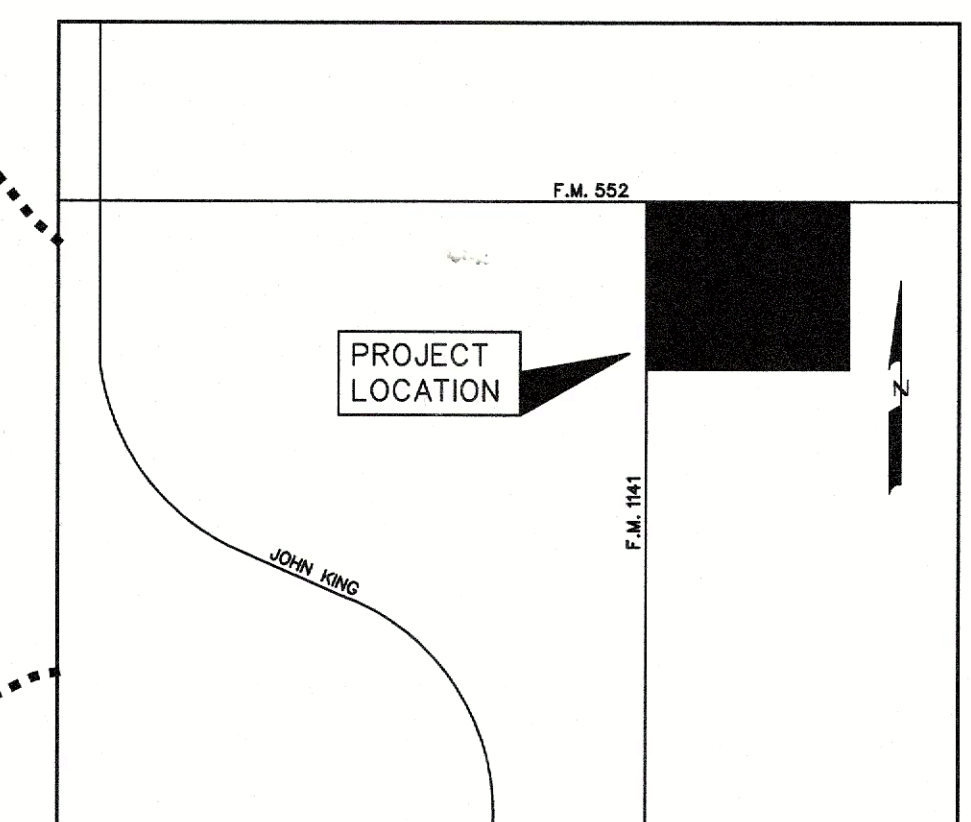
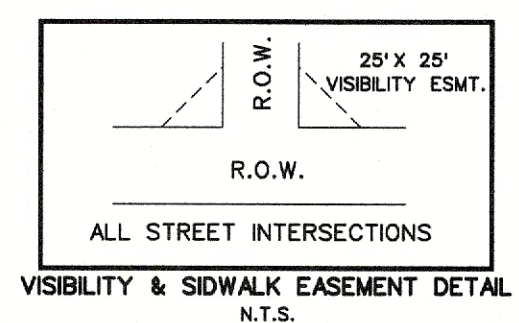


CITY OF ROCKWALL GRID SYSTEM COORDINATES  
X  
260234.32627040467414  
ELEV = 539.0

F.M. 552 (80'-R.O.W.)

NOTES:  
ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.  
HOA/PROPERTY OWNER TO MAINTAIN, REPLACE AND REPAIR ALL DRAINAGE DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

0 50 100 200  
SCALE: 1" = 100'



LEGEND  
B.L. - BUILDING LINE  
D.E. - DRAINAGE EASEMENT  
U.E. - UTILITY EASEMENT  
R.O.W. - RIGHT OF WAY  
H.O.A. - HOMEOWNERS ASSOCIATION

TOTAL OPEN SPACE ACRES 50.589 AC.  
TOTAL OPEN SPACE ACRES IN FLOODPLAIN 30.324 AC.

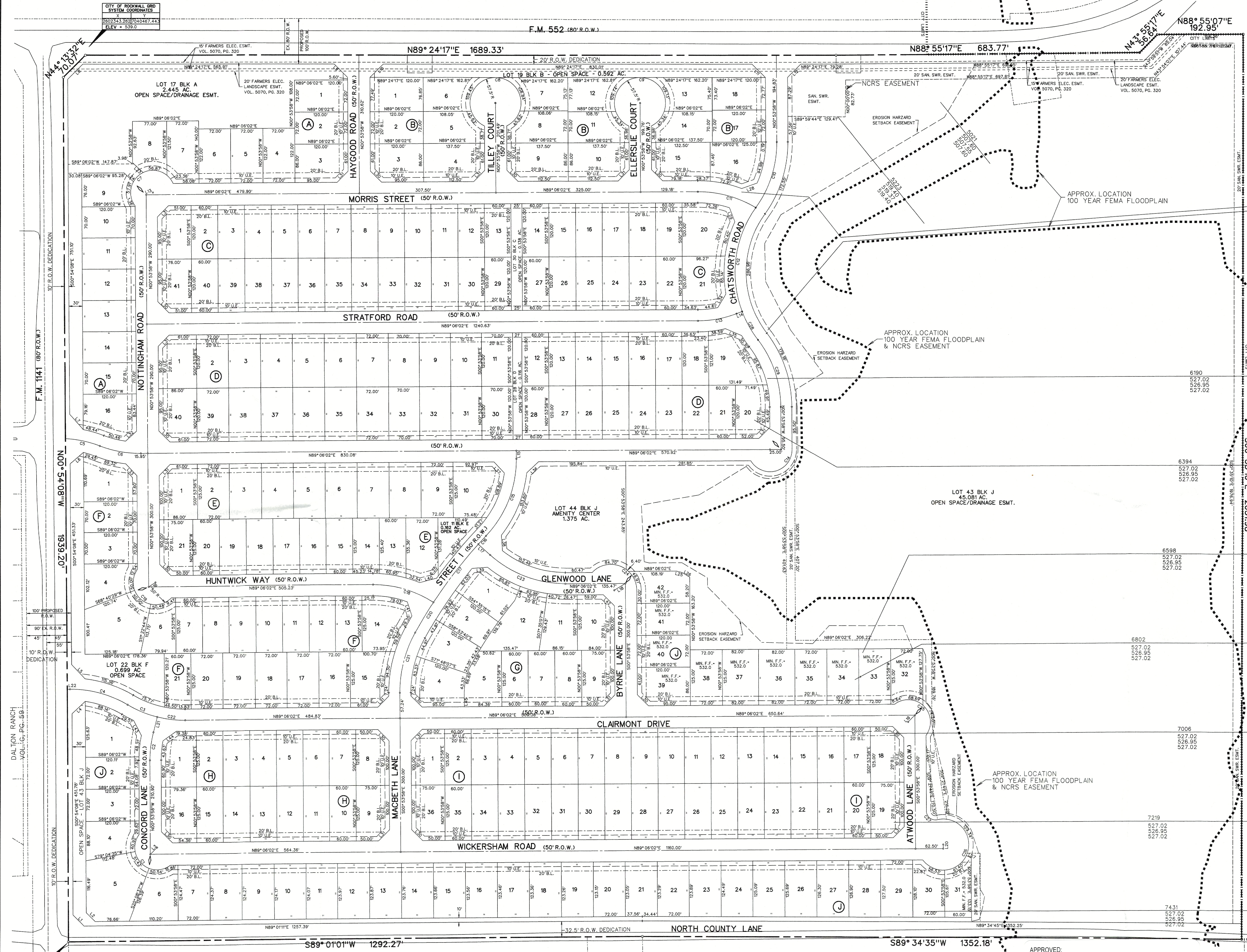
### NELSON LAKE ESTATES

PD SITE PLAN OF  
LOTS 1-17, BLOCK A  
LOTS 1-19, BLOCK B  
LOTS 1-41, BLOCK C  
LOTS 1-40, BLOCK D  
LOTS 1-21, BLOCK E  
LOTS 1-22, BLOCK F  
LOTS 1-12, BLOCK G  
LOTS 1-16, BLOCK H  
LOTS 1-36, BLOCK I  
LOTS 1-44, BLOCK J  
TOTAL ACRES 120.900  
TOTAL RESIDENTIAL LOTS 260  
TOTAL OPEN SPACE LOTS 6  
OUT OF THE  
J.M. GLASS SURVEY, ABSTRACT NO. 88  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNER  
QUALICO DEVELOPMENT(U.S.), INC.  
6950 TPC DRIVE, STE. 350  
MCKINNEY, TEXAS 75070

PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

JANUARY 2023 SCALE 1" = 100'

CASE #SP2022-001

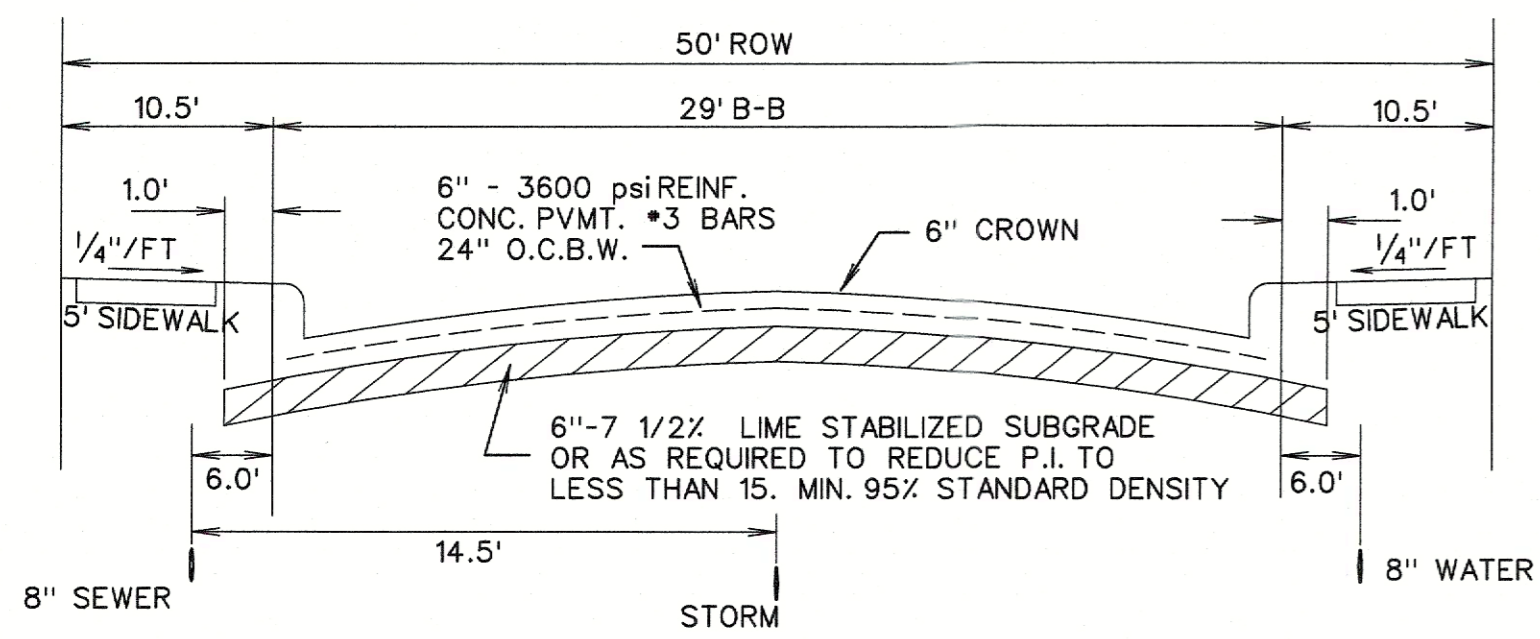


CITY OF ROCKWALL  
VOL. 4695, PG. 35

KARL DANIEL ERWIN  
VOL. 6424, PG. 27

APPROVED:  
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 15 day of February 2022.

Planning & Zoning Commission, Director of Planning & Zoning  
Chairman



TYPICAL PAVEMENT SECTION (25' B-B)  
N.T.S.

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 15 day of February, 2022.

WITNESS OUR HANDS, this 15 day of February, 2022.

Planning & Zoning Commission, Chairman

Director of Planning Zoning

BLK A		BLK C		BLK D		BLK E		BLK F		BLK I		BLK J	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	8640	1	8808	1	10008	1	10438	19	9000	4	7500	5	17385
2	8640	2	7200	2	8640	2	9000	20	9000	5	7500	6	10882
3	10008	3	7200	3	8640	3	9000	21	7427	6	7500	7	8958
4	8784	4	7200	4	8640	4	9000	22*	29566	7	7500	8	8951
5	8784	5	7200	5	8640	5	9000	BLK G		8	7500	9	8944
6	8784	6	7200	6	8640	6	9000	Lot	SF	9	7500	10	8937
7	9930	7	7200	7	8640	7	9000	1	9975	10	7500	11	8929
8	8473	8	7200	8	8400	8	9000	2	8930	11	7500	12	8922
9	8438	9	7200	9	8400	9	9000	3	9516	12	7500	13	8915
10	8400	10	7200	10	8400	10	12649	4	11156	13	7500	14	8907
11	8400	11	7200	11	8400	11*	7066	5	9471	14	7500	15	8900
12	8400	12	7200	12	7200	12	10112	6	7500	15	7500	16	8893
13	8400	13	7200	13	7200	13	7754	7	7500	16	7500	17	8885
14	8400	14	7200	14	7200	14	7502	8	7500	17	7500	18	8878
15	8400	15	7200	15	7200	15	7500	9	9063	18	9063	BLK J	
16	11209	16	7200	16	7200	16	7500	10	10188	19	9063	Lot	SF
17*	106487	17	7200	17	7200	17	7500	11	9644	20	7500	19	8871
BLK B		18	7200	18	7208	18	7500	12	13414	21	7500	20	8863
Lot	SF	19	7200	19	12759	19	7500	BLK H		22	7500	21	8862
1	9261	20	12627	20	8837	20	7500	Lot	SF	23	7500	22	8898
2	8640	21	11042	21	7200	21	9063	1	9466	24	7500	23	8942
3	10008	22	7200	22	7200	BLK F		2	7500	25	7500	24	8985
4	11513	23	7200	23	7200	Lot	SF	3	7500	26	7500	25	9028
5	9276	24	7200	24	7200	1	10900	4	7500	27	7500	26	9072
6	8777	25	7200	25	7200	2	8400	5	7500	28	7500	27	9115
7	8637	26	7200	26	7200	3	8400	6	7500	29	7500	28	9158
8	9276	27	7200	27	7200	4	9222	7	7500	30	7500	29	9202
9	11513	28*	6000	28	7200	5	16797	8	9063	31	7500	30	8428
10	11513	29	7200	29*	5040	6	7788	9	9063	32	7500	31	7158
11	9009	30	7200	30	8400	7	7500	10	7500	33	7500	32	8596
12	8807	31	7200	31	8400	8	7500	11	7500	34	7500	33	9000
13	8667	32	7200	32	8400	9	7500	12	7500	35	7500	34	9000
14	9009	33	7200	33	8400	10	7500	13	7500	36	7500	35	9000
15	11096	34	7200	34	8640	11	7500	14	7500	37	7500	36	10250
16	11295	35	7200	35	8640	12	7500	15	7500	38	9063	37	10250
17	8640	36	7200	36	8640	13	7500	16	9608	BLK J		38	9000
18	8770	37	7200	37	8640	14	11727	BLK I		Lot	SF	39	10008
19*	25800	38	7200	38	8640	15	10887	Lot	SF	1	12632	40	8640
		39	7200	39	8640	16	9000	1	9063	2	8640	41	8640
		40	7200	40	10008	17	9000	2	7500	3	8640	42	8706
		41	8808			18	9000	3	7500	4	9017	43*	1963738
												44*	59881

\* - Denotes Open Space

NOTES

- Bearings are referenced to a 120.9004 acre tract, as recorded in Deed No. 2021000016544 in the Deed Records of Rockwall County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line  
U.E. - Utility Easements  
C.M. - Controlling Monument  
D.E. - Drainage Easement  
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
- The HOA will be responsible for maintaining the open space/drainage easement lots.
- All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
- All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	163°44'23"	50.00'	142.89'	99.00'	N45°53'58"W
2.	14°30'46"	250.00'	63.32'	63.18'	N06°21'25"E
3.	18°31'25"	250.00'	72.53'	72.28'	S68°04'30"E
4.	31°08'20"	250.00'	135.87'	134.20'	S75°19'58"E
5.	18°12'28"	250.00'	79.45'	79.11'	S78°26'54"E
6.	21°33'19"	250.00'	94.05'	93.50'	S80°07'19"E
7.	168°42'30"	50.00'	168.68'	99.33'	S58°05'56"W
8.	51°32'35"	57.50'	309.56'	50.00'	N89°06'02"E
9.	51°32'35"	57.50'	309.56'	50.00'	N89°06'02"E
10.	39°57'01"	250.00'	156.86'	154.30'	S17°04'32"W
11.	31°23'48"	250.00'	136.99'	135.23'	S75°12'04"E
12.	56°18'08"	250.00'	245.67'	235.90'	S06°53'59"W
13.	20°21'08"	250.00'	88.80'	88.24'	S78°52'28"W
14.	120°02'00"	50.00'	168.68'	99.33'	S74°06'02"W
15.	43°48'04"	250.00'	191.12'	186.50'	N21°00'04"E
16.	01°52'30"	1075.00'	25.80'	25.80'	N42°15'51"E
17.	08°48'31"	1075.00'	185.27'	185.11'	N37°07'20"E
18.	32°56'34"	250.00'	143.75'	141.78'	S74°25'37"E
19.	172°26'34"	50.00'	150.48'	99.78'	S50°15'04"E
20.	04°13'35"	1075.00'	79.30'	79.30'	N30°56'17"E
21.	29°23'28"	275.00'	141.07'	139.53'	N13°47'46"E
22.	14°50'45"	250.00'	63.32'	63.15'	S88°58'58"E
23.	48°29'34"	250.00'	185.12'	180.92'	S68°41'11"E
24.	138°25'00"	58.00'	138.07'	101.70'	S89°05'51"E
25.	183°44'23"	50.00'	142.89'	99.00'	S46°53'58"E
26.	113°36'27"	57.50'	247.27'	96.23'	S19°14'46"W
27.	103°03'02"	50.00'	35.97'	31.32'	S52°25'29"E
28.	16°46'18"	250.00'	73.18'	72.92'	S29°38'15"E
29.	37°07'25"	250.00'	161.89'	159.16'	S19°27'41"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 45°56'24" W	35.33'
2.	N 45°56'24" W	28.26'
3.	S 44°06'02" W	21.21'
4.	N 45°58'04" E	40.70'
5.	N 43°58'58" W	43.86'
6.	N 49°29'37" E	39.00'
7.	N 41°55'10" W	46.79'
8.	N 44°13'41" E	47.89'
9.	N 45°44'51" W	42.77'
10.	N 44°15'09" E	42.34'
11.	N 45°14'51" E	42.24'
12.	N 44°24'18" E	42.20'
13.	N 48°50'26" W	15.41'
14.	N 68°44'54" E	13.54'
15.	N 00°53'58" W	18.25'
16.	N 52°24'37" E	18.03'
17.	N 48°08'24" W	36.17'
18.	S 58°08'12" W	28.15'
19.	S 44°06'02" W	21.21'
20.	N 00°53'58" W	31.33'
21.	N 13°56'47" E	36.57'
22.	N 89°05'52" E	6.01'
23.	N 47°31'47" W	32.40'
24.	N 47°31'47" W	25.16'
25.	N 78°42'06" W	12.32'
26.	N 59°47'41" W	20.06'
27.	S 65°31'17" E	12.44'
28.	N 69°51'41" E	36.61'
29.	N 21°43'23" W	33.76'
30.	N 45°53'58" W	35.36'
31.	N 44°06'02" E	35.36'
32.	N 48°58'12" E	33.71'
33.	N 43°43'06" W	36.78'
34.	S 30°27'50" W	36.08'
35.	S 37°45'44" E	35.57'
36.	N 48°03'00" E	36.62'
37.	S 43°03'59" W	33.88'
38.	N 04°35'43" W	35.43'
39.	N 60°04'42" E	34.08'
40.	S 74°35'19" W	38.82'
41.	N 89°41'14" W	32.58'
42.	S 40°33'58" E	35.36'
43.	S 27°56'48" E	38.18'
44.	N 54°24'54" E	37.66'
45.	N 00°53'58" W	32.24'
46.	S 20°42'13" W	33.35'

PD SITE PLAN  
OF

NELSON LAKE ESTATES

- LOTS 1-17, BLOCK A
- LOTS 1-19, BLOCK B
- LOTS 1-43, BLOCK C
- LOTS 1-39, BLOCK D
- LOTS 1-21, BLOCK E
- LOTS 1-22, BLOCK F
- LOTS 1-12, BLOCK G
- LOTS 1-16, BLOCK H
- LOTS 1-36, BLOCK I
- LOTS 1-43, BLOCK J

TOTAL ACRES 120.883  
TOTAL RESIDENTIAL LOTS 260  
TOTAL OPEN SPACE LOTS 6

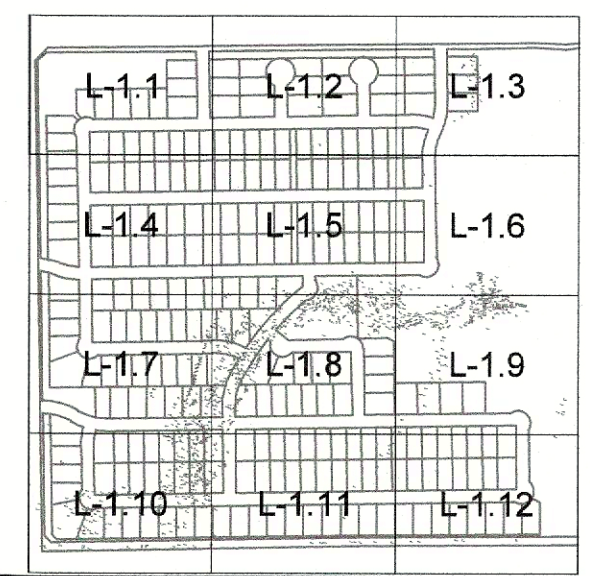
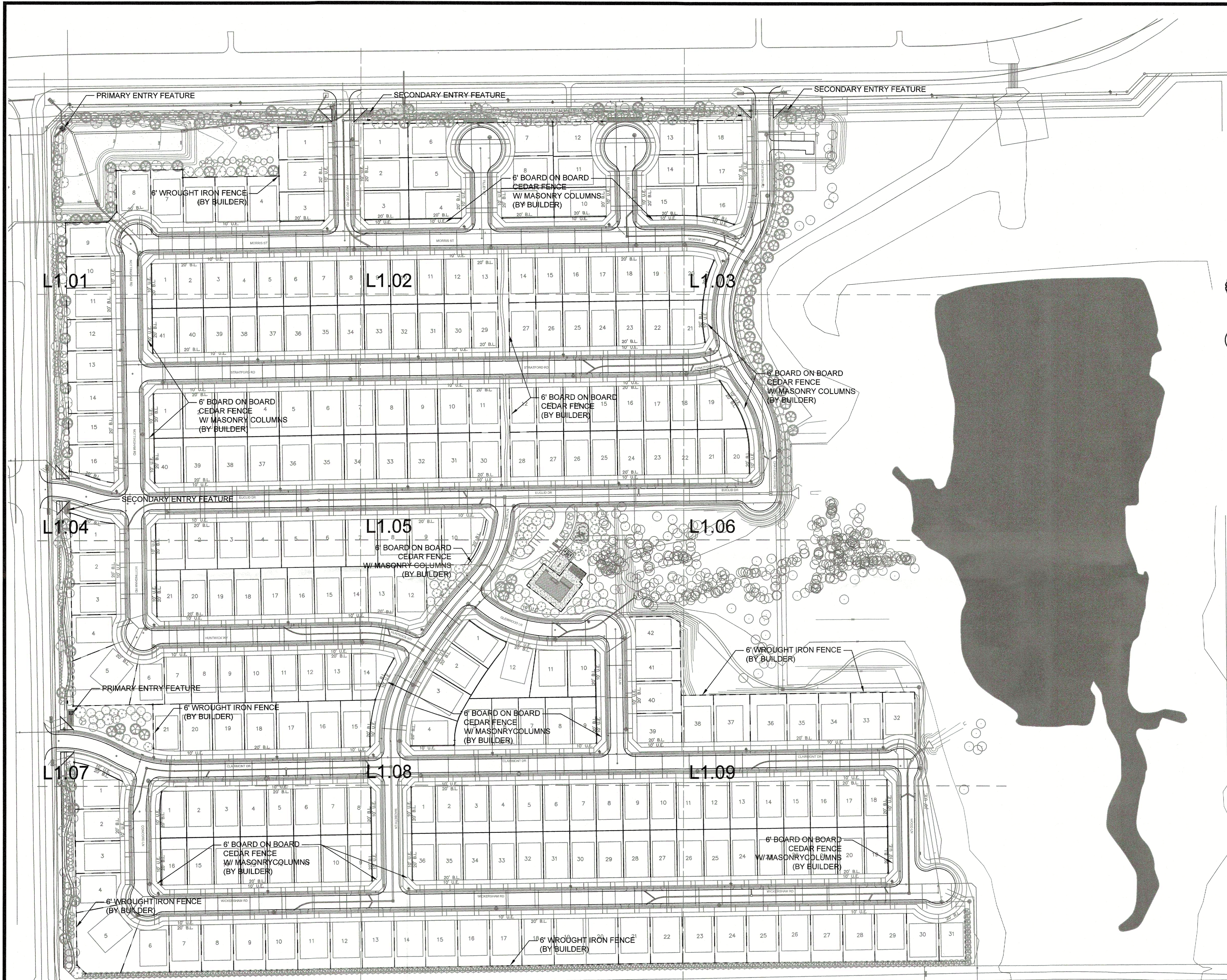
OUT OF THE  
J.M. GLASS SURVEY, ABSTRACT NO. 88

IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OWNER  
UNISON INVESTMENT  
23545 CRENSHAW BLVD., STE. 101  
TORRANCE, CA 90505  
PREPARED BY  
CORWIN ENGINEERING, INC.

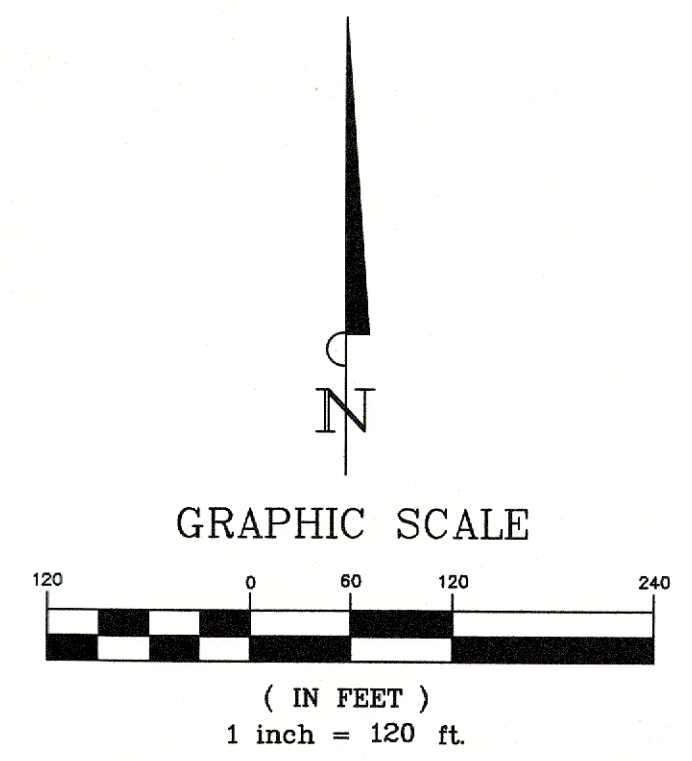
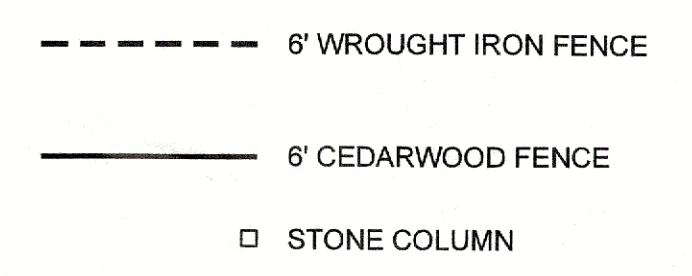
APPLICANT  
SKORBURG COMPANY, LTD.  
8214 WESTCHESTER DRIVE, SUITE 710  
DALLAS, TEXAS 75225  
214-522-4945

800 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
JANUARY 2023



**PLANT SCHEDULE**

TREES	BOTANICAL / COMMON NAME	KEY
	CERCIS RENIFORMIS 'OKLAHOMA' / OKLAHOMA RED BUD	○
	ILEX VOMITORIA / YAUPON HOLLY	●
	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	○
	QUERCUS SHUMARDII / SHUMARD RED OAK	○
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	○
	ULMUS CRASSIFOLIA / CEDAR ELM	○
SHRUBS	BOTANICAL / COMMON NAME	KEY
	HESPERALOE PARVIFLORA / RED YUCCA	○
	LOROPETALUM CHINENSE 'PURPLE DIAMOND' / FRINGE FLOWER	○
	MUHLENBERGIA CAPILLARIS / PINK MUHLY	○
	NASSELLA TENUISSIMA 'PONY TAILS' / MEXICAN FEATHER GRASS	○
	SALVIA GREGGII / AUTUMN SAGE	○



	PD CALCULATIONS	
	REQUIRED	PROVIDED
FM 552:		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (1779')	54 CANOPY TREES AND 72 ACCENT TREES	98 CANOPY TREES AND 90 ACCENT TREES
FM 1141:		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (1433')	43 CANOPY TREES AND 57 ACCENT TREES	61 CANOPY TREES AND 73 ACCENT TREES
NORTH COUNTRY LANE		
EASTERN RED CEDAR PLANTED 15' O.C. (1936 LINEAR FEET)	129 TREES	177 TREES

TOTAL MITIGATION	REQ.	PROV.
TOTAL CREDITS PROVIDED	5,138.3	5,149.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-552		424.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141		354.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG N COUNTRY LN		708.0
INCHES OF TREES TO BE PLANTED ON RESIDENTIAL LOTS (12 INCHES/LOT)		3,120.0
INCHES OF TREE TO BE PLANTED IN OPEN SPACE LOTS		543.0

- NOTES:
- ALL TREES SHALL BE A MINIMUM OF 5' FROM ALL UTILITIES.
  - IRRIGATION WILL MEET REQUIREMENTS OF UDC.
  - THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDING AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MINIMUM OF 1" IN HEIGHT AS DETERMINED BY THE CITY.

ZONING CASE:  
SP2022-001

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

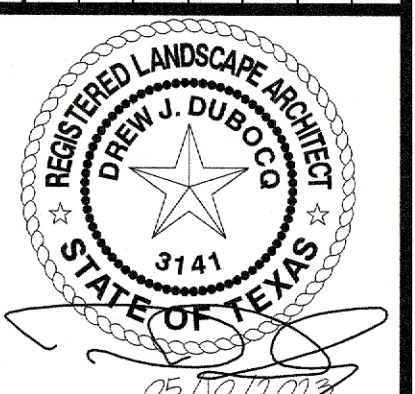
REVIEWED FOR APPROVAL  
  
 PLANNING AND ZONING CHAIRMAN  
  
 PLANNING DIRECTOR

**BANNISTER**  
 ENGINEERING  
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
 REGISTRATION # F-10589 (TEXAS)

NELSON LAKE  
 ROCKWALL, TEXAS

OVERALL LANDSCAPE PLAN

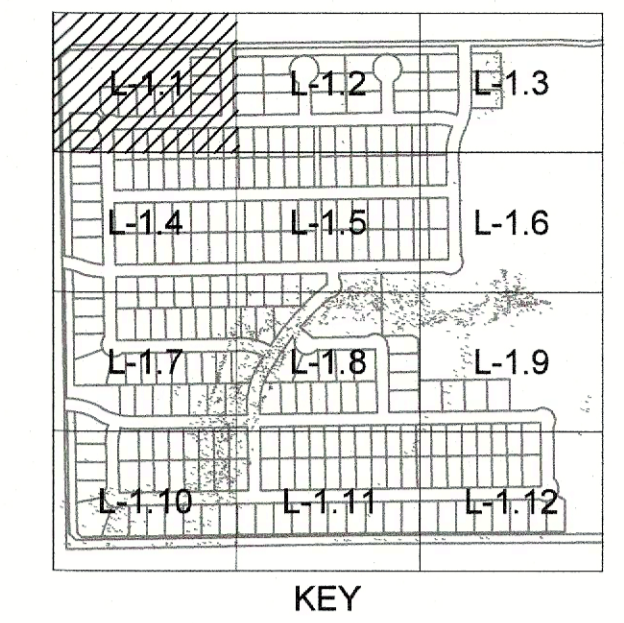
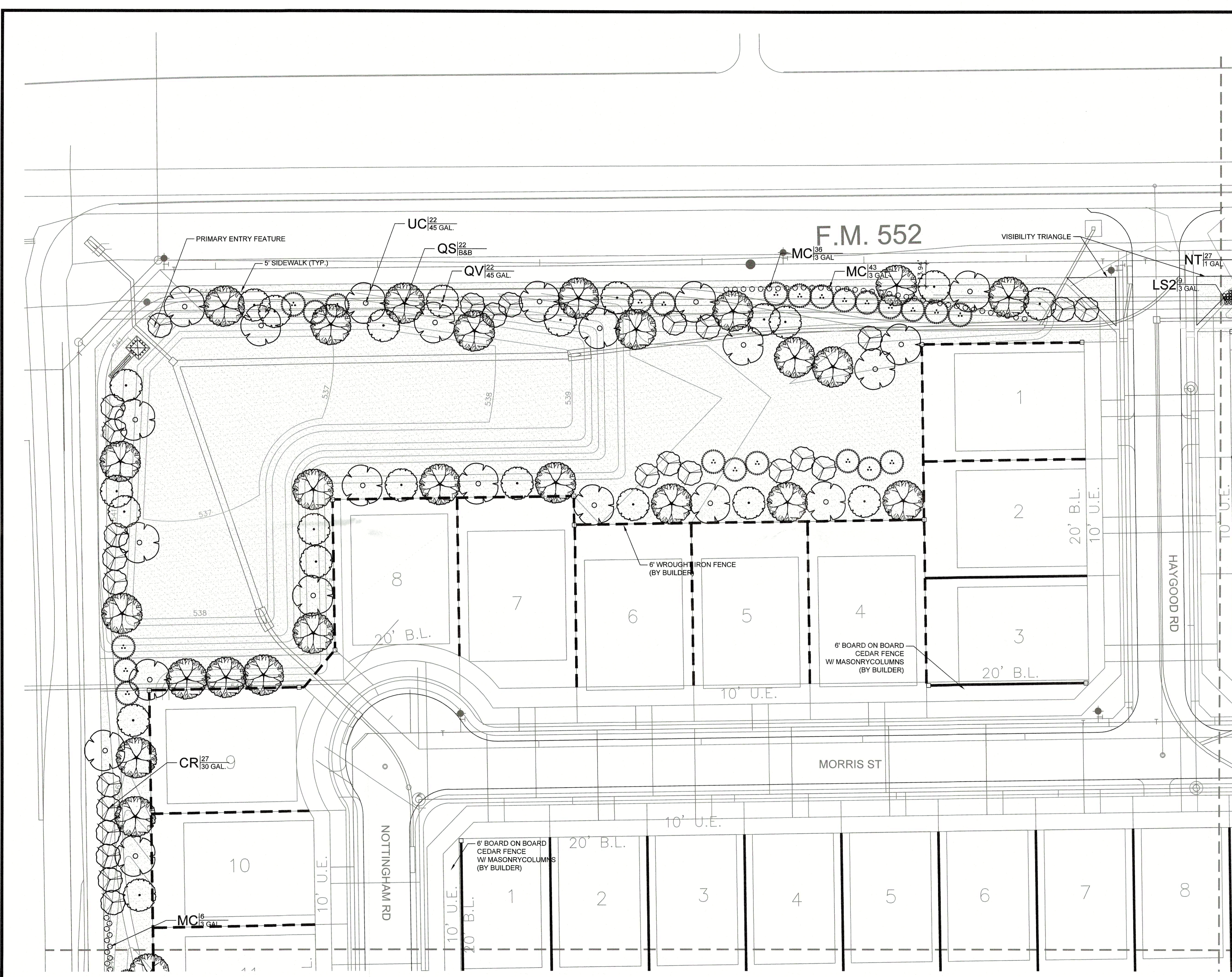
No.	Date	Revision	Description



PREVIOUSLY DESIGNED AND SEALED BY MICHAEL WILSON 3/28/08 ON 03/07/2022

SHEET NUMBER  
**L-1.0**

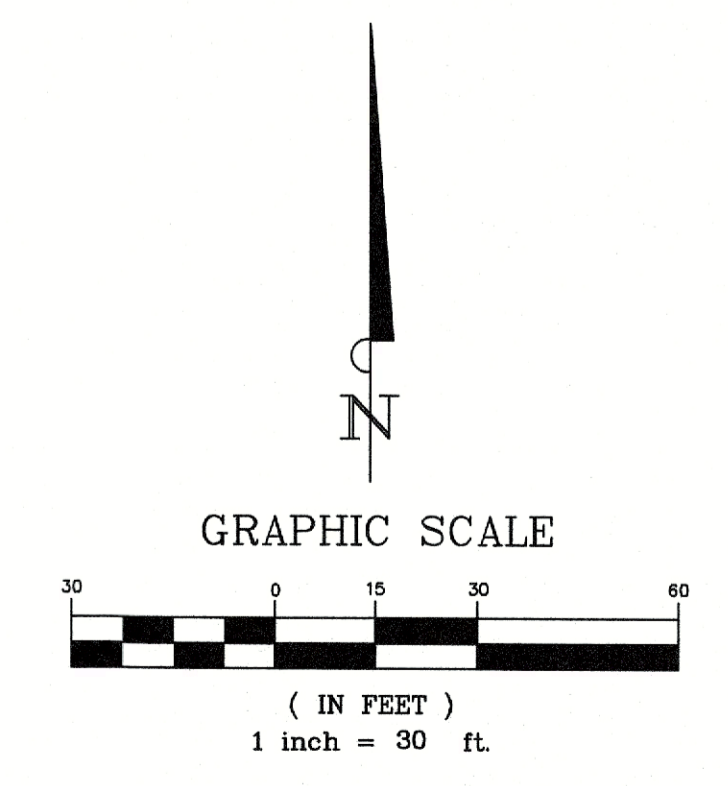
PROJECT NO.: 244-21-001



REVIEWED FOR APPROVAL  
 PLANNING AND ZONING CHAIRMAN  
 PLANNING DIRECTOR

**PLANT SCHEDULE**

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM
SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE
GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK



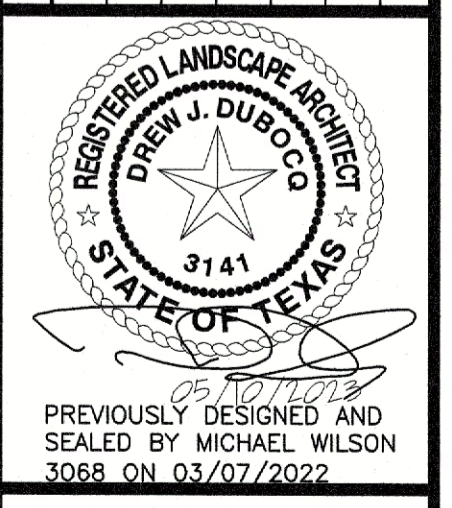
ZONING CASE:  
SP2022-001

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

**BANNISTER ENGINEERING**  
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
 REGISTRATION # F-10589 (TEXAS)

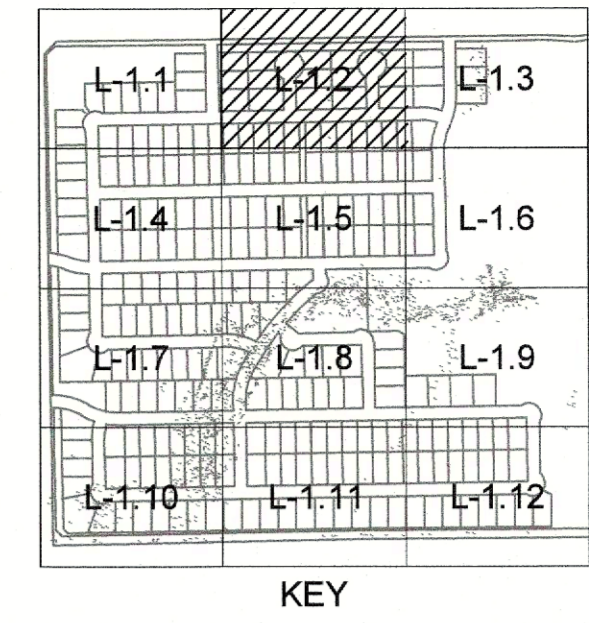
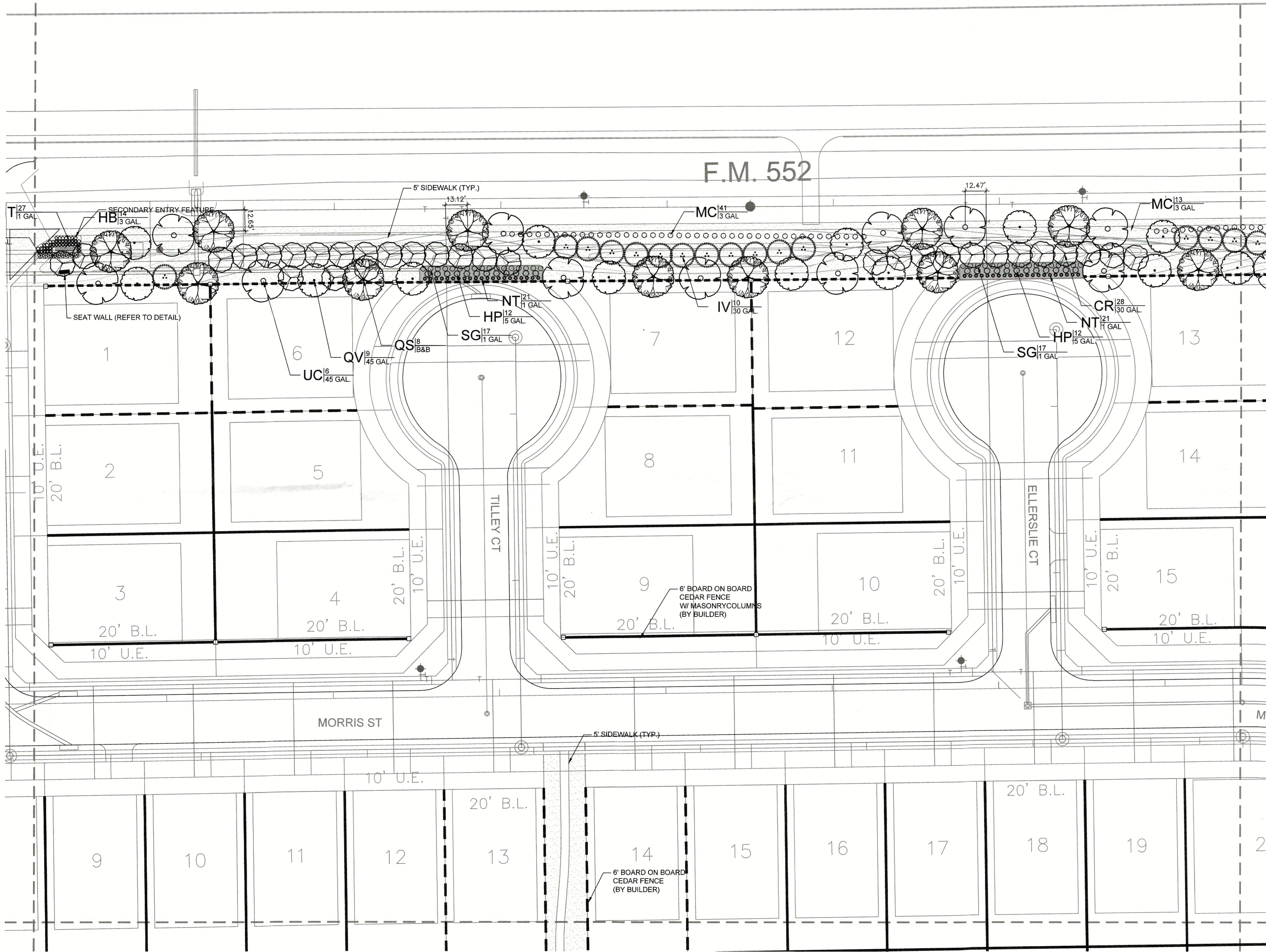
NELSON LAKE  
 ROCKWALL, TEXAS  
 LANDSCAPE PLAN ENLARGEMENT (1 OF 12)

No.	Date	Revision Description



SHEET NUMBER  
**L-1.1**

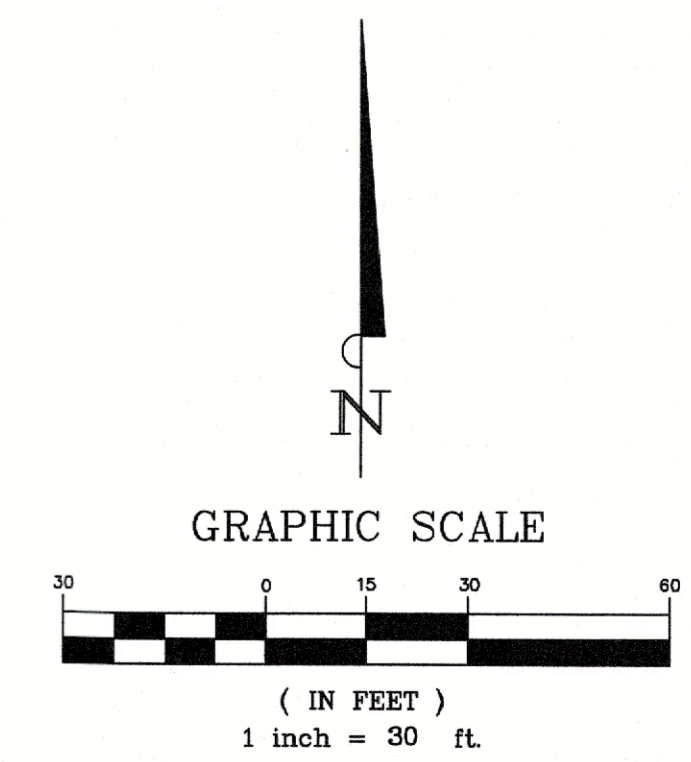
PROJECT NO.: 244-21-001



REVIEWED FOR APPROVAL  
 PLANNING AND ZONING CHAIRMAN  
 PLANNING DIRECTOR

**PLANT SCHEDULE**

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUAPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM
SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE
GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK



ZONING CASE:  
SP2022-001

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

**BANNISTER**  
ENGINEERING  
 240 North Mitchell Road | Mansfield, TX, 76063 | 817.842.2094 | 817.842.2095 fax  
 REGISTRATION # F-10589 (TEXAS)

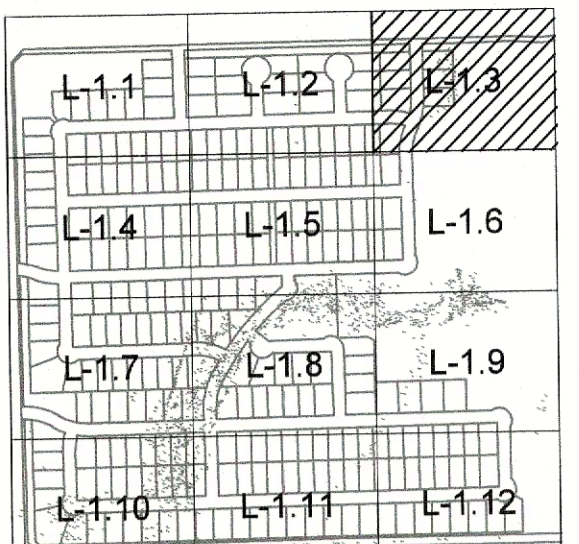
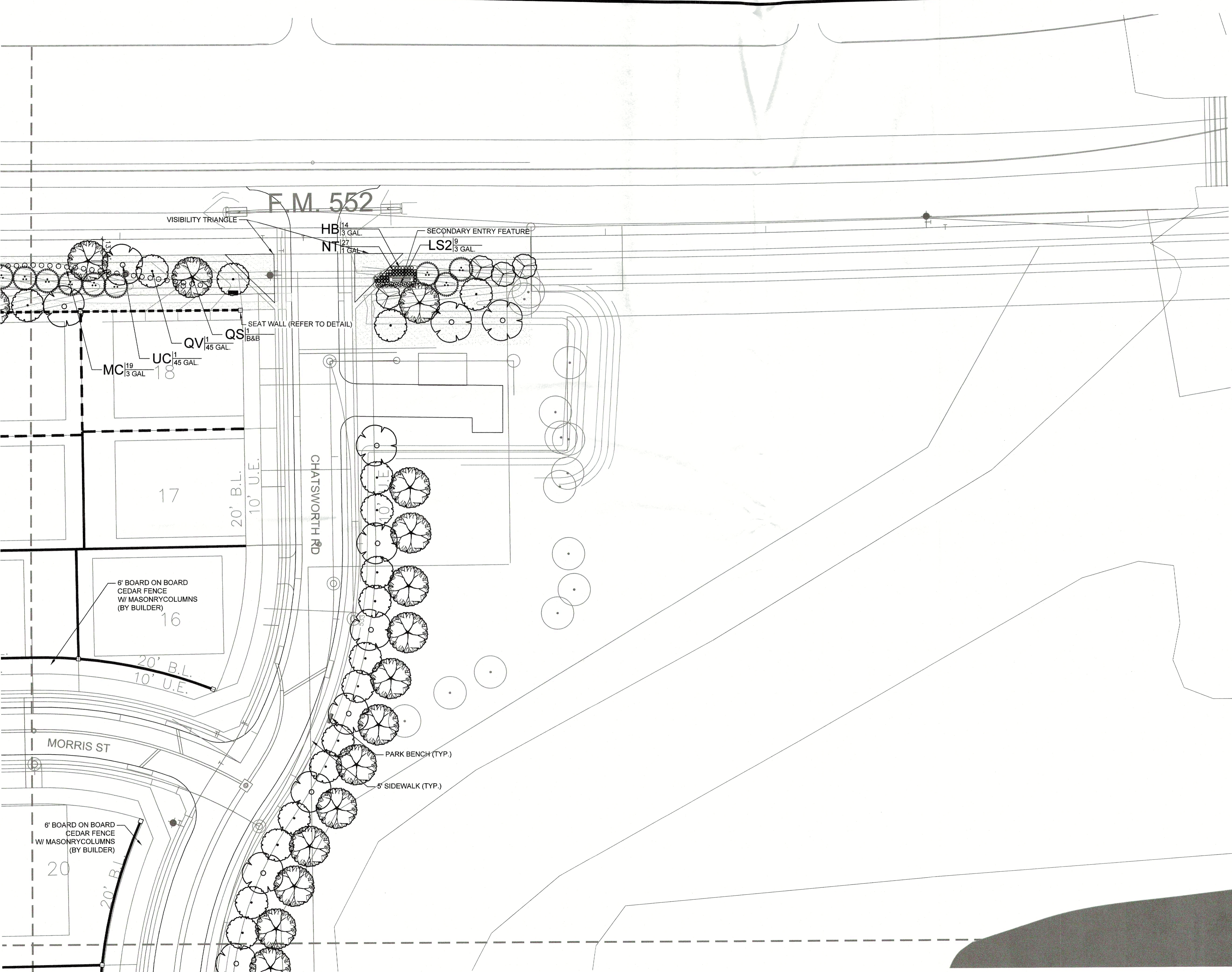
**NELSON LAKE**  
ROCKWALL, TEXAS  
**LANDSCAPE PLAN ENLARGEMENT (2 OF 12)**

No.	Date	Revision	Description



PREVIOUSLY DESIGNED AND SEALED BY MICHAEL WILSON 3068 ON 03/07/2022  
 SHEET NUMBER  
**L-1.2**

PROJECT NO.: 244-21-001



KEY

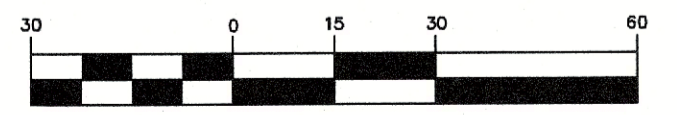
REVIEWED FOR APPROVAL  
  
 PLANNING AND ZONING CHAIRMAN  
  
 PLANNING DIRECTOR

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUAPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM
SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLI
	MEXICAN FEATHER GRASS
	AUTUMN SAGE
GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK



GRAPHIC SCALE



( IN FEET )  
 1 inch = 30 ft.

No.	Date	Revision Description



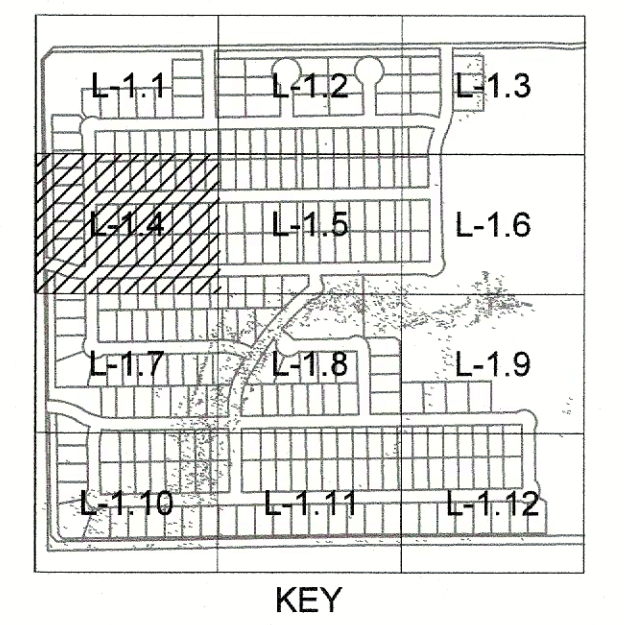
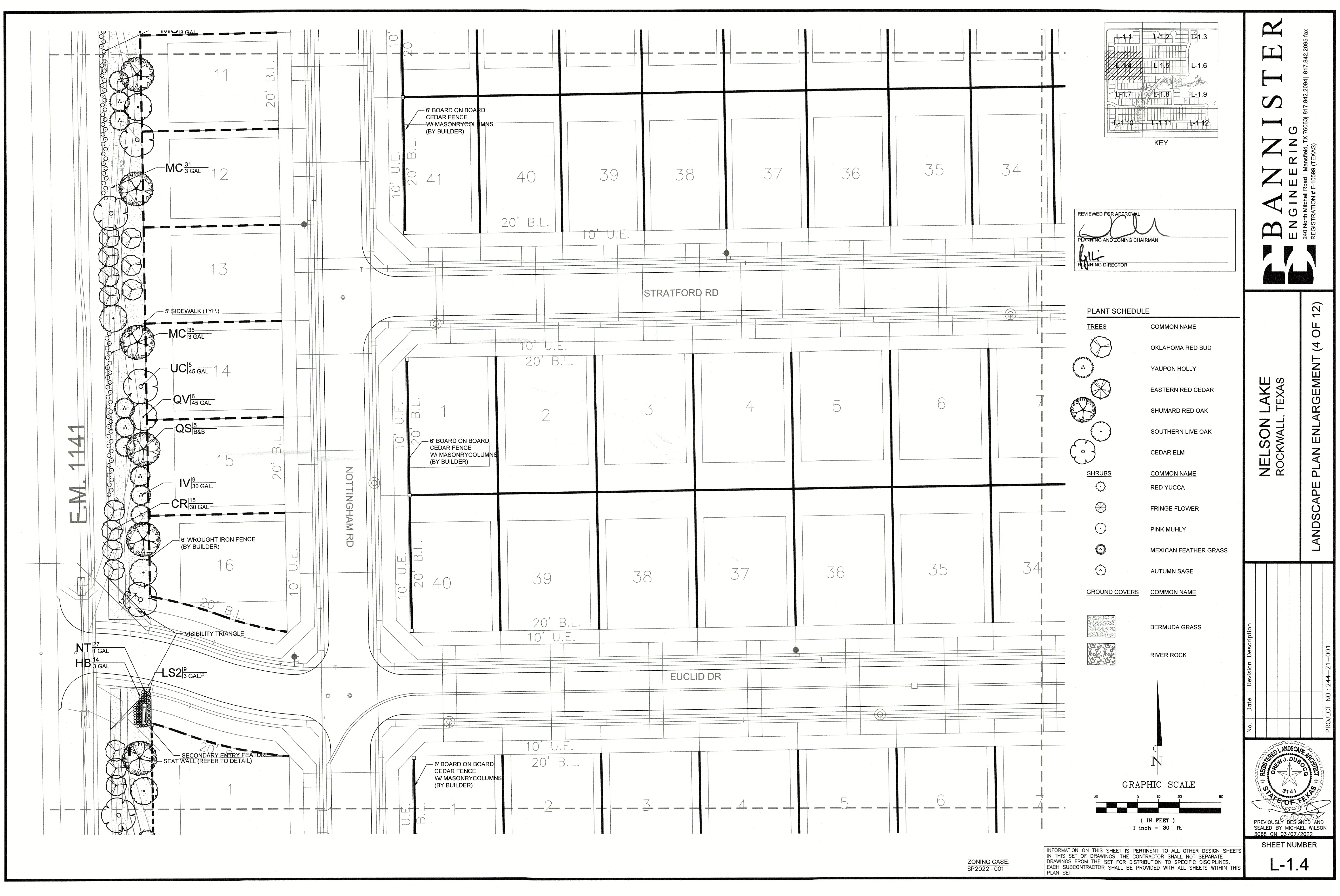
PREVIOUSLY DESIGNED AND SEALED BY MICHAEL WILSON 3068 ON 03/07/2022

SHEET NUMBER

L-1.3

ZONING CASE:  
 SP2022-001

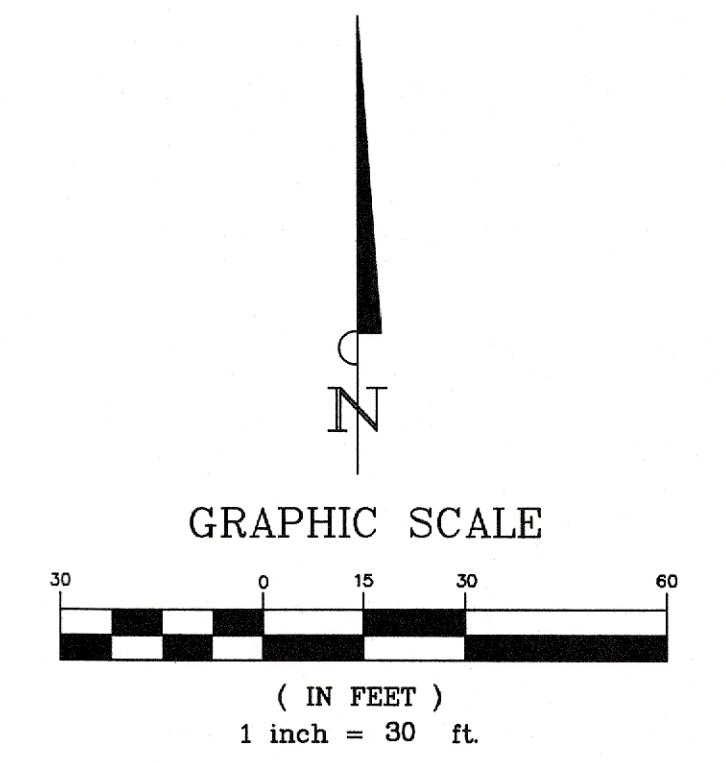
INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.



REVIEWED FOR APPROVAL  
 PLANNING AND ZONING CHAIRMAN  
 PLANNING DIRECTOR

**PLANT SCHEDULE**

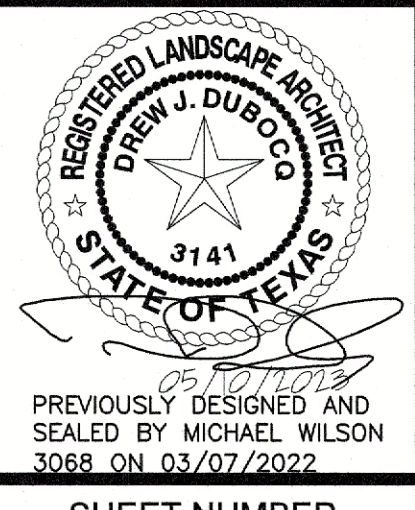
TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM
SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLI
	MEXICAN FEATHER GRASS
	AUTUMN SAGE
GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK



**BANNISTER ENGINEERING**  
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
 REGISTRATION # F-10599 (TEXAS)

**NELSON LAKE ROCKWALL, TEXAS**  
 LANDSCAPE PLAN ENLARGEMENT (4 OF 12)

No.	Date	Revision Description

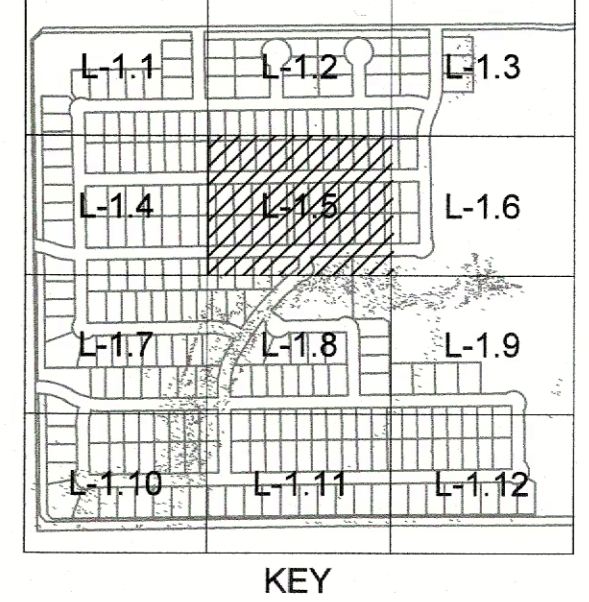
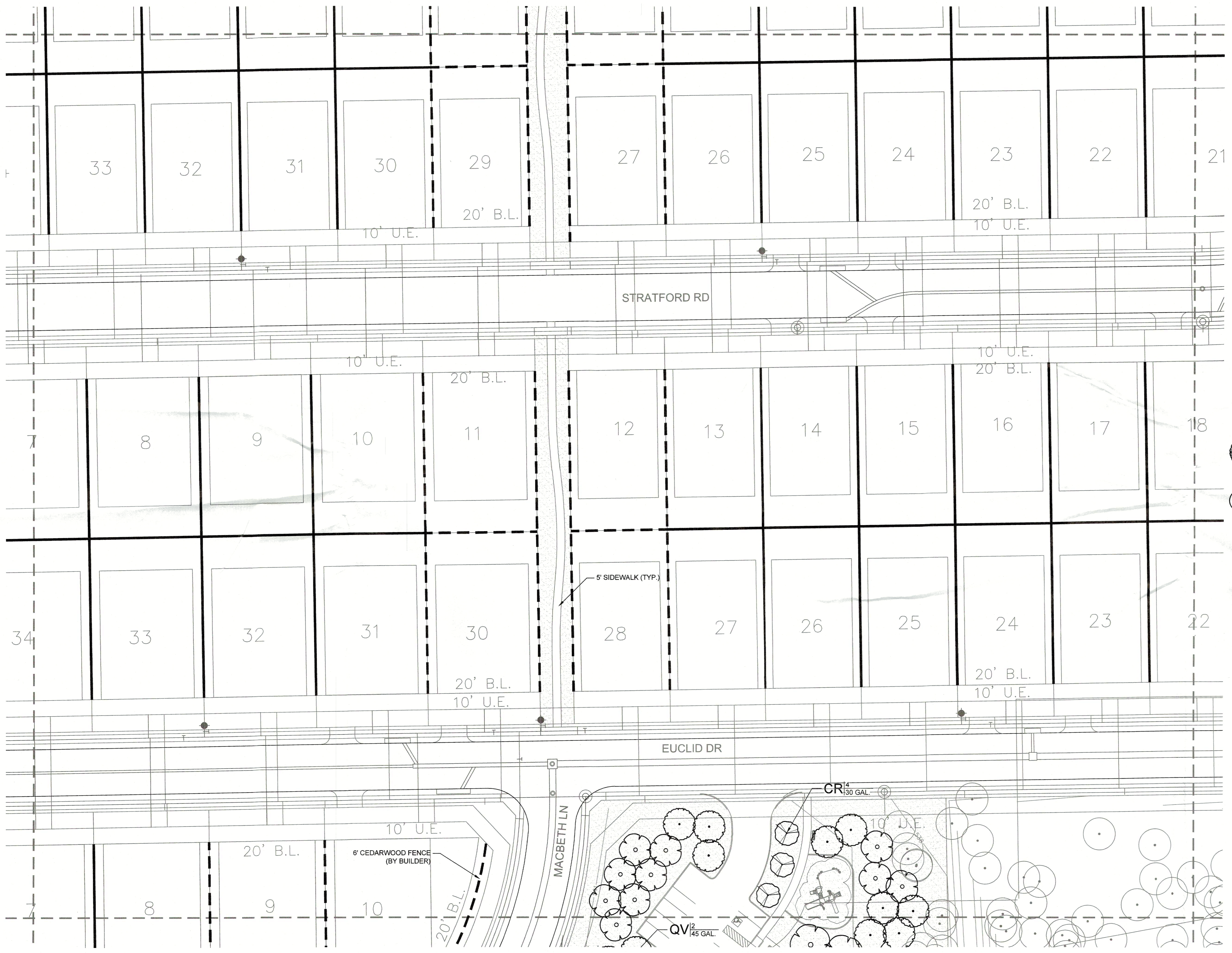


PREVIOUSLY DESIGNED AND SEALED BY MICHAEL WILSON 3068 ON 03/07/2022  
 SHEET NUMBER  
**L-1.4**

ZONING CASE:  
 SP2022-001

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

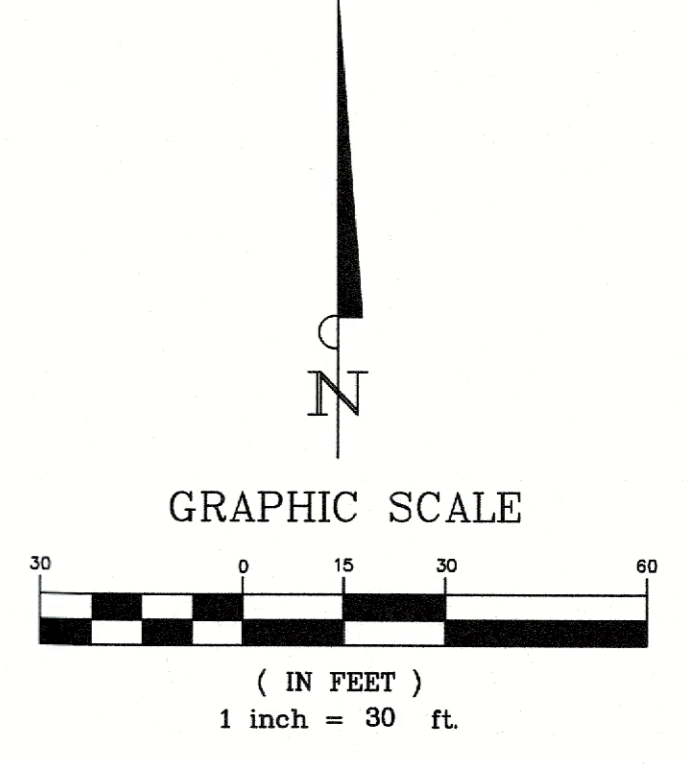
PROJECT NO.: 244-21-001



REVIEWED FOR APPROVAL  
 [Signature]  
 PLANNING AND ZONING COMMISSION  
 [Signature]  
 PLANNING DIRECTOR

**PLANT SCHEDULE**

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM
SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE
GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK



ZONING CASE:  
 SP2022-001

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

**BANNISTER**  
 ENGINEERING  
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
 REGISTRATION # F-10589 (TEXAS)

NELSON LAKE  
 ROCKWALL, TEXAS

LANDSCAPE PLAN ENLARGEMENT (5 OF 12)

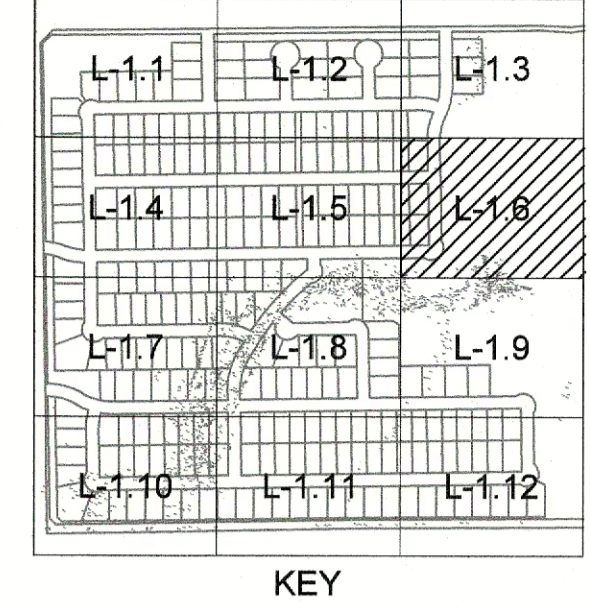
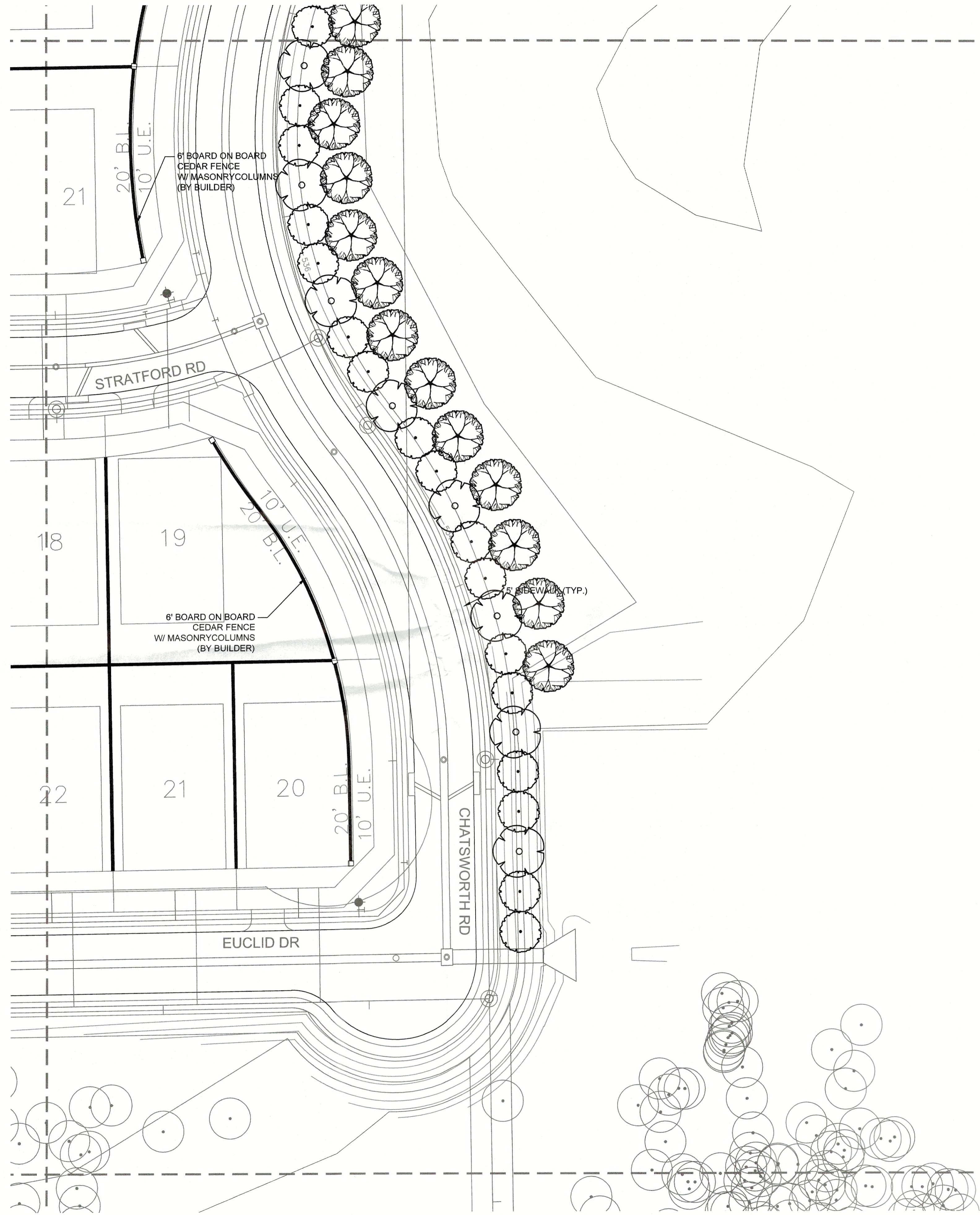
No.	Date	Revision Description



SHEET NUMBER  
**L-1.5**

PROJECT NO.: 244-21-001

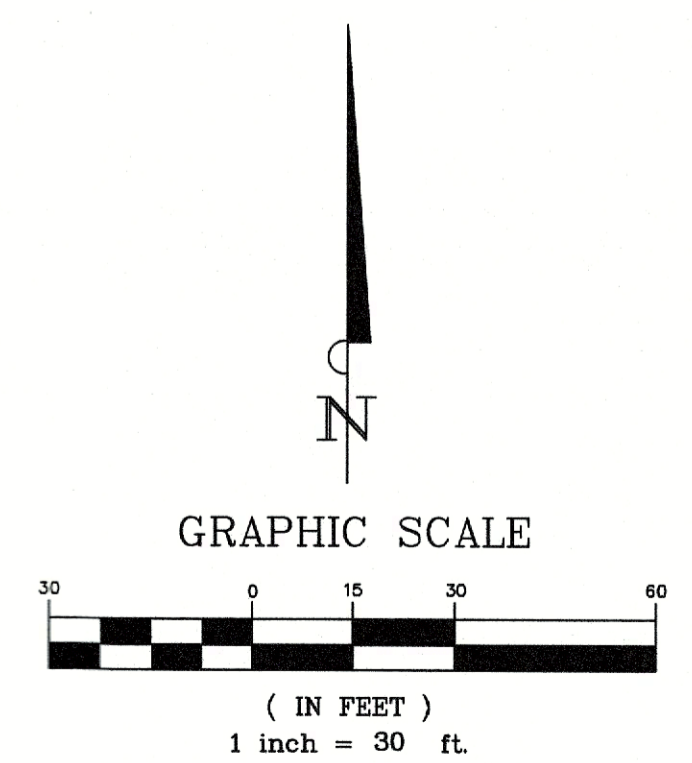




REVIEWED FOR APPROVAL  
  
 PLANNING AND ZONING CHAIRMAN  
  
 PLANNING DIRECTOR

**PLANT SCHEDULE**

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPOH HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM
SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE
GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK



ZONING CASE:  
SP2022-001

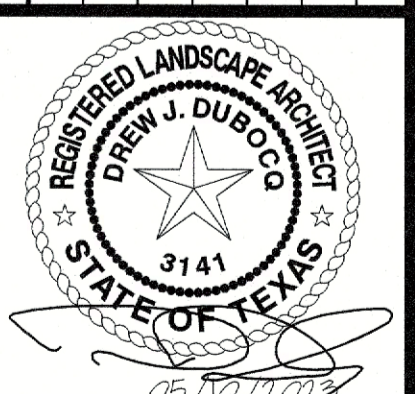
INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

**BANNISTER**  
ENGINEERING  
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
 REGISTRATION # F-10699 (TEXAS)

NELSON LAKE  
ROCKWALL, TEXAS

LANDSCAPE PLAN ENLARGEMENT (6 OF 12)

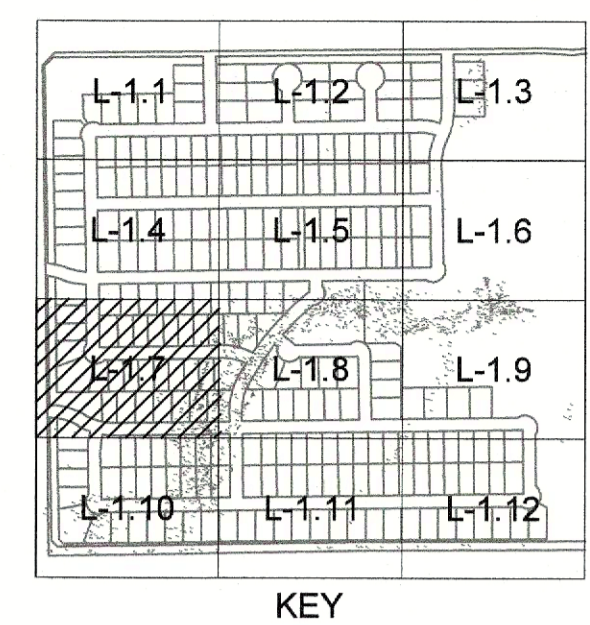
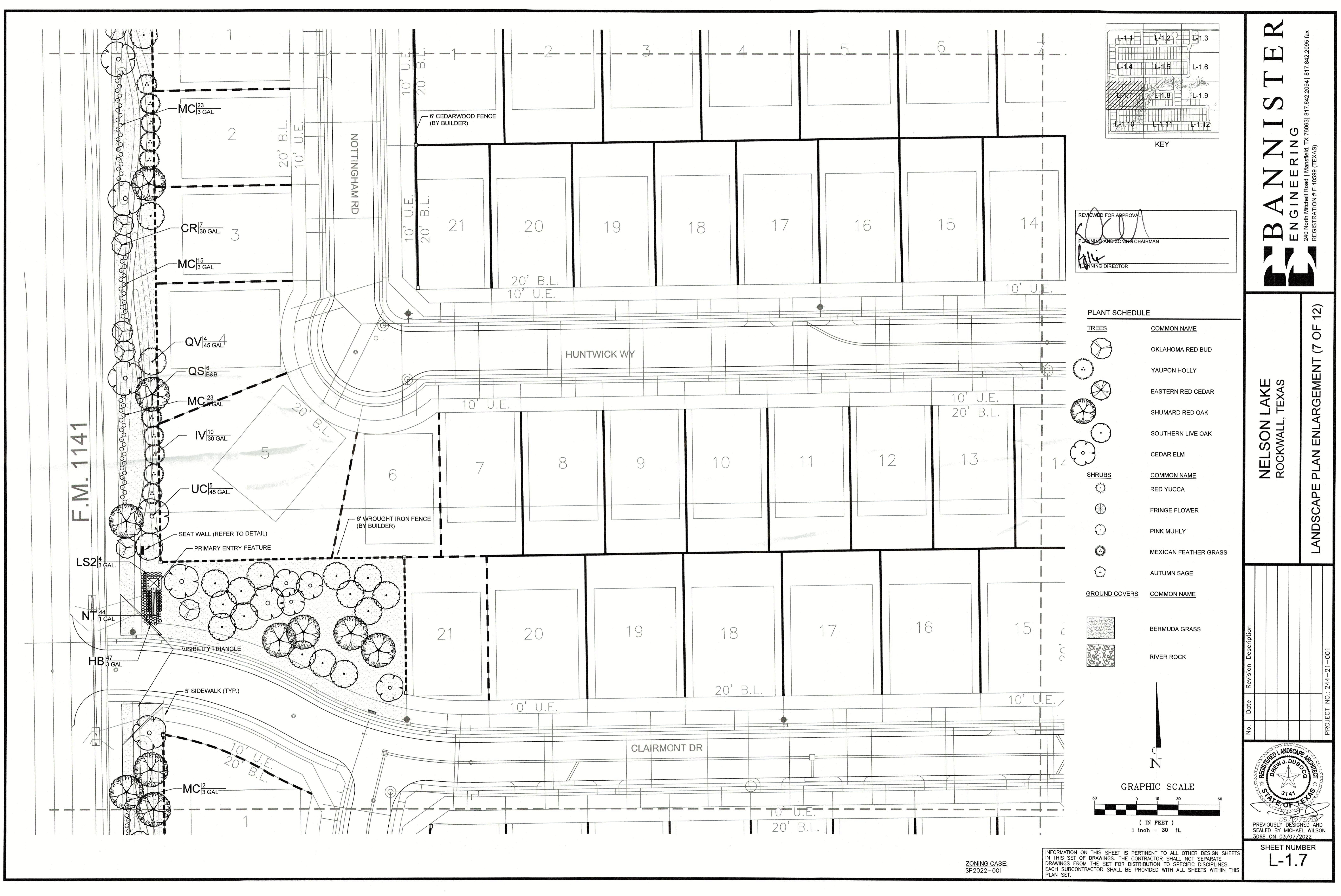
No.	Date	Revision	Description



PREVIOUSLY DESIGNED AND SEALED BY MICHAEL WILSON 3/08/22 ON 03/07/2022

SHEET NUMBER  
**L-1.6**

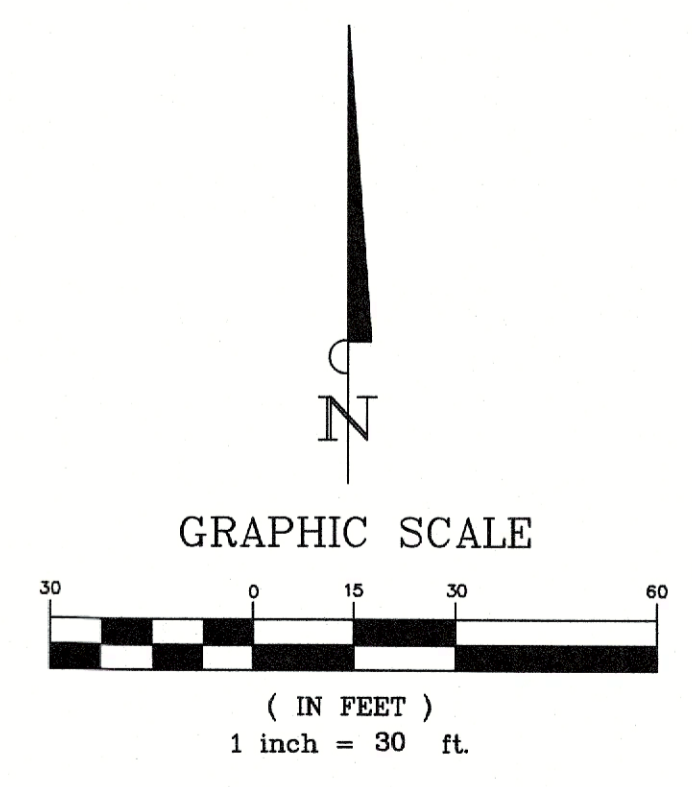
PROJECT NO.: 244-21-001



REVIEWED FOR APPROVAL  
 [Signature]  
 PLANNING AND ZONING CHAIRMAN  
 [Signature]  
 PLANNING DIRECTOR

**PLANT SCHEDULE**

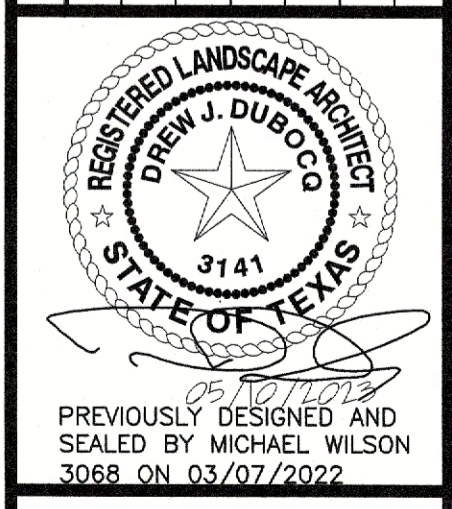
TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPOON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM
SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE
GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK



**BANNISTER**  
 ENGINEERING  
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
 REGISTRATION # F-10599 (TEXAS)

**NELSON LAKE**  
 ROCKWALL, TEXAS  
 LANDSCAPE PLAN ENLARGEMENT (7 OF 12)

No.	Date	Revision	Description

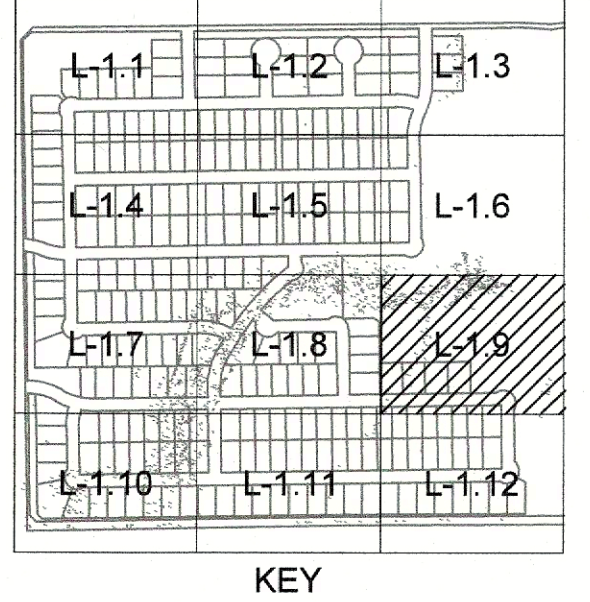
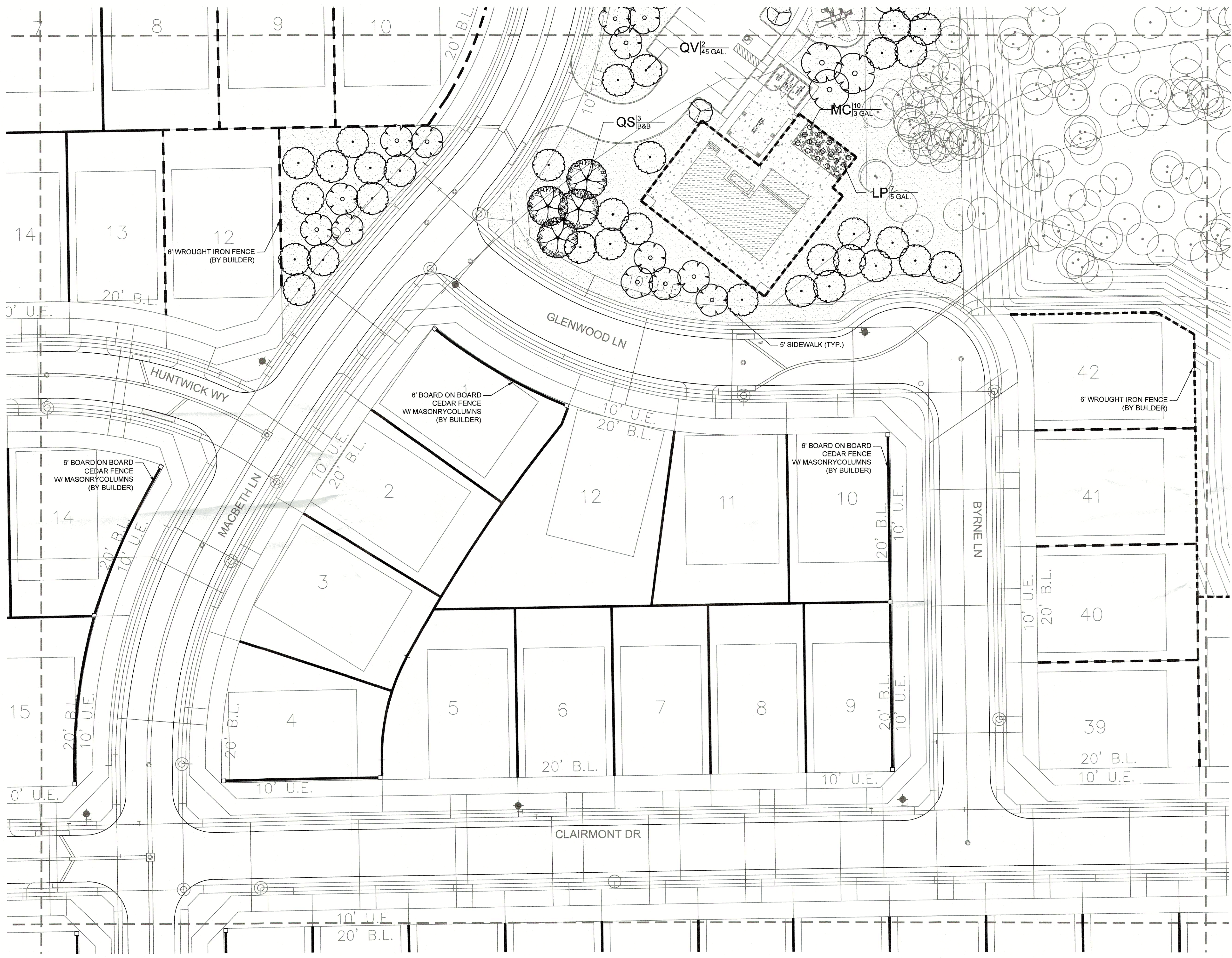


PREVIOUSLY DESIGNED AND SEALED BY MICHAEL WILSON 3088 ON 03/07/2022  
 SHEET NUMBER  
**L-1.7**

ZONING CASE:  
 SP2022-001

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

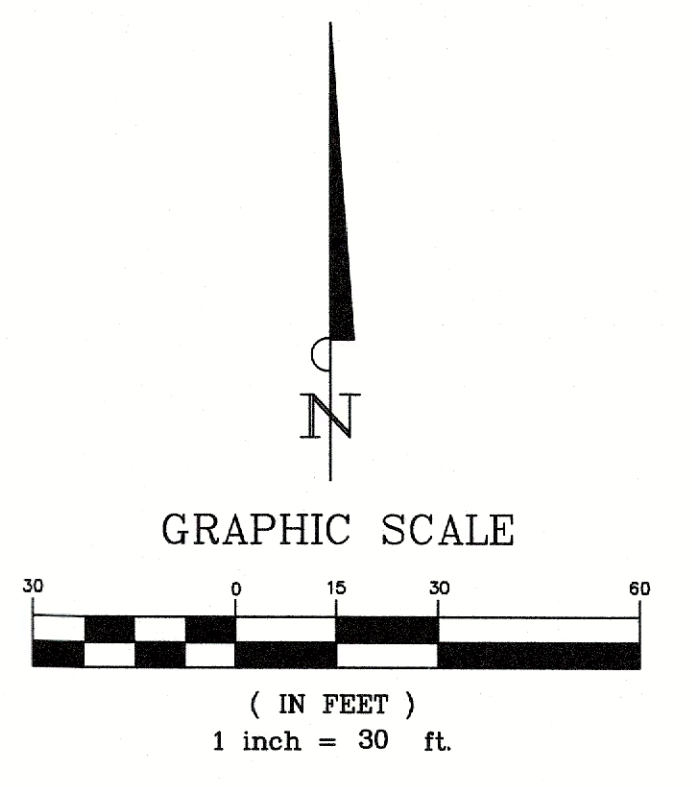
PROJECT NO.: 244-21-001



REVIEWED FOR APPROVAL  
 PLANNING AND ZONING CHAIRMAN  
 PLANNING DIRECTOR

**PLANT SCHEDULE**

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPOH HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM
SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLI
	MEXICAN FEATHER GRASS
	AUTUMN SAGE
GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK



ZONING CASE:  
SP2022-001

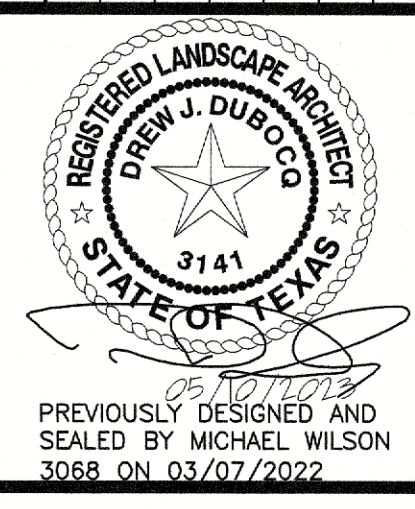
INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

**BANNISTER**  
ENGINEERING  
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
 REGISTRATION # F-10599 (TEXAS)

NELSON LAKE  
ROCKWALL, TEXAS

LANDSCAPE PLAN ENLARGEMENT (9 OF 12)

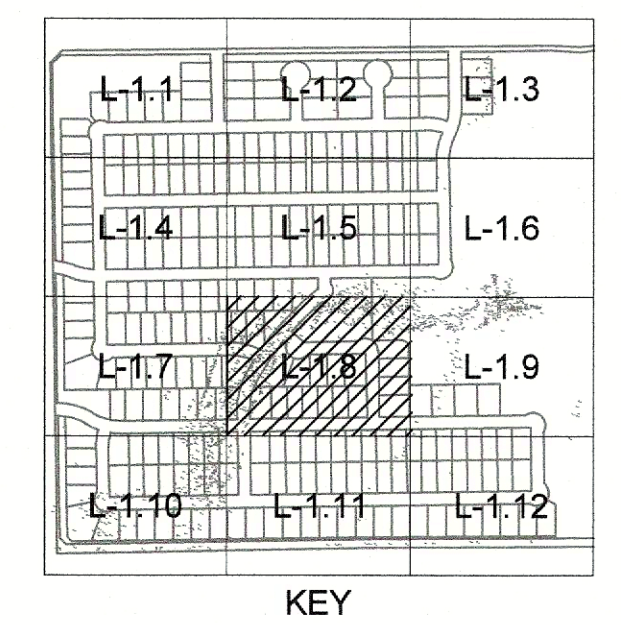
No.	Date	Revision Description



PREVIOUSLY DESIGNED AND SEALED BY MICHAEL WILSON 3088 ON 03/07/2022

SHEET NUMBER  
**L-1.8**

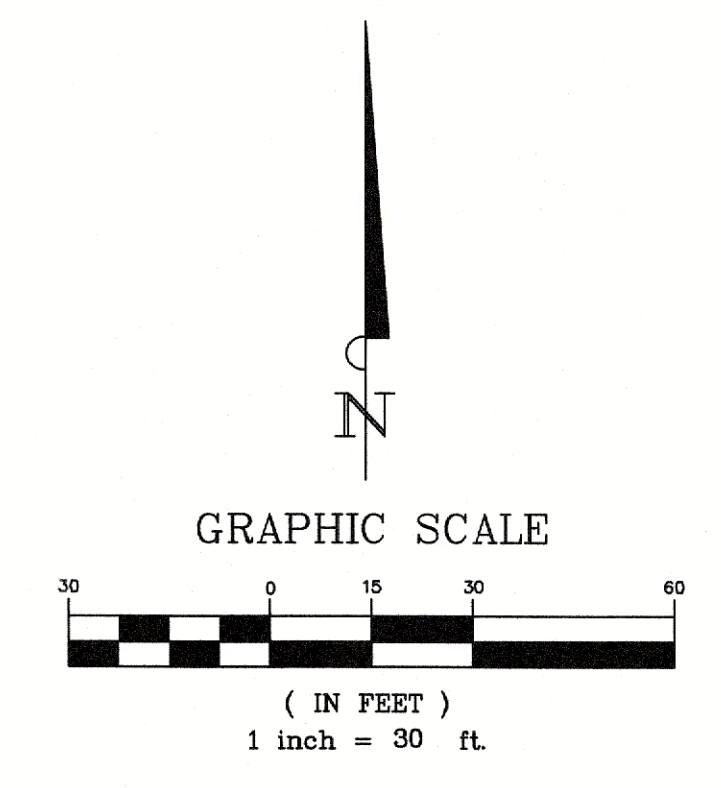
PROJECT NO.: 244-21-001



REVIEWED FOR APPROVAL  
*[Signature]*  
 PLANNING AND ZONING CHAIRMAN  
*[Signature]*  
 PLANNING DIRECTOR

**PLANT SCHEDULE**

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM
SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE
GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK



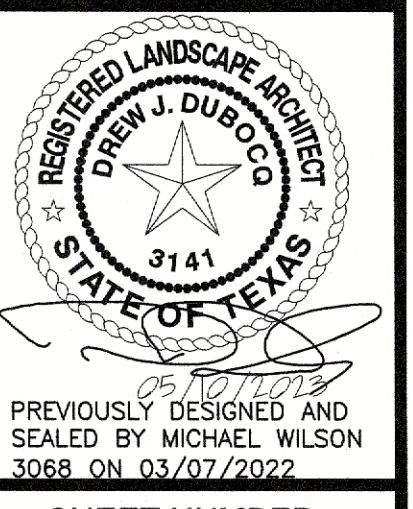
ZONING CASE:  
 SP2022-001

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

**BANNISTER**  
 ENGINEERING  
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
 REGISTRATION # F-10589 (TEXAS)

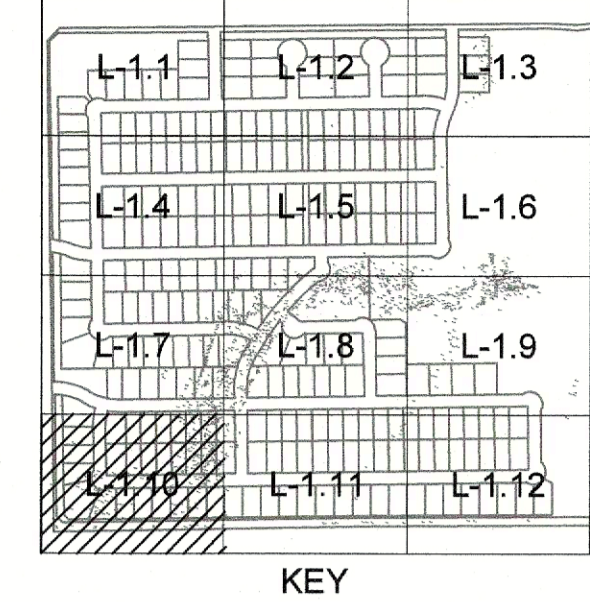
NELSON LAKE  
 ROCKWALL, TEXAS  
 LANDSCAPE PLAN ENLARGEMENT (8 OF 12)



No.	Date	Revision Description














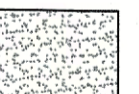
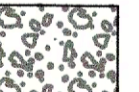
SHEET NUMBER  
**L-1.9**

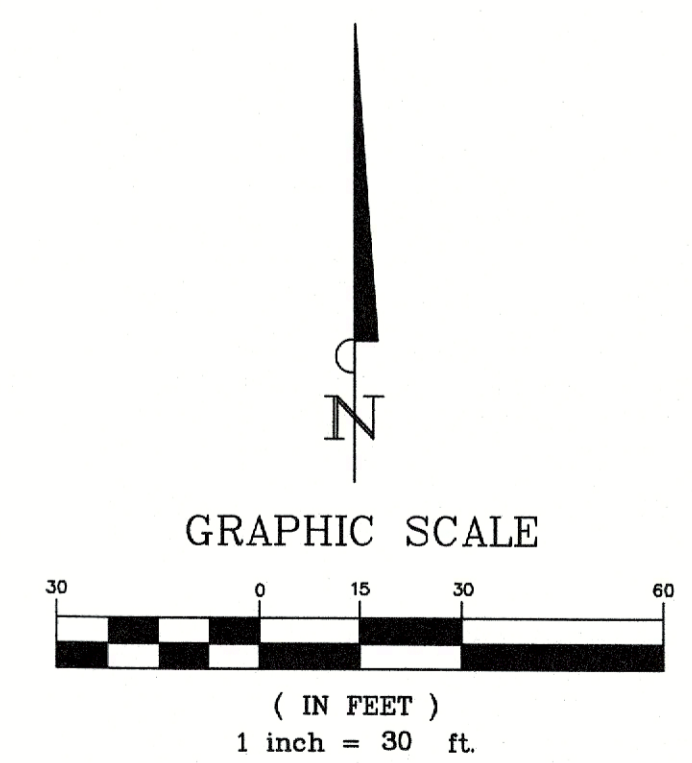
PROJECT NO.: 244-21-001



REVIEWED FOR APPROVAL  
  
 PLANNING AND ZONING CHAIRMAN  
  
 PLANNING DIRECTOR

**PLANT SCHEDULE**

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM
SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE
GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK



ZONING CASE:  
SP2022-001

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

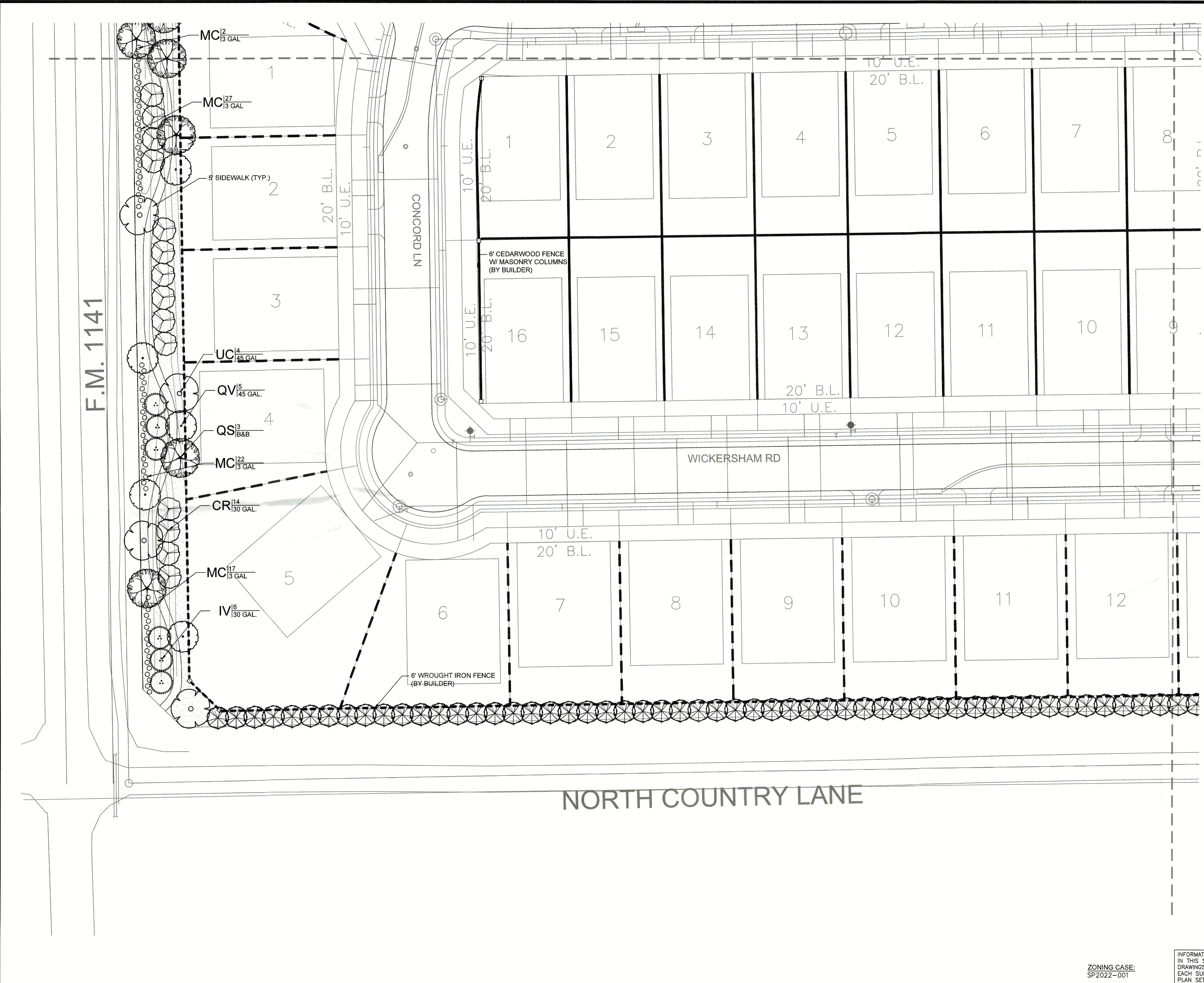
**BANNISTER**  
ENGINEERING  
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
 REGISTRATION # F-16599 (TEXAS)

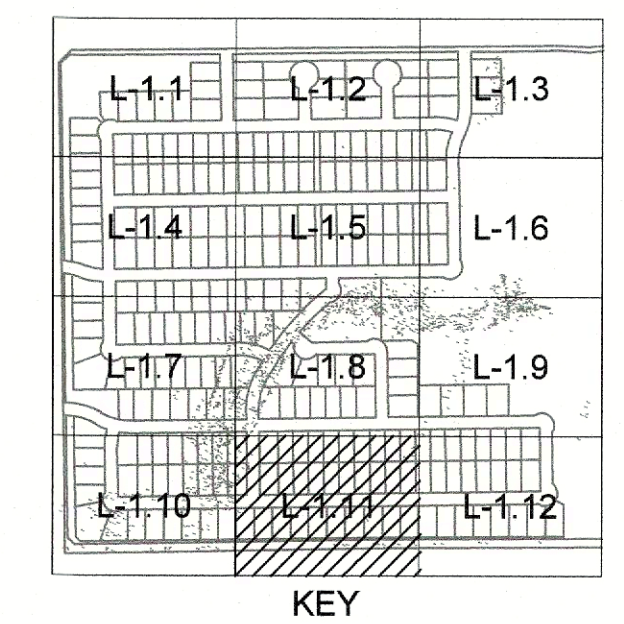
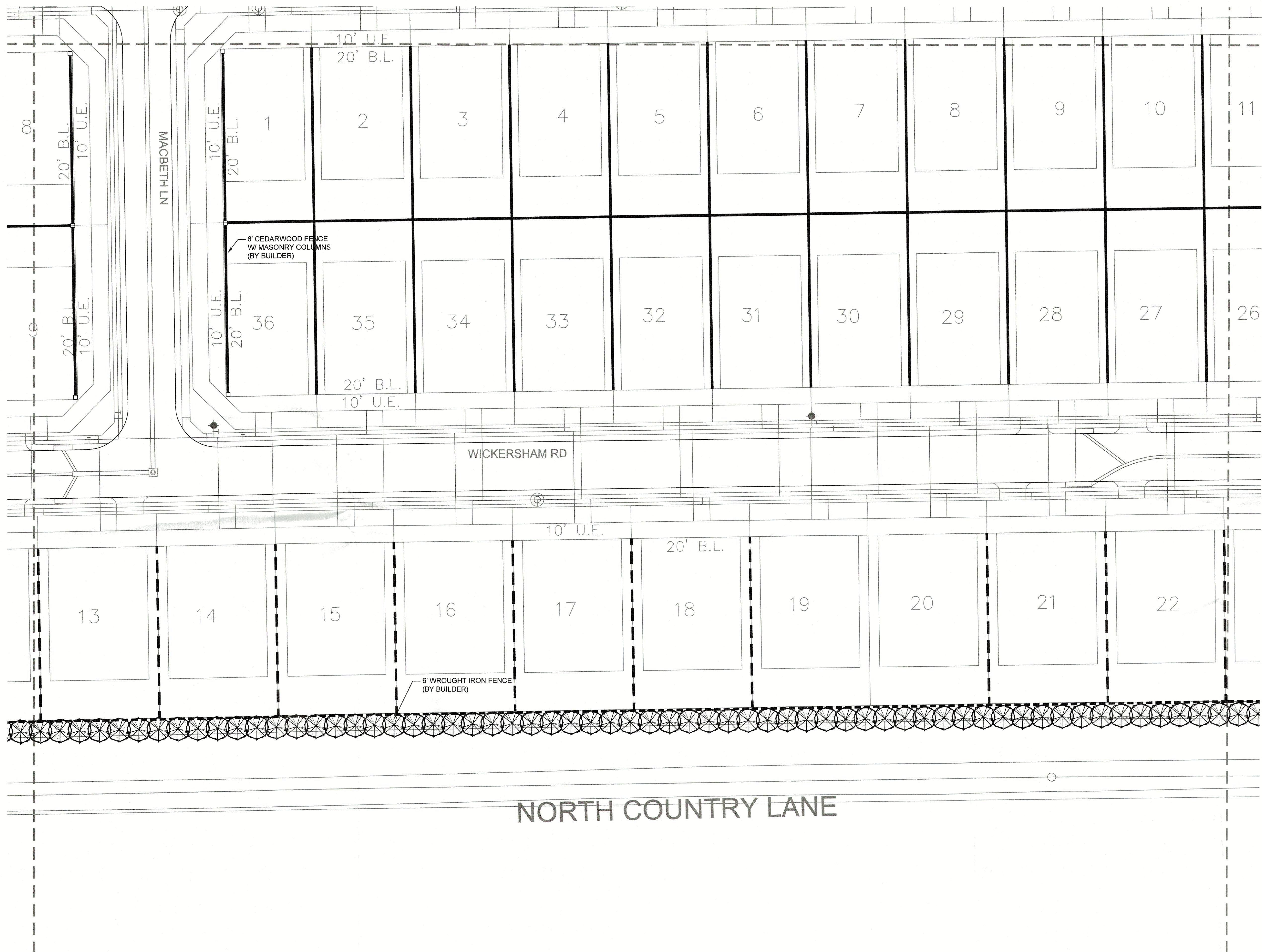
**NELSON LAKE**  
ROCKWALL, TEXAS  
 LANDSCAPE PLAN ENLARGEMENT (10 OF 12)

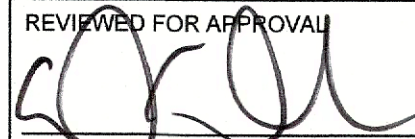
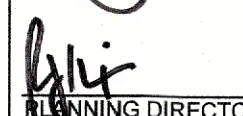
No.	Date	Revision Description









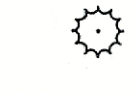




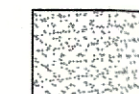
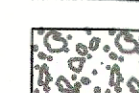
SHEET NUMBER  
**L-1.10**

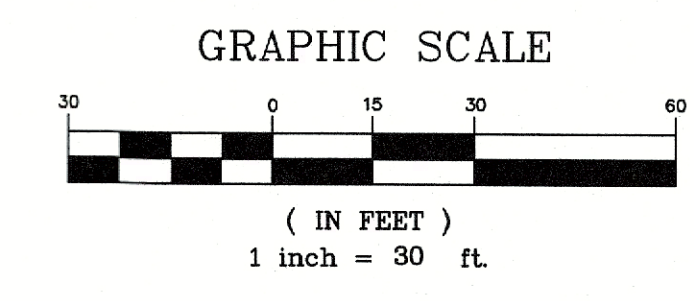




REVIEWED FOR APPROVAL  
  
 PLANNING AND ZONING CHAIRMAN  
  
 PLANNING DIRECTOR

**PLANT SCHEDULE**

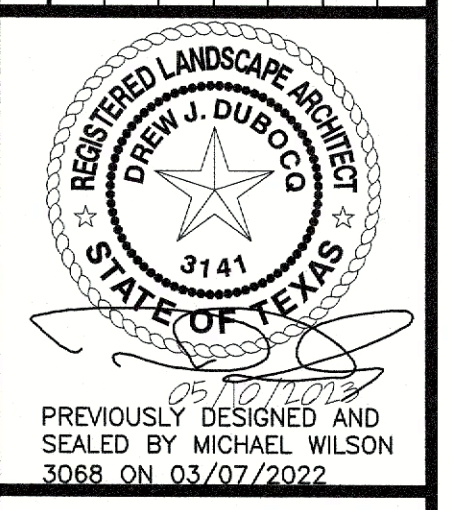
TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM
SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE
GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK



**BANNISTER**  
 ENGINEERING  
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2084 | 817.842.2085 fax  
 REGISTRATION # F-10589 (TEXAS)

NELSON LAKE  
 ROCKWALL, TEXAS  
 LANDSCAPE PLAN ENLARGEMENT (11 OF 12)

No.	Date	Revision Description

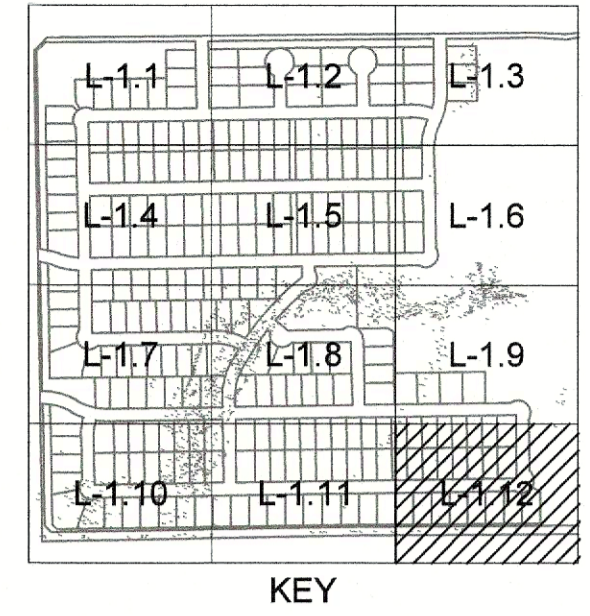
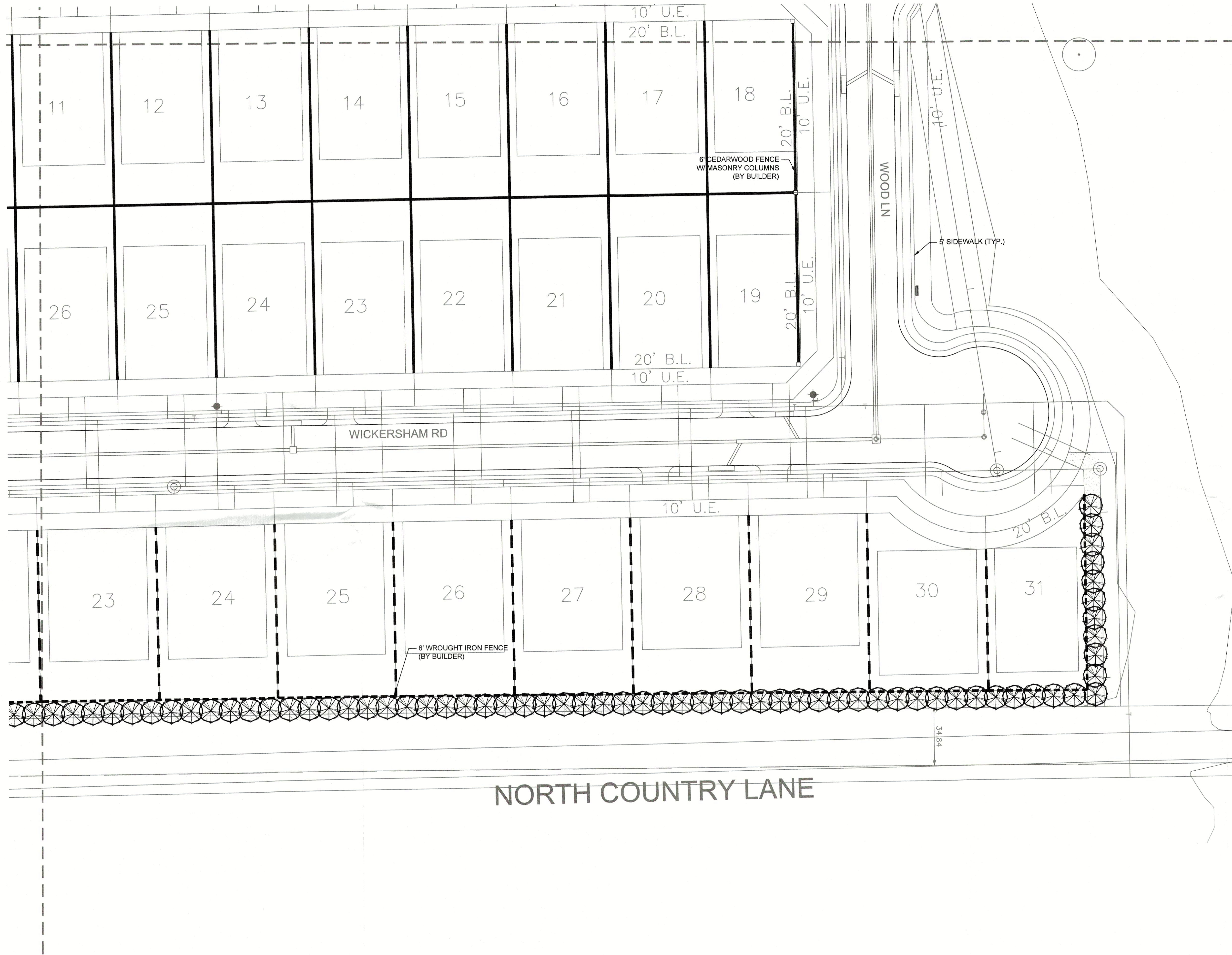


SHEET NUMBER  
**L-1.11**

ZONING CASE:  
 SP2022-001

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

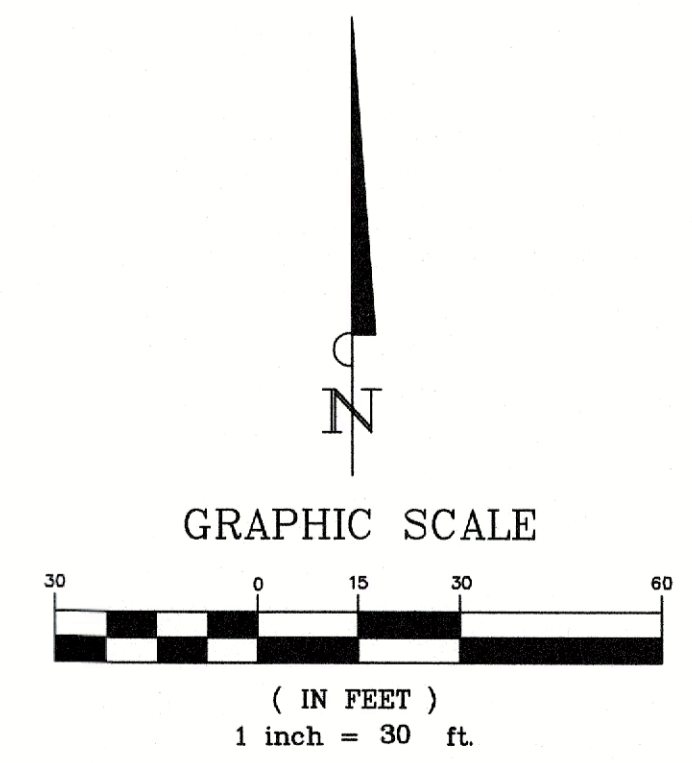
PROJECT NO.: 244-21-001



REVIEWED FOR APPROVAL  
*[Signature]*  
 PLANNING AND ZONING CHAIRMAN  
*[Signature]*  
 PLANNING DIRECTOR

**PLANT SCHEDULE**

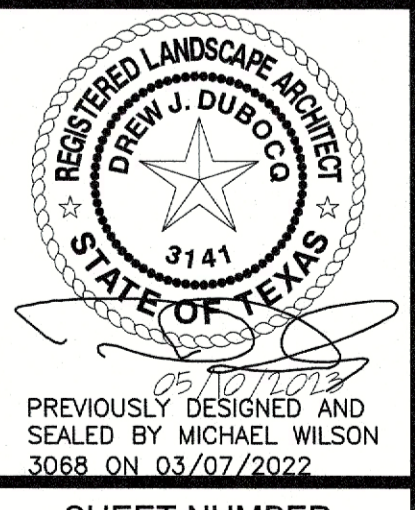
TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM
SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE
GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK



**BANNISTER**  
 ENGINEERING  
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
 REGISTRATION # F-10599 (TEXAS)

**NELSON LAKE**  
 ROCKWALL, TEXAS  
 LANDSCAPE PLAN ENLARGEMENT (12 OF 12)

No.	Date	Revision	Description



PREVIOUSLY DESIGNED AND SEALED BY MICHAEL WILSON 3068 ON 03/07/2022  
 SHEET NUMBER  
**L-1.12**

ZONING CASE:  
 SP2022-001

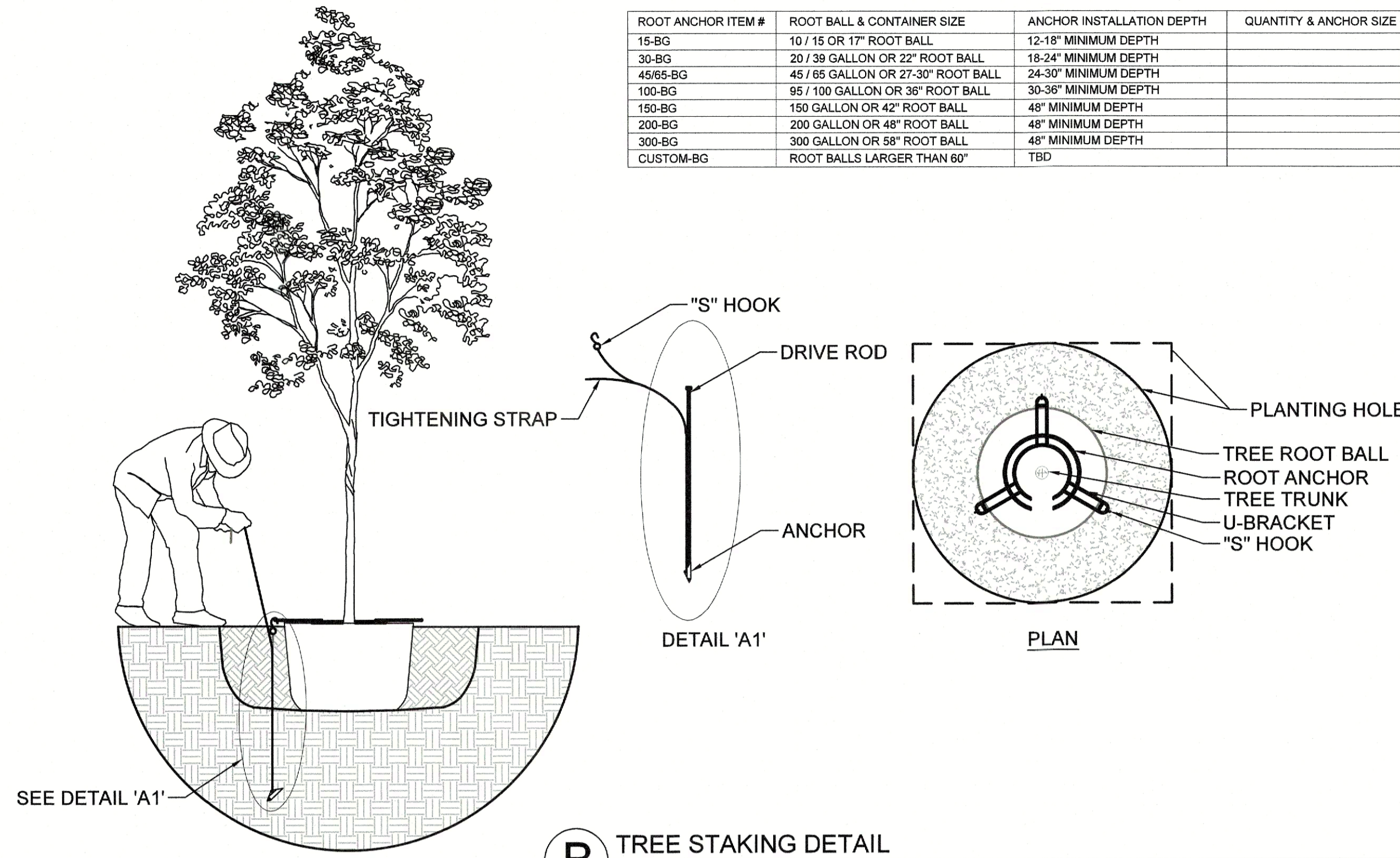
INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

PROJECT NO.: 244-21-001

**GENERAL NOTES:**

- LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED BY HIS/HER WORK.
- CONTRACTOR SHALL ADVISE THE OWNER AND LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
- IF A DISCREPANCY BETWEEN DRAWINGS AND PLANT SCHEDULE IS FOUND, THE DRAWINGS SHALL TAKE PRECEDENT OVER THE PLANT SCHEDULE.
- PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK.'
- CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
- SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE ARCHITECT
- ALL DISTURBED AREAS NOT INDICATED AS PLANTING BEDS SHALL BE SODDED OR SEEDED BY CONTRACTOR TO PROVIDE AN ESTABLISHED TURF AREA.
- CONTRACTOR SHALL REMOVE REASONABLE AMOUNT OF STONES, DEAD ROOTS, DETRITUS AND OTHER UNDESIRABLE MATERIAL FROM EXISTING SOIL.
- IF ROCKS ARE ENCOUNTERED, REMOVE TO A DEPTH OF 3" AND ADD 3" OF FRIABLE FERTILE TOPSOIL TO ALL SODDED AREAS. CONTRACTOR TO ENSURE THAT SITE IS GRADED ACCORDING TO THE ENGINEERS GRADING PLAN.
- LAWN AREAS SHALL HAVE 3" MINIMUM FRIABLE TOPSOIL AND BE TREATED WITH FERTILIZER APPLIED AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET.
- SOIL PREPARATION FOR PLANTING BEDS SHALL BE AS FOLLOWS:  
-3Δ OF ORGANIC COMPOST  
-20 POUNDS OF ORGANIC FERTILIZER/ 1,000 SF OF BED AREA  
-TILL BED TO A DEPTH OF 6Δ TO 8Δ  
-CHECK SOIL ACIDITY. SOIL ACIDITY SHOULD RANGE FROM 5.0 TO 7.0 PH. REGULATE IF NECESSARY.
- ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM 3" OF NATIVE HARDWOOD MULCH.
- TREE PLANTING PITS SHALL BE CLEARED OF UNDESIRABLE MATERIAL AND BACKFILLED WITH PREPARED TOP SOIL. PLACE 1" OF COMPOST AND 3" OF SHREDDED HARDWOOD MULCH ON TOP OF ROOT BALL.
- THE CONTRACTOR WILL BE HELD LIABLE FOR ANY DAMAGE CAUSED TO TREES DUE TO IMPROPER STAKING METHODS, INCLUDING ABSENCE OF STAKING THROUGHOUT THE WARRANTY PERIOD.
- TREES SHALL BE PLANTED AT LEAST 2.5 FEET FROM ANY RIGHT-OR-WAY LINE, CURB, WALK OR FIRE HYDRANT, AND OUTSIDE ALL UTILITY EASEMENTS.
- TREES SHALL BE PLANTED AT LEAST 8 FEET FROM ANY PUBLIC UTILITY LINE WHERE POSSIBLE. IN THE EVENT THIS IS NOT POSSIBLE, CONTRACTOR SHALL INSTALL A ROOT BARRIER, PER THE DETAIL(S) NOTED ON THIS SHEET.
- TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 7 FEET FROM FINISH SURFACE.
- CONTRACTOR SHALL WARRANTY ANY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER THE FINAL ACCEPTANCE. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION IN ACCORDANCE WITH THE SEASON. DEAD, DAMAGED OR DESTROYED PLANT MATERIAL SHALL BE REPLACED IN KIND WITHIN THIRTY DAYS. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON PART OF THE OWNER.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER OR WEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVERSPRAY ON TREES IS PROHIBITED.
- INSTALLING CONTRACTOR TO MAINTAIN LANDSCAPING FOR 30 DAYS FROM OWNER OCCUPANCY TO ESTABLISH PLANTS AND GRASS, MOWING AND TRIMMING TO BE INCLUDED.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND RE-ESTABLISHED BE SOD. THESE AREAS SHALL BE IRRIGATED AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE. THIS IS TO INCLUDE ALL AREAS TO THE BACK OF CURB AROUND THE PROPERTY.
- ANY HARDWOOD MULCHED BEDS ON SITE SHALL HAVE PERMEABLE WEED MAT INSTALLED PRIOR TO PLANT MATERIAL AND MULCH BEING INSTALLED.
- ALL BEDDING AREAS WITH GROUND COVER (ASIAN JASMINE, WINTER CREEPER, ETC.) SHALL BE TOP DRESSED WITH HARDWOOD MULCH UNTIL GROUND COVER HAS COVERED AREA COMPLETELY.
- ANY SWITCH GEAR DEVICES, ELECTRICAL TRANSFORMERS, TELEPHONE PEDESTALS, AND HVAC UNITS LOCATED ON THE PROPERTY ARE TO BE SCREENED. IF THESE DEVICES HAVE BEEN ALTERED FROM THE MOST RECENT PLANS, THE CONTRACTOR IS TO VERIFY PLACEMENT OF THESE UTILITIES AND CONTACT LANDSCAPE ARCHITECT FOR PLANT MATERIAL SPECIFICATIONS AND PLACEMENT.
- LANDSCAPE CONTRACTOR SHALL NOT PLACE TOPSOIL OR MULCH ABOVE BRICK LEDGE OF THE BUILDING AND SHALL NOT BLOCK WEEP HOLES ON THE BUILDING.
- IF THE GRADES ON SITE AT THE TIME THE LANDSCAPE CONTRACTOR IS SET TO BEGIN WORK DOES NOT ALLOW THE BRICK LEDGE AND WEEP HOLES TO REMAIN UNCOVERED, IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OR GENERAL CONTRACTOR IMMEDIATELY.

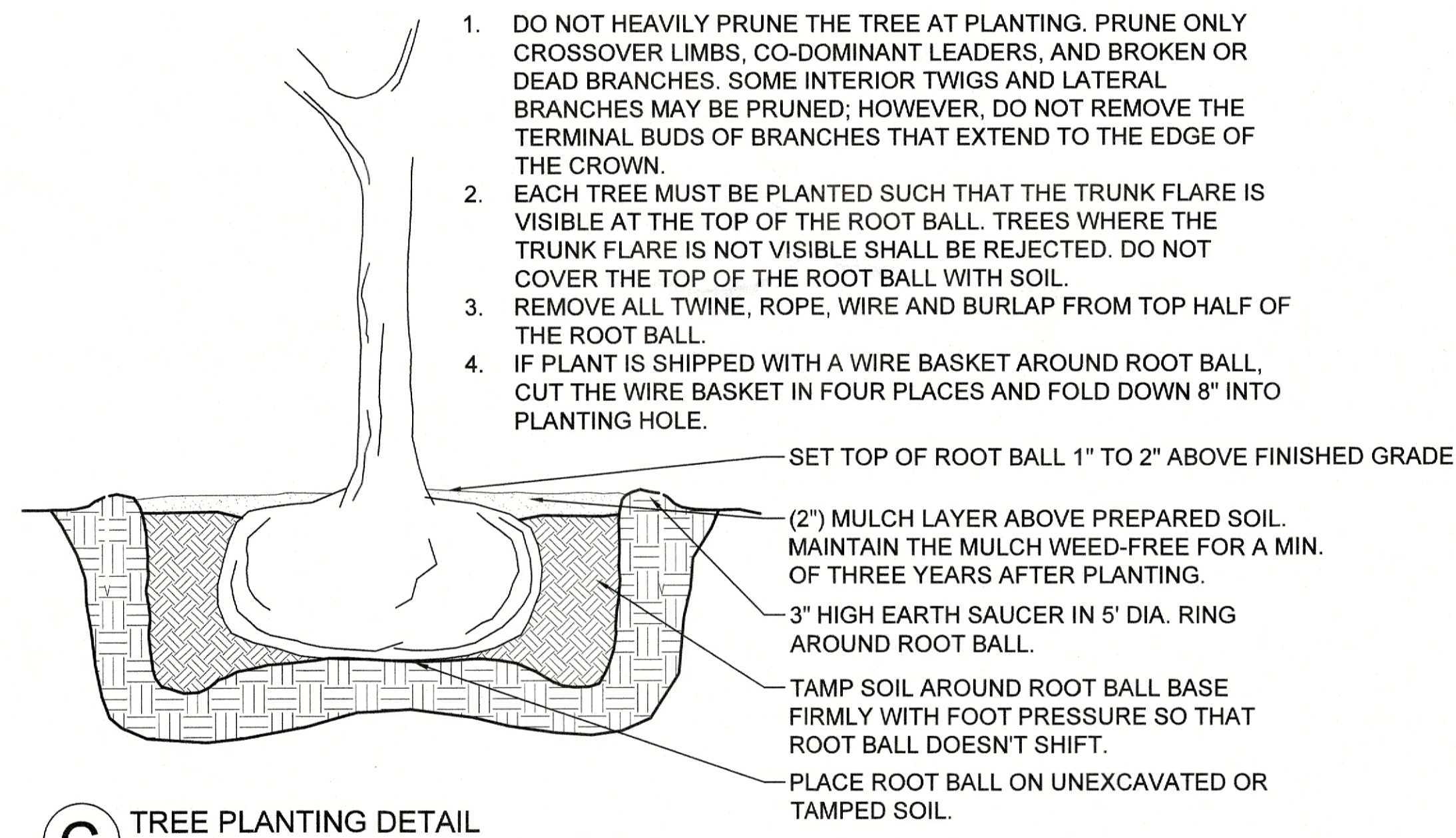
ROOT ANCHOR ITEM #	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-BG	10 / 15 OR 17" ROOT BALL	12-18" MINIMUM DEPTH	
30-BG	20 / 30 GALLON OR 22" ROOT BALL	18-24" MINIMUM DEPTH	
45/65-BG	45 / 65 GALLON OR 27-30" ROOT BALL	24-30" MINIMUM DEPTH	
100-BG	95 / 100 GALLON OR 36" ROOT BALL	30-36" MINIMUM DEPTH	
150-BG	150 GALLON OR 42" ROOT BALL	48" MINIMUM DEPTH	
200-BG	200 GALLON OR 48" ROOT BALL	48" MINIMUM DEPTH	
300-BG	300 GALLON OR 58" ROOT BALL	48" MINIMUM DEPTH	
CUSTOM-BG	ROOT BALLS LARGER THAN 60"	TBD	



**B** TREE STAKING DETAIL

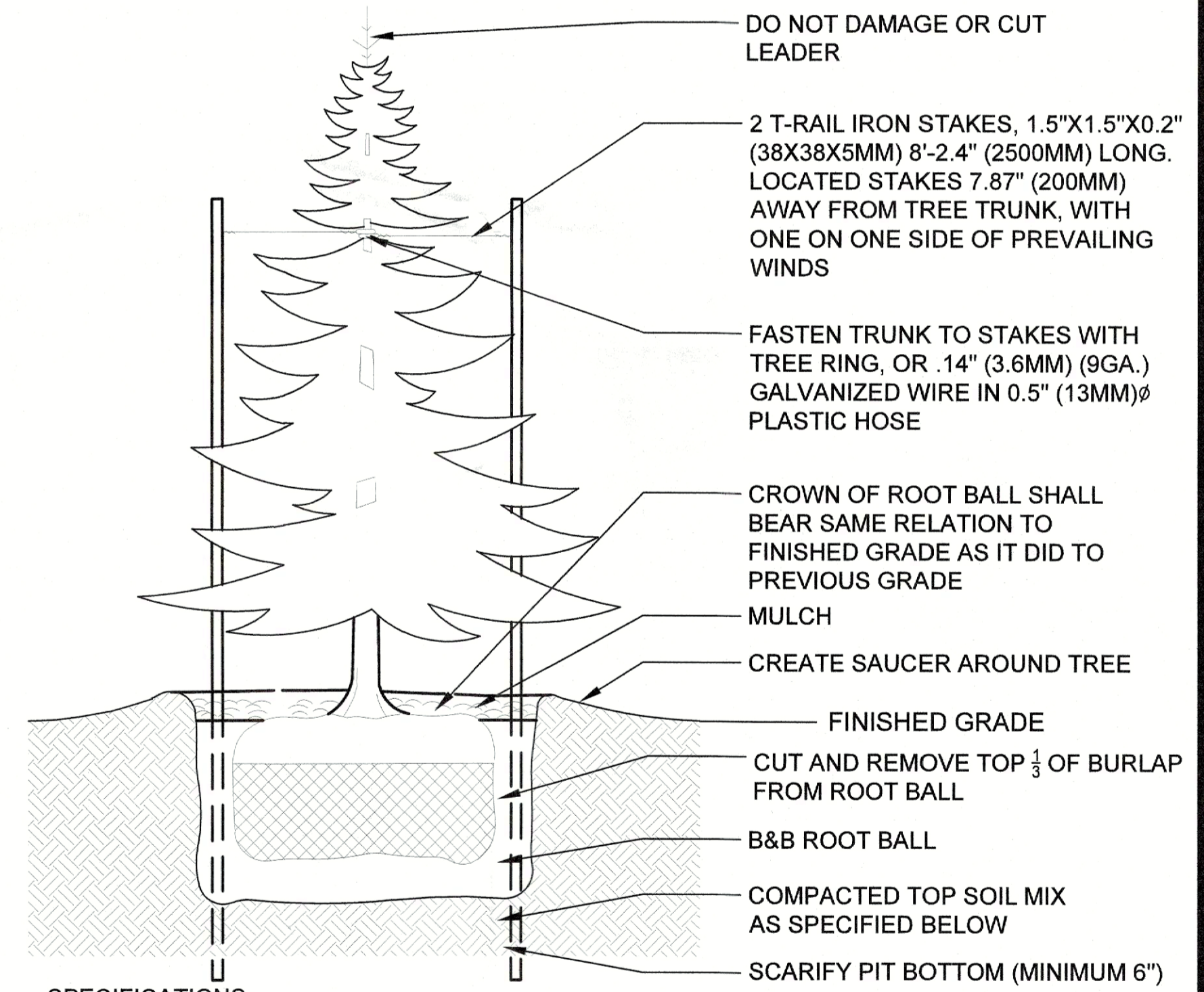
- STEP 1:
- SET TREE IN PLANTING PIT.
  - PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL.
  - CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE.
  - ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET.
- STEP 2:
- DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL.
  - SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE.
- STEP 3:
- REMOVE DRIP ROD.
  - REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS.
  - PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" TO 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR.
  - PLACE 'S' HOOK OVER THE END OF THE U-BRACKET.
  - PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF THE ROOT BALL.
  - TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY.

NOT TO SCALE



**C** TREE PLANTING DETAIL

NOT TO SCALE

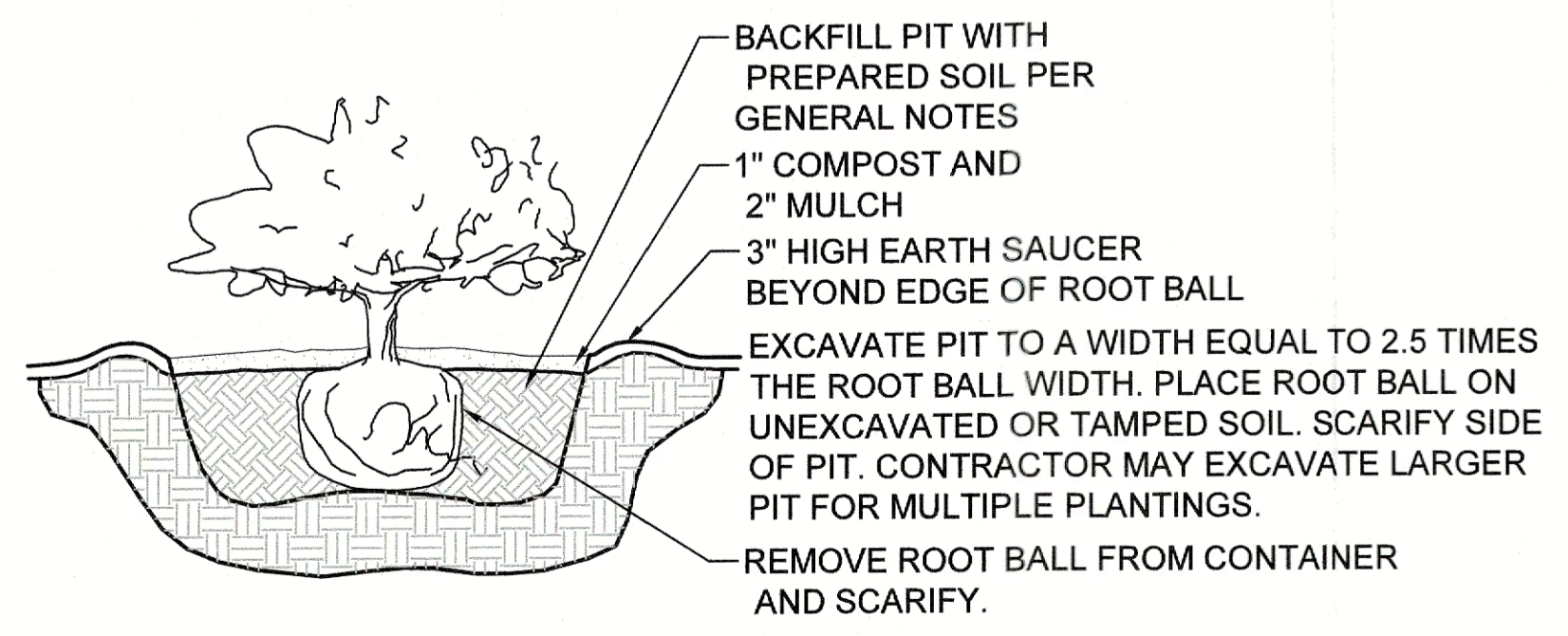


**SPECIFICATIONS:**

- DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
- WATER THOROUGHLY AFTER INSTALLATION
- REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
- PROVIDE DRAINAGE FOR PLANTING PUT IN IMPERMEABLE SOIL
- TOPSOIL MIX, SEE SPEC.

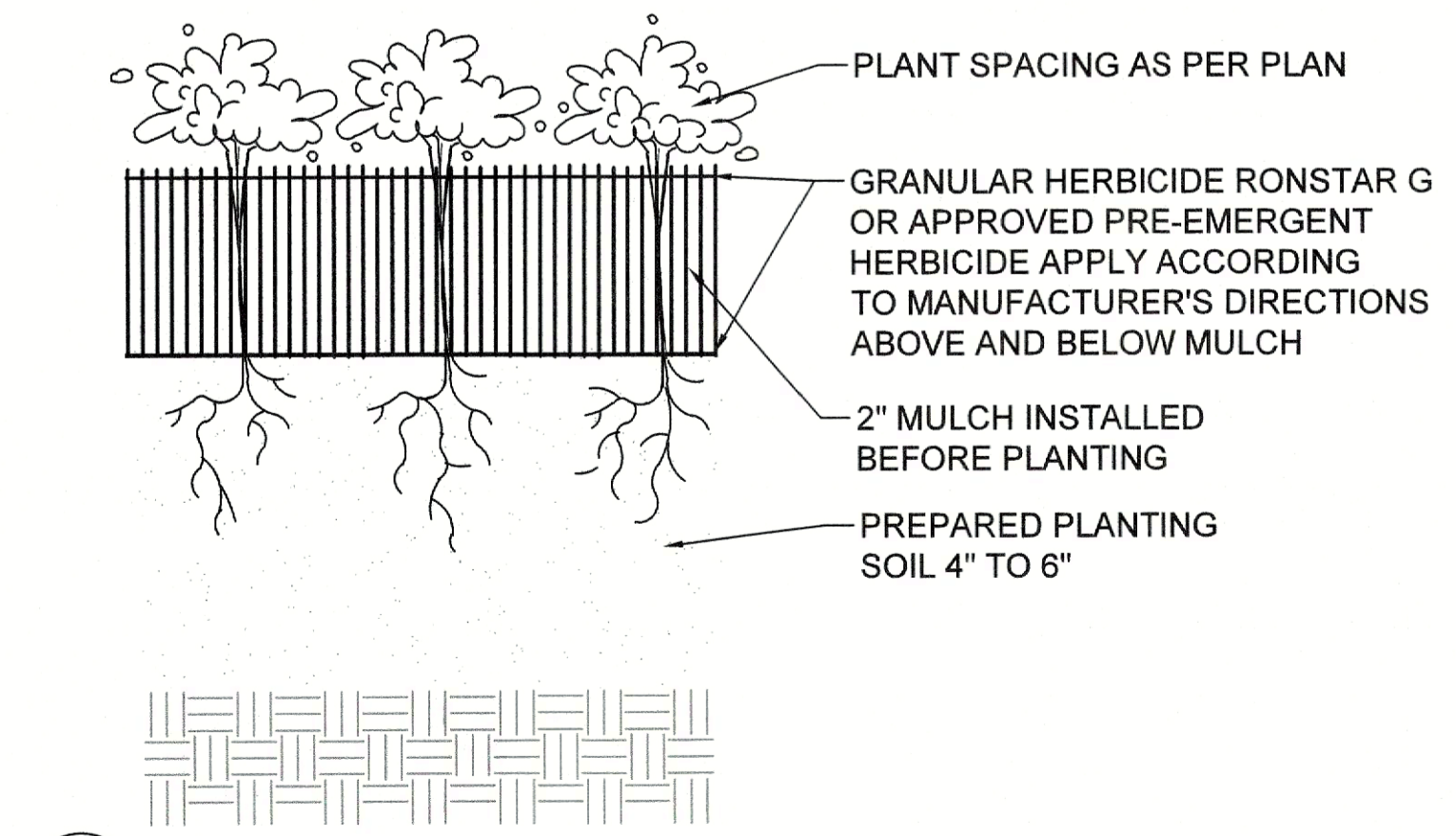
**E** CONIFEROUS TREE STAKING DETAIL

NOT TO SCALE



**A** SHRUB PLANTING DETAIL

NOT TO SCALE



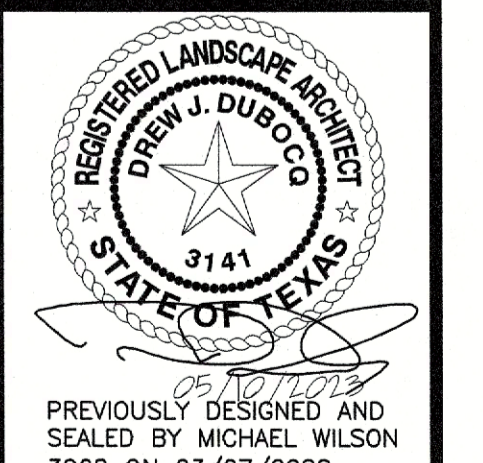
**D** GROUND COVER DETAIL

NOT TO SCALE

ZONING CASE: SP2022-001

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

No.	Date	Revision Description









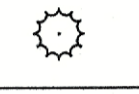
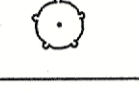
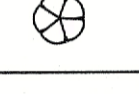
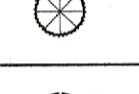
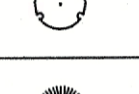
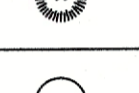
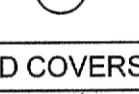

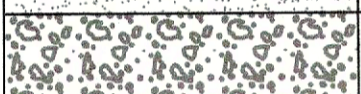
PREVIOUSLY DESIGNED AND SEALED BY MICHAEL WILSON 3088 ON 03/07/2022

SHEET NUMBER

L-1.13

PROJECT NO.: 244-21-001

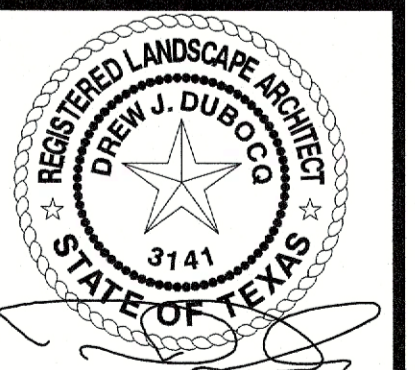


PLANT SCHEDULE						
CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	177	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	45 GAL.	4"	10'-12'	FULL, MATCHING, SYMMETRICAL
	85	QUERCUS SHUMARDII SHUMARD RED OAK	B&B	5"	12'-14'	FULL, MATCHING, SYMMETRICAL
	131	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	45 GAL.	4"	12'-14'	FULL, MATCHING, SYMMETRICAL
	93	ULMUS CRASSIFOLIA CEDAR ELM	45 GAL.	4"	12'-14'	FULL, MATCHING, SYMMETRICAL
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	98	CERCIS RENIFORMIS 'OKLAHOMA' OKLAHOMA RED BUD	30 GAL.	3"	6'-8'	FULL, MATCHING, SYMMETRICAL
	69	ILEX VOMITORIA YAUPON HOLLY	30 GAL.	2"	4' MIN	FULL, MATCHING, SYMMETRICAL
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
	24	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	89	HESPERALOE PARVIFLORA 'PERPA' TM BRAKELIGHTS RED YUCCA	3 GAL.	18" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	31	LEUCOPHYLLUM FRUTESCENS 'SILVERADO' TEXAS SAGE	3 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	7	LOROPETALUM CHINENSE 'PURPLE DIAMOND' FRINGE FLOWER	5 GAL.	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	318	MUHLENBERGIA CAPILLARIS PINK MUHLY	3 GAL	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	167	NASSELLA TENUISSIMA 'PONY TAILS' MEXICAN FEATHER GRASS	1 GAL	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	34	SALVIA GREGGII AUTUMN SAGE	1 GAL	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	NOTES			
	PER PLAN	CYNODON DACTYLON 'TIF 419' BERMUDA GRASS	SEED/ SOD			
	PER PLAN	RIVER ROCK	SOD			

No.	Date	Revision Description

PROJECT NO.: 244-21-001

REVIEWED FOR APPROVAL  
*Michael Wilson*  
PLANNING AND ZONING CHAIRMAN  
*Michael Wilson*  
PLANNING DIRECTOR

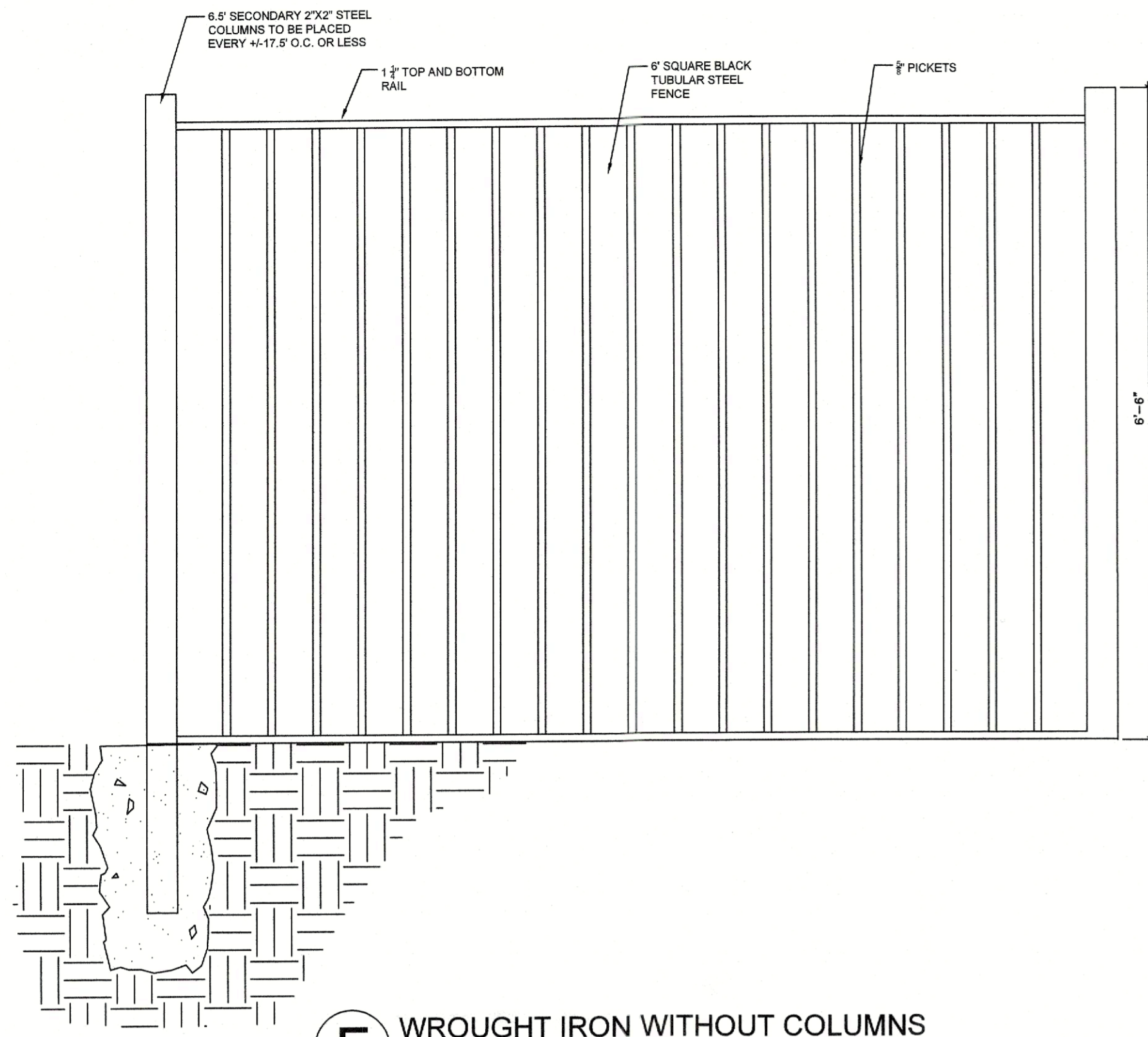


PREVIOUSLY DESIGNED AND SEALED BY MICHAEL WILSON 3068 ON 03/07/2022

SHEET NUMBER  
**L-1.14**

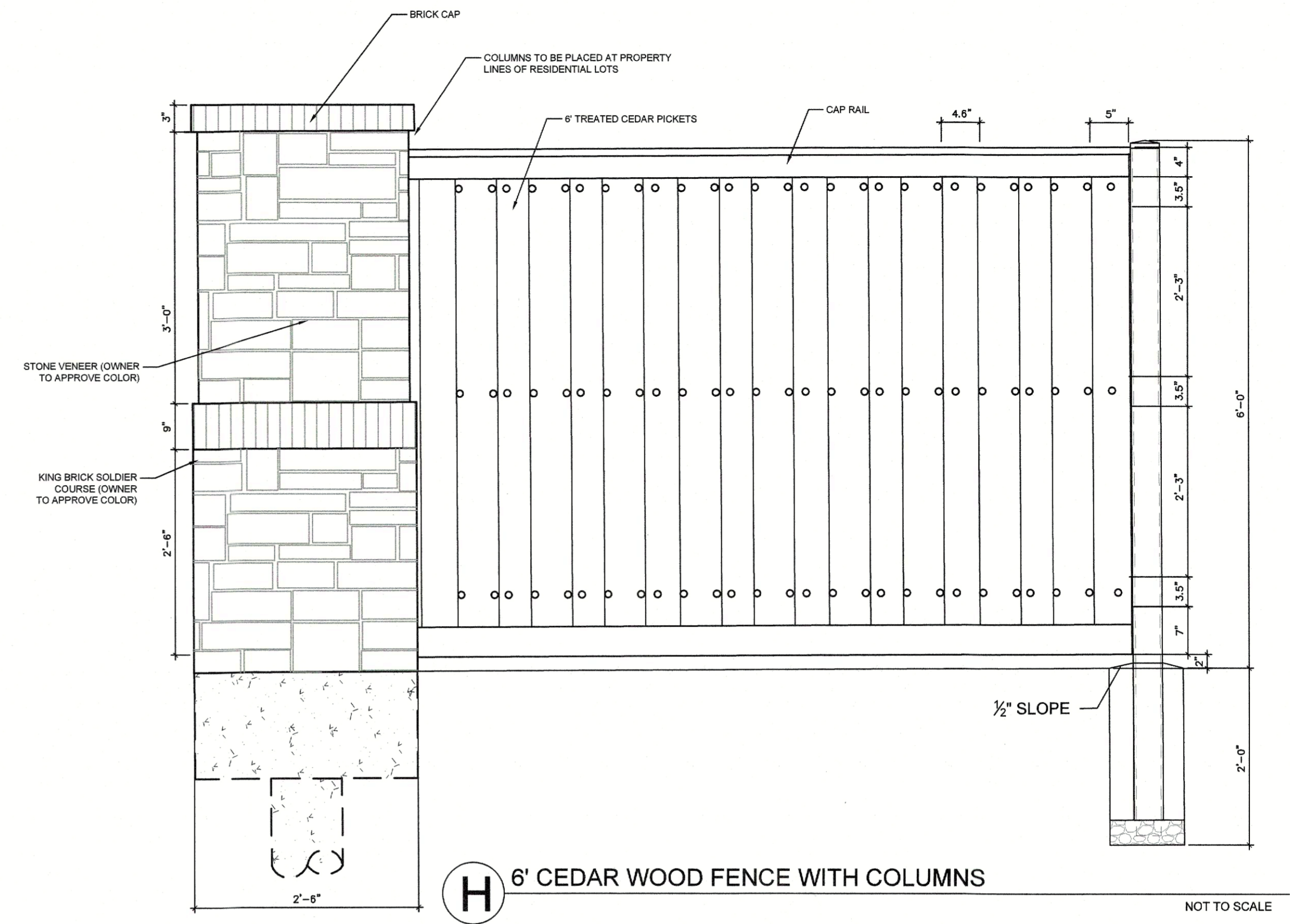
ZONING CASE:  
SP2022-001

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.



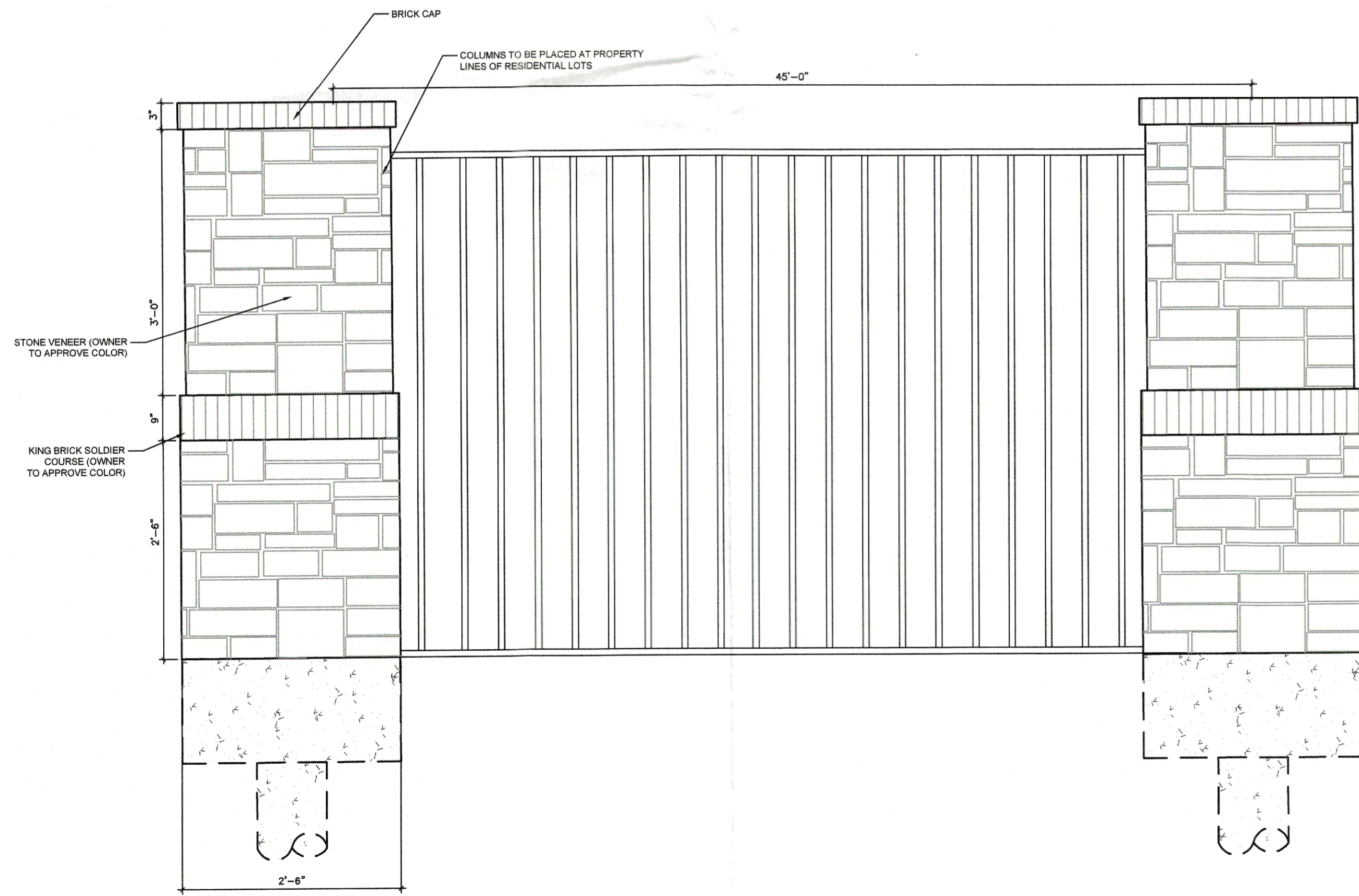
**F** WROUGHT IRON WITHOUT COLUMNS

NOT TO SCALE



**H** 6' CEDAR WOOD FENCE WITH COLUMNS

NOT TO SCALE



**G** WROUGHT IRON WITH COLUMNS

NOT TO SCALE

No.	Date	Revision Description

PROJECT NO.: 244-21-001

REVIEWED FOR APPROVAL  
*[Signature]*  
PLANNING AND ZONING CHAIRMAN  
*[Signature]*  
PLANNING DIRECTOR

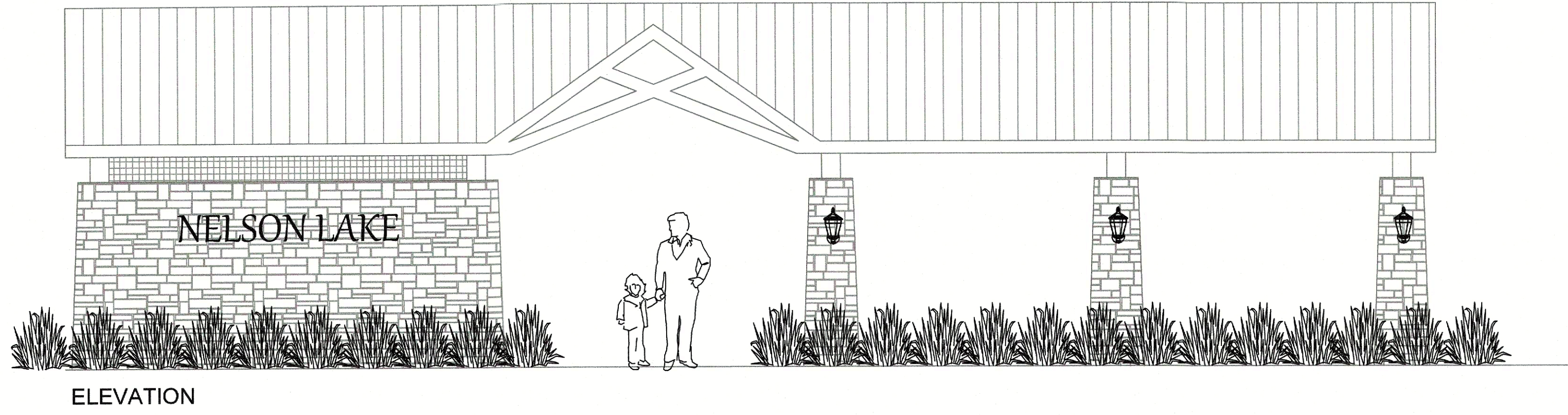


PREVIOUSLY DESIGNED AND  
SEALED BY MICHAEL WILSON  
3055 ON 03/07/2022

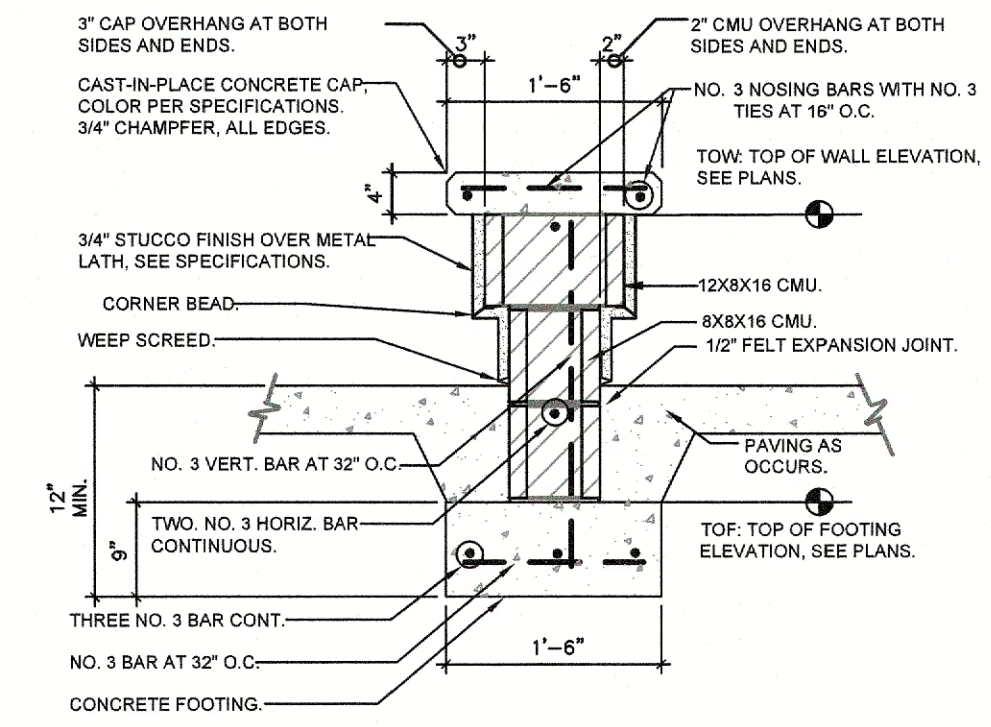
SHEET NUMBER  
**L-1.15**

ZONING CASE:  
SP2022-001

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

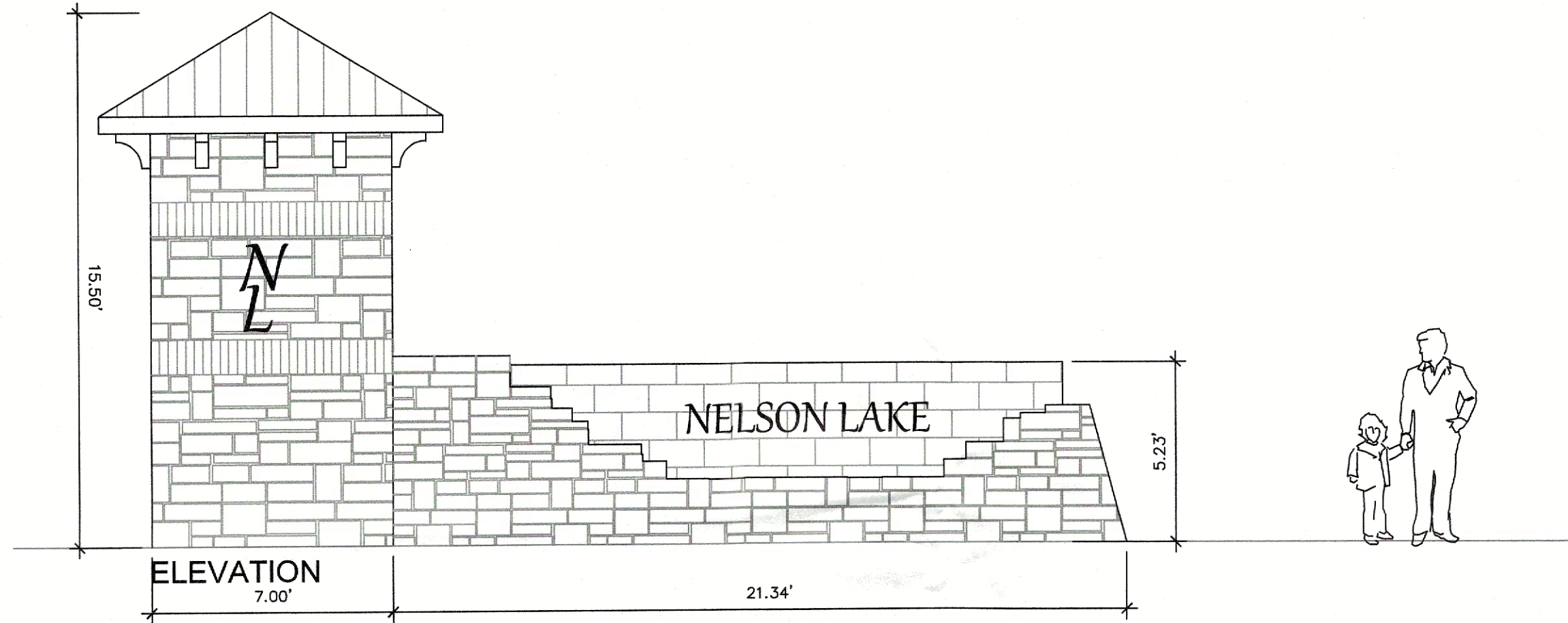


ELEVATION

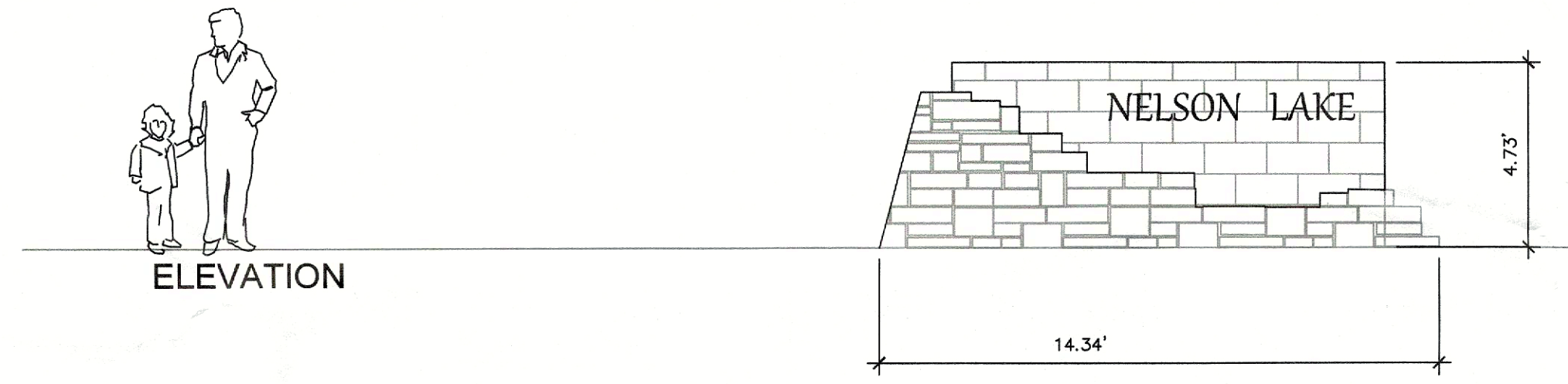


K 6' SEAT WALL NOT TO SCALE

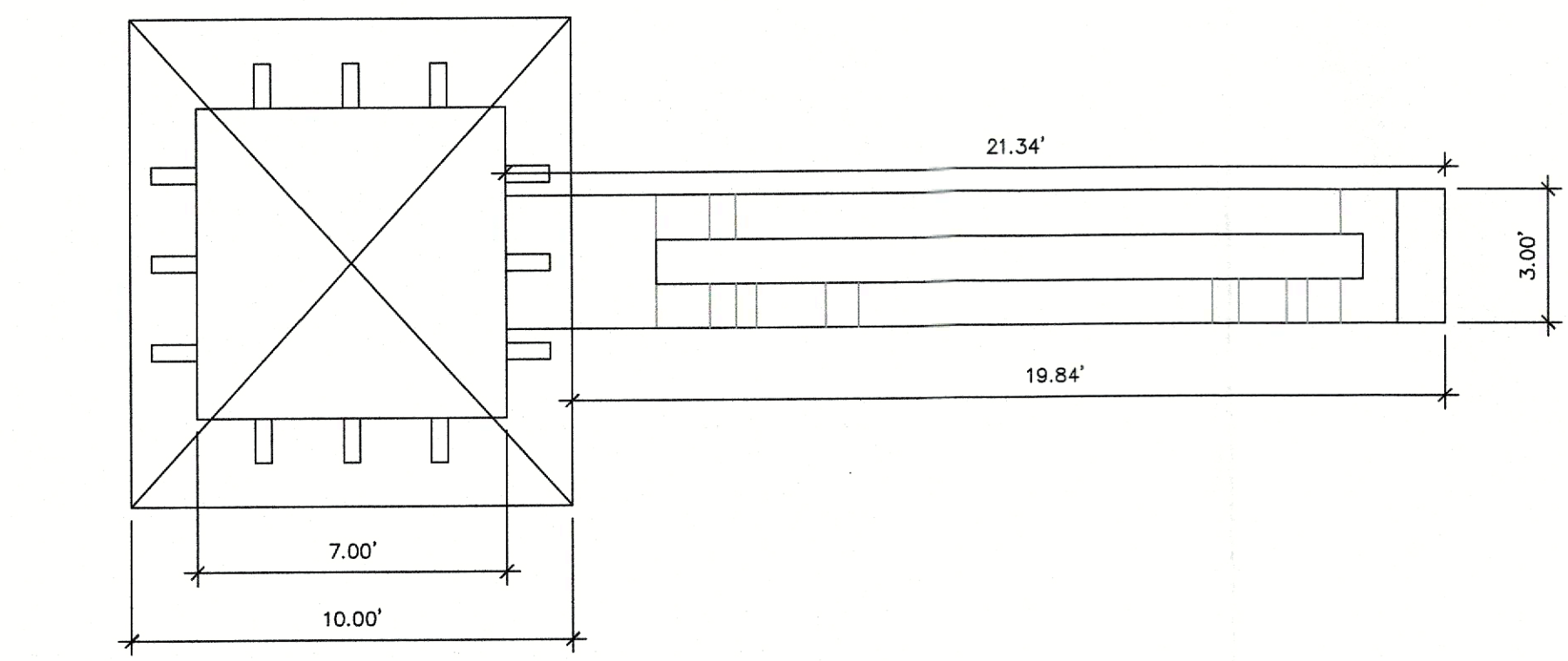
I AMENITY CENTER NOT TO SCALE



ELEVATION

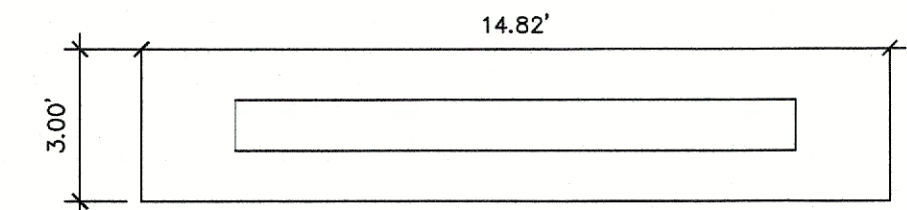


ELEVATION



J PRIMARY ENTRY FEATURE NOT TO SCALE

L SECONDARY ENTRY FEATURE NOT TO SCALE



No.	Date	Revision	Description

PROJECT NO.: 244-21-001

REVIEWED FOR APPROVAL  
*[Signature]*  
PLANNING AND ZONING CHAIRMAN  
*[Signature]*  
PLANNING DIRECTOR



PREVIOUSLY DESIGNED AND SEALED BY MICHAEL WILSON 3068 ON 03/07/2022

SHEET NUMBER  
**L-1.16**

ZONING CASE:  
SP2022-001

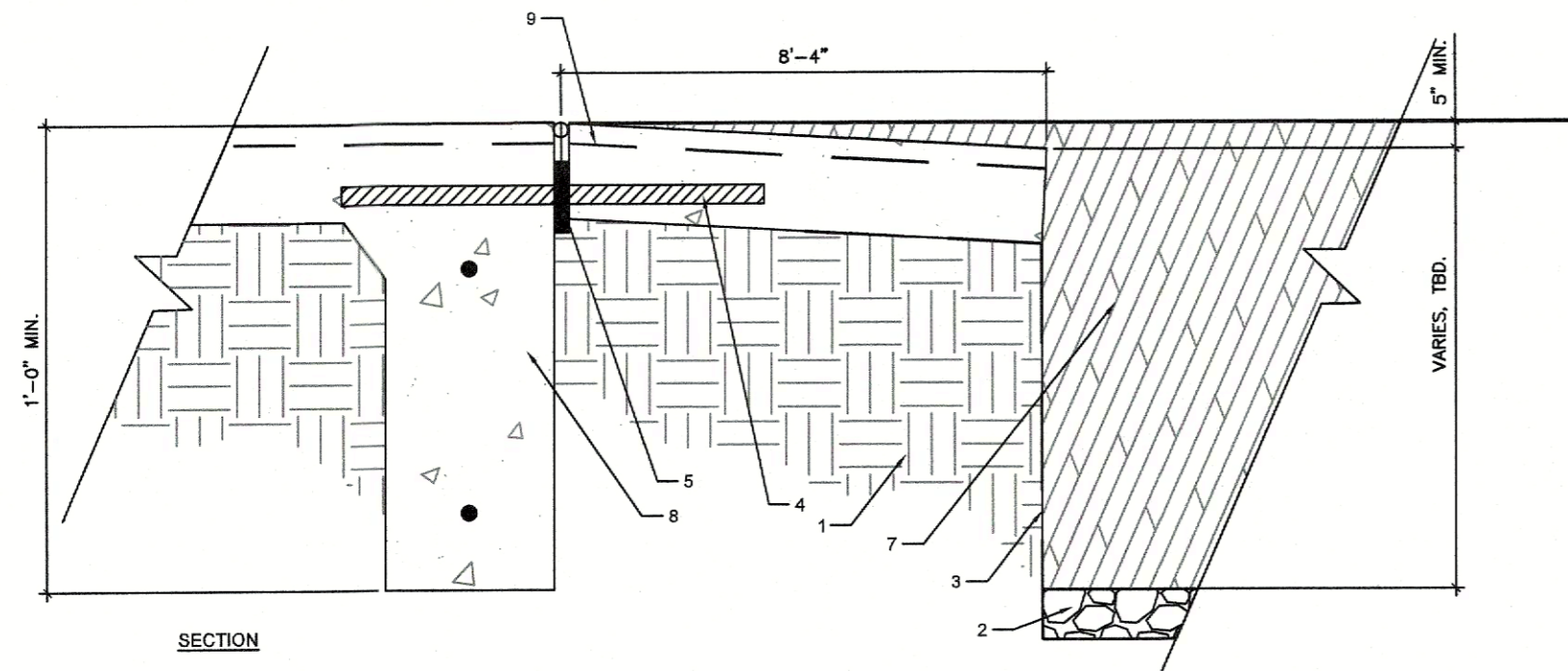
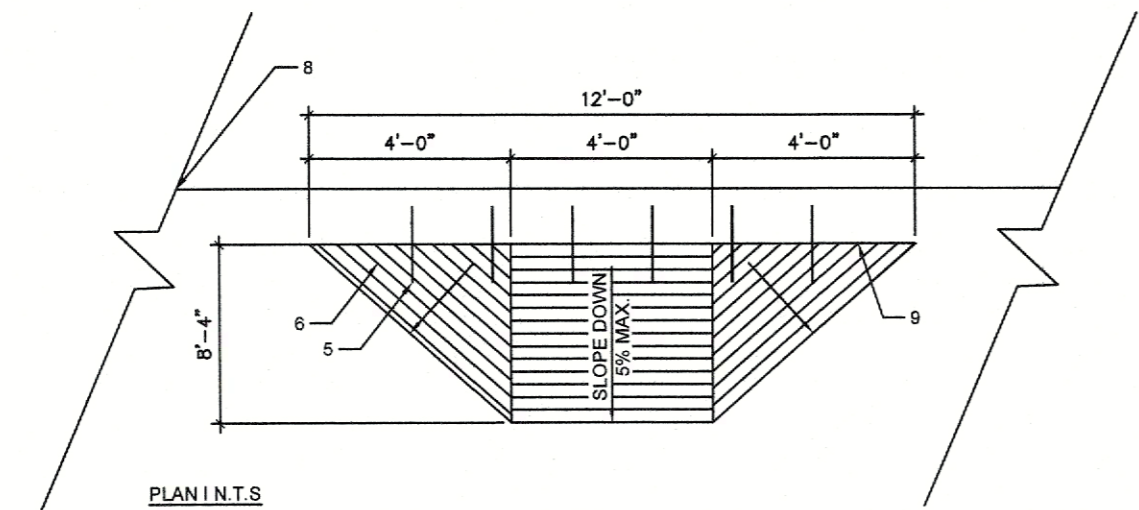
INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

**KEY:**

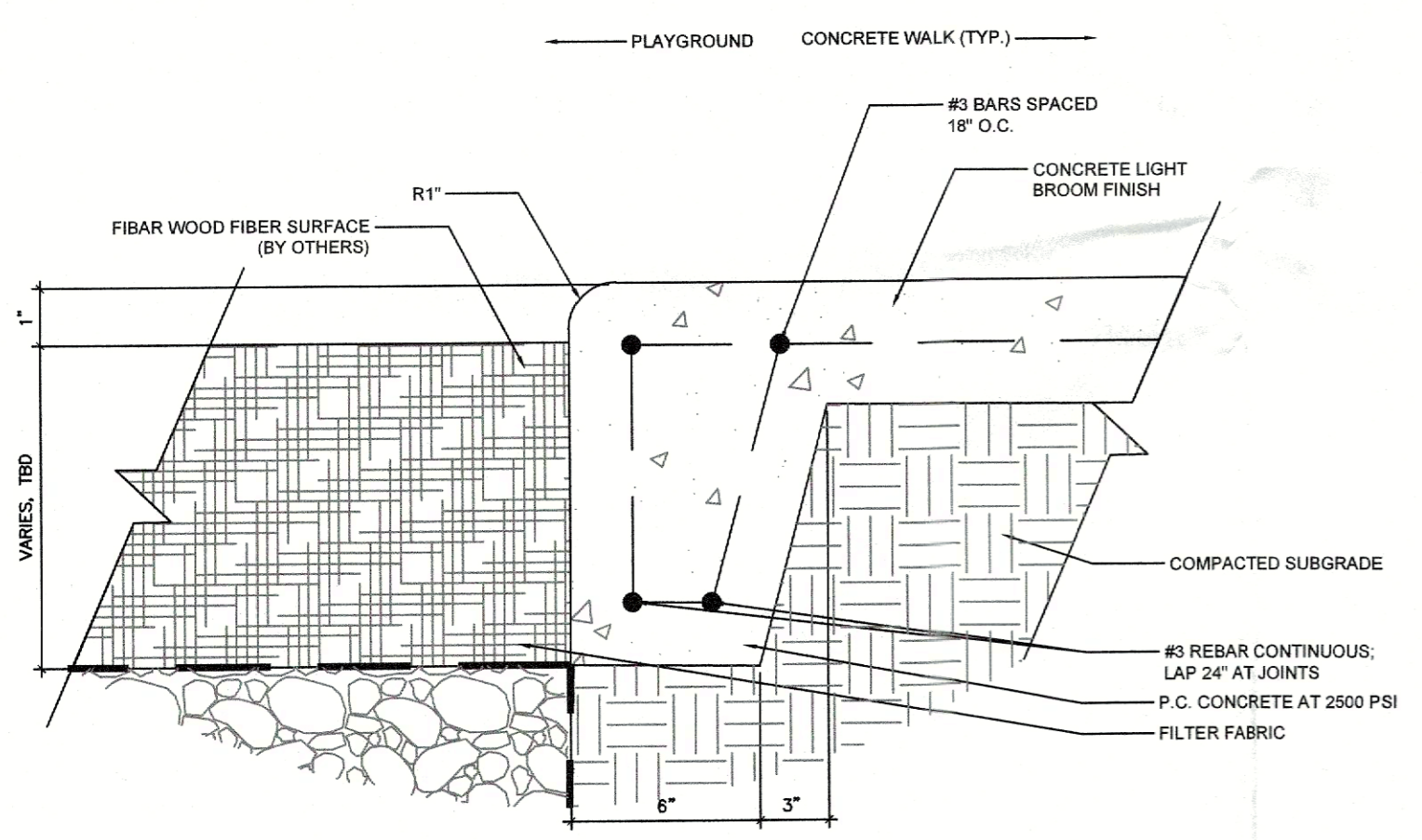
1. COMPACTED SUBGRADE TO 95% MAX DENSITY
2. 3" THICK DRAINAGE ROCK
3. FILTER FABRIC
4. CONCRETE, 3000 PSI, ONE LAYER #3 BARS AT 18" O.C. W. MEDIUM BROOM FINISH PERPENDICULAR TO PEDESTRIAN TRAFFIC.
5. EXPANSION JOINT -3/4" CEDAR FULL DEPTH TO SUPPORT BACKER ROD/STR. SEAL WITH JOINT SEALANT SL-1 (COLOR TO MATCH CONCRETE, 3/8" DIA. SMOOTH DOWEL, 18" LENGTH AT 18" O.C. MIN. GREASE AND CAP FULL LENGTH OF EXPOSED DOWEL.
6. TROWEL V GROOVES INTO SURFACE OF RAMP AS SHOWN AT 3" O.C. PERPENDICULAR TO PEDESTRIAN TRAFFIC.
7. PLAY SURFACE (FIBER MULCH), 2" MIN. COVER ON RAMP.
8. ADJACENT CONCRETE WALKWAY, THICKEN EDGE AT PLAYGROUND BOUNDARY TO 12" DEPTH X 8" W MIN. PLACE (2) #3 BARS CONTINUOUS.
9. PLAY SURFACE TO THE TOP OF TRANSITION.

**NOTE:**

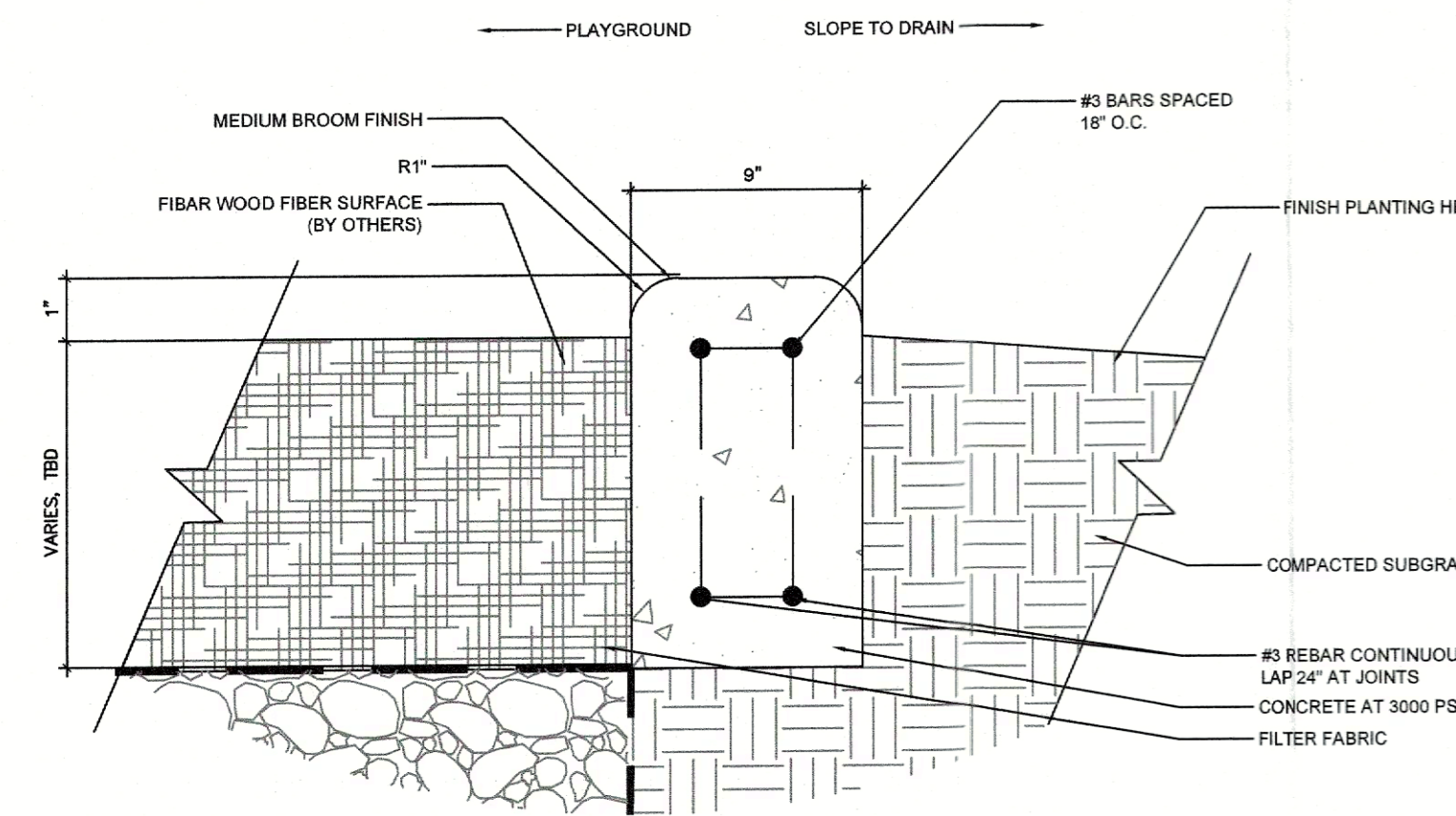
RAMP MUST BE LOCATED OUT OF PLAY EQUIPMENT SAFETY/FALL ZONE



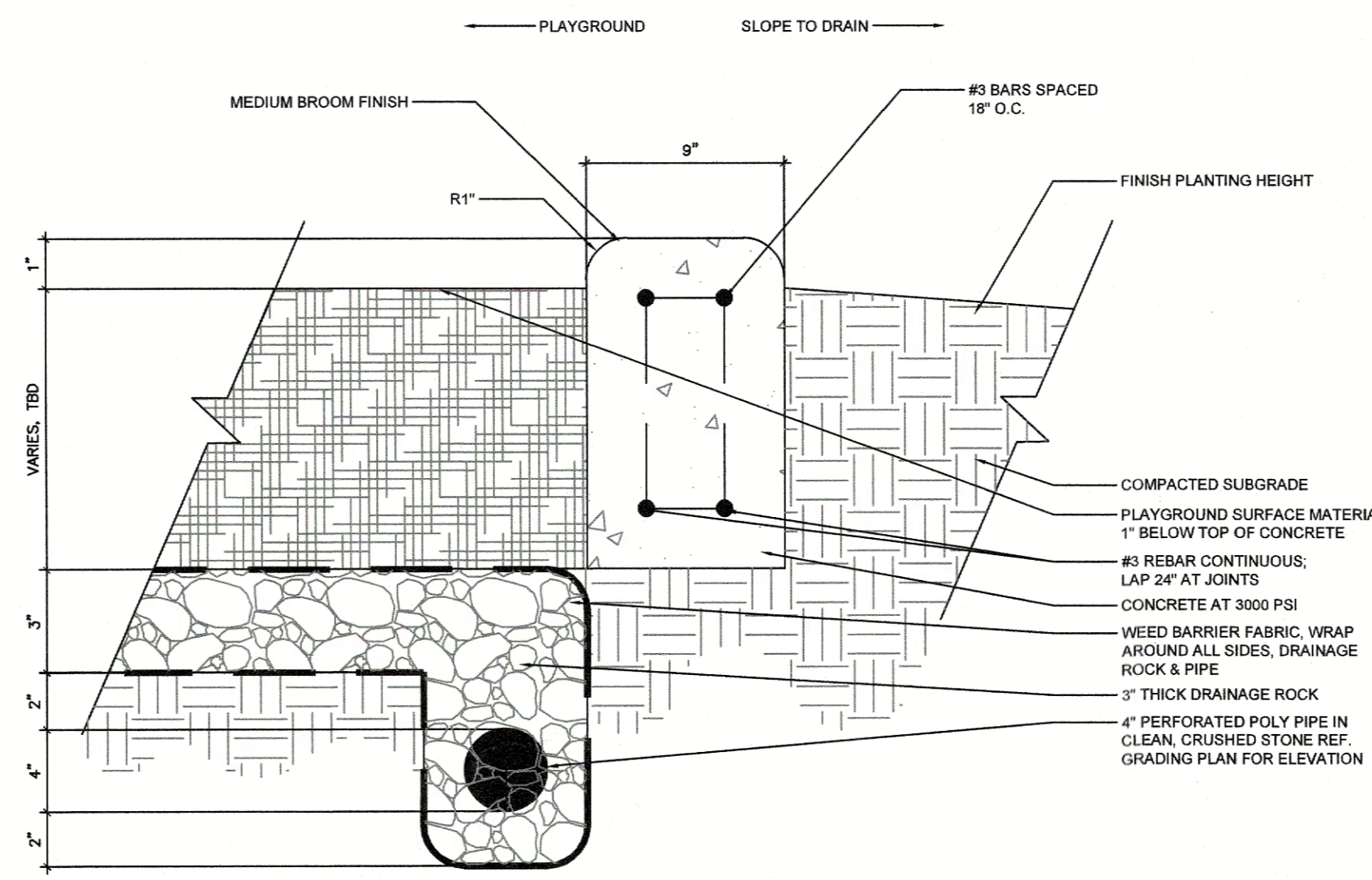
**M** PLAYGROUND RAMP/EDGE TREATMENT NOT TO SCALE



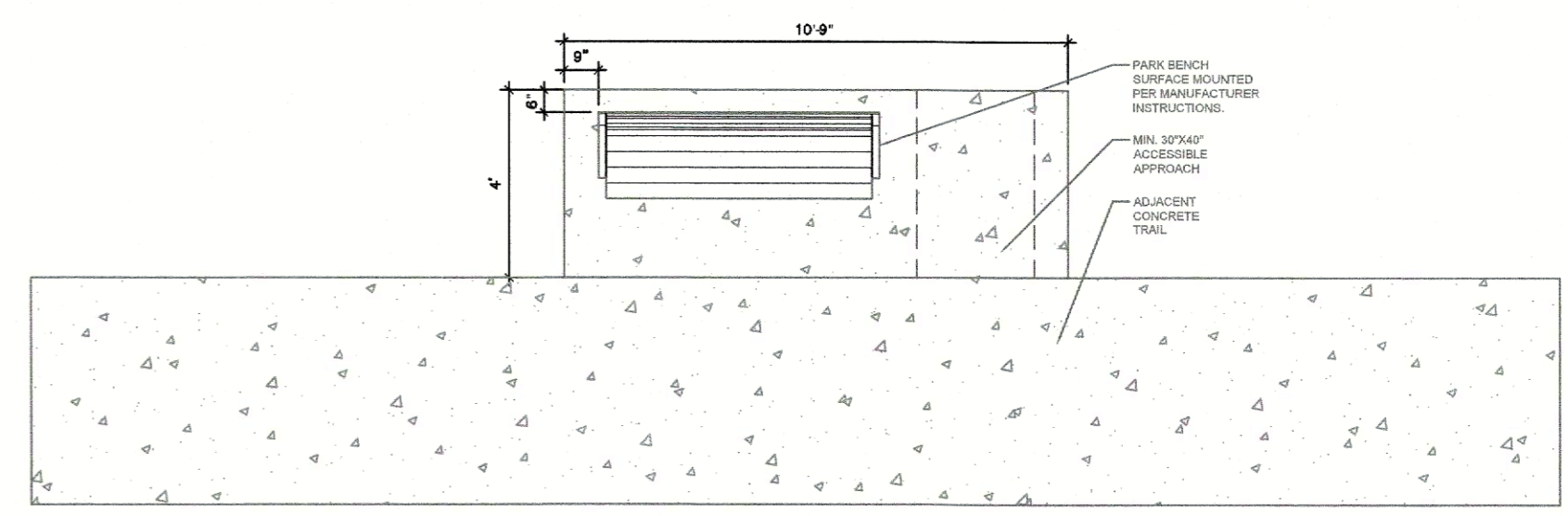
**N** PLAYGROUND SURFACE TO PAVEMENT NOT TO SCALE



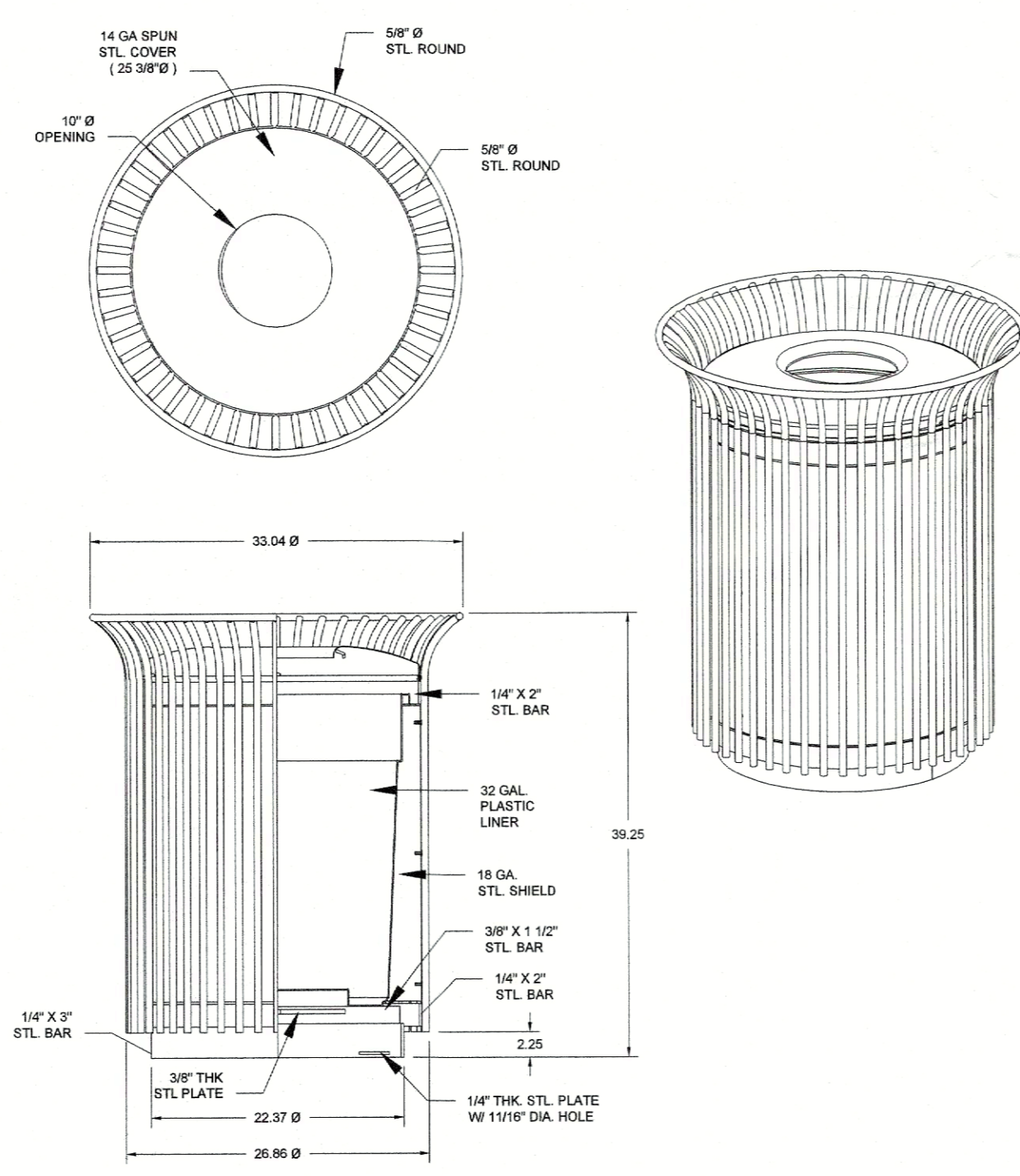
**O** PLAYGROUND CONTAINMENT BEAM NOT TO SCALE



**P** PLAYGROUND DRAINAGE NOT TO SCALE

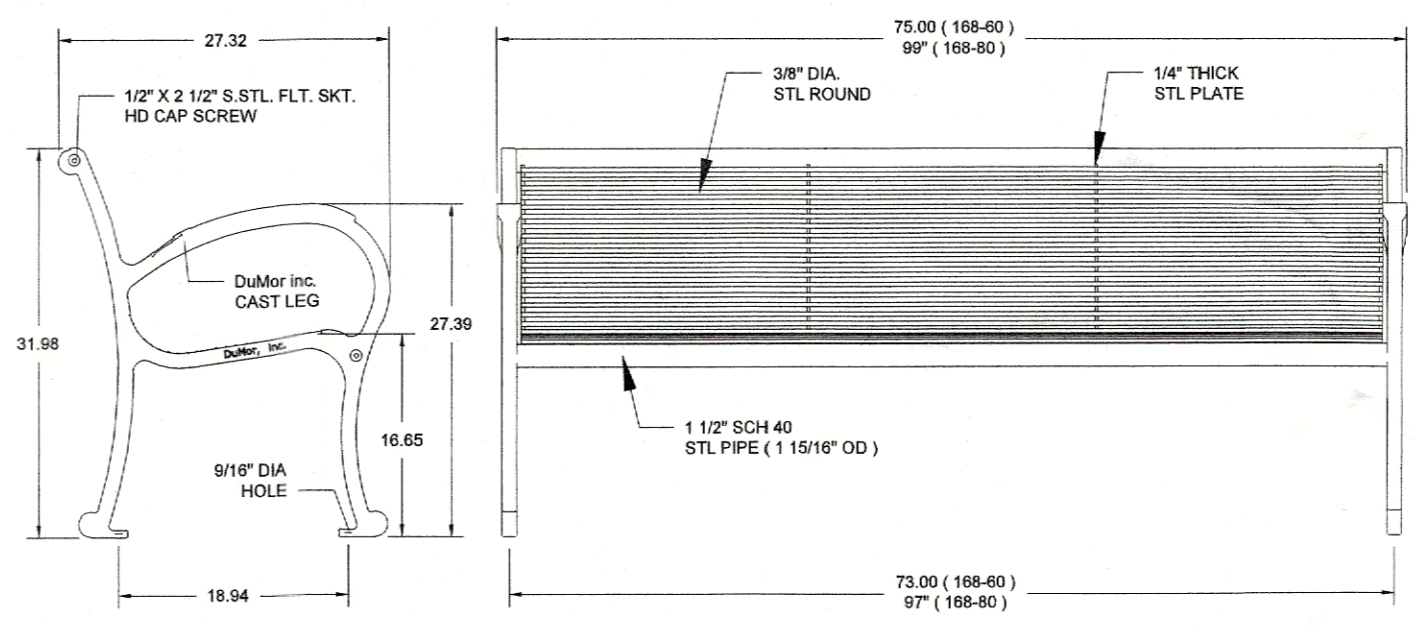


**R** CONCRETE PAD UNDER PARK BENCH NOT TO SCALE



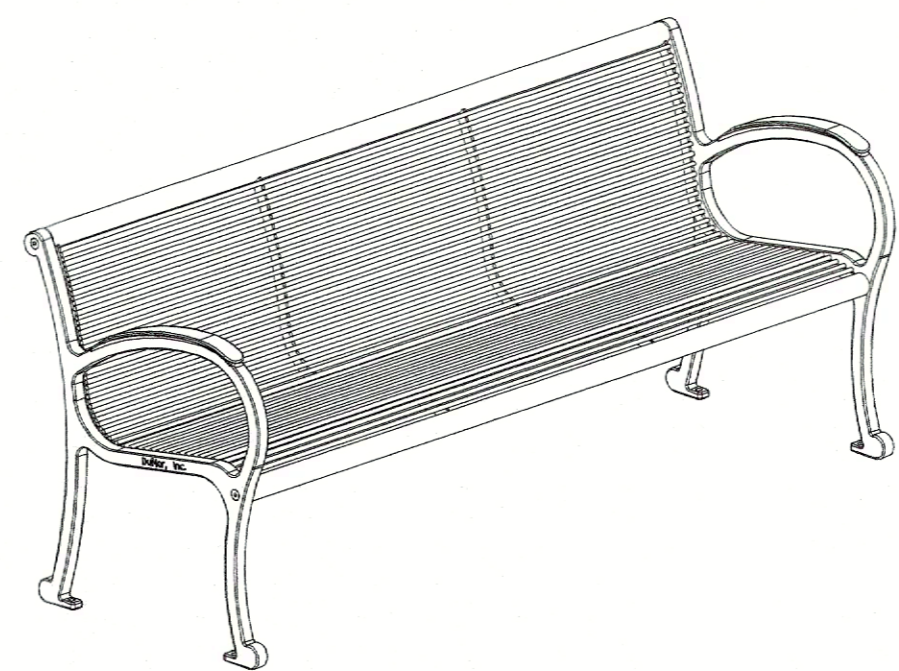
**Q** TRASH RECEPTACLE- DUMOR 158 (OR APPROVED EQUAL) NOT TO SCALE

- NOTES:**
- 1) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
  - 2) 1/2" X 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
  - 3) ALL WELDS CONT. THEN GROUND SMOOTH.



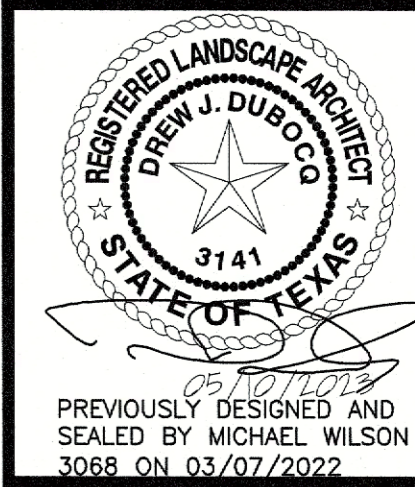
**S** PARK BENCH- DUMOR 168 (OR APPROVED EQUAL) NOT TO SCALE

- NOTES:**
- 1) ALL STL. MEMBERS COATED W/ ZINC RICH COATING THEN POLYESTER POWDER COATED.
  - 2) BENCH IS SHIPPED UNASSEMBLED.
  - 3) 1/2" X 3/4" EXPANSION ANCHOR BOLTS PROVIDED.



REVIEWED FOR APPROVAL  
  
 PLANNING AND ZONING CHAIRMAN  
  
 PLANNING DIRECTOR

No.	Date	Revision	Description



INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.