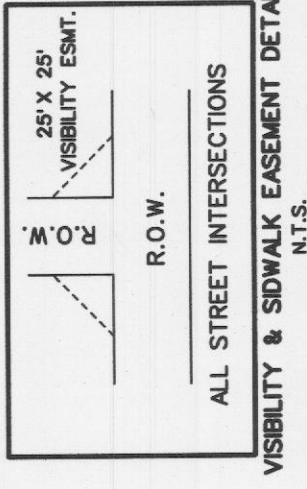
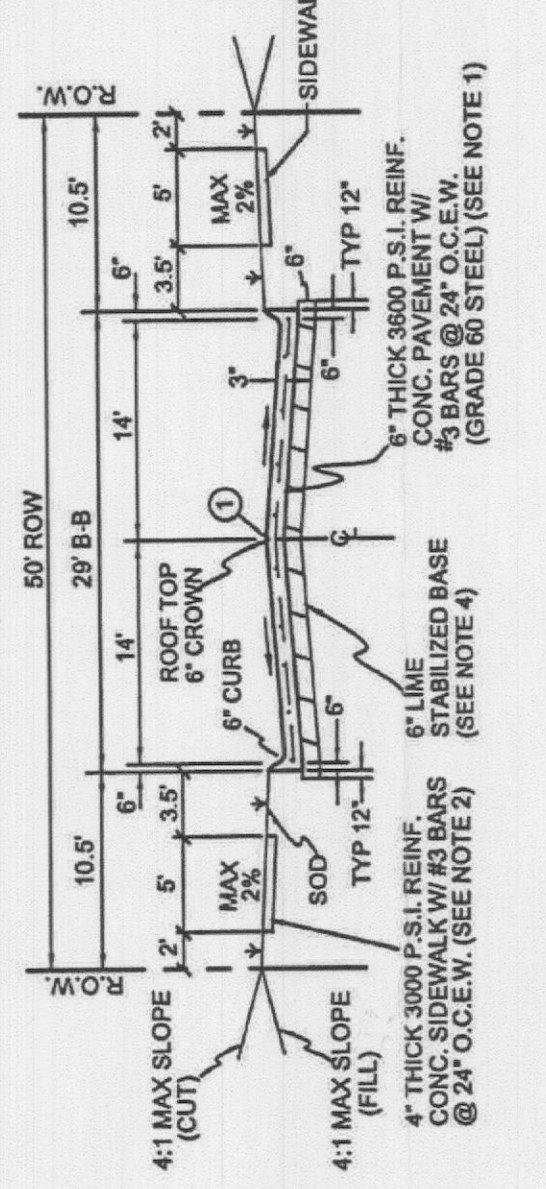


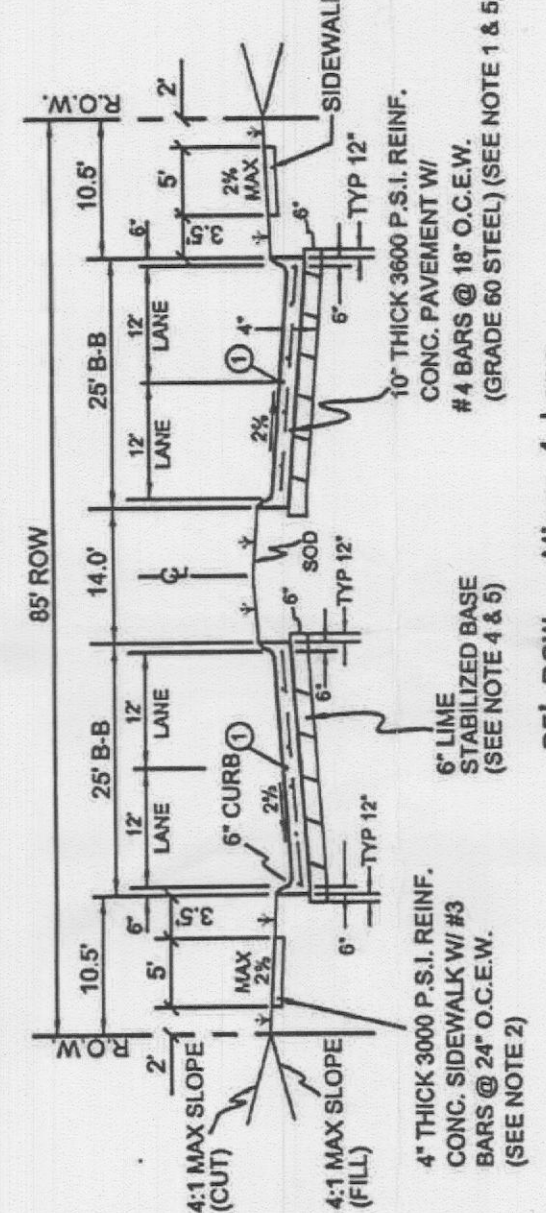
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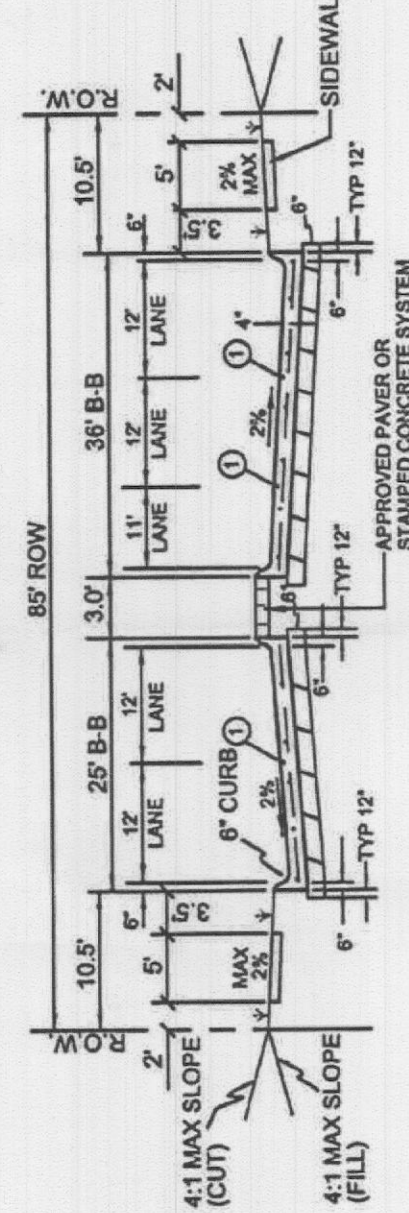
POINT OF BEGINNING



① SAWED LONGITUDINAL CONSTRUCTION JOINT



① SAWED LONGITUDINAL CONSTRUCTION JOINT



LINE	BEARING	DISTANCE
L1	S 1°14'00" W	24.00'
L2	S 89°52'45" E	150.91'
L3	S 79°14'15" W	13.50'
L4	S 79°14'15" W	13.50'
L5	S 79°14'15" W	13.50'
L6	S 79°14'15" W	13.50'
L7	S 79°14'15" W	13.50'
L8	S 79°14'15" W	13.50'
L9	S 79°14'15" W	13.50'
L10	S 79°14'15" W	13.50'
L11	S 79°14'15" W	13.50'
L12	S 79°14'15" W	13.50'
L13	S 79°14'15" W	13.50'
L14	S 79°14'15" W	13.50'
L15	S 79°14'15" W	13.50'
L16	S 79°14'15" W	13.50'
L17	S 79°14'15" W	13.50'
L18	S 79°14'15" W	13.50'
L19	S 79°14'15" W	13.50'
L20	S 79°14'15" W	13.50'
L21	S 79°14'15" W	13.50'
L22	S 79°14'15" W	13.50'
L23	S 79°14'15" W	13.50'
L24	S 79°14'15" W	13.50'
L25	S 79°14'15" W	13.50'
L26	S 79°14'15" W	13.50'
L27	S 79°14'15" W	13.50'
L28	S 79°14'15" W	13.50'
L29	S 79°14'15" W	13.50'
L30	S 79°14'15" W	13.50'
L31	S 79°14'15" W	13.50'
L32	S 79°14'15" W	13.50'
L33	S 79°14'15" W	13.50'
L34	S 79°14'15" W	13.50'
L35	S 79°14'15" W	13.50'
L36	S 79°14'15" W	13.50'
L37	S 79°14'15" W	13.50'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	151.03'	1571.00'	6°58'14"	S 105°29'47" E	150.91'
C2	151.03'	1571.00'	6°58'14"	S 105°29'47" E	150.91'
C3	588.50'	825.00'	40°23'15"	S 71°33'04" E	576.10'
C4	588.50'	825.00'	40°23'15"	S 71°33'04" E	576.10'
C5	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C6	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C7	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C8	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C9	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C10	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C11	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C12	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C13	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C14	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C15	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C16	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C17	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C18	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C19	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C20	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C21	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C22	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C23	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C24	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
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C38	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C39	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C40	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C41	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C42	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C43	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C44	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C45	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C46	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C47	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C48	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C49	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'
C50	76.00'	50.00'	90°00'00"	N 45°45'00" W	70.71'

PAPE-DAWSON ENGINEERS
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6800 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.8688
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

PIERCE - MURRAY LAND SOLUTIONS
Engineering & Surveying
10711 25th Street
P.O. Box 22021
Dallas, Texas 75221
TEPES FIRM REGISTRATION NO. 1019437

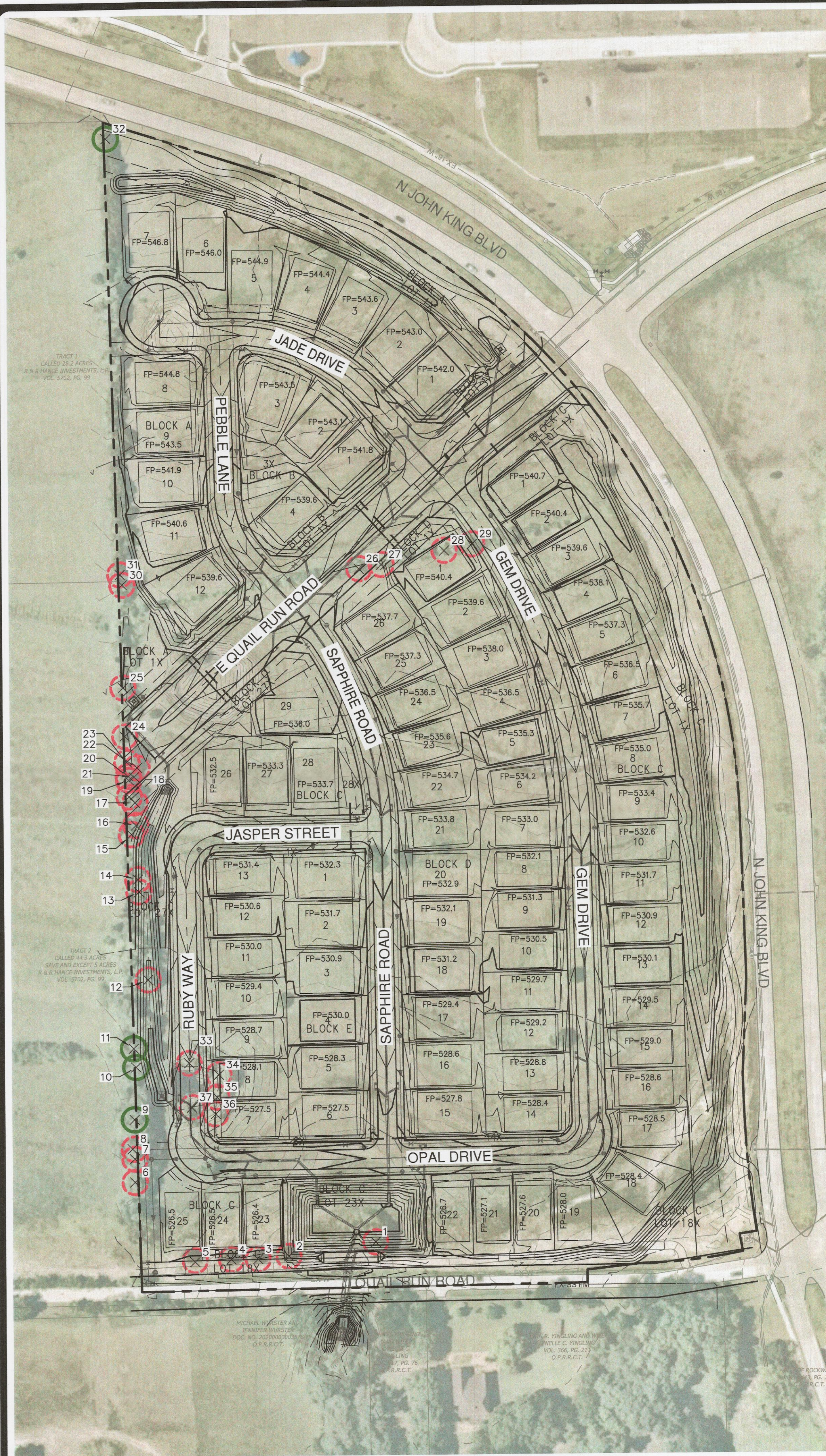
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 23rd day of March, 2022.
WYNESSE OOR-HANDS, this 23rd day of March, 2022
Director of Planning and Zoning

OWNER/DEVELOPER
QUALICO DEVELOPERS (US), INC.
14400 THE LAKES BLVD.
PFLUGERVILLE, TX 78660
PHONE: (469) 659-6150
EMAIL: JOHN.VICK@QUALICO.COM
CONTACT: JOHN VICK

CONTAINING LOTS 1-12, 4X BLK A; LOTS 1-4, 1X, 3X
BLK B; LOTS 1-29, 1X, 18X, 23X, 27X, 28X BLK C; LOTS
1-26, 1X, 14X BLK D; LOTS 1-13, 1X, 6X BLK E
FOR A TOTAL OF 84 SINGLE FAMILY LOTS AND
12 OPEN SPACE LOTS

BEING 80.650 ACRES OF LAND SITUATED IN THE
S.R. BARNES SURVEY ABSTRACT 13
LOCATED IN CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS.

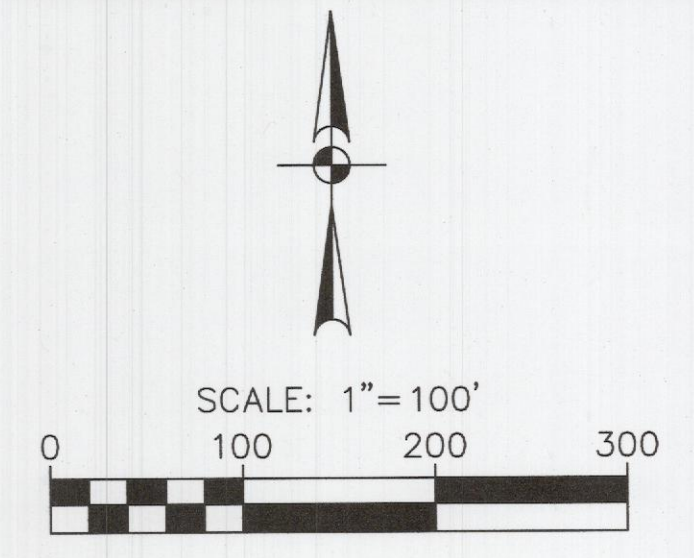
SP2022-007



EXISTING TREE INFORMATION

TREE #	CALIPER (IN)	TREE SPECIES	REMARKS	EXEMPTIONS	REQ. MITIGATION	MITIGATION INCHES
001	10	CEDAR ELM	TO BE REMOVED	SECONDARY PROTECTED	1": 1"	10
002	12	EASTERN RED CEDAR	TO BE REMOVED	SECONDARY PROTECTED	1": 0.5"	6
003	8	EASTERN RED CEDAR	TO BE REMOVED	NOT PROTECTED	0	0
004	12	EASTERN RED CEDAR	TO BE REMOVED	SECONDARY PROTECTED	1": 0.5"	6
005	12	EASTERN RED CEDAR	TO BE REMOVED	SECONDARY PROTECTED	1": 0.5"	6
006	14	HACKBERRY	TO BE REMOVED	SECONDARY PROTECTED	1": 0.5"	7
007	16	HACKBERRY	TO BE REMOVED	SECONDARY PROTECTED	1": 0.5"	8
008	45	ASH	TO BE REMOVED	FEATURED PROTECTED	1": 2"	90
009	44	HACKBERRY	TO BE PRESERVED	FEATURED PROTECTED	NO CREDIT DUE TO SPECIES	0
010	12	CEDAR ELM	TO BE PRESERVED	SECONDARY PROTECTED	NO CREDIT DUE TO SPECIES	0
011	24	HACKBERRY	TO BE PRESERVED	SECONDARY PROTECTED	NO CREDIT DUE TO SPECIES	0
012	8	WILLOW	TO BE PRESERVED	NOT PROTECTED	0	0
013	16	HACKBERRY	TO BE REMOVED	SECONDARY PROTECTED	1": 0.5"	8
014	4	HACKBERRY	TO BE REMOVED	NOT PROTECTED	0	0
015	8	CEDAR ELM	TO BE REMOVED	NOT PROTECTED	0	0
016	8	EASTERN RED CEDAR	TO BE REMOVED	NOT PROTECTED	0	0
017	8	EASTERN RED CEDAR	TO BE REMOVED	NOT PROTECTED	0	0
018	7	HACKBERRY	TO BE REMOVED	NOT PROTECTED	0	0
019	4	HACKBERRY	TO BE REMOVED	NOT PROTECTED	0	0
020	12	EASTERN RED CEDAR	TO BE REMOVED	SECONDARY PROTECTED	1": 0.5"	6
021	4	EASTERN RED CEDAR	TO BE REMOVED	NOT PROTECTED	0	0
022	4	EASTERN RED CEDAR	TO BE REMOVED	NOT PROTECTED	0	0
023	20	PECAN	TO BE REMOVED	FEATURED PROTECTED	1": 1"	20
024	6	EASTERN RED CEDAR	TO BE REMOVED	NOT PROTECTED	0	0
025	12	EASTERN RED CEDAR	TO BE REMOVED	SECONDARY PROTECTED	1": 0.5"	6
026	6	HACKBERRY	TO BE REMOVED	NOT PROTECTED	0	0
027	7	HACKBERRY	TO BE REMOVED	NOT PROTECTED	0	0
028	7	HACKBERRY	TO BE REMOVED	NOT PROTECTED	0	0
029	8	HACKBERRY	TO BE REMOVED	NOT PROTECTED	0	0
030	6	HACKBERRY	TO BE REMOVED	NOT PROTECTED	0	0
031	4	EASTERN RED CEDAR	TO BE REMOVED	NOT PROTECTED	0	0
032	6	EASTERN RED CEDAR	TO BE REMOVED	NOT PROTECTED	0	0
033	8	WILLOW	TO BE REMOVED	NOT PROTECTED	0	0
034	20	WILLOW	TO BE REMOVED	NOT PROTECTED	0	0
035	8	WILLOW	TO BE REMOVED	NOT PROTECTED	0	0
036	8	WILLOW	TO BE REMOVED	NOT PROTECTED	0	0
037	8	WILLOW	TO BE REMOVED	NOT PROTECTED	0	0

TOTAL EXISTING INCHES 426
 MITIGATION INCHES 173
 PRESERVED INCHES 0
 TOTAL REPLACEMENT INCHES 173
 TOTAL INCHES PLANTED PER LOT REQUIREMENTS 516 (343 EXCEEDED)

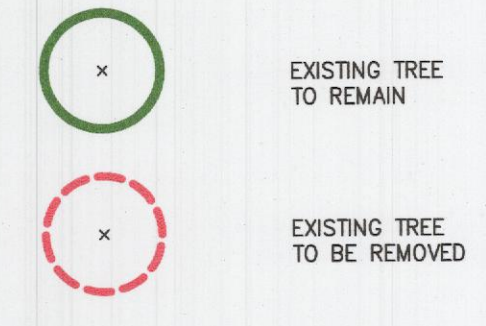


BENCHMARKS

BM NO. 1 X-CUT SET IN CONCRETE LOCATED IN THE CENTER OF A CURB INLET IN THE SOUTHWESTERLY CURB LINE OF NORTH JOHN KING BOULEVARD AND BEING +/- 235' WEST OF THE NORTHWEST CORNER OF THE SUBJECT TRACT AND +/- 535' NORTHWEST OF THE INTERSECTION OF N. JOHN KING BOULEVARD AND EAST QUAIL RUN ROAD. ELEV: 546.16'

BM NO. 2 X-CUT SET IN CONCRETE LOCATED IN THE CENTER OF A CURB INLET IN THE WEST CURB LINE OF NORTH JOHN KING BOULEVARD AND BEING +/- 662' NORTH OF THE INTERSECTION NORTH JOHN KING BOULEVARD AND WEST QUAIL RUN ROAD AND +/- 723' SOUTHWEST OF THE INTERSECTION OF N. JOHN KING BOULEVARD AND EAST QUAIL RUN ROAD. ELEV: 530.38'

TREE LEGEND



TREE REQUIREMENT NOTE

REQUIRED TREE PLANTING:
 INTERIOR LOT - 82; 203'/EA; 492"
 CORNER LOT - 2; 403'/EA; 24"
 TOTAL LOT REPLACEMENT = 516"

UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

RESPONSIBILITY NOTE

ALL RESPONSIBILITY FOR THE ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR THE ADEQUACY OR ACCURACY OF DESIGN.

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 23 day of March, 2022.

WITNESS OUR HANDS, this 23 day of March, 2022

[Signature]
 Planning & Zoning Commission, Chairman

[Signature]
 Director of Planning and Zoning

PAPE-DAWSON ENGINEERS
 FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
 6500 W. FWY, STE 700 | FT. WORTH, TX 76102 | 817.870.3668
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

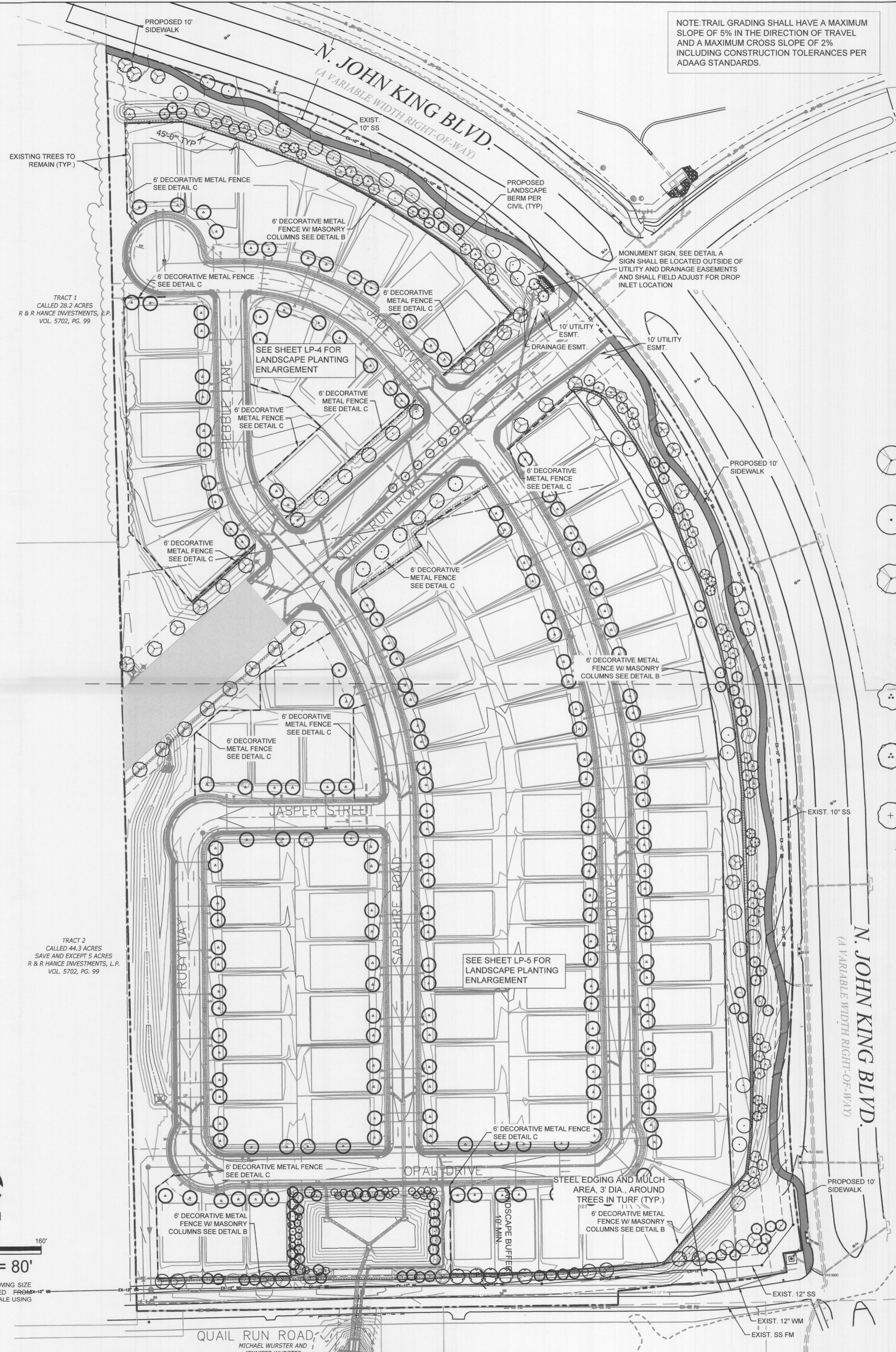
GIDEON GROVE - PHASE 2 TREESCAPE PLAN
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 LOTS 1-12, 4X, BLOCK A; LOTS 1-4, 1X, 3X, BLOCK B;
 LOTS 1-29, 1X, 18X, 23X, 27X, 28X, BLOCK C; LOTS 1-26,
 1X, 14X, BLOCK D; LOTS 1-13, 1X, 6X, BLOCK E

PLAT NO.	#
JOB NO.	6128300
DATE	April 21
DESIGNER	JZ
CHECKED	ASR DRAWN JZ
SHEET	01

SP2022-007

Date: Apr 15, 2021, 3:39pm User ID: lstephens
 File: S:\projects\6128300\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\TREE-01-6128300.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE EARTH UNLESS OTHERWISE NOTED. Imagery © 2016, CAPSOL Digital Globe, Texas OrthoImagery Program, USDA Farm Service Agency.



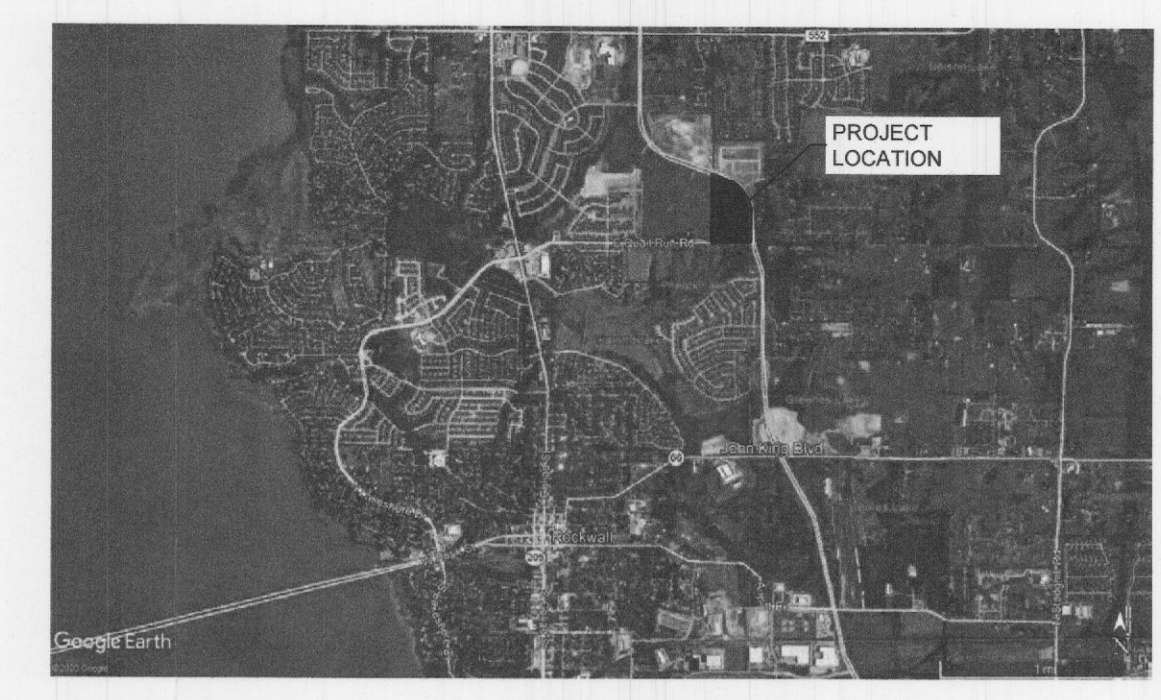
NOTE: TRAIL GRADING SHALL HAVE A MAXIMUM SLOPE OF 5% IN THE DIRECTION OF TRAVEL AND A MAXIMUM CROSS SLOPE OF 2% INCLUDING CONSTRUCTION TOLERANCES PER ADAAG STANDARDS.

LANDSCAPE CALCULATIONS

LANDSCAPE BUFFERS

JOHN KING BOULEVARD FRONTAGE LENGTH: CANOPY TREES REQUIRED: CANOPY TREES PROVIDED: UNDERSTORY TREES REQUIRED: UNDERSTORY TREES PROVIDED: SHRUBS REQUIRED: SHRUBS PROVIDED:	2,028 LF 61 TREES (3 PER 100 LF OF FRONTAGE) 61 TREES 82 TREES (4 PER 100 LF OF FRONTAGE) 82 TREES CONTINUOUS HEDGE, 30"-48" IN HT PROVIDED AS REQUIRED
E QUAIL RUN ROAD (NORTH SIDE) FRONTAGE LENGTH: CANOPY TREES REQUIRED: CANOPY TREES PROVIDED: SHRUBS REQUIRED: SHRUBS PROVIDED:	721 LF 15 TREES (1 PER 50 LF OF FRONTAGE) 16 TREES CONTINUOUS HEDGE, 30"-48" IN HT PROVIDED AS REQUIRED
E QUAIL RUN ROAD (SOUTH SIDE) FRONTAGE LENGTH: CANOPY TREES REQUIRED: CANOPY TREES PROVIDED: SHRUBS REQUIRED: SHRUBS PROVIDED:	794 LF 16 TREES (1 PER 50 LF OF FRONTAGE) 17 TREES CONTINUOUS HEDGE, 30"-48" IN HT PROVIDED AS REQUIRED
OLD E QUAIL RUN ROAD FRONTAGE LENGTH: CANOPY TREES REQUIRED: CANOPY TREES PROVIDED: SHRUBS REQUIRED: SHRUBS PROVIDED:	958 LF 39 TREES (1 PER 25 LF OF FRONTAGE) 35 PROPOSED TREES + 4 EXISTING TREES TO REMAIN CONTINUOUS HEDGE, 30"-48" IN HT PROVIDED AS REQUIRED

VICINITY MAP



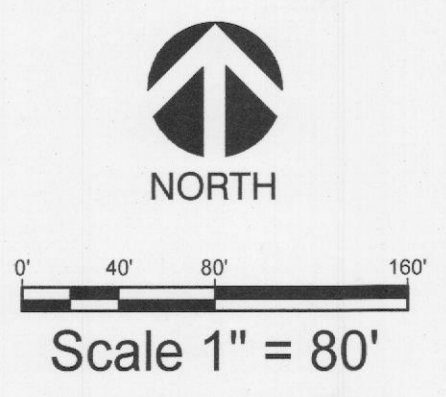
UTILITY CLEARANCE

ALL PROPOSED TREES SHALL BE PLANTED WITH A MINIMUM OF 5' CLEARANCE FROM ANY CITY UTILITY THAT IS <10' IN SIZE, AND WITH A MINIMUM OF 10' CLEARANCE FROM UTILITIES 10" AND LARGER.

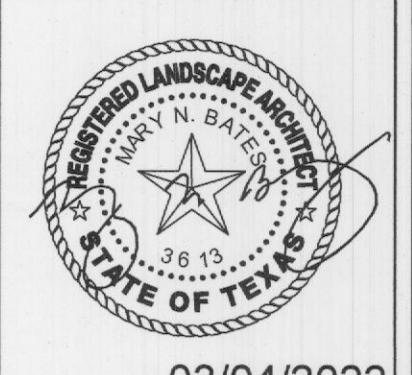
PLANT SCHEDULE

CANOPY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
PC	18		PISTACIA CHINENSIS	CHINESE PISTACHE	CONT.	4" CAL MIN	10' - 12' HT. MIN.
PO	12		PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	CONT.	4" CAL MIN	10' - 12' HT. MIN.
QM	7		QUERCUS MACROCARPA	BURR OAK	CONT.	4" CAL MIN	10' - 12' HT. MIN.
QS	27		QUERCUS SHUMARDII	SHUMARD RED OAK	CONT.	4" CAL MIN	10' - 12' HT. MIN.
TD	60		TAXODIUM DISTICHUM	BALD CYPRESS	CONT.	4" CAL MIN	10' - 12' HT. MIN.
UC	21		ULMUS CRASSIFOLIA	CEDAR ELM	CONT.	4" CAL MIN	10' - 12' HT. MIN.
UP	9		ULMUS X 'HOMESTEAD'	HOMESTEAD ELM	CONT.	4" CAL MIN	10' - 12' HT. MIN.
UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
CM	15		CRATAEGUS MOLLIS	DOWNY HAWTHORNE	CONT.	3" CAL MIN	6'-8" HT
CT	51		CERCIS CANADENSIS TEXENSIS	TEXAS REDBUD	CONT.	3-5 CANES, 3" OVERALL	6'-8" HT MIN
EVE	12		SOPHORA AFFINIS	EVE'S NECKLACE	CONT.	3" CAL MIN	6-8' HT.
LI	7		LAGERSTROEMIA INDICA 'WATERMELON RED'	CRAPE MYRTLE	CONT.	3-5 CANES, 3" OVERALL	6'-8" HT MIN
MP	25		PRUNUS MEXICANA	MEXICAN PLUM	CONT.	3" CAL MIN	MIN. 8' HT.
VC	4		VITEX AGNUS-CASTUS	CHASTE TREE	CONT.	3-5 CANES, 3" OVERALL	6'-8" HT MIN
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
BFH	108		ILEX CORNUTA 'BUFORDII'	BURFURD HOLLY	5 GAL	42" OC	30" HT MIN
EE	220		ELAEAGNUS X EBBINGEI	ELAEAGNUS	5 GAL	48" OC	30" HT MIN
HS	6		HIBISCUS SYRIACUS	ROSE OF SHARON	5 GAL	48" OC	30" HT MIN
IN	93		ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	5 GAL	48" OC	30" HT MIN
LC	234		LORAPETULUM CHINENSIS	CHINESE FRINGE FLOWER	5 GAL	36" OC	30" HT MIN
NP	383		NERIUM OLEANDER 'PETITE PINK'	PETITE PINK OLEANDER	5 GAL	42" OC	30" HT MIN
RH	11		RAPHIOLEPSIS INDICA	INDIAN HAWTHORNE	5 GAL	36" OC	18" HT MIN
RY	26		HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	30" OC	18" HT MIN
SR	73		SPIRAEA CANTONIENSIS	BRIDAL VEIL SPIREA	5 GAL	48" OC	30" HT MIN

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
NATIVE		25,357 SF	NATIVE SEED	NATIVE TURF GRASS	HYDROMULCH
TURF		292,616 SF	CYNODON DACTYLON 'TIF 419'	BERMUDA GRASS	SOD



NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



03/04/2022

Owner
QUALICO COMMUNITIES
 6950 TPC DRIVE, SUITE 350
 MCKINNEY, TEXAS 75070

Project Name
Gideon Grove Phase 2
 John King Boulevard and E Quail Run Road
 Rockwall, TX

LANDSCAPE PLAN

Date	Comment

Project Number
 Date: 08/04/2021
 Drawn By: MNB
 Checked By: MB/RM

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 23 day of March, 2022.
 WITNESS OUR HANDS, this 23 day of March, 2022.
 Michael Wurster, Chairman
 Planning & Zoning Commission, Chairman
 [Signature]
 Director of Planning and Zoning

LP-1

CASE NO.: SP2022-007 PRELIMINARY PLAT NO.: P2020-046

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR

- 1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS 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 FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL 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.

B. SCOPE OF WORK

- 1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW, CONTAINER AND BALLED-AND-BURLAPPED PLANTS.

- 1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z603-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCRUSTING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS.
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (BAB), UNLESS SPECIFIED ON THE PLANTING LEGEND.
4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE.
5. CALIPER MEASUREMENTS FOR TREE TRUNKS SHALL BE AS FOLLOWS: 3/8 INCH ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.

C. SOD

PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS. COMPOST: WELL-COMPOSTED, STABLE AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 36 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE. SOLUBLE SALT CONTENT OF 5 TO 10 DICHSIMENS; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.

F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).

G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.

H. TREE STAKING AND GUYING
1. STAKES: 6' LONG GREEN METAL T-POSTS
2. GUY AND TIE WIRE: ASTM A 641 CLASS 1 GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER

I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN, ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.

J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/- 1/4" OF FINISH GRADE.
2. SOIL TESTING:
a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY.

3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. PREPLANT TURF FERTILIZER (10-20-10) OR SIMILAR, SLOW RELEASE, ORGANIC, - 15 LBS PER 1,000 S.F.

K. WARRANTY PERIOD, NOTES, AND SPECIFICATIONS. "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/- 1/4" OF FINISH GRADE.
2. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT.
3. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED TO ACHIEVE FINAL ACCEPTANCE.
4. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH.
5. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE.

B. SUBMITTALS

- 1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE. PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

C. GENERAL PLANTING

- 1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES:
a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRZ.
b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS.
c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER.

D. TREE PLANTING

- 1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE.
3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES PRIOR TO BEING PLACED INTO THE PLANTING PIT.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.

E. SHRUB, PERENNIAL, AND ORNAMENTAL PLANTING

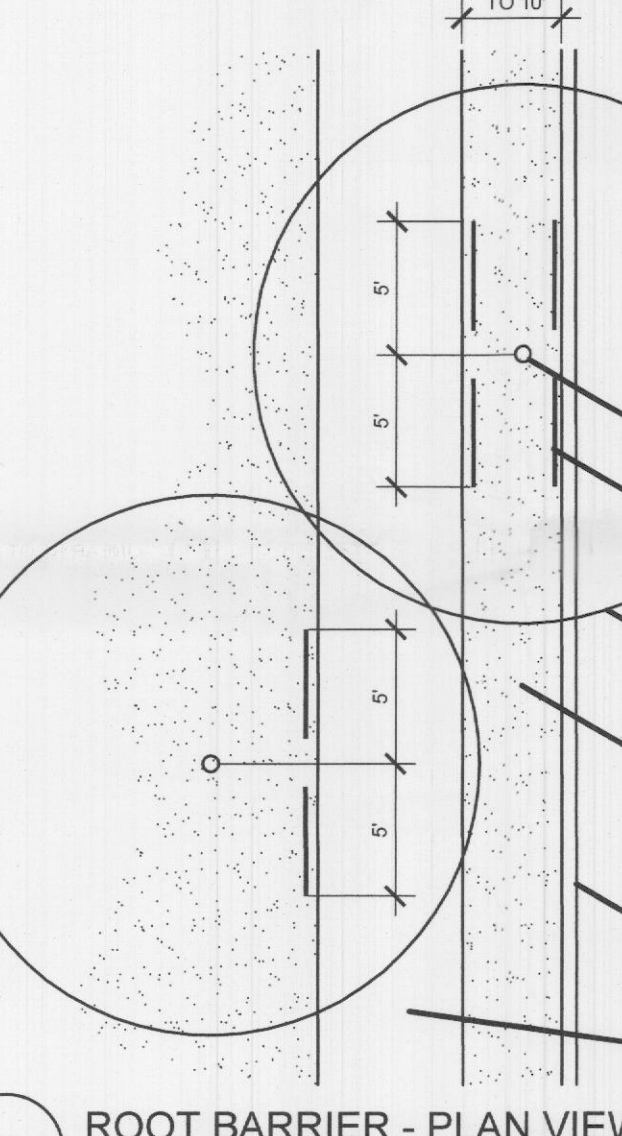
- 1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" DEEPER THAN EACH PLANTS ROOTBALL.
2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS.
3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

D STEEL EDGING

SCALE: NOT TO SCALE

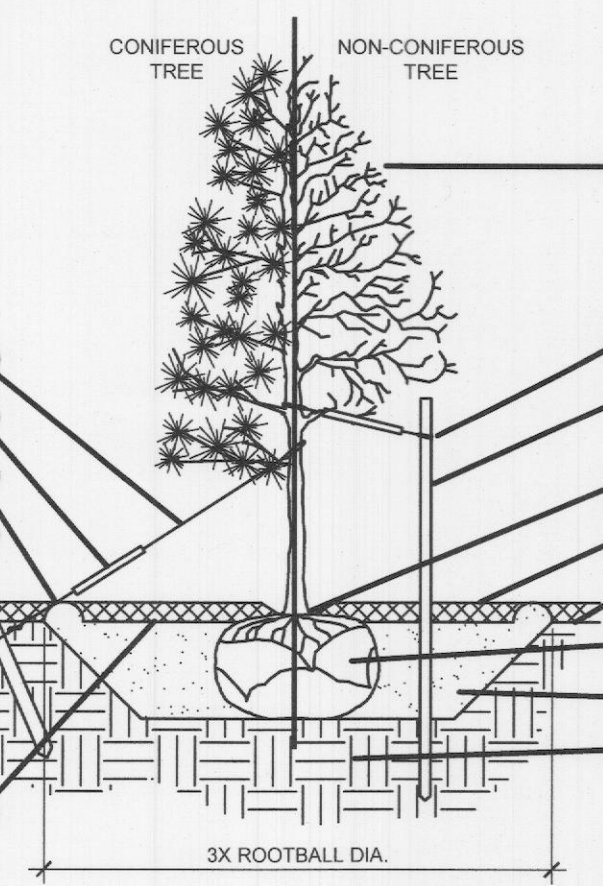
E ROOT BARRIER - PLAN VIEW

SCALE: NOT TO SCALE



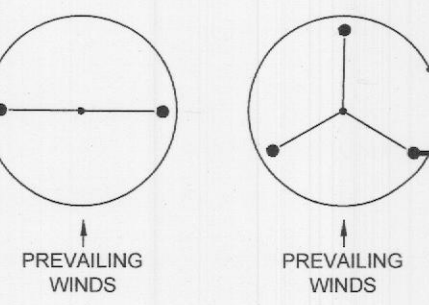
GENERAL GRADING AND PLANTING NOTES

- 1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ AND WILL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/- 1/4" OF FINISH GRADE.
b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT.



- 1 ROLLED-TOP STEEL EDGING PER PLANS.
2 TAPERED STEEL STAKES.
3 MULCH, TYPE AND DEPTH PER PLANS.
4 FINISH GRADE.

STAKING EXAMPLES (PLAN VIEW)

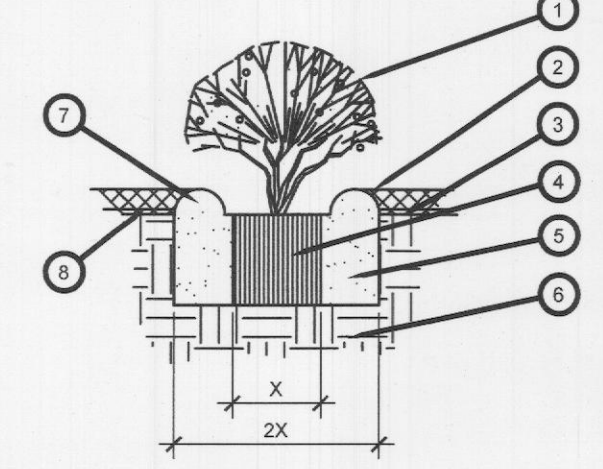


NOTES:

- 1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE.
3. FOR BAB TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.

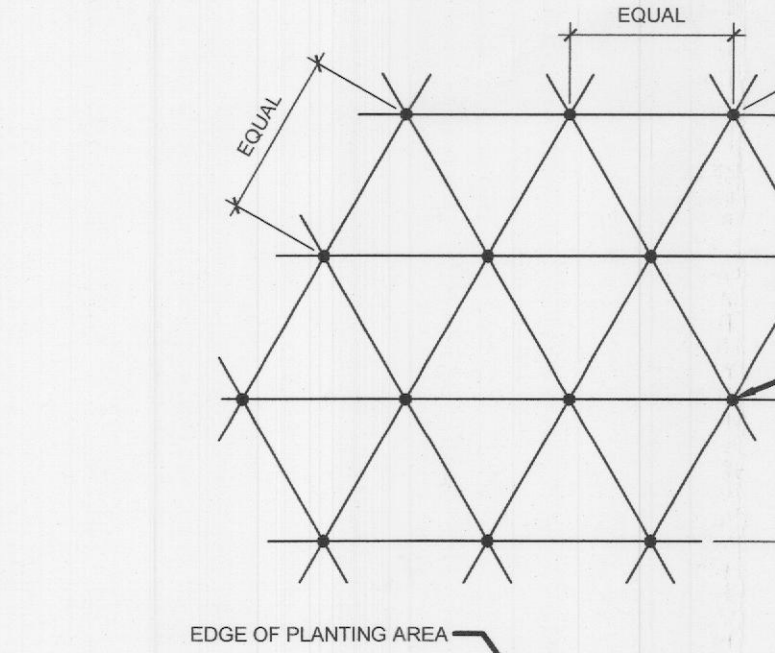
A TREE PLANTING

SCALE: NOT TO SCALE



B SHRUB AND PERENNIAL PLANTING

SCALE: NTS



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA: TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

Table with 2 columns: PLANT SPACING and AREA DIVIDER. Values include 6", 10", 12", 15", 18", 24", 30", 36" and their corresponding area dividers.

STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER. STEP 1: 100 SF / 195 = 51 PLANTS. STEP 2: 51 PLANTS - (40 LF / 195 = 21 PLANTS) = 30 PLANTS TOTAL

C PLANT SPACING

SCALE: NTS

- 1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY.
2. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT.
3. ALL PLANT LOCATIONS ARE DIAGNOSTIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING.
4. THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).

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 23 day of March, 2022.

WITNESS OUR HANDS, this 23 day of March, 2022.

Planning & Zoning Commission, Chairman

City of Planning and Zoning

EVERGREEN DESIGN GROUP logo with contact information: (800) 680-6630, 15455 Dallas Pkwy., Ste 600, Addison, TX 75001, www.EvergreenDesignGroup.com

ROCKWALL LANDSCAPE ARCHITECT logo with contact information: 03/04/2022

QUALICO COMMUNITIES
6950 TPC DRIVE, SUITE 350
MCKINNEY, TEXAS 75070

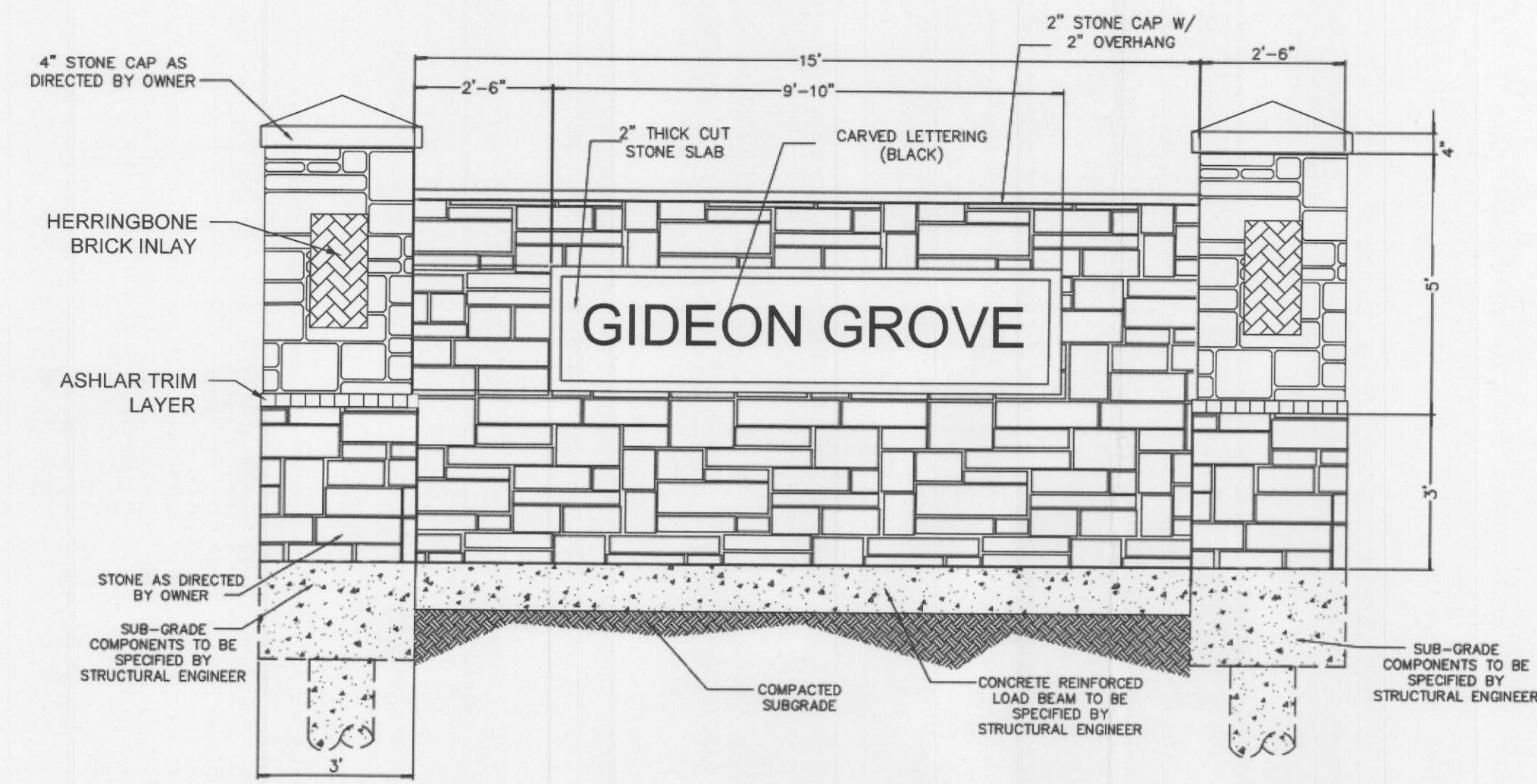
Gideon Grove Phase 2
John King Boulevard and E Quail Run Road
Rockwall, TX

LANDSCAPE DETAILS & SPECIFICATIONS

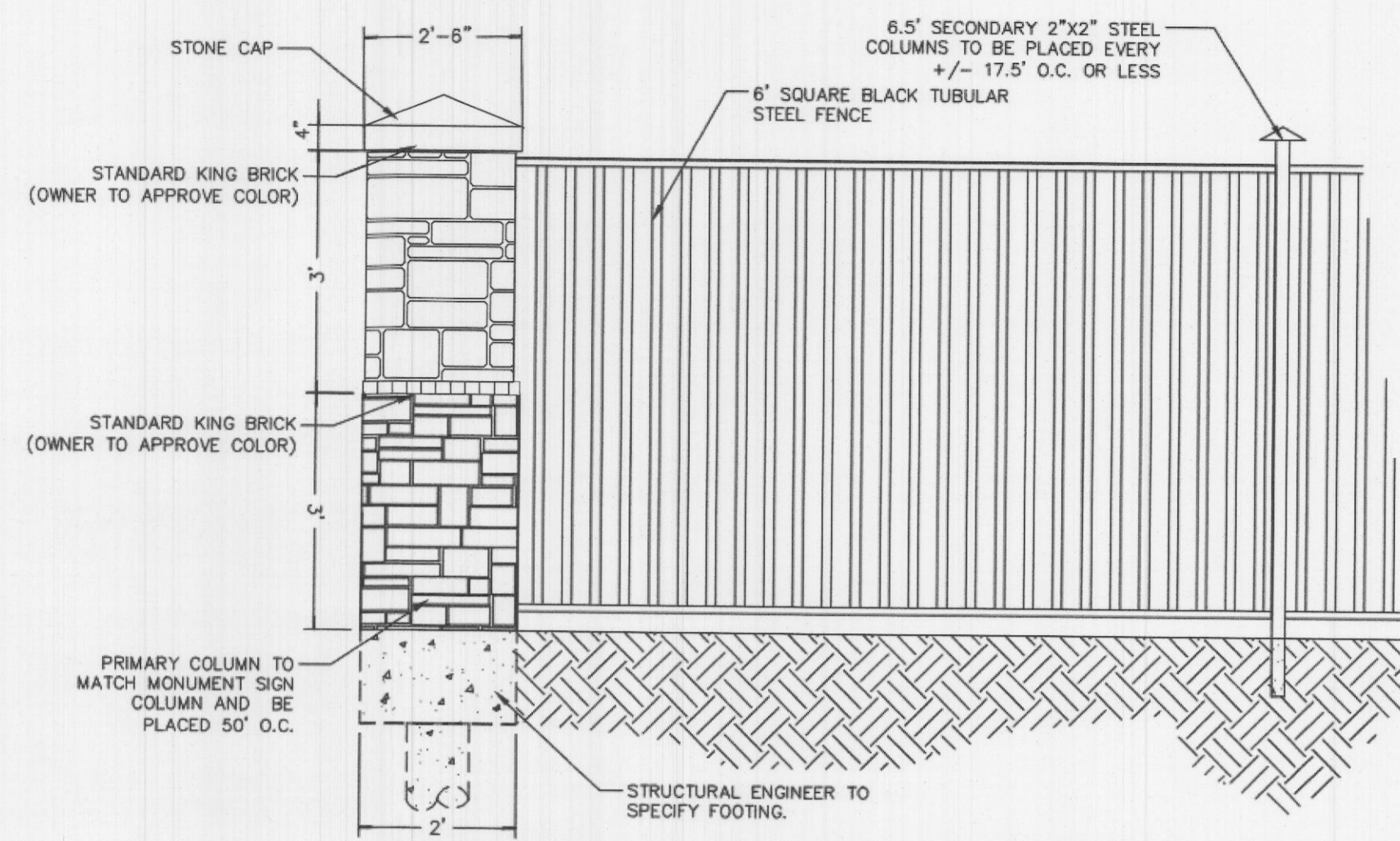
Table with 2 columns: Date, Comment. Includes Project Number, Date (08/04/2021), Drawn By (MNB), and Checked By (MB/RM).

LP-2

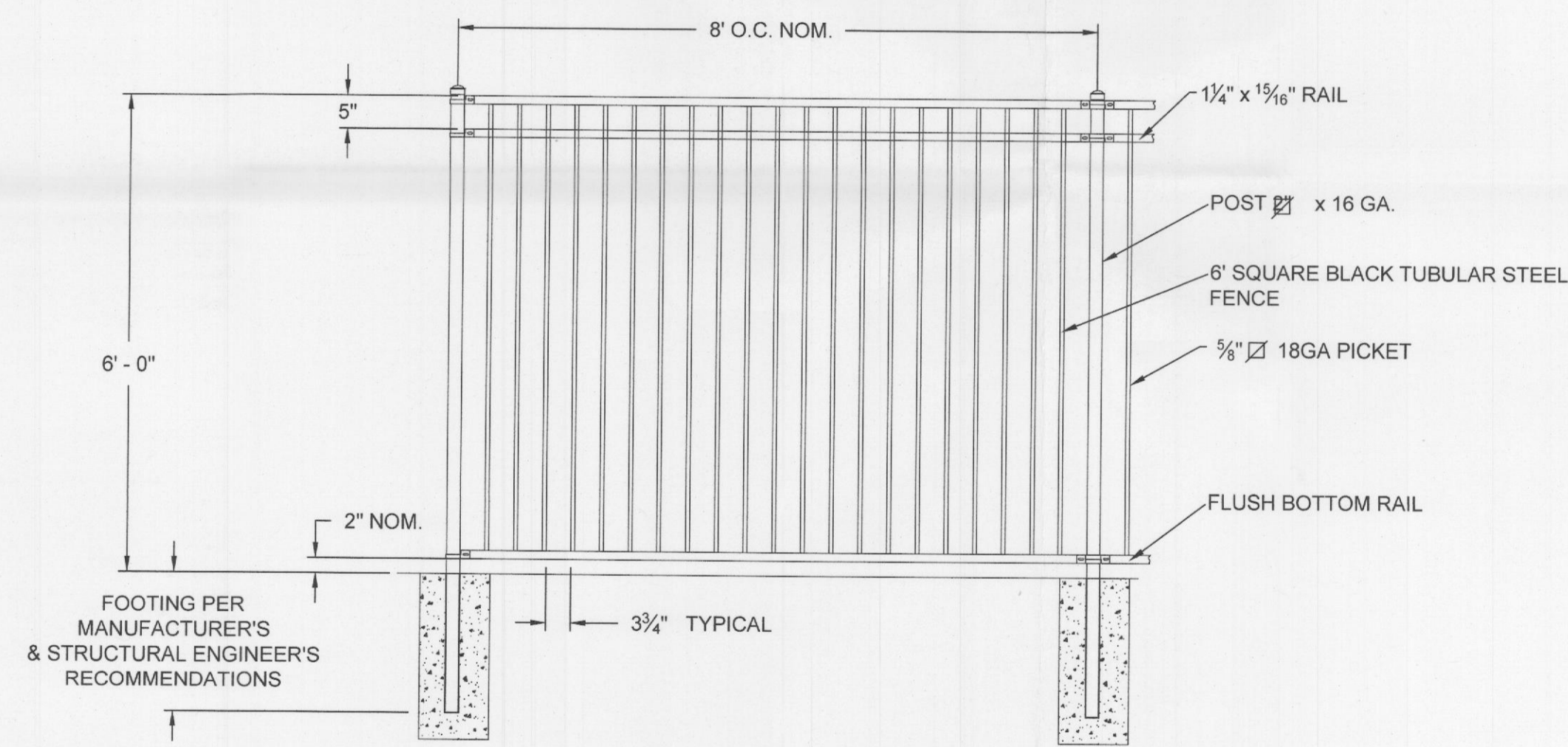
CASE NO.: SP2022-007 PRELIMINARY PLAT NO.: P2020-046



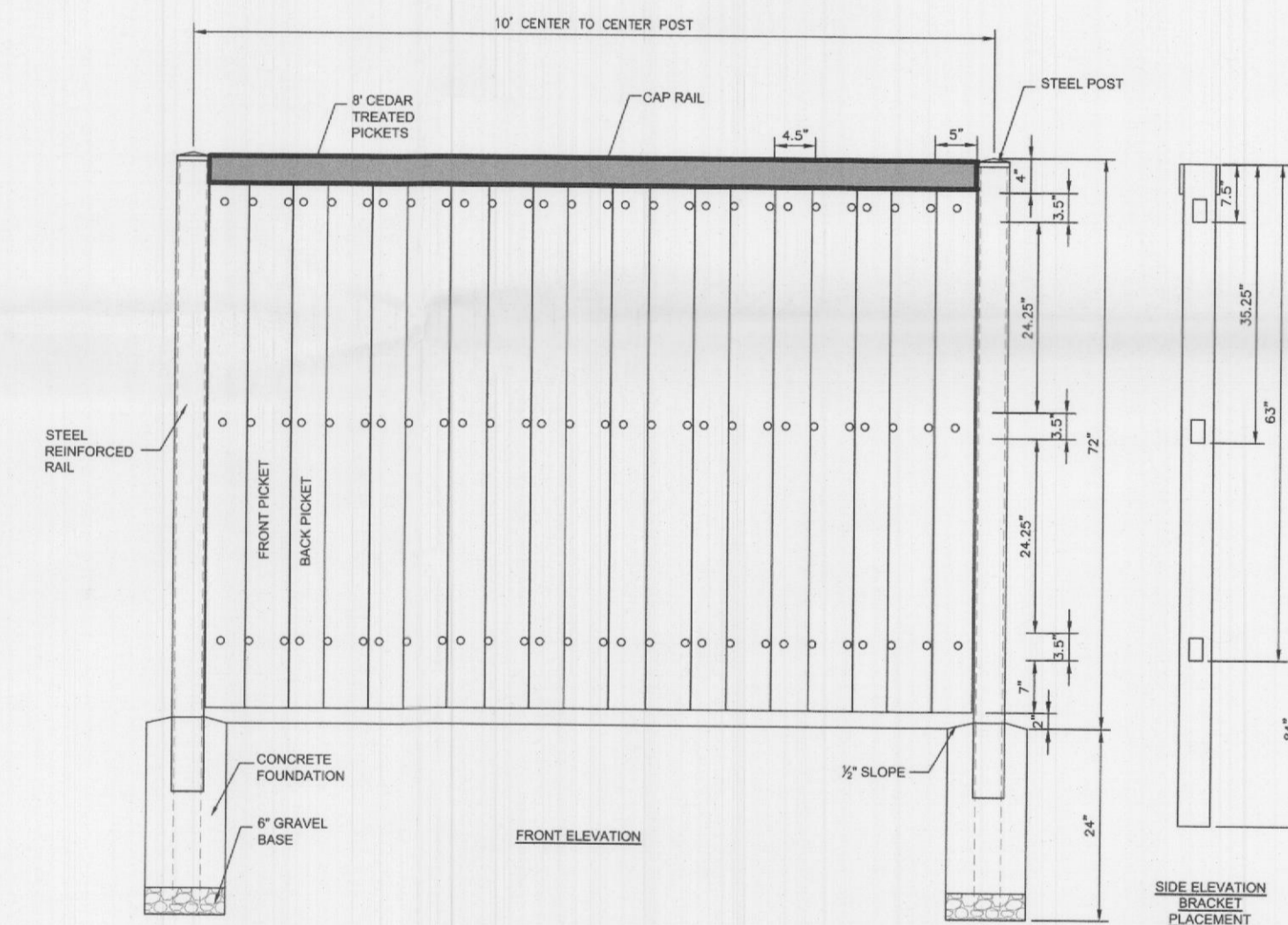
A MONUMENT SIGN DETAIL
NOT TO SCALE



B 6' DECORATIVE METAL FENCE WITH MASONRY COLUMN
NOT TO SCALE



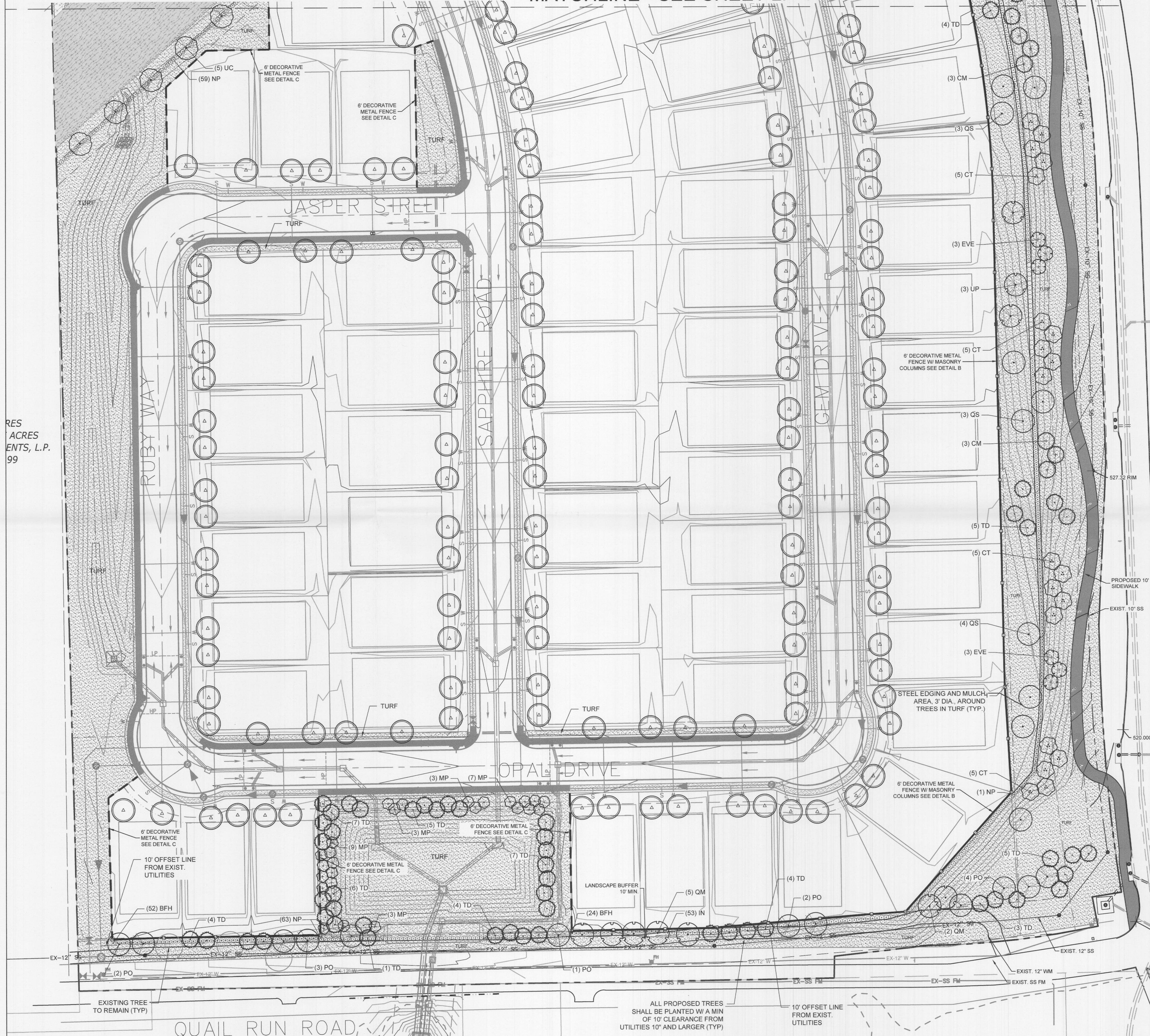
C 6' DECORATIVE METAL FENCE
NOT TO SCALE



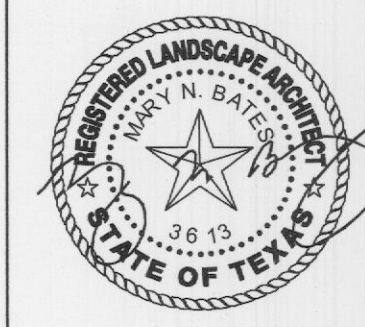
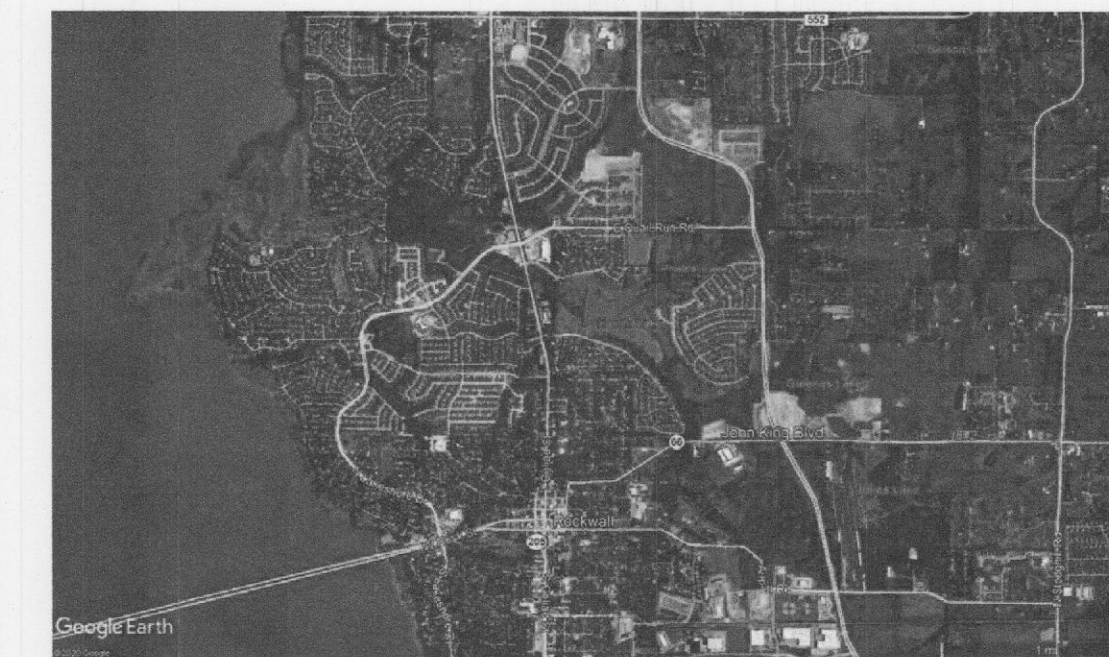
D 6' WOOD FENCE DETAIL
NOT TO SCALE

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 23 day of March, 2022.
WITNESS OUR HANDS, this 23 day of March, 2022.
[Signature] Director of Planning and Zoning

MATCHLINE - SEE SHEET LP-4



VICINITY MAP



03/04/2022

QUALICO COMMUNITIES
6950 TPC DRIVE, SUITE 350
MCKINNEY, TEXAS 75070

UTILITY CLEARANCE

ALL PROPOSED TREES SHALL BE PLANTED WITH A MINIMUM OF 5' CLEARANCE FROM ANY CITY UTILITY THAT IS <10\"/>

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3\"/>

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE \"CENTURY\" OR \"DEEP-ROOT\" 24\"/>

NOTE: TRAIL GRADING SHALL HAVE A MAXIMUM SLOPE OF 5% IN THE DIRECTION OF TRAVEL AND A MAXIMUM CROSS SLOPE OF 2% INCLUDING CONSTRUCTION TOLERANCES PER ADAAG STANDARDS.

LOT TREE SCHEDULE

LOT TREES 184
TWO (2), THREE (3) INCH TREES MEASURED (8) INCHES ABOVE THE ROOT BALL SHALL BE PLACED IN THE FRONT YARD OF EACH LOT. CORNER LOTS SHALL PROVIDE AN ADDITIONAL (2) TREES IN THE SIDE YARD FACING THE STREET. TREES MUST BE PLACED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
TREES MUST BE SELECTED FROM THE FOLLOWING LIST:
BALD CYPRESS, CEDAR ELM, TEXAS RED OAK, HOMESTEAD ELM, LACEBARK ELM, ALLEE ELM, CHINESE PISTACHE, SHUMARD OAK, SYCAMORE, BURR OAK, TEXAS REDBUD, EVE'S NECKLACE, MEXICAN PLUM, DOWNY HAWTHORNE, CRAPE MYRTLE, TEXAS MOUNTAIN LAUREL, VITEX, AND DESERT WILLOW

SEE SHEET LP-1 FOR FULL LANDSCAPE SCHEDULE



Scale 1" = 40'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

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 23 day of March, 2022.

WITNESS OUR HANDS, this 23 day of March, 2022.

Planning & Zoning Commission, Chairman

CASE NO.: SP2022-007 PRELIMINARY PLAT NO.: P2020-046

RES
ACRES
ENTS, L.P.
99

Owner

Project Name

Gideon Grove Phase 2
John King Boulevard and E Quail Run Road
Rockwall, TX

LANDSCAPE
PLAN

Date Comment

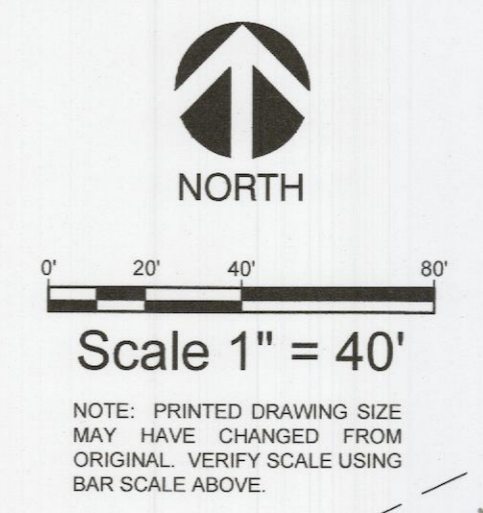
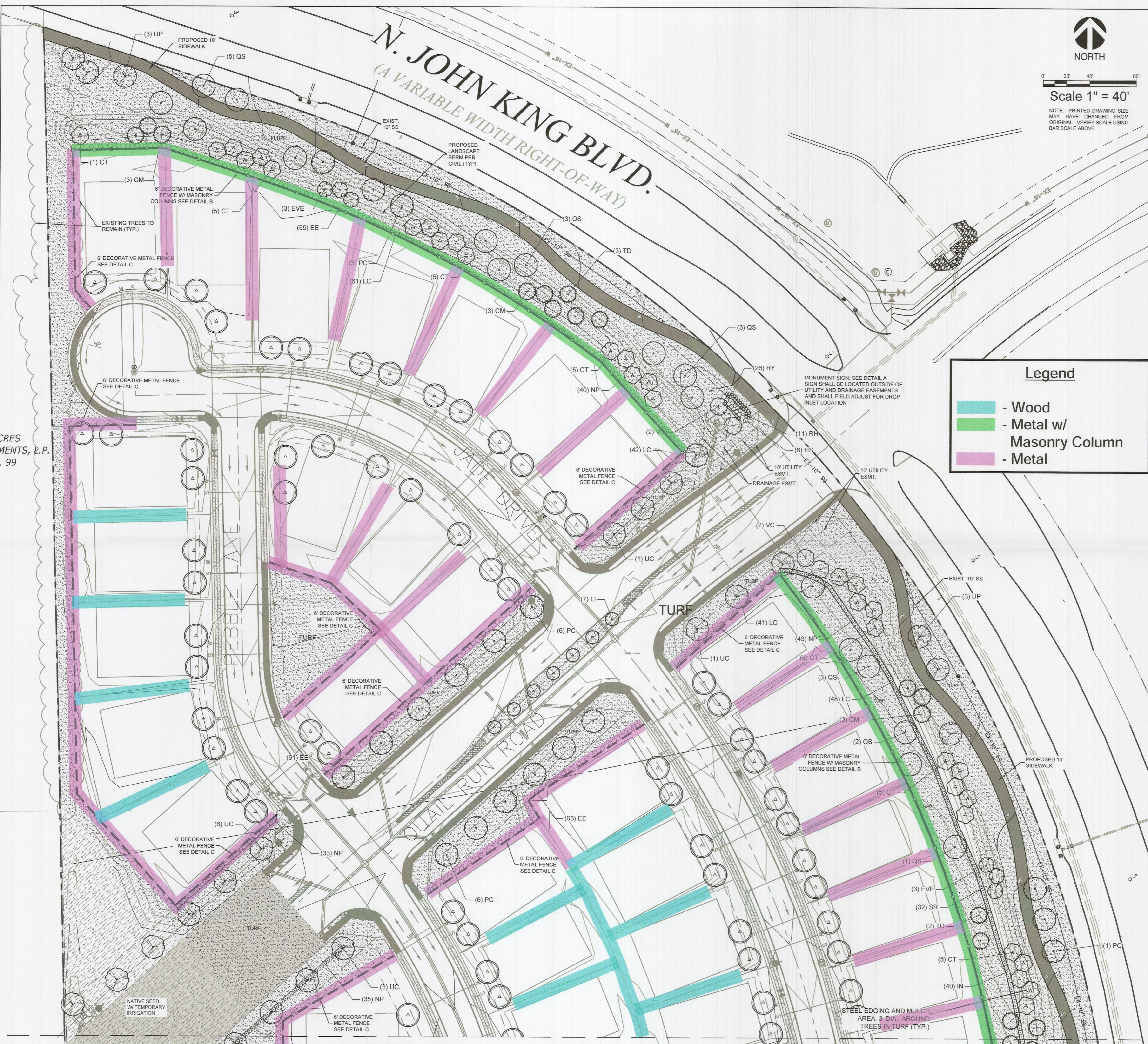
Project Number

Date 08/04/2021

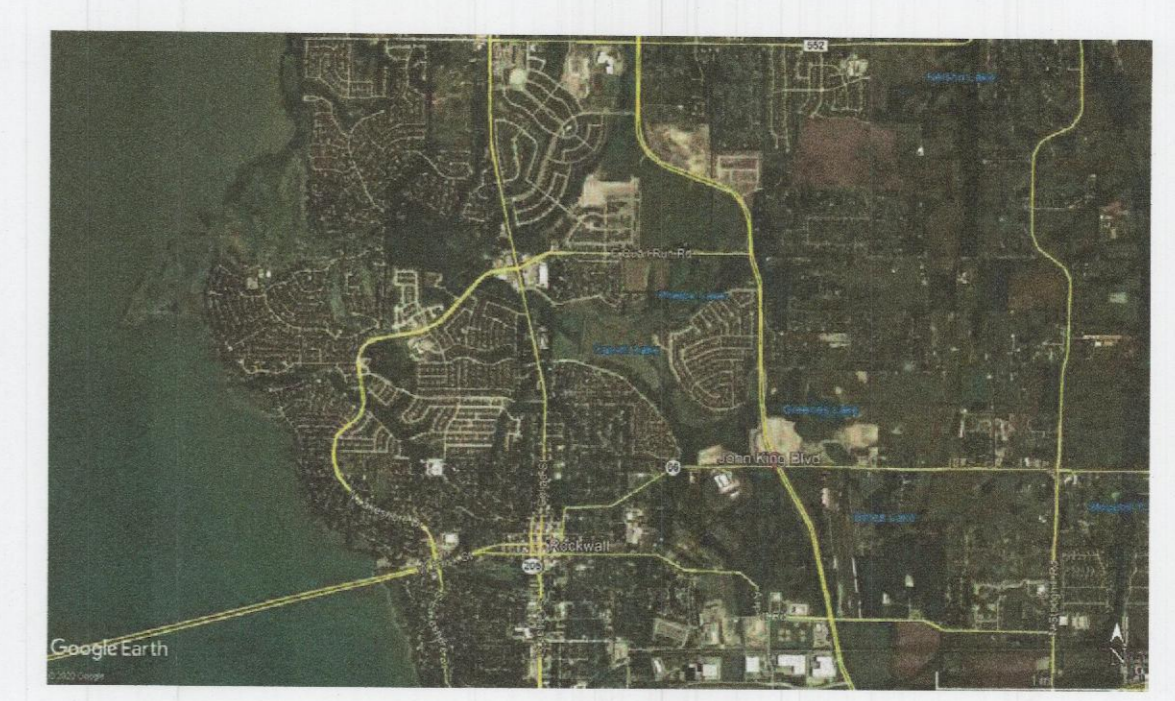
Drawn By MNB

Checked By MB/RM

LP-5



VICINITY MAP



EVERGREEN
DESIGN GROUP
 (800) 680-6630
 15455 Dallas Pkwy., Ste. 600
 Addison, TX 75001
 www.EvergreenDesignGroup.com



03/04/2022

QUALICO COMMUNITIES
 6950 TPC DRIVE, SUITE 350
 MCKINNEY, TEXAS 75070

Owner

Gideon Grove Phase 2
 John King Boulevard and E Quail Run Road
 Rockwall, TX

Project Name

UTILITY CLEARANCE

ALL PROPOSED TREES SHALL BE PLANTED WITH A MINIMUM OF 5' CLEARANCE FROM ANY CITY UTILITY THAT IS <10" IN SIZE, AND WITH A MINIMUM OF 10' CLEARANCE FROM UTILITIES 10" AND LARGER.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL. NO TREES SHALL BE PLANTED WITHIN 5' OF ANY UTILITY THAT IS LESS THAN 10" IN DIAMETER AND 10' FROM ANY UTILITY THAT IS 10" AND LARGER.

NOTE: TRAIL GRADING SHALL HAVE A MAXIMUM SLOPE OF 5% IN THE DIRECTION OF TRAVEL AND A MAXIMUM CROSS SLOPE OF 2% INCLUDING CONSTRUCTION TOLERANCES PER ADAAG STANDARDS.

Legend

- Wood
- Metal w/ Masonry Column
- Metal

LOT TREE SCHEDULE

LOT TREES 184

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SEE SHEET LP-1 FOR FULL LANDSCAPE SCHEDULE

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 23 day of March, 2022.

WITNESS OUR HANDS, this 23 day of March, 2022.

[Signature]
 Planning & Zoning Commission, Chairman

[Signature]
 Director of Planning and Zoning

CASE NO.: SP2022-007 PRELIMINARY PLAT NO.: P2020-046

LANDSCAPE PLAN

Date	Comment

Project Number
 Date 08/04/2021
 Drawn By MNB
 Checked By MB/RM

LP-4

CREMENTS, L.P.
 .99

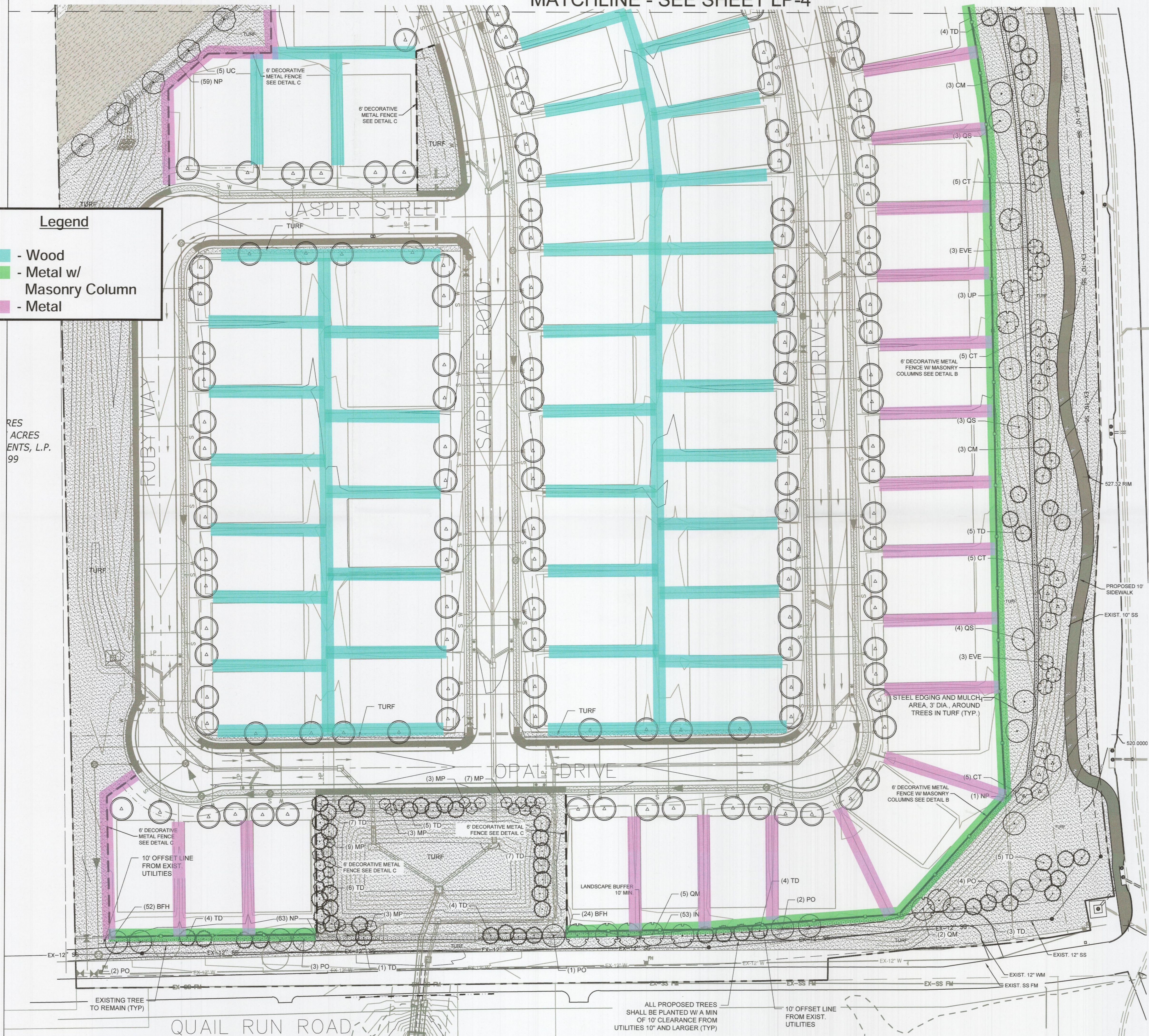
MATCHLINE - SEE SHEET LP-5

MATCHLINE - SEE SHEET LP-4

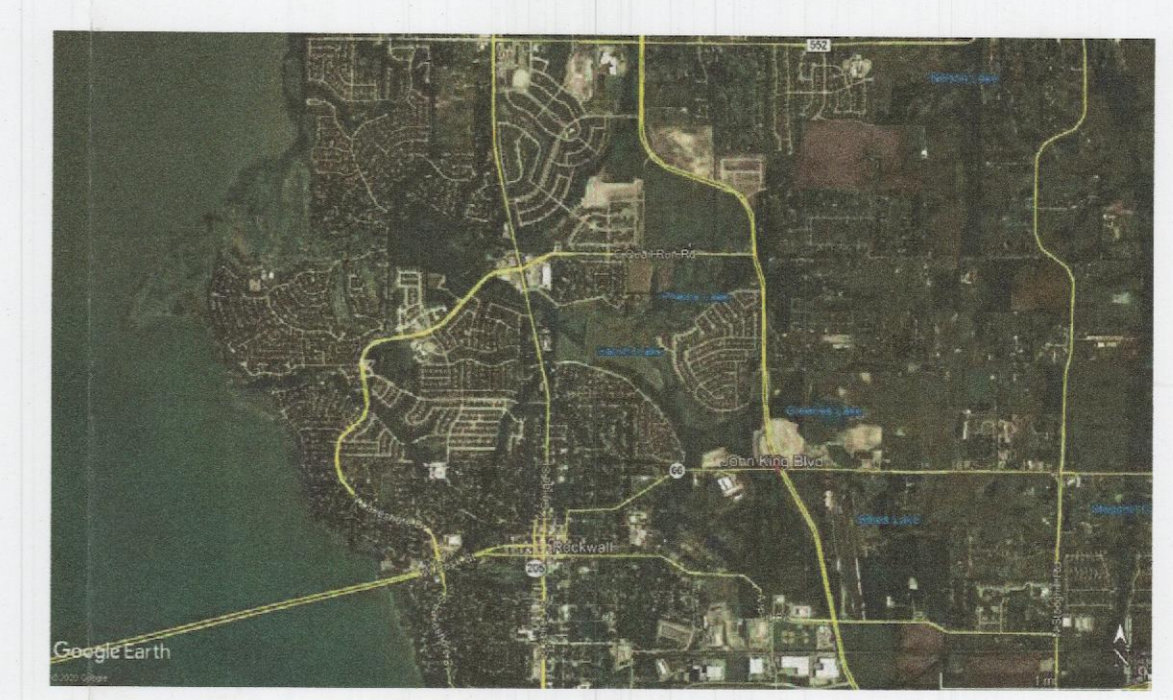
Legend

- Wood
- Metal w/ Masonry Column
- Metal

RES ACRES
ENTS, L.P.
99



VICINITY MAP



EVERGREEN DESIGN GROUP
 (800) 680-6630
 15455 Dallas Pkwy., Ste. 600
 Addison, TX 75001
 www.EvergreenDesignGroup.com

REGISTERED LANDSCAPE ARCHITECT
 STATE OF TEXAS
 03/04/2022

Owner
QUALICO COMMUNITIES
 6950 TPC DRIVE, SUITE 350
 MCKINNEY, TEXAS 75070

UTILITY CLEARANCE

ALL PROPOSED TREES SHALL BE PLANTED WITH A MINIMUM OF 5' CLEARANCE FROM ANY CITY UTILITY THAT IS <10" IN SIZE, AND WITH A MINIMUM OF 10' CLEARANCE FROM UTILITIES 10" AND LARGER.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL. NO TREES SHALL BE PLANTED WITHIN 5' OF ANY UTILITY THAT IS LESS THAN 10" IN DIAMETER AND 10' FROM ANY UTILITY THAT IS 10" AND LARGER.

NOTE: TRAIL GRADING SHALL HAVE A MAXIMUM SLOPE OF 5% IN THE DIRECTION OF TRAVEL AND A MAXIMUM CROSS SLOPE OF 2% INCLUDING CONSTRUCTION TOLERANCES PER ADAAG STANDARDS.

LOT TREE SCHEDULE

LOT TREES 184
 TWO (2), THREE (3) INCH TREES MEASURED (6) INCHES ABOVE THE ROOT BALL SHALL BE PLACED IN THE FRONT YARD OF EACH LOT. CORNER LOTS SHALL PROVIDE AN ADDITIONAL (2) TREES IN THE SIDE YARD FACING THE STREET. TREES MUST BE PLACED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
 TREES MUST BE SELECTED FROM THE FOLLOWING LIST:
 BALD CYPRESS, CEDAR ELM, TEXAS RED OAK, HOMESTEAD ELM, LACEBARK ELM, ALLEE ELM, CHINESE PISTACHE, SHUMARD OAK, SYCAMORE, BURR OAK, TEXAS REDBUD, EVE'S NECKLACE, MEXICAN PLUM, DOWNY HAWTHORNE, CRAPE MYRTLE, TEXAS MOUNTAIN LAUREL, VITEX, AND DESERT WILLOW

SEE SHEET LP-1 FOR FULL LANDSCAPE SCHEDULE

NORTH
 Scale 1" = 40'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

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 23 day of March, 2022.
 WITNESS OUR HANDS, this 23 day of March, 2022.
 [Signature] Chairman
 [Signature] Director of Planning and Zoning

LANDSCAPE PLAN

Date	Comment

Project Number
 Date 08/04/2021
 Drawn By MNB
 Checked By MB/RM

LP-5