

Tree Number	DBI (Inches)	Species	General Condition	Mitigated Inches
1	23.10	Southern Magnolia	Healthy	4.50
2	4.50	Southern Magnolia	Healthy	7.00
3	7.00	Southern Magnolia	Healthy	5.00
4	5.00	Pecan	Healthy	7.90
5	15.80	Sugarberry	Healthy	6.35
6	12.70	Sugarberry	Damaged	5.50
7	8.00	Eastern Redbud	Healthy	5.50
8	5.50	Pecan	Healthy	5.50
9	6.70	Pecan	Healthy	54.80
10	27.40	Sugarberry	Healthy	8.75
11	17.50	Sugarberry	Healthy	5.60
12	15.20	Sugarberry	Healthy	6.25
13	12.50	Sugarberry	Damaged	5.00
14	17.50	Sugarberry	Healthy	50.60
15	25.30	Sugarberry	Healthy	8.30
16	16.60	Sugarberry	Healthy	5.80
17	12.10	Sugarberry	Damaged	0.00
18	16.10	Sugarberry	Healthy	11.70
19	25.00	American elm	Healthy	5.90
20	17.00	American elm	Healthy	6.05
21	6.30	Green Ash	Healthy	7.30
22	11.40	Sugarberry	Healthy	14.60
23	23.40	Sugarberry	Healthy	50.40
24	11.80	Sugarberry	Healthy	6.15
25	7.30	Southern Magnolia	Healthy	12.50
26	25.20	American elm	Healthy	8.25
27	12.10	Sugarberry	Healthy	12.90
28	12.50	American elm	Healthy	4.45
29	16.50	Sugarberry	Healthy	0.00
30	12.90	Olive-Orange	Damaged	4.50
31	18.90	Olive-Orange	Healthy	6.45
32	16.70	Olive-Orange	Healthy	5.65
33	12.50	Sugarberry	Healthy	5.65
34	11.30	Sugarberry	Healthy	5.65
35	14.70	American elm	Healthy	14.70
36	18.10	American elm	Healthy	9.30
37	18.50	Sugarberry	Healthy	12.00
38	12.00	Japanese Privet	Damaged	6.50
39	13.00	Sugarberry	Healthy	0.00
40	26.50	Olive-Orange	Damaged	0.00
41	18.90	Olive-Orange	Healthy	6.10
42	12.20	Sugarberry	Healthy	6.10

Tree Number	DBI (Inches)	Species	General Condition	Mitigated Inches
43	13.10	Sugarberry	Healthy	6.75
44	22.40	Sugarberry	Healthy	11.30
45	13.90	Sugarberry	Healthy	6.95
46	19.70	Sugarberry	Healthy	9.85
47	11.20	Sugarberry	Healthy	5.60
48	12.00	Sugarberry	Healthy	7.25
49	14.40	Sugarberry	Healthy	20.40
50	20.40	American elm	Healthy	8.70
51	8.30	American elm	Healthy	8.20
52	8.30	Green Ash	Healthy	6.50
53	6.50	Green Ash	Healthy	30.50
54	20.50	Sugarberry	Damaged	0.00
55	20.40	Sugarberry	Damaged	0.00
56	19.70	Sugarberry	Healthy	9.90
57	17.70	Sugarberry	Healthy	8.85
58	14.30	Olive-Orange	Healthy	0.00
59	29.00	Olive-Orange	Damaged	0.00
60	19.80	Sugarberry	Healthy	7.90
61	7.50	Sugarberry	Healthy	8.50
62	8.50	Green Ash	Healthy	0.00
63	22.00	Olive-Orange	Damaged	0.00
64	29.00	Olive-Orange	Damaged	0.00
65	27.40	Olive-Orange	Damaged	0.00
66	12.40	Sugarberry	Damaged	0.00
67	14.60	Sugarberry	Healthy	5.75
68	11.90	Sugarberry	Healthy	4.00
69	11.50	Sugarberry	Healthy	0.00
70	8.00	Sugarberry	Healthy	4.70
71	11.90	Olive-Orange	Damaged	4.50
72	28.60	Olive-Orange	Healthy	5.50
73	4.70	Pecan	Healthy	18.20
74	4.50	Pecan	Healthy	14.70
75	5.50	Pecan	Healthy	0.00
76	18.20	Crape Myrtle	Healthy	7.40
77	11.30	Crape Myrtle	Healthy	20.50
78	7.40	Pecan	Healthy	705.70
79	49.80	Sugarberry	Healthy	
TOTALS				1193.90
				In Lieu of Fee \$70,570.00

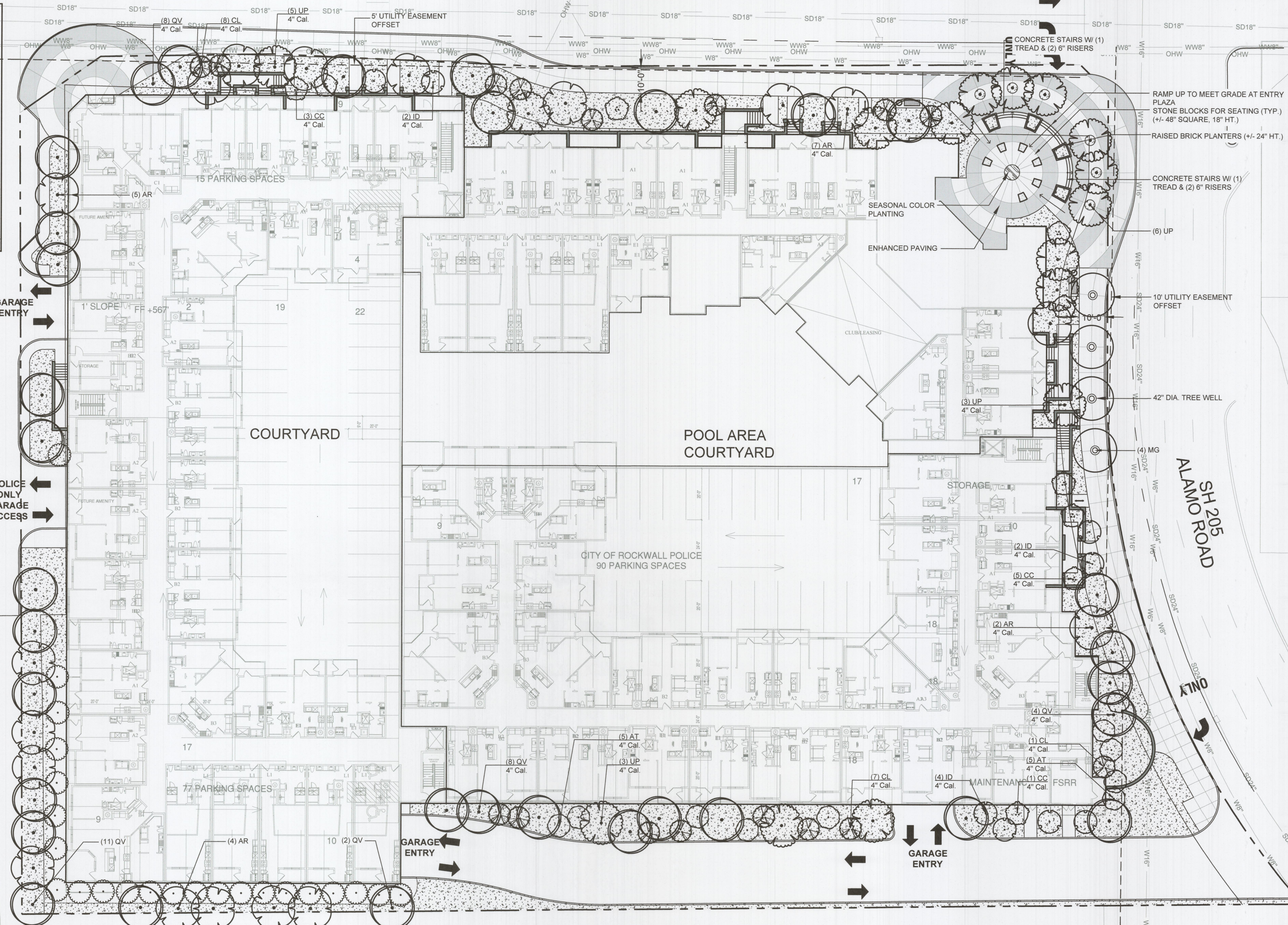
LANDSCAPE NOTES	
Street Furniture	
Benches will be provided along Washington Street and South Alamo Road	
Catalog Number, Du Mor Bench # 140 - 60	
One Trash Receptacles will be provided at each bench location along Washington Street and South Alamo Road	
Catalog Number, Du Mor Receptacle 84-22DM	
Bicycle Racks will be provided at 1 per 10 parking spaces for a total of 46. A rack for 4 bikes will be located near the main Entry Plaza with the remaining racks/lockers to be located within the parking garage.	
Tree Mitigation	
Based on the City of Rockwall Tree Replacement Guidelines and the Tree Survey prepared by Integrated Environmental Solutions, there are 734 replacement caliper inches required	
(refer to surveyed tree list with required replacement caliper inches per tree).	
Approximately 150 caliper inches will be planted along Washington Street and South Alamo Road.	
Irrigation	
All landscaping is required to have an irrigation system that is designed by a licensed irrigator. Additionally, all irrigation systems should be designed to be water efficient utilizing low-flow irrigation equipment. The plan will show that turf areas are to be watered separately, and plants will be grouped in separate zones based on water need. Finally, all irrigation systems are required to be maintained in proper working order.	
Landscaped Areas. One (1) of the following irrigation methods shall be used to ensure adequate watering of plant material in landscaped areas:	
Conventional System. An automatic underground irrigation system that may be a conventional spray or bubbler type heads.	
Drip or Leaky-Pipe System. An automatic underground irrigation system in conjunction with a water saving system such as a drip or a leaky pipe system.	
All irrigation systems shall comply with the irrigation code of Chapter 10, Buildings and Building Regulations, Article XVI, Irrigation Code, of the City Rockwall Code of Ordinances, and all applicable state laws.	

NOTE: THE PERIMETER LANDSCAPE TREES WILL BE SELECTED FROM, BUT NOT LIMITED TO THE FOLLOWING. ALL TREES WILL BE FROM THE DOWNTOWN OVERLAY DISTRICT TREE LIST.

PLANT SCHEDULE				
ACCENT TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	AT	Acer truncatum / Shantung Maple	4" Cal.	10
	CC	Cercis canadensis / Eastern Redbud	4" Cal.	9
	CL	Chilopsis linearis / Desert Willow	4" Cal.	16
	ID	Ilex decidua / Possumhaw Holly	4" Cal.	8
CANOPY TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	AR	Acer rubrum "October Glory" / October Glory Red Maple	4" Cal.	18
	MG	Magnolia grandiflora "Little Gem" / Little Gem Magnolia	4" Cal.	4
	QV	Quercus virginiana "Cathedral" / Cathedral Oak	4" Cal.	33
	UP	Ulmus parviflora "Drake" / Drake Elm	4" Cal.	17

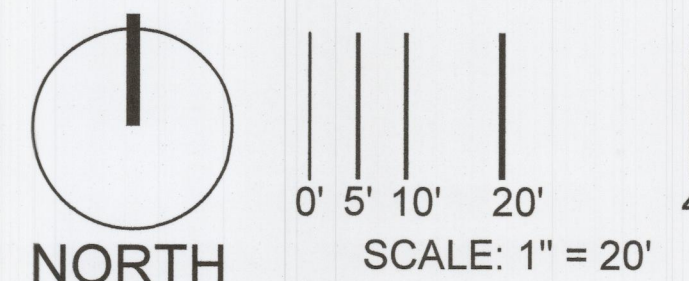
NOTE: SHRUBS WILL BE SELECTED FROM BUT NOT LIMITED TO THE FOLLOWING. ALL SHRUBS WILL BE PER THE DOWNTOWN OVERLAY DISTRICT RECOMMENDED LIST.

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE
	BA	Berberis atropurpurea "Rose Glow" / Barberry	3 gal.
	CA	Calamagrostis x acutiflora / Feather Reed Grass	3 gal.
	CT	Cleyera ternstroemia gymnanthra / Sakaki	3 gal.
	EC	Eragrostis curvula / Weeping Lovegrass	3 gal.
	FS	Forsythia x intermedia "Spectabilis" / Forsythia	3 gal.
	HP	Hesperaloe parviflora / Red Yucca	3 gal.
	IN	Ilex x "Nellie R. Stevens" / Nellie R. Stevens Holly	15 gal.



SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE
	LG	Lippia graveolens / Mexican Oregano	3 gal.
	LC	Loropetalum chinense / Chinese Fringe	3 gal.
	ML	Muhlenbergia lindheimeri / Muhly Grass	3 gal.
	NT	Nassella tenuissima "Pony Tails" / Mexican Feathergrass	3 gal.
	PL	Pavonia lasiopetala / Texas Swamp Mallow	3 gal.
	SP	Spiraea cantoniensis / Bridal Wreath Spirea	3 gal.
	YU	Yucca SP / Yucca	3 gal.

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE
	SC	Seasonal Color / Seasonal Color	6" Pots



LANDSCAPE ARCHITECT:
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EMAIL: TAYLOR@THOMPSON-REALTY.COM

OWNER/DEVELOPER:
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EMAIL: EEARNSHAW@HEDK.COM

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CONTACT: FRANK OWENS
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EMAIL: FRANK@AJBEDFORDGROUP.COM

ENGINEER/PREPARER:
KFM ENGINEERING & DESIGN, LLC
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DALLAS, TEXAS 75019
CONTACT: JOSH MILLSAP, P.E.
PHONE: (469) 899-0052
EMAIL: JMILLSAP@KFM-LLC.COM

SITE PLAN SIGNATURE BLOCK

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 13th day of July, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 13th day of July, 2021.

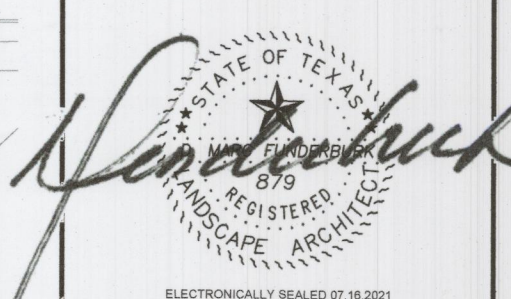
Planning and Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL DOWNTOWN LOFTS PROPOSED LOT 2, BLOCK A TAC ROCKWALL ADDITION 3.338 ACRES

(FROM BLK A, PART OF LOT 4 & ALL OF LOT 5 AND BLK B, PART OF LOT 4 AND BLK B, LOTS 4 & 5 AND BLK AB, LOT 2 AND BLK P, LOT 2-5 AND BLK AB, LOT 1 AND BLK P, LOT 1, 6, 7, 8 AND PART OF HOUSTON ST., WEST ST., AND ALAMO RD.)
OUT OF B.F. BOYDSTUN SURVEY

ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
July 7, 2021
CASE NO: SP2021-20



LAND PATTERNS, INC.
Landscape Architects

LANDSCAPE ARCHITECT:
LAND PATTERNS, LLC
1804 WEST COMMERCE ST.
DALLAS, TEXAS 75208
P: 214.219.3993
WWW.LANDPATTERNS.COM

ROCKWALL LOFTS
ROCKWALL, TEXAS

DATE: 7/16/2021

PROJECT NUMBER: 210510D

REVISIONS

NO	DATE

ISSUED FOR:

SITE PLAN
SHEET NUMBER

L.1
SITE PLAN

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