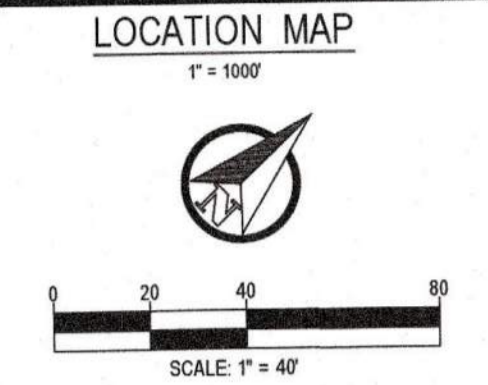
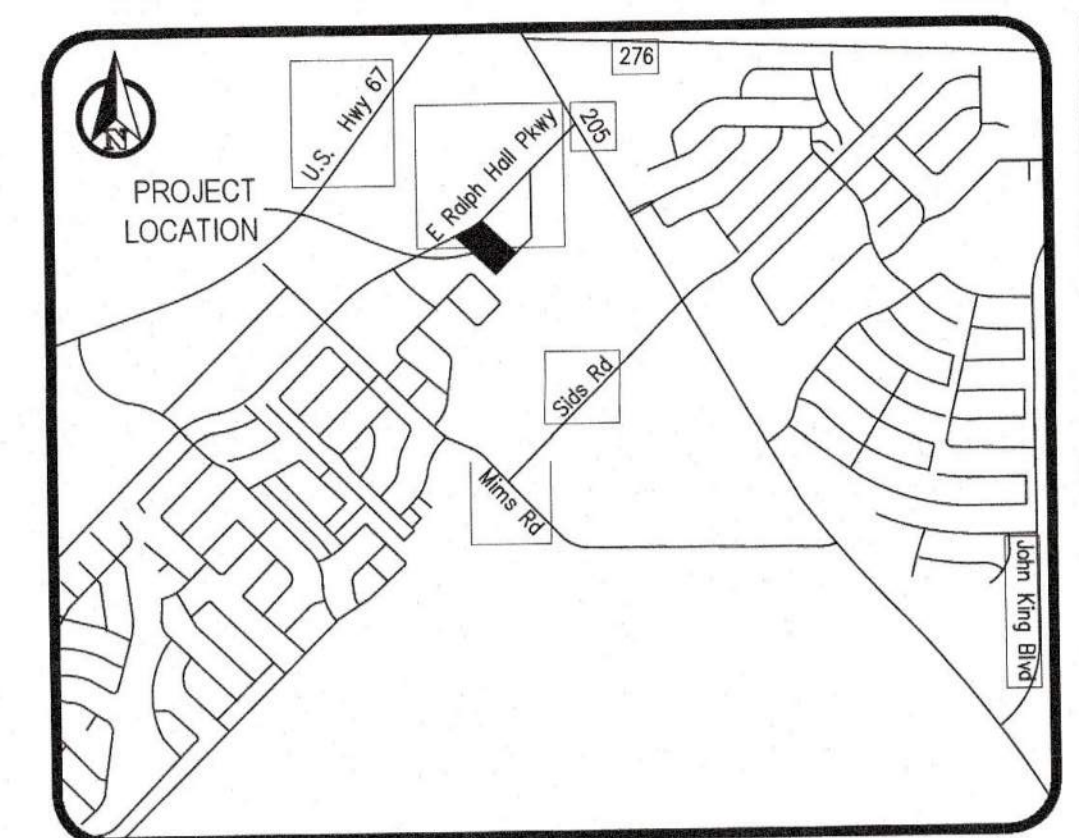


REVISIONS		
#	DATE	COMMENTS
1	07/08/24	THE CITY COMMENTS

PROFESSIONAL SEAL
GLOBAL CIVIL SOLUTIONS, LLC
 11551 FOREST CENTRAL DRIVE
 SUITE #200
 DALLAS, TX 75243
 TEL. 214.731.4117
 TYPE FIRM NO. F-12801

 08/02/2024
 CLIENT INFORMATION



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

ZONING DATA

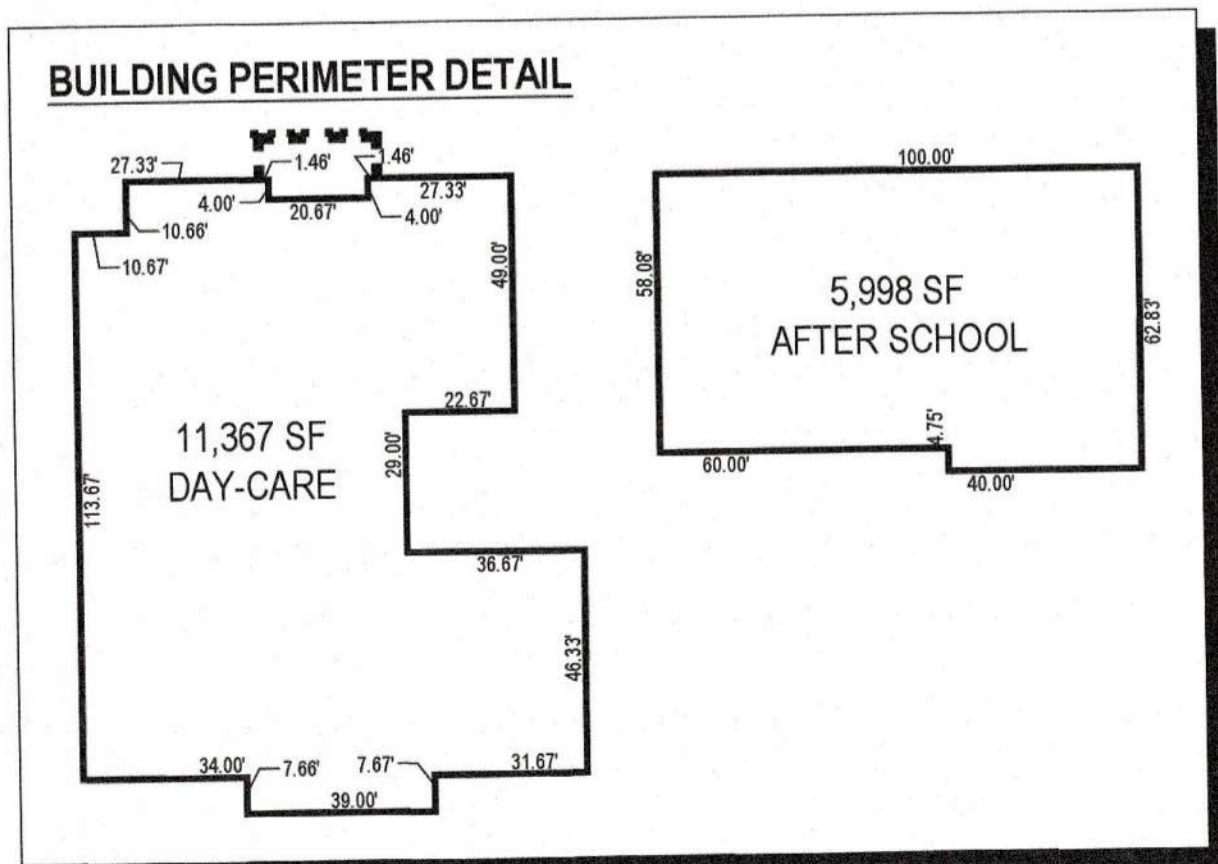
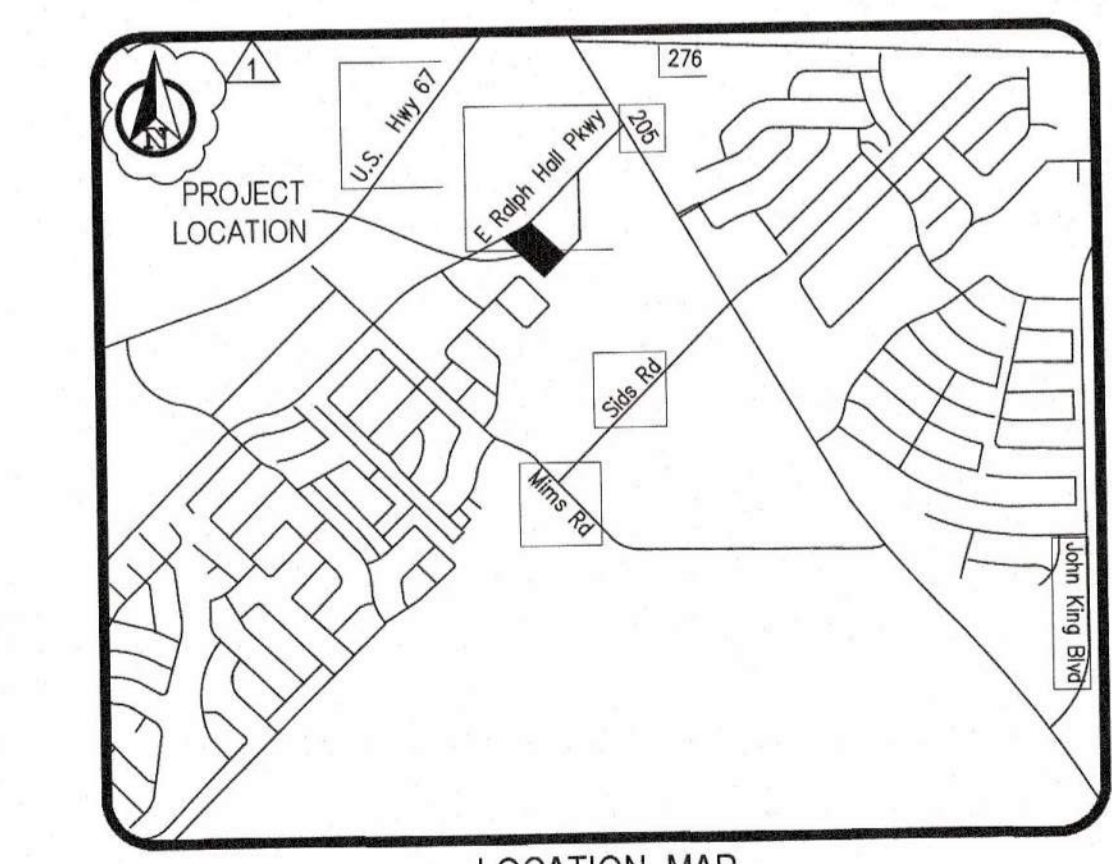
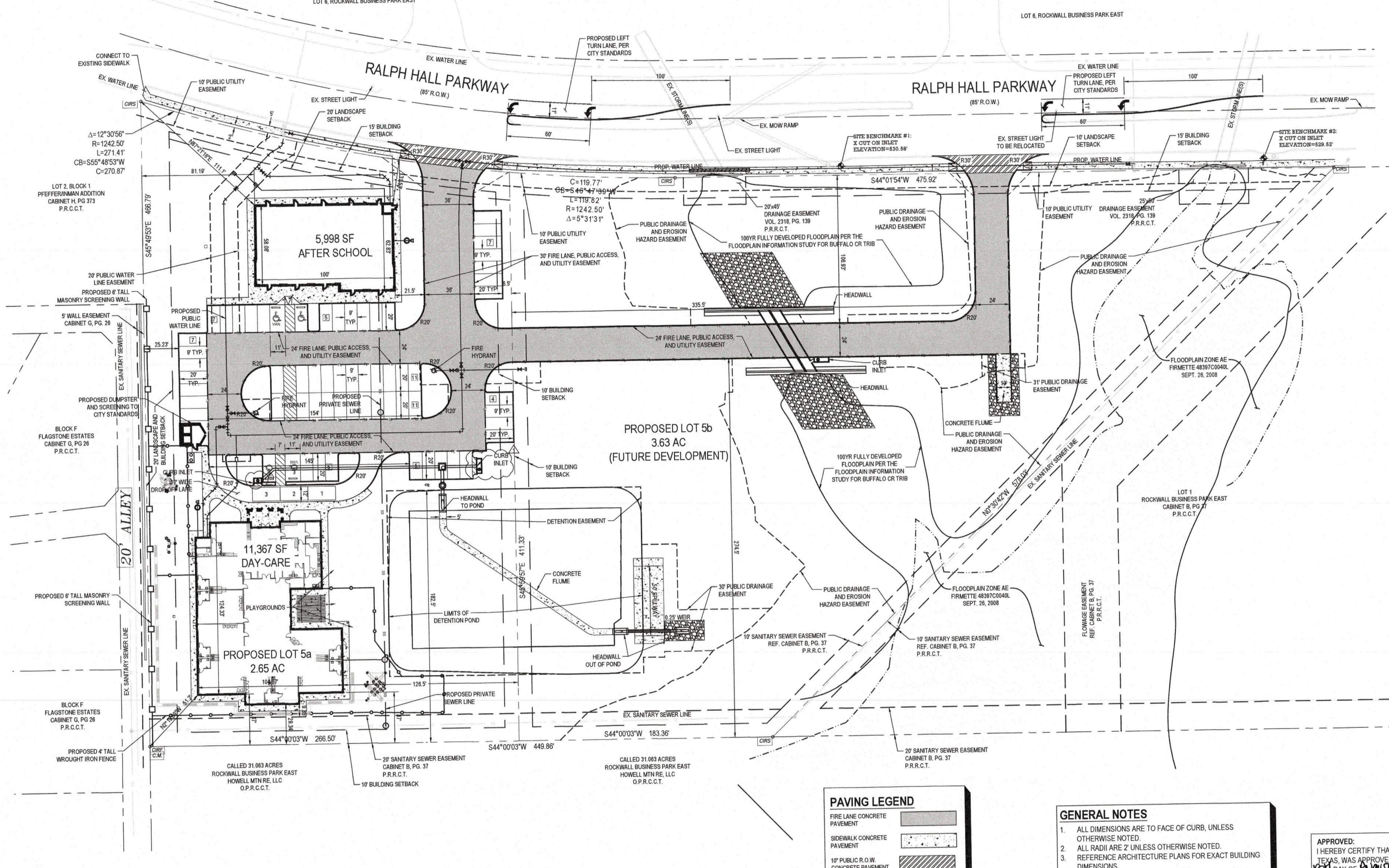
ZONING:	C" COMMERCIAL
LAND USE:	DAY-CARE, RETAIL, OFFICE
OVERLAY DISTRICT:	N/A
FRONT BUILDING SETBACK:	15 FEET
REAR BUILDING SETBACK:	10 FEET
SIDE (WEST) BUILDING SETBACK:	20 FEET
SIDE (EAST) BUILDING SETBACK:	10 FEET
FRONT LANDSCAPE SETBACK:	20 FEET
SIDE (WEST) LANDSCAPE SETBACK:	20 FEET
MAX BUILDING HEIGHT:	3 STORIES OR 45 FEET
PARKING RATIO FOR DAY-CARE:	1 SPACE PER 300 SQUARE FEET
PARKING RATIO FOR RETAIL/OFFICE:	1 SPACE PER 250 SQUARE FEET

SITE DATA

	AREA (SF)	AREA (AC)	AREA (%)
LOT AREA (PROPOSED LOT 5a)	115,390	2.65	-
LOT AREA (PROPOSED LOT 5b)	158,147	3.63	-
BUILDING SIZE (LOT 5a)	17,367	0.39	15.05%
BUILDING SIZE (LOT 5b)	-	-	-
IMPERVIOUS AREA (LOT 5a)	57,937	1.33	50.21%
IMPERVIOUS AREA (LOT 5b)	11,302	0.26	7.14%

PARKING DATA

DAY-CARE:	1 SPACE PER 300 SF	38 SPACES REQUIRED
RETAIL/OFFICE:	1 SPACE/250 SQUARE FEET	24 SPACES REQUIRED
TOTAL SPACES REQUIRED:	-	62 SPACES REQUIRED
TOTAL SPACES PROVIDED:	-	62 SPACES PROVIDED
HANDICAP SPACES REQUIRED:	-	3 SPACES REQUIRED
VAN SPACES REQUIRED:	-	1 SPACE REQUIRED



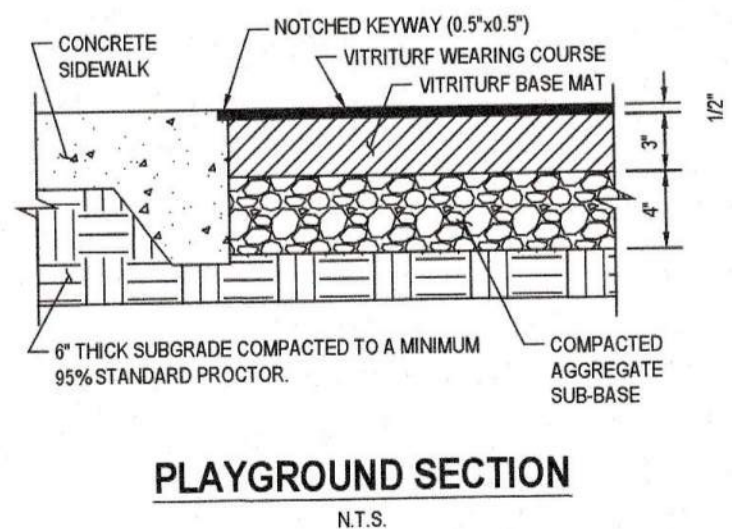
PAVING LEGEND

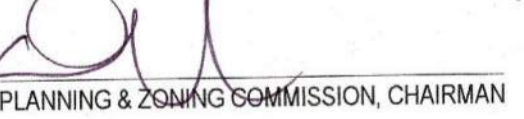
- FIRE LANE CONCRETE PAVEMENT
- SIDEWALK CONCRETE PAVEMENT
- 10' PUBLIC R.O.W. CONCRETE PAVEMENT
- PLAYGROUND SECTION (VITRITURF)

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- PROPOSED FIRE LANE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM LINE
- PROPOSED ROOF DRAIN LINE
- PROPOSED RETAINING WALL
- PROPOSED FENCE
- PROPOSED SCREEN WALL
- PARKING COUNT

- GENERAL NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
 - ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
 - REFERENCE ARCHITECTURE PLANS FOR EXACT BUILDING DIMENSIONS.
 - FIRE LANE IS TO BE STRIPED IN ACCORDANCE WITH CITY STANDARDS.
 - ALL ADA ROUTES AND RAMPS ARE TO BE CONSTRUCTED TO ADA MINIMUM REQUIREMENTS.
 - ADA PARKING SPACES AND LOADING ZONES ARE TO BE CONSTRUCTED TO ADA MINIMUM REQUIREMENTS.
 - CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
 - MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED.



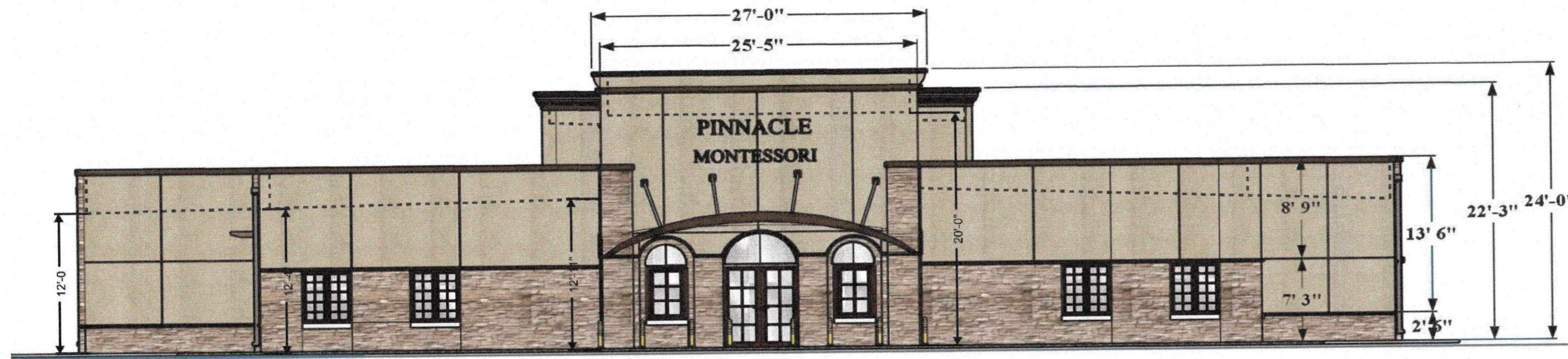
APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE ROCKWALL PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 08th DAY OF August, 2024.
 WITNESS OUR HANDS, THIS 08th DAY OF August, 2024.

 PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

PROJECT NAME: PINNACLE MONTESSORI ROCKWALL
EXISTING LEGAL DESCRIPTION: LOT 5, ROCKWALL BUSINESS PARK EAST
CASE NUMBER: SP2020-006
CURRENT OWNER: DALLAS EAST, ATTN: JIM VAUDAGNA
 1445 W SAN CARLOS ST.
 SAN JOSE, CA 95126
DEVELOPER: EPSILON LAND DEVELOPMENT, MELISSA BLACK
 811 S. CENTRAL EXPRESSWAY, #306
 RICHARDSON, TX 75080

Lakeside Kids, LLC
 5909 Beth Drive
 Plano, TX 75093

**PINNACLE MONTESSORI
 ACADEMY ROCKWALL**
 DRIVE
 950 E. AND 962 E. RALPH HALL PARKWAY AND PLAZA
 ROCKWALL, TEXAS 75032
 PROJECT NUMBER: PM4032

SHEET TITLE
SITE PLAN
 SHEET NUMBER
C1.00
 ISSUE DATE 07-16-2024

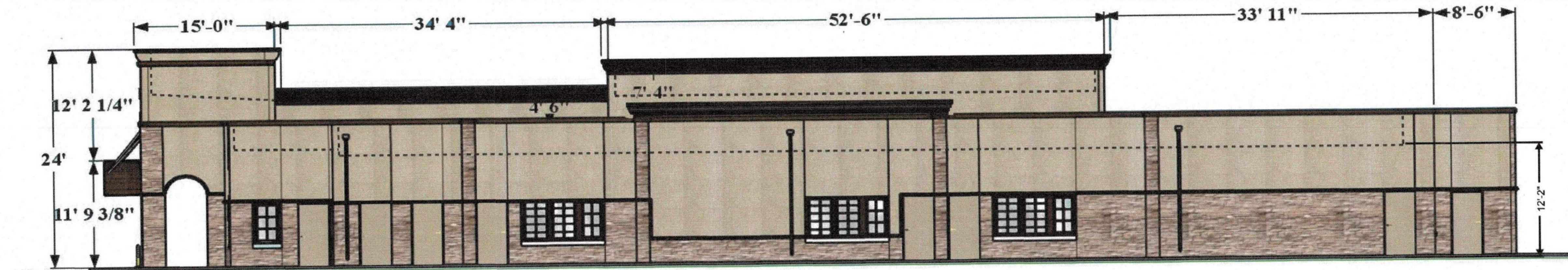


NORTH ELEVATION - SCHOOL

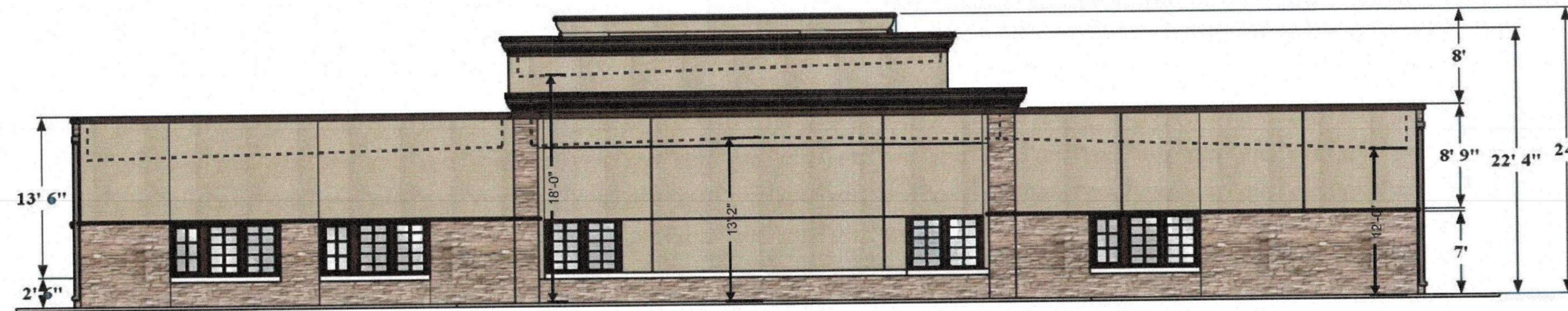
SCHOOL BUILDING										
BUILDING MATERIALS	NORTH		SOUTH		EAST		WEST		TOTALS	
	SF	%	SF	%	SF	%	SF	%	SF	%
OPAQUE	1,060.8	96	1,868.8	93.26	2,486.2	91.45	2,818.9	94.45	8,524.7	93.6
TRANSPARENT	67.8	4	134.6	6.75	232.7	8.55	148.9	5.55	562.9	6.4
TOTALS	1,728.2	100	1,993.4	100	2,719.1	100	2,869.9	100	9,107.6	100

SCHOOL BUILDING OPAQUE DATA										
OPAQUE MATERIALS	NORTH		SOUTH		EAST		WEST		TOTALS	
	SF	%	SF	%	SF	%	SF	%	SF	%
STONE FINISH	658.1	38.8	807.2	43.42	871.3	35.04	1,001.9	39.78	3,338.5	38.16
3 COAT STUCCO	986.5	59.4	1,261.6	56.57	1,615.1	64.96	1,517	60.22	5,170.2	60.85
METAL	16.0	1	0	0	0	0	0	0	16.0	0.19
TOTALS	1,660.6	100	1,868.8	100	2,486.4	100	2,518.9	100	8,524.7	100

NOTE:
 THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.
 ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
 WHEN PERMITTED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING.
 ALL SIGNAGE AREA AND LOCATIONS ARE SUBJECT TO APPROVAL BY BUILDING INSPECTION DEPARTMENT.

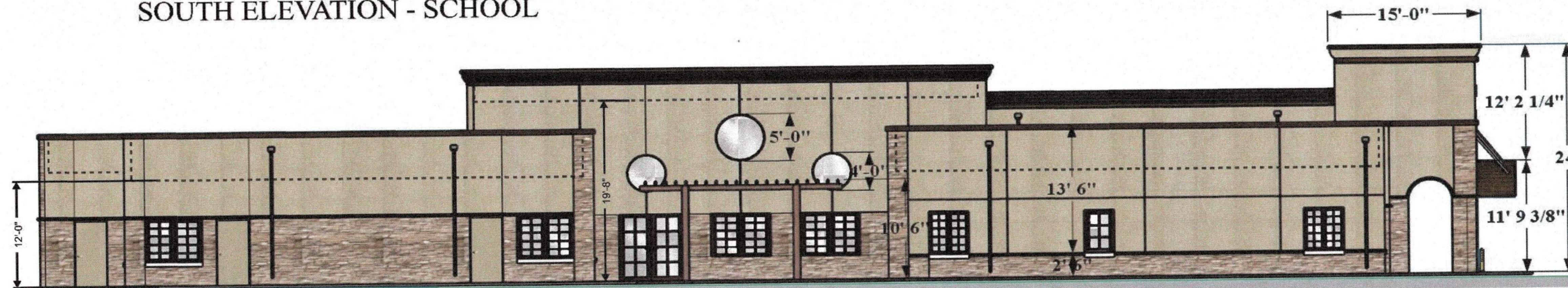


WEST ELEVATION - SCHOOL



SOUTH ELEVATION - SCHOOL

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 12th day of August, 2021.
 [Signature] Planning & Zoning Commission, Chairman
 [Signature] Director of Planning & Zoning



EAST ELEVATION - SCHOOL

OMEGA DESIGN LLC
 4516 EMERSON AV. #B
 DALLAS, TEXAS 75205
 214 462 7330



TINA SANGITIRAJKA
 R.F.G. # 29302 - 3/01/2024

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PROJECT

**PINNACLE
 MONTESSORI
 SHELL
 BUILDING**

Site Address:
 E. Ralph Hall and Plaza Drive
 Rockwall, Texas 75087

PROJECT #
 SRC 032

OWNER
**Lakeside
 Kids, LLC**

5809 Beth Drive
 Plano, Texas 75093

SHEET TITLE:
 ELEVATION SHEET

SHEET NO.
 A-3.0

ISSUE DATE: SEPTEMBER 30, 2021

Revisions		
#	DATE	COMMENTS



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PROJECT
Pinnacle Montessori School Building

Site Address:
E. Ralph Hall and Plaza Drive
Rockwall, Texas 75087

PROJECT # SRC 032

OWNER
Lakeside Kids, LLC
5909 Beth Drive
Plano, Texas 75093

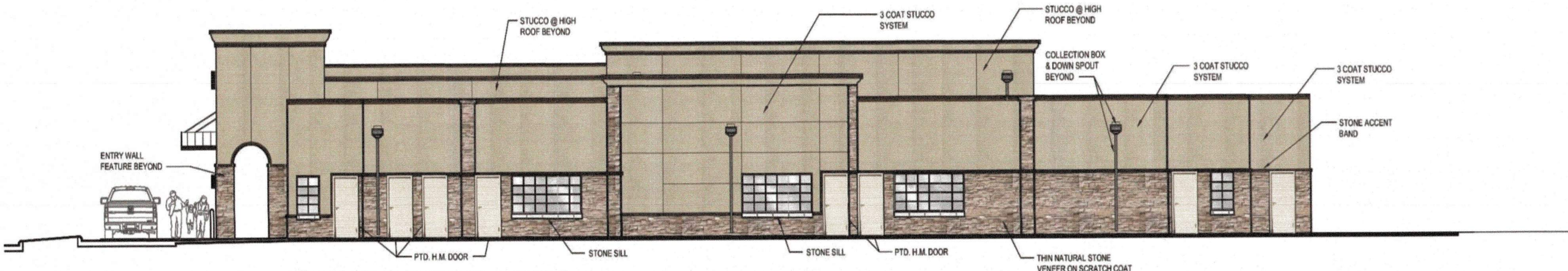
SHEET TITLE:
ELEVATIONS

SHEET NO.
A01

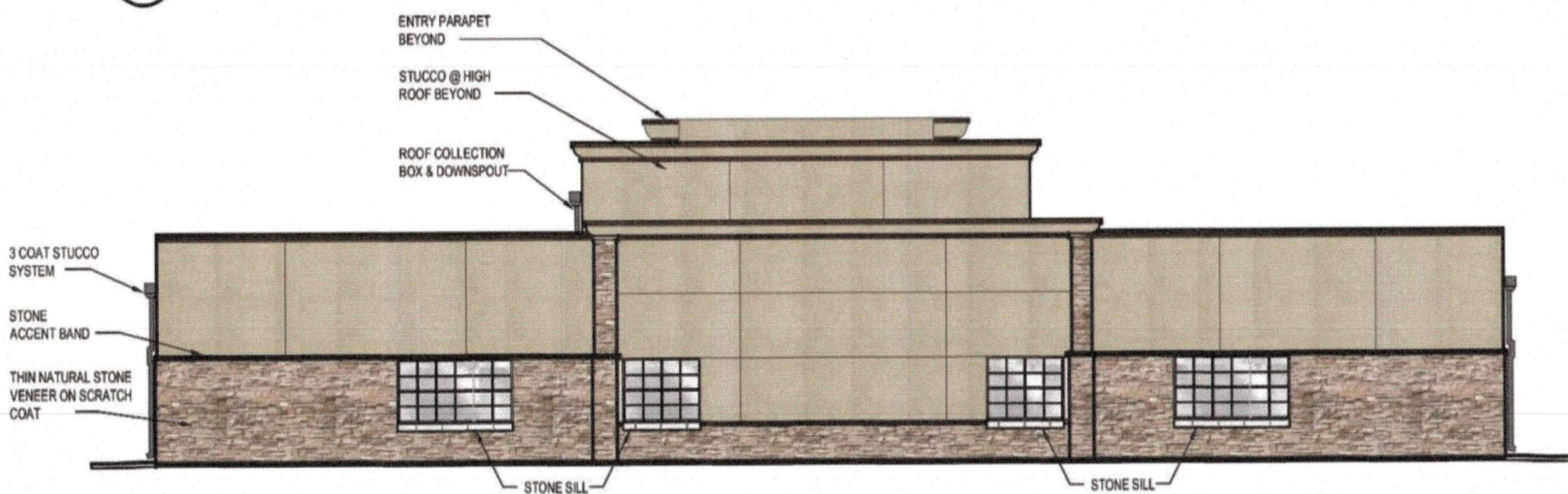
ISSUE DATE: SEPTEMBER 30, 2021



1 NORTH ELEVATION - SCHOOL
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - SCHOOL
SCALE: 1/8" = 1'-0"

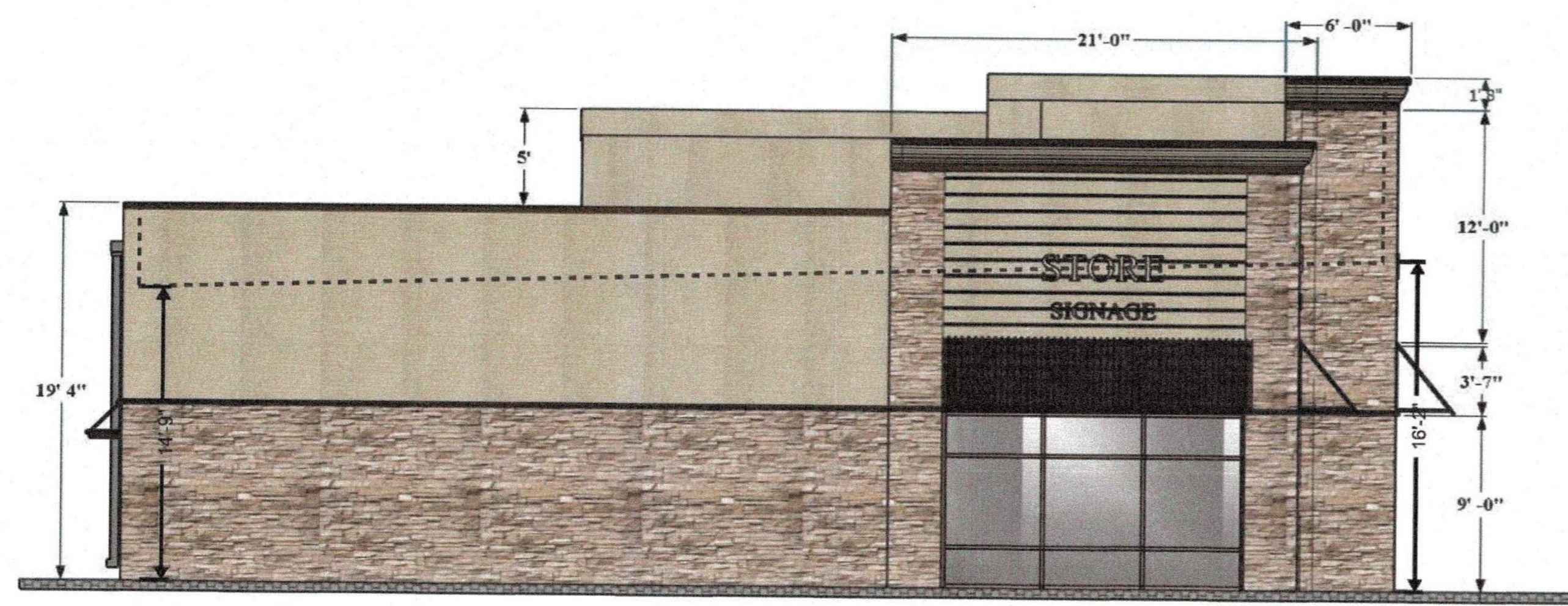


3 SOUTH ELEVATION - SCHOOL
SCALE: 1/8" = 1'-0"

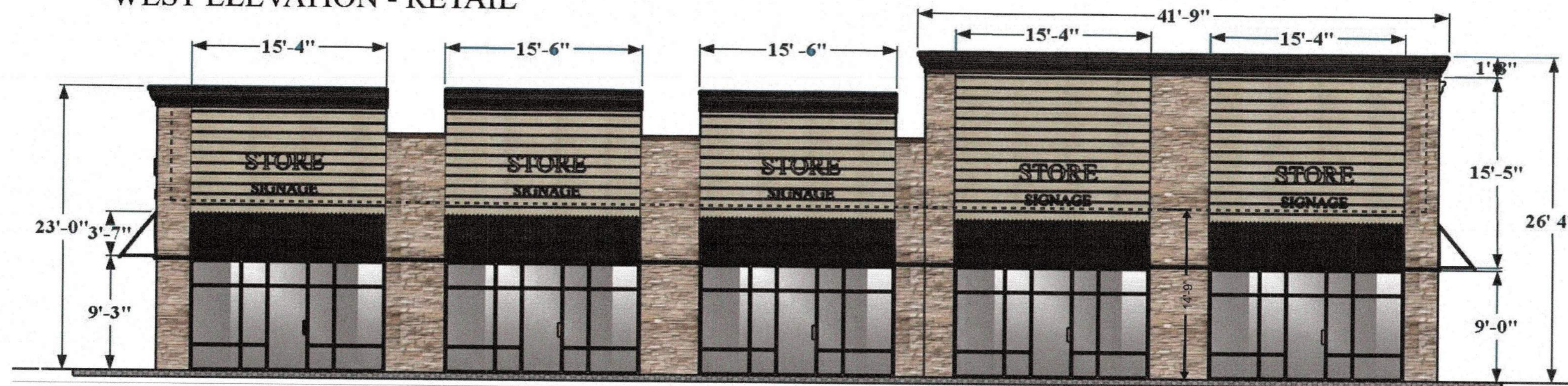


4 EAST ELEVATION - SCHOOL
SCALE: 1/8" = 1'-0"

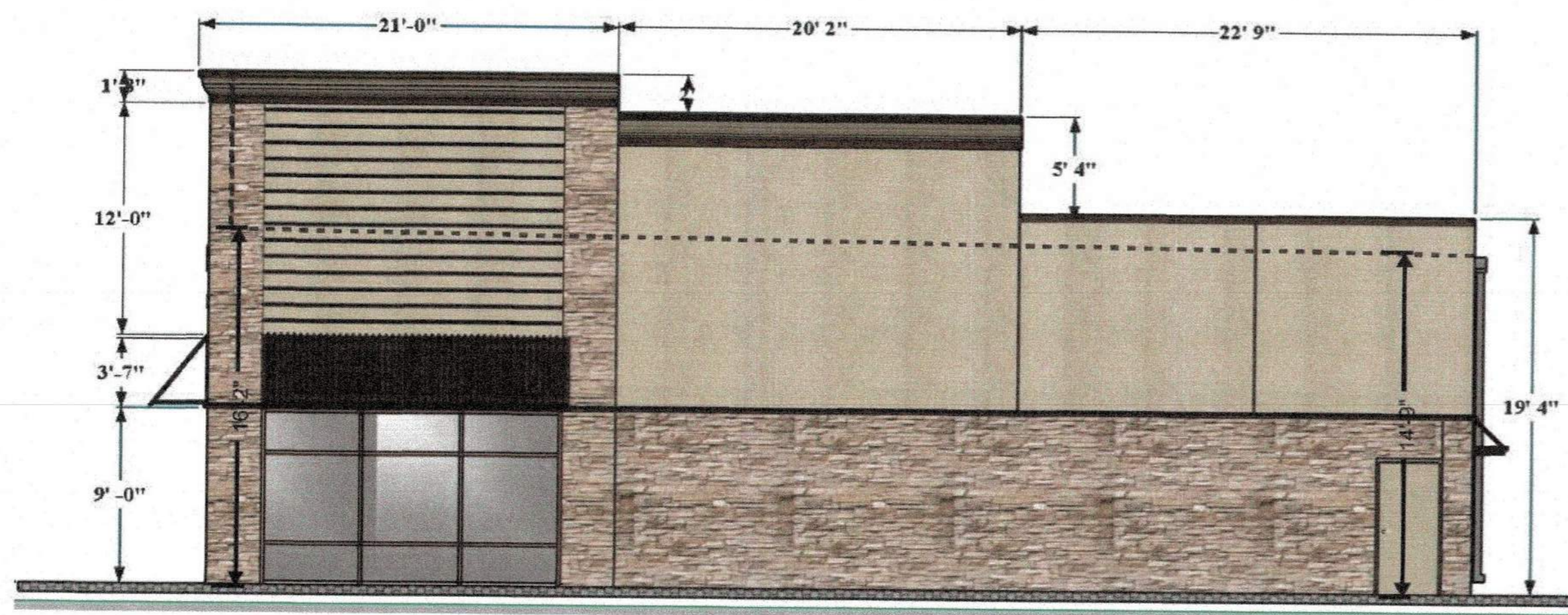
APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 18th day of August, 2024.
[Signature]
Planning & Zoning Commission, Chairman
[Signature]
Director of Planning & Zoning



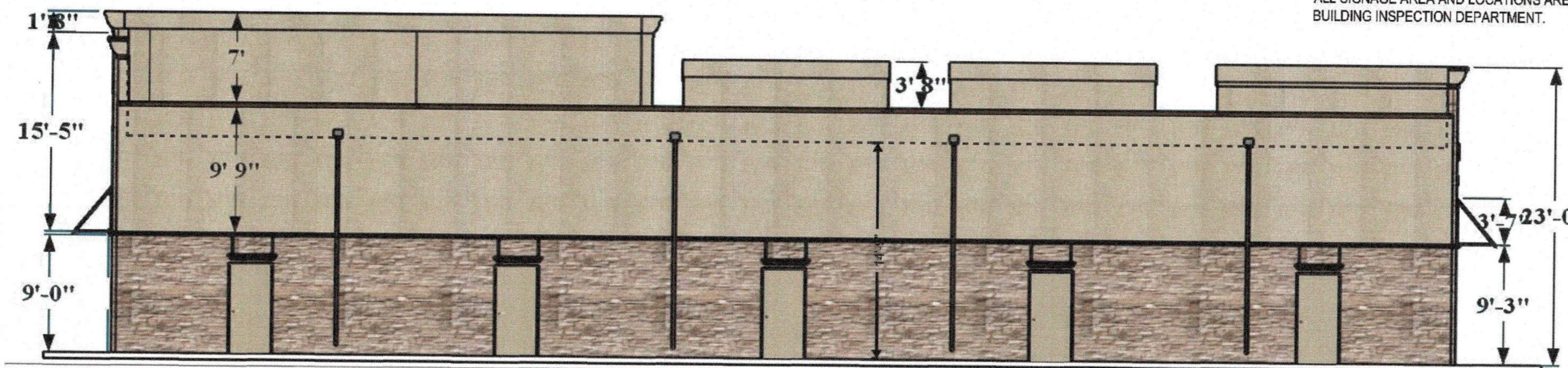
WEST ELEVATION - RETAIL



NORTH ELEVATION - RETAIL



EAST ELEVATION - RETAIL



SOUTH ELEVATION - RETAIL

SHELL BUILDING										
BUILDING MATERIALS	NORTH		SOUTH		EAST		WEST		TOTALS	
	SF	%	SF	%	SF	%	SF	%	SF	%
OPAQUE	2,321.1	100	1,623.2	70.5	1,314.7	90.7	1,212.1	90	6,471.1	87.2
TRANSPARENT	0	0	678	29.5	134.9	9.3	134.9	10	947.8	12.8
TOTALS	2,321.1	100	2,301.2	100	1,449.6	100	1,347	100	7,478.9	100

SHELL BUILDING OPAQUE DATA										
OPAQUE MATERIALS	NORTH		SOUTH		EAST		WEST		TOTALS	
	SF	%	SF	%	SF	%	SF	%	SF	%
STONE FINISH	932.9	40.2	454	28	584	44.4	584	48.2	2,554.9	40.1
3 COAT STUCCO	1352.2	58.25	634.2	39	627.7	47.7	505.1	41.87	3,119	47.7
METAL	36	1.55	636	33	103	7.9	123	10.13	797	12.2
TOTALS	2,321.1	100	1,623.2	100	1,314.7	100	1,212.1	100	6,470.9	100

NOTE:

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.

WHEN PERMITTED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING.

ALL SIGNAGE AREA AND LOCATIONS ARE SUBJECT TO APPROVAL BY BUILDING INSPECTION DEPARTMENT.

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 19th day of August, 2024.

[Signature]
Chairman
[Signature]
Director of Planning & Zoning

OMEGA DESIGN LLC
4516 EMERSON AV. #B
DALLAS, TEXAS 75205
214 462 7330

Revisions:		
#	DATE	COMMENTS



TINA SANGHIRAJKA
REG # 29302 - 3/01/2024

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PROJECT

**Pinnacle
Montessori
Shell
Building**

Site Address:
E. Ralph Hall and Plaza Drive
Rockwall, Texas 75087

PROJECT #
SRC 032

OWNER

**Lakeside
Kids, LLC**
5809 Beth Drive
Plano, Texas 75093

SHEET TITLE:
ELEVATION SHEET

SHEET NO.
A-3.0

ISSUE DATE: SEPTEMBER 30, 2021



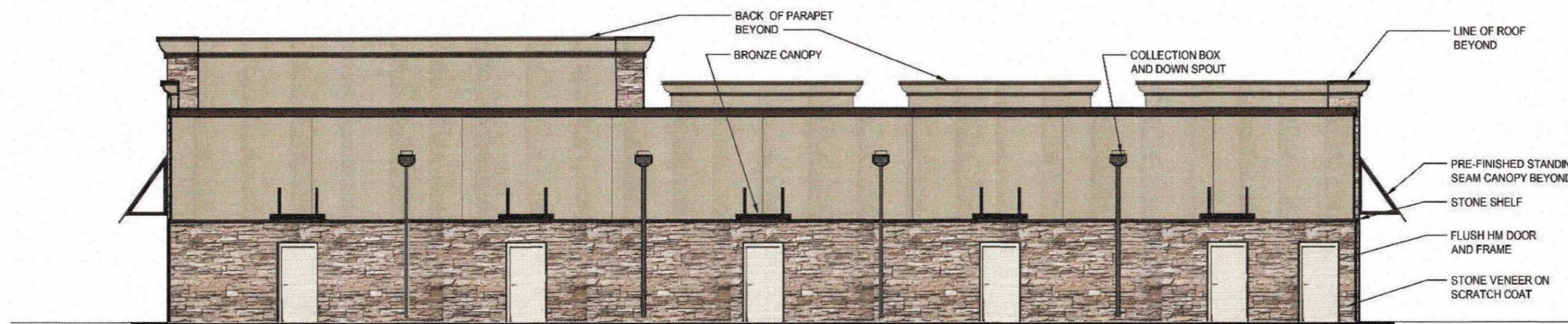
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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 18th day of August, 2021.

[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning & Zoning

#	DATE	COMMENTS



TINA SANGITRAJKA
R-F-G # 29302 - 3/01/2024

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PROJECT
PINNACLE MONTESSORI SHELL BUILDING
Site Address:
E. Ralph Hall and Plaza Drive
Rockwall, Texas 75087

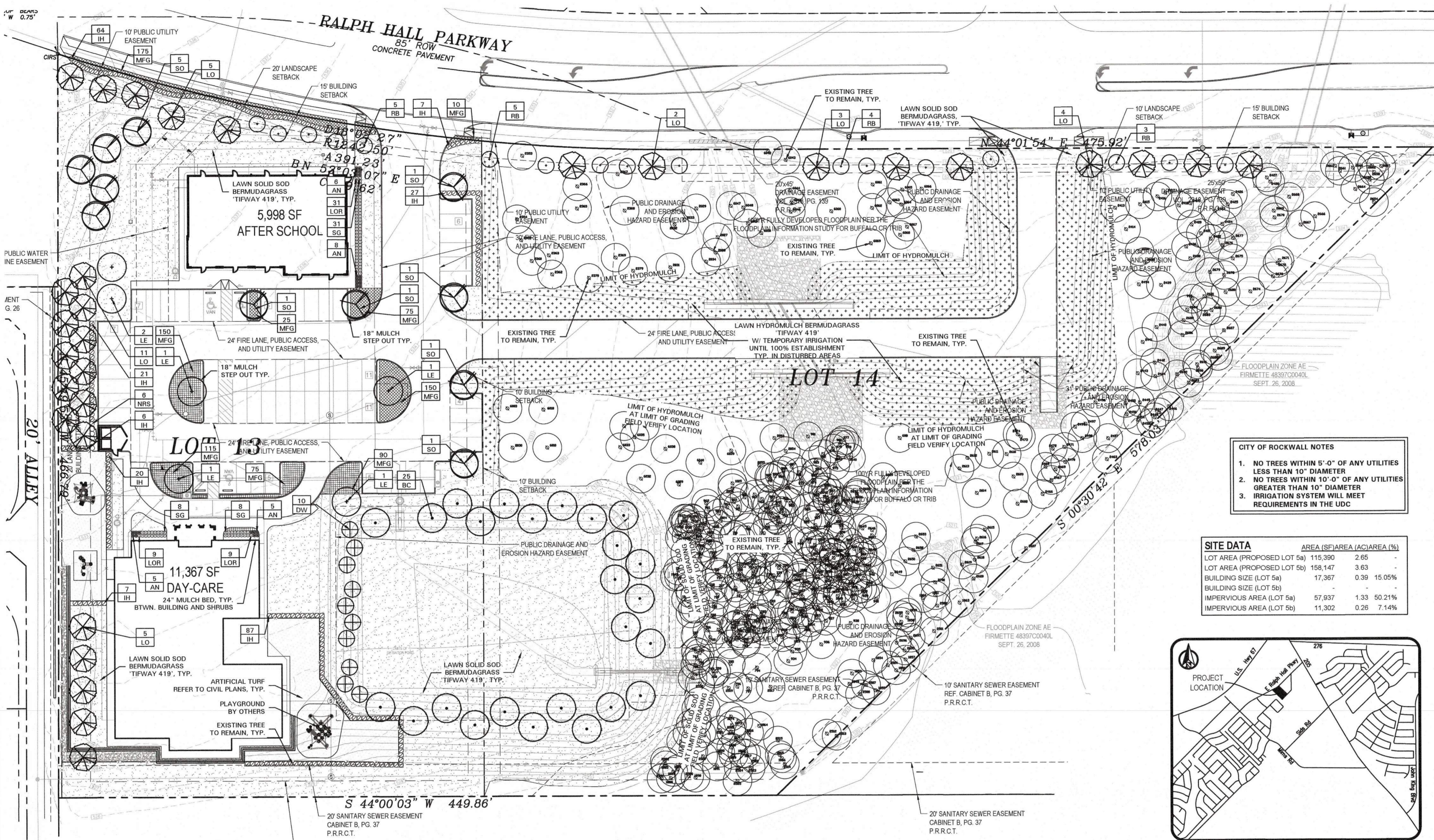
PROJECT #
SRC 032

OWNER
Lakeside Kids, LLC
5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:
ELEVATION SHEET

SHEET NO.
A01

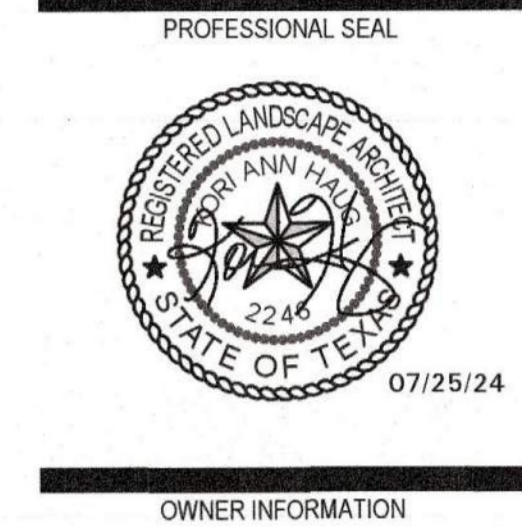
ISSUE DATE: SEPTEMBER 30, 2021



OMEGA DESIGN, LLC
 811 S. CENTRAL EXPRESSWAY
 SUITE 306
 RICHARDSON, TX 75080

TPFE FIRM NO. F-20145

REVISIONS		
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments
8	07.25.24	City Comments



OWNER INFORMATION

Lakeside Kids, LLC
 5909 Beth Drive
 Plano, TX 75093

PROJECT INFORMATION

**PINNACLE MONTESSORI
 ACADEMY ROCKWALL**
 E: RALPH HALL PARKWAY AND PLAZA DRIVE
 ROCKWALL, TEXAS

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L2.01

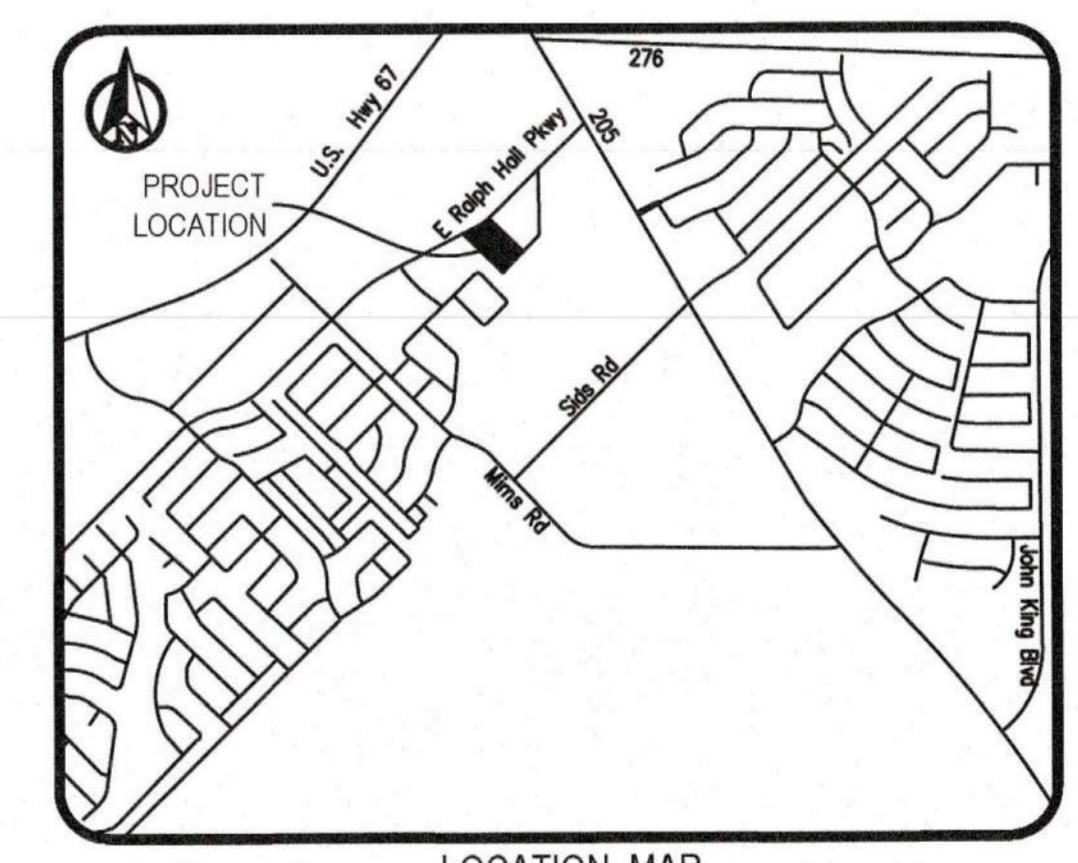
ISSUE DATE: 03-20-2024

CITY OF ROCKWALL NOTES

- NO TREES WITHIN 5'-0" OF ANY UTILITIES LESS THAN 10" DIAMETER
- NO TREES WITHIN 10'-0" OF ANY UTILITIES GREATER THAN 10" DIAMETER
- IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC

SITE DATA

	AREA (SQ) AREA (AC)	AREA (%)
LOT AREA (PROPOSED LOT 5a)	115,390 2.65	-
LOT AREA (PROPOSED LOT 5b)	158,147 3.63	-
BUILDING SIZE (LOT 5a)	17,367 0.39	15.05%
BUILDING SIZE (LOT 5b)	-	-
IMPERVIOUS AREA (LOT 5a)	57,937 1.33	50.21%
IMPERVIOUS AREA (LOT 5b)	11,302 0.26	7.14%



PLANT LIST

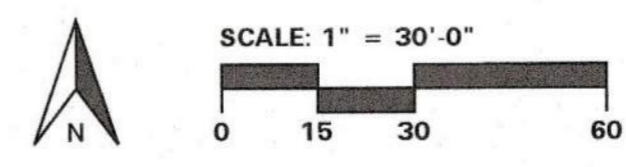
SYMBOL	BOTANICAL NAME	COMMON NAME	TYPE	QTY.	SIZE	REMARKS
TREES						
BC	<i>Taxodium distichum</i>	Bald Cypress	Canopy	25	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
DW	<i>Chilopsis linearis</i>	Desert Willow	Accent	10	30 gal.	container grown, 3-5 trunk, 8' ht. min., 4' spread min.
LE	<i>Ulmus parvifolia 'Sempervirens'</i>	Lacebark Elm	Canopy	6	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	Canopy	30	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
RB	<i>Cercis canadensis 'Oklahoma'</i>	Oklahoma Redbud	Accent	17	30 gal.	container grown, 8' ht., 4' spread min.
SO	<i>Quercus shumardii</i>	Shumard Red Oak	Canopy	11	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
Total Canopy Trees: 72						
Total Accent Trees: 27						
SHRUBS/GROUND COVER						
AN	<i>Juniperus tobira 'Andorra'</i>	Andorra Juniper		24	5 gal.	container full, 20" spread, 24" o.c.
IH	<i>Raphiolepis indica 'Clara'</i>	Indian Hawthorne 'Clara'		239	5 gal.	container full, 24" spread, 36" o.c.
LOR	<i>Loropetalum chinensis 'Plum Delight'</i>	Loropetalum 'Plum Delight'		49	3 gal.	container full, 18" spread, 24" o.c.
NRS	<i>Ilex spp. 'Nellie R. Stevens'</i>	Nellie R. Stevens Holly		6	7 gal.	container full to base, 36" ht., 36" o.c.
MFG	<i>Nassella tenuissima</i>	Mexican Feathergrass		865	1 gal.	container full, 24" o.c.
SG	<i>Salvia greggii 'Red'</i>	Salvia Greggii 'Red'		47	5 gal.	container full, 20" spread 24" o.c. refer to notes
	<i>Cynodon dactylon x C. transvaalensis</i>	Tahoma 31 Bermudagrass				

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
 PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
 ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

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 19th day of August 2024.

[Signature]
 Planning & Zoning Commission, Chairman

[Signature]
 Director of Planning & Zoning



BELLE FIRMA
 4245 North Central Expy
 Suite 501
 Dallas, Texas 75205
 214.865.7192 office

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD 'TAHOMA 31' BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED 'TAHOMA 31' BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning and Zoning Commission on the 18th day of August, 2024.

[Signature]
Director of Planning & Zoning
Chairman

HYDROMULCH NOTES

- CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- 'TAHOMA 31' BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
- FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
- FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
- HYDROMULCH WITH 'TAHOMA 31' BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
- USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH 'TAHOMA 31' BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS - Lot 5a
THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.V. BUFFER

1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) l.f. and one accent tree per (50) l.f., to include groundcover, berm, and shrubbery

RALPH HALL PARKWAY: 272 l.f.
Required 10' wide buffer (5) trees, 4" cal. (5) accent trees
Provided 20' wide buffer (5) trees, 4" cal. (5) accent trees

RESIDENTIAL BUFFER

1. Twenty (20') foot-wide landscape buffer with one tree per twenty (20) l.f.

Residential Adjacency: 320 l.f.
Required 20' wide buffer (16) trees, 4" cal.
Provided 20' wide buffer (16) trees, 4" cal.

PARKING LOT LANDSCAPING

1. Five (5%) percent of the interior parking lot shall be landscape.
2. One tree per ten (10) spaces for lots over 20,000 s.f.

Total interior parking lot area: 23,764 s.f.
Total parking spaces: 61 spaces

Required 1,188 s.f. (5%) (7) trees, 4" cal.
Provided 5,104 s.f. (20%) (12) trees, 4" cal.

SITE LANDSCAPING

1. Fifteen (15%) percent of the total site shall be landscaped for COMMERCIAL.
2. Fifty (50%) percent of the total requirements shall be located in the front of and along side buildings for COMMERCIAL.

Total site: 273,538 s.f.

Required 41,031 s.f. (15%) (20,516 s.f. (50%))
Provided 56,069 s.f. (20%) (24,803 s.f. (60%))

DETENTION BASIN LANDSCAPING

1. One (1) canopy tree and (1) accent tree per 750 s.f. of dry area.

Detention Basin Area: 8,051 s.f.

Required (10) trees, 4" cal. (10) accent trees
Provided (10) trees, 4" cal. (10) accent trees

LANDSCAPE TABULATIONS - Lot 5b
THE CITY OF ROCKWALL, TEXAS

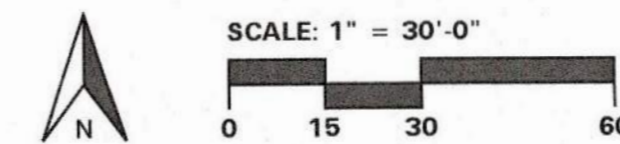
NON-RESIDENTIAL R.O.V. BUFFER

1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) l.f. and one accent tree per (50) l.f.

RALPH HALL PARKWAY: 596 l.f.
Required 10' wide buffer (12) trees, 4" cal. (12) accent trees
Provided 10' wide buffer (9) trees, 4" cal. (12) accent trees (3) existing trees

CITY OF ROCKWALL NOTES

- NO TREES WITHIN 5'-0" OF ANY UTILITIES LESS THAN 10" DIAMETER
- NO TREES WITHIN 10'-0" OF ANY UTILITIES GREATER THAN 10" DIAMETER
- IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

OMEGA DESIGN, LLC

811 S. CENTRAL EXPRESWAY
SUITE 306
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

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PROFESSIONAL SEAL



OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

**PINNACLE MONTESSORI
ACADEMY ROCKWALL**
E: RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

SHEET TITLE

LANDSCAPE
NOTES

SHEET NUMBER

L2.02

ISSUE DATE: 03-20-2020

PROJECT NUMBER: PMA032

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
 1. Planting (trees, shrubs and grasses)
 2. Bed preparation and fertilization
 3. Notification of sources
 4. Water and maintenance until final acceptance
 5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen; April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) - plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
 1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
 2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

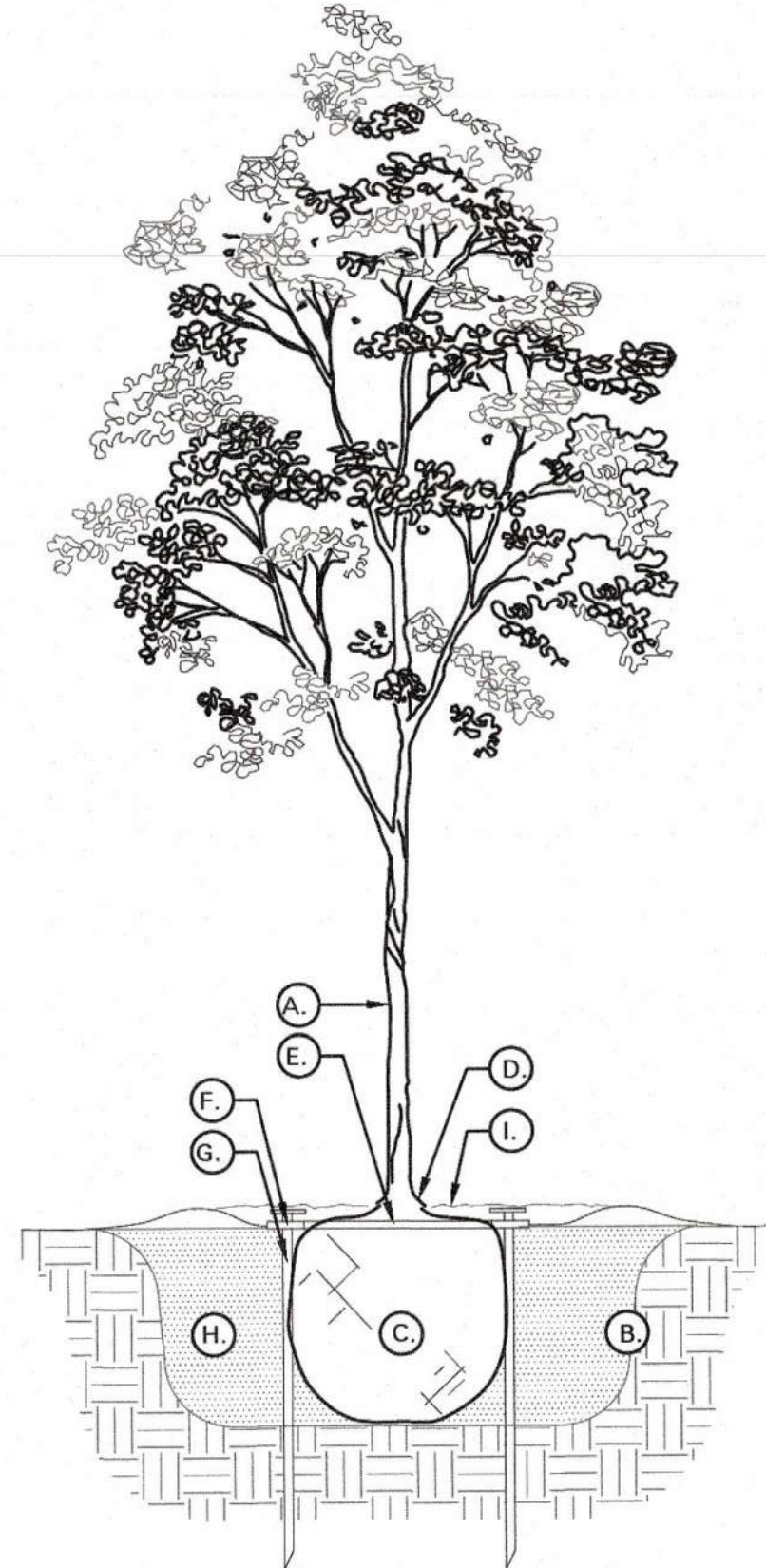
- 1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completely undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.
- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

- 5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
 - 6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
 - 7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.
- 1.8 PRODUCT DELIVERY, STORAGE AND HANDLING
- A. Preparation:
 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.
 - B. Delivery:
 1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
 2. Deliver only plant materials that can be planted in one day under adequate storage and watering facilities are available on job site.
 3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
 4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
 5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
 6. Remove rejected plant material immediately from job site.
 7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

- E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
 - F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.
- 2.2 SOIL PREPARATION MATERIALS
- A. Sandy Loam:
 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 2. Physical properties as follows:
 - a. Clay - between 7-27 percent
 - b. Silt - between 15-25 percent
 - c. Sand - less than 52 percent
 3. Organic matter shall be 3%-10% of total dry weight.
 4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
 - B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.
 - C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
 - D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
 - E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
 - F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
 - G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.
 - H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.
- 2.3 MISCELLANEOUS MATERIALS
- A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDEG Heavy Duty Steel.
 - B. Staking Material for Shade Trees: refer to details.
 - C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
 - D. Filter Fabric: 'Mirafix Mirascape' by Mirafix Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.
 - E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

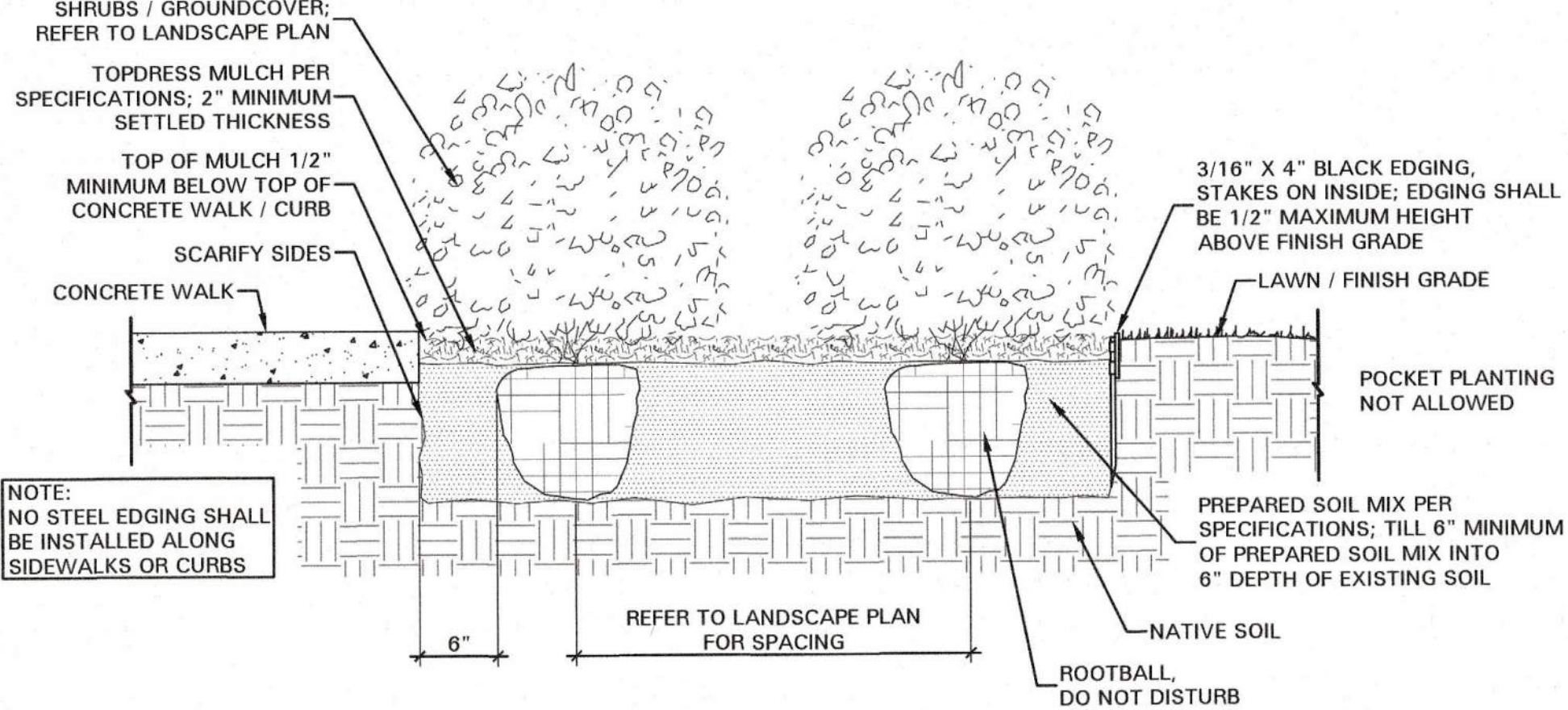
- F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregates not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.
- PART 3 - EXECUTION
- 3.1 BED PREPARATION & FERTILIZATION
- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
 - B. All planting areas shall be conditioned as follows:
 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 2. All planting areas shall receive a two (2") inch layer of specified mulch.
 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
 - C. Grass Areas:
 1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
- 3.2 INSTALLATION
- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
 - B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
 - C. Position the trees and shrubs in their intended location as per plan.
 - D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
 - E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
 - F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than its vertical dimension. Remove and haul from site all rocks and stones over three-quarter (3/4") inch in diameter. Plants should be thoroughly moist before removing containers.
 - G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
 - H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per

- tree planting detail as approved by the Landscape Architect if the percolation test fails.
- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 2/3 of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of "root scoring".
- J. Do not wrap trees.
- K. Do not over prune.
- L. Mutch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class 1 pruning standards provided by the National Arborist Association.
 1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
 2. Pruning shall be done with clean, sharp tools.
 3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.
- Q. Steel Curbing Installation:
 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
 2. All steel curbing shall be free of kinks and abrupt bends.
 3. Top of curbing shall be 1/2" maximum height above final finished grade.
 4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
 5. Do not install steel edging along sidewalks or curbs.
 6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.
- R. Cleanup and Acceptance:
 1. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.



TREE PLANTING DETAIL LEGEND AND NOTES

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP 1/2 BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.
- F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.
- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).
- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS. WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.
- J. TREE STAKES: TREE STAKE SOLUTIONS "SAFETY STAKE" BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley (903) 676-6143 jett@treestakesolutions.com www.treestakesolutions.com
- K. OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.
- L. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



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 14th day of August, 2024.

[Signature]
Chairman
[Signature]
Director of Planning & Zoning

01 TREE PLANTING DETAIL NOT TO SCALE

02 SHRUB / GROUNDCOVER DETAIL NOT TO SCALE

OMEGA DESIGN, LLC
811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

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5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

SHEET TITLE

LANDSCAPE SPECIFICATIONS AND DETAILS

SHEET NUMBER
L2.03

ISSUE DATE: 03-20-2024

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

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E: RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

SHEET TITLE

TREE
PRESERVATION
PLAN

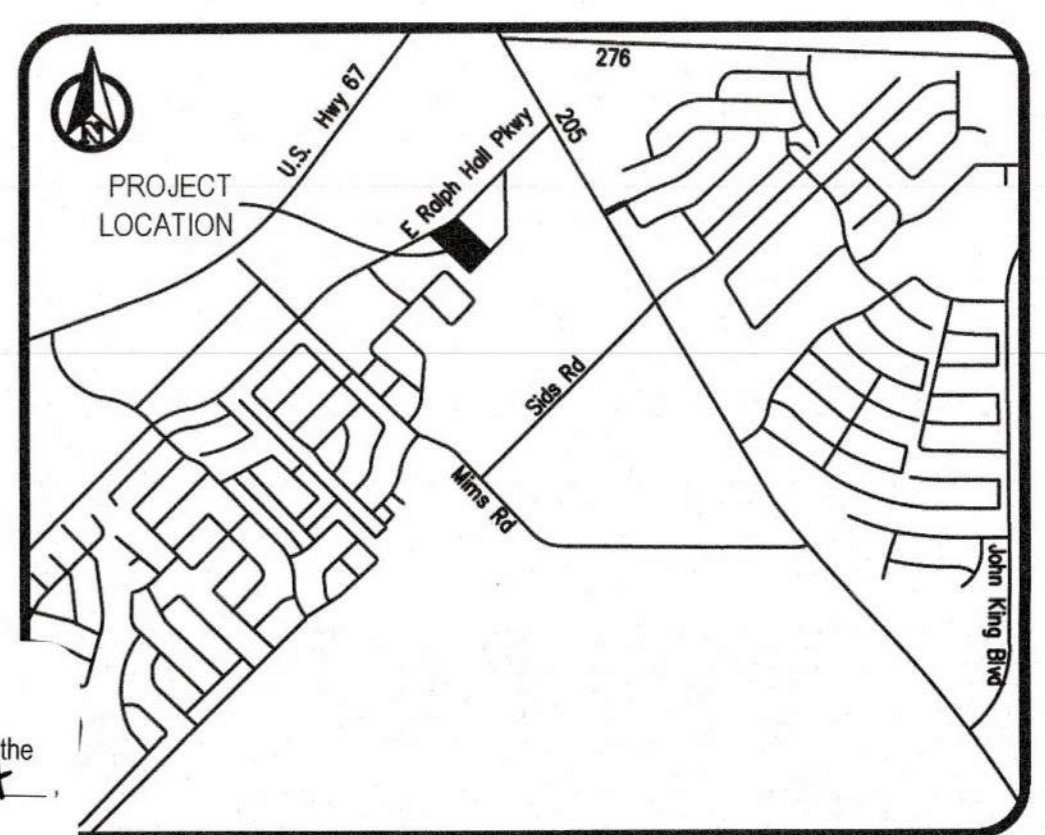
SHEET NUMBER

L1.01

ISSUE DATE: 03-20-2024



SITE DATA	AREA (SQ) AREA (AC) AREA (%)
LOT AREA (PROPOSED LOT 5a)	115,390 2.65
LOT AREA (PROPOSED LOT 5b)	158,147 3.63
BUILDING SIZE (LOT 5a)	17,367 0.39 15.05%
BUILDING SIZE (LOT 5b)	
IMPERVIOUS AREA (LOT 5a)	57,937 1.33 50.21%
IMPERVIOUS AREA (LOT 5b)	11,302 0.26 7.14%



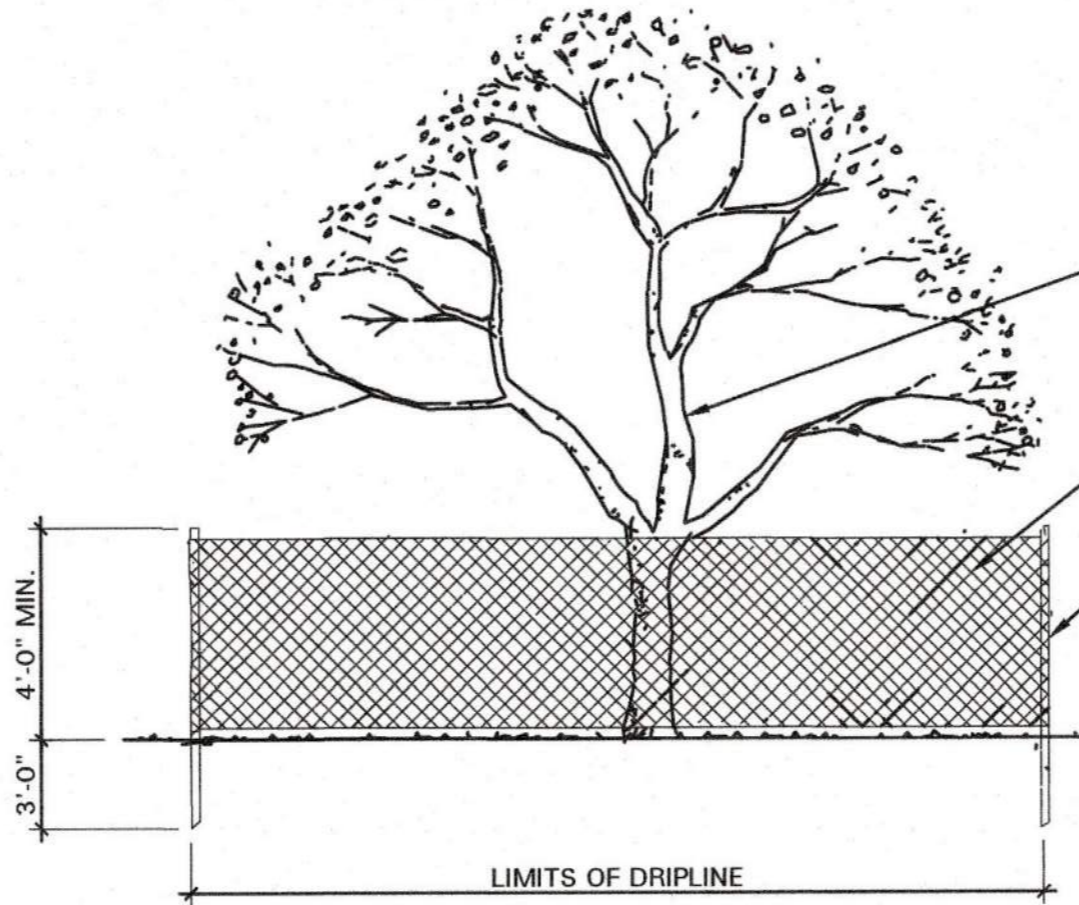
APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 10th day of August, 2024.

[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning & Zoning

- TREE PRESERVATION NOTES**
- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
 - IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
 - NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
 - ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
 - NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
 - NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
 - NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.

- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
- IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.



01 TREE PROTECTIVE FENCING
NOT TO SCALE

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- 8' CLEARANCE
- EXISTING TREE WITHIN 8' OF TREE TO BE REMOVED *NO MITIGATION REQUIRED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01



SCALE: 1" = 30'-0"
0 15 30 60



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

Table with 10 columns: No., Species, Caliper (inches) or Height (ft.), Protect or Remove, Tree Health (1-5), Disease (Y/N), Insect (Y/N), Structural (Y/N), Mitigation Required. Rows 364-785.

Table with 10 columns: No., Species, Caliper (inches) or Height (ft.), Protect or Remove, Tree Health (1-5), Disease (Y/N), Insect (Y/N), Structural (Y/N), Mitigation Required. Rows 786-1029.

Table with 10 columns: No., Species, Caliper (inches) or Height (ft.), Protect or Remove, Tree Health (1-5), Disease (Y/N), Insect (Y/N), Structural (Y/N), Mitigation Required. Rows 1031-1203.

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 10th day of August.



4245 North Central Expy Suite 501 Dallas, Texas 75205 214.865.7192 office

OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWAY SUITE 306 RICHARDSON, TX 75080

Table with 3 columns: #, DATE, COMMENTS. Rows 1-8.



OWNER INFORMATION

Lakeside Kids, LLC 5909 Beth Drive Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI ACADEMY ROCKWALL E. RALPH HALL PARKWAY AND PLAZA DRIVE ROCKWALL, TEXAS

SHEET TITLE

TREE PRESERVATION NOTES

SHEET NUMBER L1.02

ISSUE DATE 03-20-2020

PROJECT NUMBER: PM4032

Table with 10 columns: No., Species, Caliper (inches) or Height (ft.), Protect or Remove, Tree Health (1-5), Disease (Y/N), Insect (Y/N), Structural (Y/N), Mitigation Required. Rows 1847-2030.

Table with 10 columns: No., Species, Caliper (inches) or Height (ft.), Protect or Remove, Tree Health (1-5), Disease (Y/N), Insect (Y/N), Structural (Y/N), Mitigation Required. Rows 2031-2374.

Table with 10 columns: No., Species, Caliper (inches) or Height (ft.), Protect or Remove, Tree Health (1-5), Disease (Y/N), Insect (Y/N), Structural (Y/N), Mitigation Required. Rows 2375-2502.

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 08th day of August 2024.



4245 North Central Expy Suite 501 Dallas, Texas 75205 214.865.7192 office

OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWAY SUITE 306 RICHARDSON, TX 75080

REVISIONS table with columns #, DATE, COMMENTS. Shows 8 revisions with dates from 05.06.20 to 07.25.24.



OWNER INFORMATION

Lakeside Kids, LLC 5909 Beth Drive Plano, TX 75093

PROJECT INFORMATION

Pinnacle Montessori Academy Rockwall E. Ralph Hall Parkway and Plaza Drive Rockwall, Texas

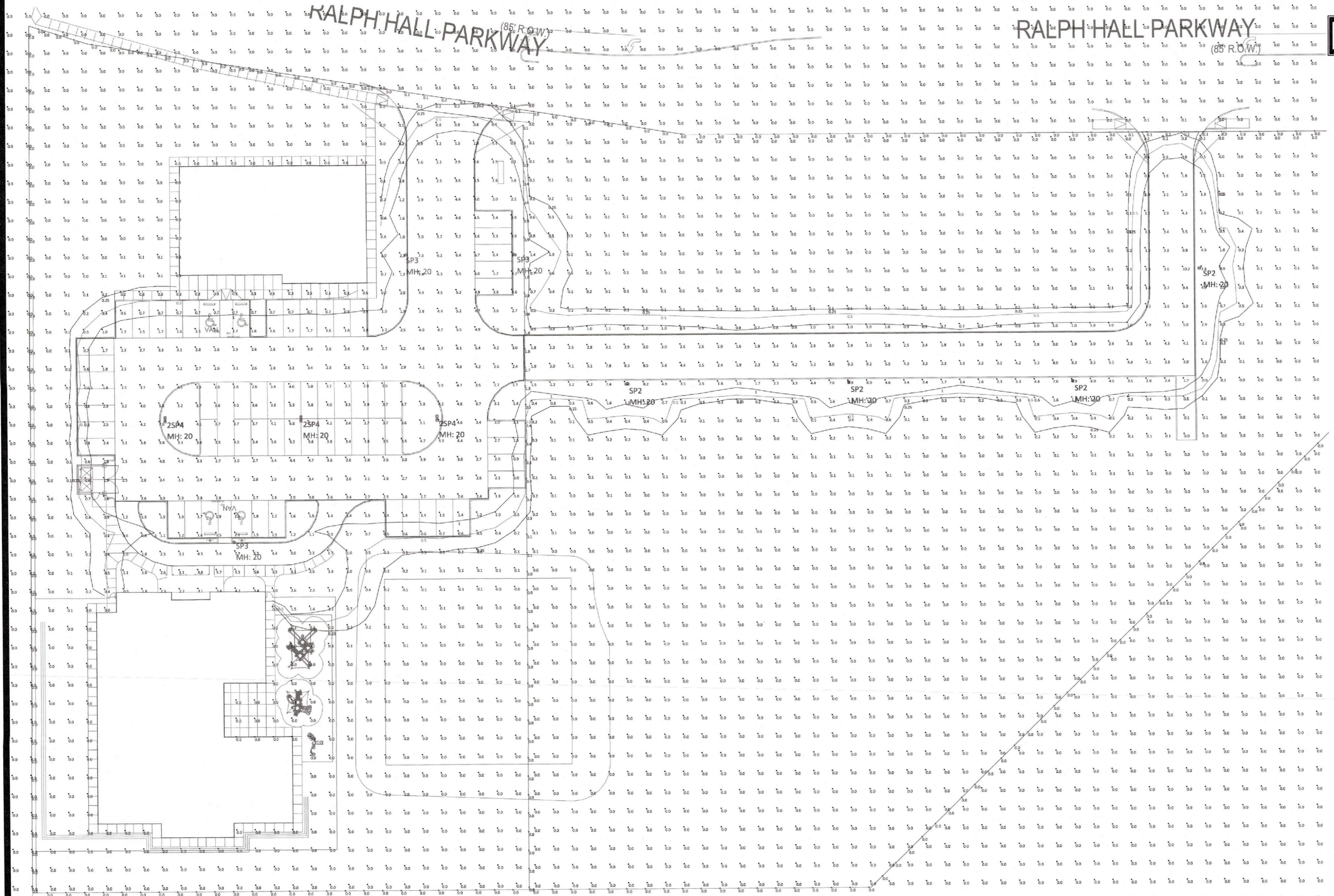
SHEET TITLE

TREE PRESERVATION NOTES

SHEET NUMBER

L1.04

ISSUE DATE: 03-20-2024



Revisions:

#	DATE	COMMENTS



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PROJECT

PINNACLE MONTESSORI OF ROCKWALL

Site Address:
 E. Ralph Hall and Plaza Drive,
 Rockwall, Texas

PROJECT # SRC 032 (5916.08)

OWNER

Lakeside Kids, LLC

5909 Beth Drive
 Plano, Texas 75093

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 18th day of August, 2021.

[Signature]
 Planning & Zoning Commission, Chairman

[Signature]
 Director of Planning & Zoning

1 SITE PLAN PHOTOMETRIC
 Scale: NOT TO SCALE

Symbol	Label	Qty	Arrangement	Manufacturer & Part Number	LLF	Lum. Lumens
⊖	ZSP4	3	BACK-BACK	BEACON VP-L-64L-135-4K7-4 2@180DEGREES	0.900	14935
⊖	SP2	4	SINGLE	BEACON VP-L-64L-135-4K7-2	0.900	17761
⊖	SP3	3	SINGLE	BEACON VP-L-64L-135-4K7-3	0.900	17791

Label	CalcType	Units	PtSpclr	PtSpcTb	Avg	Max	Min	Avg/Min	Max/Min	Description
Grade	Illuminance	Fc	10	0.22	10.2	10.2	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
Property Line	Illuminance	Fc	10	N.A.	0.07	1.8	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
Drop Off	Illuminance	Fc			2.77	7.7	0.6	4.62	12.83	Readings taken at 0'-0" AFG
East Drive	Illuminance	Fc			3.67	10.2	0.1	36.70	102.00	Readings taken at 0'-0" AFG
Parking Lot & Drives	Illuminance	Fc			3.22	7.7	0.4	8.05	19.25	Readings taken at 0'-0" AFG

- NOTES:
- 1) Fixture Mounting Heights (MH) are indicated next to each fixture.
 - 2) All fixtures labeled with "_alt" indicates an alternative fixture different from what was listed in the fixture schedule received was used in this calculation
 - 3) All fixtures labeled with "_ph" indicates that another fixture's IES file was used as a placeholder due to unavailable IES files from the specified Manufacturer.
 - 4) Interior reflectances 80/50/20; exterior reflectances 20% UON.
 - 5) Quantity (QTY) indicated on HLPs Luminaire Schedule is for what is included in this calculation study only - Not final counts.
 - 6) Contractor to verify exact fixture quantities and fixture run lengths before ordering.

SHEET TITLE:
SITE PLAN - PHOTOMETRIC

SHEET NO.
E1.01

ISSUE DATE: MARCH 20, 2021