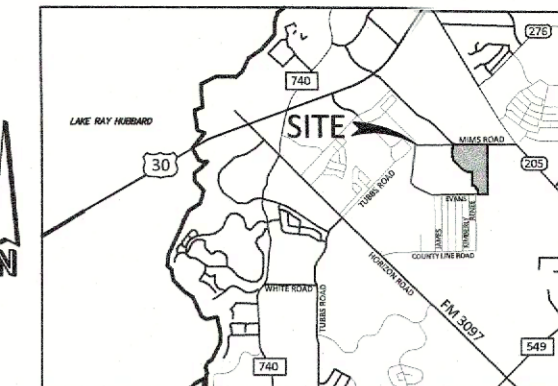
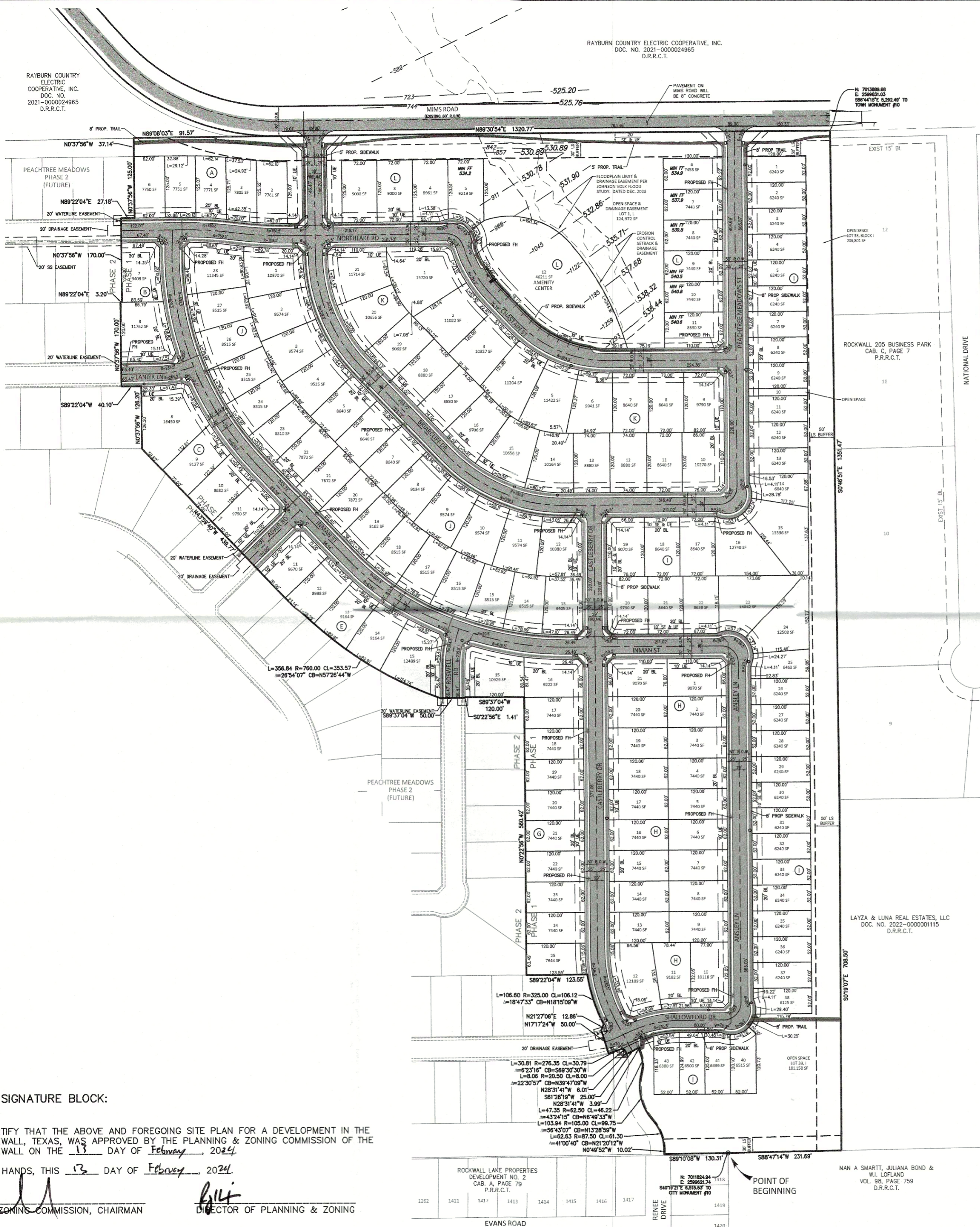


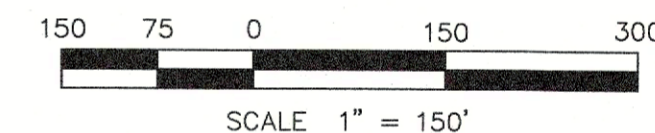
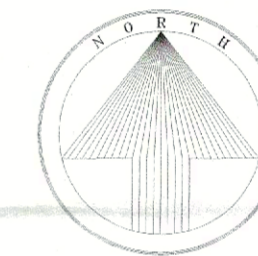
RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.  
DOC. NO. 2021-000024965  
D.R.R.C.T.

RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.  
DOC. NO. 2021-000024965  
D.R.R.C.T.



VICINITY MAP  
N.T.S.

| LEGEND |                      |
|--------|----------------------|
|        | CONCRETE PAVEMENT    |
|        | SIDEWALK (DEVELOPER) |
|        | SIDEWALK (BUILDER)   |
|        | PROPOSED SIGNAGE     |
|        | PROPOSED WATER       |
|        | PROPOSED SEWER       |



## SITE PLAN PEACHTREE MEADOWS PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;  
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;  
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;  
LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;  
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;

45.950 ACRES/2,001,564 SQ. FT.

148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND  
1 AMENITY CENTER

SITUATED IN THE  
G. WELLS SURVEY, ABSTRACT NO. 219 AND  
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128

CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
SP2024-001

Owner/Applicant:  
Qualico Developments (U.S.), Inc.  
6950 TPC Drive, Suite 350  
McKinney, Texas 75070  
Phone: 469-659-6150

February 5, 2024  
EXIST. ZONING: PD-101  
LAND USE: SF-10  
SHEET 1 OF 1

Engineer/Surveyor:  
Johnson Volk Consulting, Inc.  
704 Central Parkway East, Suite 1200  
Plano, Texas 75074  
Phone: 972-201-3102  
Contact: Tom Dayton, PE

**JOHNSON VOLK  
CONSULTING**  
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SITE PLAN SIGNATURE BLOCK:

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 13 DAY OF February, 2024.

WITNESS OUR HANDS, THIS 13 DAY OF February, 2024.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

ROCKWALL LAKE PROPERTIES  
DEVELOPMENT NO. 2  
CAB. A, PAGE 79  
P.R.R.C.T.

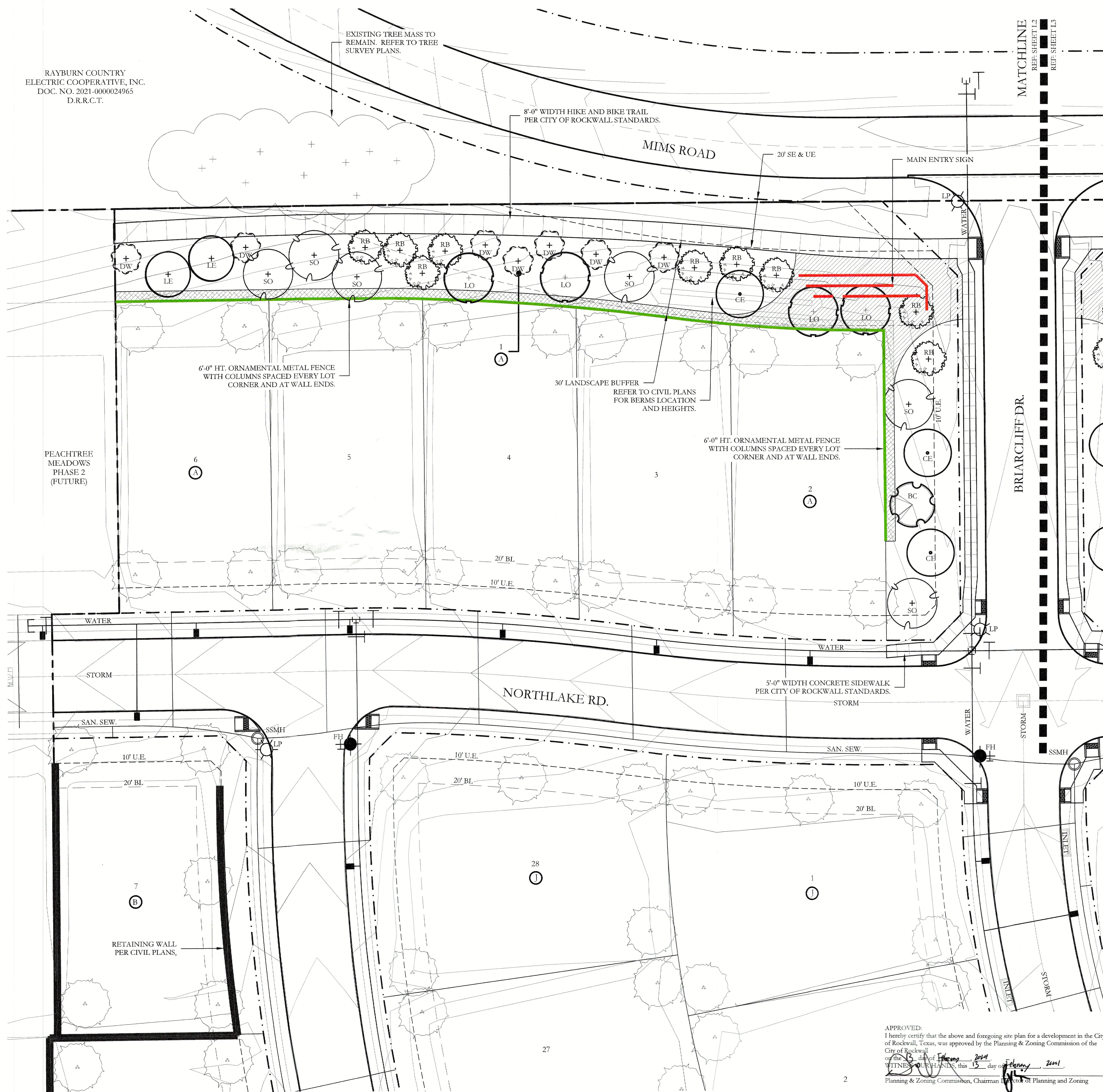
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CITY MONUMENT #10

NAN A SMARTT, JULIANA BOND &  
W. LOFLAND  
VOL. 98, PAGE 759  
D.R.R.C.T.

POINT OF BEGINNING



RAYBURN COUNTRY  
ELECTRIC COOPERATIVE, INC.  
DOC. NO. 2021-0000024965  
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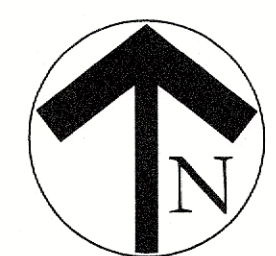
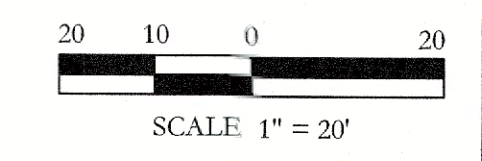


| PLANT LEGEND |     |  |                                 |             |          |
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|              |     | 4 SHADE TREE SHALL BE LOCATED ON EACH RESIDENTIAL LOT AND 5 TREES FOR CORNER LOTS. EACH SPECIES OF TREE SHALL BE DETERMINED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT | N/A                             | 4" CALIPER  | AS SHOWN |
|              | ERC | EXISTING EASTERN RED CEDAR TRANSPLANTED FROM PHASE TWO   | N/A                             | 6' HT. MIN. | AS SHOWN |
|              | LO  | LIVE OAK   | QUERCUS VIRGINIANA              | 4" CALIPER  | AS SHOWN |
|              | SO  | SHUMARD OAK  | QUERCUS SHUMARDII               | 4" CALIPER  | AS SHOWN |
|              | BO  | BUR OAK  | QUERCUS MACROCARPA              | 4" CALIPER  | AS SHOWN |
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|              | BC  | BALD CYPRESS   | TAXODIUM DISTICHUM              | 4" CALIPER  | AS SHOWN |
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|              | RB  | TEXAS REDBUD   | CERCIS CANADENSIS VAR. TEXENSIS | 2" CALIPER  | AS SHOWN |
|              |     | SCREENING SHRUBS, SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.   | SPECIES TO BE DETERMINED        | 5 GALLON    | AS SHOWN |
|              |     | SHRUB AND GROUNDCOVER BED, SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.  | SPECIES TO BE DETERMINED        | AS SHOWN    | AS SHOWN |
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| SCREENING LEGEND |  |
|------------------|--|
|                  | MAIN ENTRY SIGN  |
|                  | 6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.    |
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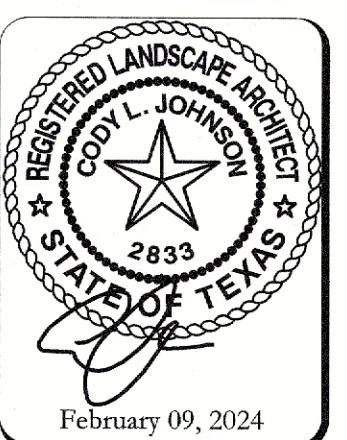
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[Signature]  
Planning & Zoning Commission, Chairman



**JOHNSON VOLK CONSULTING**  
704-Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100  
TIRELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033

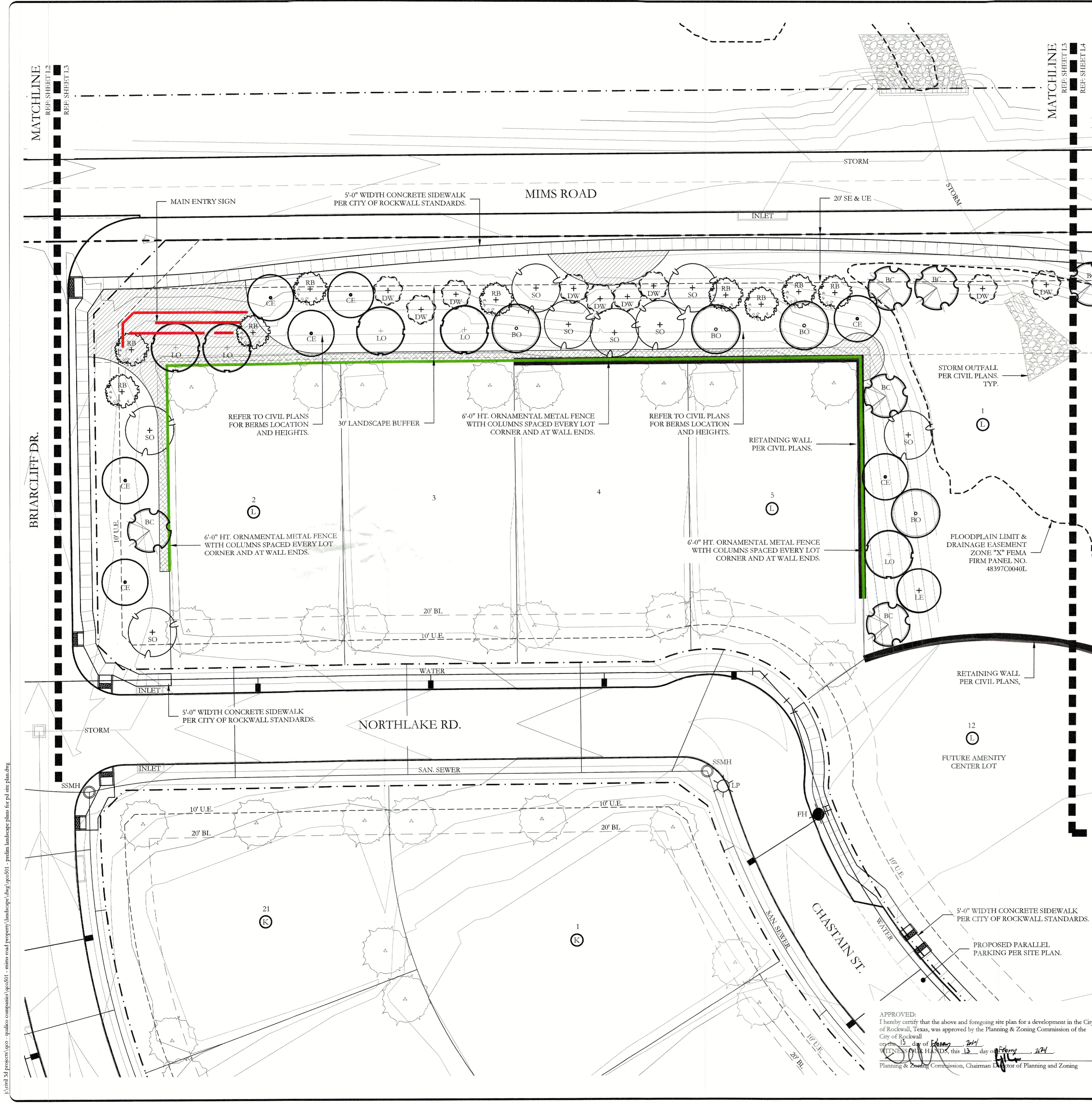
PEACHTREE MEADOWS  
PHASE 1  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLAN  
TREESCPE PLAN



SCALE:  
1" = 20'  
One Inch  
JVC No QCO501

L2 of 12  
SP2024-001



### PLANT LEGEND

| SYMBOL | KEY | COMMON NAME  | SCIENTIFIC NAME                 | SIZE        | SPACING  |
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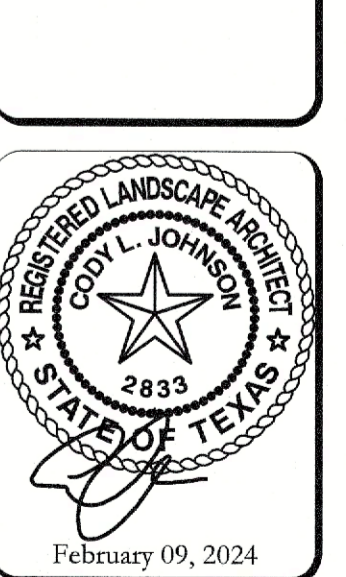
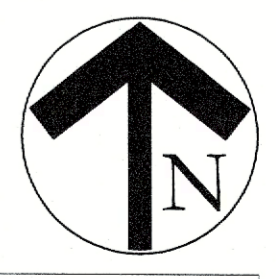
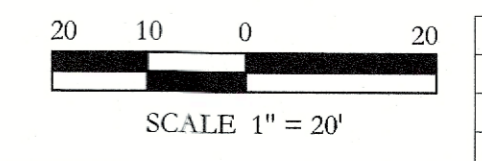
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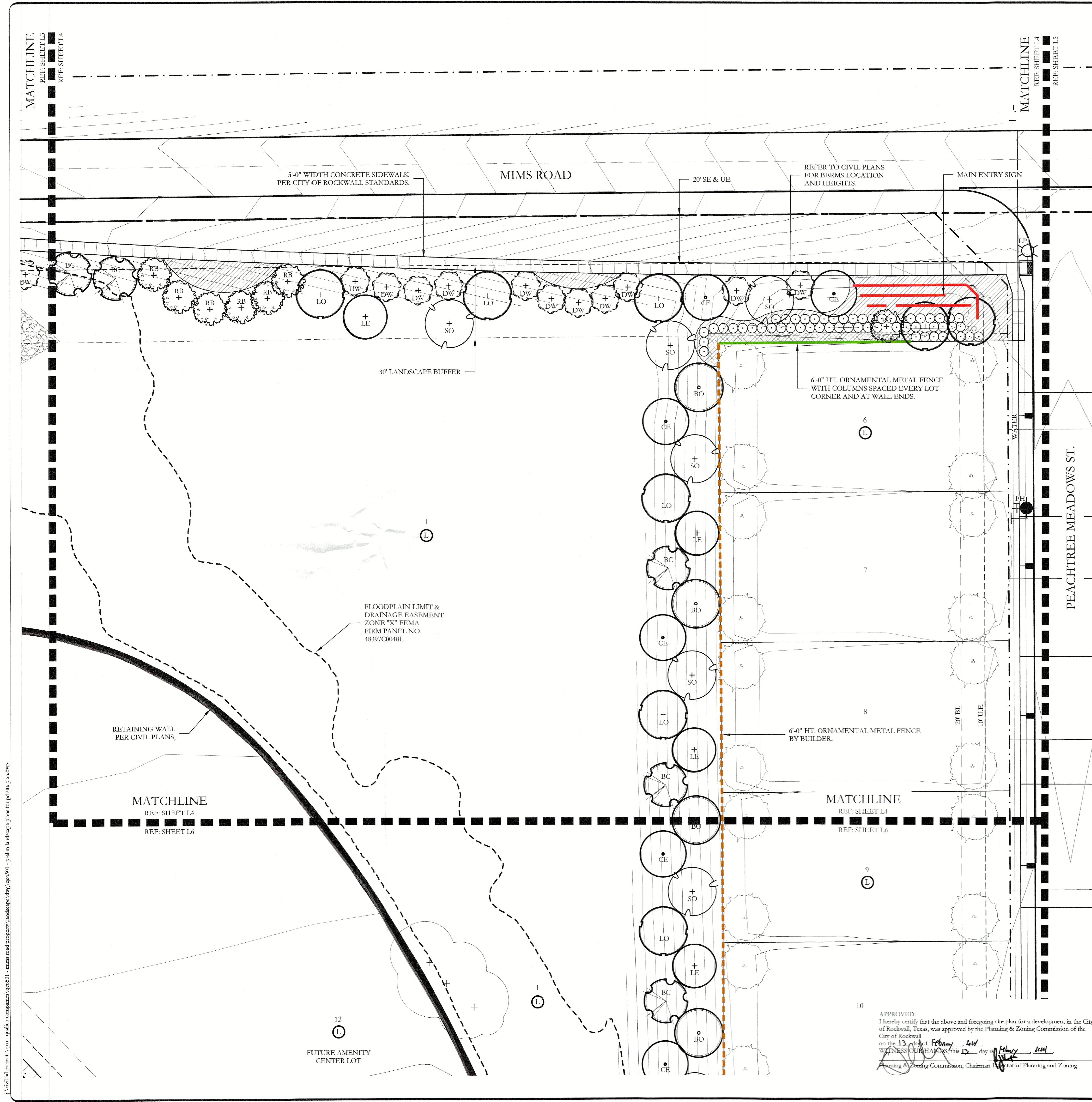
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 WITNESSE OUR HANDS, this 13 day of February, 2024.  
 Planning & Zoning Commission, Chairman [Signature] Director of Planning and Zoning



F:\env\3d\projects\jvc\peachtree\_meadows\components\landscape\dwg\jvc501 - peachtree\_meadows\_landscape\_plans\_for\_prelim\_site\_plan.dwg

SP2024-001



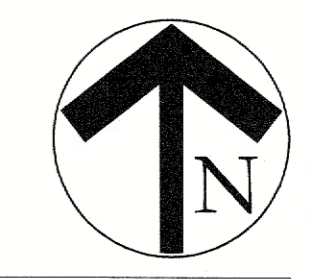
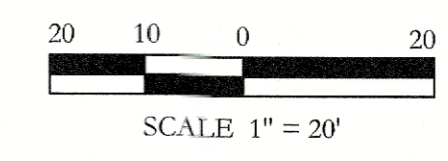
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 Planning & Zoning Commission, Chairman [Signature] Director of Planning and Zoning



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 TBP&E, Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
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PEACHTREE MEADOWS  
 PHASE 1  
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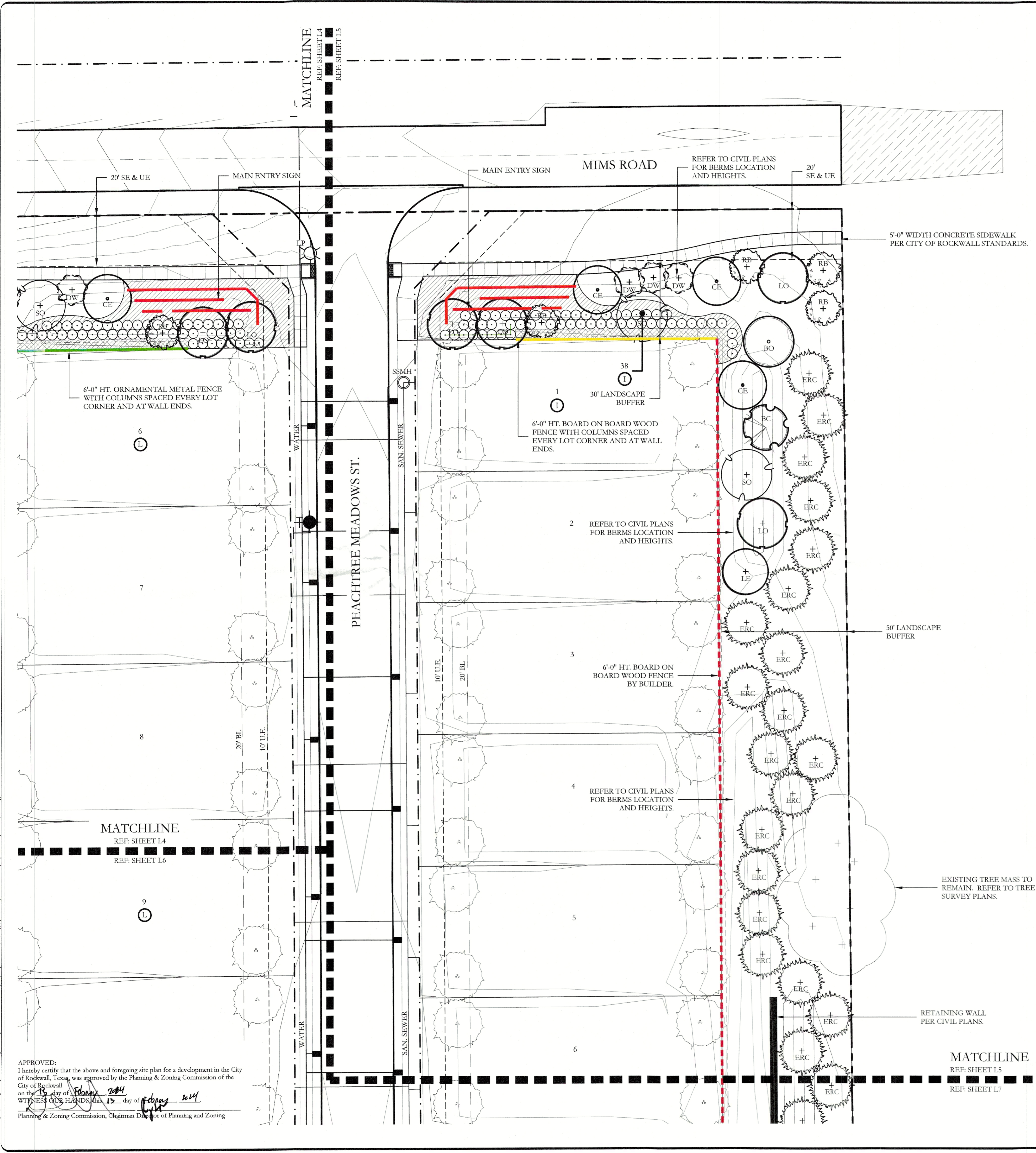
PRELIMINARY LANDSCAPE PLAN  
 TREESCAPE PLAN

February 09, 2024

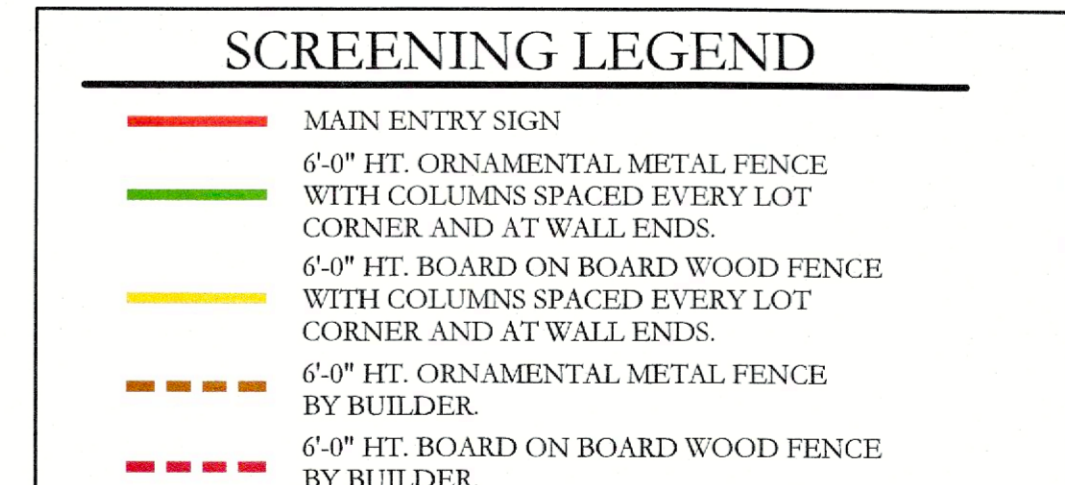
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 One Inch  
 JVC NO QCO501

L4 of 12

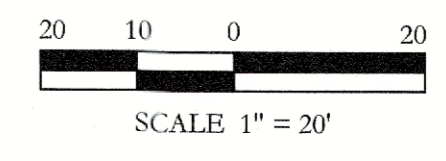
SP2024-001



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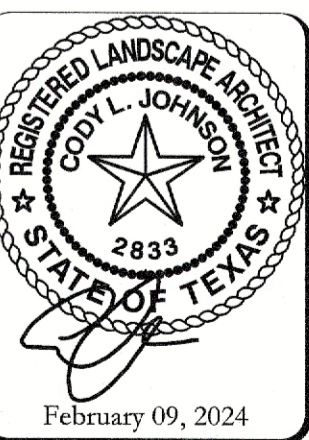
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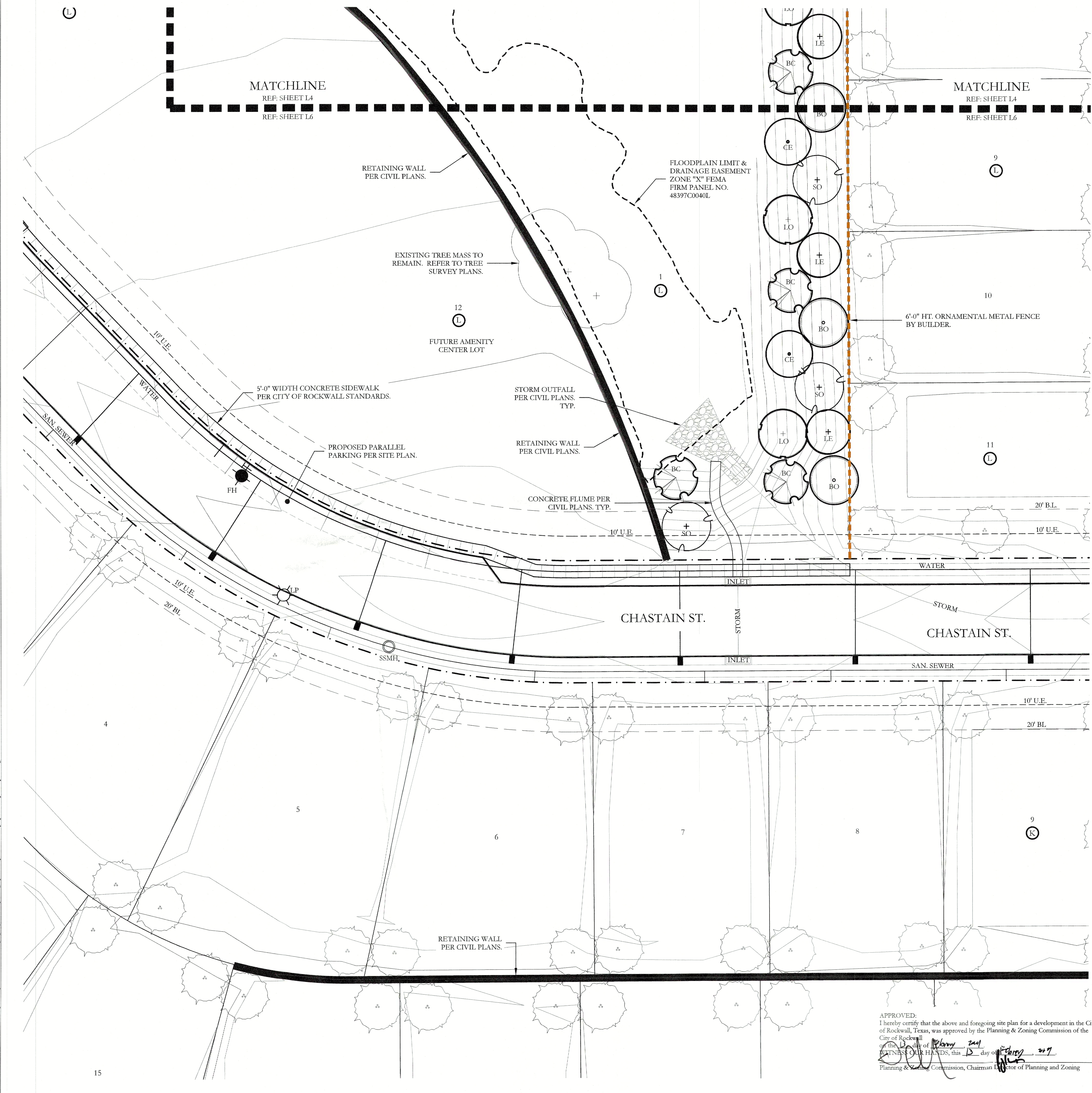


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WITNESS OUR HANDS this 15 day of February, 2024.

Planning & Zoning Commission, Chairman David [Signature]





### PLANT LEGEND

| SYMBOL | KEY | COMMON NAME  | SCIENTIFIC NAME                 | SIZE        | SPACING  |
|--------|-----|--|---------------------------------|-------------|----------|
|        |     | 4 SHADE TREE SHALL BE LOCATED ON EACH RESIDENTIAL LOT AND 5 TREES FOR CORNER LOTS. EACH SPECIES OF TREE SHALL BE DETERMINED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT | N/A                             | 4" CALIPER  | AS SHOWN |
|        | ERC | EXISTING EASTERN RED CEDAR TRANSPLANTED FROM PHASE TWO   | N/A                             | 6' HT. MIN. | AS SHOWN |
|        | LO  | LIVE OAK   | QUERCUS VIRGINIANA              | 4" CALIPER  | AS SHOWN |
|        | SO  | SHUMARD OAK  | QUERCUS SHUMARDII               | 4" CALIPER  | AS SHOWN |
|        | BO  | BUR OAK  | QUERCUS MACROCARPA              | 4" CALIPER  | AS SHOWN |
|        | LE  | LACEBARK ELM   | ULMUS PARVIFOLIA                | 4" CALIPER  | AS SHOWN |
|        | CE  | CEDAR ELM  | ULMUS CRASSIFOLIA               | 4" CALIPER  | AS SHOWN |
|        | BC  | BALD CYPRESS   | TAXODIUM DISTICHUM              | 4" CALIPER  | AS SHOWN |
|        | DW  | DESERT WILLOW  | CHILOPSIS LINEARIS              | 2" CALIPER  | AS SHOWN |
|        | RB  | TEXAS REDBUD   | CERCIS CANADENSIS VAR. TEXENSIS | 2" CALIPER  | AS SHOWN |
|        |     | SCREENING SHRUBS; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.   | SPECIES TO BE DETERMINED        | 5 GALLON    | AS SHOWN |
|        |     | SHRUB AND GROUNDCOVER BED; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.  | SPECIES TO BE DETERMINED        | AS SHOWN    | AS SHOWN |
|        |     | SCREENING SHRUBS; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.   | SPECIES TO BE DETERMINED        | 5 GALLON    | AS SHOWN |

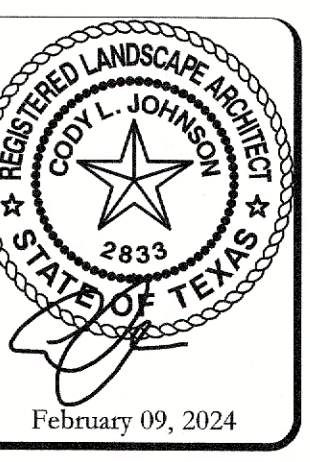
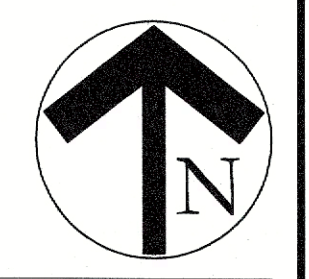
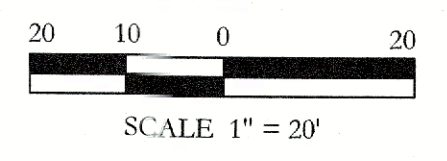
### SCREENING LEGEND

|  |  |
|--|--|
|  | MAIN ENTRY SIGN  |
|  | 6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.    |
|  | 6'-0" HT. BOARD ON BOARD WOOD FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS. |
|  | 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.   |
|  | 6'-0" HT. BOARD ON BOARD WOOD FENCE BY BUILDER.  |

### GENERAL LANDSCAPE NOTES

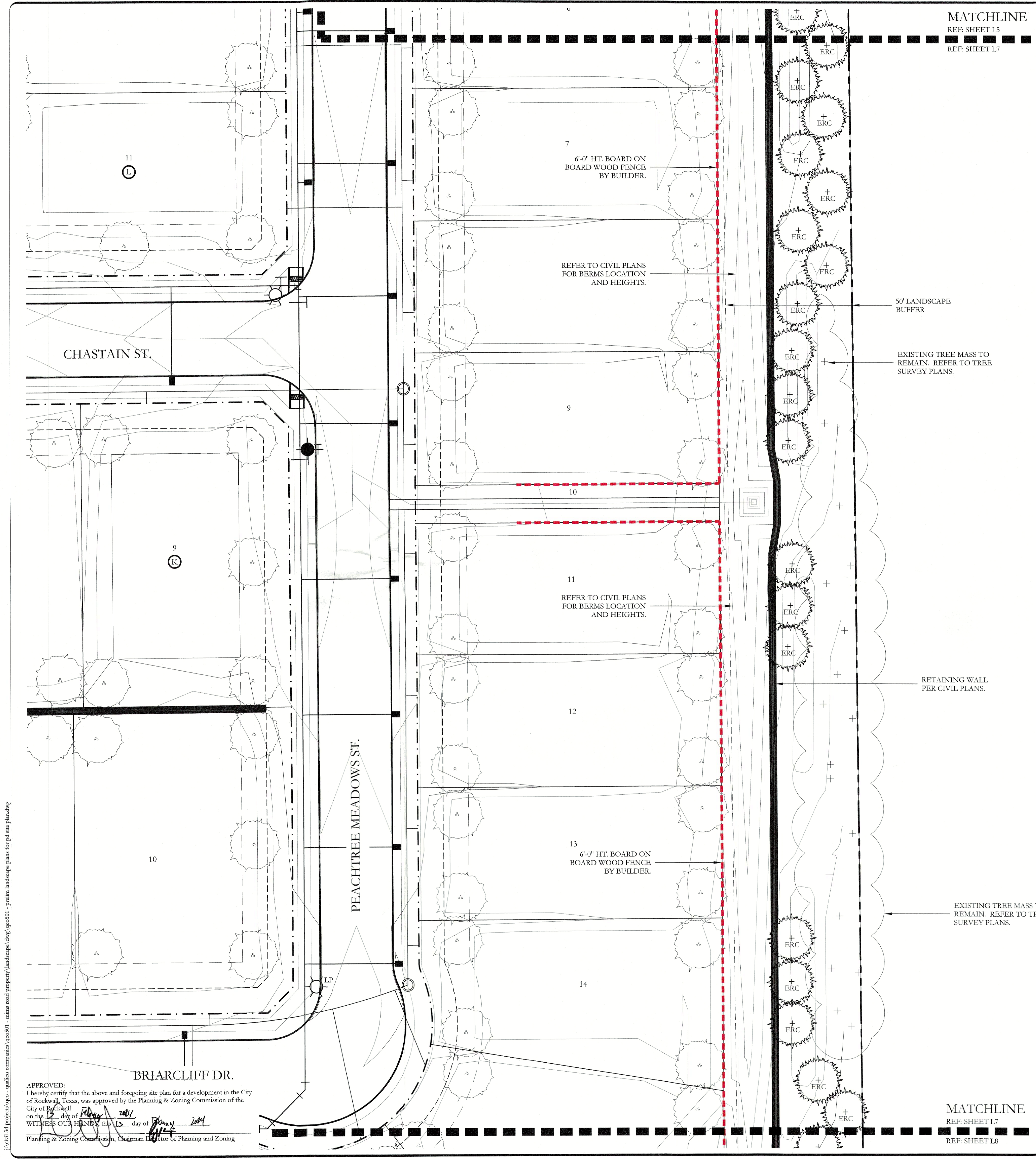
- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
- ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF ROCKWALL ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTER-CONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF ROCKWALL CITY AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- ALL DISTURBED AREAS WITHIN COMMON AREA LOTS AND STREET BUFFERS SHALL BE COMMON BERMUDA GRASS.
- ALL LANDSCAPE AREAS SHOWN ON THESE PRELIMINARY LANDSCAPE PLANS SHALL RECEIVE A COMPLETE IRRIGATION SYSTEM.
- BERMS AND/OR SHRUBBERY SHALL BE PROVIDED ALONG F.M. 549.
- NO TREES TO BE WITHIN 10' OF ANY PUBLIC WATER SEWER OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
- NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".

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, 2024.  
 W. L. Johnson  
 Planning & Zoning Commission, Chairman



F:\proj\24\proj\prelim\prelim\landscape\dwg\prelim\prelim landscape plans for pd site plan.dwg

SP2024-001



### PLANT LEGEND

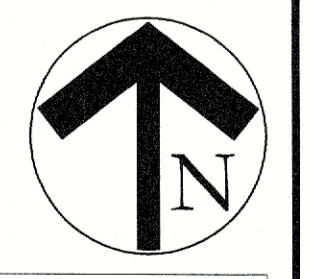
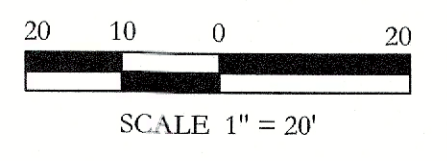
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|        | ERC | EXISTING EASTERN RED CEDAR TRANSPLANTED FROM PHASE TWO   | N/A                             | 6" HT. MIN. | AS SHOWN |
|        | LO  | LIVE OAK   | QUERCUS VIRGINIANA              | 4" CALIPER  | AS SHOWN |
|        | SO  | SHUMARD OAK  | QUERCUS SHUMARDII               | 4" CALIPER  | AS SHOWN |
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### SCREENING LEGEND

- MAIN ENTRY SIGN
- 6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
- 6'-0" HT. BOARD ON BOARD WOOD FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
- 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
- 6'-0" HT. BOARD ON BOARD WOOD FENCE BY BUILDER.

### GENERAL LANDSCAPE NOTES

- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
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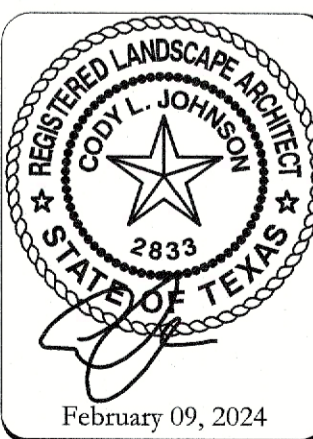


APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 17 day of February, 2024.

WITNESS OUR HANDS this 15 day of February, 2024.

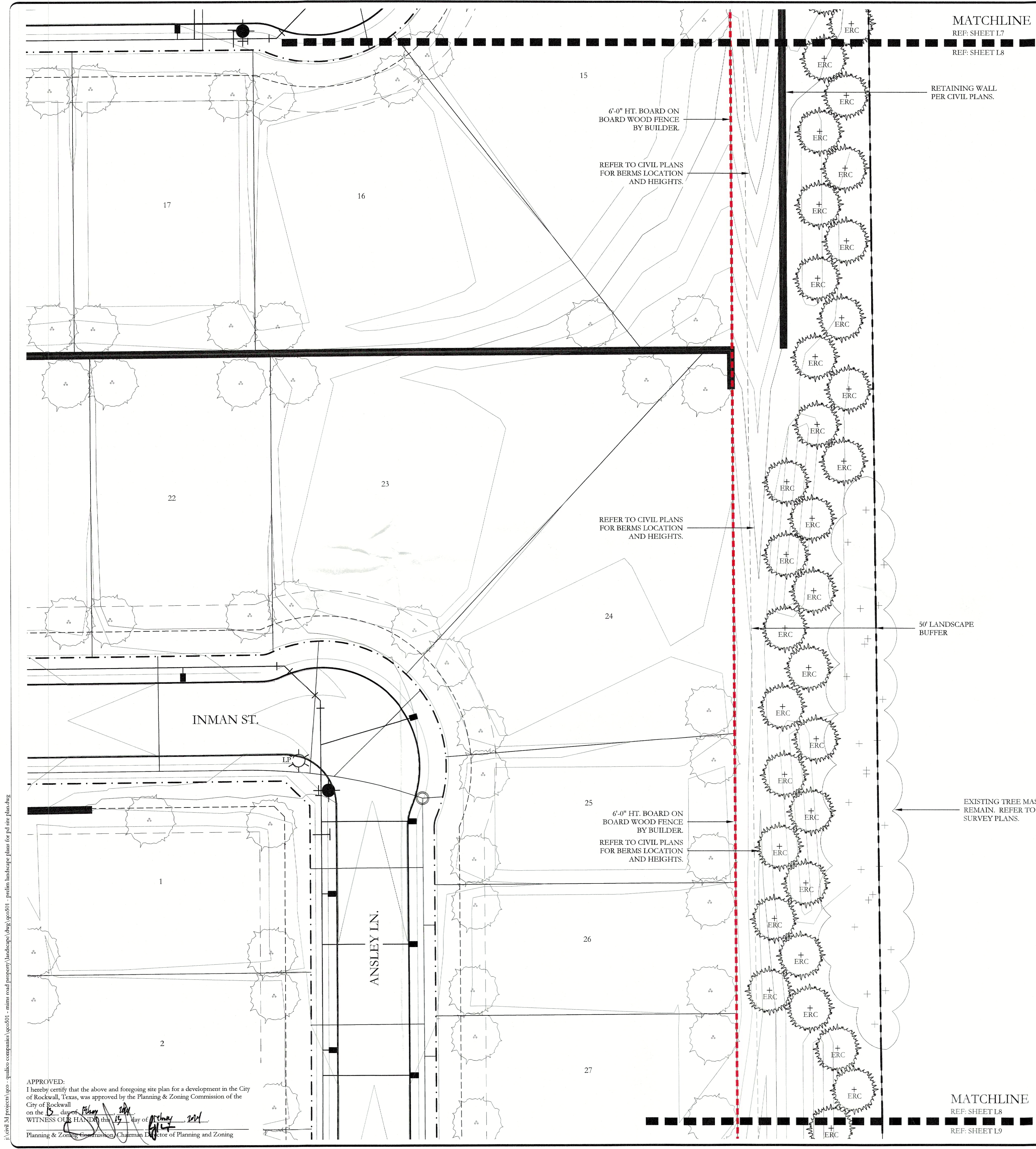
\_\_\_\_\_  
 Planning & Zoning Commission, Chairman  
 Director of Planning and Zoning

MATCHLINE  
 REF: SHEET L7  
 REF: SHEET L8



SCALE: 1" = 20"  
 One Inch  
 JVC No QCO501





MATCHLINE  
REF: SHEET L7  
REF: SHEET L8

MATCHLINE  
REF: SHEET L8  
REF: SHEET L9

PLANT LEGEND

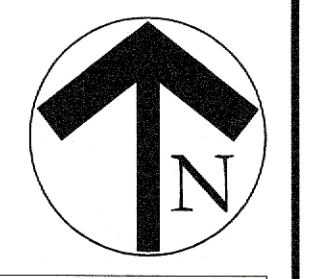
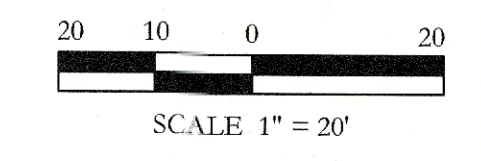
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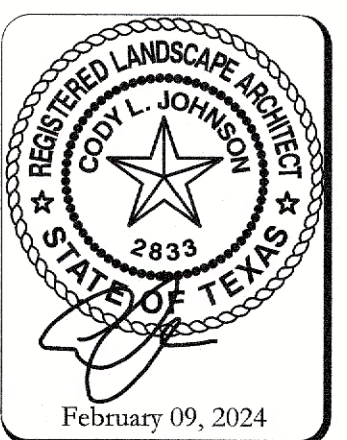
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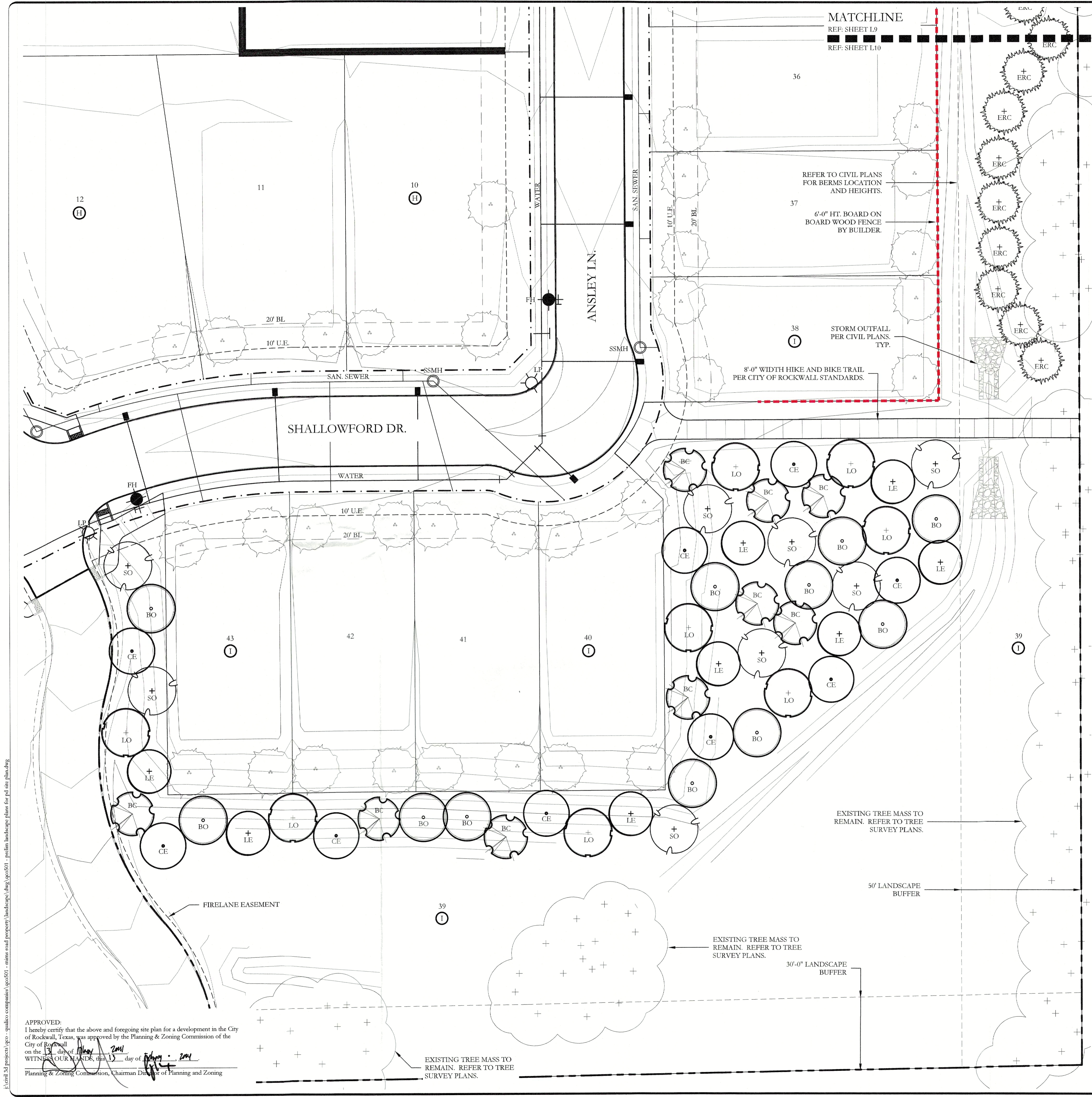


APPROVED:  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall, Texas, on the 15 day of February, 2024.  
WITNESS OUR HANDS this 15 day of February, 2024.  
Planning & Zoning Commission Chairman  
Director of Planning and Zoning



SCALE:  
1" = 20'  
One Inch  
JVC No QCC0501





MATCHLINE  
 REF: SHEET L9  
 REF: SHEET L10

36

37

38

39

39

39

REFER TO CIVIL PLANS FOR BERMS LOCATION AND HEIGHTS.

6'-0" HT. BOARD ON BOARD WOOD FENCE BY BUILDER.

STORM OUTFALL PER CIVIL PLANS. TYP.

8'-0" WIDTH HIKE AND BIKE TRAIL PER CITY OF ROCKWALL STANDARDS.

EXISTING TREE MASS TO REMAIN. REFER TO TREE SURVEY PLANS.

50' LANDSCAPE BUFFER

EXISTING TREE MASS TO REMAIN. REFER TO TREE SURVEY PLANS.

30'-0" LANDSCAPE BUFFER

EXISTING TREE MASS TO REMAIN. REFER TO TREE SURVEY PLANS.

PLANT LEGEND

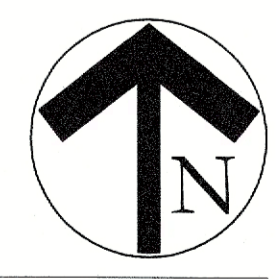
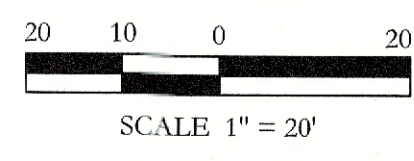
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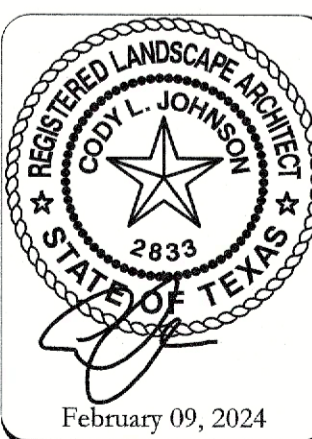
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APPROVED:  
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 13th day of May, 2024.  
 WITNESS OUR HANDS, this 13th day of May, 2024.  
 Planning & Zoning Commission, Chairman Director of Planning and Zoning



February 09, 2024

SCALE:  
 1" = 20'  
 One Inch  
 JVC No QCC0501

LANDSCAPE PROVIDED

- MIMS ROAD
- A. 3-4" CAL. CANOPY TREE / 100 LF OF LANDSCAPE EDGE  
1,412.34 LF OF FRONTAGE / 100 LF \* 3 = 42.37 - 4" CAL. TREES REQUIRED.  
PROVIDED: 47 - 4" CALIPER CANOPY TREES PROVIDED
- A. 4-2" CAL. ACCENT TREE / 100 LF OF LANDSCAPE EDGE  
1,412.34 LF OF FRONTAGE / 100 LF \* 4 = 56.49 - 2" CAL. TREES REQUIRED.  
PROVIDED: 57 - 2" CALIPER ACCENT TREES PROVIDED

TREE MITIGATION

A TOTAL OF 151 - 4" CALIPER TREES (604 CALIPER INCHES) ARE SHOWN HEREIN AND SHALL COUNT TOWARDS OFFSETTING THE TREE MITIGATION PENALTY AS SHOWN ON THE APPROVED TREE SURVEY PLANS.

AN ADDITIONAL 106 EASTERN RED CEDARS AS SHOWN HEREIN TO BE TRANSPLANTED FROM PHASE TWO.

PLANT LIST - TREES

| KEY | ESTIMATED QUANTITY | COMMON NAME       | SCIENTIFIC NAME                 | SIZE       | SPACING  | REMARKS   |
|-----|--------------------|-------------------|---------------------------------|------------|----------|---|
| ERC | 106                | EASTERN RED CEDAR | N/A                             | 6" HT.     | AS SHOWN | EXISTING EASTERN RED CEDAR TRANSPLANTED FROM PHASE TWO                                      |
| LO  | 30                 | LIVE OAK          | QUERCUS VIRGINIANA              | 4" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
| SO  | 32                 | SHUMARD OAK       | QUERCUS SHUMARDII               | 4" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
| BO  | 21                 | BUR OAK           | QUERCUS MACROCARPA              | 4" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
| LE  | 17                 | LACEBARK ELM      | ULMUS PARVIFOLIA                | 4" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
| CE  | 28                 | CEDAR ELM         | ULMUS CRASSIFOLIA               | 4" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
| BC  | 23                 | BALD CYPRESS      | TAXODIUM DISTICHUM              | 4" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
| DW  | 30                 | DESERT WILLOW     | CHILOPSIS LINEARIS              | 2" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.                                     |
| RB  | 29                 | TEXAS REDBUD      | CERCIS CANADENSIS VAR. TEXENSIS | 2" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.                                     |

GENERAL LANDSCAPE NOTES

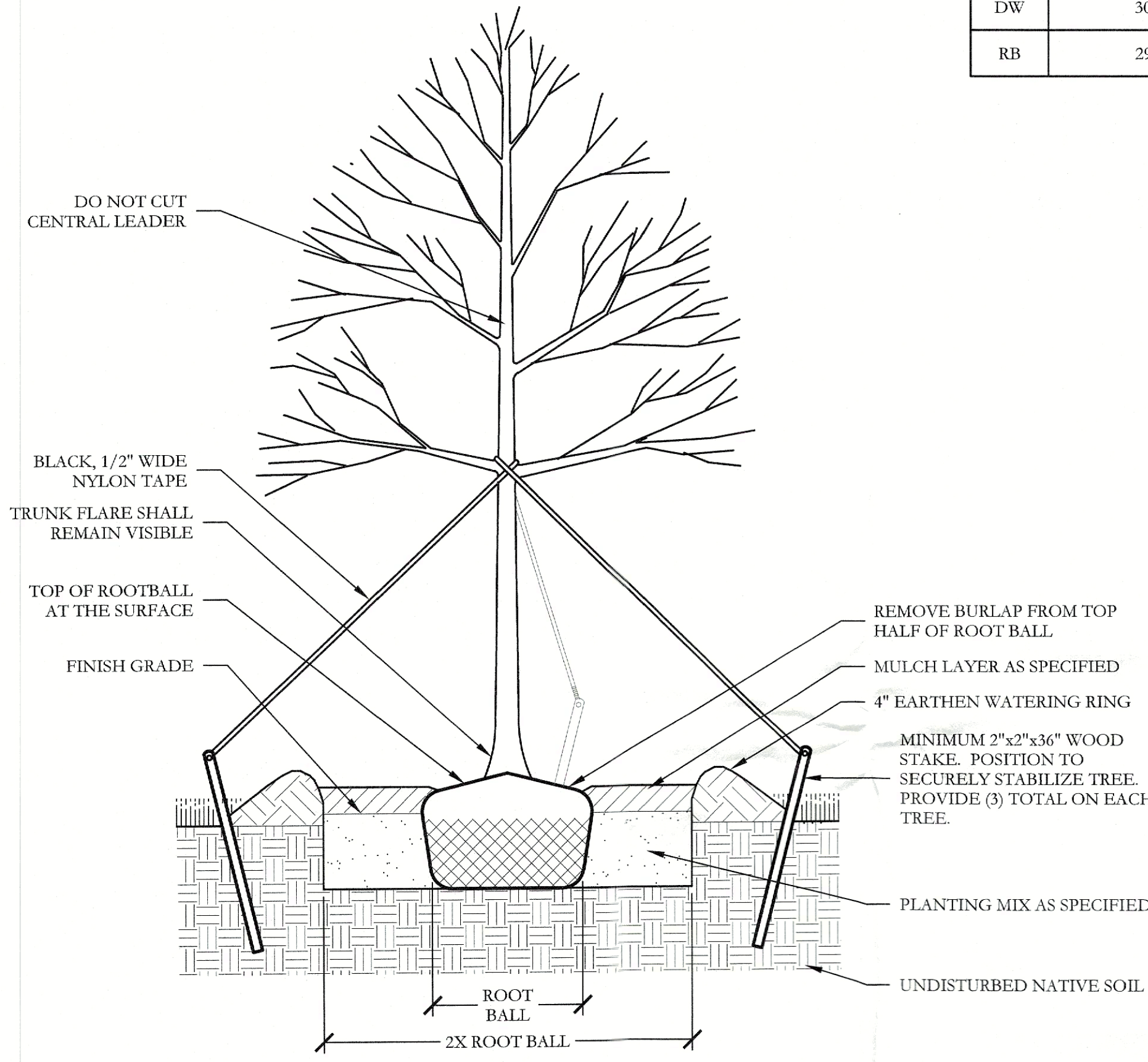
- INSPECTIONS:
- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
  - THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
  - THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  - WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

- LANDSCAPE STANDARDS:
- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC ROW VISIBILITY REQUIREMENTS.
  - UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
  - A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
  - STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
  - THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
  - TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
  - A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
  - TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24 HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
  - ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL FILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
  - ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
  - NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

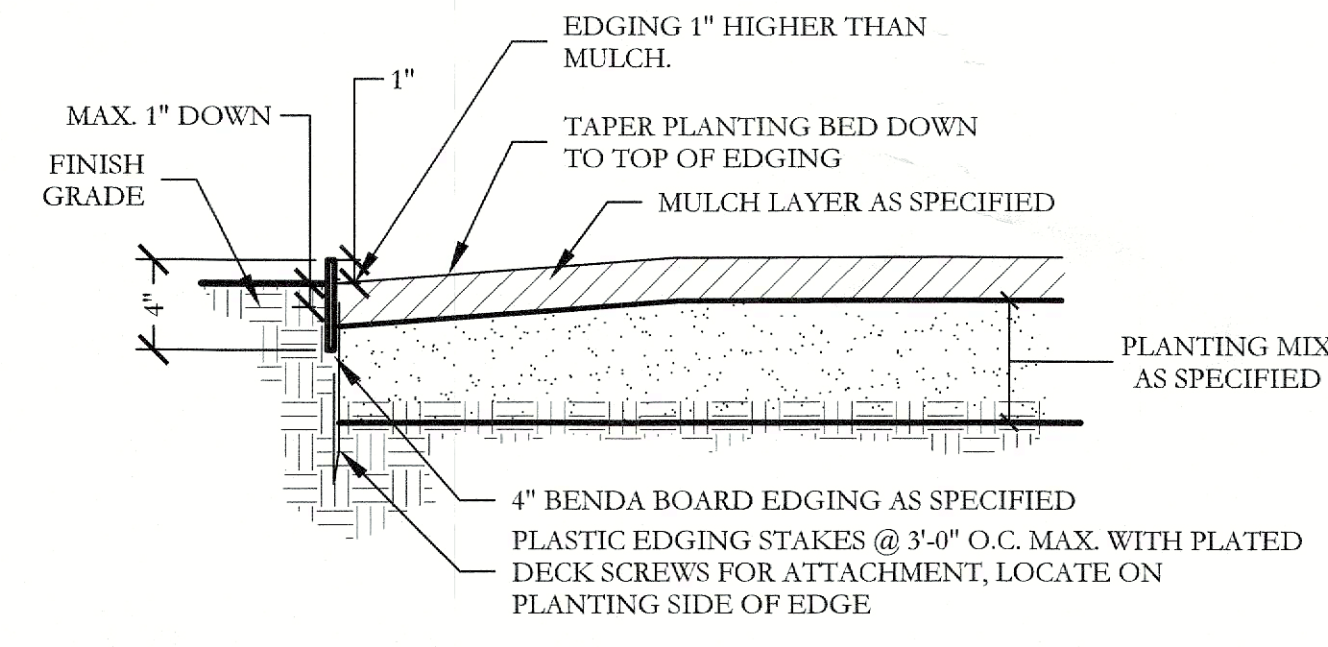
- IRRIGATION STANDARDS:
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
  - CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
  - IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
  - MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
  - ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
  - VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
  - THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
  - IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
  - NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

- MAINTENANCE STANDARDS:
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
  - LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
  - NO PLANT MATERIAL SHALL BE ALLOWED TO ENCR OACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
  - TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
  - TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

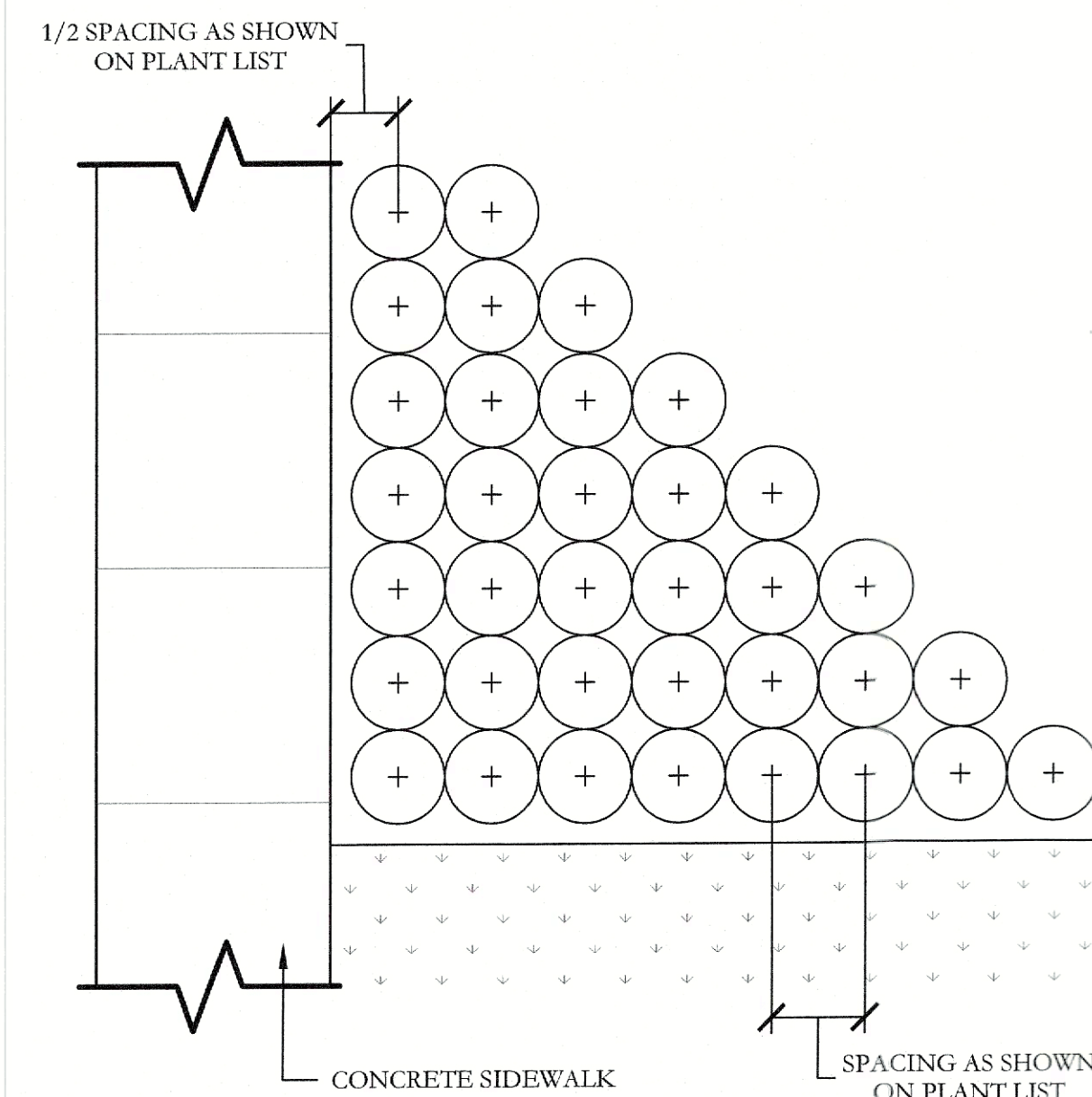
- TREE PROTECTION NOTES:
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
  - ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
  - PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
  - NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
  - NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
  - VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
  - GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
  - NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
  - ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
  - ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



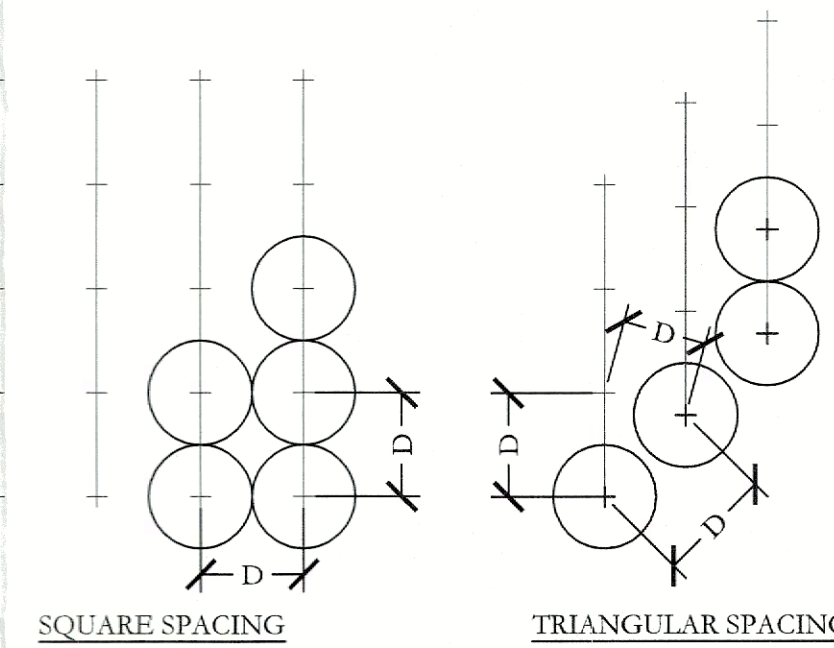
1 TYPICAL TREE PLANTING SECTION NOT TO SCALE



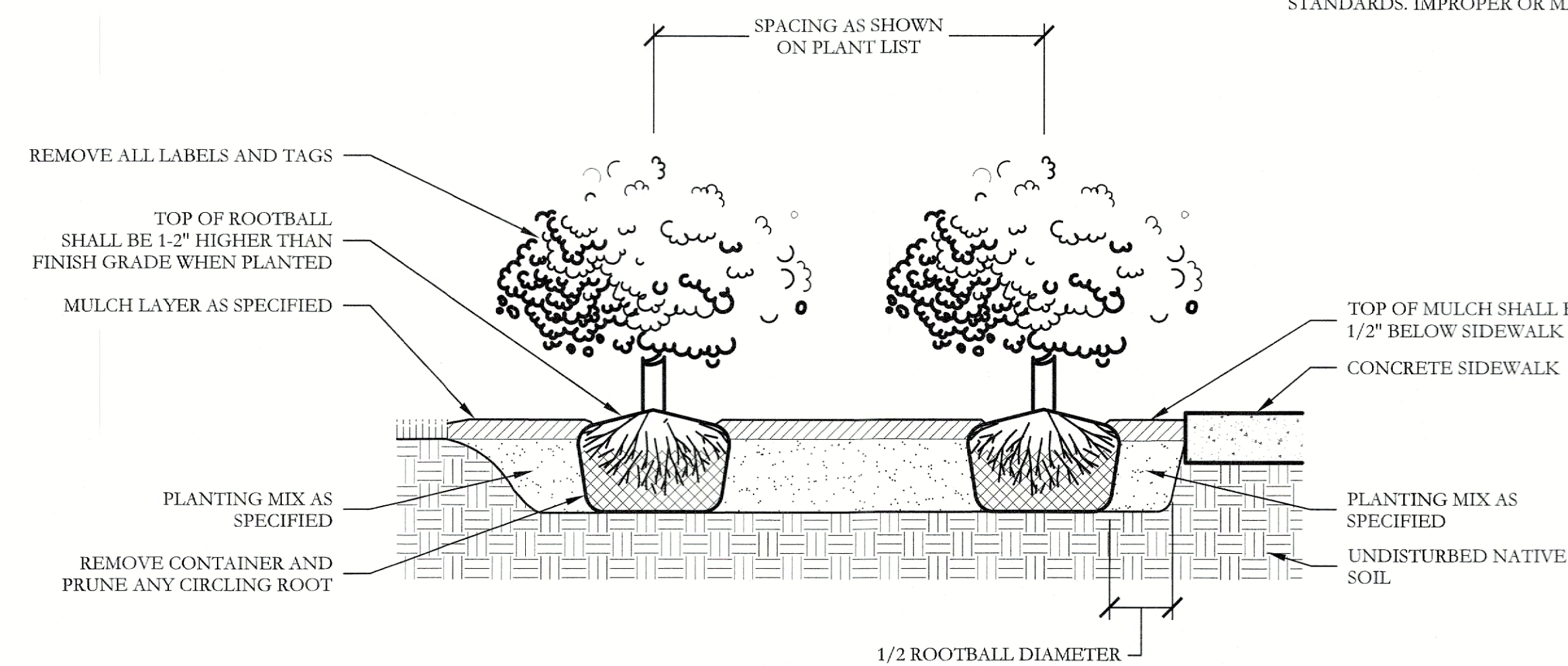
3 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



2 TYPICAL SHRUB AND GROUND COVER PLANTING PLAN/SECTION NOT TO SCALE



NOTE:  
1. TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.  
2. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.

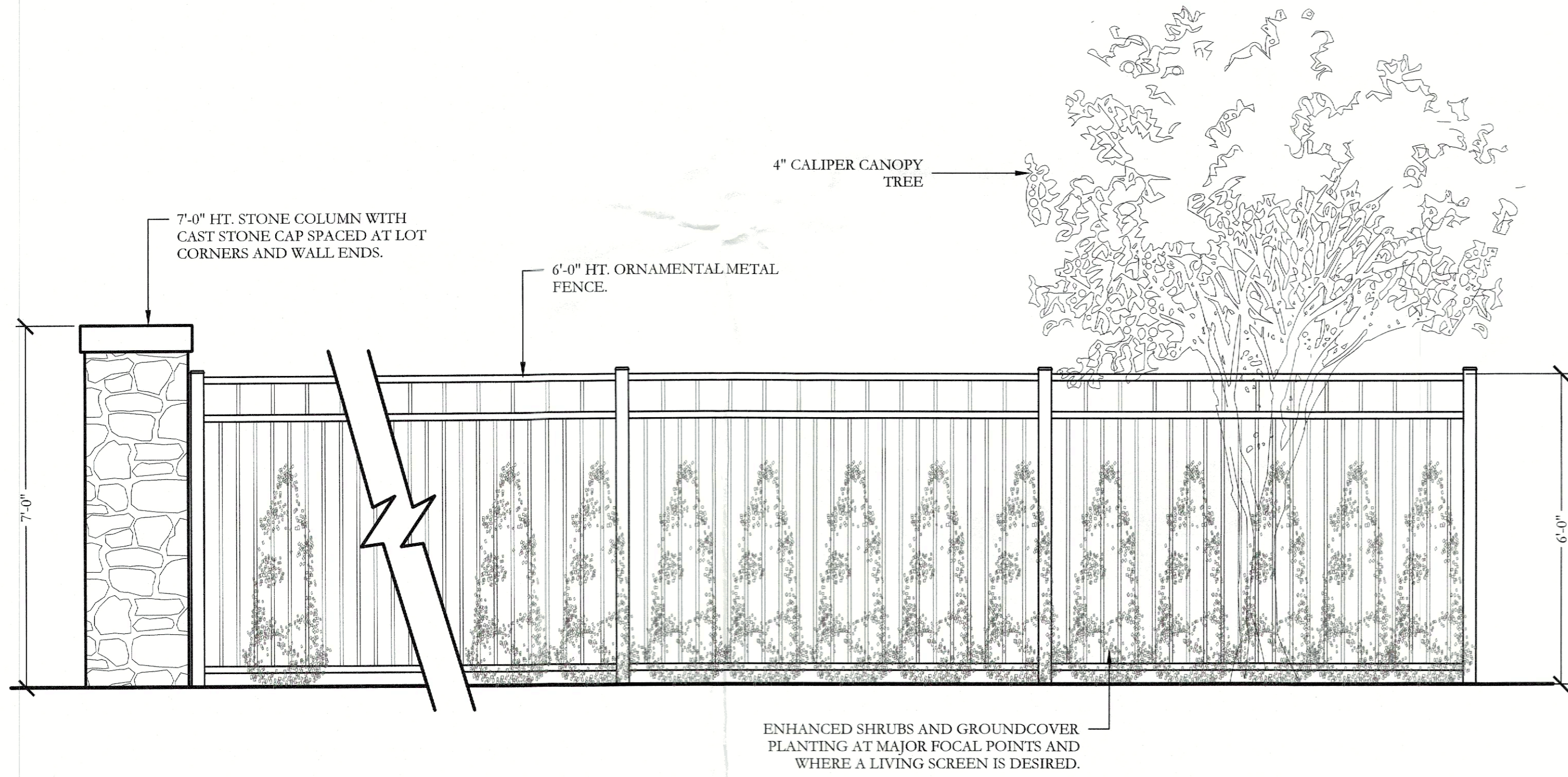


APPROVED:  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall, Texas, on this 12th day of February, 2024.  
Planning & Zoning Commission, Chairman  
Director of Planning and Zoning



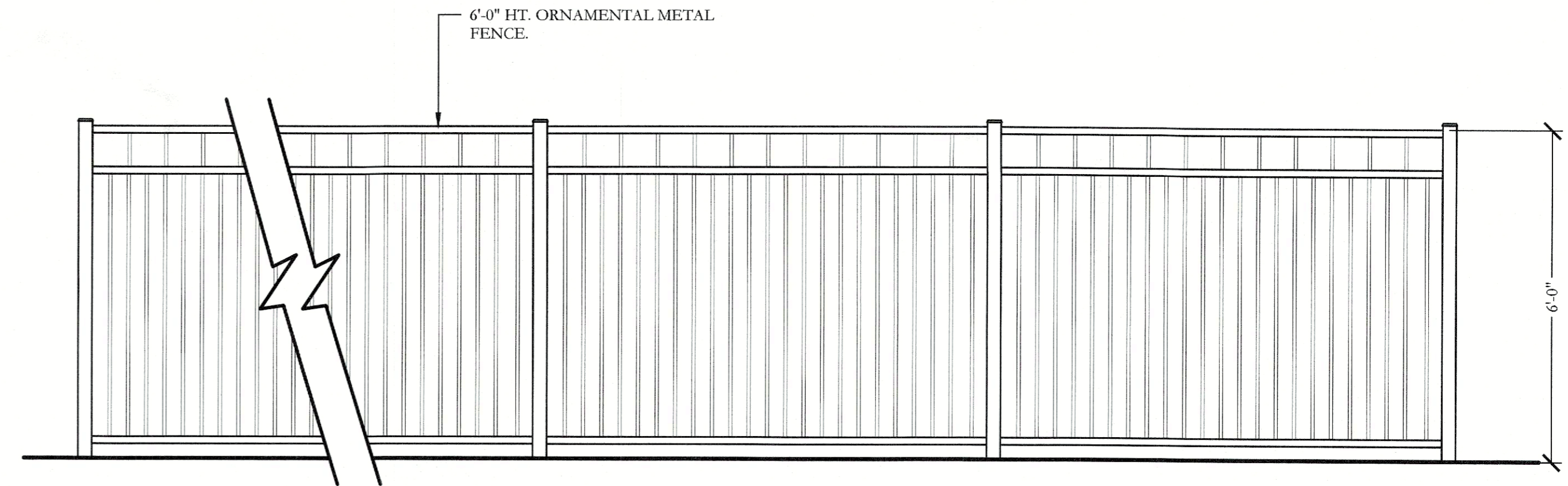
MAIN ENTRY SIGN ELEVATION

SCALE: 1/4" = 1'-0"



TYPICAL ORNAMENTAL METAL FENCE AND COLUMNS ELEVATION

SCALE: 1/2" = 1'-0"



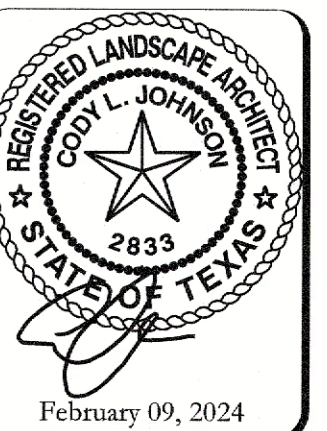
TYPICAL ORNAMENTAL METAL FENCE BY BUILDER ELEVATION

SCALE: 1/2" = 1'-0"

F:\land 3\projects\lga - spalaco.computera\lga0501 - cmas road property\landscape\dwg\lga0501 - prelim landscape plan for pd file plan.dwg

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, Texas, on this 12 day of March, 2024.  
WITNESS OUR HANDS, this 12 day of March, 2024.  
Planning & Zoning Commission, Chairman  
Director of Planning and Zoning






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SCALE:  
REFER TO  
DETAILS  
One Inch  
JVC No QCO501

RAYBURN COUNTRY  
ELECTRIC  
COOPERATIVE, INC.  
DOC. NO. 2021-0000024965  
D.R.R.C.T.

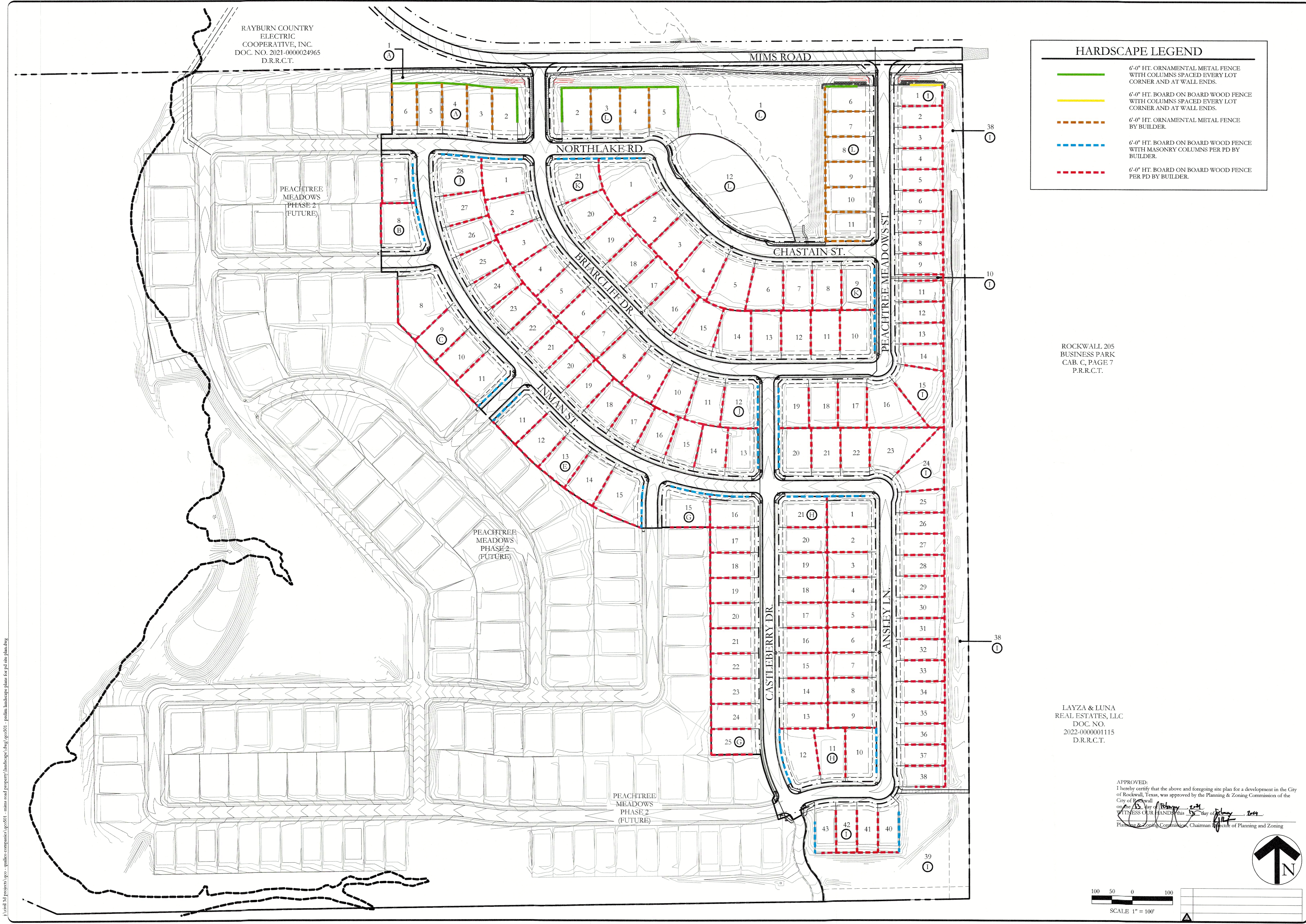
**HARDSCAPE LEGEND**

-  6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
-  6'-0" HT. BOARD ON BOARD WOOD FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
-  6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
-  6'-0" HT. BOARD ON BOARD WOOD FENCE WITH MASONRY COLUMNS PER PD BY BUILDER.
-  6'-0" HT. BOARD ON BOARD WOOD FENCE PER PD BY BUILDER.

ROCKWALL 205  
BUSINESS PARK  
CAB. C, PAGE 7  
P.R.R.C.T.

LAYZA & LUNA  
REAL ESTATES, LLC  
DOC. NO.  
2022-0000001115  
D.R.R.C.T.

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 15th day of February, 2024.  
WITNESS OUR HANDS this 15th day of February, 2024.  
[Signature]  
Planning & Zoning Commission, Chairman of the City of Planning and Zoning



F:\proj\24\projects\luna\sp2024-001 - mims road\terrain\landscape\dwg\sp2024-001 - prelim landscape plans for pd site plan.dwg

