

CO Approved 7-29-08

CURVE DATA
Δ-19° 23' 31"
R-420.00'
A-142.15'
CH-S 64° 31' 35" E 141.47'

BENCHMARK:
SQUARE CUT ON THE NORTHEAST CORNER OF PILET ON THE EAST SIDE OF ARISTA ROAD,
APPROX. 200 FEET NORTH OF THE CENTERLINE OF RALPH HALL PARKWAY.
ELEV. 546.93'

LOT 1
BLOCK A
HORIZON RIDGE ADDITION
CAB. "E", SL. 117, M.R.R.C.T.

LOT 2
BLOCK A
HORIZON RIDGE ADDITION
CAB. "E", SL. 117, M.R.R.C.T.

ARISTA ROAD

(60' RIGHT-OF-WAY)



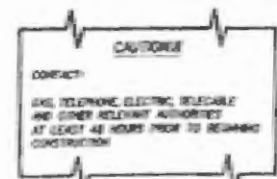
PROJECT B.M.
CUT "C" AT INLET CORNER
ELEV. 546.93

GENERAL NOTES:

1. Reconstruction shall be in accordance with these plans and the City of Rockwall standard construction details, standards and specifications, except as noted and approved otherwise.
2. The location of utilities located on these plans are taken from available public records. The exact location and elevation of all utilities shall be determined by the Contractor. It shall be the duty of the Contractor to determine whether any additional utilities other than those shown on these plans may be present prior to beginning construction. Any damage to existing public utilities due to Contractor's negligence shall be restored by the Contractor at no cost to the Owner.
3. Contractor shall be responsible to secure necessary permits from the City of Rockwall prior to beginning construction.
4. Contractor shall notify electric, telephone, gas, the City of Rockwall Director of Utilities and other relevant agencies for no-ride fee location at least 48 hours prior to beginning construction.
5. Contractor shall be responsible for maintaining trench safety requirements in accordance with City Standards, Texas State Law, and O.S.H.A. Standards for excavation in excess of five feet in depth.
6. Midsections are in face of curb unless indicated otherwise.
7. Contractor shall verify elevations of existing storm sewer and other utilities present before commencing work.
8. All work to be completed with street's full grade.
9. Contractor shall verify grade along existing concrete pavement prior to beginning construction and notify Engineer immediately of conflict.
10. Refer to Contract Report prepared by C&M Engineering, Inc. Report No. 021-07-01 dated November 5, 2007 for requirements on all construction, subgrade treatment, enclosure content and other earthwork operations.
11. Sidewalks and accessible routes shall have a slope no greater than 5% and a cross-slope greater than 2%. Driveways of all handicapped spaces and routes to conform to state, local and federal guidelines. Barrier free ramps shall be constructed with grooves and fully colored to meet City requirements.
12. If required due to construction, power poles are to be braced or relocated at Contractor's expense.
13. Areas disturbed by construction activities shall be revegetated with similar grass type.
14. Mark fire line to city specification, "NO HAZARD FIRE LINE" every 25 feet, with 4-inch letters on a 5-inch red stippled background.
15. Contractor shall be responsible to adjust existing utilities including water valves, sanitary sewer manholes, etc. to match proposed finished grade.
16. Contractor shall coordinate with Owner as well type. Contractor shall submit well logs to City Engineer for review and approval prior to beginning construction. No part of weller footing are allowed in City R.O.W.

LEGEND:

- FINISH: 4-INCH THICK 3000 PSI CONCRETE PAVEMENT REINFORCED WITH NO. 3 BARS AT 18" O.C.E.R. 12 SACK CONCRETE - MAKEUP FINISH, 8-1/2 SACK CONCRETE - HARD FINISH, NO SAND UNDER PAVEMENT.
- PRELIME: 4-INCH THICK 3000 PSI CONCRETE PAVEMENT REINFORCED WITH NO. 3 BARS AT 18" O.C.E.R. 12 SACK CONCRETE - MAKEUP FINISH, 8-1/2 SACK CONCRETE - HARD FINISH, NO SAND UNDER PAVEMENT.
- SEWER: 4-INCH THICK 3000 PSI CONCRETE SEWER/4" REINFORCED WITH NO. 3 BARS AT 18" O.C.E.R. 12 SACK MAKING SAND UNDER PAVEMENT.



THE SEAL APPEARING ON THIS DRAWING WAS AUTHORIZED BY SANG W. LIM, P.E. ON FEBRUARY 4, 2008

- REVISD 1-28-08
- REVISD 2-04-08

PAVING & UTILITY PLAN
ROCKWALL OFFICE PARK - PHASE 3
CITY OF ROCKWALL

APPROVED FOR CONSTRUCTION

BUILDING NO. 3
4,130 SQ. FT.
F.F. 556.00

BUILDING NO. 4
3,613 SQ. FT.
F.F. 555.50

LOT 10R1

LOT 10R3

EXIST. BUILDING

EXIST. BUILDING

Disturbance caused from utility (Dry) extension

XX - new proposed landscape beds.

REMOVE SECTION OF EXIST. FLUME & CONNECT PROP. FLUME TO EXIST. FLUME WHICH FLOWS INTO

ADJUST EX. SSMH TO MATCH PROP. FINISH GRADE
INSTALL 2 PRIVATE 6" S.S. LATERAL @ 2.00'
CONNECT TO EX. SSMH
PL. 6" IN (E.L.) 501.00
PL. 6" IN (S.E.) 546.93
STA. 0+00 - BEGIN @ 1.3.13J

LOT 13
BLOCK A
HORIZON RIDGE ADDITION
CAB. "E", SL. 325-326
M.R.R.C.T.

STA. 0+00
REMOVE EX. 6" PLUG
BEGIN 6" WATER

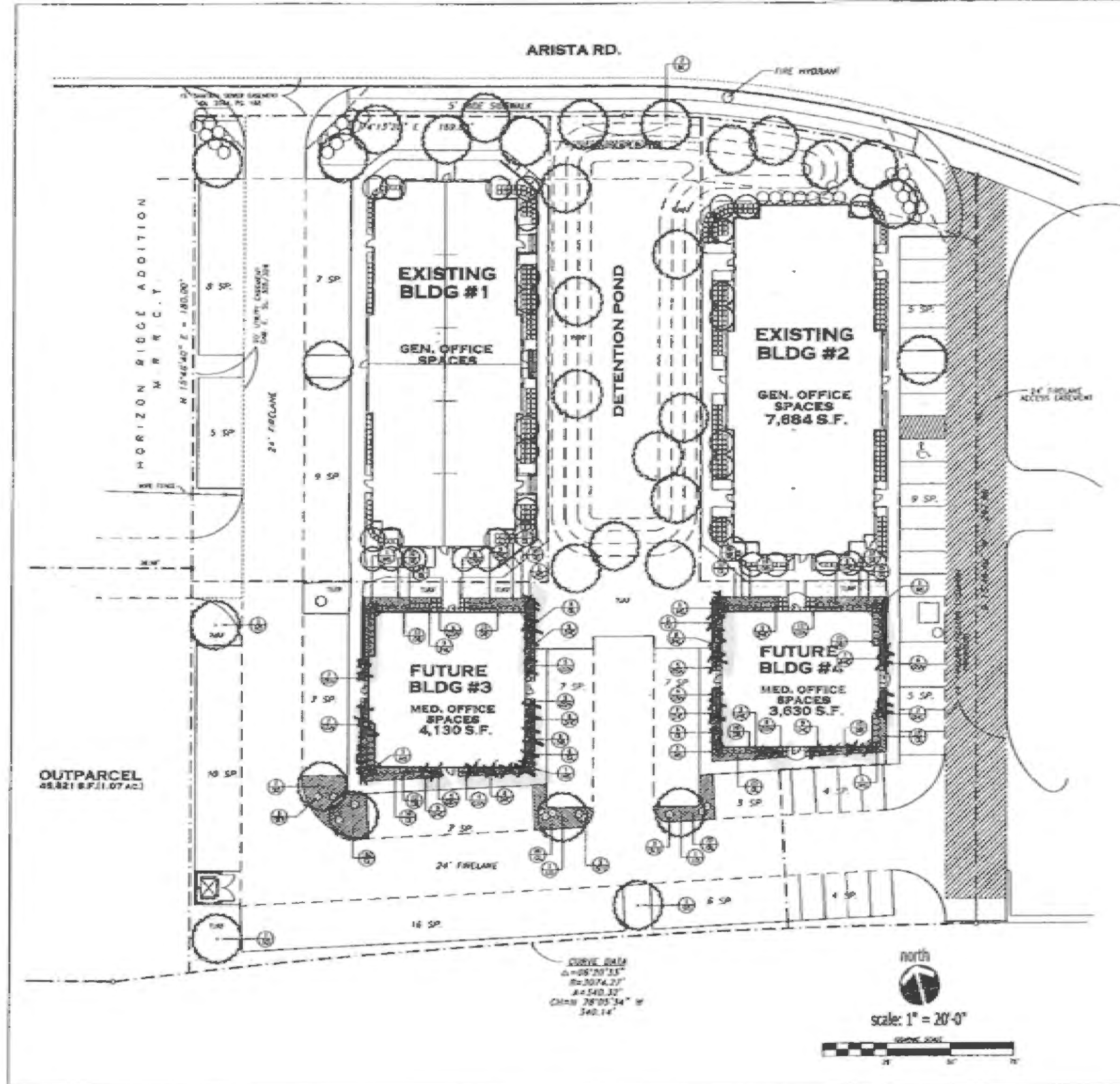
STA. 0+28
END 6" WATER
INSTALL 1-6" PLUG AT P.L.

ALL 20' L.F. 6" WATER SHW
SHW REQUIREMENTS

CURVE DATA
Δ-19° 23' 31"
R-420.00'
A-142.15'
CH-S 64° 31' 35" E 141.47'

APPROVED FOR CONSTRUCTION

MH



PLANTLIST

SYM	MATERIAL	QTY	SIZE	HT	SP	NOTES	SPRINGS
ED	LIVE OAK	2	3" CAL.	10-12'	5-6'	NEARBY GROWN IN	
SO	SHAMPOO OAK	1	3" CAL.	11-17'	5-6'	NEARBY GROWN IN	
BC	BIRD CYPRESS	2	3" CAL.	10-12'	5-6'	NEARBY GROWN IN	
HS	HICKORY	24	5 GAL.	30"	24"		24"
SLY	SOPHORA YUKON	11	5 GAL.	24"	24"		74"
PKC	PRICKLY PEAR CACTUS	200	5 GAL.	30"	6"		274"
DB	DRY BURNING BUSH	83	3 GAL.	18"	18"		274"
GN	GRASS	142	1 GAL.	18"	18"		274"
GL	GREEN GLASS	142	1 GAL.	18"	18"		274"
SE	STEEL EDGING	144	1 LB. FT.				

LANDSCAPE NOTES

1. PLANT LIST FOR THIS SHEET ONLY IS TO BE USED AS A GUIDE TO PROPOSED PLANTING. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
2. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE FILLED TO A DEPTH OF 4" AND RAKED OVER ALL DEAD VEGETATION.
3. APPLY A 2" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND FILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF THE FOLLOWING:
 HIMALAYAN COMPOST
 BACK-TO-EARTH SOIL CONDITIONER
 LIVING EARTH COMPOST
 SOIL BUILDING SYSTEMS COMPOST
 SILVER CREEK WATERWAYS COMPOST
4. TOPNESS EXISTING AND WITHIN 2" DEPTH SHALLOWS NATIVE GRASS PLANTS.
5. ALL SPREAD TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS THIS SHEET.
6. ALL AREAS Labeled "TYP" SHALL BE CONFORM BERBERIS MICROBACH.

CITY REQUIREMENTS

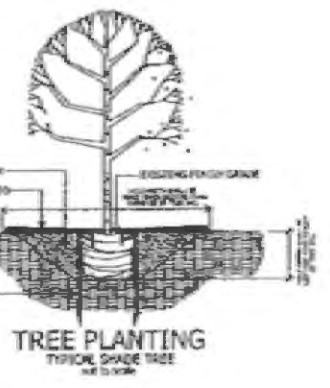
- STREET FRONTAGE**
 10' LANDSCAPE BUFFER REQUIRED
 10' LANDSCAPE BUFFER PROVIDED
- STREET TREES**
 1 PER 50 LF STREET FRONTAGE
 ARISTA ROAD
 $50' SF = 1.20 = 2$ TREES REQUIRED
 $50'$
 2 TREES PROVIDED
- PARKING LOT LANDSCAPING**
 5% INDOOR LANDSCAPE REQUIRED
 $23,468 SF \times 5\% = 1,173 SF$ REQUIRED
 1,500 SF PROVIDED (12.7%)
- 1 TREE PER 18 SPACES
 50 SPACES = 6.5 = 7 TREES REQUIRED
 7 TREES PROVIDED
- TOTAL LANDSCAPE AREA**
 20% TOTAL LANDSCAPE REQUIRED
 TOTAL SITE
 $48,423 SF \times 20\% = 9,685 SF$ REQUIRED
 10,500 SF PROVIDED (10.0%)

SPRINKLER HEAD (EXPOSED) TO BE INSTALLED AT TIME OF INSTALLATION

EXISTING NATIVE SOIL, MINERAL ONLY. SLOTTED DRAIN PANS AS SPECIFIED. SLOTTED DRAIN TO BE INSTALLED AT OUTSIDE EDGE OF TREE HOLE.

LANDSCAPING SURVEY

TREE TRUNKS - TO BE USED ORNAMENTAL TREES OF CALIFORNIA AND SWALE



app. by: _____
 drawn by: _____
 date: 09-07-07

REVISIONS

NO.	DESCRIPTION	DATE
1		



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 Landscape Architecture
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LANDSCAPE PLAN

HORIZON RIDGE OFFICE PARK
 BUILDING 3 and 4
 ROCKWALL, TEXAS

sheet
L-1

FILE COPY

RECEIVED
 AUG 20 2008

MH 8-20-08
 Approved relocation shrubs/grandover to areas shown attached Grad

