

AREA:	934,236 S.F.	21.44 ACRES
ZONING:	HC (HIGHWAY COMMERCIAL)	
PARKING REQUIRED (1/200 S.F.):	1041	
PARKING PROVIDED:		
REGULAR (9'x18')	1056	
HANDICAP (1 VAN)	20	
TOTAL	1076	

- SITE PLAN NOTES:**
- IN ACCORDANCE WITH ROCKWALL CITY CODE, ARTICLE III, LANDSCAPE REGULATIONS, THIS PLAN PROVIDES THE FOLLOWING LANDSCAPE AREAS:  
 PARKING LOT LANDSCAPING:  
 5.0% REQUIRED BY ORDINANCE  
 ±7.0% PROVIDED BY THIS PLAN  
  
 REQUIRED OVERALL LANDSCAPING:  
 15% REQUIRED  
 -2.5% REDUCTION FOR PARKING LOT SCREENING  
 -7.5% REDUCTION FOR RIGHT OF WAY LANDSCAPING  
 10% REQUIRED BY ORDINANCE  
 ±10.3% PROVIDED BY THIS PLAN
  - REFERENCE LANDSCAPE PLAN FOR DETAILS OF LANDSCAPING CONCEPTS AND AREAS TO BE USED ON THIS SITE
  - METAL HALIDE PARKING LOT LIGHTING WILL BE PROVIDED
  - WALL MOUNTED LIGHTING AT BACKS OF BUILDINGS WILL BE PROVIDED.

**FILE COPY**

App. \_\_\_\_\_  
 Revisors \_\_\_\_\_  
 Date \_\_\_\_\_  
 No. \_\_\_\_\_  
**Kimley-Horn and Associates, Inc.**  
 12700 Park Central Drive, Suite 4800  
 Dallas, Texas 75221  
 Tel. No. (972) 238-1300  
 Fax No. (972) 238-3500

**ROCKWALL RETAIL CENTER**  
**CITY OF ROCKWALL, TEXAS**

**SITE PLAN**

**FILE COPY**

**98-35**

**PRELIMINARY**

FOR REVIEW ONLY  
Not for construction or permit purposes.

**Kimley-Horn and Associates, Inc.**  
 ENGINEERS, PLANNERS AND ENVIRONMENTAL CONSULTANTS  
 Engineer: **KEVIN GASKEY**  
 P.E. No. 69165 Date: 06/24/98

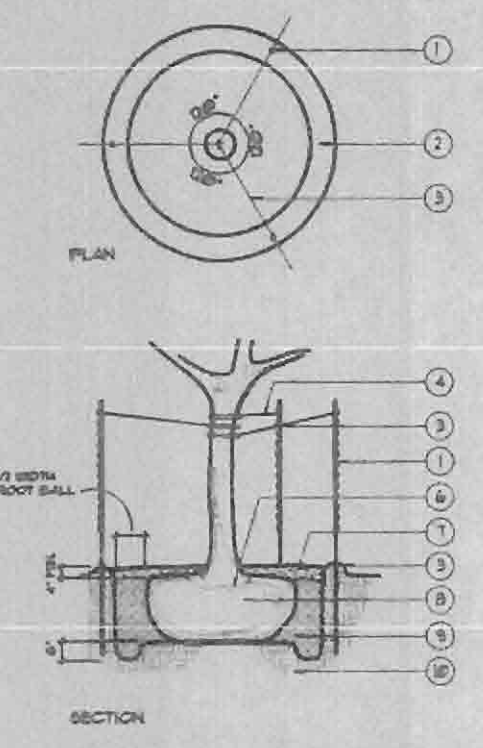
Scale:	1" = 100'
Designed by:	INES
Drawn by:	DIC
Checked by:	KSC
Date:	JUNE 1998
Project No.	063284-03
SHEET	C-2
OF	

C:\DATA\983284\983284-03.dwg 06/24/98 08:37  
 SHEET = SITE PLAN, KIMLEY-HORN, KIMLEY-HORN, KIMLEY-HORN

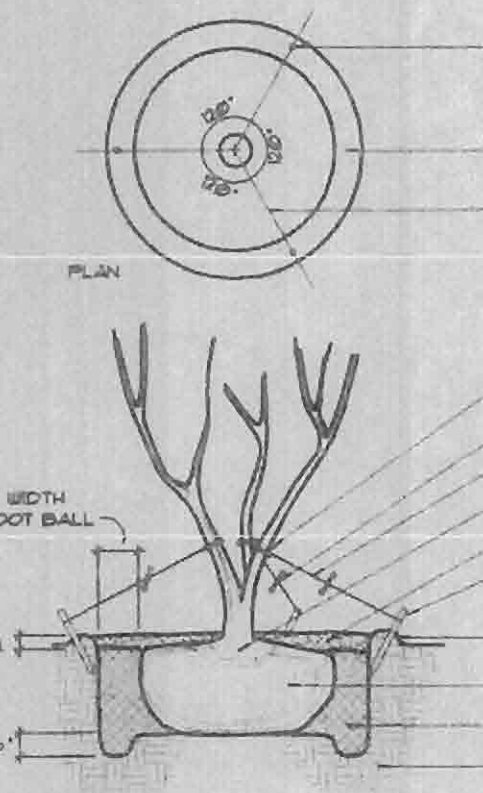


**NOTES:**

- Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock'
- Plant bed preparation procedure shall be to add 3" of compost and 20lbs. organic fertilizer (Greensense, Systane or equal per 1000 sq. ft. of bed) to entire bed, bed should be tilled to a depth of 6-8". Existing soil shall be reasonably free of stones, lumps of clay, roots, and other foreign matter. Acidity to be between 6.0-7.0 pH.
- Plants to be arranged in beds using triangular spacing. Tree planting pits shall be backfilled with existing soil only, and cleared of rocks, lumps, of clay, and other foreign material. Place 1" of compost 4 3" of mulch on top of root ball.
- Lawn areas shall be treated with fertilizer applied at a rate of twenty (20) pounds per 1000 square feet.
- All plant beds shall be top dressed with 2" shredded hardwood mulch.
- Methods of tree staking indicated on the drawings are for suggestion only. The landscaper contractor shall use whatever method he deems fit, however, he will be held liable for any damages caused to trees by improper staking methods (including absence of staking), and is responsible for uprighting and replanting trees which are blown over during the warranty period.
- Provide steel edge between all plant beds and lawn areas.
- If rocks are encountered, remove to a depth of 3" and add 3" of friable fertile topsoil to all sodded areas. Grade according to Engineer's grading plan.
- In the event of a discrepancy between drawings and Plant Schedule, the drawings shall prevail.
- Locate all utilities prior to digging. Contractor shall be responsible for all damages incurred by his work.
- All landscaped areas shall be fully irrigated with an automatic irrigation system.
- No substitutions shall be made without written authorization from the project Landscape Architect or the Owner.
- All landscape areas not shown w/ shrubs or groundcover shall receive solid Bermuda Sod.
- Within visibility triangle, shrubs must be maintained at 30" ht. and trees trimmed to 7'-0" min. clear trunk.
- Relocation of 12" Bradford Pear shall be done by a contractor trained in tree relocation. Submit method of tree location for approval by Landscape Architect prior to doing the work.
- Any work performed along Preston Vineyard Dr. that affects right-of-way or median should be confirmed with the Parks and Recreation Department (335-5511). Any damage or development in these areas should be addressed.
- The owner, tenant and/or their agent, if any, shall be jointly responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. The work shall include, but not to be limited to, mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping. All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that dies shall be replaced with the plant material of similar size and variety, within ninety days.



**A TREE PLANTING DETAIL**  
N.T.S.



**B MULTI-TRUNK TREE PLANTING DETAIL**  
N.T.S.

- 2' x 2' x 24' WOOD STAKES SPACED EQUALLY AT 10"
- EARTH SAUCER
- GALVANIZED GUY WIRE ADD TURNBUCKLES IF NECESSARY TO STABILIZE TREE
- RUBBER CHAFING GUARD
- WARNING FLAGS
- REMOVE BURLAP TIES AND TOP OF BURLAP IF NECESSARY TO STABILIZE TREE
- 1" COMPOST AND 3" MULCH AS SPECIFIED
- ROOT BALL
- BACKFILL W/ SOIL AS PER SPECIFICATIONS
- UNDISTURBED EARTH

**PLANT SCHEDULE**

SYMBOL	QUANTITY	CALLOUT	BOTANICAL NAME	COMMON NAME	SPECIFICATION
<b>TREES</b>					
IV	20	IV	Ilex vomitoria	Yaupon Holly	6-8' x 4', B4B
TD	51	TD	Taxodium distichum	Bald Cypress	3' Cal, 10-12', B4B
QV	57	QV	Quercus virginiana	Live Oak	3' Cal, 10-12', B4B
<b>SHRUBS</b>					
IC	1045	IC	Ilex cornuta 'Burfordii'	Dwarf Burford Holly	5gal, 3' oc, 36" ht.
<b>LAWN</b>					
			Sod	Cynodon Dactylon	Common Bermuda

NOTE: In accordance with Rockwall City Code, Article III, Landscape Regulations, this plan provides the following landscape areas:

- Parking Lot Landscaping:**
- 5.0% required by ordinance
  - ±7.0% provided by this plan
- Required Overall Landscaping:**
- 15% Required
  - 2.5% Reduction for Parking Lot Screening
  - 2.5% Reduction for Right-of-Way Landscaping
  - 10% Required by Ordinance
  - ±10.3% Provided by this plan

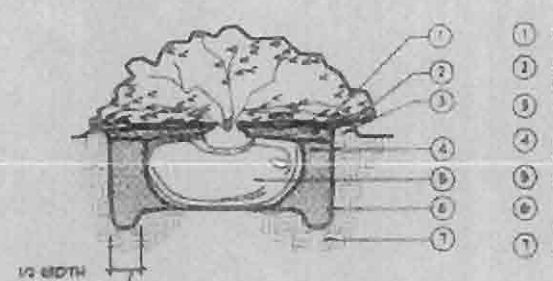
Reference Landscape Plan for details of Landscape concepts to be used on this site.

**FILE COPY**

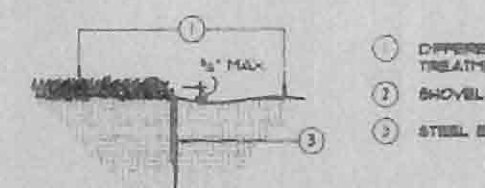
**Kimley-Horn and Associates, Inc.**  
 Tel. No. (972) 336-3800  
 Fax. No. (972) 336-3800  
 12700 Park Central Drive, Suite 1500  
 Dallas, Texas 75251

**ROCKWALL RETAIL CENTER**  
**CITY OF ROCKWALL, TEXAS**

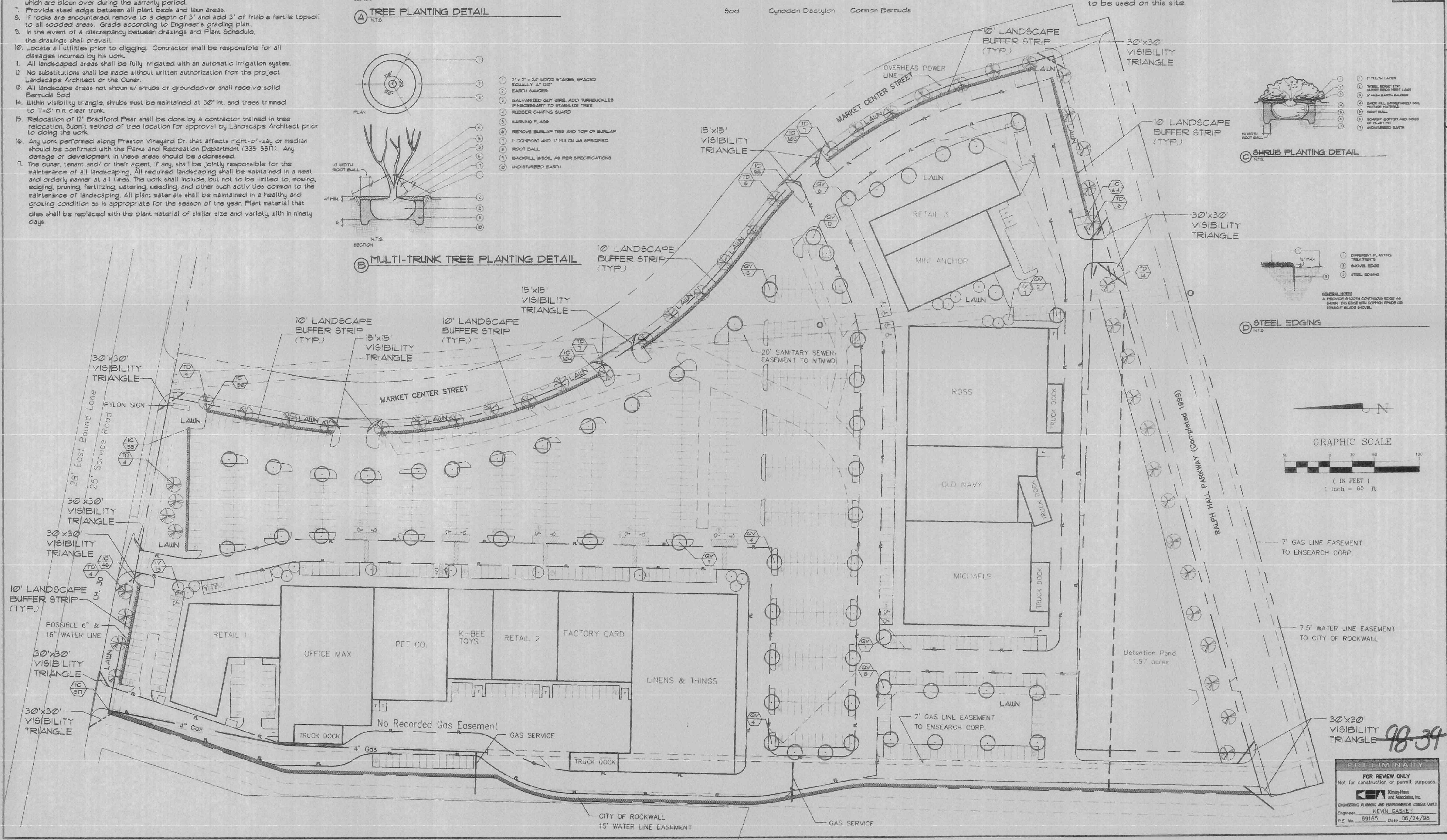
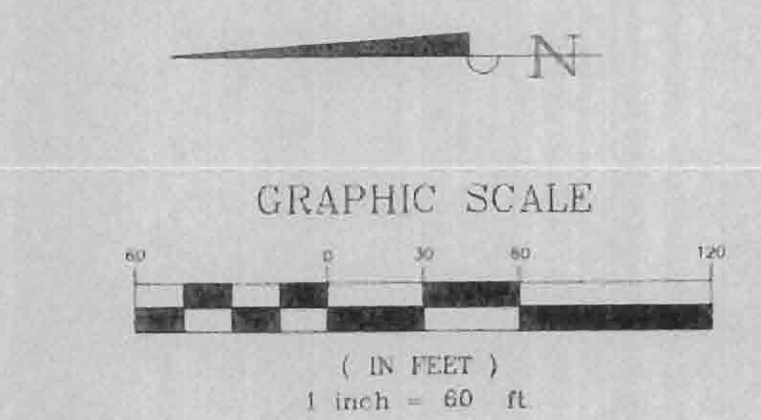
**LANDSCAPE PLAN**



**C SHRUB PLANTING DETAIL**  
N.T.S.



**D STEEL EDGING**  
N.T.S.



98-39

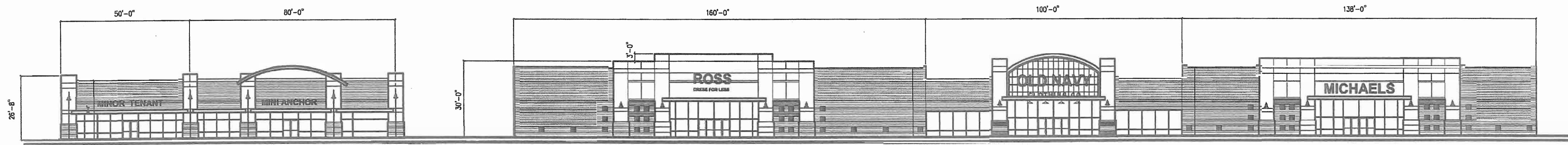
Scale: 1" = 100'  
 Designed by: KHA  
 Drawn by: KHA  
 Checked by: KHA  
 Date: JUNE 1998  
 Project No. 063284-03

**PRELIMINARY**  
 FOR REVIEW ONLY  
 Not for construction or permit purposes.  
 Kimley-Horn and Associates, Inc.  
 ENGINEERING PLANNING AND ENVIRONMENTAL CONSULTANTS  
 Engineer: KEVIN GASKEY  
 P.E. No. 69165 Date 06/24/98

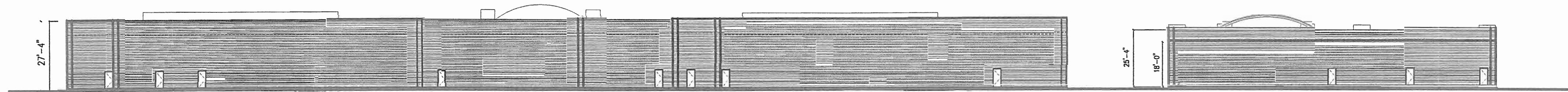
SHEET  
**LS-1**  
 OF

© 2001 KIMLEY-HORN AND ASSOCIATES, INC. 06/27/98 10:51  
 11' x 17" 25% REDUCED COPY

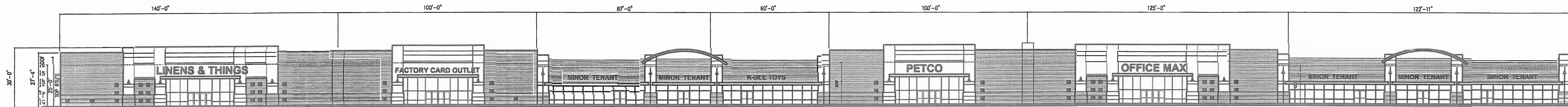




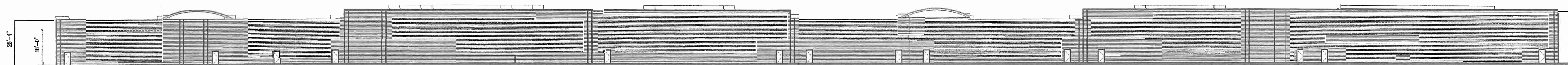
**FRONT ELEVATION A**



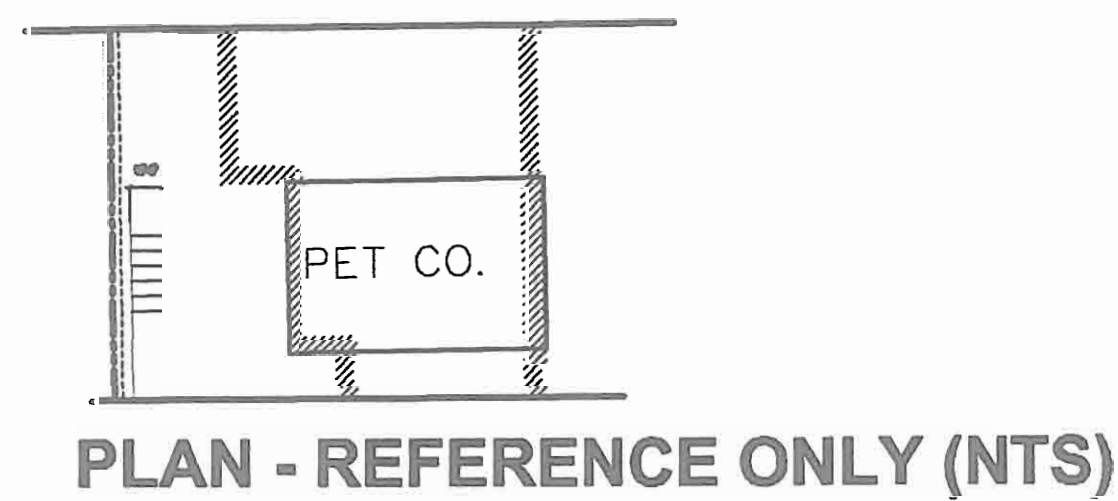
**REAR ELEVATION A**



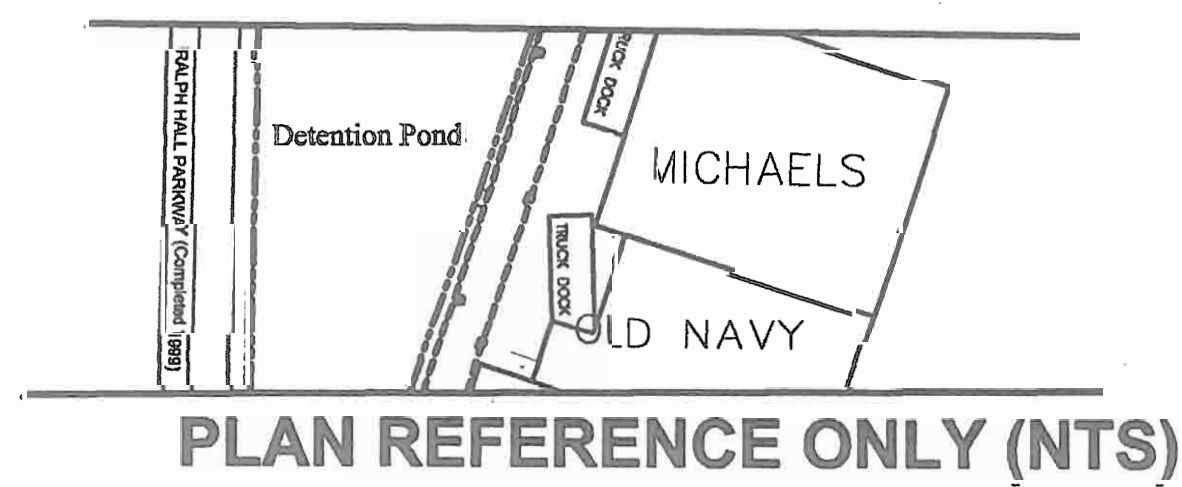
**FRONT ELEVATION B**



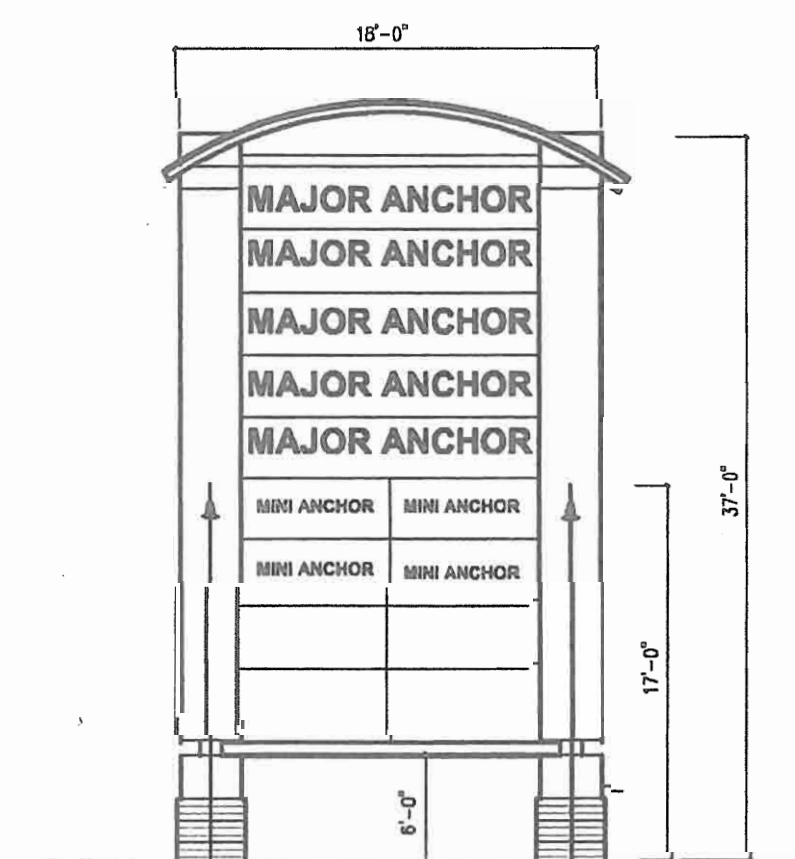
**REAR ELEVATION**



**PLAN - REFERENCE ONLY (NTS)**



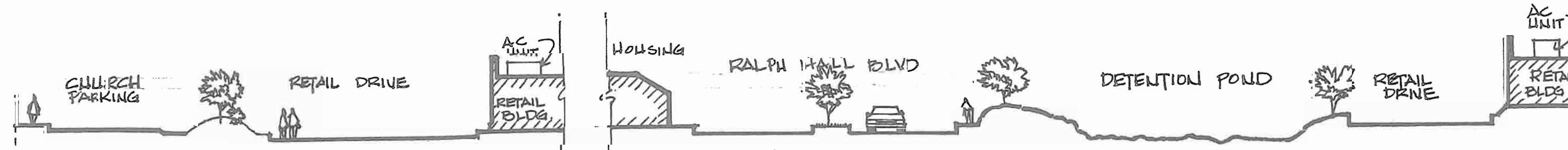
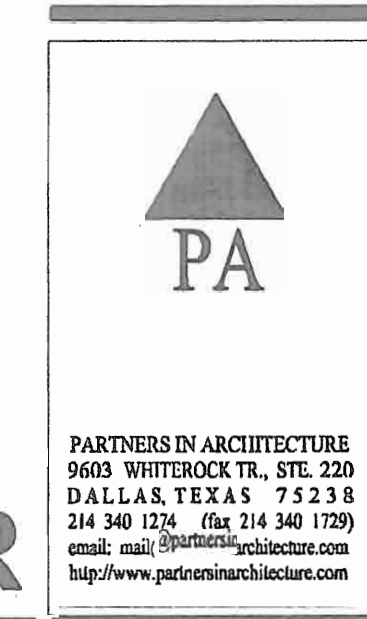
**PLAN REFERENCE ONLY (NTS)**



**PYLON SIGN CONCEPT**

Project: 9725  
 File: 3101-CITY2  
 Date: 07/08/98  
 Scale: NTS

NORTH



**CROSS SECTION WEST (CHURCH) SIDE**

**CROSS SECTION RALPH HALL BLVD**

**ROCKWALL RETAIL MARKETPLACE CENTER**

FILE COPY  
 98-35