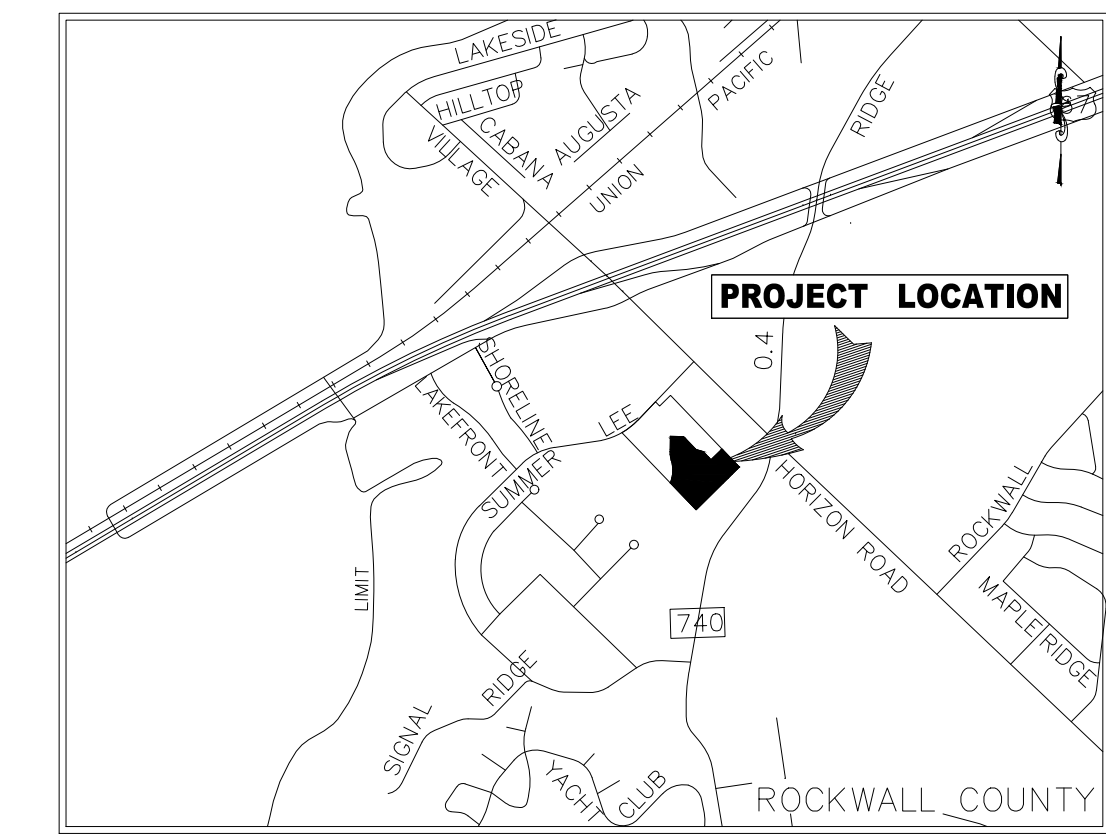


OWNER:
ATTICUS REAL ESTATE
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
972.701.9636 PH
972.701.9639 FAX
JASON LENTZ

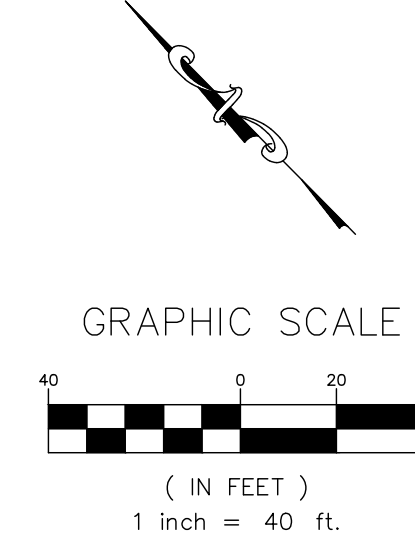
ARCHITECT:
HUMPHREYS & PARTNERS
ARCHITECTS, LP 5339 ALPHA
ROAD, SUITE 300
DALLAS, TEXAS 75240
972.701.9636 PH
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ENGINEER/APPLICANT:
HPcivil Engineering, LLC
5339 ALPHA ROAD, SUITE 300
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JOSHUA A. LINCOLN, P.E.

SURVEYOR:
RESEARCH OF TEXAS, LLC
P.O. BOX 1006
817.937.2655 PH
JEREMY DEAL



VICINITY MAP
(NOT TO SCALE)



LEGEND

- PROPOSED FIRELANE
- ACCESSIBLE CROSSWALK
- PROPOSED FENCE
- FIRELANE ACCESS AND UTILITY EASEMENT

SITE DATA SUMMARY TABLE

ZONING	PD-32
PROPOSED USE	TOWNHOMES
LOT AREA	177,705 SF/4.08 AC
BUILDING AREA MULTIFAMILY RESIDENTIAL	57,936 SF
TOTAL PARKING REQUIRED	84 SPACES (2P PER UNIT)
TOTAL PARKING PROVIDED	94 SPACES (INCLUDES GARAGES)

- NOTES**
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - REFER TO SHEET CO.1 FOR GENERAL NOTES AND LEGEND.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING, FOUNDATION LAYOUT AND DESIGN.
 - REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.

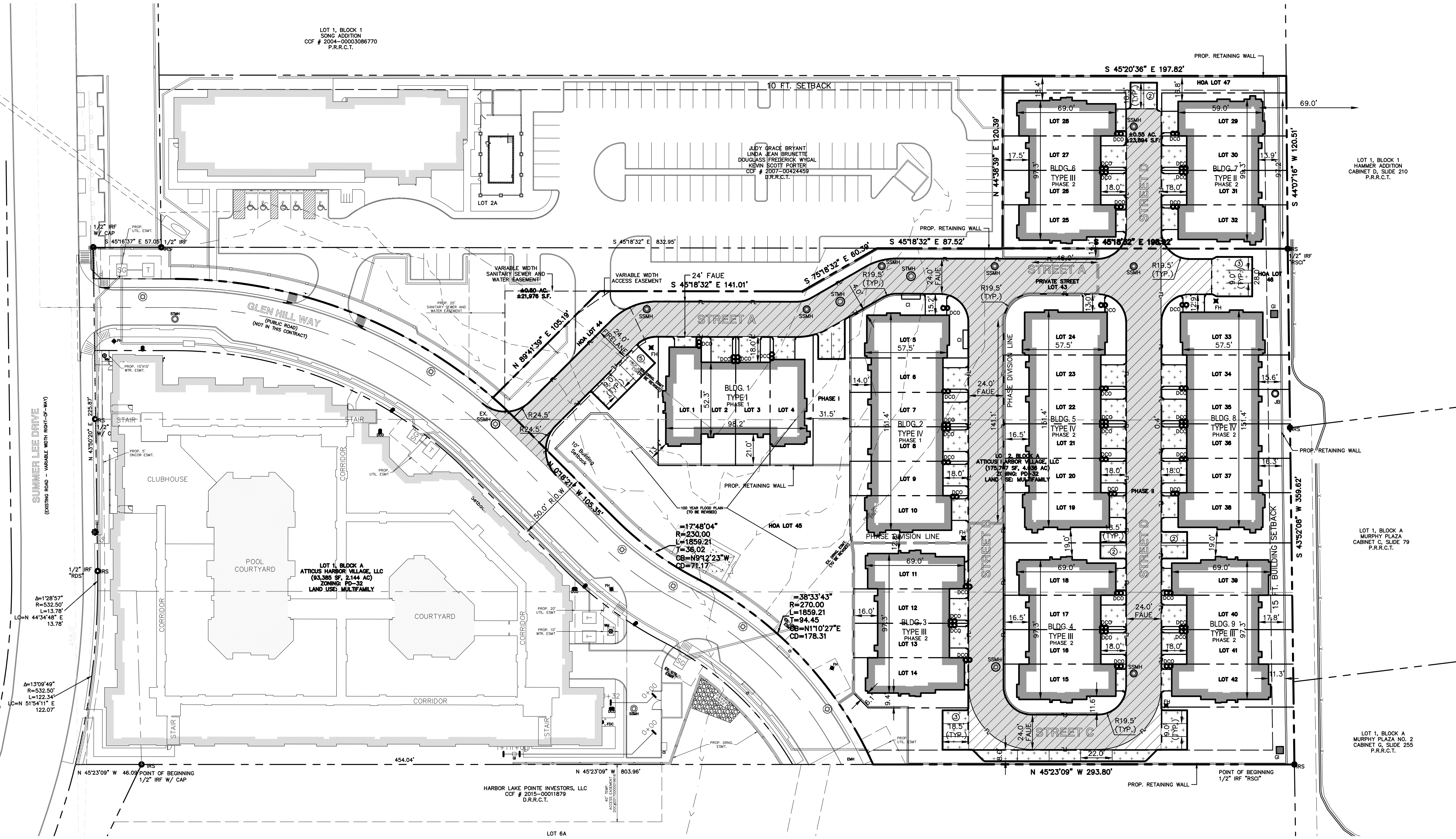
PAVING LEGEND

- LIGHT DUTY PAVING
5" 3,000 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON 6" LIME STABILIZED SUBGRADE
- HEAVY DUTY PAVING
6" 3,000 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON 6" LIME STABILIZED SUBGRADE

BENCHMARKS

BM-1: 5/8" IRON ROD WITH RED CAP STAMPED 'SURVEY CONTROL' SET ALONG THE NORTHEAST PROPERTY LINE APPROXIMATELY 36' SOUTHEAST OF THE NORTHERNMOST PROPERTY CORNER.
(ELEVATION=525.73')

BM-2: 5/8" IRON ROD WITH RED CAP STAMPED 'SURVEY CONTROL' SET APPROXIMATELY 38' SOUTHEAST OF THE WESTERMOST PROPERTY CORNER.
(ELEVATION=530.41')



Engineer of Record: JAL
Drawn by: ---
Date Plotted: 02/12/2019
Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:

REVISIONS

#	DATE	COMMENTS

HARBOR URBAN CENTER
ATTICUS TOWNHOMES
GLEN HILL WAY
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

HPcivil engineering, LLC.
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PRELIMINARY
(NOT FOR CONSTRUCTION)
THIS DRAWING IS RELEASED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.
THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF JOSHUA A. LINCOLN, P.E., TEXAS REG. #108439
DATE: 02/12/2019

SHEET TITLE
SITE PLAN
SHEET NO.
SP
HPCE #16-433

FILE: C:\Users\jlc\Documents\Projects\Atticus\Working Drawings\16-433-Phase 2 Townhomes\SP SITE.dwg
USER: jlc
DATE/TIME: Feb 21 2019 2:10pm



FRONT ELEVATION

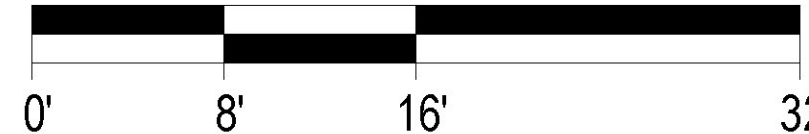


SIDE ELEVATION



REAR ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)





FRONT ELEVATION

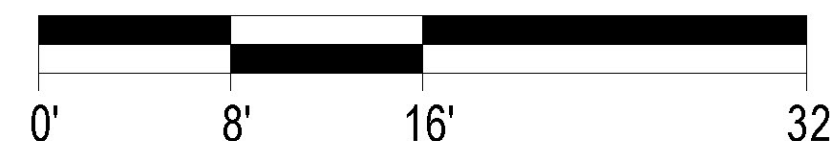


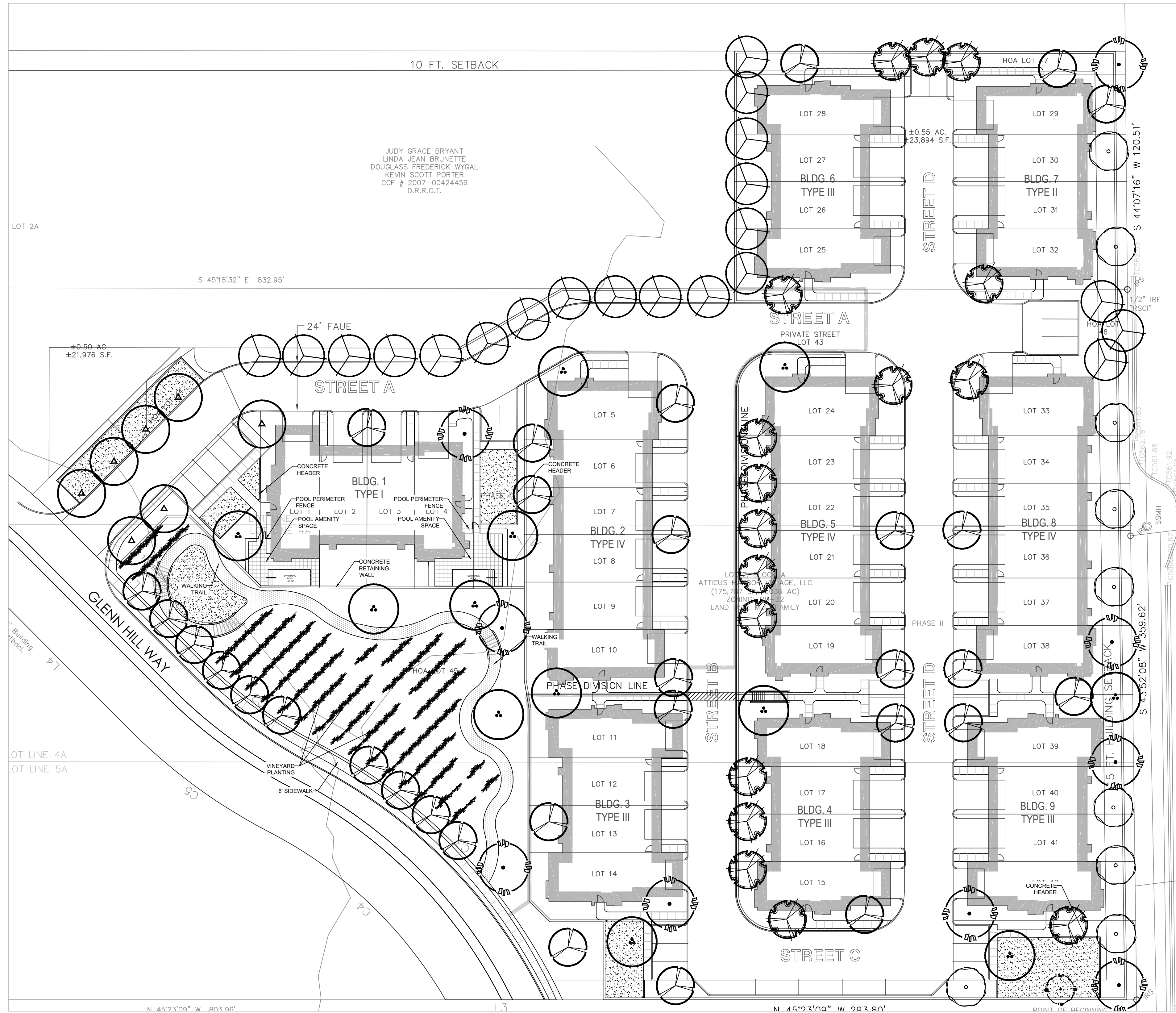
SIDE ELEVATION



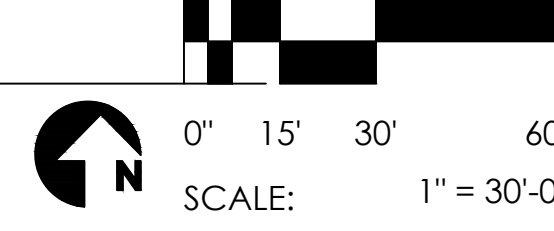
REAR ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)





PRELIMINARY LANDSCAPE PLAN



PLANT PALETTE

CANOPY TREES

NAME	SIZE/QUANTITY	ZONE
<i>Taxodium distichum</i> BALD CYPRESS	4" Cal/Single Trunk Qty: 20	NLZ
<i>Quercus virginiana</i> LIVE OAK	4" Cal./Single Trunk Qty: 7	NLZ
<i>Ulmus crassifolia</i> CEDAR ELM	3" Cal/Single Trunk Qty: 9	NLZ
<i>Acer barbatum 'Caddo'</i> CADDO MAPLE	3" Cal./Single Trunk Qty: 12	NLZ

ORNAMENTAL/UNDERSTORY TREES

NAME	SIZE/QUANTITY	ZONE
<i>Cercis canadensis</i> EASTERN REDBUD	3" Cal/Single Trunk Qty: 31	NLZ
<i>Lagerstroemia indica 'Natchez'</i> CRAPE MYRTLE (WHITE)	3" Cal/Single Trunk Qty: 17	NLZ
<i>Ilex decidua</i> POSSUMHAW HOLLY	3" Cal/Multi Trunk Qty: 9	NLZ

SURFACE MATERIALS

DESCRIPTION	QTY.	ZONE
BERMUDA GRASS <i>Cynodon dactylon</i>	5,320 S.F.	MWZ
'VERONA' UNIT PAVERS (BY PAVESTONE.COM)	840 S.F.	
1/4" MINUS STABILIZED DECOMPOSED GRANITE (4" MIN. DEPTH)	2,230 S.F.	
SHREDDED HARDWOOD MULCH 4" MIN. DEPTH (IN ALL BEDS)		

DESIGNED BY: DANIEL R. ERLANDSON
 DRAWN BY: DANIEL R. ERLANDSON
 AOR: DANIEL R. ERLANDSON
 PLOT DATE: 05/13/2019

ISSUE FOR PRICING/BIDDING:
 ISSUE DATE
 ISSUE FOR PERMIT APPLICATION:
 ISSUE DATE
 ISSUE FOR CONSTRUCTION:
 ISSUE DATE

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

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HARBOR URBAN CENTER
ATTICUS TOWNHOMES
 GLEN HILL WAY
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.



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OWNER INFO
 OWNER OR REP. NAME
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 ADDRESS 2
 E: EMAIL ADDRESS
 T: (000) 000-0000

SHEET TITLE
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER
L1.00

SCALE: AS INDICATED