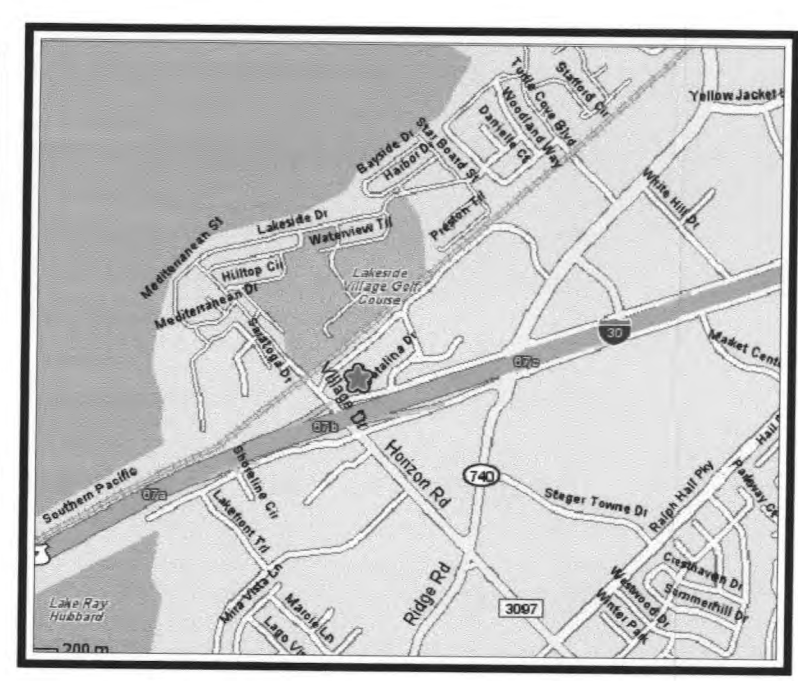
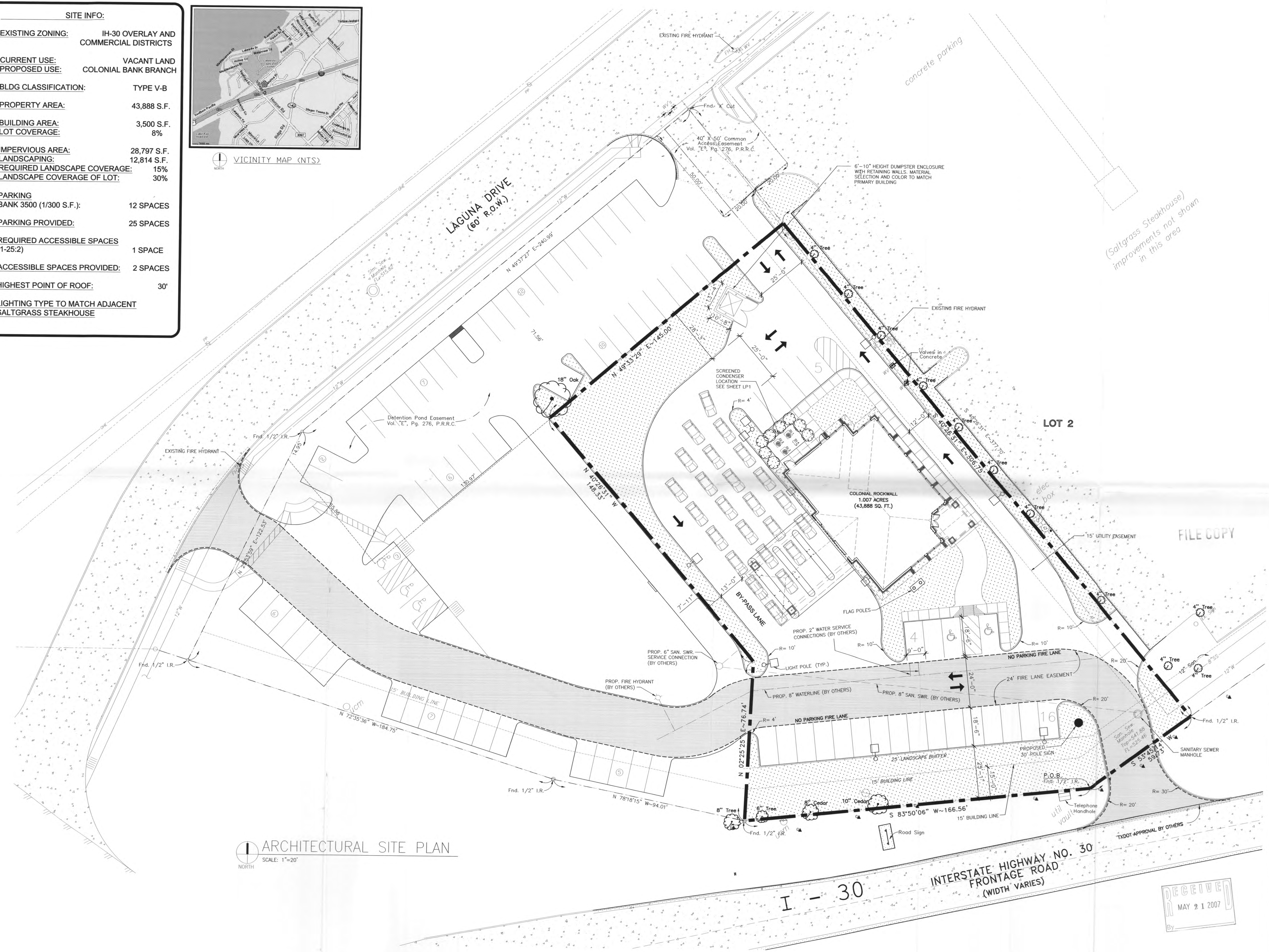


SITE INFO:	
EXISTING ZONING:	IH-30 OVERLAY AND COMMERCIAL DISTRICTS
CURRENT USE:	VACANT LAND
PROPOSED USE:	COLONIAL BANK BRANCH
BLDG CLASSIFICATION:	TYPE V-B
PROPERTY AREA:	43,888 S.F.
BUILDING AREA:	3,500 S.F.
LOT COVERAGE:	8%
IMPERVIOUS AREA:	28,797 S.F.
LANDSCAPING:	12,814 S.F.
REQUIRED LANDSCAPE COVERAGE:	15%
LANDSCAPE COVERAGE OF LOT:	30%
PARKING BANK 3500 (1/300 S.F.):	12 SPACES
PARKING PROVIDED:	25 SPACES
REQUIRED ACCESSIBLE SPACES (1-25:2)	1 SPACE
ACCESSIBLE SPACES PROVIDED:	2 SPACES
HIGHEST POINT OF ROOF:	30'
LIGHTING TYPE TO MATCH ADJACENT SALTGRASS STEAKHOUSE	



VICINITY MAP (NTS)



ARCHITECTURAL SITE PLAN
SCALE: 1"=20'

RS&H
Architectural, Engineering, Planning and Environmental Services

Reynolds, Smith and Hills, Inc.
11011 Richmond Ave. Suite 700
Houston, Texas 77042
713-914-4455 FAX 713-914-0155
www.rsandh.com
FL Cert. Nos. AAC001886 - EB0005620 - LCC000210

COLONIAL BANK

ROCKWALL BRANCH

1675 LAGUNA DRIVE
ROCKWALL, TX 75087

3500L WESTERN



REVISIONS

NO.	DESCRIPTION	DATE
1	SITE PLAN SUBMITTAL	04-13-07
2	SITE PLAN RE-SUBMITTAL	05-22-07

DATE ISSUED: 04-13-07

REVIEWED BY: JT

DRAWN BY: NE

DESIGNED BY: NE

AEP PROJECT NUMBER

512-6041-021

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SITE PLAN

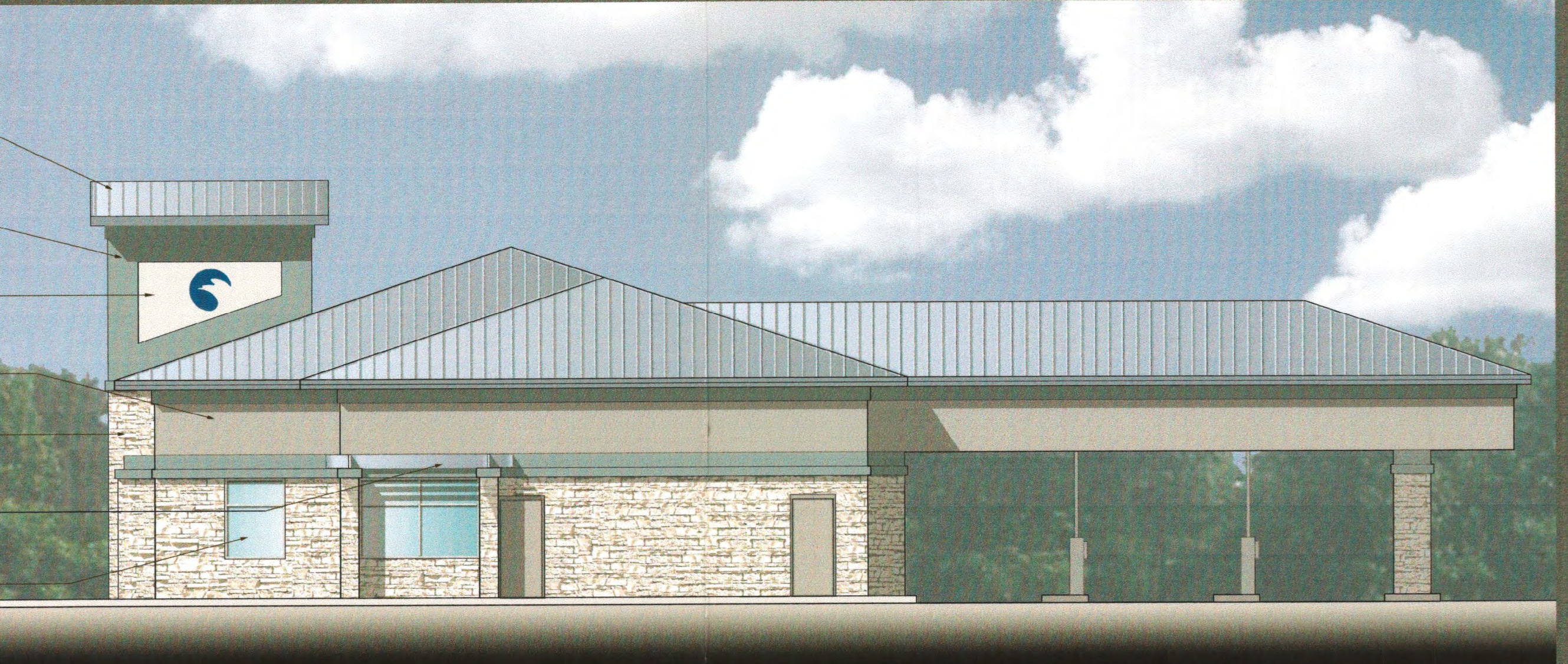
SHEET NUMBER

A-0.3

OF



- 30'-0" OVERALL BUILDING HEIGHT
- STANDING SEAM METAL ROOF CLEAR ANODIZED ALUMINUM
- STUCCO-ROOKWOOD BLUE-GREEN (SW 2811)
- STUCCO-STO 310 FINE SAND FINISH COLOR 2001
- STUCCO-AMHERST GRAY HC 167
- CORONADO STONE-COUNTRY RUBBLE HILL COUNTRY
- ALUMINUM SOLAR SCREEN TO MATCH COLOR OF METAL ROOF
- PPG VISTACOOL CARBIA GLASS



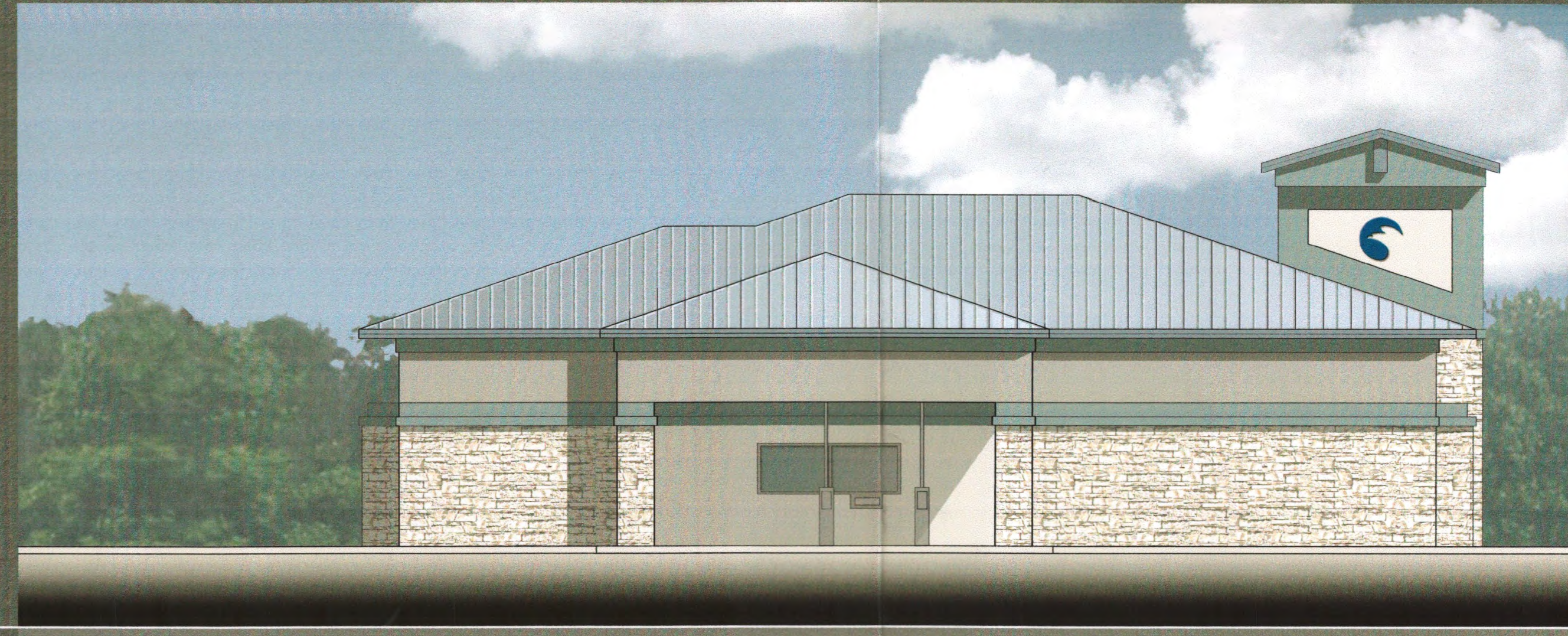
NORTH ELEVATION
1/8" = 1'-0"



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



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

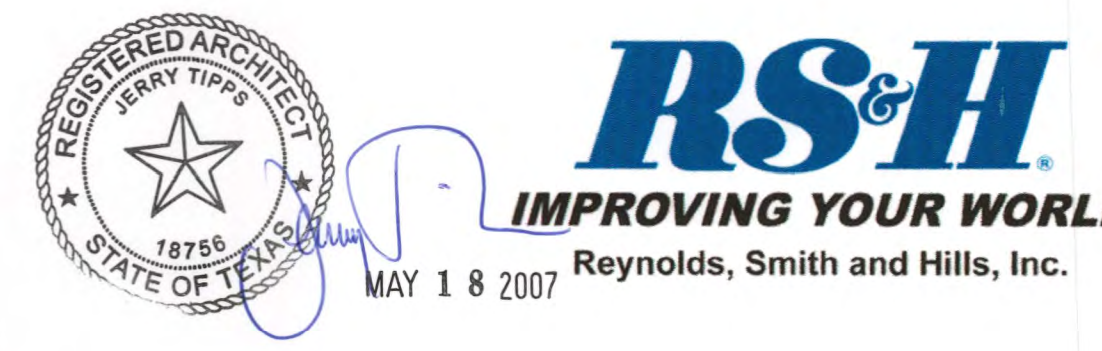


WEST ELEVATION
1/8" = 1'-0"



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PROPOSED ELEVATIONS
COLONIAL BANK - ROCKWALL
1675 LAGUNA DRIVE
ROCKWALL, TEXAS 75087





COLONIAL BANK

ROCKWALL BRANCH

1675 LAGUNA DRIVE
ROCKWALL, TX 75087

3500L WESTERN



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EXTERIOR ELEVATIONS



SHEET NUMBER

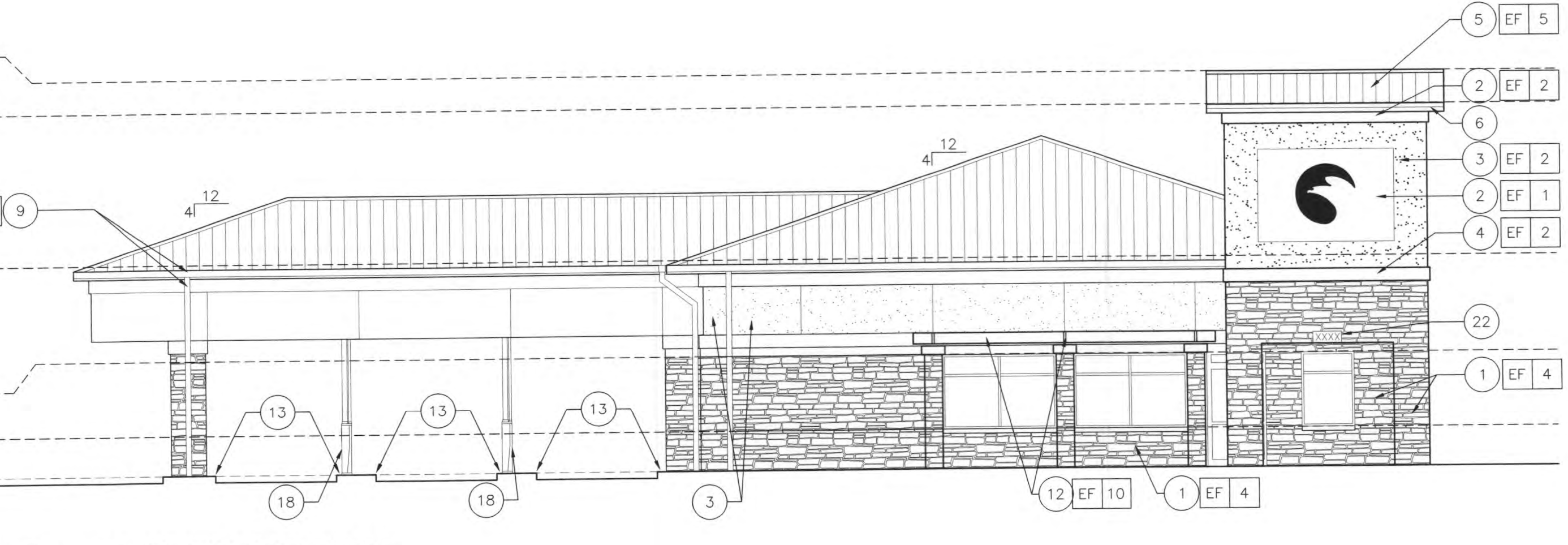
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OF
2007 009

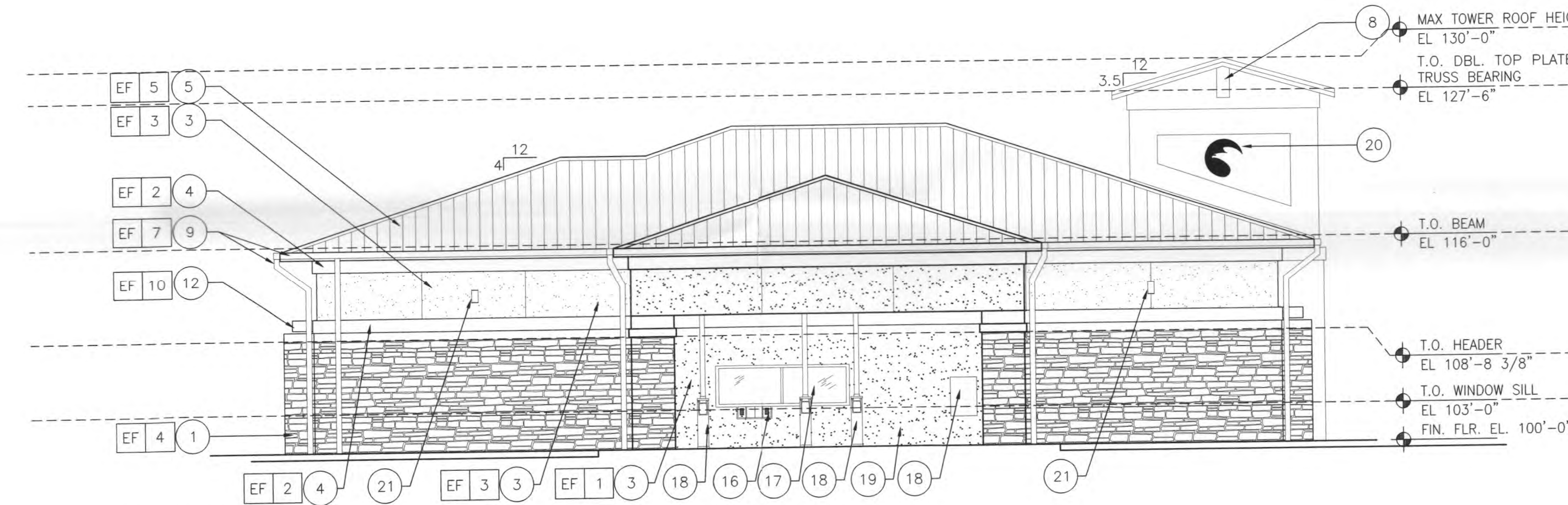
NOTE:
ALL SIGNAGE BY SEPARATE PERMIT.



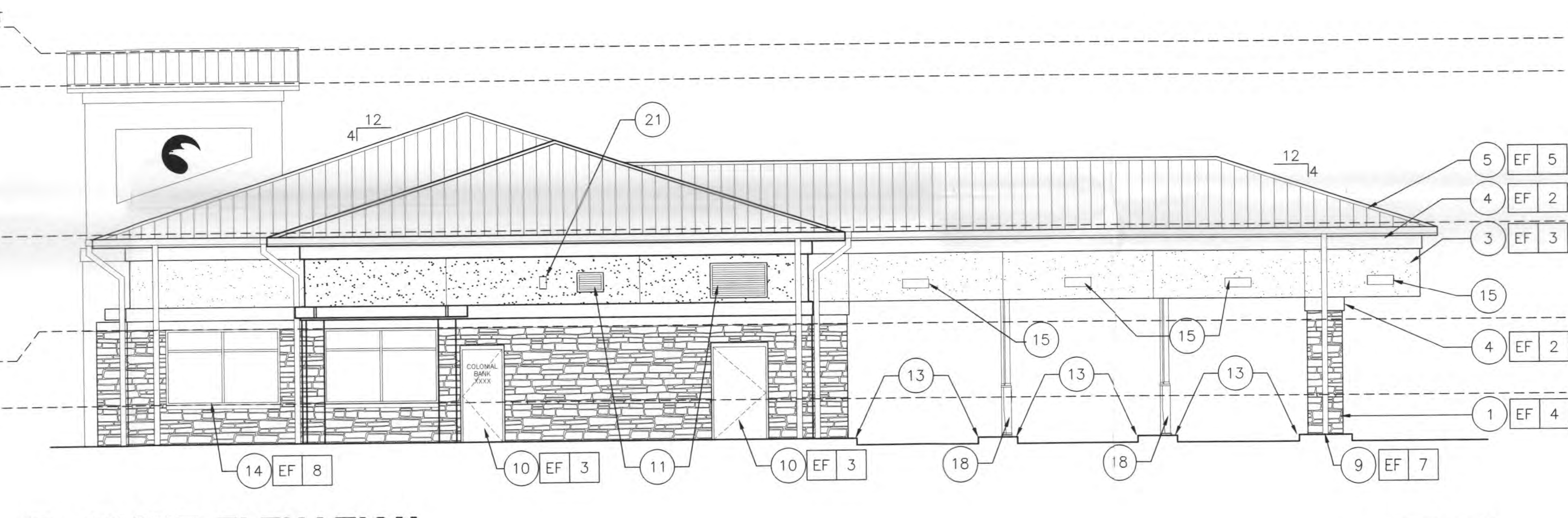
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
SCALE: 1/8" = 1'-0"



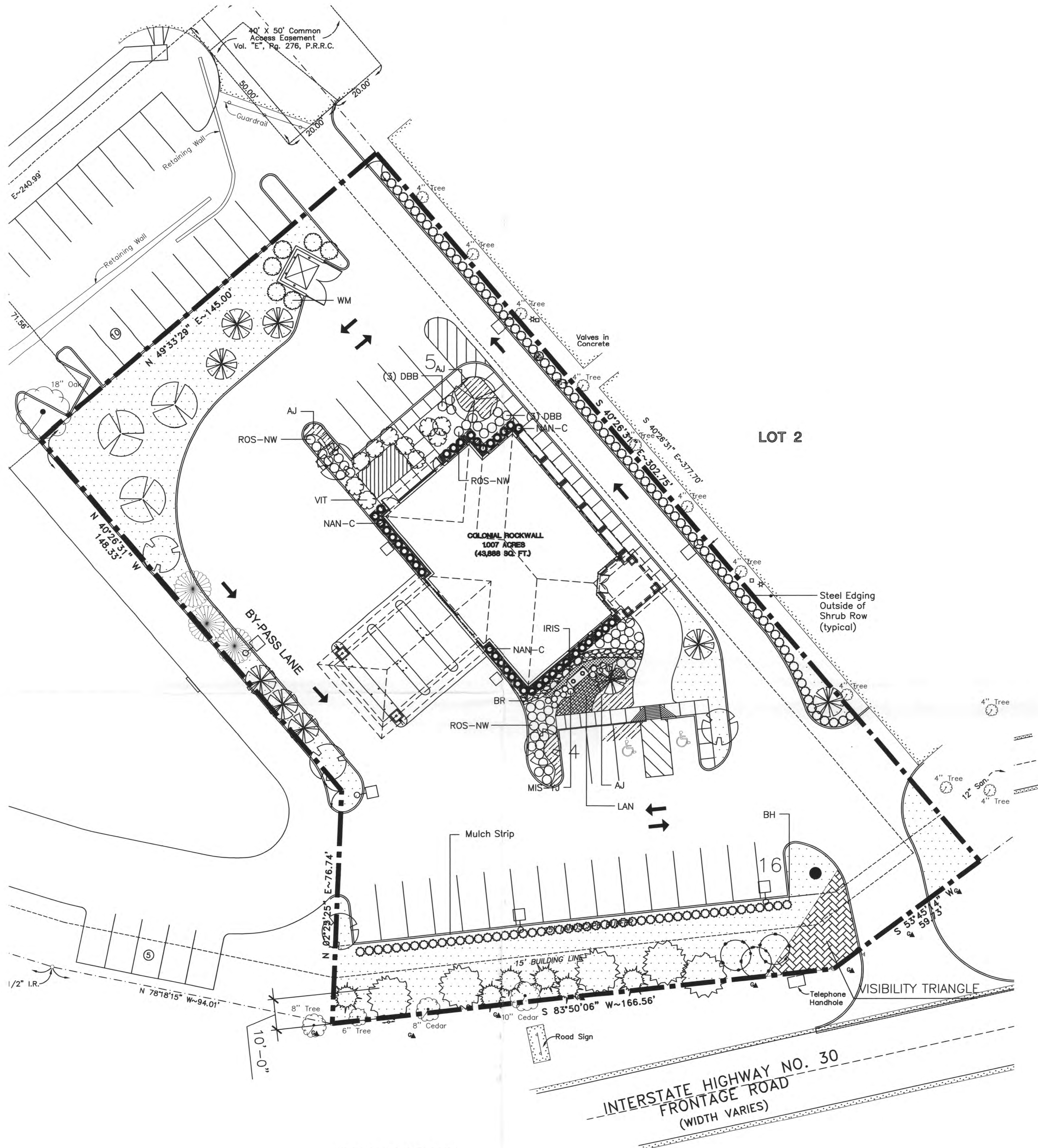
4 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

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CODE TAG	MATERIAL	MANUFACTURER	SERIES	DESCRIPTION		ADDITIONAL INFORMATION
				COLOR	LOCATION	
EF-1	EXTERIOR PAINT	STO	310 FINE SAND	2001	FRIEZE BAND	REFER TO SPECIFICATIONS
EF-2	EXTERIOR PAINT	SHERWIN WILLIAMS	ROOKWOOD BLUE-GREEN	SW 2811	FIELD, TOWER AND TRIMS	REFER TO SPECIFICATIONS
EF-3	EXTERIOR PAINT	BENJAMIN MOORE	AMHERST GRAY	HC-167		REFER TO SPECIFICATIONS
EF-4	STONE	REFER TO SPECIFICATIONS				
EF-5	ROOF SYSTEM	REFER TO SPECIFICATIONS			ROOF	
EF-6	FLASHING	REFER TO SPECIFICATIONS		WHITE		
EF-7	GUTTERS & DOWNSPOUTS	REFER TO SPECIFICATIONS		WHITE	ROOF	
EF-8	ALUM STOREFRONTS	REFER TO SPECIFICATIONS		WHITE		
EF-9	EXTERIOR GLAZING	PPG	VISTACOOL	CARBIBIA		REFER TO SPECIFICATIONS
EF-10	ALUM SUNSHADE LOUVERS	REFER TO SPECIFICATIONS		CLEAR ANODIZED		REFER TO SPECIFICATIONS

- | | | |
|------------------------------------|--|---|
| 1 STUCCO - COUNTRY RUBBLE | 9 GUTTER & DOWNSPOUT | 17 SECURITY WINDOW - BY OTHERS |
| 2 STUCCO - TEXTURED FINISH | 10 HOLLOW METAL DOOR | 18 BANK EQUIPMENT - BY OTHERS |
| 3 STUCCO - SMOOTH FINISH | 11 METAL LOUVERS: 2'-0" X 1'-6"
6'-4" X 3'-2" | 19 NOT USED |
| 4 STUCCO - BAND | 12 DECORATIVE ALUM. SUNSHADE LOUVERS | 20 BUILDING SIGNAGE BY OTHERS.
G.C. SHALL PROVIDE POWER AS REQUIRED
PER SIGNAGE MANUFACTURERS SPECIFICATIONS. |
| 5 ROOFING SYSTEM | 13 CONCRETE CURB | 21 EXTERIOR LIGHT FIXTURE |
| 6 FASCIA | 14 ALUM STOREFRONT W/ TINTED GLAZING | |
| 7 STUCCO CONTROL JOINT | 15 LANE SIGNS - BY OTHERS | |
| 8 POLYURETHANE COATED FOAM BRACKET | 16 DEAL DRAWER - BY OTHERS | |

EXTERIOR FINISHES & KEYED NOTES - TRAD MTL STYLE
SCALE: NTS



GENERAL LANDSCAPE NOTES

1. The General Contractor is responsible for removing all vegetation and leaving all landscape areas at two inches below final grade. The Landscape Contractor will provide and spread a compacted two inch depth of a loamy topsoil to all turf areas - bringing these areas to top of curb / final grade (compact). The Landscape Contractor will provide and install a four inch depth of planting mix to all planting beds - crowning for proper drainage. (See specifications for more detailed instruction on turf area and planting bed preparation).
2. A two inch depth of shredded hardwood mulch will be used as a topdressing for all planting beds and a three inch depth for all tree rings.
3. Landscape Contractor shall make own plant quantity take-offs using drawings, specifications, and plant schedule. Plant schedule requirements (i.e. spacing) dictate, unless otherwise directed by the landscape designer. Landscape Contractor to verify bed measurements and install appropriate quantities as governed by the plant spacing per the schedule. Ensure all minimum requirements of the local governing authority are met (i.e. minimum plant quantities).
4. No substitutions of plant materials will be allowed. If plants are not available, the Landscape Contractor shall notify the Landscape Designer in writing (via proper channels). Plants may be inspected and approved or rejected on the jobsite by the Owner or Owner's Representative.
5. Landscape Contractor is responsible for the landscape maintenance of this project until substantial completion.

**CITY OF ROCKWALL, TX
LANDSCAPE REQUIREMENTS**

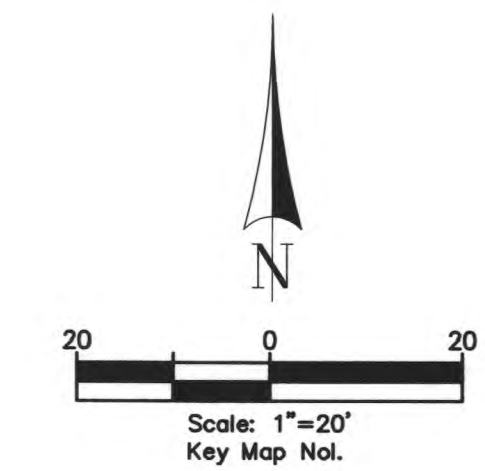
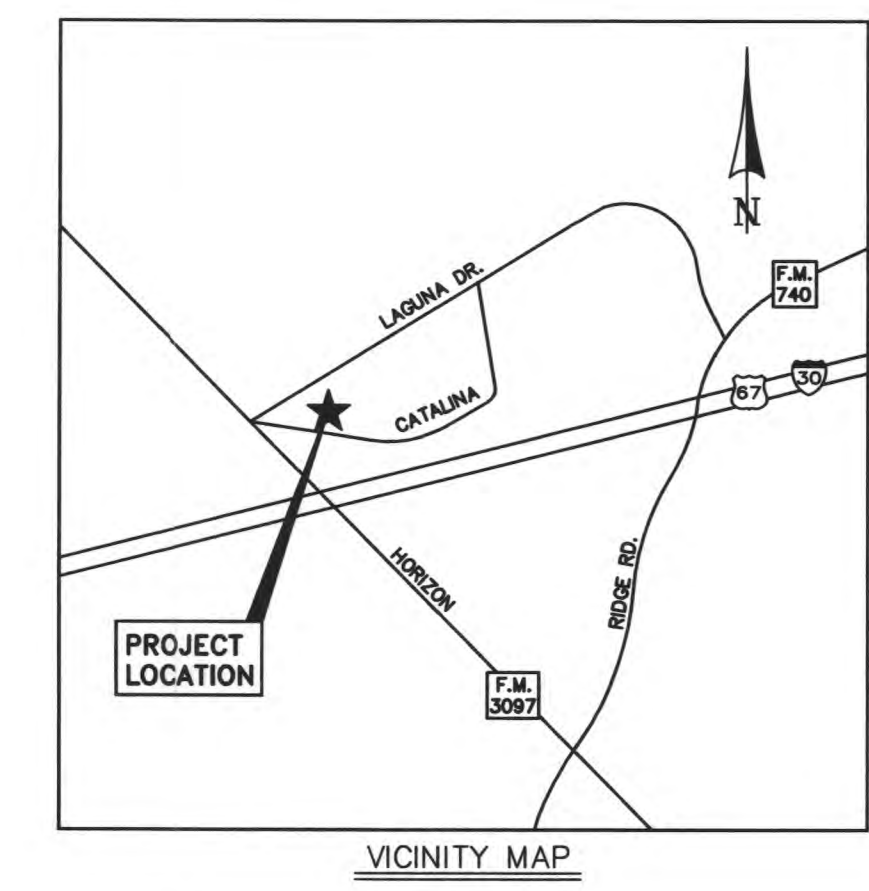
TOTAL SITE LANDSCAPING:
Total site area 44,305 sf.
43,305 x 15% = 6,496 sf landscape required
12,874 sf landscape provided

PARKING LOT LANDSCAPING:
Total parking and maneuvering space is 23,882 sf.
26 parking spaces / 10 = 2.6
3 large canopy interior trees required

3 large canopy interior trees provided

BUFFER LANDSCAPING:
213 total linear feet of landscape buffer
213 / 100 = 2.13
2.13 x 3 = (7) large trees required
2.13 x 4 = (9) accent trees required

7 large canopy trees provided
(2 existing and 5 new)
9 native understory trees provided



Landscape Legend

Qty	Symbol	Common Name	Botanical Name	Abbreviation	Plant Size	Remarks
7		Bald Cypress	Taxodium distichum	BC	4' cal, 10-12' tall	
9		Cape Myrtle 'Natchez'	Lagerstroemia indica x laurii 'Natchez'	CM-N	8-10' tall, multi-trunk	min. 3 trunks
4		Chinquapin Oak	Quercus muhlenbergii	CO	4' cal, 10-12' tall	
5		Southern Live Oak	Quercus virginiana	LO	4' cal, 10-12' tall	
3		Texas Redbud	Cercis canadensis subsp. texensis	RB-TX	6-8' tall, multi-trunk	min. 3' overall caliper
6		Waxmyrtle	Myrica caroliniana	WM	5-6' tall, multi-trunk	min. 3 trunks
6		Yaupon Holly	Ilex vomitoria 'Pride of Houston'	YH	6-8' tall, multi-trunk	min. 3' overall caliper
3		Cedar Elm	Ulmus crassifolia	CE	4' cal, 10-12' tall	

Qty	Symbol	Common Name	Botanical Name	Abbreviation	Plant Size	Remarks
12		Dwarf Bottlebrush	Callistemon citrinus 'Little John'	DBB	3 Gallon	
47		Burford Holly	Ilex cornuta 'Burford'	BH	min. 30" tall	
81		Dwarf Wax Myrtle	Myrica caroliniana 'Dor's Dwarf'	DWM	3 Gallon	
40		Compact Nandina	Nandina domestica 'Compacta'	NAN-C	3 Gallon	
41		Nearly Wild Rose	Rosa x 'Nearly Wild'	ROS-NW	3 Gallon	
10		Chaste Tree	Vitex agnus-castus	VIT	5-6' tall, multi-trunk	purple - min. 3 trunks

Qty	Symbol	Common Name	Botanical Name	Abbreviation	Plant Size	Remarks
12		'Yaku Jima' Maiden Grass	Miscanthus sinensis 'Yaku Jima'	MIS-YJ	3 Gallon	

- IRIS - Bicolor Iris / Iris Moraea Bicolor: 1 gallon at 15' oc
- AJ - Asian Jasmine / Trachelospermum asiaticum: 4" pots at 10' oc
- BR - Bull Rock / Washed River Rock (4" deep) in 3 foot wide swale - verify location with grading contractor
- LAN - Dallas Red Lantana / Lantana Dallas Red: 1 gallon at 18' oc
- Common Bermuda Sod



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Reynolds, Smith and Hills, Inc.
11011 Richmond Ave. Suite 700
Houston, Texas 77042
713-914-4455 FAX 713-914-0155
www.rsandh.com
FL Cert Nos. AAC001886 - EB0005620 - LCC000210



**ROCKWALL
BRANCH**

1675 LAGUNA DRIVE
ROCKWALL, TX 75087

3500L_WESTERN



REVISIONS

NO.	DESCRIPTION	DATE
	SITE PLAN SUBMITTAL	04-13-07
	SITE PLAN RE-SUBMITTAL	05-22-07

DATE ISSUED: 04-13-07
REVIEWED BY: JT
DRAWN BY: RM
DESIGNED BY: RM

**AEP PROJECT NUMBER
512-6041-021**

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**Landscape
Plan**

**SHEET NUMBER
LP1**

PROPERTY OWNER
Malcolm Holland
8214 Westchester Dr., Ste 400
Dallas, TX 75225
P (214) 234-7720
F (214) 691-8806

**EVERGREEN
DESIGN GROUP, INC.**
Landscape Designers & Consultants
17515 Spring Cypress, Ste C-209 Cypress, TX 77429
P (713) 983-6144 / F (866) 579-8452
www.Evergreen-Design.net

Being a tract of land containing 0.9941 acre (43,305 square feet) located in the W. Blevins Survey, A-9 in Rockwall County, Texas, and being out of Lot 1R, Block "C", Replat-Phase 1, La Jolla Pointe Addition, Lots 1R, 3R, and 4R, a subdivision plat recorded in Volume "E", Page 276 of the Plat Records of Rockwall County, Texas.



COLONIAL BANK

ROCKWALL BRANCH

1675 LAGUNA DR.
ROCKWALL, TX 75087

3500L WESTERN



REVISIONS

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Landscape Details

SHEET NUMBER

LP2

LANDSCAPE PLANTING NOTES

QUALIFICATIONS OF LANDSCAPE CONTRACTOR

1. The landscaping shall be performed by a single firm specializing in landscape planting.
2. A list of successfully completed projects of this type, size and nature may be requested by the Owner (or Owner's Agent) for further qualification purposes.
3. The Landscape Contractor must hold a valid Nursery and Florida Certificate issued by the Texas Department of Agriculture, as well as operate under a Commercial Pesticide Applicator License - issued by either the Texas Department of Agriculture or the Texas Structural Pest Control Board.

SCOPE OF WORK

1. Work covered by these sections includes the furnishing of and paying for all materials, labor, services, equipment, licenses, taxes and any other items that are necessary for the execution, installation and completion of all work, specified herein and/or shown on the Landscape Plan.
2. All work shall be performed in accordance with all applicable laws, codes and regulations required by authorities having jurisdiction over such work and provide for all inspections and permits required by Federal, State and Local authorities in supply, transportation and installation of materials.
3. The Landscape Contractor is responsible for the verification of all underground utility lines (telephone, gas, water, electrical, cable, television, etc.) prior to the start of any landscape work.
4. The quantities shown on the Plant List are for the contractor's convenience only. The Landscape Contractor is responsible for verifying all quantities prior to offering a bid.

PLANT MATERIALS

1. Provide plants typical of their species or variety, with normal, densely developed branches and vigorous, fibrous root systems.
2. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sunscald injuries, frost cracks, abrasions of the bark, plant disease, insect eggs, borers and all other forms of infestation.
3. All plants shall be balled and burlapped or container grown as specified. No container grown stock will be accepted if it is root bound. All root wrapping material made of synthetics shall be removed at time of planting.
4. All material shall conform to the guidelines established by the current American Standard for Nursery Stock, published by the American Association of Nurserymen.
5. Cracked or mushroomed rootballs are not acceptable.
6. Caliper measurement for standard (single trunk) trees shall be taken as follows: six inches above the natural grade line for trees up to and including four inches in caliper; and twelve inches above the natural grade line for trees exceeding four inches in caliper.
7. Multi-trunk trees shall be measured by their height.

PRODUCTS

1. Bank Sand: a friable, loamy topsoil (or silty sand) with minimal clay clods.
2. Planting Mix: an equal part mixture of topsoil, sand and compost.
3. Starter Fertilizer: A 13-13-13 ratio with 2% SCU, 5% sulfur, 2% iron as well as additional micronutrients.
4. Palm Maintenance Spikes as manufactured by Lutz Corp. Their phone number is (800) 203-7740.
5. Mulch: Only shredded hardwood mulch will be accepted. As specified on planting plan.
6. Pre-Emergence: Any granular, non-staining pre-emergence that is labeled for the specific ornamentals or turf it will be utilized on. A pre-emergence herbicide is to be applied per the manufacturer's labeled rates.
7. Steel Edging: Professional steel edging, 14 gauge thick x 4" wide factory painted dark green. Acceptable manufacturers include Col-Met, or pre-approved equal.
8. Weed Barrier for planting beds will consist of a 5 ounce, woven, needle-punched fabric. Acceptable product includes DeWitt's Pro 5. Individual tree rings will also receive a filter fabric. Acceptable product includes DeWitt's Tree Squares (with slits).

TREE PLANTING

1. Tree holes shall be excavated to a width of two times the width of the rootball, and to a depth equal to the depth of the rootball (less two inches).
2. Scarify the sides and bottom of the tree hole prior to the placement of the tree. Remove any glazing that may have been caused during the excavation of the hole.
3. Install the tree so the top of the rootball is one to two inches above the surrounding grade.
4. Backfill the tree hole utilizing the existing topsoil from on-site. Clay, rocks, and other debris shall be removed from the soil prior to the backfill.
5. The total number of tree stakes (beyond the minimum listed below) will be left to the Landscape Contractor's judgment. Should any trees fall or lean, it will be the responsibility of the Landscape Contractor to straighten the tree, or replace it should it become damaged. Tree staking will consist of, at a minimum:
 15 - 30 gallon containers (2) 6' green, steel t-posts w/ 1" wide plastic tree chain
 45 - 100 gallon containers (3) 6' green, steel t-posts w/ 1" wide plastic tree chain
 Multi-trunk trees No minimum
6. Upon completion of the planting, an earth watering basin will be constructed around the tree. The interior of the tree ring will then be covered with the weed barrier cloth.
7. Provide and install a three inch depth of mulch over and within the earth watering saucer.

PALM PLANTING

1. Dig the hole the same size as the rootball.
2. Use bank sand mixed with the existing soil (75% bank sand/25% existing soil) as the backfill.
3. Begin to backfill around the rootball with the new soil mixture until you are about 1/2 from the top of the rootball.
4. Apply Lutz Maintenance Spikes per the manufacturer's directions.
5. Brace the palms using palm braces. Nail the 2 x 4 into the adjustable palm brace. Do not nail the 2 x 4 into the palm itself.
6. Upon completion of the planting, an earth watering basin will be constructed around the tree. The interior of the tree ring will then be covered with the weed barrier cloth.
7. Provide and install a three inch depth of shredded hardwood mulch over and within the earth watering saucer.

SHRUB AND GROUNDCOVER PLANTING

1. Upon approval of the grade left by the General Contractor, the Landscape Contractor will rototill the proposed bed locations. A four inch depth of the specified planting mix will then be evenly spread over the designated bed area. The planting bed will then be rototilled again, and a pre-emergence and Starter Fertilizer will be applied per the manufacturer's labeled directions.
2. The planting bed will then be hand raked smooth and crowned for proper drainage.
3. Dig the hole twice as wide as the plant's rootball. Install the plant in the hole. Backfill around the plant.
4. Install the weed barrier cloth, overlapping it at the ends. Utilize steel staples to keep the weed cloth in place.
5. A two inch depth of mulch will then be installed as a top dressing, covering the entire planting bed area.

TURF AREA PREPARATION

1. The General Contractor will leave all turf areas at 2" below top of curb.
2. The Landscape Contractor shall import and spread a compacted two inch depth of bank sand - ensuring soil is compacted at the top level of the curb.
3. Apply the Starter Fertilizer.

SODDING

1. Sod variety to be as specified on the Landscape Plan.
2. Lay sod within 24 hours from the time of stripping. Do not lay if the ground is frozen.
3. Lay the sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips - do not overlap. Stagger strips to offset joints in adjacent courses.
4. Water the sod thoroughly with a fine spray immediately after planting to obtain at least six inches of penetration into the soil below the sod.
5. Roll the sod to ensure good contact of the sod's root system with the soil underneath.

HYDRONUTRITION

The hydronut mix (per 1,000 SF) shall be as follows:

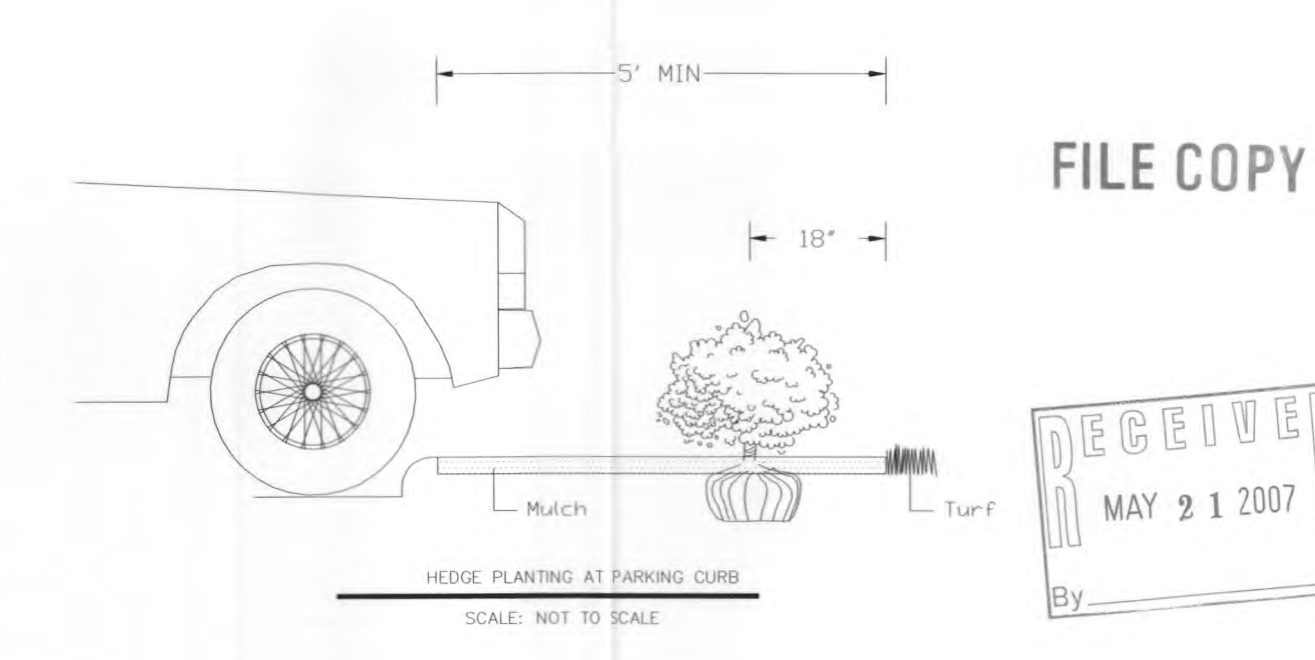
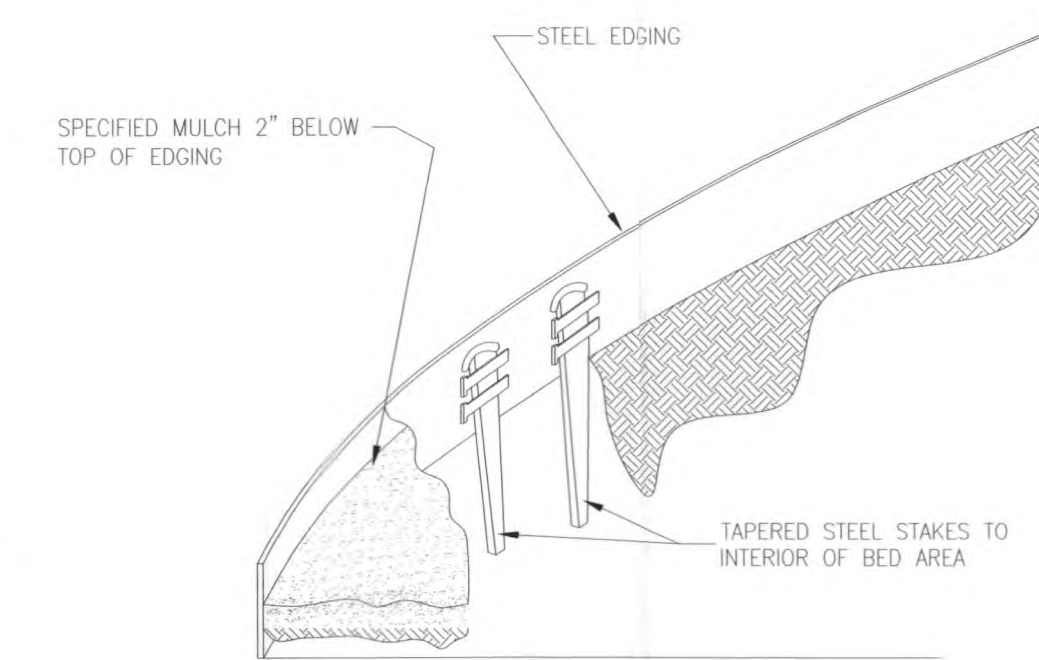
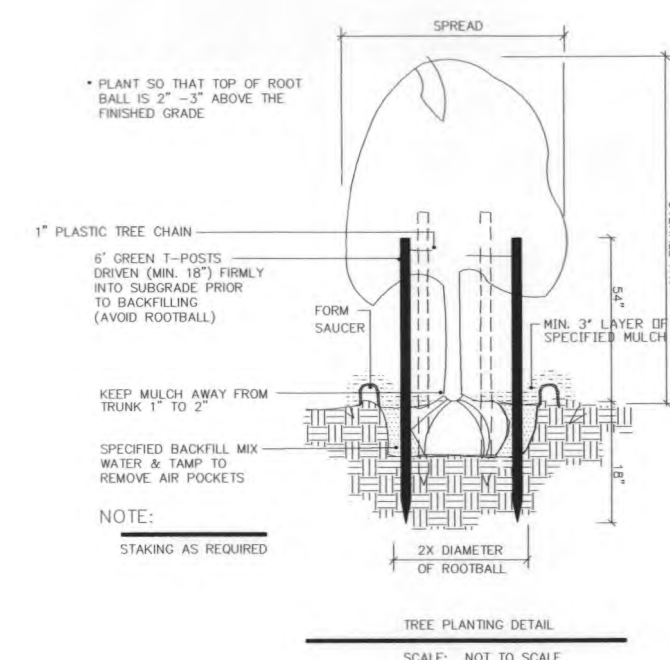
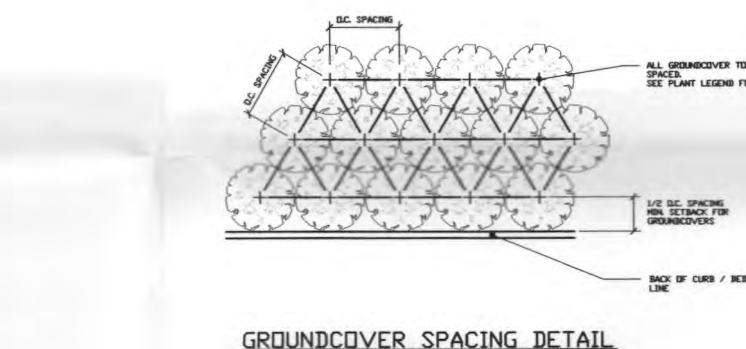
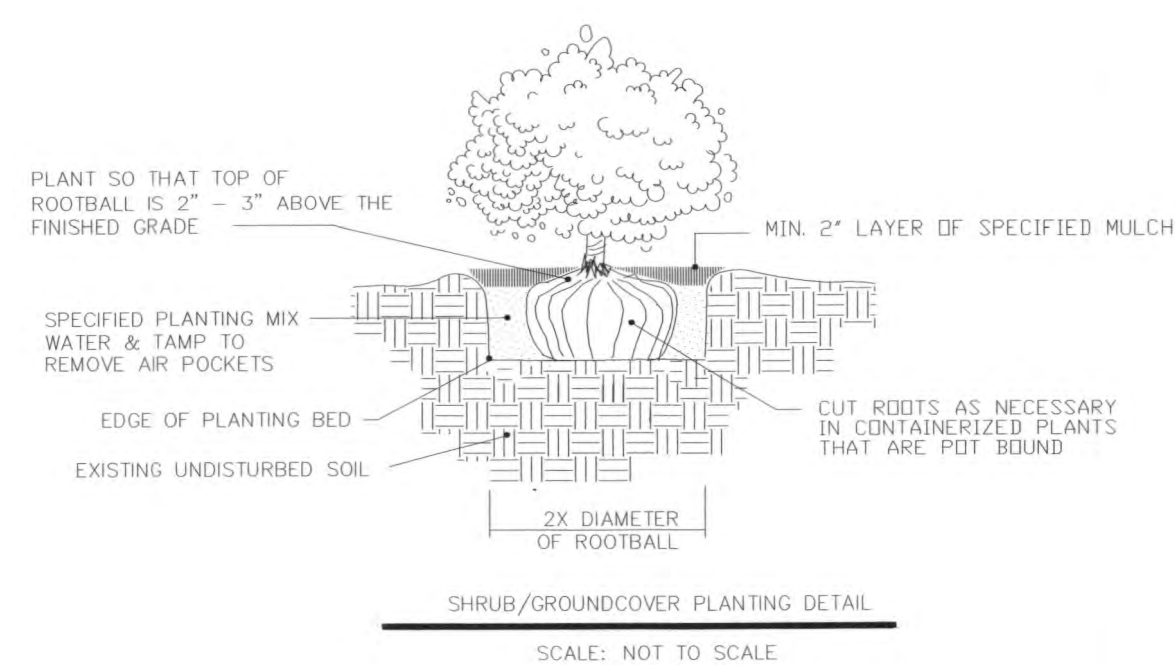
- WINTER MIX (October 1 - March 31)
 50# Cellulose Fiber Mulch
 2# Unhulled Bermuda Seed
 2# Annual Rye Seed
 15# 15-15-15 Water Soluble Fertilizer
- SUMMER MIX (April 1 - September 30)
 50# Cellulose Fiber Mulch
 2# Hulled Bermuda Seed
 15# 15-15-15 Water Soluble Fertilizer

CLEAN UP

1. During landscape preparation and planting, keep all pavement clean and all work areas in a neat, orderly condition.
2. All excavated materials will be disposed of legally off the project site.

INSPECTION AND ACCEPTANCE

1. Upon completion of the work, provide the site clean and free of materials and suitable for use as intended.
2. When the planting work is completed, the Owner (or Owner's Representative) will make an inspection to determine acceptability.
3. When the inspected planting work does not comply with the contract documents, replace the rejected work within 24 hours.
4. Landscape maintenance will continue until re-inspected by the Owner (or Owner's Agent) and found to be acceptable.



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REVISIONS

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	SITE PLAN SUBMITTAL	04-13-07
	SITE PLAN RE-SUBMITTAL	05-22-07

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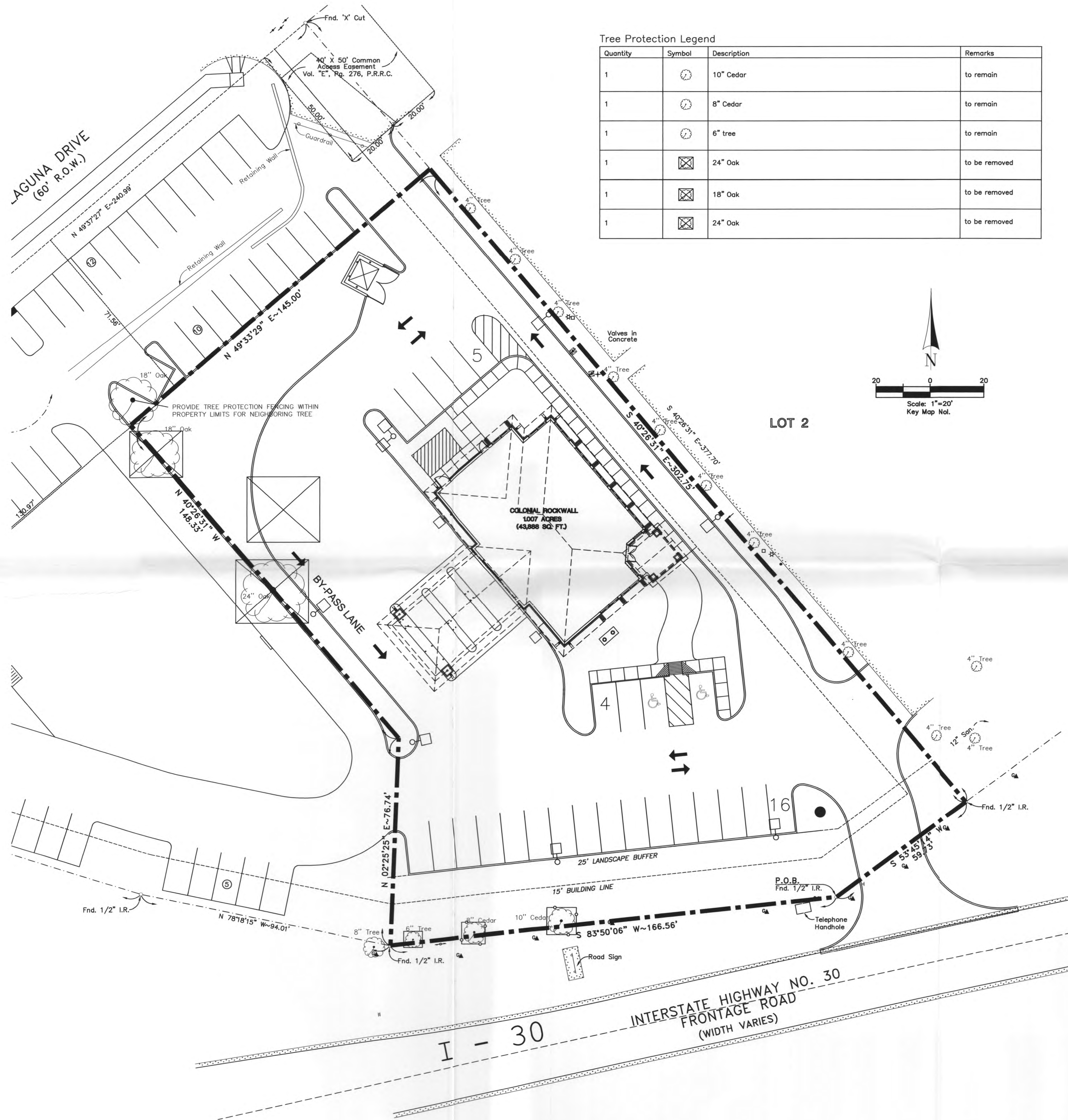
AEP PROJECT NUMBER
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Tree Protection Plan

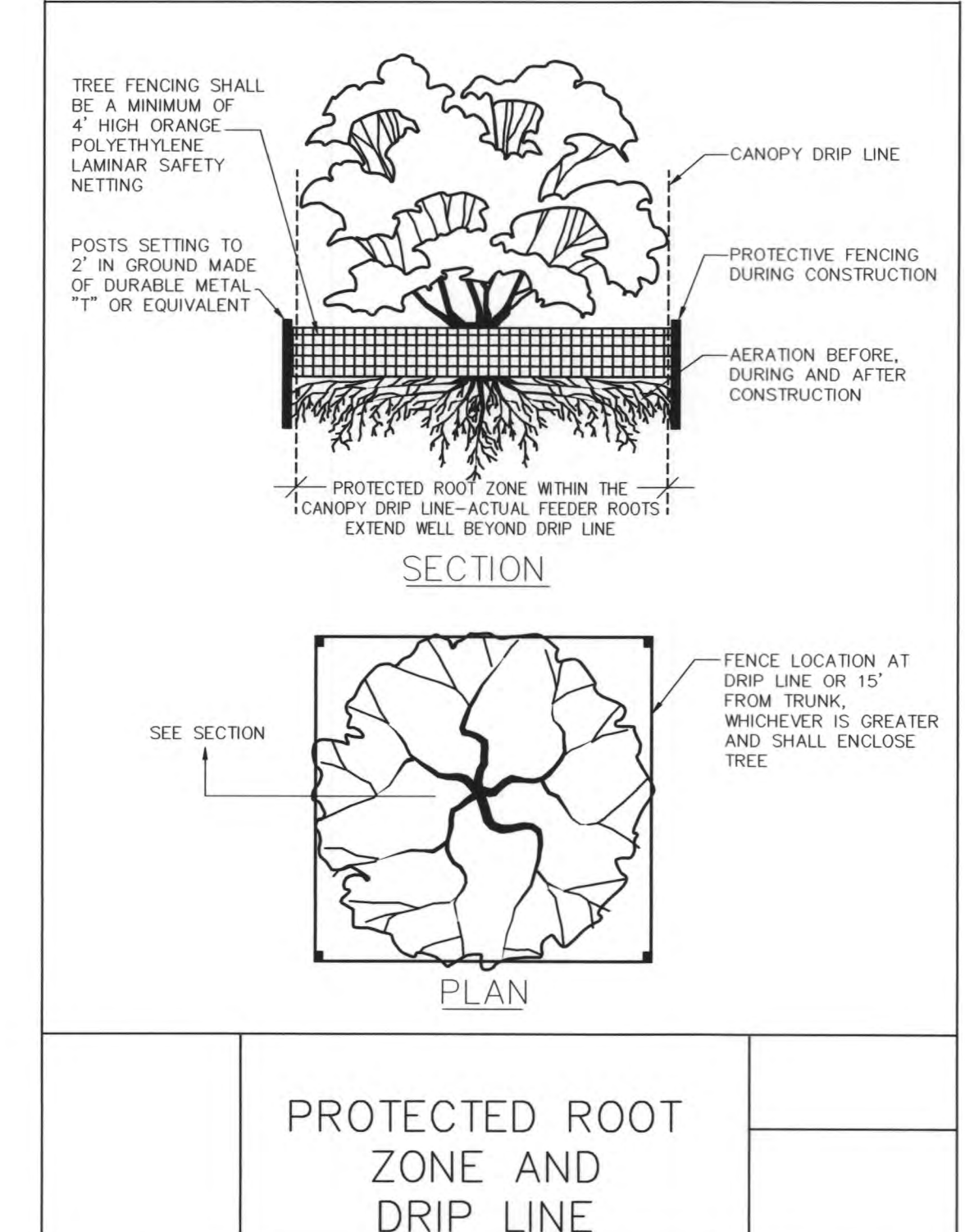
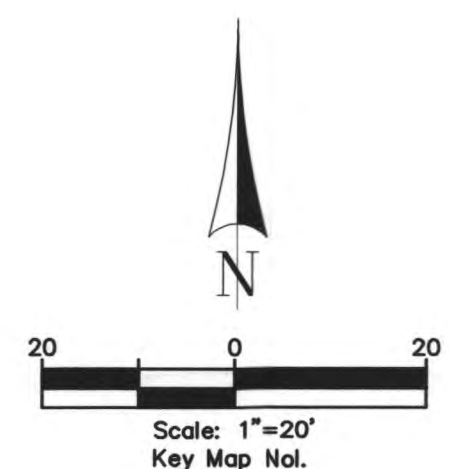
SHEET NUMBER
TP1

EVERGREEN
DESIGN GROUP, INC.
Landscape Designers & Consultants
17515 Spring Cypress, Ste C-209 Cypress, TX 77429
P (713) 983-6144 / F (866) 579-8452
www.Evergreen-Design.net



Tree Protection Legend

Quantity	Symbol	Description	Remarks
1		10" Cedar	to remain
1		8" Cedar	to remain
1		6" tree	to remain
1		24" Oak	to be removed
1		18" Oak	to be removed
1		24" Oak	to be removed



LEGEND
TREE PROTECTION FENCE

TREE PROTECTION NOTES

PRIOR TO CONSTRUCTION

1. Employ the services of a certified arborist (and obtain all necessary permits) to prune the existing trees for cleaning, raising and thinning. Ensure all trees receive a commercial-grade root stimulator application after pruning and prior to mulching - again, applied by the certified arborist.
2. Install tree protection fencing around the trees to remain (see plan). Fencing shall extend outside the dripline (Critical Root Zone) of the trees where possible. Protect at least 75% of the Critical Root Zone. Fencing to be orange, plastic warning barrier with 6" t-posts spaced 5 foot on-center. Apply a four inch depth of fine shredded hardwood mulch within each tree protection fenced area. Do not 'pile' mulch directly against the trunk of the tree. If fencing is not possible, cover the Critical Root Zone with six to eight inches of wood-chip mulch and 2" plywood or road boards to prevent soil compaction.

DURING CONSTRUCTION

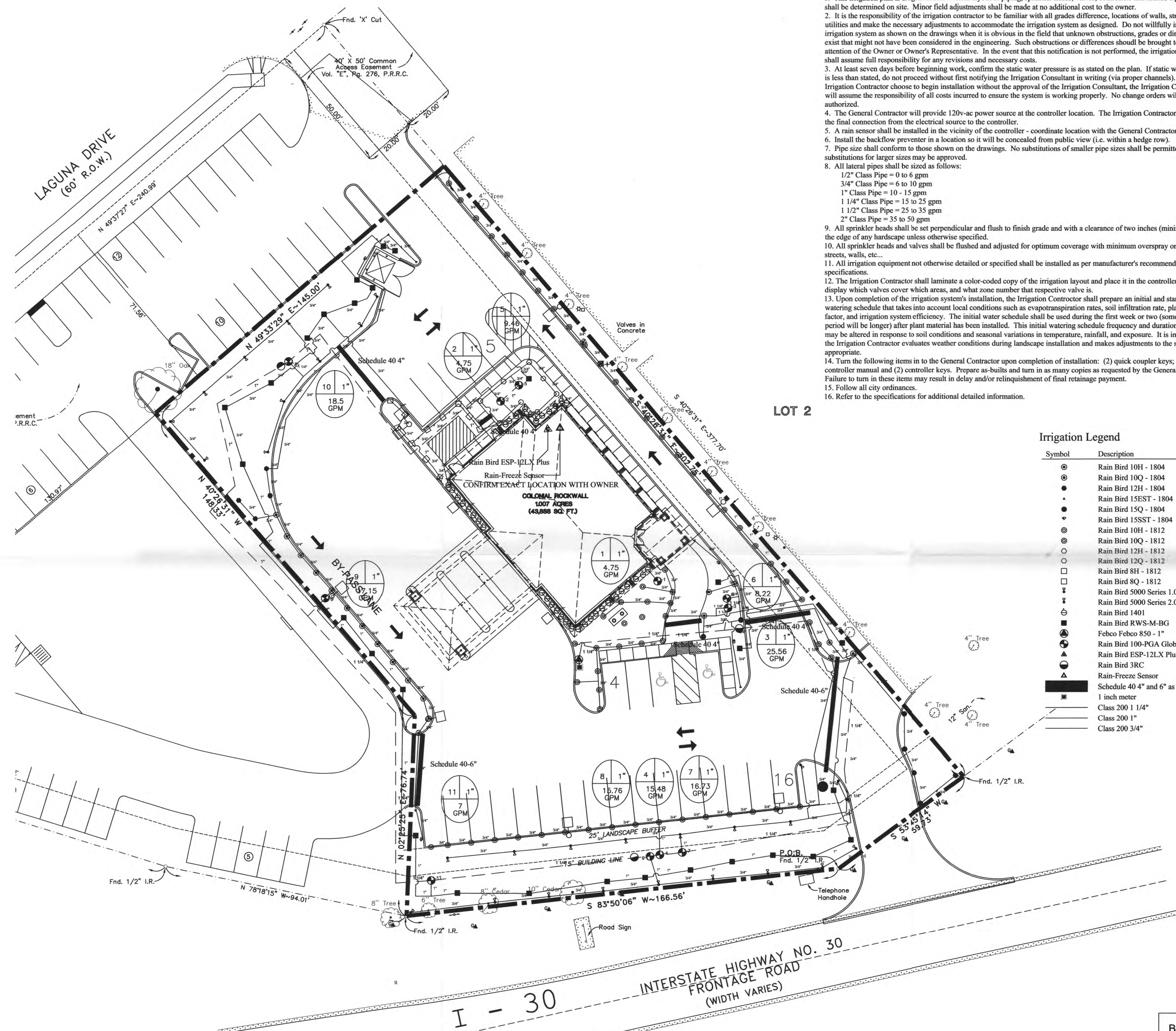
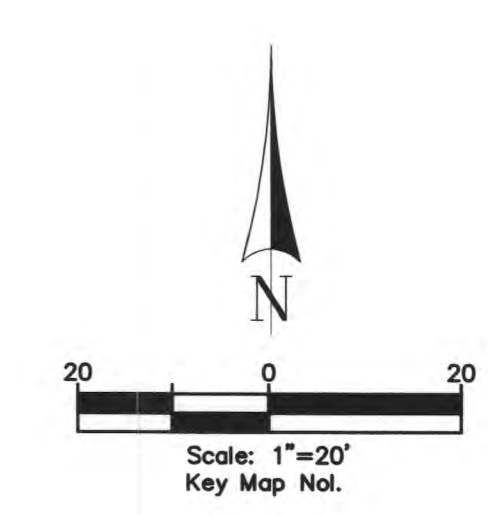
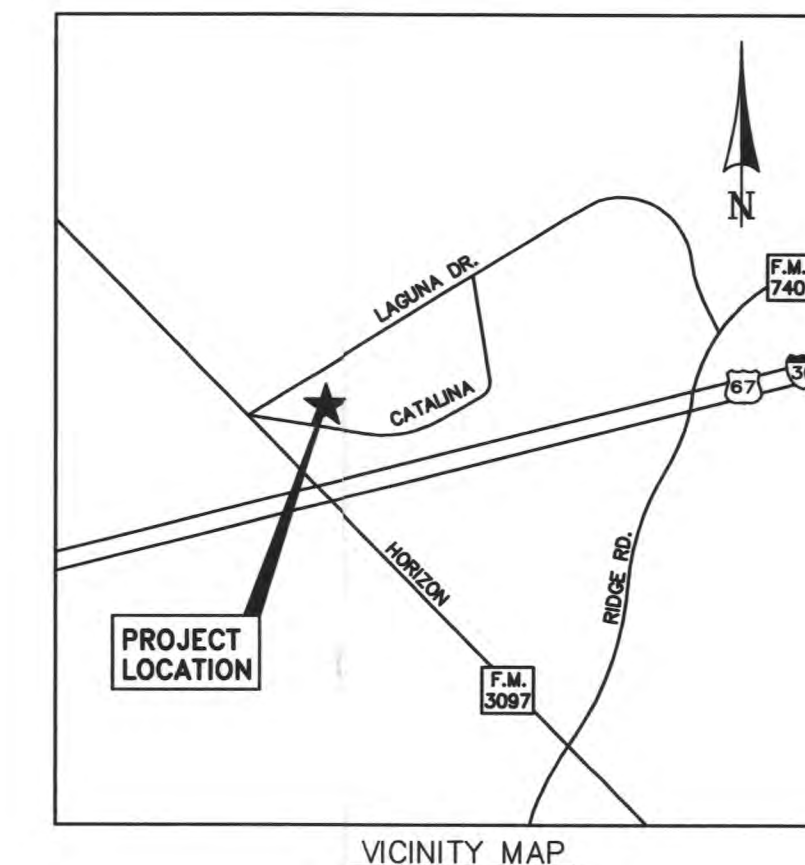
1. During construction, no excess soil, additional fill, equipment, liquids or construction debris shall be placed inside the protective barrier nor shall any soil be removed within the barrier. Avoid soil compaction!
2. The proposed finished grade within the root protection zone of any tree to be preserved shall not be raised or lowered more than three inches.
3. Route underground utilities to avoid the Critical Root Zone. If digging is unavoidable, bore under the roots or hand dig to avoid severing them.
4. All broken branches and exposed roots two inches in diameter or greater shall be cut cleanly.
5. Keep the Critical Root Zone well watered during construction to avoid extra stress on trees. Saturate the top four to six inches of soil.

AFTER CONSTRUCTION

1. Remove contaminated soil, and aerate compacted soil. Make sure to maintain the same grade as before construction - more than two additional inches of soil or sod can ultimately kill an otherwise healthy tree.
2. Remove the tree protection fencing, construct a properly formed mulch tree well, and remove any excess mulch from the site. Provide a deep root watering for all trees.
3. Monitor trees for up to five years, checking for insects or disease that can strike a weakened tree. - BY OWNER AND NOT IN THIS SCOPE OF WORK
4. Water trees during dry periods to help them recover from construction stress. Fertilize annually with a slow-release non burning complete fertilizer - BY OWNER AND NOT IN THIS SCOPE OF WORK

GENERAL IRRIGATION NOTES

1. This irrigation plan is diagrammatic. Actual layout of piping, sprinkler heads, valves, controllers and related equipment shall be determined on site. Minor field adjustments shall be made at no additional cost to the owner.
2. It is the responsibility of the irrigation contractor to be familiar with all grades difference, locations of walls, structures and utilities and make the necessary adjustments to accommodate the irrigation system as designed. Do not willfully install the irrigation system as shown on the drawings when it is obvious in the field that unknown obstructions, grades or dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the Owner or Owner's Representative. In the event that this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions and necessary costs.
3. At least seven days before beginning work, confirm the static water pressure is as stated on the plan. If static water pressure is less than stated, do not proceed without first notifying the Irrigation Consultant in writing (via proper channels). Should the Irrigation Contractor choose to begin installation without the approval of the Irrigation Consultant, the Irrigation Contractor will assume the responsibility of all costs incurred to ensure the system is working properly. No change orders will be authorized.
4. The General Contractor will provide 120V-ac power source at the controller location. The Irrigation Contractor shall make the final connection from the electrical source to the controller.
5. A rain sensor shall be installed in the vicinity of the controller - coordinate location with the General Contractor.
6. Install the backflow preventer in a location so it will be concealed from public view (i.e. within a hedge row).
7. Pipe size shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions for larger sizes may be approved.
8. All lateral pipes shall be sized as follows:
 - 1/2" Class Pipe = 0 to 6 gpm
 - 3/4" Class Pipe = 6 to 10 gpm
 - 1" Class Pipe = 10 - 15 gpm
 - 1 1/4" Class Pipe = 15 to 25 gpm
 - 1 1/2" Class Pipe = 25 to 35 gpm
 - 2" Class Pipe = 35 to 50 gpm
9. All sprinkler heads shall be set perpendicular and flush to finish grade and with a clearance of two inches (minimum) from the edge of any hardscape unless otherwise specified.
10. All sprinkler heads and valves shall be flushed and adjusted for optimum coverage with minimum overspray on walks, streets, walls, etc...
11. All irrigation equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
12. The Irrigation Contractor shall laminate a color-coded copy of the irrigation layout and place it in the controller's cover to display which valves cover which areas, and what zone number that respective valve is.
13. Upon completion of the irrigation system's installation, the Irrigation Contractor shall prepare an initial and standard watering schedule that takes into account local conditions such as evapotranspiration rates, soil infiltration rate, plant type factor, and irrigation system efficiency. The initial water schedule shall be used during the first week or two (sometimes this period will be longer) after plant material has been installed. This initial watering schedule frequency and duration of watering may be altered in response to soil conditions and seasonal variations in temperature, rainfall, and exposure. It is important that the Irrigation Contractor evaluates weather conditions during landscape installation and makes adjustments to the schedule as appropriate.
14. Turn the following items in to the General Contractor upon completion of installation: (2) quick coupler keys; (1) controller manual and (2) controller keys. Prepare as-builts and turn in as many copies as requested by the General Contractor. Failure to turn in these items may result in delay and/or relinquishment of final retainage payment.
15. Follow all city ordinances.
16. Refer to the specifications for additional detailed information.



LOT 2

Irrigation Legend

Symbol	Description	Part #	Pressure	Flow	Radius
⊙	Rain Bird 10H - 1804	10H	25	0.72	9
⊙	Rain Bird 10Q - 1804	10Q	25	0.36	9
⊙	Rain Bird 12H - 1804	12H	25	1.2	11
▲	Rain Bird 15EST - 1804	15EST	25	0.56	14
●	Rain Bird 15Q - 1804	15Q	25	0.82	14
◆	Rain Bird 15SST - 1804	15SST	25	1.11	28
⊙	Rain Bird 10H - 1812	10H	25	0.72	9
⊙	Rain Bird 10Q - 1812	10Q	25	0.36	9
⊙	Rain Bird 12H - 1812	12H	25	1.2	11
⊙	Rain Bird 12Q - 1812	12Q	25	0.6	11
□	Rain Bird 8H - 1812	8H	25	0.52	7
□	Rain Bird 8Q - 1812	8Q	25	0.26	7
⚡	Rain Bird 5000 Series 1.0 LA - 5004-PC	1.0 LA	35	0.8	25
⚡	Rain Bird 5000 Series 2.0 LA - 5004-PC	2.0 LA	35	1.77	25
⊙	Rain Bird 1401	1401	30	0.25	0
■	Rain Bird RWS-M-BG				
⊙	Febco Febco 850 - 1"	850 - 1"	30	0.25	0
⊙	Rain Bird 100-PGA Globe	100-PGA			
⊙	Rain Bird ESP-12LX Plus	ESP-12LX Plus			
⊙	Rain Bird 3RC	3RC			
⊙	Rain-Freeze Sensor	Rain-Freeze Sensor			
—	Schedule 40 4" and 6" as noted				
—	1 inch meter				
—	Class 200 1 1/4"				
—	Class 200 1"				
—	Class 200 3/4"				

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Being a tract of land containing 0.9941 acre (43,305 square feet) located in the W. Blevins Survey, A-9 in Rockwall County, Texas, and being out of Lot 1R, Block "C", Replat-Phase 1, La Jolla Pointe Addition, Lots 1R, 3R, and 4R, a subdivision plat recorded in Volume "E", Page 276 of the Plat Records of Rockwall County, Texas.

PROPERTY OWNER
Malcolm Holland
8214 Westchester Dr., Ste 400
Dallas, TX 75225
P (214) 234-7720
F (214) 691-8806

EVERGREEN DESIGN GROUP, INC.
Landscape Designers & Consultants
17515 Spring Cypress, Ste C-209 Cypress, TX 77429
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www.Evergreen-Design.net

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FL Cert. Nos. AAC001886 - EB0005620 - LCC000210

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REVISIONS

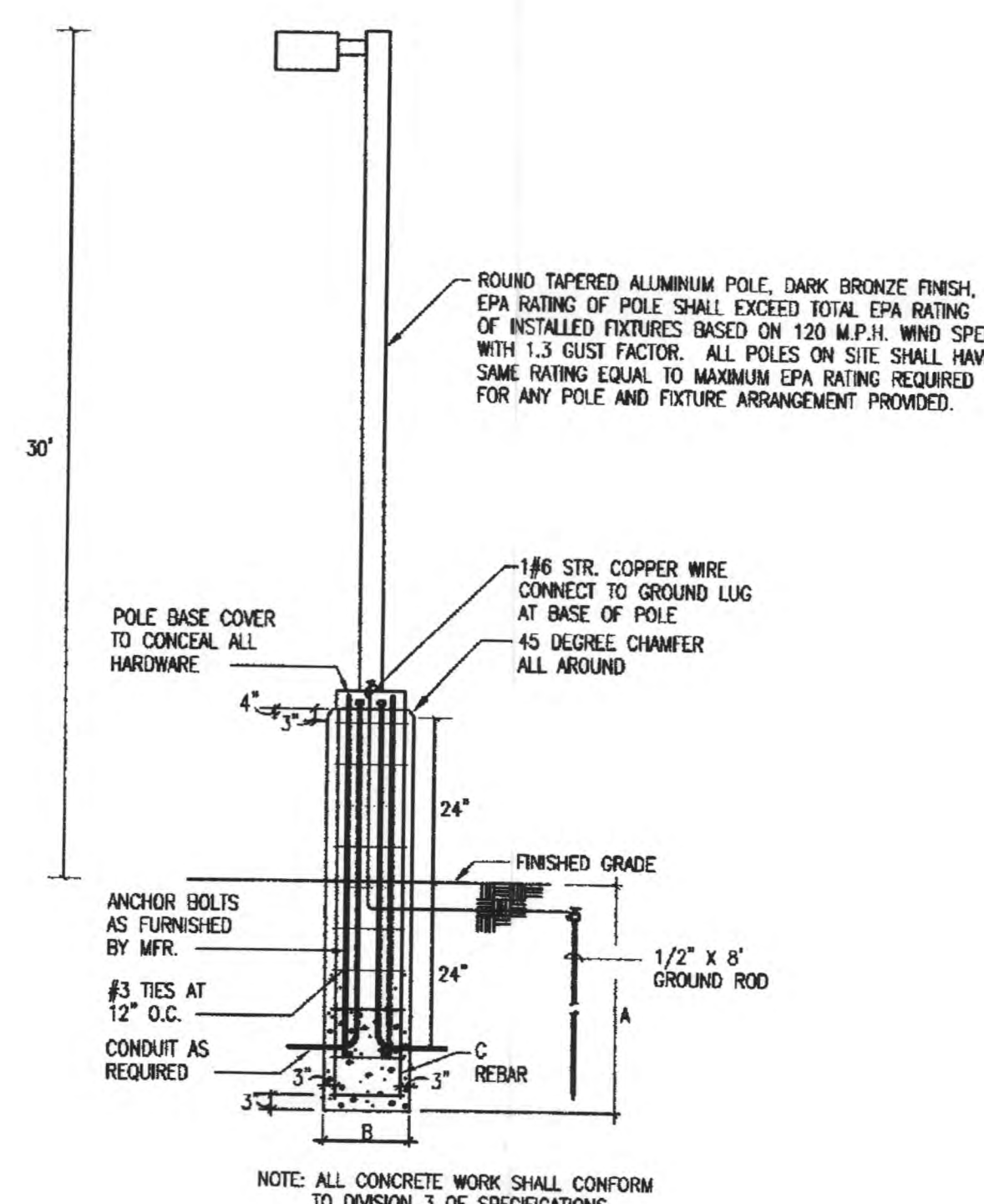
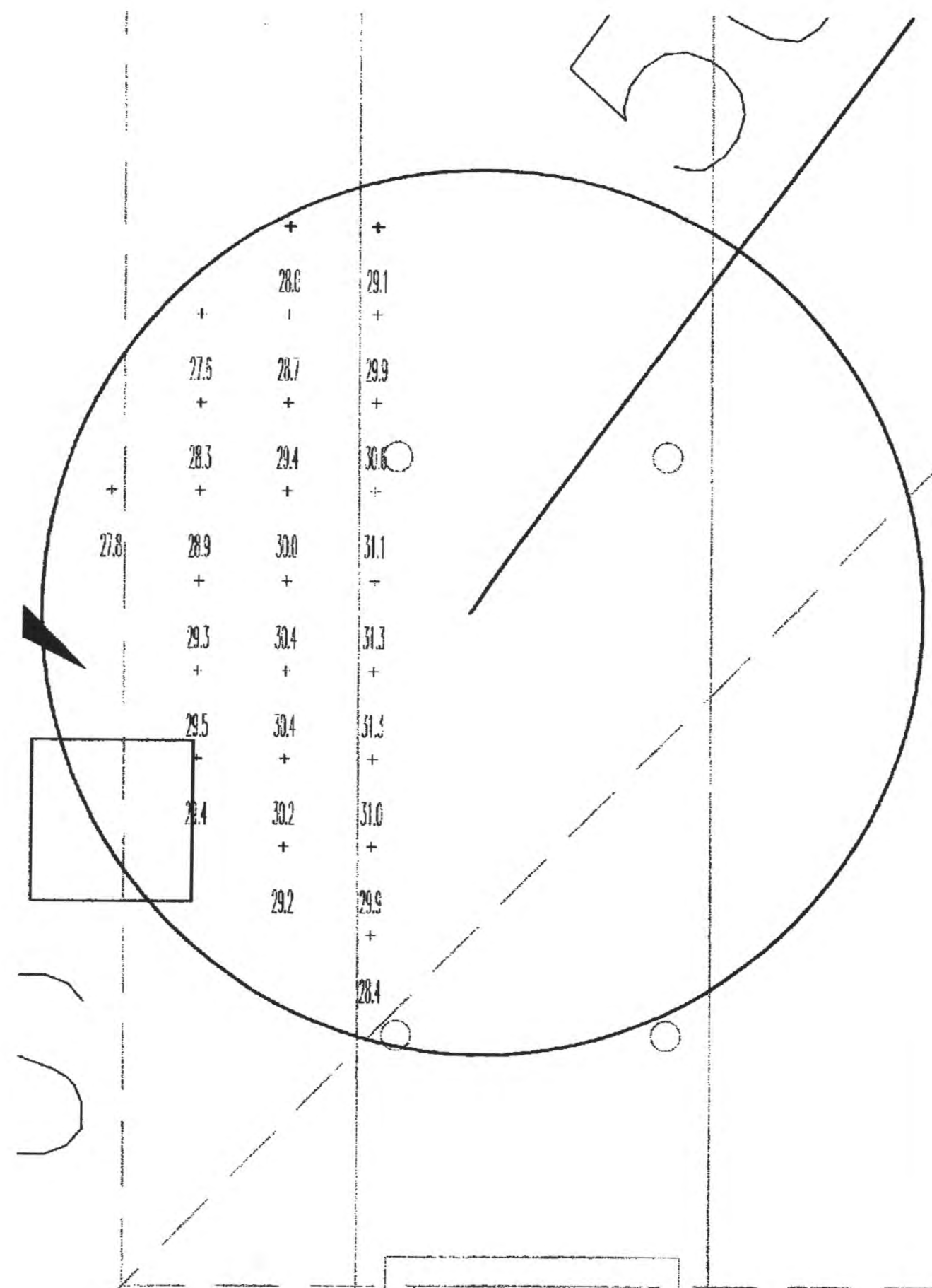
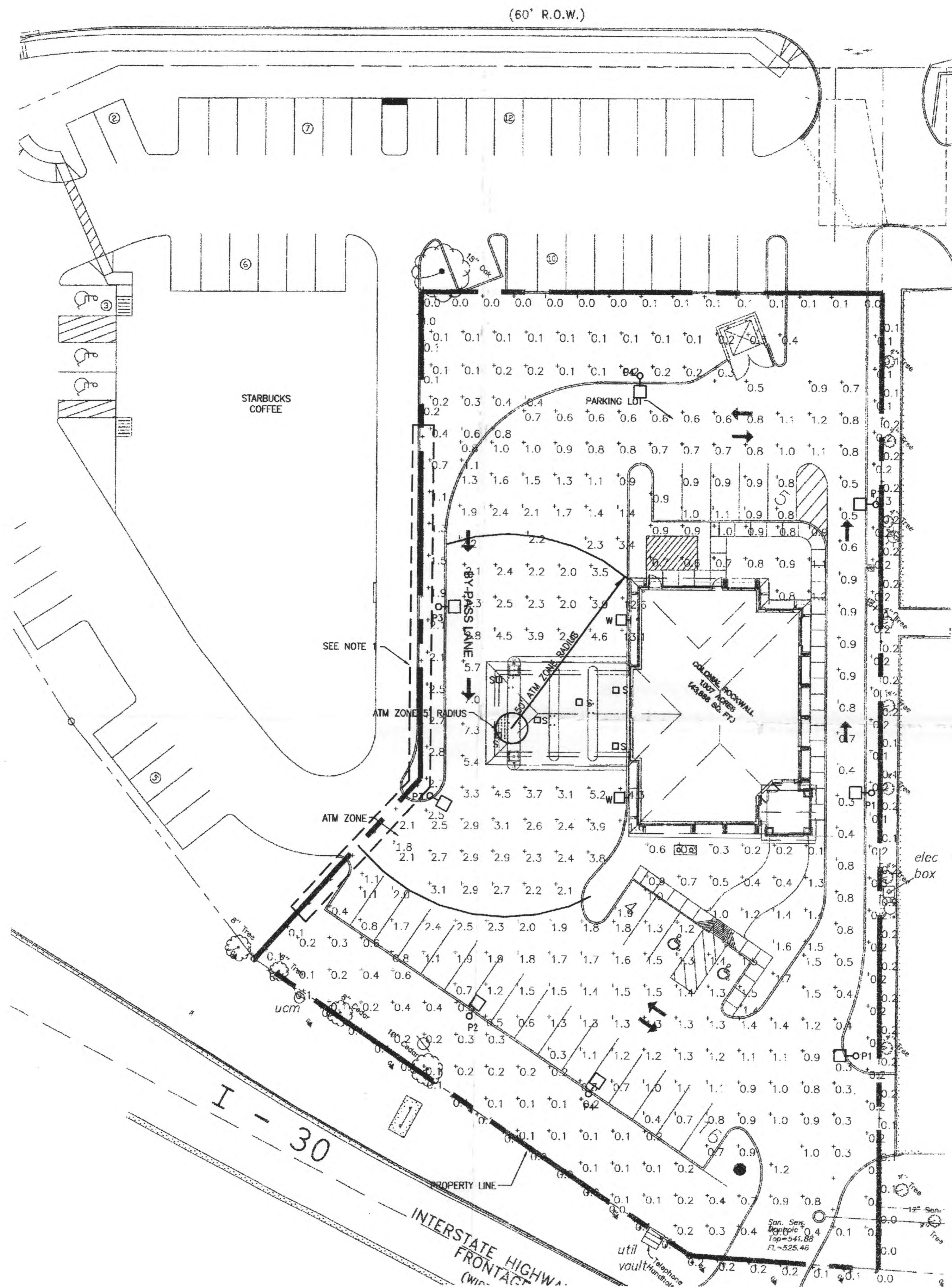
NO.	DESCRIPTION	DATE
	SITE PLAN SUBMITTAL	04-13-07
	SITE PLAN RE-SUBMITTAL	05-22-07

DATE ISSUED: 04-13-07
REVIEWED BY: JT
DRAWN BY: RM
DESIGNED BY: RM
AEP PROJECT NUMBER 512-6041-021

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Irrigation Plan

SHEET NUMBER IR1



SCHEDULE			
HT.	A	B	C
25'	4'-6"	2'-0"	B#7

2 ATM 5' RADIUS (10 FC MINIMUM)
SCALE: 1" = 20'-0"

3 POLE BASE DETAIL
SCALE: N.T.S.

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
atm zone 5' radius	+	29.6 fc	31.3 fc	27.6 fc	1.1:1	1.1:1
atm zone 50' radius	+	4.0 fc	14.3 fc	2.0 fc	7.2:1	2.0:1
property line	+	0.1 fc	0.2 fc	0.0 fc	N / A	N / A
parking lot	+	1.1 fc	3.4 fc	0.3 fc	11.3:1	3.7:1
unpaved area	+	0.5 fc	2.8 fc	0.1 fc	28.0:1	5.0:1

LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens LLF Watts
S	S	6	RDS250M-SF513BC	DAY-BRITE 2X2 HID DESIGNER W/COATED LAMP	250W/MH	D12922.IES	17000 0.72 295
P1	P1	3	HPV23-SYVF-250PSMH-EHSS	CLEAR FLAT GLASS LENS	250W/MH	HP3F4MS.ies	17000 0.72 250
P2	P2	2	HPV23-SYVF-400PSMH-EHSS	CLEAR FLAT GLASS LENS	400W/MH	HP5F4MS.ies	28800 0.72 455
P3	P3	2	HPV23-SYVF-400PSMH	CLEAR FLAT GLASS LENS	400W/MH	HP3F4X.ies	28800 0.72 455
P4	P4	1	HPV23-SYVF-250PSMH-EHSS	CLEAR FLAT GLASS LENS	250W/MH	HP5F4MS.ies	17000 0.72 250
W	W	2	141-WT-250MH	CLEAR FLAT GLASS LENS	250W/MH	M1W25M.IES	17500 0.72 292

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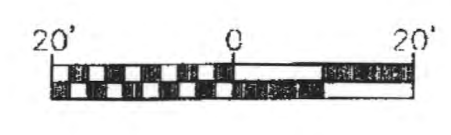


REVISIONS		
NO.	DESCRIPTION	DATE
1	SITE PLAN COMMENTS	05-22-07

DATE ISSUED: 4/13/06
REVIEWED BY: JPC
DRAWN BY: BMC
DESIGNED BY: RNS
AEP PROJECT NUMBER
512-6041-021
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**PHOTOMETRIC
PLAN**

SHEET NUMBER
ES-1

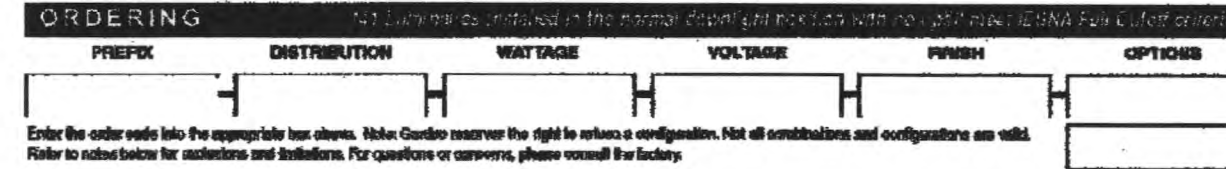


1 SITE PHOTOMETRIC DRAWING
SCALE: 1" = 20'-0"

NOTE 1:
AREA HAS BEEN MASKED PER THE TEXAS ATM
STATE STATUTE CHAPTER 59.306.

140 LINE 141 PERFORMANCE SUPER SCNCE

The Gardco 141 tapered high performance Super Scence offers an excellent alternative to unglazed wall mounted fixtures. This architecturally refined luminaire is designed to naturally integrate to wall surfaces. The 141 luminaire is available with two (2) different downward distributions - a Forward Throw and a Wide Throw. Each luminaire is designed to accept H.I.D. sources up to 400W. Housings are sealed throughout, completely enclosing reflectors, dust, insects and contaminants.



PREFIX	DISTRIBUTION
141	FT Forward Throw
	WT Wide Throw

WATTAGE	VOLTAGE
200MH	120
400MH	208
200PSMH	240
320PSMH	277
360PSMH	480
400PSMH	

FINISH	OPTIONS
BRP Bronze Paint	F Fusing
BLP Black Paint	PCB Button Type Photocell
WP White Paint	CS Quartz Quartz cover lens mounted on top
NP Natural Aluminum Paint	SL Sealed Off Diffusing Lens
BGP Beige Paint	UT 5" Upfit
OC Optional Color Paint	WSUT Wall Mounted Box for Surface Conduit with 0" Upfit
SC Special Color Paint	WG Wire Guard

Ordering information and contact details for Gardco Lighting, including phone and fax numbers for Dallas and Houston offices.

140 LINE 141 PERFORMANCE SUPER SCNCE

GENERAL: Each Gardco 141 luminaire is a wall mounted cutoff luminaire for high intensity discharge lamps/ballasts. Internal components are totally enclosed in a rain-tight, dust-tight and corrosion-resistant housing. The housing, backplate and door frame are diecast aluminum. A choice of two (2) optical systems is available. Luminaires are suitable for wet locations (lamp locations if wired).

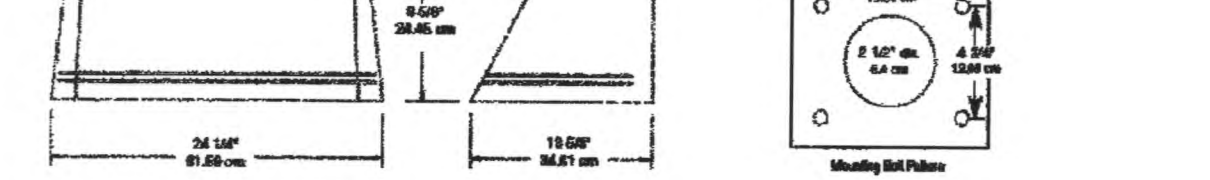
HOUSING: Single-piece cast trapezoidal housings are diecast aluminum. The housing wall thickness is .150" (4mm). A memory retentive gasket seals the housing with the door frame to exclude moisture, dust, insects and pollutants from the optical system. A black, diecast ribbed backplate provides cooling to dissipate heat for longer lamp and ballast life.

DOOR FRAME: A single-piece diecast aluminum door frame integrates to the housing form. The door frame utilizes integral cast hinges secured to the housing with two (2) captive stainless steel fasteners. The door is impact resistant 1/4" (3.2mm) tempered glass lens is sealed to the frame using EPDM gasketing and is mechanically secured to the door frame with eight (8) galvanized steel retainers.

OPTICAL SYSTEMS: Reflectors are composed of specular extruded and faceted Alzak® components, electropolished, anodized and surface sealed. Reflector segments are set in arc tube image duplicating patterns to achieve the wide throw or forward throw downward distributions.

FINISH: Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycid isocyanurate (TGIC) based polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), natural aluminum (NP) and beige (BGP). Consult factory for special optical and custom colors.

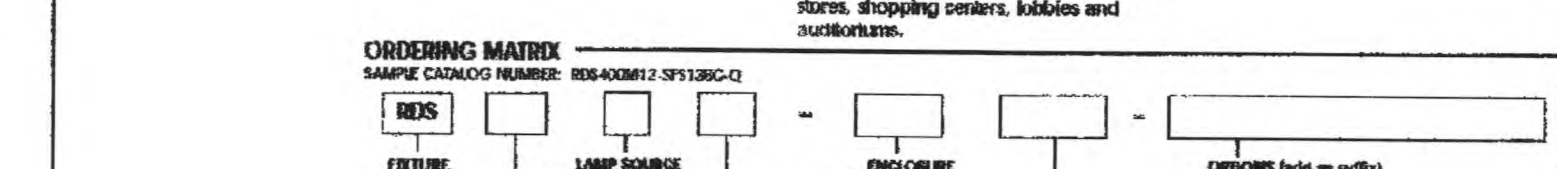
LABELS: All luminaires bear either UL or CUL (where applicable) Wet Location labels. Lens down application is Wet Location and lens up is Damp Location.



Ordering information and contact details for Gardco Lighting, including phone and fax numbers for Dallas and Houston offices.

RECESSED 2'X2' STATIC LENSED 150-400 watt Metal Halide 150-250 watt High Pressure Sodium 150-400 watt Pulse Start Metal Halide

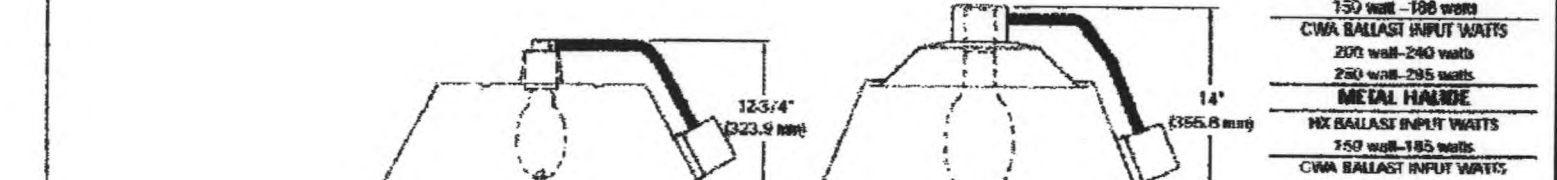
High levels of good illumination make this sensibly appearing Designer 2'X2' recessed H.I.D. luminaire well suited for use in retail stores, shopping centers, lobbies and courtyards.



FEATURE	DESCRIPTION
FINISH	BRP - Bronze Paint BLP - Black Paint WP - White Paint NP - Natural Aluminum Paint BGP - Beige Paint OC - Optional Color Paint SC - Special Color Paint
LAMP SOURCE	MH - Metal Halide HPS - High Pressure Sodium PSMH - Pulse Start Metal Halide PSMH - Pulse Start Metal Halide PSMH - Pulse Start Metal Halide
ENCLOSURE	ST - Steel SA - Satin SD - Satin SP - Satin SS - Satin ST - Steel SA - Satin SD - Satin SP - Satin SS - Satin
OPTICS	UL - Listed to meet UL UL - Listed to meet UL UL - Listed to meet UL UL - Listed to meet UL UL - Listed to meet UL

Ordering information and contact details for Gardco Lighting, including phone and fax numbers for Dallas and Houston offices.

Ordering information and contact details for Gardco Lighting, including phone and fax numbers for Dallas and Houston offices.



Ordering information and contact details for Gardco Lighting, including phone and fax numbers for Dallas and Houston offices.

PHOTOMETRIC RECESSED 2'X2' STATIC LENSED 400 WATT MH

Beam Spread (°)	15'	30'	45'	60'	75'	90'	105'	120'	135'	150'
15°	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
30°	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
45°	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
60°	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
75°	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
90°	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
105°	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
120°	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
135°	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
150°	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

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Ordering information and contact details for Gardco Lighting, including phone and fax numbers for Dallas and Houston offices.

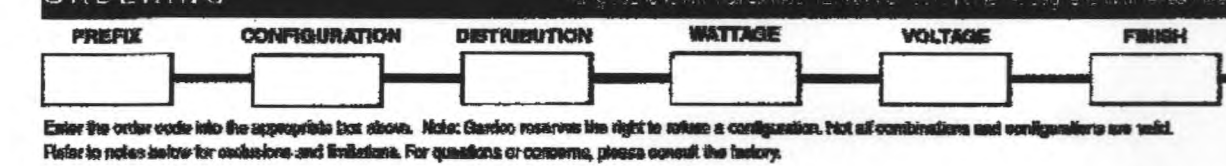
Ordering information and contact details for Gardco Lighting, including phone and fax numbers for Dallas and Houston offices.



Ordering information and contact details for Gardco Lighting, including phone and fax numbers for Dallas and Houston offices.

FORM TEN SQUARE HPV SERIES - HIGH PERFORMANCE VERTICAL

GENERAL DESCRIPTION: The Gardco square mounted high performance vertical products are sharp cutoff luminaires for high intensity discharge lamps up to 1000 watts. The HPV units are diecast aluminum and finished with a TGIC Polyester powdercoat. The HPV can accept one of two (2) interchangeable and rotatable precision segmented optical systems. These optical systems utilize principles of Gardco's patented Form 10X technology applied to vertical lamp optics. The result yields the highest performance possible from a full cutoff vertical lamp system.



PREFIX	CONFIGURATION
HPV2S	1 Single Pole Mount
	2 Twin Pole Mount at 90°
	2@ 180° Twin Pole Mount at 180°
	3 3-way Pole Mount at 60°
	3@ 120° 3-way Pole Mount at 120°
	4 4-way Pole Mount

DISTRIBUTION	WATTAGE
Flat Lens (Full Cutoff)	400MH 400PSMH 400HPS
SXVF Type III	1000MH* 750PSMH 750HPS
SXVF Type V	875PSMH
	1800PSMH

VOLTAGE	FINISH	OPTIONS
120	BRP Bronze Paint	EHSS External House Side Shield
208	BLP Black Paint	LF In-Line Fusing
240	WP White Paint	
277	NP Natural Aluminum Paint	
347	OC Optional Color Paint	
480	SC Special Color Paint	

Ordering information and contact details for Gardco Lighting, including phone and fax numbers for Dallas and Houston offices.

FORM TEN SQUARE HPV SERIES - HIGH PERFORMANCE VERTICAL

GENERAL: Each Gardco HPV Luminaire is a sharp cutoff luminaire for high intensity discharge lamps. Internal components are totally enclosed, rain-tight, dust-tight, and corrosion resistant. No venting of the optical system or electrical components is required or permitted. Lamping requires no fitting or bending of the luminaire housing, disturbing wiring or exposing uninsulated live parts.

HOUSING: The housing wrapper is one-piece diecast aluminum with an integral reinforcing spine and no welded corners. Silicone seals provide a weathertight seal at all points of material transition.

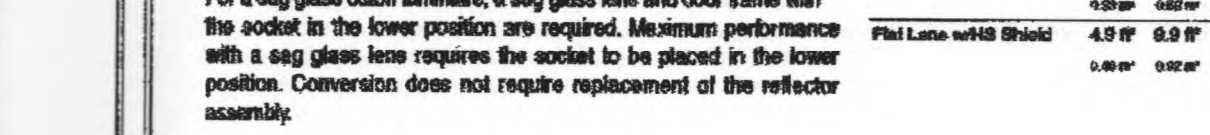
LENS: A refined, extruded anodized aluminum door frame retains the optically clear, heat and impact resistant tempered flat glass in a sealed manner using hollow sections, high compliance, memory retentive extruded silicone rubber. A sag glass lens is provided on vertical lamp cutoff luminaires and a flat glass lens is provided on vertical lamp full cutoff luminaires. Stainless Steel spring hinge pins permit access to the luminaire without tools.

OPTICAL SYSTEMS: The segmented reflector system consists of highly specular aluminum facets precisely aligned to achieve specified photometric distributions. The entire optical system is field rotatable in 90° increments without tools.

Optical systems feature a field adjustable lamp socket. In the lower socket position, optics provide a cutoff distribution, and require a sag glass lens. When the socket is in the upper position, with a flat glass lens, the optics provide a distribution meeting IES Full Cutoff.

Luminaires ship from the factory with the socket in the upper position. Luminaires ordered with the SXVF and SXVF optical systems ship from the factory with a standard flat glass lens and door frame. Luminaires ordered with the SXVS and SXVS optical systems ship from the factory with a standard sag glass lens and door frame.

Luminaires are easily converted in the field by changing the lens and socket position. For a flat glass full cutoff luminaire, a flat glass lens and door frame with the socket in the upper position are needed. For a sag glass cutoff luminaire, a sag glass lens and door frame with the socket in the lower position are required. Maximum performance with a sag glass lens requires the socket to be placed in the lower position. Conversion does not require replacement of the reflector assembly.



Ordering information and contact details for Gardco Lighting, including phone and fax numbers for Dallas and Houston offices.

RECESSED 2'X2' STATIC LENSED TYPE "S" FIXTURE

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PHOTOMETRIC RECESSED 2'X2' STATIC LENSED TYPE "S" FIXTURE

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REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 4/13/06

REVIEWED BY: JPC

DRAWN BY: BMC

DESIGNED BY: RNS

AEP PROJECT NUMBER
512-6041-021

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PHOTOMETRIC PLAN

SHEET NUMBER
ES-2