

GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS AND NCTCOG 5TH EDITION.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
- TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF ROCKWALL ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, TXDOT STANDARD DRAWINGS.
- CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF ROCKWALL ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, TXDOT STANDARD DRAWINGS.
- ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
- THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED TO EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
- CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
- CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
- TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
- UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
- CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
- EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
- CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS.

BENCHMARKS
 CITY OF ROCKWALL MONUMENT NO. COR-10:
 BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF VILLAGE LANE AND LAGUNA DRIVE.
 ELEVATION = PLAN 521.61' FIELD 521.57'
 CITY OF ROCKWALL MONUMENT NO. COR-11:
 BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHEAST SIDE OF MIMS ROAD AT THE SOUTHERLY END OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD WITH THE SOUTHEAST LINE OF I-30.
 ELEVATION = PLAN 565.98' FIELD 566.02'

1.06 ACRES SITUATED IN THE
 G. WELLS SURVEY,
 ABSTRACT NO. 219 AND
 J.R. JOHNSTON SURVEY, ABSTRACT NO. 128
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 LOT 12 BLOCK L

PROPOSED START DATE OF CONSTRUCTION DECEMBER 2024

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.

CONSTRUCTION PLANS FOR AMENITY CENTER FACILITY

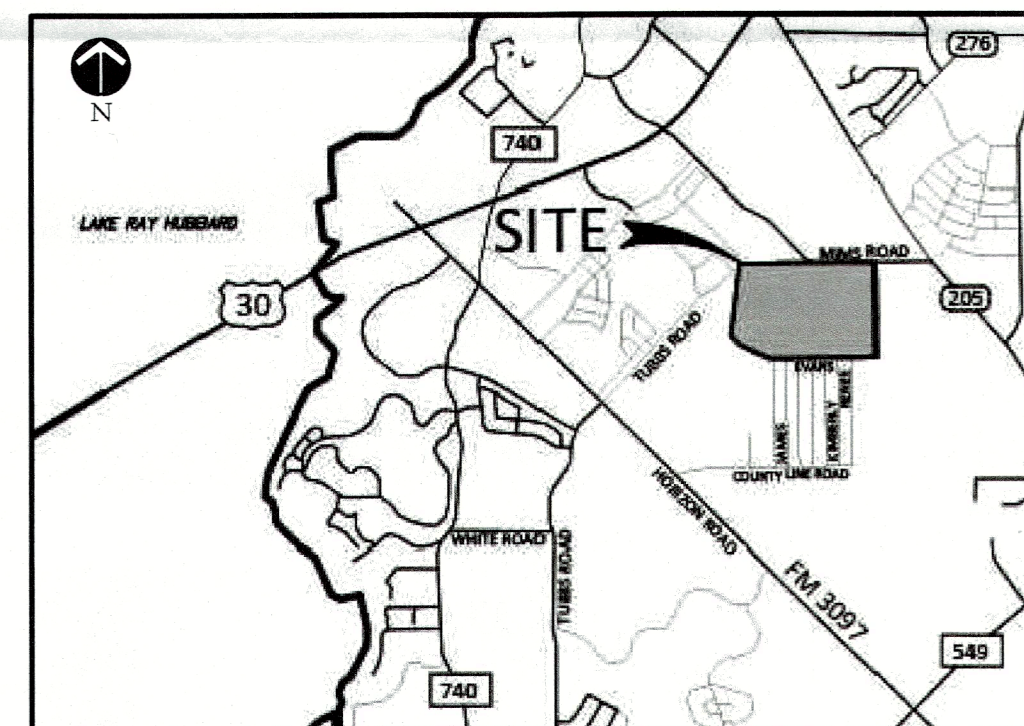
~PEACHTREE MEADOWS PHASE 1, BLOCK L, LOT 12~

1400 CHASTAIN ST, ROCKWALL, 75032

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

CITY SUBMITTAL DATE: September 10, 2024



LOCATION MAP
NOT TO SCALE

| SHEET INDEX | |
|-------------|---------------------------------------|
| SP1 | SITE PLAN |
| L4-L5 | SITE DETAILS |
| L9 | CITY OF ROCKWALL CONSTRUCTION DETAILS |
| LS1 | LANDSCAPE PLAN |
| LS2 | LANDSCAPE SCHEDULE AND DETAILS |
| A2.01-A2.03 | ARCHITECTURE PLANS |
| E1.02 | PHOTOMETRIC PLAN |
| E5.01-E5.03 | ELECTRICAL CUTSHEETS |

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 R.O.W. 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 FIVE FEET (5') 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 Z60.1-2014) 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 TILLED 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.

- 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 ENCROACH 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.

OWNER / DEVELOPER:

QUALICO DEVELOPMENT (U.S.), INC
 6950 TPC DRIVE, SUITE 350
 MCKINNEY, TEXAS 75070
 CONTACT: KYLE TRESSLER
 PHONE: 469-659-6152
 EMAIL: KYLE.TRESSLER@QUALICO.COM

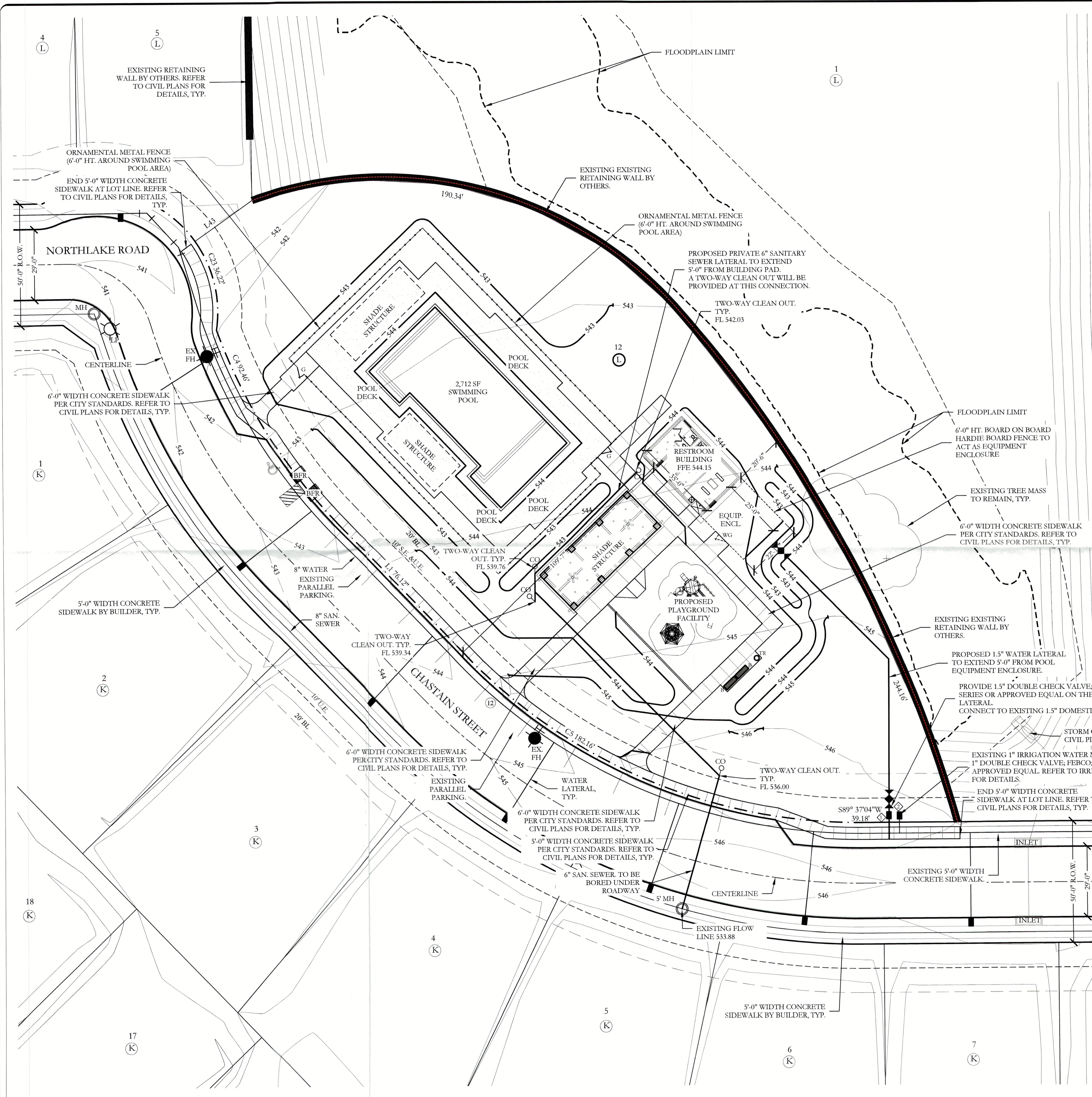
LANDSCAPE ARCHITECT/CIVIL ENGINEER:

JOHNSON VOLK CONSULTING
 704 CENTRAL PARKWAY EAST, SUITE 1200
 PLANO, TEXAS 75074
 PH. 972-201-3100
 CONTACT: CODY JOHNSON, RLA, ASLA, LI
 EMAIL: CODY.JOHNSON@JOHNSONVOLK.COM

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 10 day of September, 2024.

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

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



LEGEND

| | | | |
|------------|---------------------------------|---|--|
| ⑫ | EXISTING PARKING COUNT | ◊ | EXISTING 1.5" DOMESTIC WATER METER |
| BFR | BARRIER FREE RAMP | ◊ | EXISTING 1" IRRIGATION WATER METER |
| EX. FH | EXISTING FIRE HYDRANT | — | ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA) |
| MH | EXISTING SANITARY SEWER MANHOLE | — | 1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE |
| — | EXISTING WATER MAIN W/ VALVE | — | 1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE |
| — | EXISTING SANITARY SEWER | — | 6'-0" HT. HARDIE BOARD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE |
| — | EXISTING STORM | — | EXISTING RETAINING WALL REFER TO CIVIL PLANS TYP. |
| — | EXISTING CURB INLET | — | 6'-0" BENCH |
| — | RIGHT-OF-WAY | — | TRASH RECEPTACLE |
| LP | LIGHT POLE | — | PROPOSED CONTOUR INTERVAL |
| — 544 — | EXISTING CONTOUR INTERVAL | — | PROPOSED 42" HT. ORNAMENTAL METAL HANDRAIL ATOP RETAINING WALL |
| FFE 544.15 | FINISHED FLOOR ELEVATION | | |

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 10 day of September, 2024.

WITNESS OUR HANDS, this 10 day of September, 2024.

[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning and Zoning

WATER METER SCHEDULE

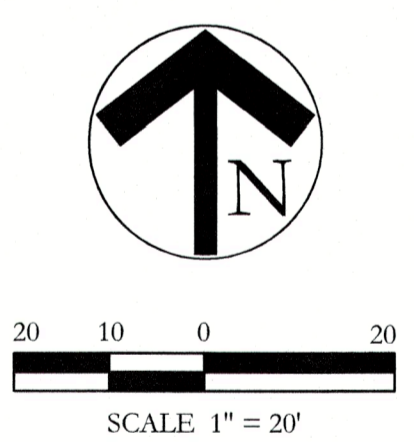
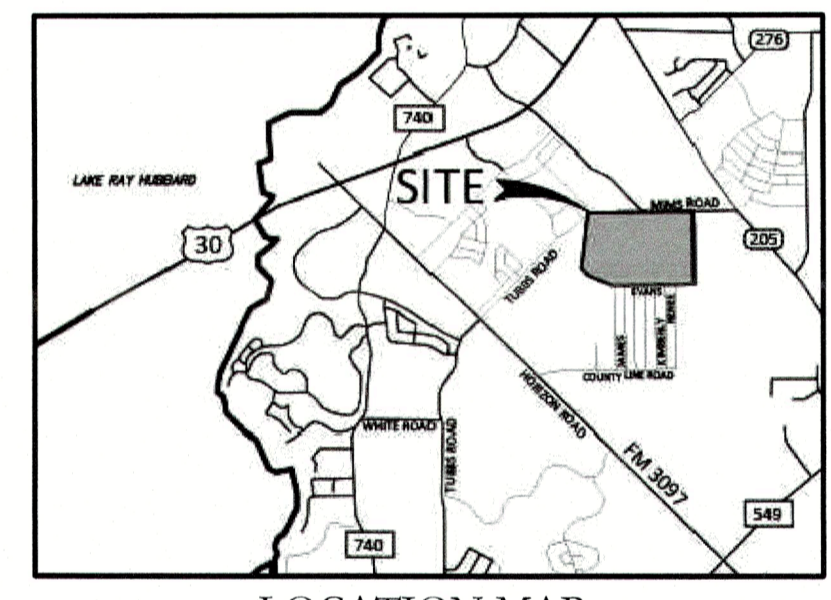
| METER ID NUMBER | WATER SERVICE SIZE | WATER METER SIZE | METER DOM. | METER IRR. | SAN. SERVICE SIZE |
|-----------------|--------------------|------------------|------------|------------|-------------------|
| ◊ | 1.5" | 1.5" | X | | 6" |
| ◊ | 1" | 1" | | X | |

SITE INFORMATION

SINGLE FAMILY RESIDENTIAL
PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 1.06 ACRES
46,211.00 SQ. FT.

BUILDING AREA: 792.00 SQUARE FEET
BUILDING HEIGHT: 20'-3" (1 STORY)
FLOOR TO AREA: 0.017:1 [792/46,211]
LOT COVERAGE: 1.71%

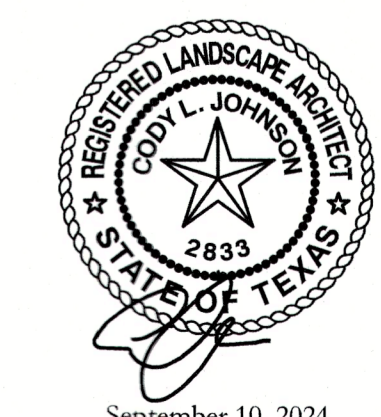
TOTAL IMPERVIOUS SURFACE: 15,147.08 SF
PROPOSED IMPERVIOUS RATIO: 0.3277 OR 32.77%
INTERIOR LANDSCAPE PROVIDED: 31,063.92 SF
POOL DECK SURFACE: 4,884.00 SF



**SITE PLAN
PEACHTREE MEADOWS
PHASE I
LOT 12, BLOCK L
~AMENITY CENTER~**

1.06 ACRES SITUATED IN THE
G. WELLS SURVEY,
ABSTRACT NO. 219 AND
J.R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- SITE PLAN NOTES:**
- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
 - FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS.
 - ALL PARKING ON SITE IS EXISTING.
 - THE PERIMETER FENCING SHALL BE 6'-0" HT. ORNAMENTAL METAL FENCE.
 - THE POOL EQUIPMENT FENCING SHALL BE 6'-0" HT. BOARD ON BOARD HARDIE BOARD FENCE.
 - ALL SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.

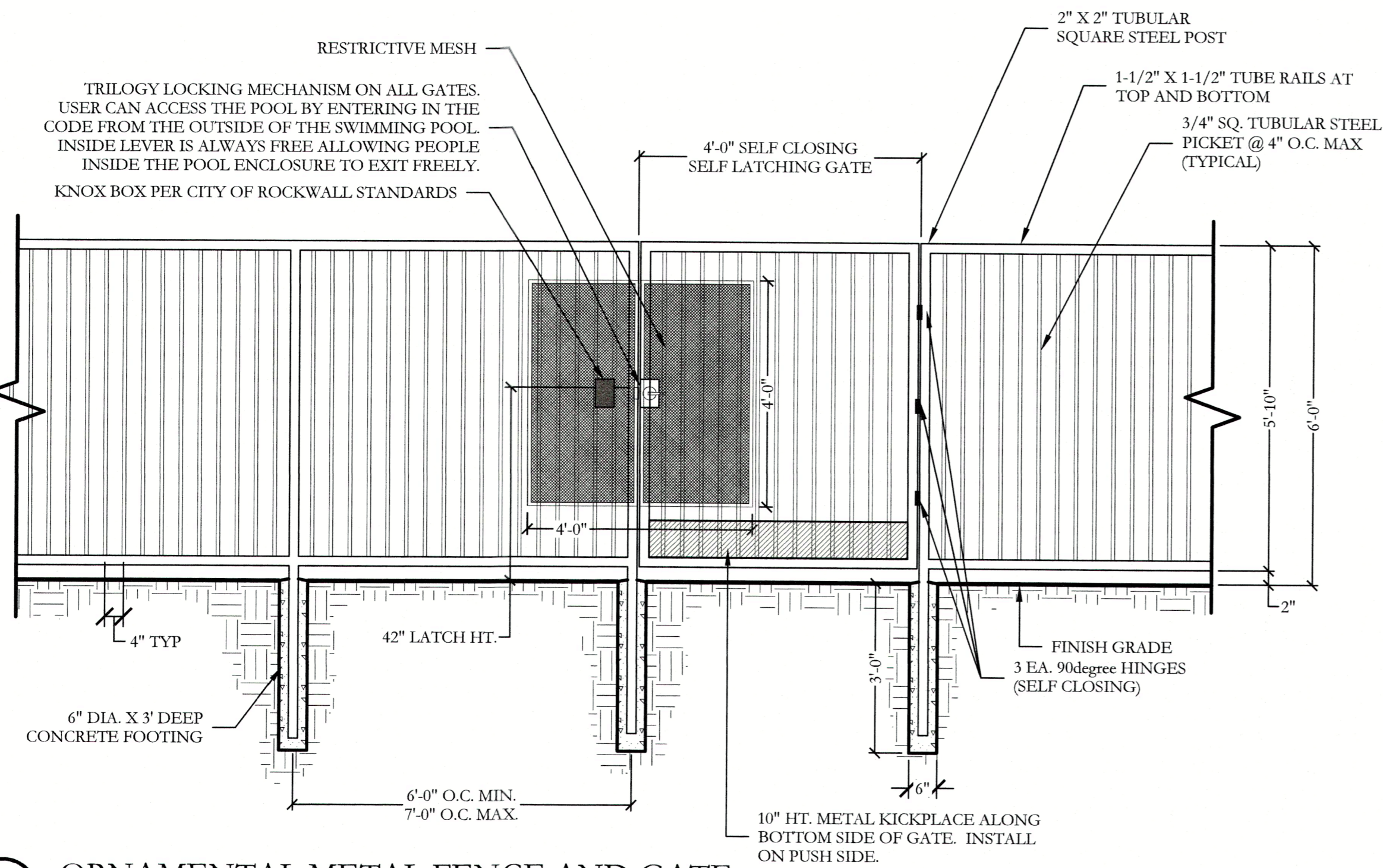


OWNER / DEVELOPER:
QUALICO DEVELOPMENT (U.S.), INC
6950 TPC DRIVE, SUITE 350
MCKINNEY, TEXAS 75070
CONTACT: KYLE TRESSLER

LANDSCAPE ARCHITECT/CIVIL ENGINEER:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. (972) 201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LE

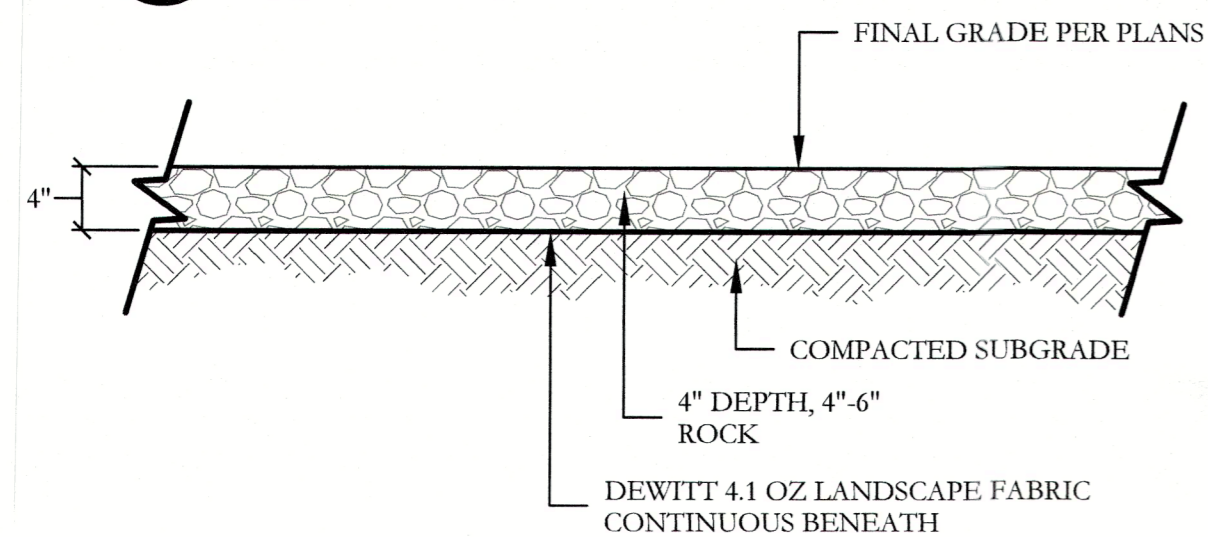
September 10, 2024

CITY CASE NUMBER SP2024-039 PEACHTREE MEADOWS AMENITY CENTER



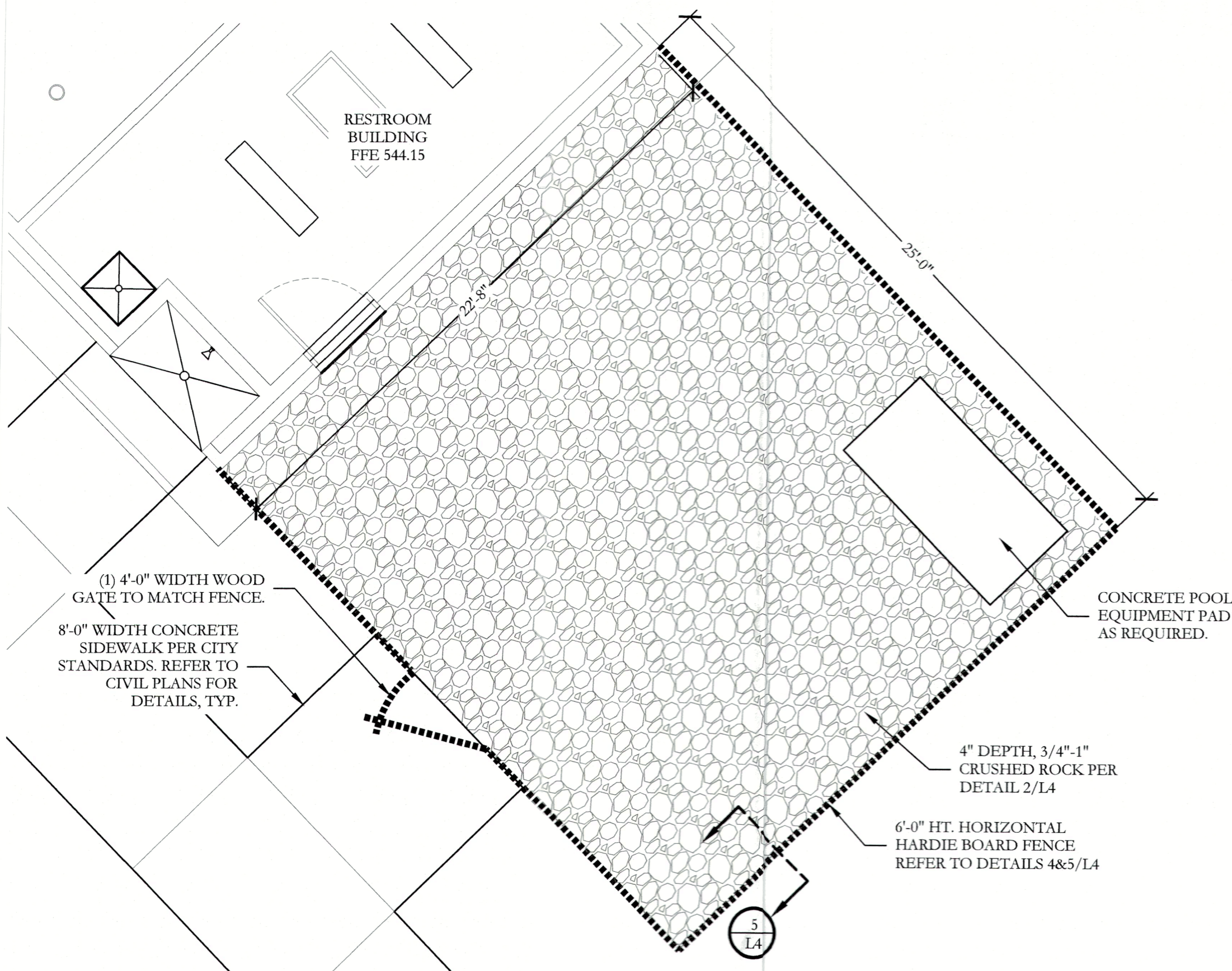
1 ORNAMENTAL METAL FENCE AND GATE ELEVATION

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



2 CRUSHED ROCK BASE SECTION

SCALE: 1" = 1'-0"

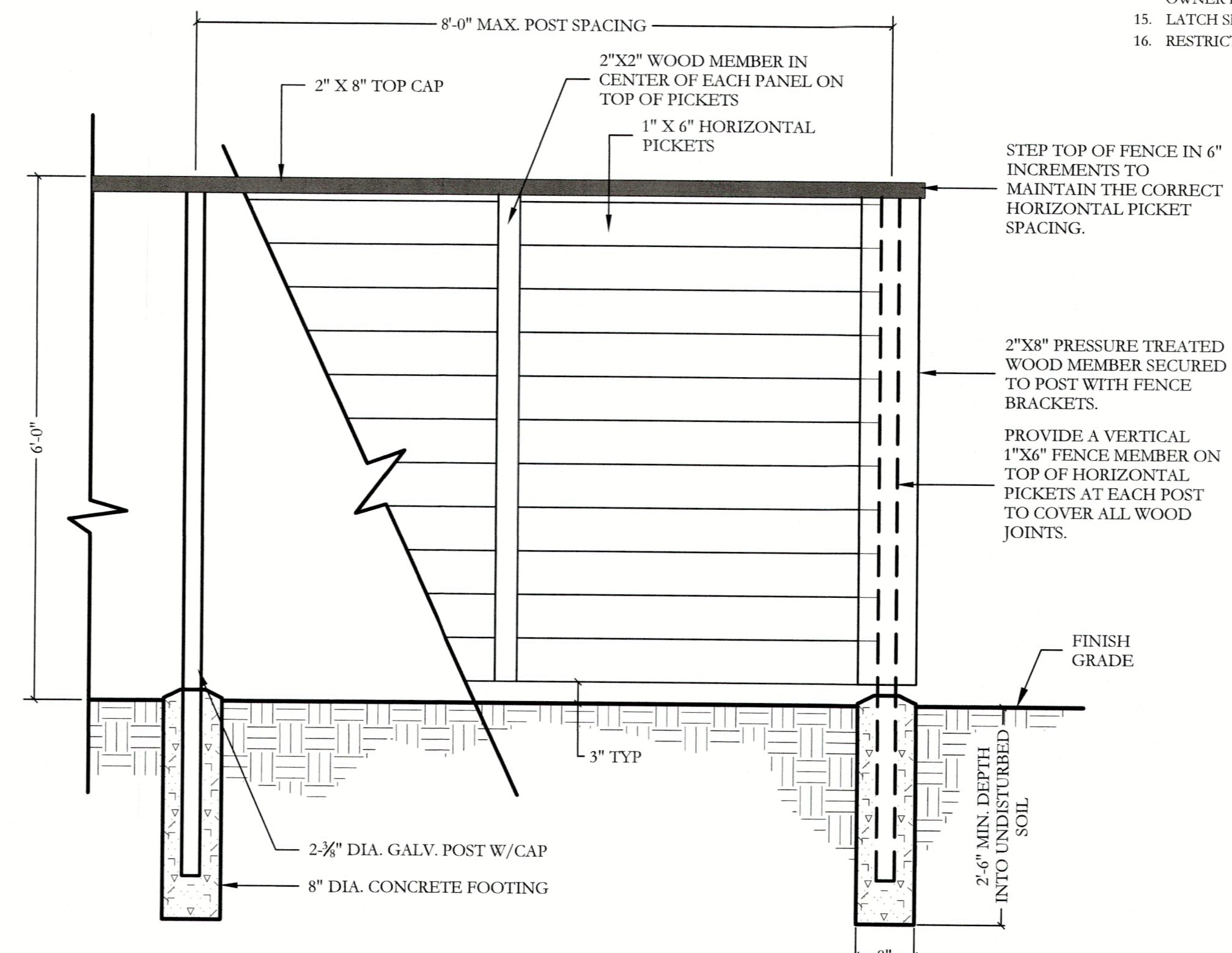


3 POOL EQUIPMENT & TRASH TOTE ENCLOSURE PLAN

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

HARDIE BOARD FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES VERIFY LOCATION OF ALL UTILITIES WITH THE CITY AND VARIOUS UTILITY COMPANIES BEFORE DRILLING PIERS.
2. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL CODES AND REQUIREMENTS.
4. WOOD MATERIAL FOR FENCE
 - 4.1. STRINGERS- CEDAR, #2 GRADE OR BETTER. COLOR TO MATCH PAVILION.
 - 4.2. PICKETS- CEDAR, #2 GRADE OR BETTER. COLOR TO MATCH PAVILION.
 - 4.3. CAPS- CEDAR, #2 GRADE OR, BETTER. COLOR TO MATCH PAVILION.
5. ALL FENCE POST TO BE SCHEDULE 40 - GALVANIZED.
6. ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC. ARE TO BE HOT DIPPED GALVANIZED.
7. ALL PICKETS ARE TO BE FASTENED TO THE RAILS USING GALVANIZED SCREWS. STAPLES AND/OR NAILS WILL NOT BE ALLOWED. SCREW WITHOUT SPLITTING MEMBERS, DRILL PILOT HOLES IF NECESSARY. ALL SPLIT MEMBERS WILL BE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
8. ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. ERECT FACES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. INSTALL STRINGERS WITH BOTTOM EDGES FREE OF DEFECTS. MITER ALL EXPOSED FINISHED JOINTS.
9. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.
10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

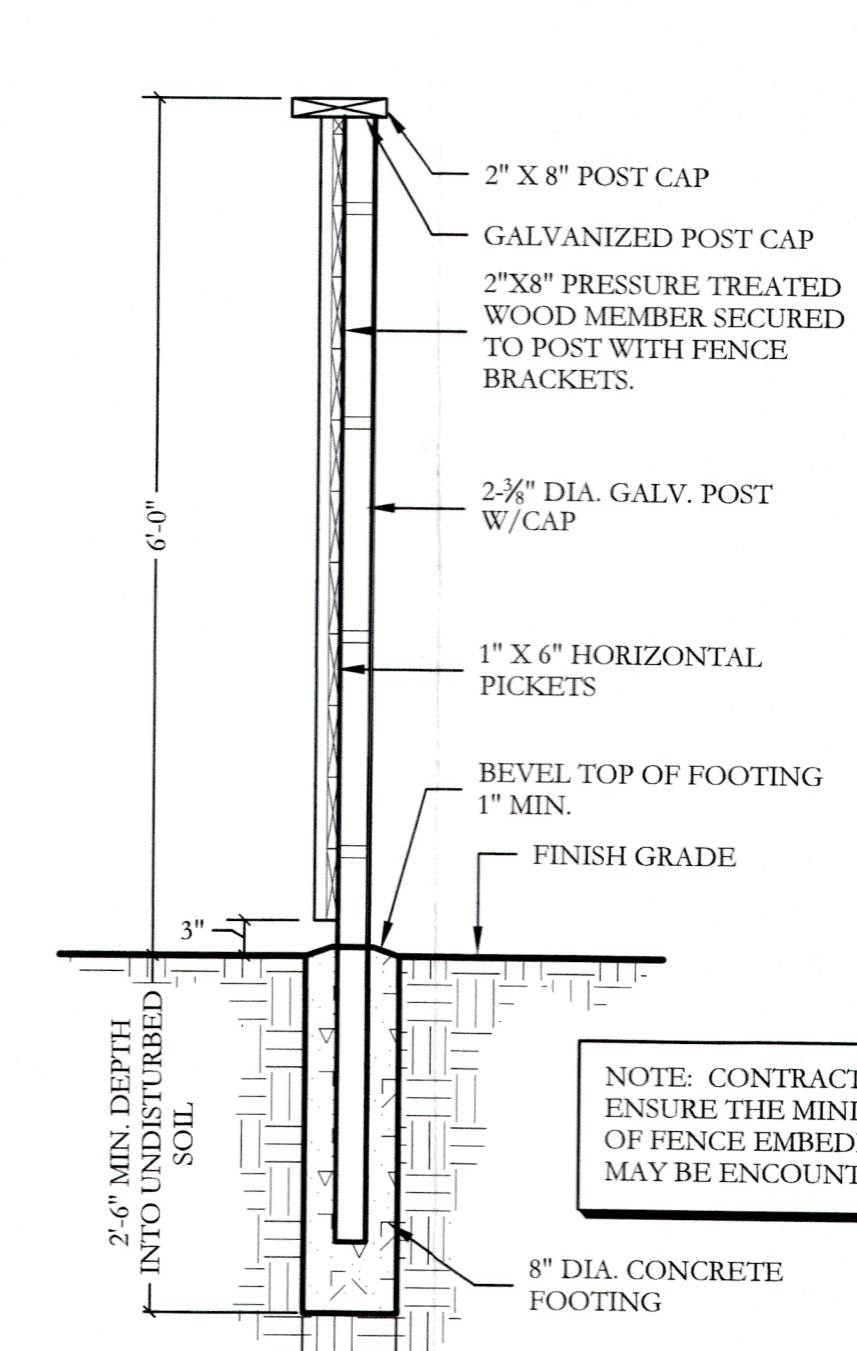


4 PARTIAL 6'-0" HT. HARDIE BOARD FENCE ELEVATION

SCALE: 3/4" = 1'-0"

ORNAMENTAL METAL FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS. GRIND SMOOTH ALL WELDS.
6. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF URBANE BRONZE (SW7048) BY SHERWIN WILLIAMS PAINT CO., COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE.
8. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
9. FENCE MEMBER SIZES TO BE AS FOLLOWS:
 - 9.1. PICKETS, 3/4" SQUARE 16 GA.
 - 9.2. RAILS, 1-1/2" X 1-1/2" SQUARE 16 GA.
 - 9.3. POSTS, 2" SQUARE 11 GA.
10. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS.
11. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH.
12. GATE IS TO BE SELF CLOSING. FALCON B541DBD636 SATIN CHROME DANIE SFC CLASSROOM LOCK BY A&H TURF OR APPROVED EQUAL. DEADLOCKING LATCH BOLT BY LEVERS. OUTSIDE LEVER IS LOCKED BY KEY IN OUTSIDE LEVER. INSIDE LEVER IS ALWAYS FREE.
13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF 7'-0" O.C.
14. POOL FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UP-SIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.
15. LATCH SHALL BE SELF LATCHING, ON POOL SIDE OF ENCLOSURE AT A MIN. 42" ABOVE FINISH PAVING.
16. RESTRICTIVE MESH SHALL HAVE NO OPENINGS GREATER THAN 1/2" AND SHALL



5 6'-0" HT. HARDIE BOARD FENCE SECTION

SCALE: 3/4" = 1'-0"

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 10 day of September, 2024.

WITNESS OUR HANDS, this 10 day of September, 2024.

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

PERMITTED BY BUILDING INSPECTORS.

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.

ORNAMENTAL METAL FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
9. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
 - 10.1. PICKETS, 3/4" SQUARE 16 GA.
 - 10.2. RAILS, 1-1/2" X 1-1/2" TUBE 16 GA.
 - 10.3. POSTS, 2" SQUARE 11 GA.
 - 10.4. POSTS, 3" SQUARE 11 GA.
11. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH.
12. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF 7'-0" O.C.
13. FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.

APPROVED:
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WITNESS OUR HANDS, this 16 day of September, 2024.

[Signature]
 Planning & Zoning Commission, Chairman

[Signature]
 Director of Planning and Zoning

PERMITTED BY BUILDING INSPECTORS.

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

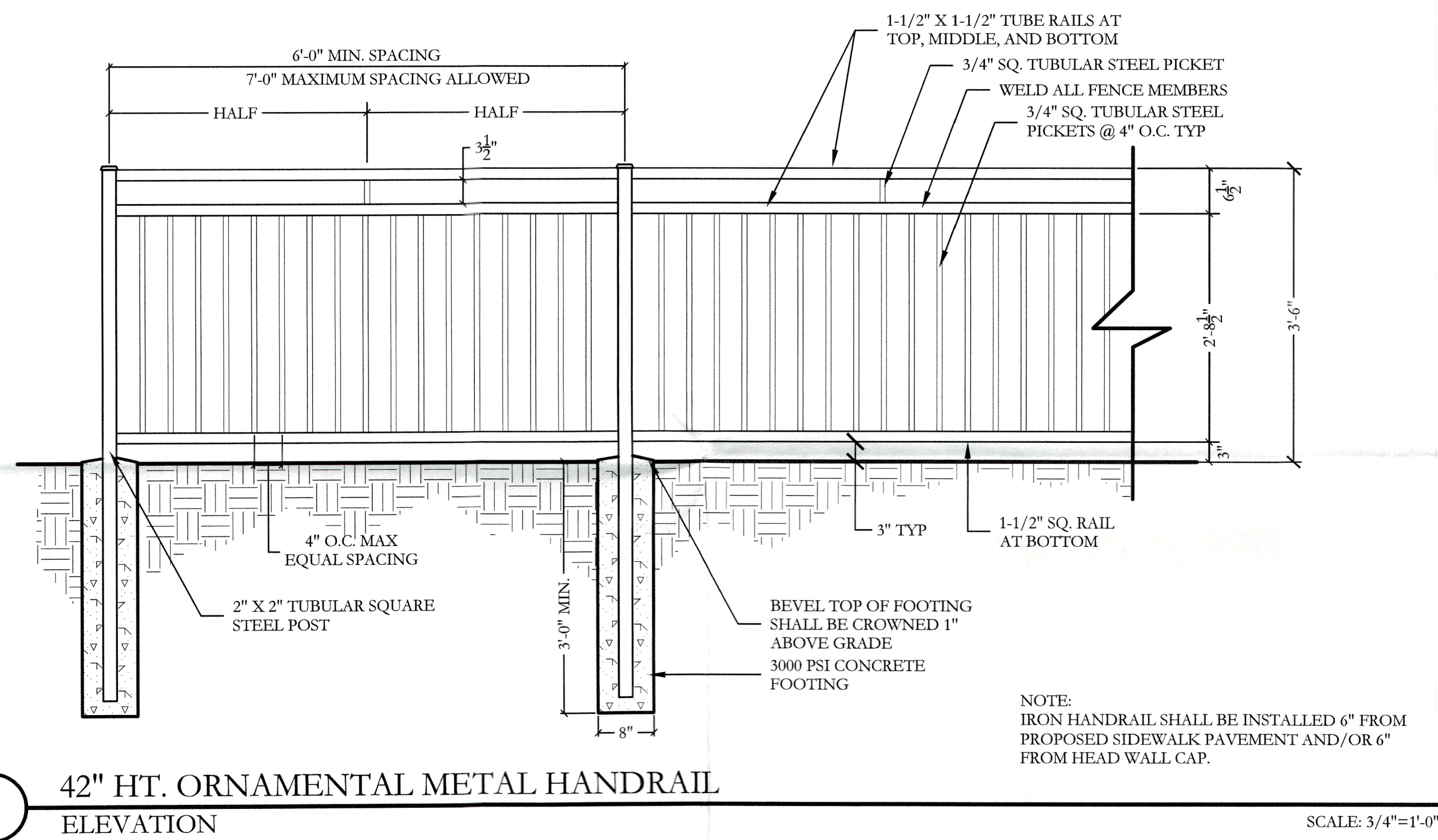
PEACHTREE MEADOWS AMENITY CENTER
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
 SITE DETAILS

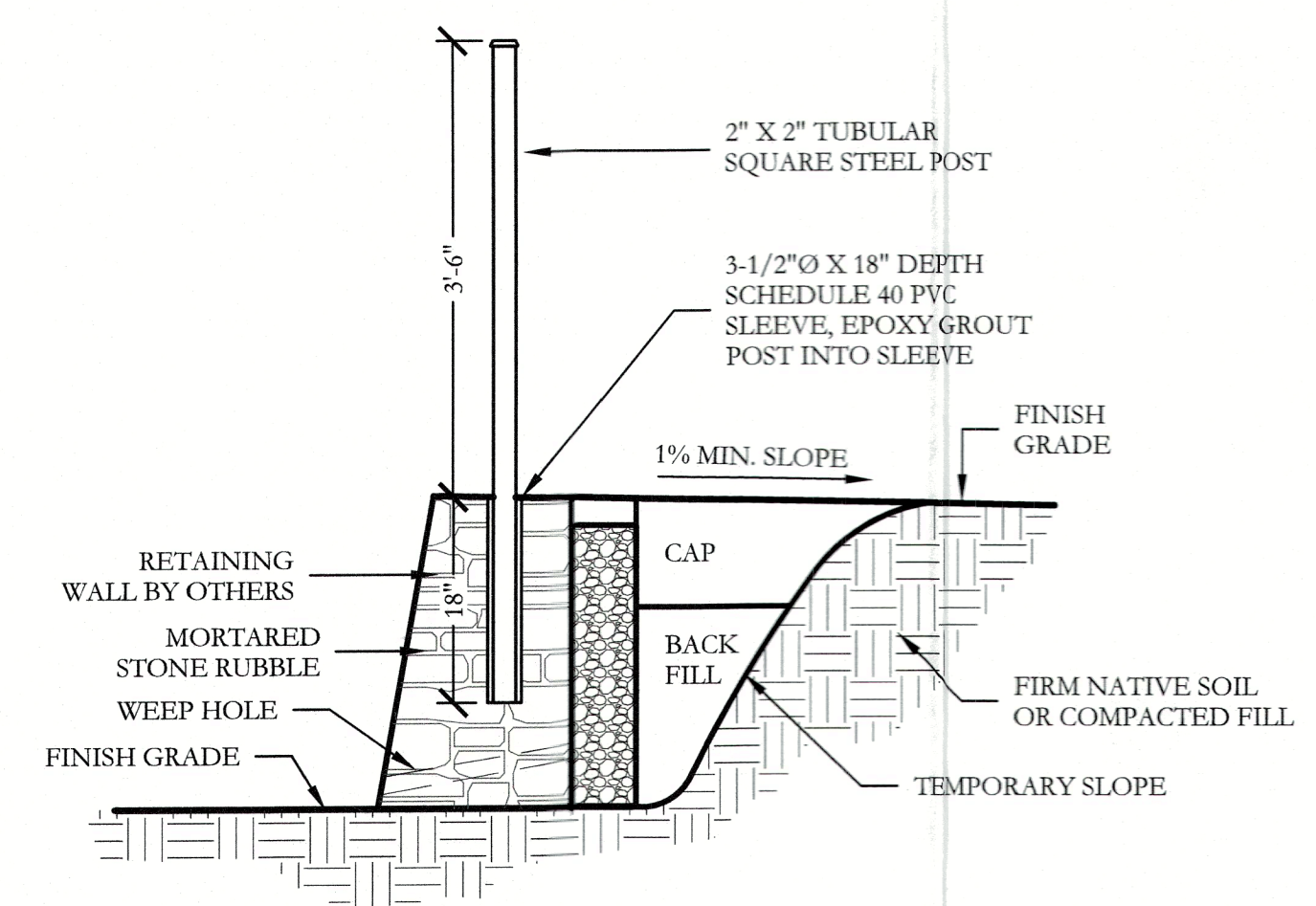
THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.
 September 10, 2024

SCALE: REFER TO DETAILS
 One Inch
 JVC No MJ008

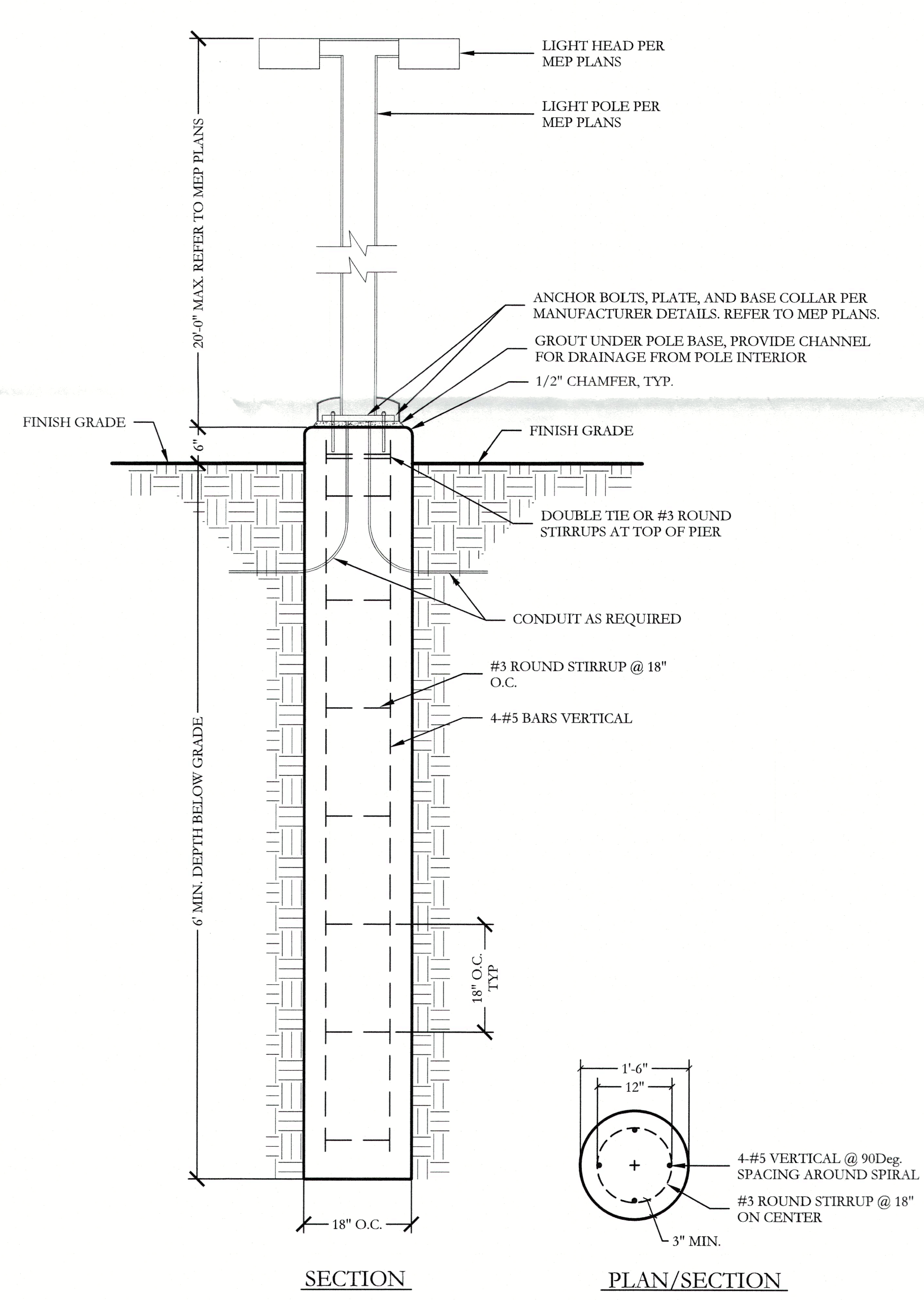
L5



1 42" HT. ORNAMENTAL METAL HANDRAIL ELEVATION
 SCALE: 3/4"=1'-0"



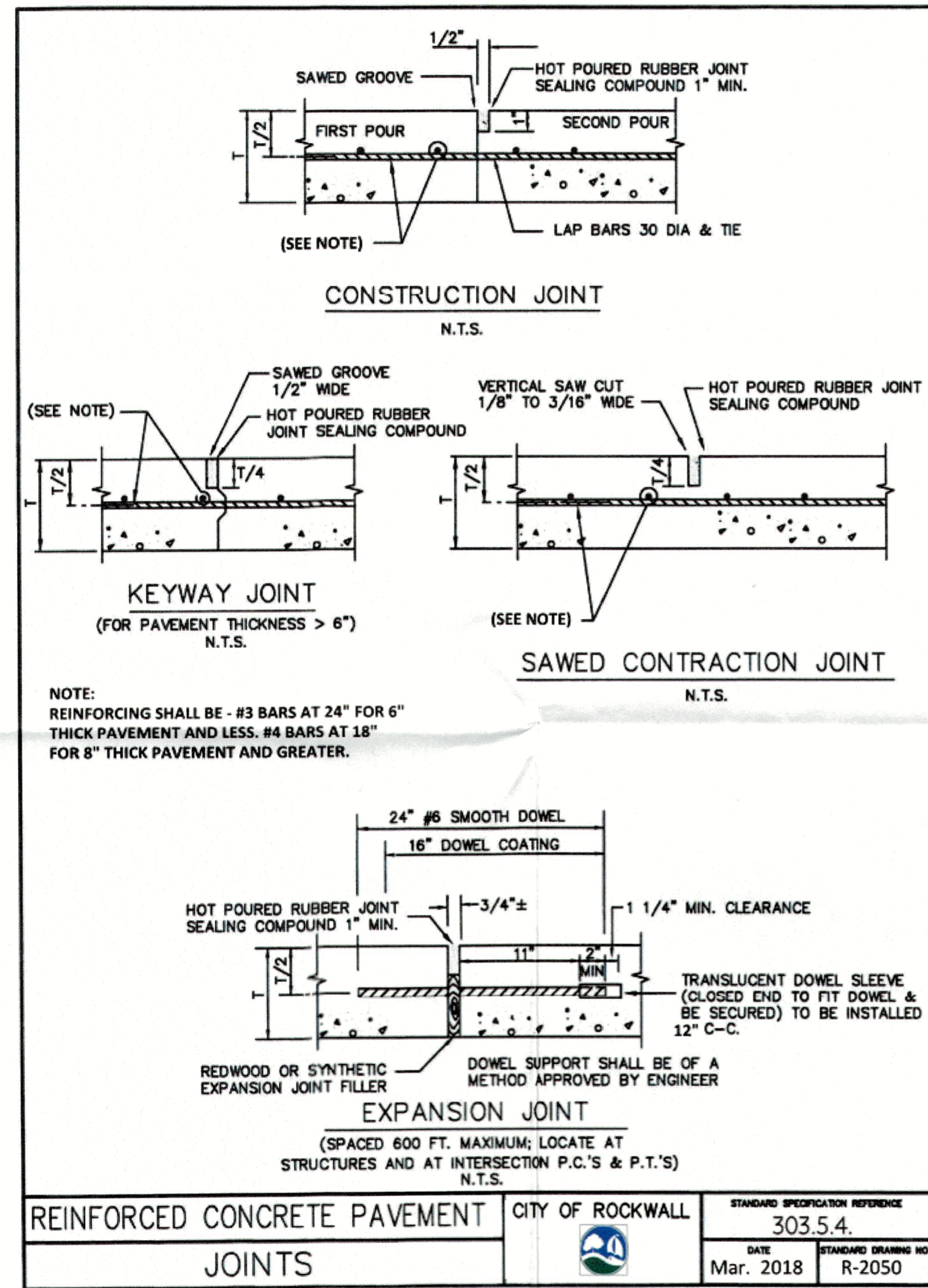
2 42" HT. ORNAMENTAL METAL HANDRAIL ON TOP RETAINING WALL SECTION
 SCALE: 3/4"=1'-0"



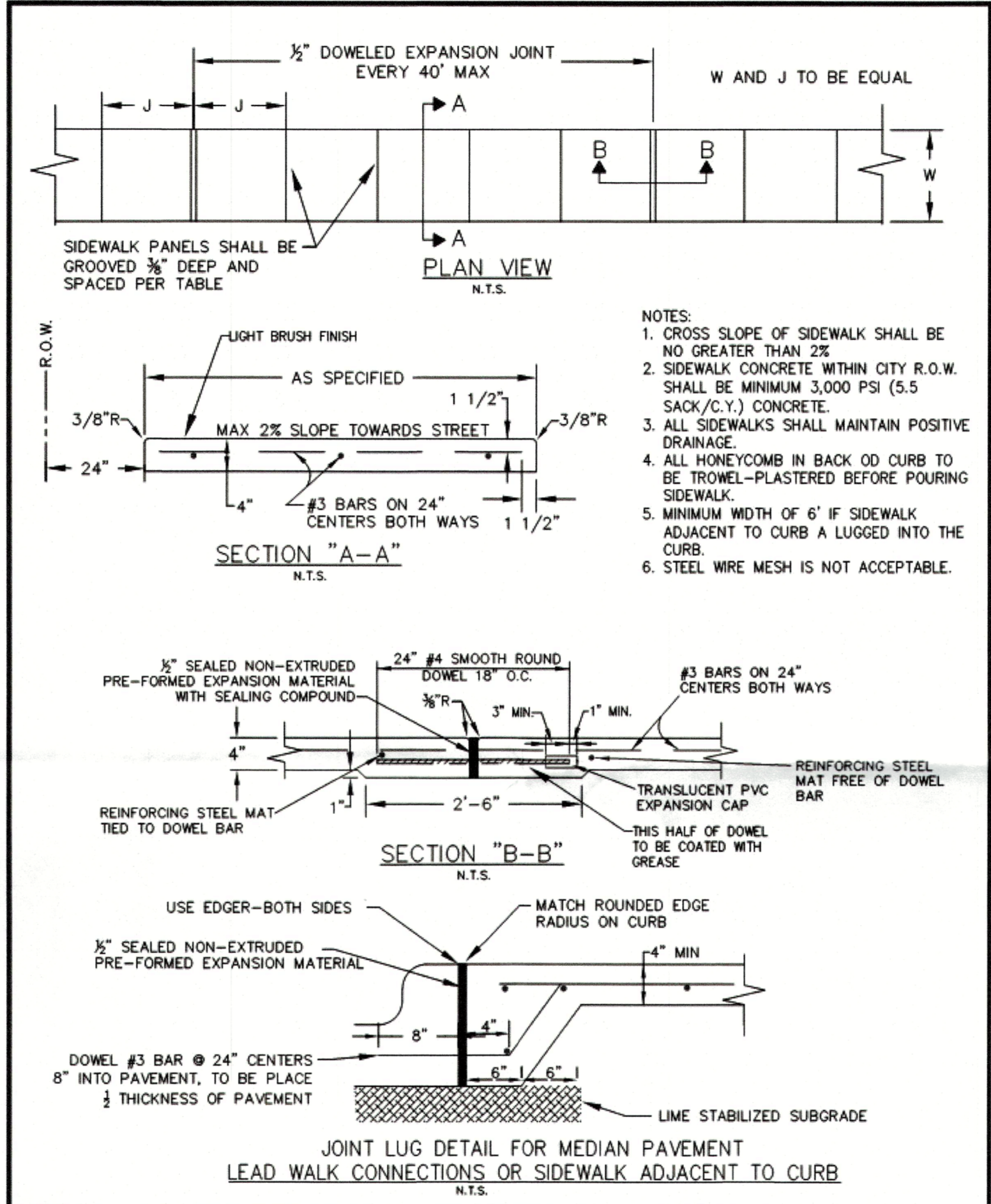
3 LIGHT POLE WITHIN POOL AREA PLAN/SECTION
 SCALE: 3/4" = 1'-0"

I:\cjs\drive\project\amp\08\08\img\008.sp.dwg

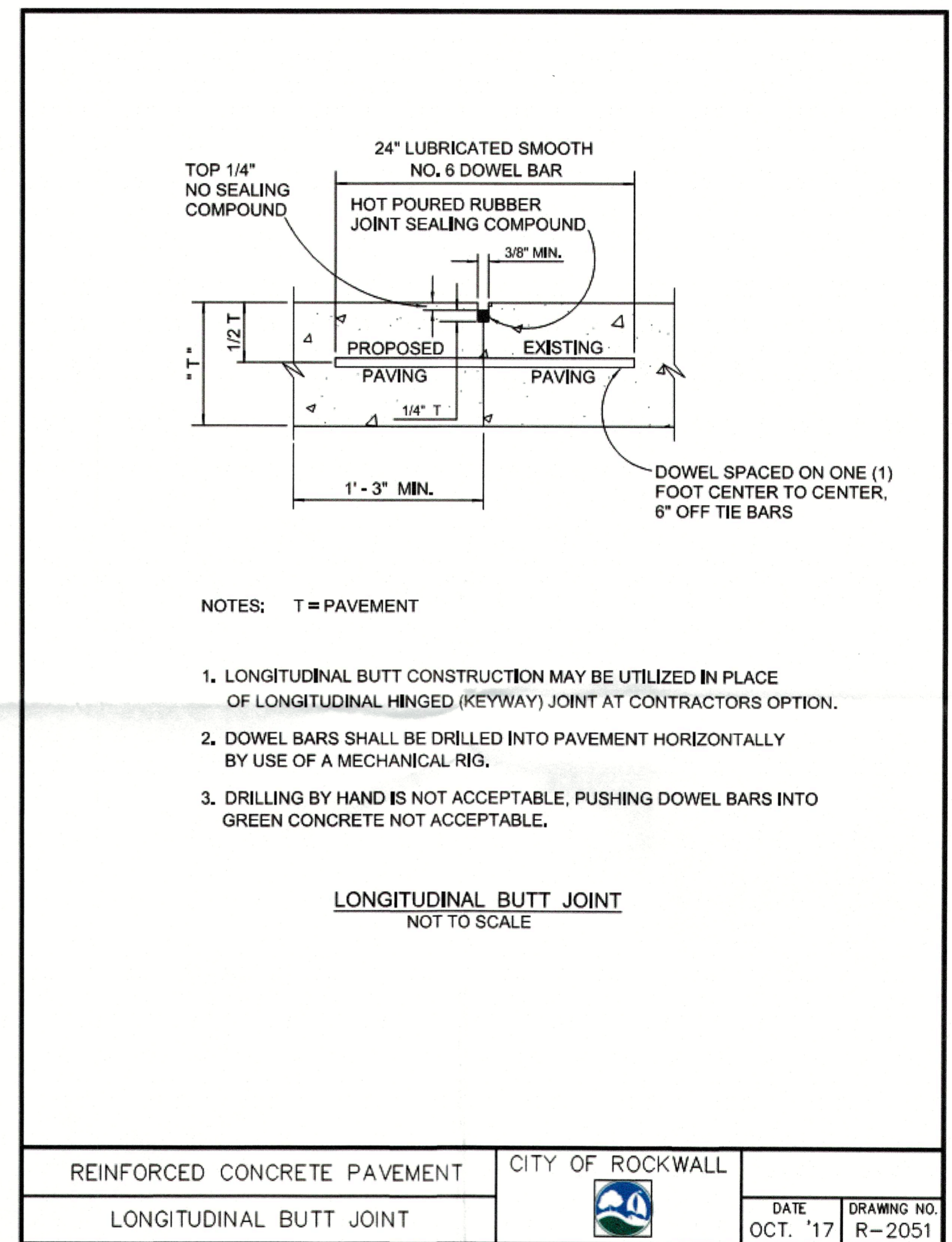
CITY CASE NUMBER SP2024-039 PEACHTREE MEADOWS AMENITY CENTER



| | | |
|-------------------------------------|------------------|--|
| REINFORCED CONCRETE PAVEMENT JOINTS | CITY OF ROCKWALL | STANDARD SPECIFICATION REFERENCE 303.5.4. |
| | | DATE Mar. 2018 |
| | | STANDARD DRAWING NO. R-2050 |



| | |
|-------------------------------|-----------------------|
| REINFORCED CONCRETE SIDEWALKS | CITY OF ROCKWALL |
| JOINTS AND SPACING | DATE AUG '19 |
| | DRAWING NO. R-2170 |



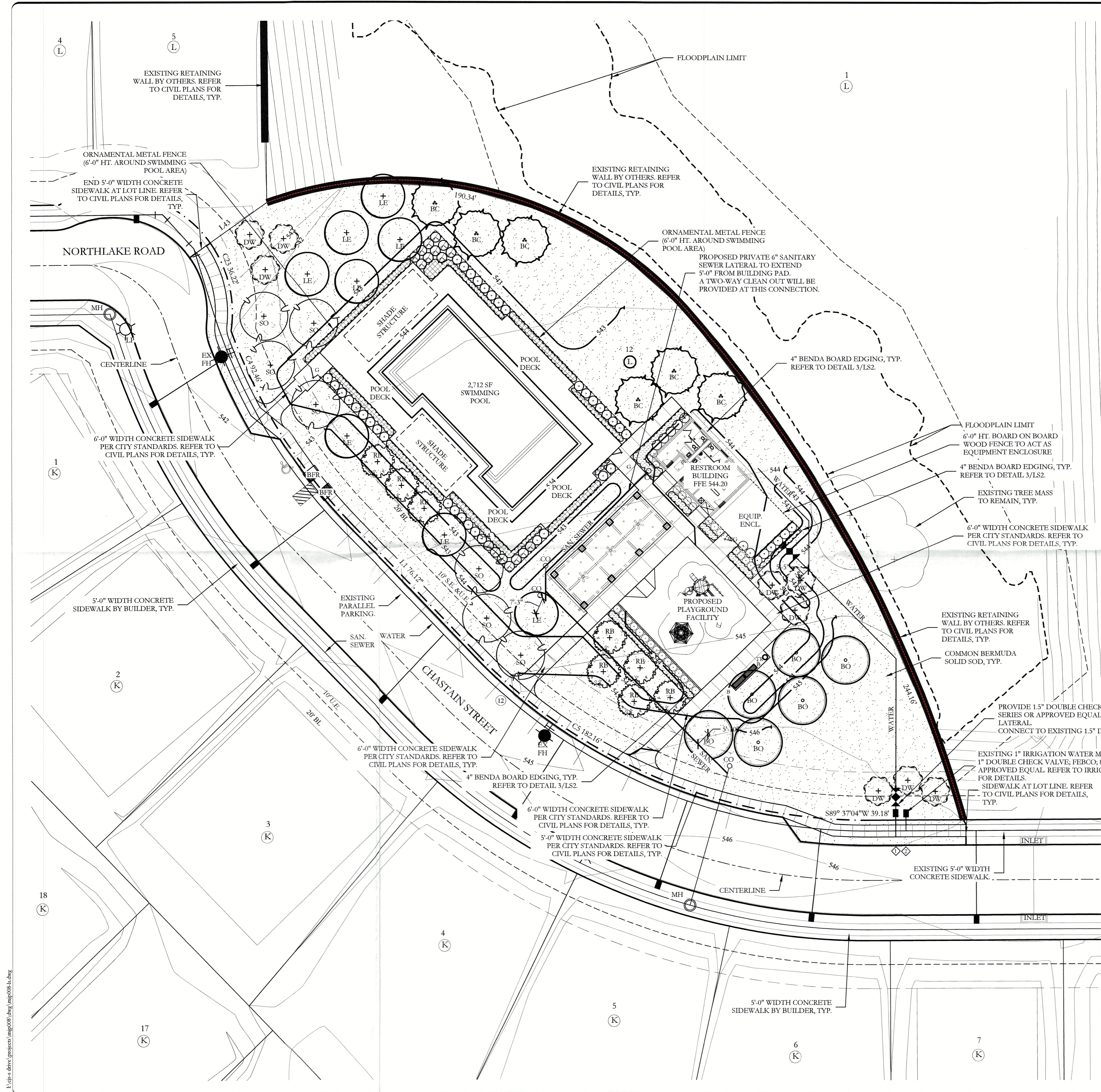
| | |
|------------------------------|-----------------------|
| REINFORCED CONCRETE PAVEMENT | CITY OF ROCKWALL |
| LONGITUDINAL BUTT JOINT | DATE OCT. '17 |
| | DRAWING NO. R-2051 |

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 10 day of September 2021.

WITNESS OUR HANDS, this 10 day of September 2021.

[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning and Zoning



PLANT LEGEND

| SYMBOL | KEY | COMMON NAME | SCIENTIFIC NAME | SIZE | SPACING |
|--------|-----|----------------------------|---------------------------------------|-------------|-----------|
| | 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 |
| | 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 |
| | | STANDARD BURFORD HOLLY | ILEX CORNUTA 'BURFORDII' | 7 GALLON | 48" O.C. |
| | | EDWARD GOUCHER ABELIA | ABELIA GRANDIFLORA 'EDWARD GOUCHER' | 7 GALLON | 48" O.C. |
| | | PURPLE DIAMOND LOROPETALUM | LOROPETALUM CHINENSE 'PURPLE DIAMOND' | 7 GALLON | 48" O.C. |
| | | RUSSIAN SAGE | PEROVSKIA ATRIPLICIFOLIA | 5 GALLON | 36" O.C. |
| | | MEXICAN FEATHER GRASS | NASSELLA TENUSSIMA | 1 GALLON | 18" O.C. |
| | | LIRIOPE GRASS | LIRIOPE MUSCARI | 1 GALLON | 18" O.C. |
| | | COMMON BERMUDA GRASS | CYNODON DACTYLON | SQUARE FEET | SOLID SOD |

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.

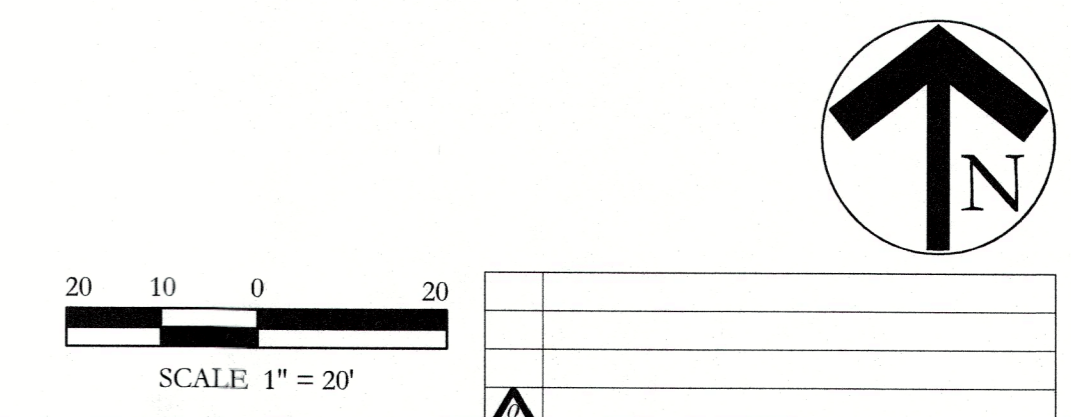
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SITE INFORMATION

| | |
|--|---|
| SINGLE FAMILY RESIDENTIAL | PROPOSED USE: PRIVATE RECREATION CENTER |
| LAND AREA: 1.06 ACRES | 46,211.00 SQ. FT. |
| BUILDING AREA: 792.00 SQUARE FEET | BUILDING HEIGHT: 20'-3" (1 STORY) |
| FLOOR TO AREA: 0.0174 [792/46,211] | LOT COVERAGE: 1.71% |
| TOTAL IMPERVIOUS SURFACE: 15,147.08 SF | PROPOSED IMPERVIOUS RATIO: 0.3277 OR 32.77% |
| | INTERIOR LANDSCAPE PROVIDED: 31,063.92 SF |
| | POOL DECK SURFACE: 4,884.00 SF |

APPROVED:
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WITNESS OUR HANDS, this 16 day of September 2024.
 Planning & Zoning Commission, Chairman
 Director of Planning and Zoning



PLANT LIST

| KEY | ESTIMATED QUANTITY | COMMON NAME | SCIENTIFIC NAME | SIZE | SPACING | REMARKS |
|-----|--------------------|----------------------------|---------------------------------------|-------------|-----------|---|
| SO | 7 | SHUMARD OAK | QUERCUS SHUMARDII | 4" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
| BO | 6 | BUR OAK | QUERCUS MACROCARPA | 4" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
| LE | 8 | LACEBARK ELM | ULMUS PARVIFOLIA | 4" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
| BC | 6 | BALD CYPRESS | TAXODIUM DISTICHUM | 4" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
| DW | 9 | DESERT WILLOW | CHILOPSIS LINEARIS | 2" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT. |
| RB | 8 | TEXAS REDBUD | CERCIS CANADENSIS VAR. TEXENSIS | 2" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT. |
| | 36 | STANDARD BURFORD HOLLY | ILEX CORNUTA 'BURFORDII' | 7 GALLON | 48" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 17 | EDWARD GOUCHER ABELIA | ABELIA GRANDIFLORA 'EDWARD GOUCHER' | 7 GALLON | 48" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 13 | PURPLE DIAMOND LOROPETALUM | LOROPETALUM CHINENSE 'PURPLE DIAMOND' | 7 GALLON | 48" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 30 | RUSSIAN SAGE | PEROVSKIA ATRIPLICIFOLIA | 5 GALLON | 36" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 165 | MEXICAN FEATHER GRASS | NASSELLA TENUISSIMA | 1 GALLON | 18" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 450 | LIRIOPE GRASS | LIRIOPE MUSCARI | 1 GALLON | 18" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 28,870 | COMMON BERMUDA GRASS | CYNODON DACTYLON | SQUARE FEET | SOLID SOD | MINIMUM 100% COVERAGE ALL AREAS SHOWN |

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 R.O.W. 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 PTS 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 TILLED 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 AN ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

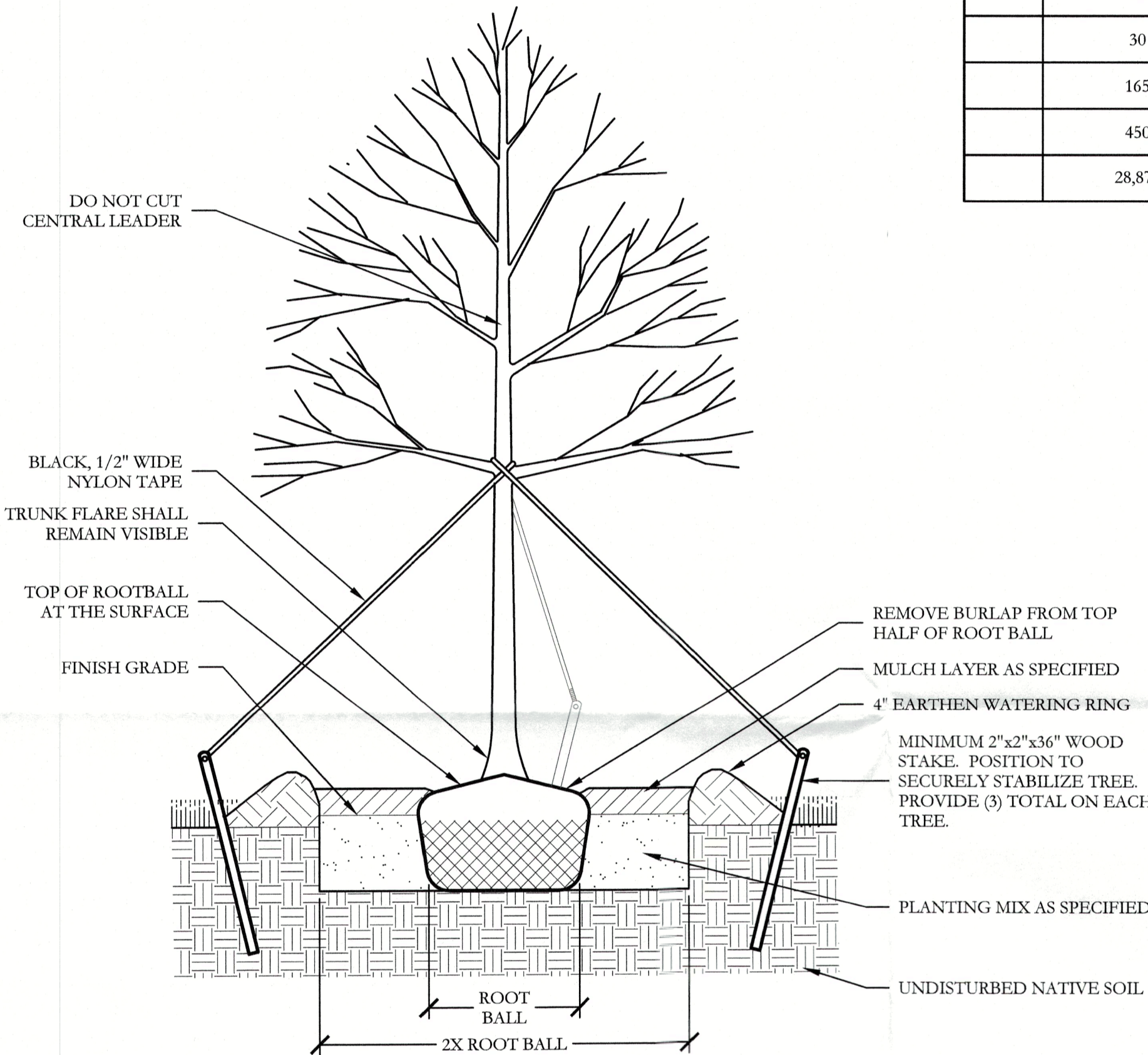
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
- CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED 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-BEADS. 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 ENCRUSH 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).

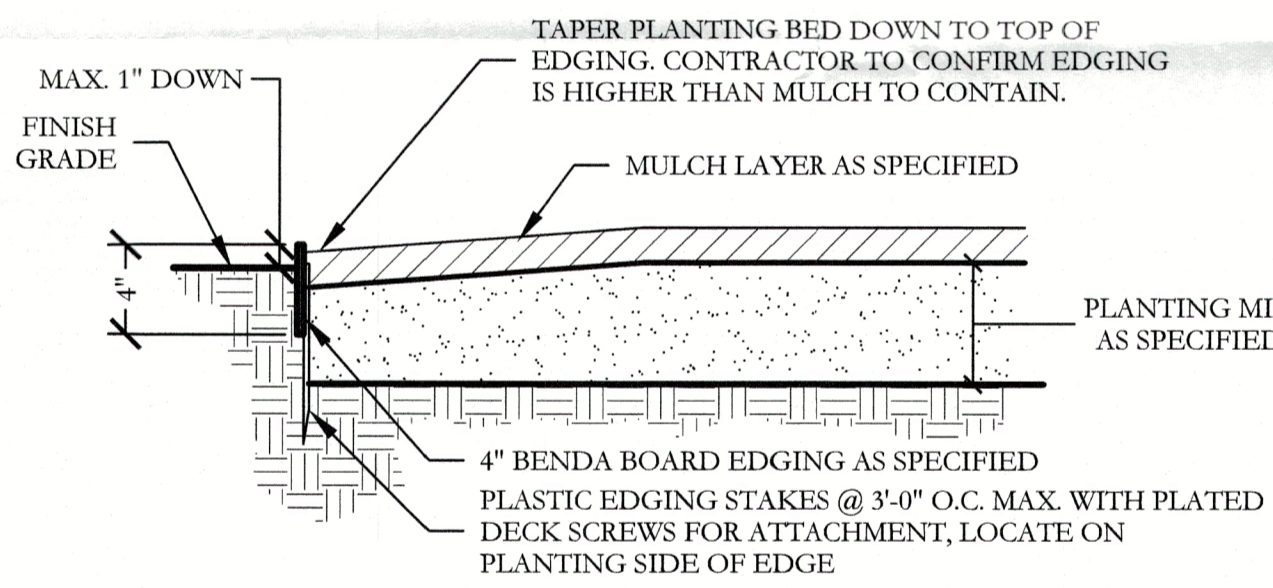
TREE PROTECTION NOTES:

- 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.



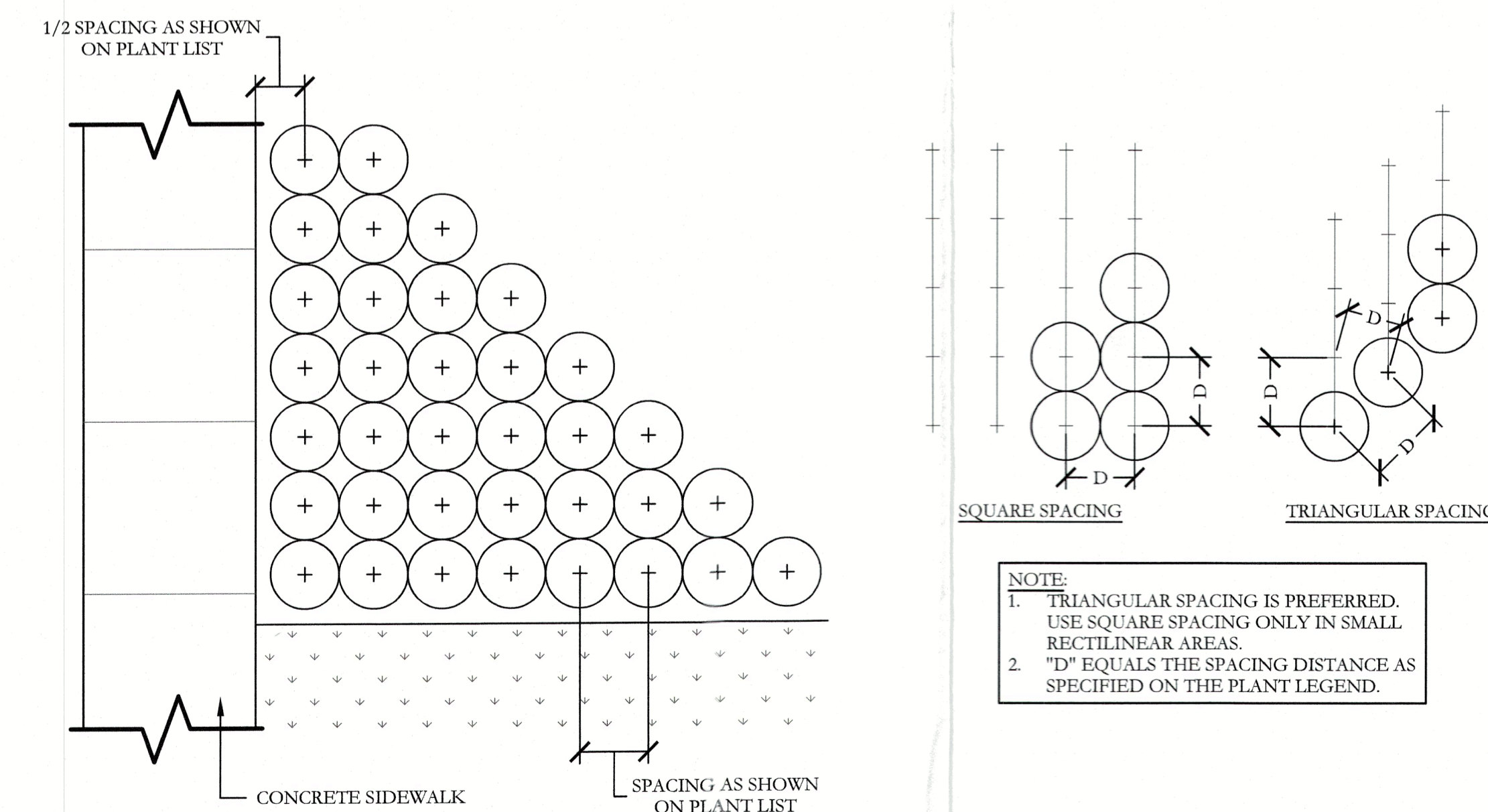
1 TYPICAL TREE PLANTING SECTION

NOT TO SCALE



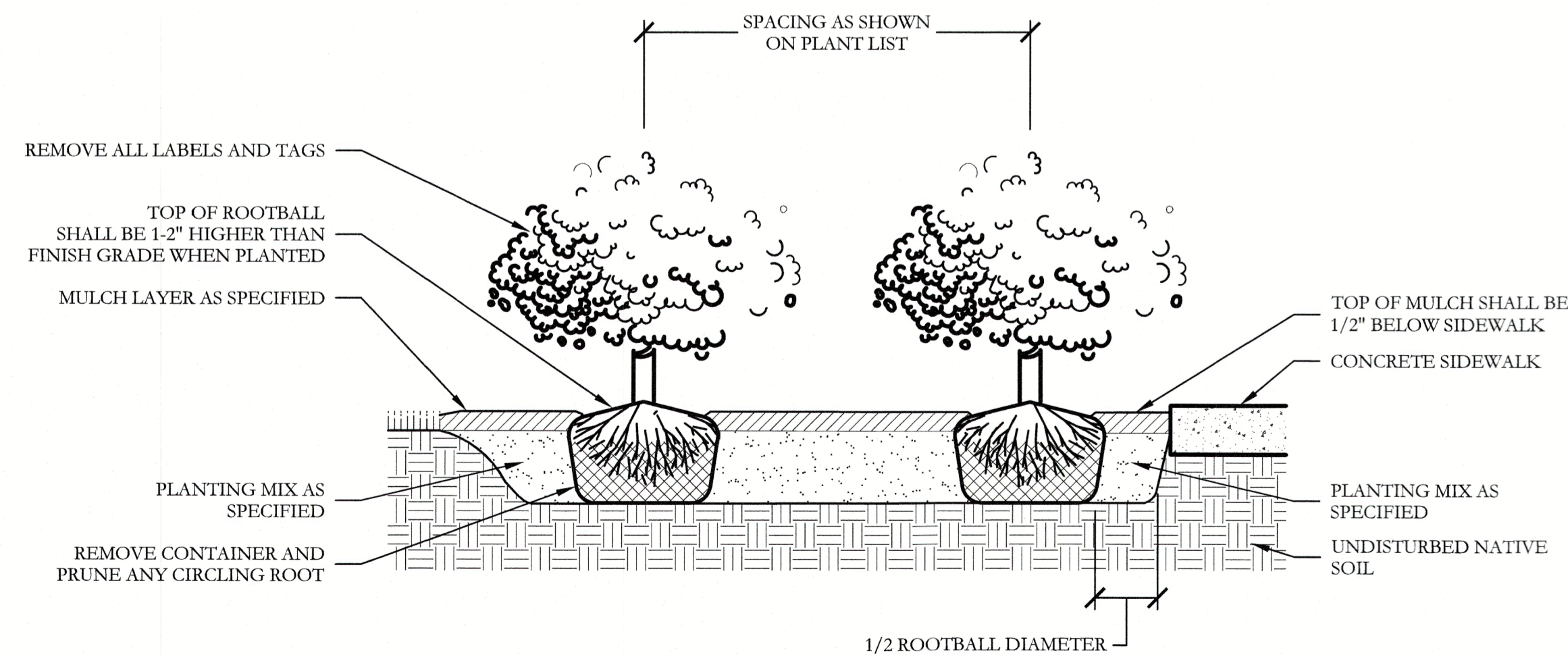
3 TYPICAL BED EDGING DETAIL SECTION

NOT TO SCALE



2 TYPICAL SHRUB AND GROUND COVER PLANTING PLAN/SECTION

NOT TO SCALE



4 TYPICAL SHRUB AND GROUND COVER PLANTING SECTION

NOT TO SCALE

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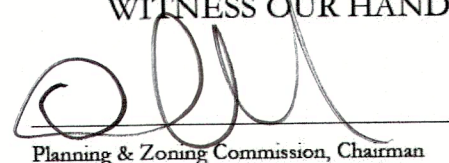
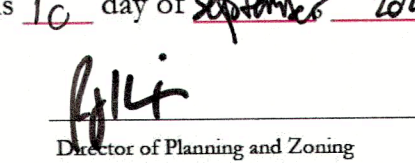
APPROVED:

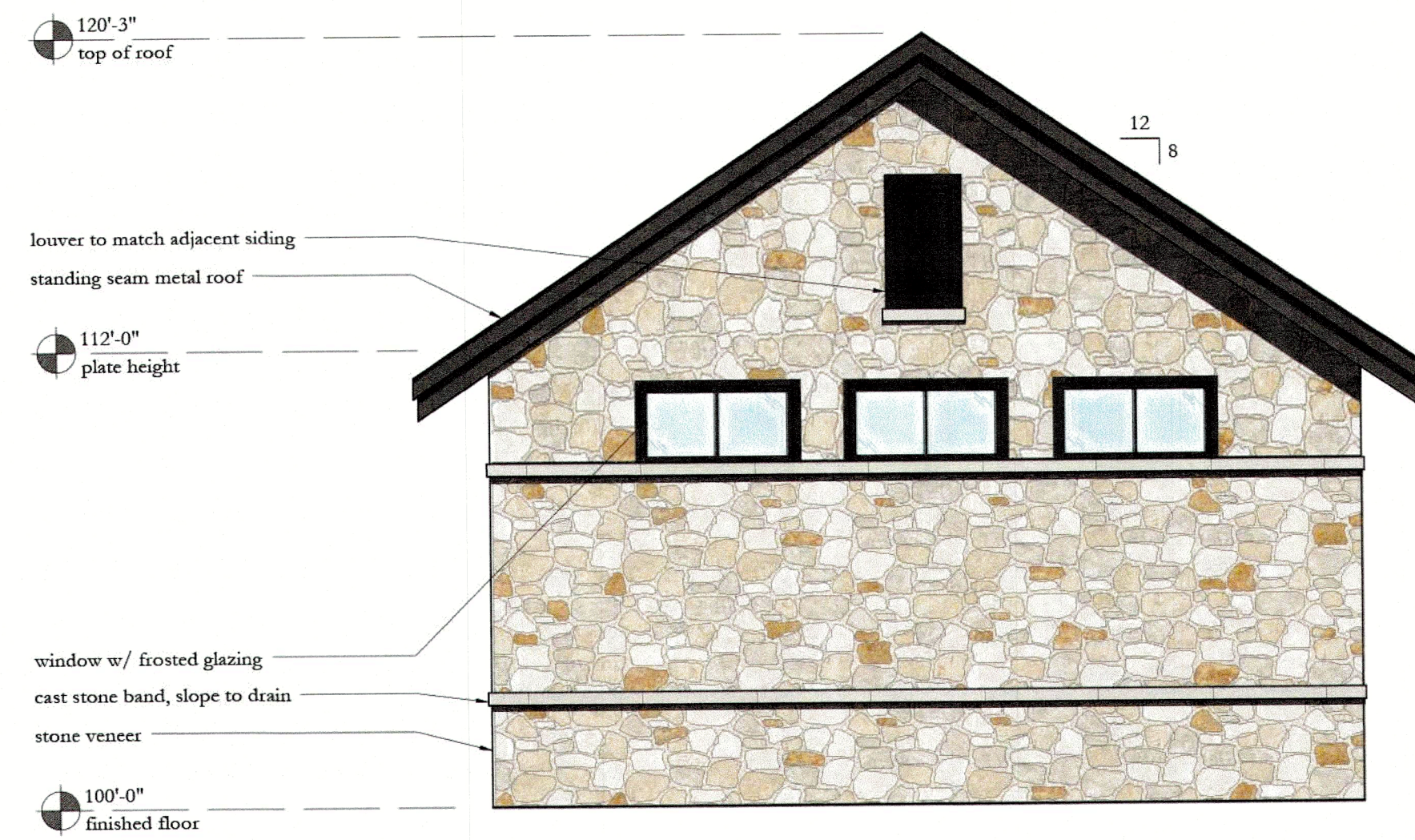
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WITNESS OUR HANDS, this 10 day of September 2024.
 Planning & Zoning Commission, Chairman

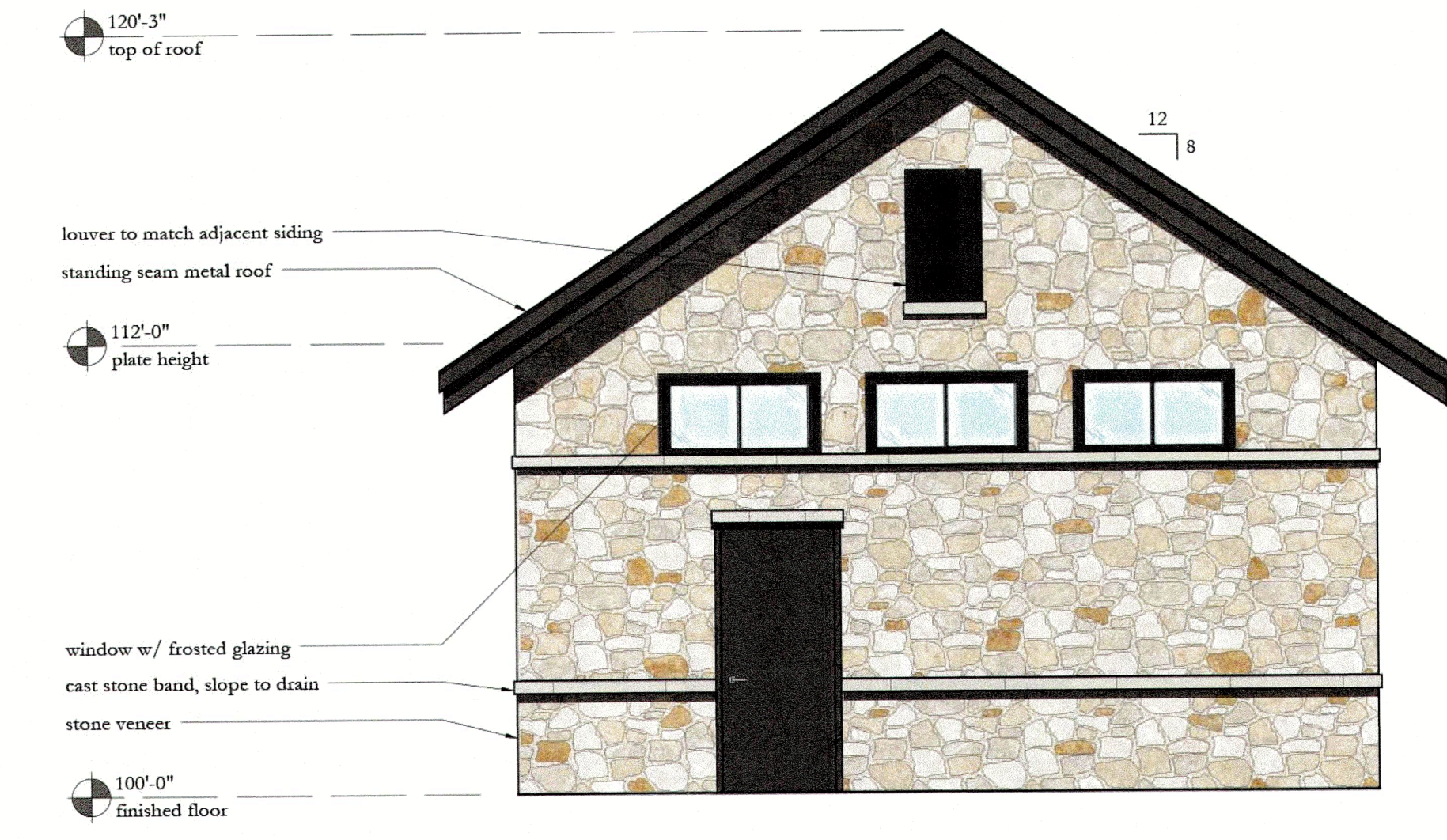
Director of Planning and Zoning

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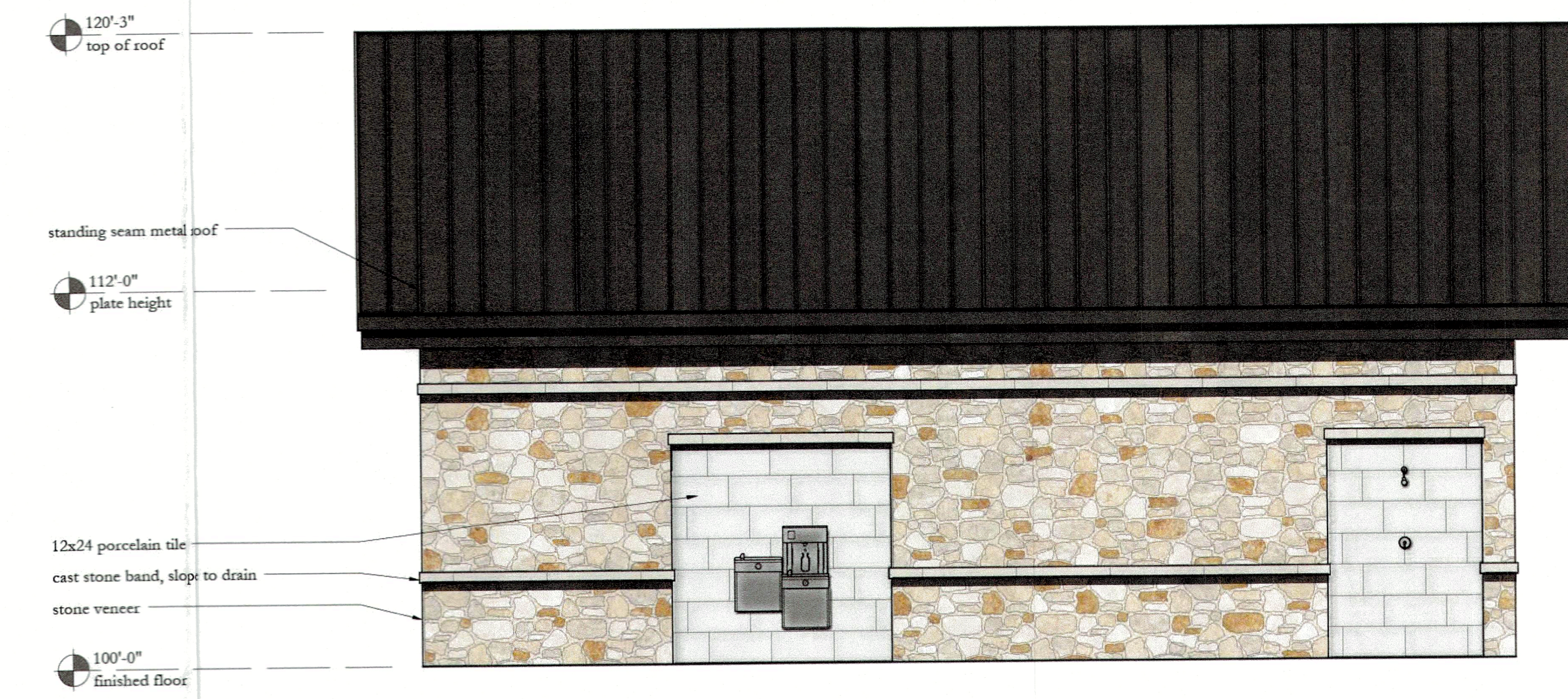
5 WEST ELEVATION ELEVATION SCALE: 1/4"=1'-0"



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



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

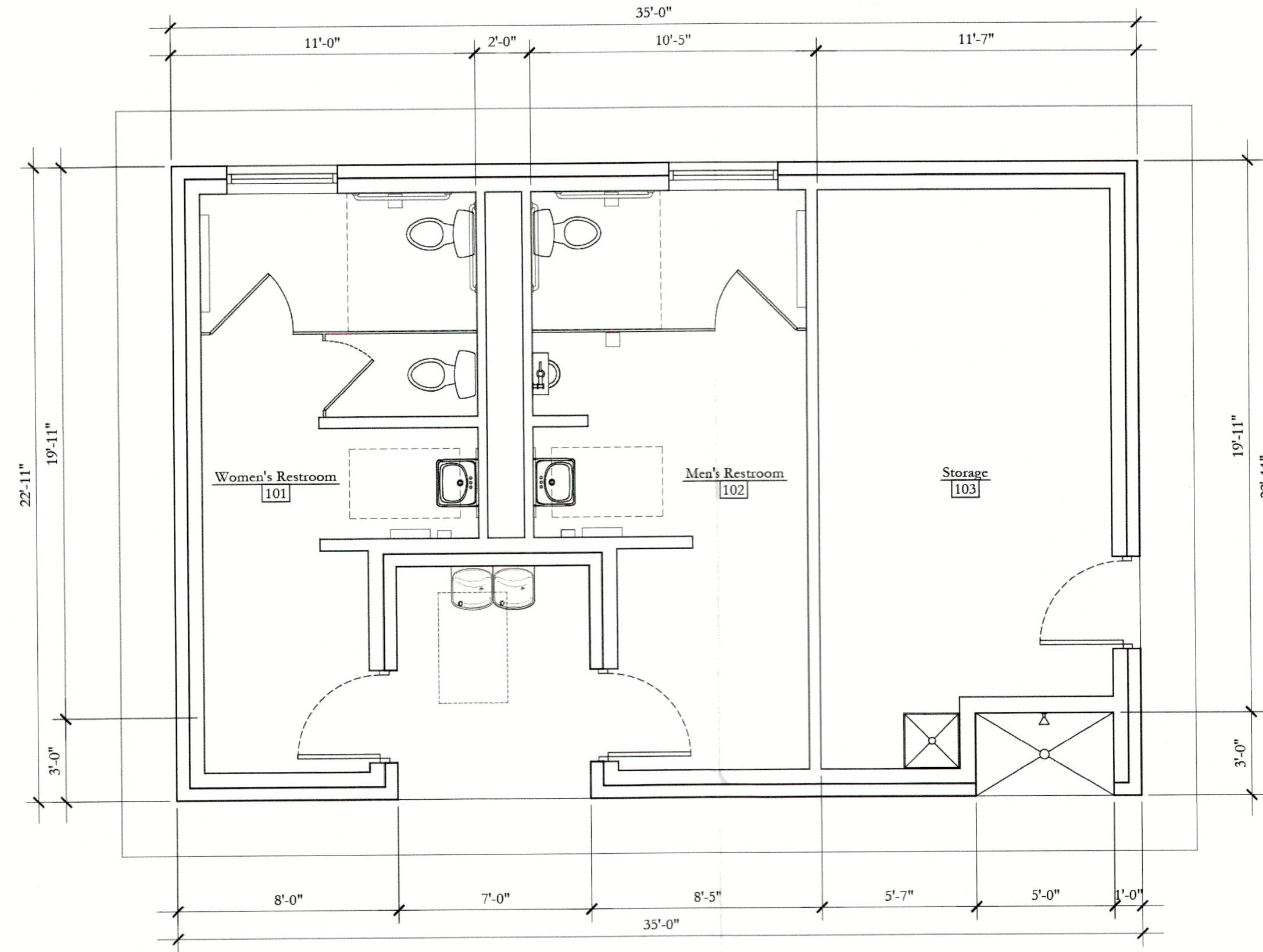


2 SOUTH ELEVATION ELEVATION SCALE: 1/4"=1'-0"

BUILDING MATERIAL CALCULATIONS


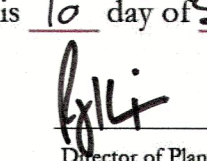
| Material | North | Percent | South | Percent | East | Percent | West | Percent |
|--|----------|---------|----------|---------|----------|---------|----------|---------|
| TOTAL SQ. FT. | 354 S.F. | - | 354 S.F. | - | 347 S.F. | - | 347 S.F. | - |
| PRIMARY MATERIAL TOTALS | 322 S.F. | 100.00% | 270 S.F. | 76.27% | 292 S.F. | 100.00% | 316 S.F. | 100% |
| STONE VENEER | 296 S.F. | 91.92% | 246 S.F. | 69.49% | 277 S.F. | 94.86% | 301 S.F. | 95.25% |
| CAST STONE | 26 S.F. | 8.08% | 24 S.F. | 6.78% | 15 S.F. | 5.14% | 15 S.F. | 4.75% |
| SECONDARY MATERIALS | - | - | 84 S.F. | 23.73% | - | - | - | - |
| TILE AT SHOWER/DRINKING FOUNTAINS | - | - | 84 S.F. | 23.73% | - | - | - | - |
| DOORS/WINDOWS/TRIM (COLOR TO MATCH ADJACENT MATERIALS) | 32 S.F. | - | - | - | 55 S.F. | - | 31 S.F. | - |
| STANDING SEAM METAL ROOF | - | - | - | - | - | - | - | - |

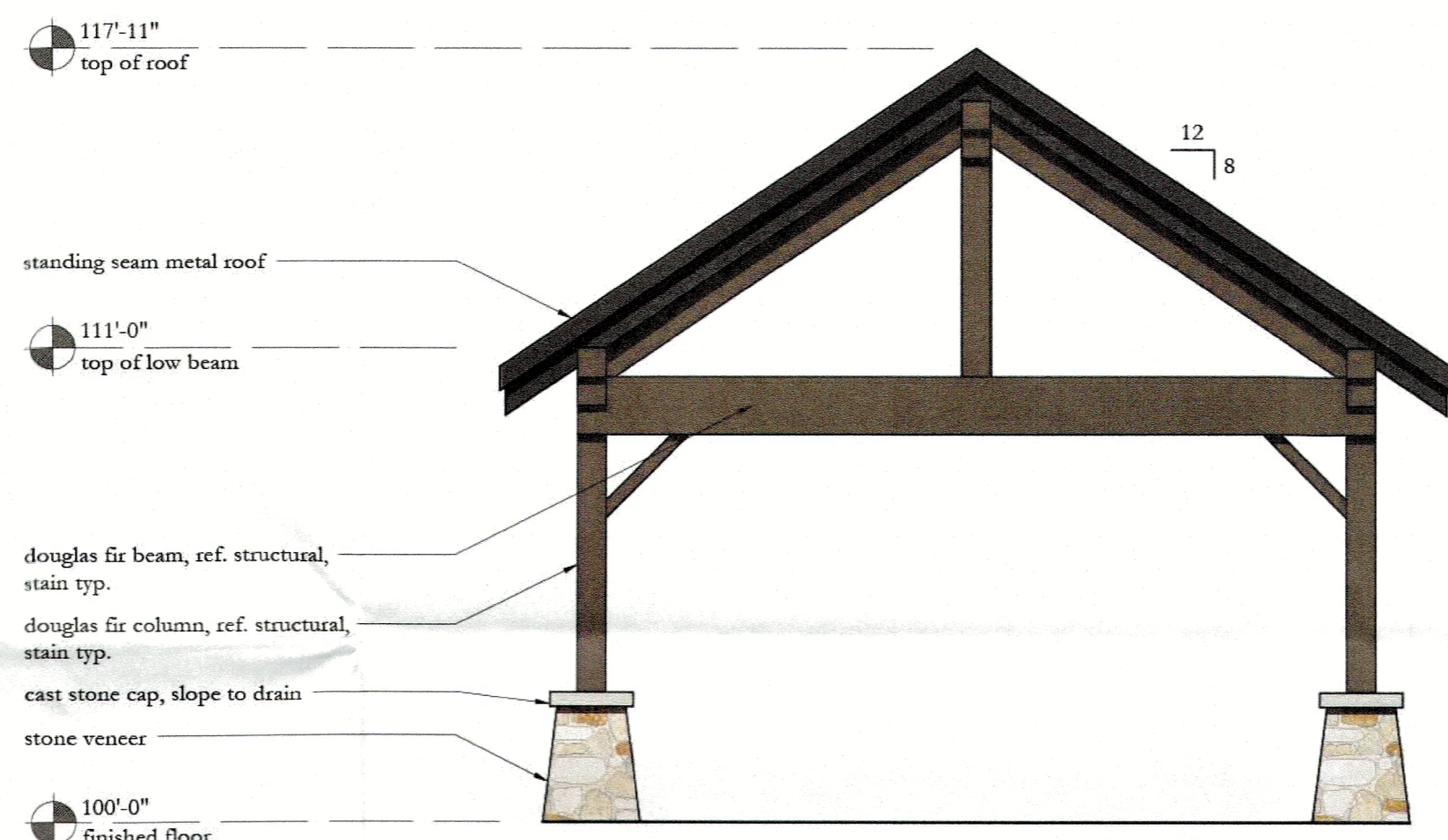
NOTE: ALUMINUM GUTTERS AND DOWNSPOUTS ARE TO BE PROVIDED BY CONTRACTOR AND SHALL MATCH ADJACENT BUILDING MATERIALS



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

APPROVED:
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WITNESS OUR HANDS, this 10 day of September 2021.

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning



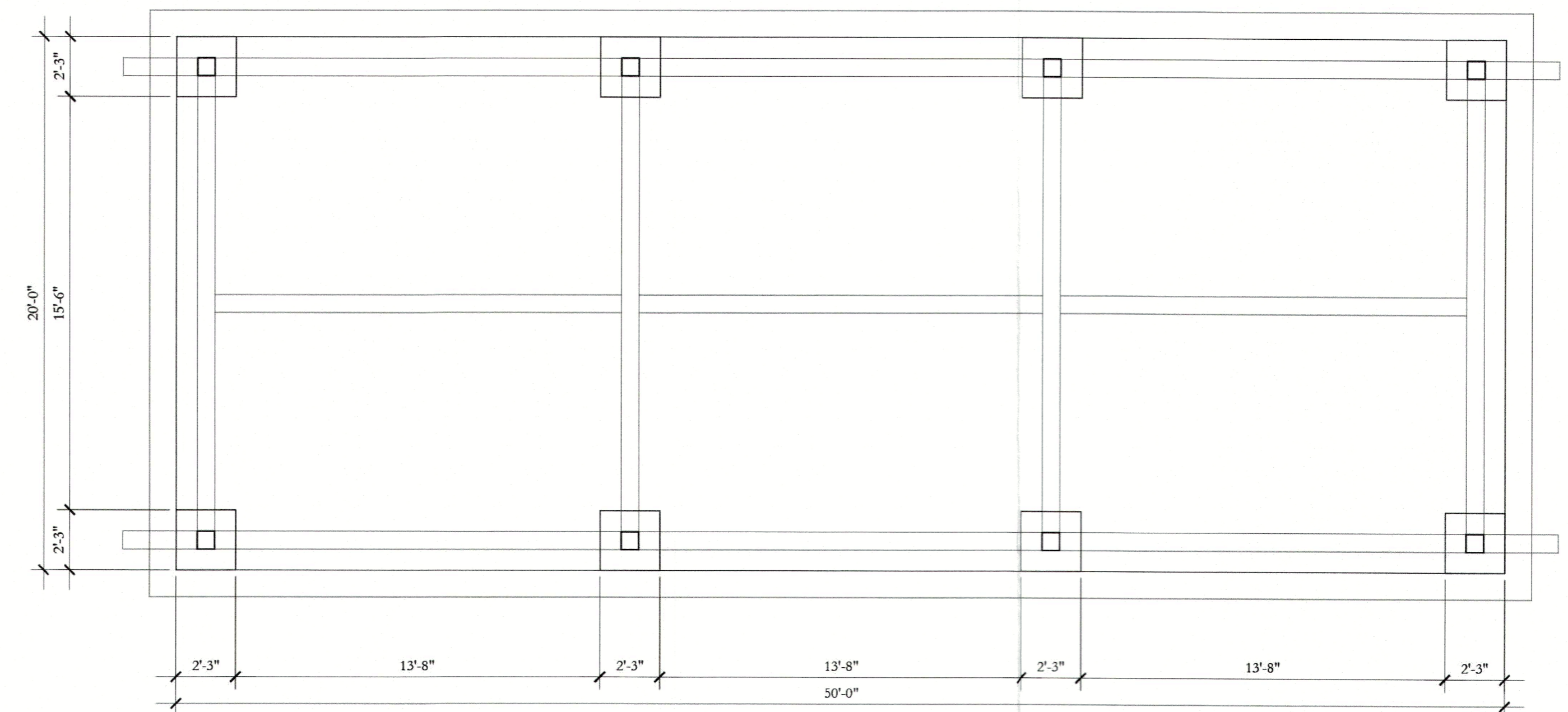
3 EAST AND WEST ELEVATIONS
 ELEVATION SCALE: 1/4"=1'-0"



2 NORTH AND SOUTH ELEVATIONS
 ELEVATION SCALE: 1/4"=1'-0"

| BUILDING MATERIAL CALCULATIONS | | | | | | | | |
|--------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|
| Material | North | Percent | South | Percent | East | Percent | West | Percent |
| TOTAL SQ FT. | 24 S.F. | - | 24 S.F. | - | 12 S.F. | - | 12 S.F. | - |
| PRIMARY MATERIAL TOTALS | 24 S.F. | 100.00% | 24 S.F. | 100.00% | 12 S.F. | 100.00% | 12 S.F. | 100.00% |
| STONE VENEER | 22 S.F. | 91.67% | 22 S.F. | 91.67% | 11 S.F. | 91.67% | 11 S.F. | 91.67% |
| CAST STONE | 2 S.F. | 8.33% | 2 S.F. | 8.33% | 1 S.F. | 8.33% | 1 S.F. | 8.33% |
| STANDING SEAM METAL ROOF | - | - | - | - | - | - | - | - |

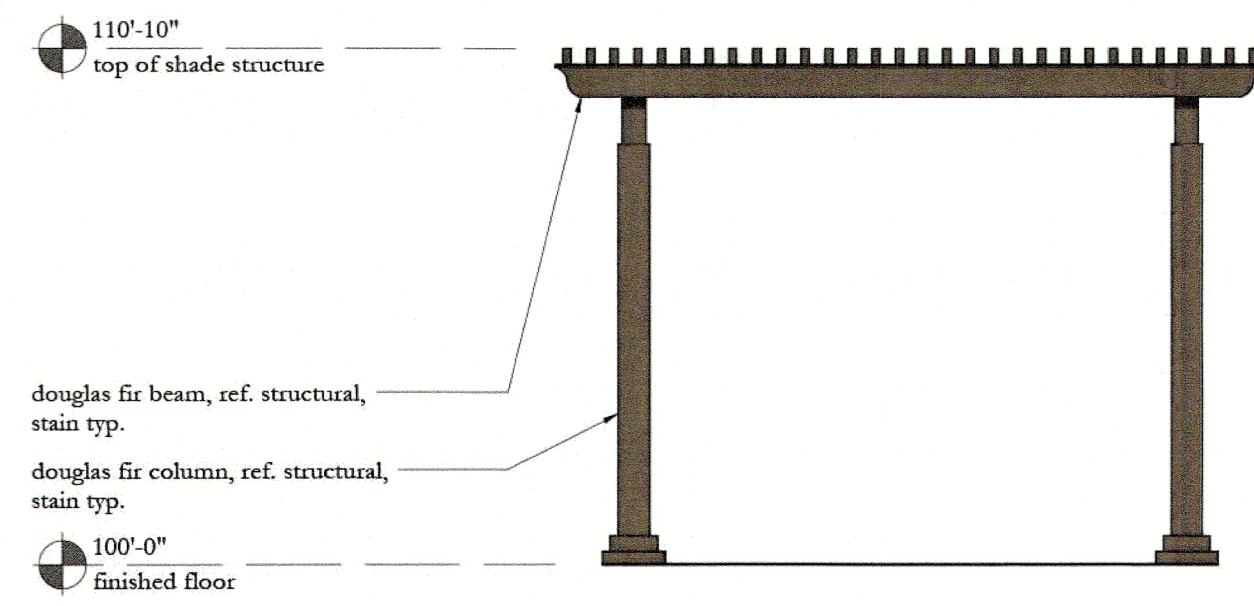
NOTE: ALUMINUM GUTTERS AND DOWNSPOUTS ARE TO BE PROVIDED BY CONTRACTOR AND SHALL MATCH ADJACENT BUILDING MATERIALS



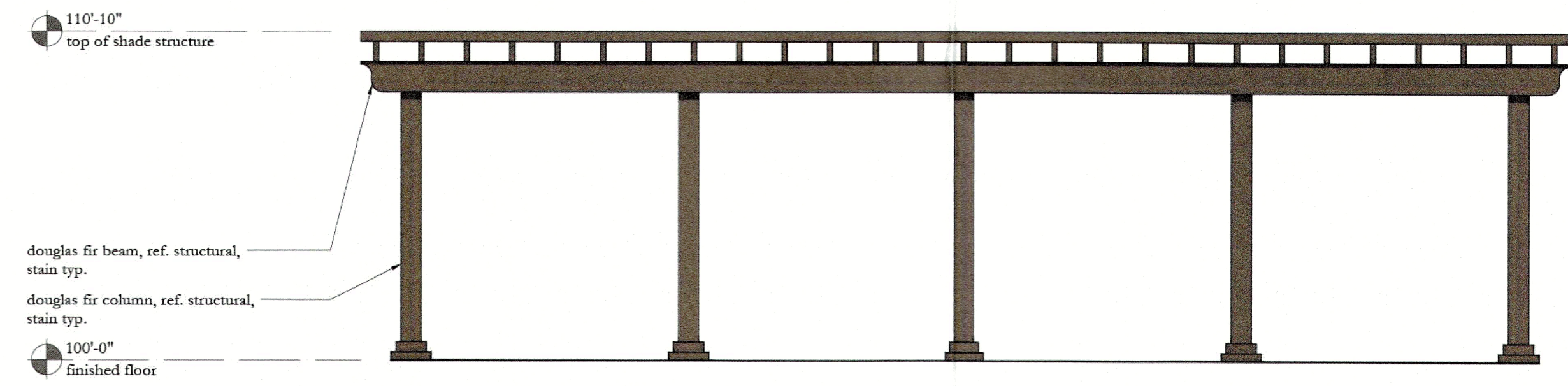
1 FLOOR PLAN
 PLAN SCALE: 1/4"=1'-0"
 PLAN NORTH

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3 SHORT ELEVATIONS ELEVATION SCALE: 1/4"=1'-0"



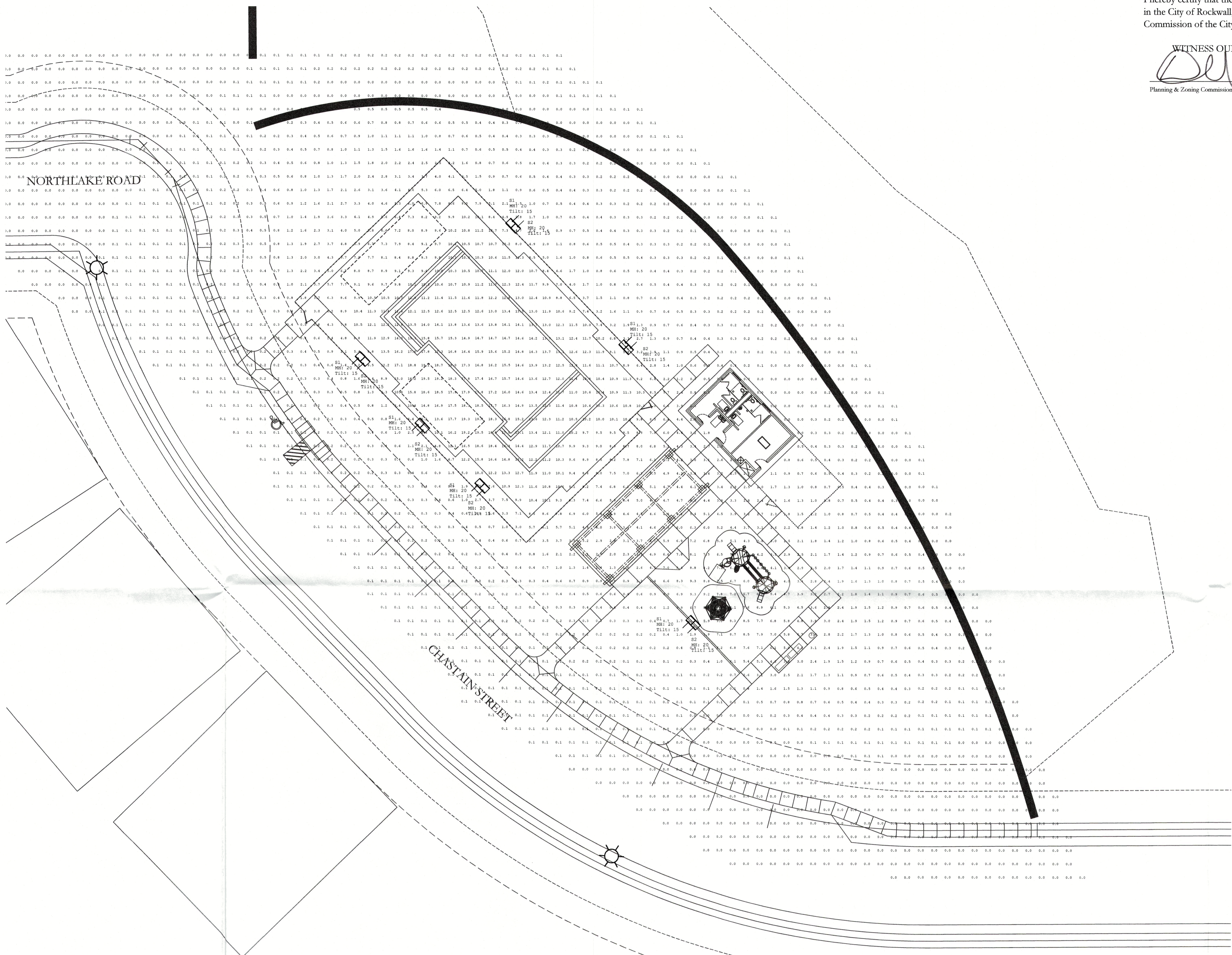
2 LONG ELEVATIONS ELEVATION SCALE: 1/4"=1'-0"

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





1 SITE PLAN - PHOTOMETRICS
SCALE 1" = 20'-0"

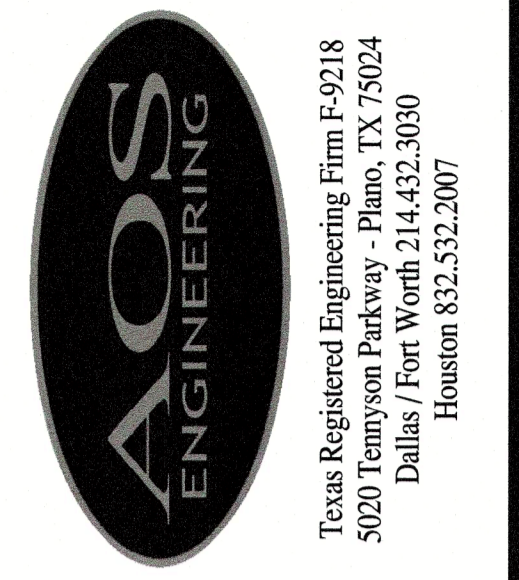
| Luminaire Schedule | | | Arrangement | Description | Tag | LLF | Luminaire Lumens | Luminaire Watts | Total Watts | Mounting Height |
|--------------------|-----|-------|-------------|--------------------------------|--------------|-------|------------------|-----------------|-------------|-----------------|
| Symbol | Qty | Label | | | | | | | | |
| □ | 6 | S1 | Single | MRS-LED-24L-SIL-FT-40-70CRI-IL | PAIRED W/ S2 | 0.900 | 15300 | 196 | 1176 | 20 |
| □ | 6 | S2 | Single | MRS-LED-24L-SIL-FT-40-70CRI-IL | PAIRED W/ S1 | 0.900 | 15300 | 196 | 1176 | 20 |

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Planning & Zoning Commission Chairman

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Director of Planning and Zoning



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ROSS MCFARLAND PE# 108752
DATE: 08-27-24

PEACHTREE MEADOWS -
AMENITY CENTER
ROCKWALL, TEXAS

Issue: 08-27-2024

Revisions:

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Drawing Title:
**PHOTOMETRICS -
SITE PLAN**

Sheet
E1.02

CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES

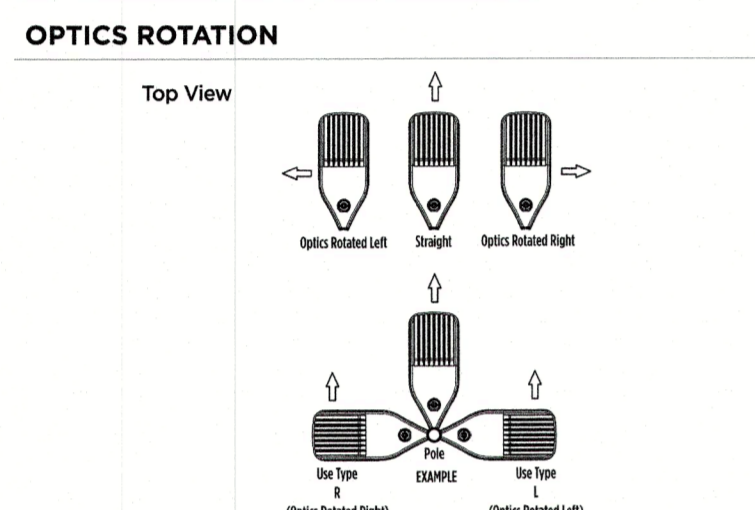
AOS JOB #: 4444-001-24

Mirada Small Area Light (MRS)

Have questions? Call us at (800) 436-7800

ACCESSORIES [Back to Quick Links](#)

| Mounting Accessories | Shielding, Poles & Misc. Accessories |
|--|---|
| Universal Mounting Bracket Mounts to 2" square or round (square/round) poles with (2) mounting hole spaces between 1.5" to 5" Part Number: 703442 | Integral Louver Fixed/tilt integral louver provides maximum backlight control by shielding each individual row of LEDs Part Number: 703446 |
| Quick Mount Pole Just one person installation to existing/new construction poles with hole spacing between 2.4 to 4.4" Part Number: 891 PMS 810S 1X 12 LB | Integral Half Louver Fixed/tilt integral half louver provides great backlight control without impacting front side distribution. Part Number: 703446 |
| 1" ID Quick Mount Pole Just one person installation to existing/new construction poles with hole spacing between 2.4 to 4.4" Part Number: 891 PMS 810S 1X 12 LB | External Shield External shield blocks view of light source from outside of luminaire, additional shielding configurations available Part Number: 703446 (C*) / 716530BLK (D*) |
| Adjustable Splitter Mounts onto a 2" (Dims) @ 1.25" (Mount) O.D. lumen and provides 90° of tilt (from 0° above horizontal) Part Number: 88A 45P 12 LB | Square Pole 14 - 3/8" steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction Part Number: 450750/502 |
| Square Non-Tap Mounts onto a 2" (Dims) @ 1.25" (Mount) O.D. lumen and allows for mounting up to 4 luminaires Part Number: 88A 12M* | Round Pole 10 - 3/8" steel and aluminum poles in 4" and 5" sizes for retrofit and new construction Part Number: 480750P |
| Square Internal Splitter Mounts inside a 4" or 5" square pole and allows for mounting up to 4 luminaires Part Number: 88A 12I* 12 LB | Tapered Pole 27 - 3/8" steel and aluminum poles for retrofit and new construction Part Number: 81P |
| Wall Mount Bracket Mounts onto vertical wall surface (hardware/anchors not included) Part Number: 891 810 MW 12 LB | Red Splice 1/2" Lumen Red Splice Kit, if recommended per luminaire, includes silicone adhesive and additional seal Part Number: 730795 |
| Wood Pole Bracket Mounts onto wooden poles (7" minimum O.D., hardware/anchors not included) Part Number: 891 810 WP 12 LB | |



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ORDERING GUIDE [Back to Quick Links](#)

TYPICAL ORDER EXAMPLE: MRS LED 4L SL FT L UNV DM ANT ALBCK1 BLK IH

| Prefix | Light Source | Lumen Package | Lens | Distribution | Orientation | Voltage | Driver |
|-------------------------------|--------------|---|---------------|---|---|--|----------------------------|
| MRS - Mirada Small Area Light | LED | ZL 2,000 lms 4L 4,000 lms Custom Lumen Packages | SL - Silicone | 2 - Type 2 3 - Type 3 SW - Type 5 Wide FT - Forward Throw | (Blank) - standard L - Optics rotated left 90° R - Optics rotated right 90° | UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V) | DM - 0-10V Dimming (0-100) |

| Color Temp | Controls (Choose One) | Finish | Options |
|-------------------------|--|---|--|
| AMT - Narrow Band Amber | (Blank) - None Wireless Control System ALBCK - AirLink Syncap Control System ALBCK2 - AirLink Syncap Control System with 11-20V Motion Sensor ALBCK3 - AirLink Syncap Control System with 10-40V Motion Sensor ALBCK4 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24 MHz) ALBCK5 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-47 MHz) | BLK - Black BRZ - Dark Bronze GNC - Gun Metal Gray GFP - Graphite MSI - Metallic Silver PLP - Platinum Plus SVC - Satin Venetian Green WHI - White | (Blank) - None IH - Integral Half Louver (Moderate Spill Light Control) IL - Integral Louver (Sharp Spill Light Control) |

Need more information? Click here for our glossary

Have additional questions? Call us at (800) 436-7800

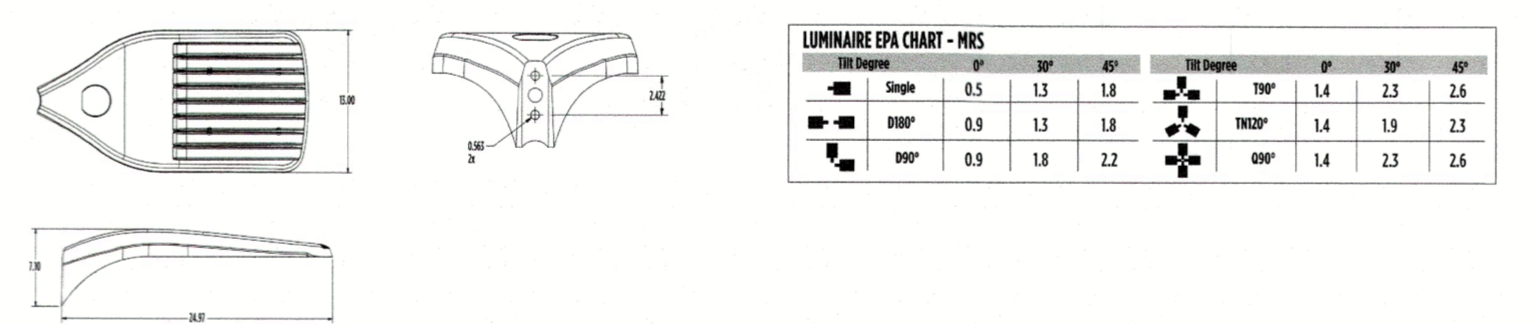
Accessory Ordering Information*

| CONTROLS ACCESSORIES | Order Number | SHIELDING OPTIONS | Order Number |
|--|--------------|-------------------|---------------------|
| Twist Lock PhotoCell (120V) for use with CR7P | 12251A | Mirada Small | |
| Twist Lock PhotoCell (208-277) for use with CR7P | 12251B | Mirada Medium | |
| Twist Lock PhotoCell (347V) for use with CR7P | 12251C | Mirada Large | See Shielding Guide |
| Twist Lock PhotoCell (480V) for use with CR7P | 12251D | Zone Large | |
| AirLink 5 Pin Twist Lock Controller | 654409 | Zone Medium | |
| AirLink 7 Pin Twist Lock Controller | 654410 | Slice Medium | |
| Shunting Cap for use with CR7P | 149328 | | |

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PRODUCT DIMENSIONS [Back to Quick Links](#)



Mirada Small Area (MRS)

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PERFORMANCE [Back to Quick Links](#)

Mirada Small Area (MRS)
Turtle friendly LED Area Light

IP66 IP08

OVERVIEW

| | |
|---------------------------|---------------|
| Lumen Package | 2,000 - 4,000 |
| Wattage Range | 36 - 93 |
| Efficacy Range (LPW) | 39 - 73 |
| Fixture Weight (lbs (kg)) | 20 (9) |

QUICK LINKS

Ordering Guide Performance Photometrics Dimensions

- FEATURES & SPECIFICATIONS**
- Construction**
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
 - Fixtures are finished with LSI's DuraGrip[®] polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
 - Shipping weight: 27 lbs in carton.
- Optical System**
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
 - Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W, and FT.
 - Silicone optical material does not yellow or crack with age and provides a typical light transmission of 93%.
 - Zero uplight.
 - Available in narrow band amber with peak intensity at 596nm.
 - Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.
 - External shielding available for blocking visibility from any side of the luminaire.
- Electrical**
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
 - 0-10V dimming (10% - 100%) standard.
 - Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
 - Total harmonic distortion: <20%
 - Operating temperature: -40°C to +50°C (-40°F to +122°F)
 - Power factor: >90
 - Input power stays constant over life.
 - Field replaceable 10KV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
 - LEDs mounted to metal-core circuit board to maximize heat dissipation.
 - Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.
- Controls**
- Optional integral passive infrared Bluetooth[™] motion and photocell sensor. Fixtures operate independently and can be commissioned via IOS or Android configuration app.
 - External shielding available for blocking visibility from any side of the luminaire.
- Installation**
- Designed to mount to square or round

Mirada Small Area Light (MRS)

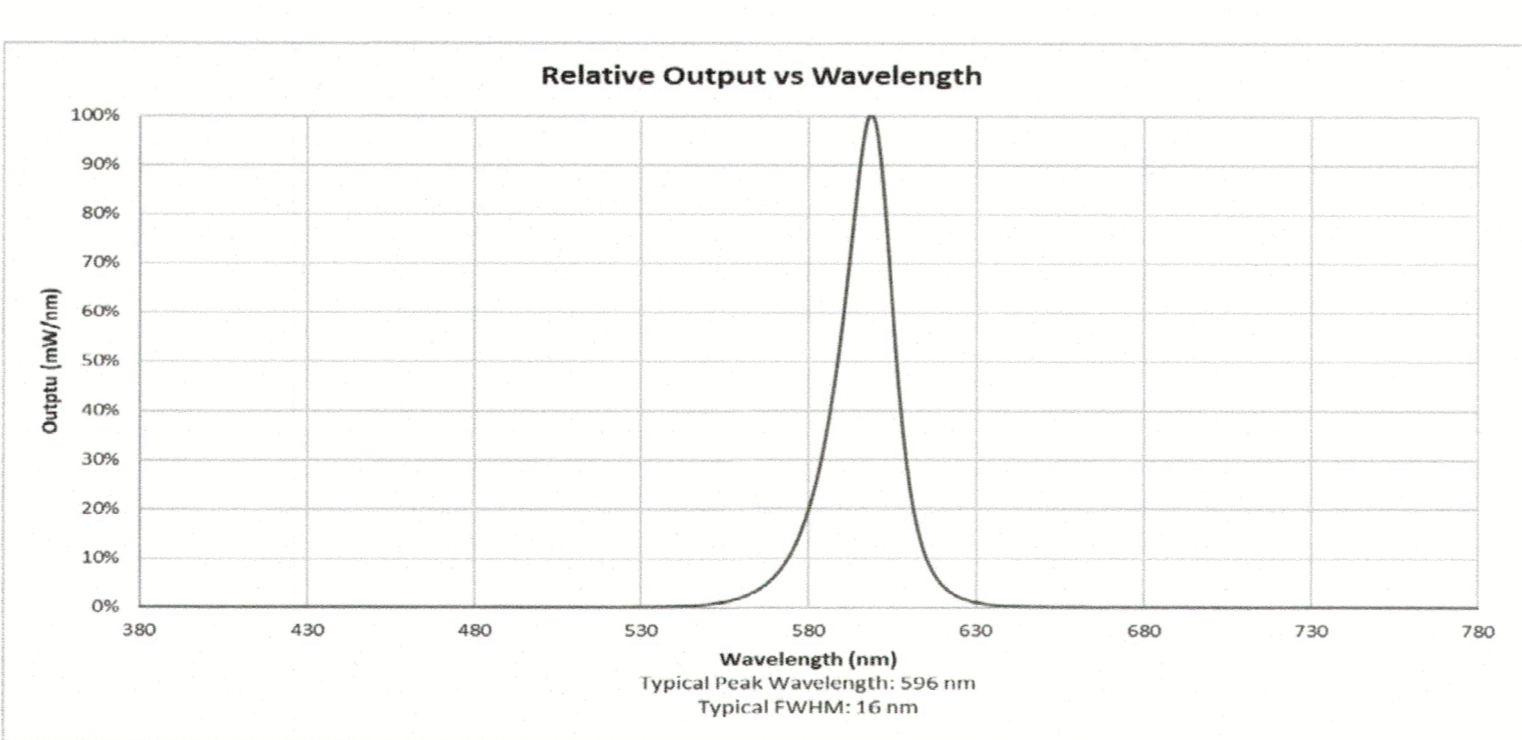
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PERFORMANCE [Back to Quick Links](#)

DELIVERED LUMENS*

| Lumen Package | Distribution | Narrow Band Amber | | | Wattage |
|---------------|--------------|-------------------|----------|------------|---------|
| | | Delivered Lumens | Efficacy | BFC Rating | |
| 2L | ZL | 2557 | 72 | B1-U0-G1 | 36 |
| | SW | 2599 | 75 | B1-U0-G1 | |
| | FT | 2499 | 69 | B2-U0-G1 | |
| | FT | 2536 | 70 | B1-U0-G1 | |
| 4L | ZL | 3761 | 40 | B1-U0-G1 | 93 |
| | SW | 3822 | 41 | B1-U0-G1 | |
| | FT | 3699 | 39 | B3-U0-G1 | |
| | FT | 3699 | 40 | B1-U0-G1 | |

*LEDs are frequently updated therefore values are nominal.



1. Lumen maintenance values at 27°C are calculated per TM-21 based on TM-30 data and in-the-luminaire testing.
 2. In accordance with IESNA TM-21-15, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80 total test duration (50 hours) for the device under testing (DUT) vs. the packaged LED chip.
 3. In accordance with IESNA TM-30-15, Qualified Values represent time durations that exceed six times (6X) LM-80 total test duration (50 hours) for the device under testing (DUT) vs. the packaged LED chip.

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 Planning & Zoning Commission, Chairman

[Signature]
 Director of Planning and Zoning

AOS ENGINEERING

Texas Registered Engineering Firm F-9218
 5020 Tompson Parkway - Plano, TX 75024
 Dallas / Fort Worth 214.432.9030
 Houston 832.532.2007

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ROSS MCFARLAND PE# 108752
 DATE: 08-27-24

PEACHTREE MEADOWS - AMENITY CENTER ROCKWALL, TEXAS

Issue: 08-27-2024

Revisions:

Drawing Title: ELECTRICAL - CUTSHEETS

Sheet E5.01

CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES

AOS JOB #: 4444-001-24

Steel Poles Square Straight

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WIND SPEED

Table with columns: POLE, Hgt. Height Length (ft), Wall Thickness (ga), BOIT CIRCLE (Designator, Dia. (in), Anchor Bolt Dia. (in)), and EPA (130 MPH, 135 MPH, 140 MPH, 150 MPH, 160 MPH, 170 MPH, 180 MPH).

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • (513) 372-3200 • www.lsicorp.com

Page 8/8 Rev. 06/13/24 SPEC 1010-B-0422

Steel Poles Square Straight

Have questions? Call us at (800) 456-7800

WIND SPEED

Table with columns: POLE, Hgt. Height Length (ft), Wall Thickness (ga), BOIT CIRCLE (Designator, Dia. (in), Anchor Bolt Dia. (in)), and EPA (130 MPH, 135 MPH, 140 MPH, 150 MPH, 160 MPH, 170 MPH, 180 MPH).

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Texas Registered Engineering Firm F-9218 5020 Tenneyson Parkway - Plano, TX 75024 Dallas / Fort Worth 214.432.3030 Houston 832.532.2007

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PEACHTREE MEADOWS - AMENITY CENTER ROCKWALL, TEXAS

Issue: 08-27-2024 Revisions:

Drawing Title: ELECTRICAL - CUTSHEETS

Sheet E5.03

CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES

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