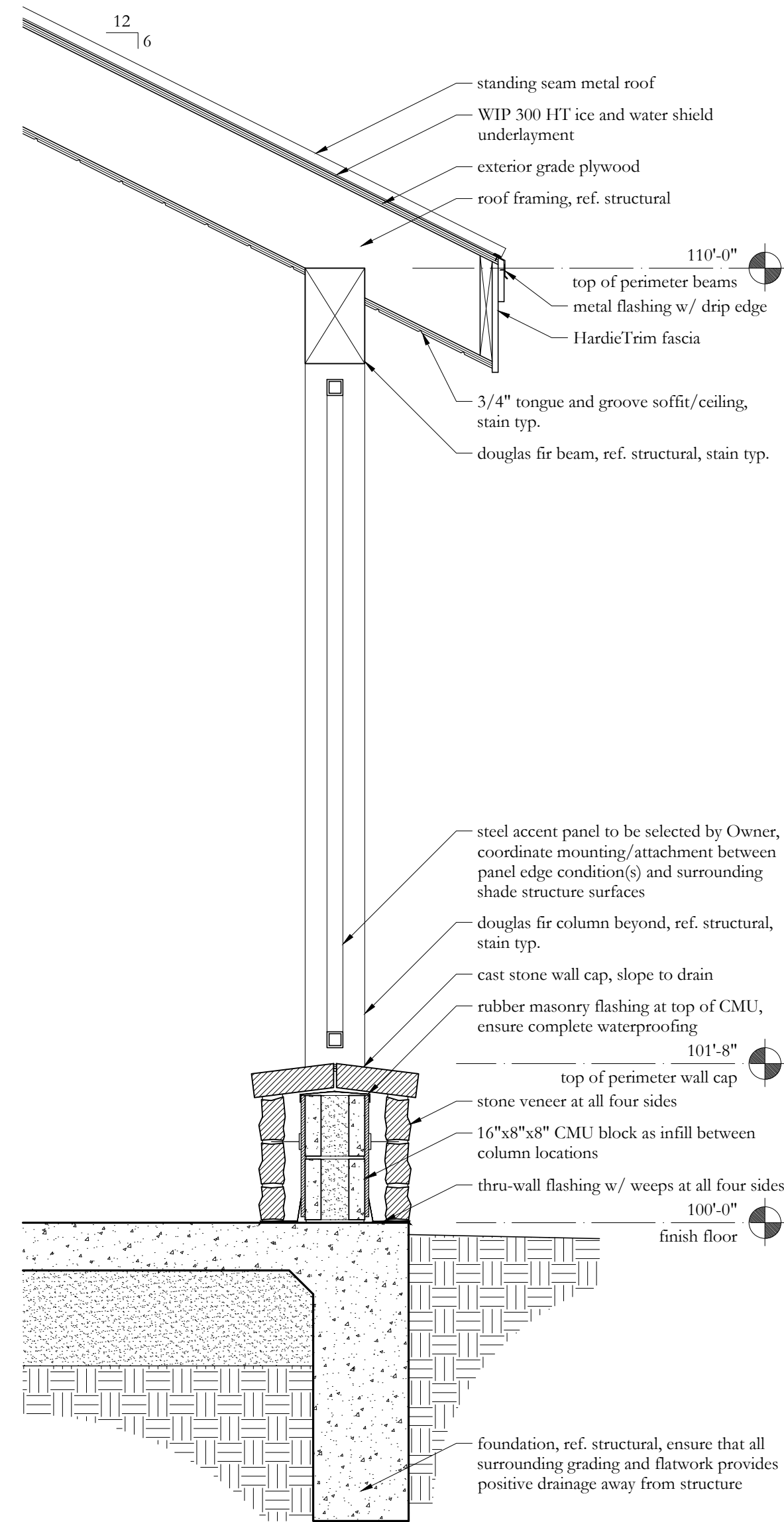
3 EAST AND WEST ELEVATIONS - SHADE STRUCTURE ELEVATION SCALE: 1/4"=1'-0"



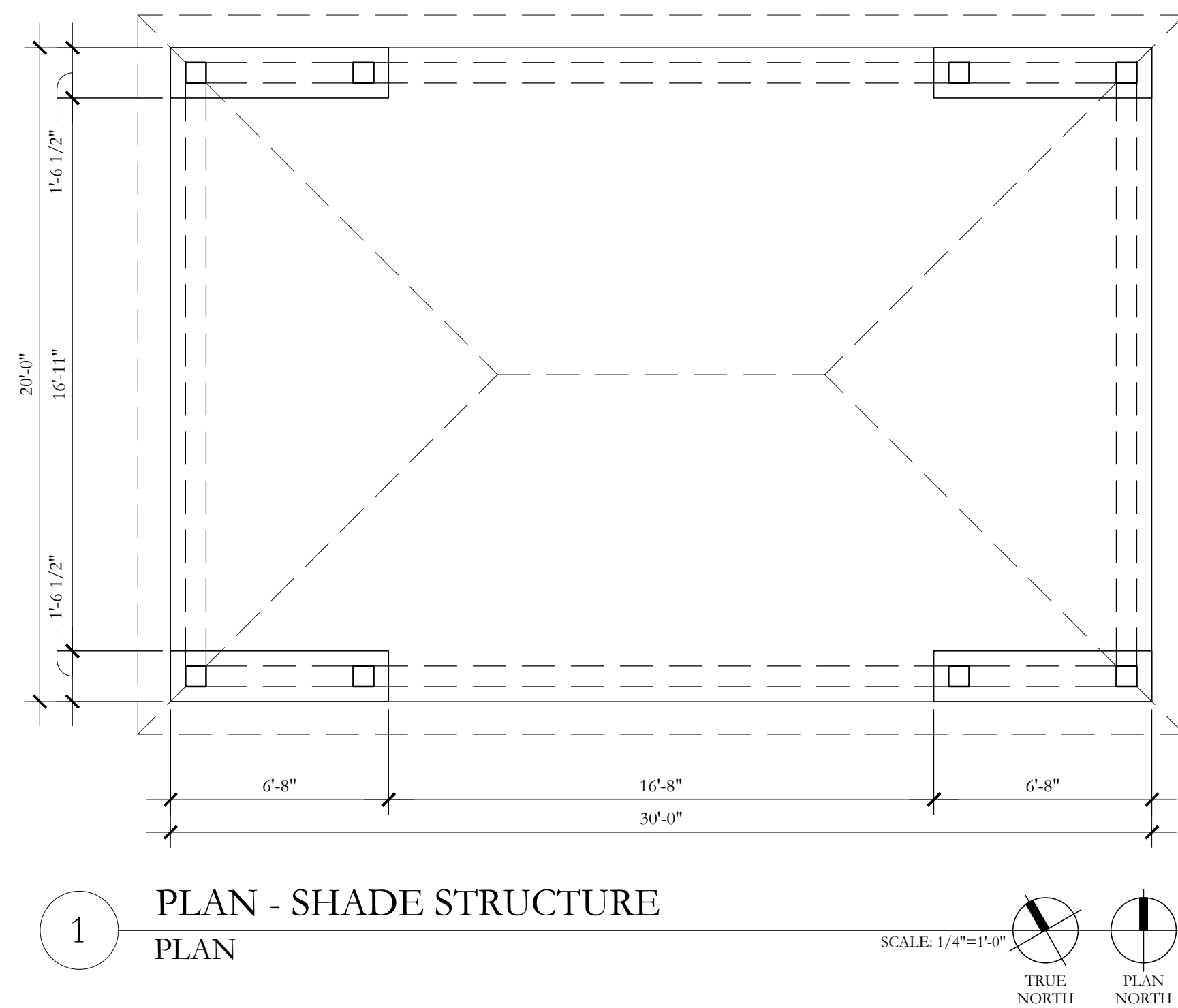
2 NORTH AND SOUTH ELEVATIONS - SHADE STRUCTURE ELEVATION SCALE: 1/4"=1'-0"

SHADE STRUCTURE GENERAL NOTES

1. OWNER AND/OR GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL STRUCTURAL DESIGN, LOADING, AND OTHER CONDITIONS PRIOR TO FINAL PRICING AND CONSTRUCTION.
2. IF SEALED STRUCTURAL ENGINEERING DRAWINGS ARE REQUIRED FOR PERMITTING ON THIS STRUCTURE, OWNER AND/OR GENERAL CONTRACTOR ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED DRAWINGS.
3. ALL MATERIAL AND FINISH SELECTIONS SHALL BE APPROVED BY OWNER PRIOR TO FINAL PRICING AND CONSTRUCTION.



4 TYP. SECTION - SHADE STRUCTURE ELEVATION SCALE: 3/4"=1'-0"



1 PLAN - SHADE STRUCTURE PLAN SCALE: 1/4"=1'-0"