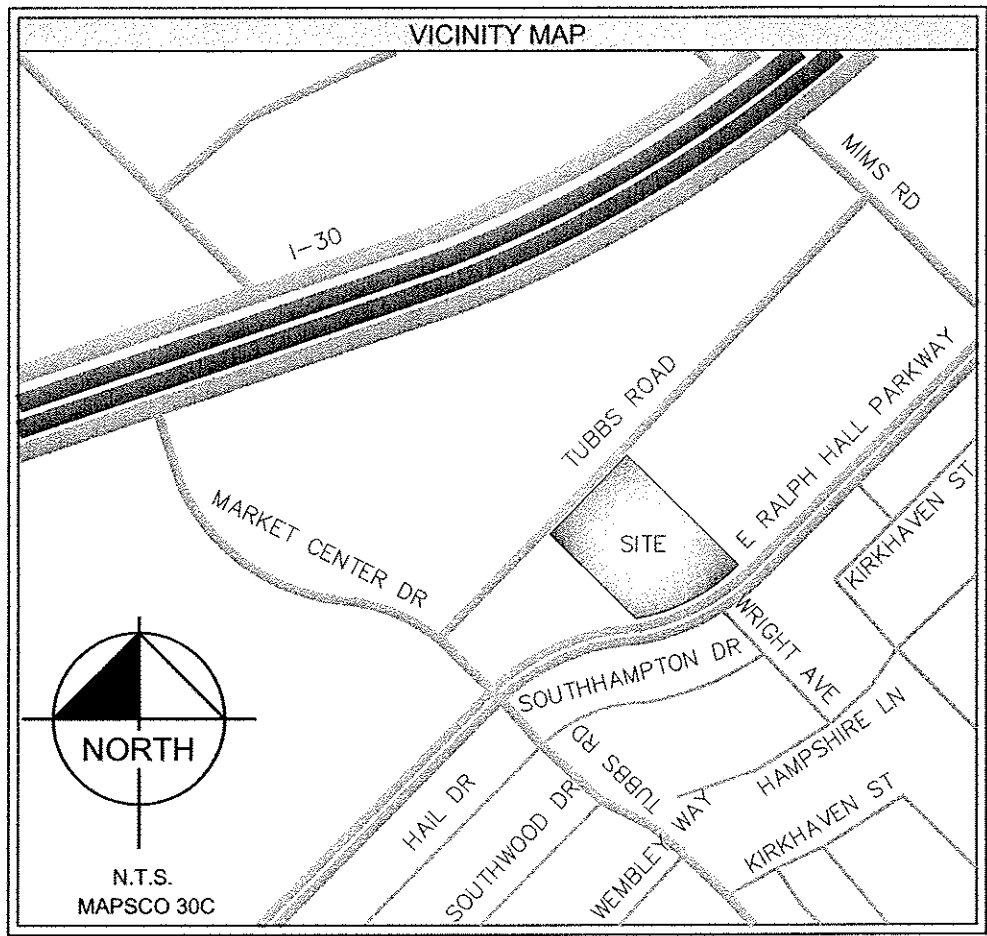


CONSTRUCTION PLANS
FOR
AUTUMN LEAVES



INDEX OF SHEETS

SHEET NO.	DESCRIPTION	REVISION
C-001	COVER SHEET	
C-002	GENERAL NOTES	
C-101	SITE PLAN	
C-102	DIMENSION CONTROL PLAN	
C-201	GRADING PLAN	
C-202	DRAINAGE AREA MAP	
C-203	DETENTION POND PLAN	
C-204	DETENTION POND CALCULATIONS	
C-205	STORM SEWER PLAN	
C-206	STORM SEWER PROFILE	
C-301	UTILITY PLAN	
C-401	PAVING PLAN	
C-501	EROSION CONTROL PLAN	
C-502	EROSION CONTROL DETAILS	
L-100	TRESCAPE PLAN	
L-101	LANDSCAPE PLAN	
L-102	LANDSCAPE ENLARGEMENTS	
L-200	LANDSCAPE DETAILS AND SPECIFICATIONS	
IR-100	IRRIGATION PLAN AND DETAILS	
	FINAL PLAT (BY OTHERS)	

PLAN REVISION LOG

NO.	DATE	DESCRIPTION

STANDARD SHEETS, SPECIFICALLY IDENTIFIED IN THIS INDEX OF SHEETS HAVE BEEN SELECTED BY ME OR UNDER MY SUPERVISION AS BEING APPLICABLE TO THIS PROJECT.

PLANS SUBMITTAL/REVIEW LOG

1st CITY SUBMITTAL -NOT FOR CONSTRUCTION	11/09/2010
2nd CITY SUBMITTAL -NOT FOR CONSTRUCTION	12/10/2010
3rd CITY SUBMITTAL FOR CONSTRUCTION	01/03/2011

OWNER

GJ DEVELOPMENT, LP.
1500 EAST INDUSTRIAL BLVD.
MCKINNEY, TX 75069
PH. (972) 562-5555

DEVELOPER

THE LASALLE GROUP
1900 EAST GOLF ROAD, SUITE 1120
SCHAUMBURG, IL 60173
PH. (847) 301-4145
CONTACT: KAY ADKINS

ARCHITECT

CURTIS GROUP ARCHITECTS LTD
5000 QUORUM DRIVE SUITE 300
DALLAS, TEXAS 75254
PH. (214) 378-9810 X5047
CONTACT: BEN KEYWORTH

ENGINEER

 **Kimley-Horn
and Associates, Inc.**
TEXAS REGISTERED ENGINEERING FIRM F-928
12700 PARK CENTRAL DRIVE
SUITE 1800
DALLAS, TEXAS 75251
PH. (972) 770-1300
CONTACT: HILLARY VONAHSSEN, P.E.

RALPH HALL PAKWAY AND MARKET CENTER DRIVE

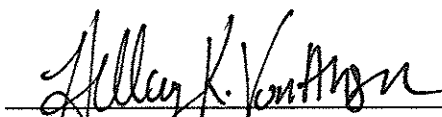
E.P. GAINES CHISUM SURVEY ABSTRACT NO. 64
LOT 1 ROCKWALL MARKET CENTER SOUTH ADDITION

CITY OF ROCKWALL, TEXAS

CIVIL PLANS DECEMBER 2010
CONSTRUCTION JANUARY 2011

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DATE: 10/12/2011 BY: 

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and Associates, Inc.**
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PHONE: 972-770-1300 FAX: 972-770-1302
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

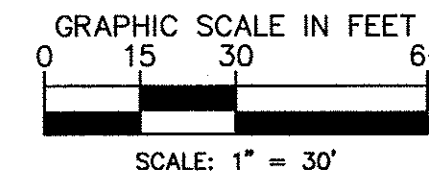


KHA PROJECT
067773505
DATE
01/03/2011
SCALE AS SHOWN
DESIGNED BY JCA
DRAWN BY JCA
CHECKED BY HKV

COVER SHEET

AUTUMN LEAVES
PREPARED FOR
THE LASALLE GROUP
CITY OF ROCKWALL, TEXAS

SHEET NUMBER
C-001



VICINITY MAP

I-30

MARKET CENTER DR

TUBBS ROAD

SITE

E RALPH HALL PARKWAY

KIPRHAVEN ST

WRIGHT AVE

SOUTH HAMPTON DR

HAILE DR

SOUTHWOOD DR

COLEMAN WAY

HAMPSHIRE LN

KIPRHAVEN ST

NEEDLE WAY

FIRE NOTE

THE PROPOSED STRUCTURE WILL HAVE A FIRE SPRINKLER SYSTEM

SIGN PERMIT

SIGNS SHOWN WILL REQUIRE A
SEPARATE SIGN PERMIT

SITE PLAN

ROCKWALL MARKET CENTER EAST ADDITION

LOT 1
3.215 GROSS ACRES
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
E.P. GAINES CHISUM SURVEY,

SUBMITTED OCTOBER 15, 2010
RESUBMITTED NOVEMBER 3, 2010
RESUBMITTED NOVEMBER 11, 2010

ENGINEER / SURVEYOR :
 **Kimley-Horn
and Associate**
 12700 PARK CENTRAL DRIVE, SUITE 1800
 DALLAS, TEXAS 75251
 TEL. NO.: (972) 770-1300
 FAX NO.: (972) 239-3820
 CONTACT: HILLARY VONAHSEN, P.E.

ARCHITECT:	PREPARED FOR:
Curtis group ARCHITECTS LTD	<i>THE LASALLE GROUP</i>
5000 QUORUM DRIVE SUITE 500	1900 EAST GOLF ROAD, SUITE 1120
DALLAS, TX 75254	SCHAUMBURG, IL 60173
PHONE: (214) 378-9810 X5047	PHONE: (847) 301-4145
FAX: (214) 378-9811	FAX: (847) 592-7274
CONTACT: BEN KEYWORTH	CONTACT: KAY ADKINS

PREPARED FOR:

THE LASALLE GROUP
EAST GOLF ROAD, SUITE 1120
SCHAUMBURG, IL 60173
PHONE: (847) 301-4145
FAX: (847) 592-7274
CONTACT: KAY ADKINS

OWNER:

GJ DEVELOPMENT, LP
1500 E. INDUSTRIAL BLVD.
McKINNEY, TX 75069
PHONE: (972) 562-5555

[illegible]

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and Associates, Inc.**
AND ASSOCIATES, INC.



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PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

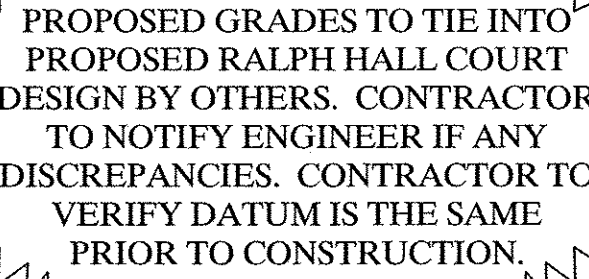
KHA PROJECT	DATE	SCALE	AS SHOWN
067773505	10/15/2010	DESIGNED BY	JGA
		DRAWN BY	JGA
		CHECKED BY	HKV

SITE PLAN

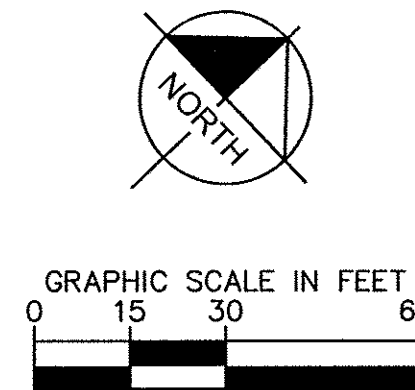
AUTUMN LEAVES
PREPARED FOR
THE LASALLE GROUP

CITY OF ROCKWALL
TEXAS

SHEET NUMBER
C-101



STOP!
CALL BEFORE YOU DIG
DIG TESS
1-800-DIG-TESS
(@ least 72 hours prior to digging)

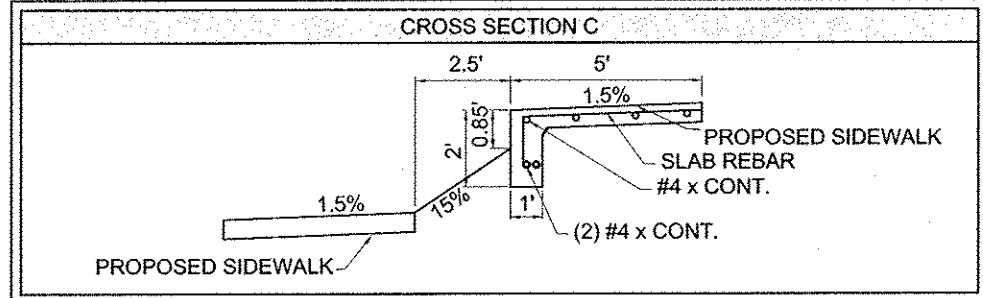
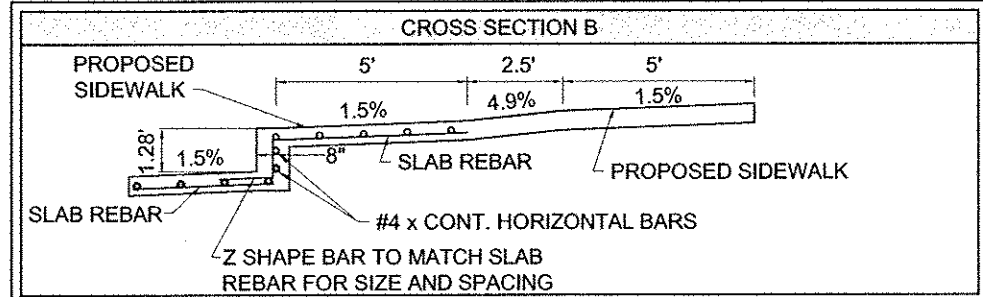
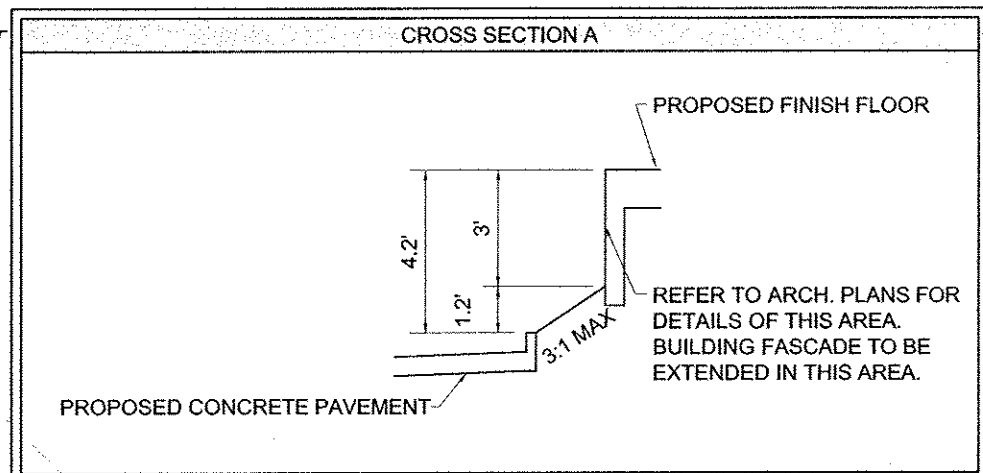


LEGEND	
PROPERTY LINE	-----
TOP OF PAVEMENT ELEVATION	----- (50.50) x -----
PROPOSED CONTOURS	----- 553 -----
EXISTING CONTOURS	----- 553 -----
SWALE PATH	----- < < < < < < < < < < -----
HIGH POINT	-----
FINISH FLOOR ELEVATION	FF 554.00

- | NOTES | |
|-------|---|
| 1. | CONTRACTOR TO VERIFY T.A.S. COMPLIANCE. FOR ANY QUESTIONS CONTACT CIVIL ENGINEER IMMEDIATELY. |
| 2. | GRADES IN ALL SIDEWALK, ACCESSIBLE ROUTES, AND TRAVEL DRIVEWAY CROSSINGS, SHALL CONFORM TO ALL APPLICABLE D.A. AND T.A.S. STANDARDS. NOT TO EXCEED 5.0% ALLOW CRUEL PAVEMENT WITH NOT MORE THAN 2.0% CROSS SLOPE. |
| 3. | SEE SHEET C-02-02 - GENERAL NOTES FOR GENERAL NOTES. |
| 4. | ADD 50% TO ALL SPOT ELEVATIONS TO ALLOW FOR SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY. |
| 5. | ADD 50% TO ALL SPOT ELEVATIONS TO ALLOW FOR FINISH FLOOR ELEVATION. |
| 6. | ALL FILL (EXCEPT PADS) FILL TO BE COMPACTED TO MINIMUM OF 95% STANDARD DENSITY AND COMPACTED WITH A SHEEP'S FOOT ROLLER. |

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA.
CONTRACTOR IS RESPONSIBLE FOR DETERMINING
THE HORIZONTAL AND VERTICAL LOCATION OF
ALL UTILITIES PRIOR TO CONSTRUCTION.
CONTRACTOR SHALL BE RESPONSIBLE FOR ANY
REPAIRS TO EXISTING UTILITIES DUE TO DAMAGES
INCURRED DURING CONSTRUCTION. CONTRACTOR
SHALL NOTIFY THE ENGINEER OF ANY
DISCREPANCIES ON THE PLANS.



BENCHMARKS	
#1 City of Rockwall Control Monument "Reset #1"	Elev. = 567.70'
#2 City of Rockwall Control Monument "R019"	Elev. = 600.69'
#3 T.B.M. Square cut at the southwest corner of a curb inlet located approximately 185 feet west of the northeast corner of the subject tract.	Elev. = 562.19'
#4 T.B.M. Square cut at the southwest corner of a WYE inlet located approximately 230 feet west of the southwest corner of the subject tract as measured along the northerly right of way line of Ralph Hall Parkway.	Elev. = 550.69'

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CONTRACTOR AND BASED ON SURVEY DATA OBTAINED ON SEPTEMBER 14, 2011.

DATE: 10/12/2011 BY: H.L. VonHanser

SHEET NUMBER C-201	AUTUMN LEAVES PREPARED FOR THE LASALLE GROUP CITY OF ROCKWALL TEXAS	GRADING PLAN	KHA PROJECT 067773505	DATE 01/03/2011	SCALE AS SHOWN DESIGNED BY JGA DRAWN BY JGA CHECKED BY HKV		Kimley-Horn and Associates, Inc. © 2010, KIMLEY-HORN AND ASSOCIATES, INC. 12700 PARK CENTRAL DRIVE, SUITE 1800, DALLAS, TX 75251 PHONE: 972-770-1300 FAX: 972-739-3820 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928	ASBUILT REVISIONS No. _____	DATE 10/12/2011	BY JCA
			REVISIONS No. _____	DATE 10/12/2011				BY JCA		

Plotted By: Aracelis John - Sheet Set: 067773505-AutumnLeaves - Layout: C-202 DRAINAGE AREA MAP - October 12, 2011 02:34:16pm - K:\del_civil\067773505-AutumnLeaves\Cad\layouts\c202.dwg
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OWNER:
LAKESIDE BATTING PARK ADDITION
LOT 1, BLOCK A
ZONING: C
LAND USE: RETAIL

OWNER:
ROCKWALL MARKET CENTER EAST ADDITION
LOT 1, BLOCK A
ZONING: C
LAND USE: RETAIL

OWNER:
LYDEN PARK ESTATES
PHASE 1A
SLIDE D, PAGE 7
ZONING: PD-17
LAND USE: RESIDENTIAL

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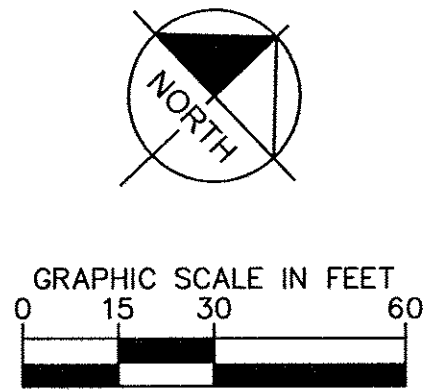
RALPH HALL CT.
(PROPOSED BY OTHERS)

RALPH HALL PARKWAY

WRIGHT AVE.

AUTUMN LEAVES
ALZHEIMER'S & MEMORY CARE
25,380 SF
1 STORY (24' HIGH)
LOT 1
3.215 ACRES
PROPOSED USE:
ASSISTED LIVING

OWNER:
ROCKWALL INDEPENDENT SCHOOL DISTRICT
VOL. 137, PAGE 214
ZONING: AG
LAND USE: SCHOOL



NOTES
1. SEE C-205 - STORM SEWER PLAN FOR FLOW QUANTITIES IN PIPE SEGMENTS.
2. SEE C-002 - GENERAL NOTES FOR GENERAL NOTES.

LEGEND	
PROPERTY LINE	---
PROPOSED CONTOURS	---
EXISTING CONTOURS	---
DRAINAGE AREA BOUNDARY	---
PROPOSED FLOW ARROW	---
PROPOSED DRAINAGE AREA INFORMATION	
A	ID
0.71	AREA (AC)
6.26	Q100 (CFS)

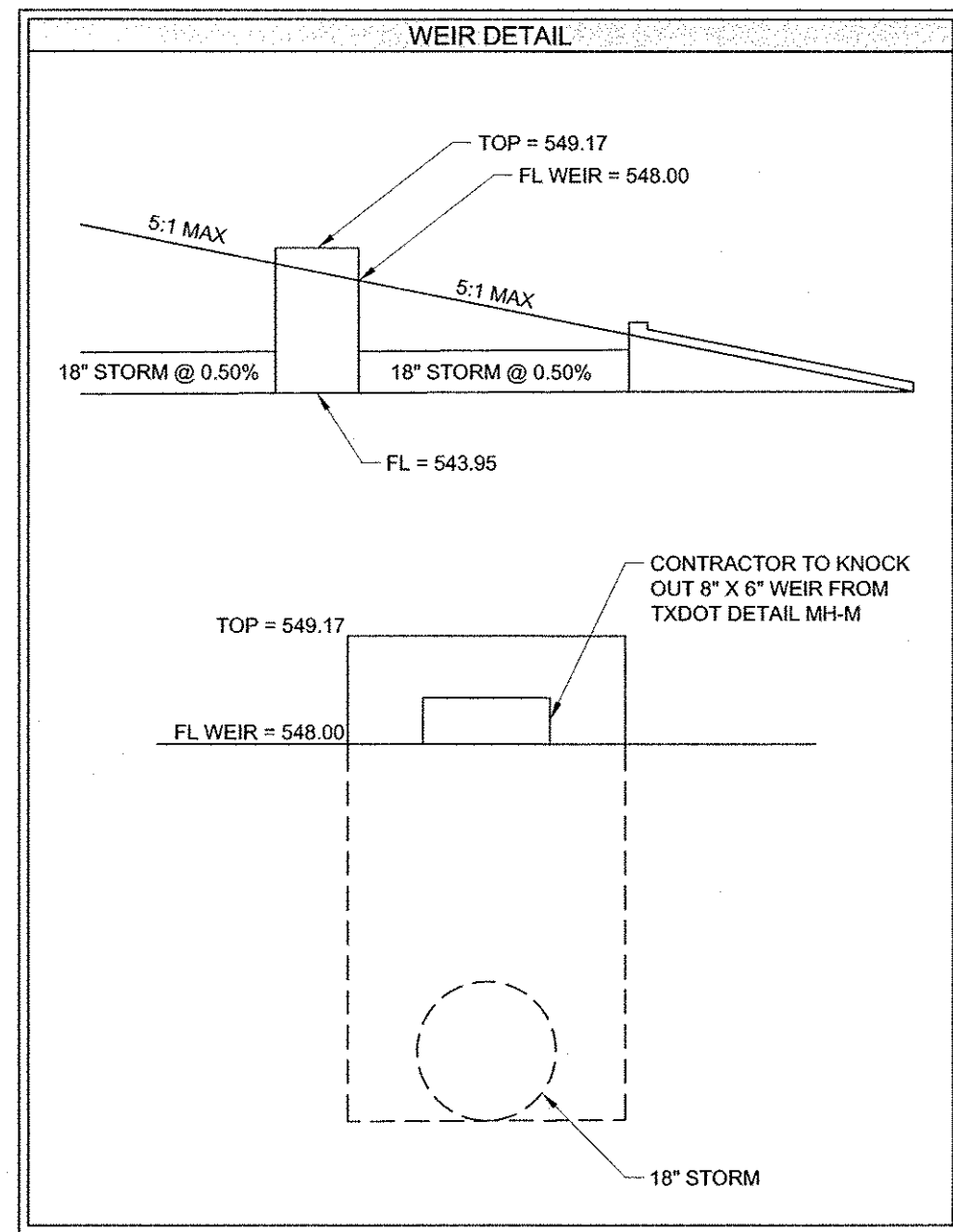
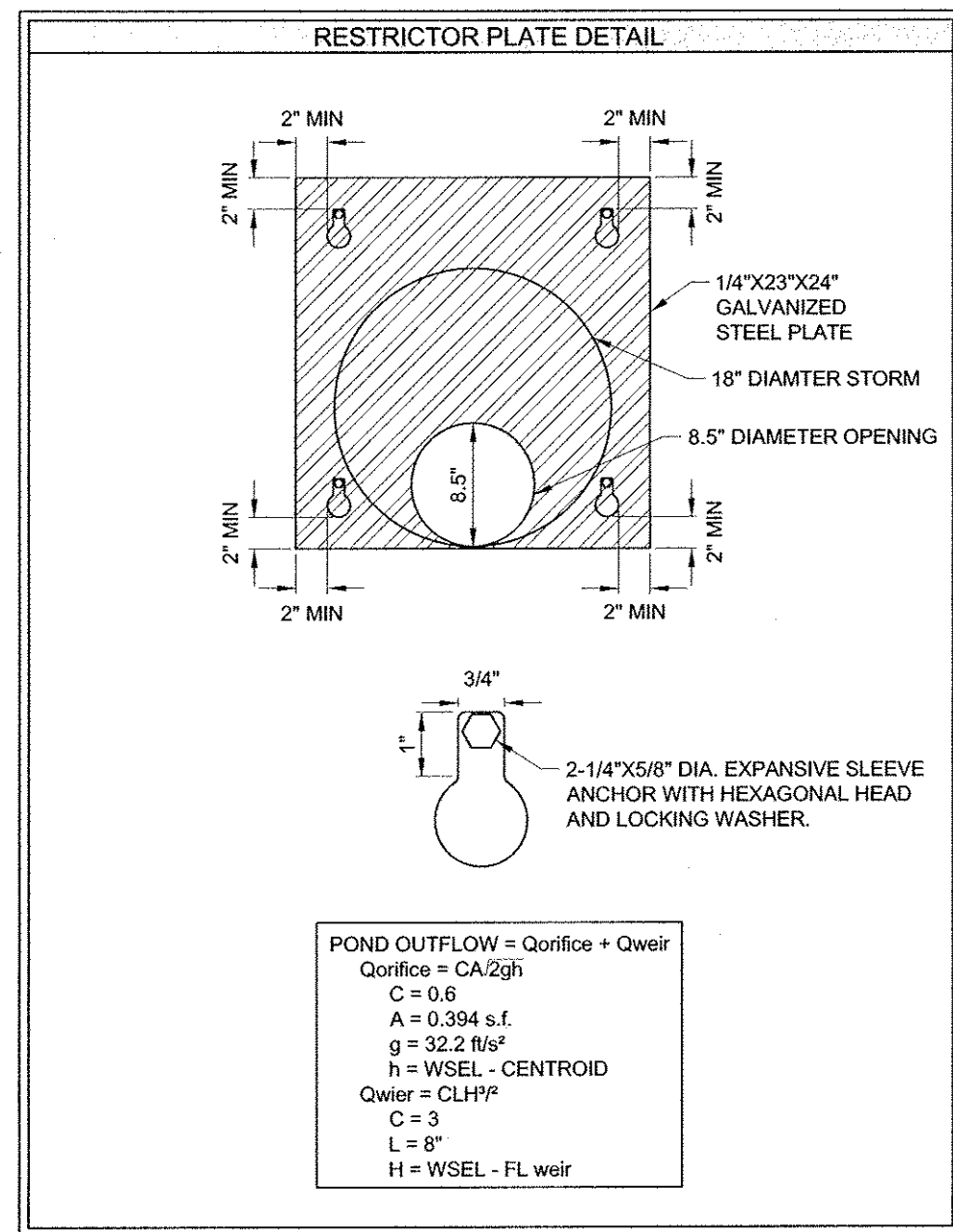
DRAINAGE AREA TABLE						
ID	ARE A (AC)	RUNOFF COEFF. "C"	TIME OF CONC. (MIN.)	I ₁₀₀ (IN/HR.)	Q ₁₀₀ (C.F.S.)	REMARKS
A	0.71	0.90	10.00	9.80	6.26	PROPOSED DETENTION POND
B1	0.10	0.90	10.00	9.80	0.88	PROPOSED CURB INLET
B2	0.26	0.90	10.00	9.80	2.29	PROPOSED CURB INLET
B3	0.18	0.90	10.00	9.80	1.59	PROPOSED ROOF DRAIN
B4	0.06	0.90	10.00	9.80	0.53	PROPOSED LANDSCAPE INLET
B5	0.04	0.90	10.00	9.80	0.35	PROPOSED LANDSCAPE INLET
B6	0.12	0.90	10.00	9.80	1.06	PROPOSED ROOF DRAIN
B7	0.51	0.90	10.00	9.80	4.50	PROPOSED CURB INLET
B8	0.03	0.90	10.00	9.80	0.26	PROPOSED LANDSCAPE INLET
B9	0.03	0.90	10.00	9.80	0.26	PROPOSED LANDSCAPE INLET
B TOTAL					11.73	
C1	0.12	0.90	10.00	9.80	1.06	PROPOSED CURB INLET
C2	0.18	0.90	10.00	9.80	1.59	PROPOSED ROOF DRAIN
C3	0.04	0.90	10.00	9.80	0.35	PROPOSED LANDSCAPE INLET
C4	0.05	0.90	10.00	9.80	0.44	PROPOSED LANDSCAPE INLET
C5	0.12	0.90	10.00	9.80	1.06	PROPOSED ROOF DRAIN
C6	0.31	0.90	10.00	9.80	2.73	PROPOSED CURB INLET
C TOTAL					7.23	
D	0.03	0.90	10.00	9.80	0.26	PROPOSED Y INLET
E	0.10	0.90	10.00	9.80	0.88	DRAINS OFFSITE TO RALPH HALL PKWY
F	0.02	0.90	10.00	9.80	0.18	DRAINS OFFSITE TO RALPH HALL PKWY
G	0.21	0.90	10.00	9.80	1.85	DRAINS OFFSITE TO RALPH HALL CT
H	0.02	0.90	10.00	9.80	0.18	DRAINS OFFSITE TO RALPH HALL CT
OS-1	2.47	0.70	10.00	9.80	16.94	INTO DRAINAGE AREA D

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DATE: 10/12/11 BY: H.K. VonAhsen

KHA PROJECT 067773505		DATE 01/03/2011	SCALE AS SHOWN	DESIGNED BY JCA	DRAWN BY JCA	CHECKED BY HKV
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H.K. VonAhsen 103601 LICENSED PROFESSIONAL ENGINEER		STATE OF TEXAS H.K. VonAhsen 103601 LICENSED PROFESSIONAL ENGINEER				
DRAINAGE AREA MAP		AUTUMN LEAVES PREPARED FOR THE LASALLE GROUP				
CITY OF ROCKWALL		TEXAS				
SHEET NUMBER C-202		REVISIONS No				
		DATE BY				

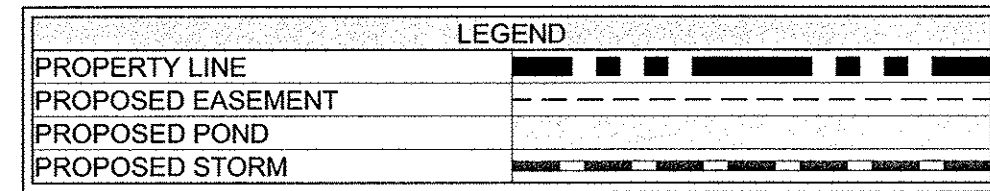
Plotted By: Armandoriz, Jonn. Sheet: Set: 067773505 - Autumn Leaves. Layout: C-203 DETENTION POND PLAN. October 12, 2011. 02:34:43pm. K:\vol-civil\067773505-autumnleaves\c203\plansheets\C-203 DETENTION POND PLAN.dwg
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- NOTES**
1. REFER TO CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS
 2. REFER TO C-002 - GENERAL NOTES FOR GENERAL NOTES
 3. REFER TO C-205 - STORM SEWER PLAN FOR STORM SEWER DESIGN
 4. REFER TO C-204 - DETENTION POND CALCULATIONS FOR DETENTION POND CALCULATIONS.

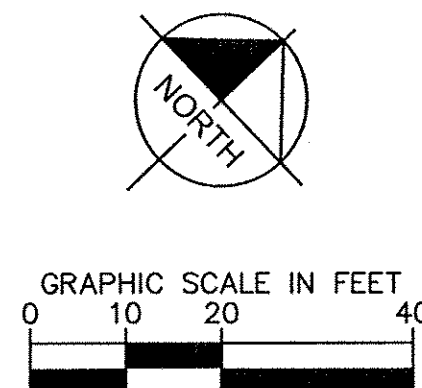
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CALL BEFORE YOU DIG
DIG TESS
1-800-DIG-TESS
(@ least 72 hours prior to digging)

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BENCHMARKS

#	DESCRIPTION	Elev.
#1	City of Rockwall Control Monument "Reset #1"	Elev. = 567.70'
#2	City of Rockwall Control Monument "R019"	Elev. = 600.69'
#3	T.B.M. Square cut at the southwest corner of a curb inlet located approximately 185 feet west of the northeast corner of the subject tract.	Elev. = 552.19'
#4	T.B.M. Square cut at the southwest corner of a WYE inlet located approximately 230 feet west of the southeast corner of the subject tract as measured along the northerly right of way line of Ralph Hall Parkway.	Elev. = 550.89'



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DATE: 10-12-2011 BY: H.K. VonAhsen

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											REVISIONS

Plotted By: Armandoriz, John Sheet Set: 067773505-AutumnLeaves Layout: C-204 DETENTION POND CALCULATIONS October 12, 2011 02:34:48pm K:\del-civil\067773505-autumnleaves\Cal\Drawsheets\C-204 DETENTION POND CALCULATIONS.dwg
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Drainage / Detention Calculations
5-Year Storm Event
Modified Rational Method

Onsite Existing Conditions	
Area	3.22 acres
Time (T _d)	20 minutes
C value	0.35
I _s	4.90 in/hr
Q _s	5.52 cfs

3.40 cfs Allowable Release

Onsite Proposed Conditions	
Area	2.84 acres
Time (T _d)	10 minutes
C value	0.90
I _s	6.20 in/hr
Q _s	15.85 cfs

Proposed Bypass	
Area	0.38 acres
Time (T _d)	10 minutes
C value	0.90
I _s	6.20 in/hr
Q _s	2.12 cfs

Runoff per Storm Event - Developed

Time (min.)	I _s	C value	Area (ac)	Runoff (cfs)
10	6.2	0.90	2.84	15.85
15	5.5	0.90	2.84	14.06
20	4.9	0.90	2.84	12.52
30	4.1	0.90	2.84	10.48
40	3.4	0.90	2.84	8.69
50	2.9	0.90	2.84	7.41
60	2.6	0.90	2.84	6.65
70	2.4	0.90	2.84	6.13
80	2.2	0.90	2.84	5.62
90	2.0	0.90	2.84	5.11
100	1.8	0.90	2.84	4.60
110	1.7	0.90	2.84	4.35
120	1.6	0.90	2.84	4.09

Inflow per Storm Event

Storm Event	Runoff (cfs)	Inflow (ft ³)
10	15.85	9,508
15	14.06	12,652
20	12.52	15,029
30	10.48	18,863
40	8.69	20,857
50	7.41	22,237
60	6.65	23,924
70	6.13	25,764
80	5.62	26,991
90	5.11	27,605
100	4.60	27,605
110	4.35	28,678
120	4.09	29,445

Outflow per Storm Event

Storm	Time (min.)	Release (cfs)	Outflow (ft ³)
10	20	3.40	2,041
15	25	3.40	2,551
20	30	3.40	3,062
30	40	3.40	4,082
40	50	3.40	5,103
50	60	3.40	6,123
60	70	3.40	7,144
70	80	3.40	8,165
80	90	3.40	9,185
90	100	3.40	10,206
100	110	3.40	11,226
110	120	3.40	12,247
120	130	3.40	13,267

Detention Volume

Storm	Inflow (ft ³)	Outflow (ft ³)	Storage (ft ³)
10	9,508	2,041	7,467
15	12,652	2,551	10,101
20	15,029	3,062	11,968
30	18,863	4,082	14,781
40	20,857	5,103	15,754
50	22,237	6,123	16,114
60	23,924	7,144	16,780
70	25,764	8,165	17,600
80	26,991	9,185	17,806
90	27,605	10,206	17,399
100	27,605	11,226	16,379
110	28,678	12,247	16,431
120	29,445	13,267	16,178

<-- Controls

Drainage / Detention Calculations
10-Year Storm Event
Modified Rational Method

Onsite Existing Conditions	
Area	3.22 acres
Time (T _d)	20 minutes
C value	0.35
I ₁₀	5.80 in/hr
Q ₁₀	6.54 cfs

4.04 cfs Allowable Release

Onsite Proposed Conditions	
Area	2.84 acres
Time (T _d)	10 minutes
C value	0.90
I ₁₀	7.30 in/hr
Q ₁₀	18.86 cfs

Proposed Bypass	
Area	0.38 acres
Time (T _d)	10 minutes
C value	0.90
I ₁₀	7.30 in/hr
Q ₁₀	2.50 cfs

Runoff per Storm Event - Developed

Time (min.)	I ₁₀	C value	Area (ac)	Runoff (cfs)
10	7.3	0.90	2.84	18.86
15	6.5	0.90	2.84	16.61
20	5.8	0.90	2.84	14.82
30	4.8	0.90	2.84	12.27
40	4.0	0.90	2.84	10.22
50	3.4	0.90	2.84	8.69
60	3.0	0.90	2.84	7.67
70	2.8	0.90	2.84	7.16
80	2.5	0.90	2.84	6.39
90	2.3	0.90	2.84	5.88
100	2.2	0.90	2.84	5.62
110	2.0	0.90	2.84	5.11
120	1.8	0.90	2.84	4.60

Inflow per Storm Event

Storm Event	Runoff (cfs)	Inflow (ft ³)
10	18.86	11,195
15	16.61	14,953
20	14.82	17,790
30	12.27	22,084
40	10.22	24,538
50	8.69	26,071
60	7.67	27,605
70	7.16	30,059
80	6.39	30,672
90	5.88	31,746
100	5.62	33,739
110	5.11	33,739
120	4.60	33,126

Outflow per Storm Event

Storm	Time (min.)	Release (cfs)	Outflow (ft ³)
10	20	4.04	2,424
15	25	4.04	3,030
20	30	4.04	3,636
30	40	4.04	4,848
40	50	4.04	6,060
50	60	4.04	7,272
60	70	4.04	8,484
70	80	4.04	9,696
80	90	4.04	10,908
90	100	4.04	12,120
100	110	4.04	13,332
110	120	4.04	14,544
120	130	4.04	15,756

Detention Volume

Storm	Inflow (ft ³)	Outflow (ft ³)	Storage (ft ³)
10	11,195	2,424	8,771
15	14,953	3,030	11,923
20	17,790	3,636	14,154
30	22,084	4,848	17,236
40	24,538	6,060	18,478
50	26,071	7,272	18,799
60	27,605	8,484	19,121
70	30,059	9,696	20,363
80	30,672	10,908	19,764
90	31,746	12,120	19,626
100	33,739	13,332	20,407
110	33,739	14,544	19,195
120	33,126	15,756	17,370

<-- Controls

Drainage / Detention Calculations
25-Year Storm Event
Modified Rational Method

Onsite Existing Conditions	
Area	3.22 acres
Time (T _d)	20 minutes
C value	0.35
I ₂₅	6.70 in/hr
Q ₂₅	7.55 cfs

4.71 cfs Allowable Release

Onsite Proposed Conditions	
Area	2.84 acres
Time (T _d)	10 minutes
C value	0.90
I ₂₅	8.30 in/hr
Q ₂₅	21.21 cfs

Proposed Bypass	
Area	0.38 acres
Time (T _d)	10 minutes
C value	0.90
I ₂₅	8.30 in/hr
Q ₂₅	2.84 cfs

Runoff per Storm Event - Developed

Time (min.)	I ₂₅	C value	Area (ac)	Runoff (cfs)
10	8.3	0.90	2.84	21.21
15	7.4	0.90	2.84	18.91
20	6.7	0.90	2.84	17.13
30	5.5	0.90	2.84	14.06
40	4.7	0.90	2.84	12.01
50	4.0	0.90	2.84	10.22
60	3.5	0.90	2.84	8.95
70	3.3	0.90	2.84	8.43
80	3.0	0.90	2.84	7.67
90	2.8	0.90	2.84	7.16
100	2.5	0.90	2.84	6.39
110	2.3	0.90	2.84	5.88
120	2.2	0.90	2.84	5.62

Inflow per Storm Event

Storm Event	Runoff (cfs)	Inflow (ft ³)
10	21.21	12,729
15	18.91	17,023
20	17.13	20,550
30	14.06	25,304
40	12.01	28,832
50	10.22	30,672
60	8.95	32,206
70	8.43	35,426
80	7.67	36,806
90	7.16	38,647
100	6.39	38,340
110	5.88	38,800
120	5.62	40,487

Outflow per Storm Event

Storm	Time (min.)	Release (cfs)	Outflow (ft ³)
10	20	4.71	2,827
15	25	4.71	3,534
20	30	4.71	4,241
30	40	4.71	5,655
40	50	4.71	7,068
50	60	4.71	8,482
60	70	4.71	9,896
70	80	4.71	11,310
80	90	4.71	12,723
90	100	4.71	14,137
100	110	4.71	15,551
110	120	4.71	16,964
120	130	4.71	18,378

Detention Volume

Storm	Inflow (ft ³)	Outflow (ft ³)	Storage (ft ³)
10	12,729	2,827	9,902
15	17,023	3,534	13,489
20	20,550	4,241	16,309
30	25,304	5,655	19,650
40	28,832	7,068	21,763
50	30,672	8,482	22,190
60	32,206	9,896	22,310
70	35,426	11,310	24,117
80	36,806	12,723	24,083
90	38,647	14,137	24,510
100	38,340	15,551	22,789
110	38,800	16,964	21,836
120	40,487	18,378	22,109

<-- Controls

Drainage / Detention Calculations
100-Year Event
Modified Rational Method

Onsite Existing Conditions	
Area	3.22 acres
Time (T _d)	20 minutes
C value	0.35
I ₁₀₀	8.30 in/hr
Q ₁₀₀	9.35 cfs

6.00 cfs Allowable Release

Onsite Proposed Conditions	
Area	2.84 acres
Time (T _d)	10 minutes
C value	0.90
I ₁₀₀	9.80 in/hr
Q ₁₀₀	25.05 cfs

Proposed Bypass	
Area	0.38 acres
Time (T _d)	10 minutes
C value	0.90
I ₁₀₀	9.80 in/hr
Q ₁₀₀	3.35 cfs

Runoff per Storm Event - Developed

Time (min.)	I ₁₀₀	C value	Area (ac)	Runoff (cfs)
10	9.8	0.90	2.84	25.05
15	9.0	0.90	2.84	23.00
20	8.3	0.90	2.84	21.21
30	6.9	0.90	2.84	17.64
40	5.8	0.90	2.84	14.82
50	5.0	0.90	2.84	12.78
60	4.5	0.90	2.84	11.50
70	4.0	0.90	2.84	10.22
80	3.7	0.90	2.84	9.46
90	3.5	0.90	2.84	8.95
100	3.4	0.90	2.84	8.69
110	3.2	0.90	2.84	8.18
120	2.7	0.90	2.84	6.90

Inflow per Storm Event

Storm Event	Runoff (cfs)	Inflow (ft ³)
10	25.05	15,029
15	23.00	20,704
20	21.21	25,458
30	17.64	31,746
40	14.82	35,580
50	12.78	38,340
60	11.50	41,407
70	10.22	42,941
80	9.46	45,395
90	8.95	48,308
100	8.69	52,142
110	8.18	53,983
120	6.90	49,689

Outflow per Storm Event

Storm	Time (min.)	Release (cfs)	Outflow (ft ³)
10	20	6.00	3,602
15	25	6.00	4,502
20	30	6.00	5,402
30	40	6.00	7,203
40	50	6.00	9,004
50	60	6.00	10,805
60	70	6.00	12,605
70	80	6.00	14,405
80	90	6.00	16,207
90	100	6.00	18,008
100	110	6.00	19,808
110	120	6.00	21,609
120	130	6.00	23,410

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Plotted By: Armandor, John Sheet Set: 067773505-AutumnLeaves Layout: C-205 STORM SEWER PLAN October 12, 2011 02:35:25pm K:\del_civil\067773505-AutumnLeaves\Cad\plan\sheet\c-205 STORM SEWER PLAN.dwg
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OWNER:
HOME DEPOT ADDITION
LOT 1, BLOCK A
ZONING: C
LAND USE: RETAIL

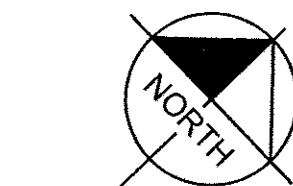
OWNER:
LAKESIDE BATTING PARK ADDITION
LOT 1, BLOCK A
ZONING: C
LAND USE: RETAIL

OWNER:
ROCKWALL MARKET CENTER EAST ADDITION
LOT 1, BLOCK A
ZONING: C
LAND USE: RETAIL

OWNER:
GJ DEVELOPMENT, L.P.
LOT 4
ZONING: C
LAND USE: VACANT

OWNER:
LYDEN PARK ESTATES
PHASE 1A
SLIDE D, PAGE 7
ZONING: PD-17
LAND USE: RESIDENTIAL

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GRAPHIC SCALE IN FEET
0 15 30 60

- NOTES
1. REFER TO SHEET C-002 - GENERAL NOTES FOR GENERAL NOTES.
 2. UTILITY CONNECTIONS TERMINATE 5' FROM BUILDING ENVELOPE. SEE ARCHITECT AND MEP PLANS FOR CONTINUATION.
 3. REFER TO LANDSCAPE PLANS FOR EXACT LOCATION AND SIZE OF SLEEVES.
 4. REFER TO SHEET C-206 - STORM SEWER PROFILE FOR PROFILES.
 5. REFER TO NCTCOG 3RD EDITION AND THE CITY OF ROCKWALL STANDARDS OF DESIGN AND CONSTRUCTION SPECIFICATIONS FOR DETAILS NOT SHOWN WITH THIS PLAN SET.

LEGEND

PROPERTY LINE	
PROPOSED STORM	
EXISTING STORM	

LANDSCAPE INLETS			
INLET ID	CFS	GRATE SIZE	NDS PART #
B4	0.53	18" x 18" SQUARE	1812
B4a	0.07	8" ROUND	20
B5	0.35	12" ROUND	1250
B8	0.26	12" ROUND	1250
B9	0.26	12" ROUND	1250
C3	0.35	12" ROUND	1250
C4	0.44	12" ROUND	1250
C4a	0.07	8" ROUND	20

SHOWN FOR REFERENCE ONLY. REFER TO NDS INC. OR APPROVED EQUAL FOR SPECIFICATIONS, DETAILS AND FURTHER INFORMATION.

CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

BENCHMARKS	
#1 City of Rockwall Control Monument "Reset #1"	Elev. = 567.70'
#2 City of Rockwall Control Monument "R019"	Elev. = 600.69'
#3 T.B.M. Square cut at the southwest corner of a curb inlet located approximately 185 feet west of the northeast corner of the subject tract.	Elev. = 552.19'
#4 T.B.M. Square cut at the southwest corner of a WYE inlet located approximately 230 feet west of the southeast corner of the subject tract as measured along the northerly right of way line of Ralph Hall Parkway.	Elev. = 550.89'

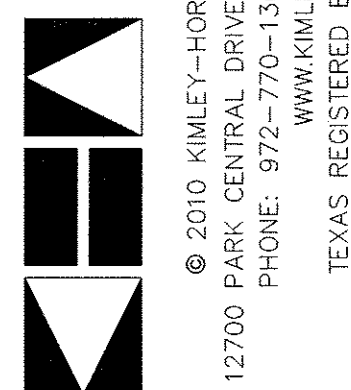
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DATE: 10-12-2011 BY: H.K. VonHansen

NO.	REVISIONS	DATE	BY

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PHONE: 972-770-1500 FAX: 972-239-3820
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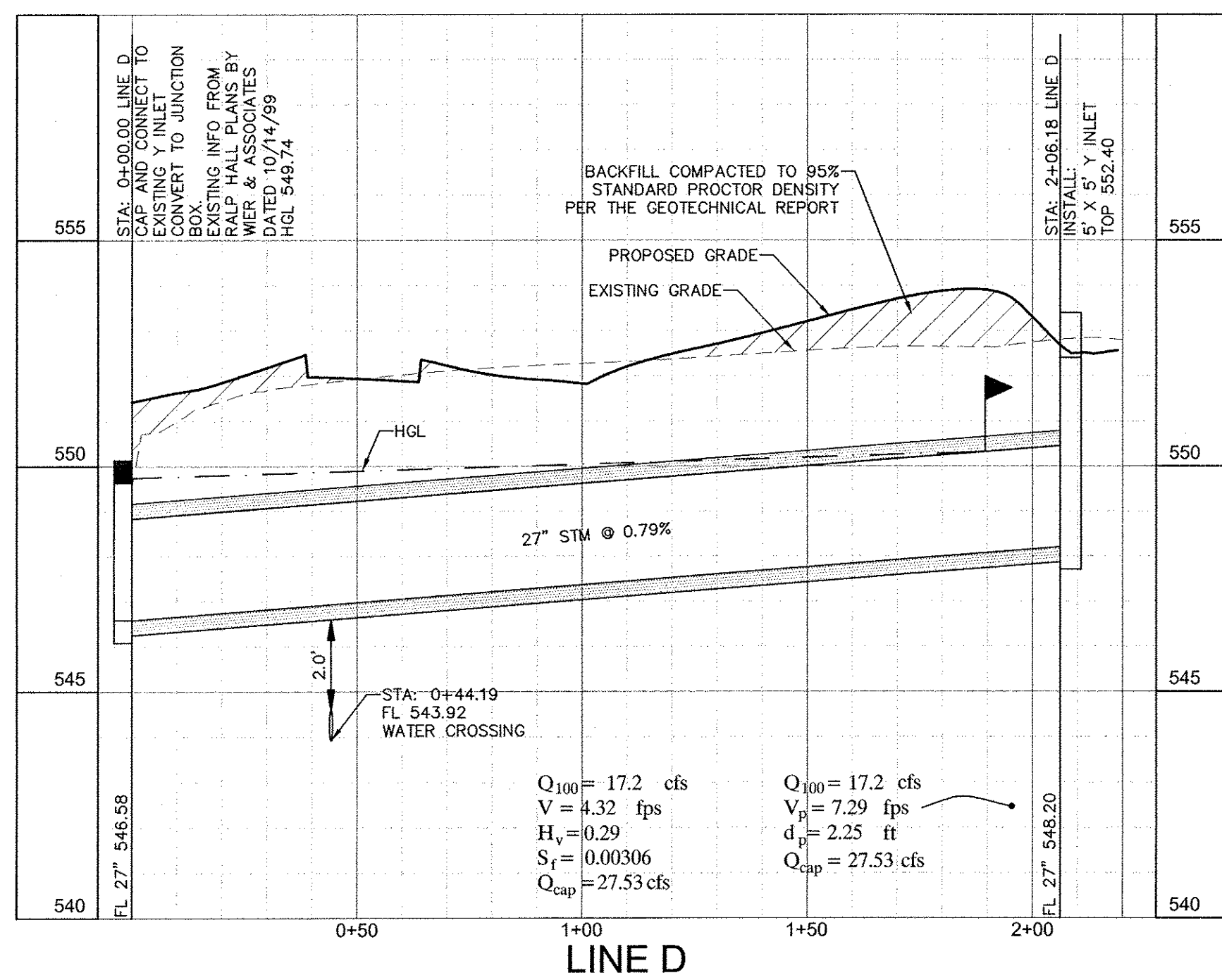
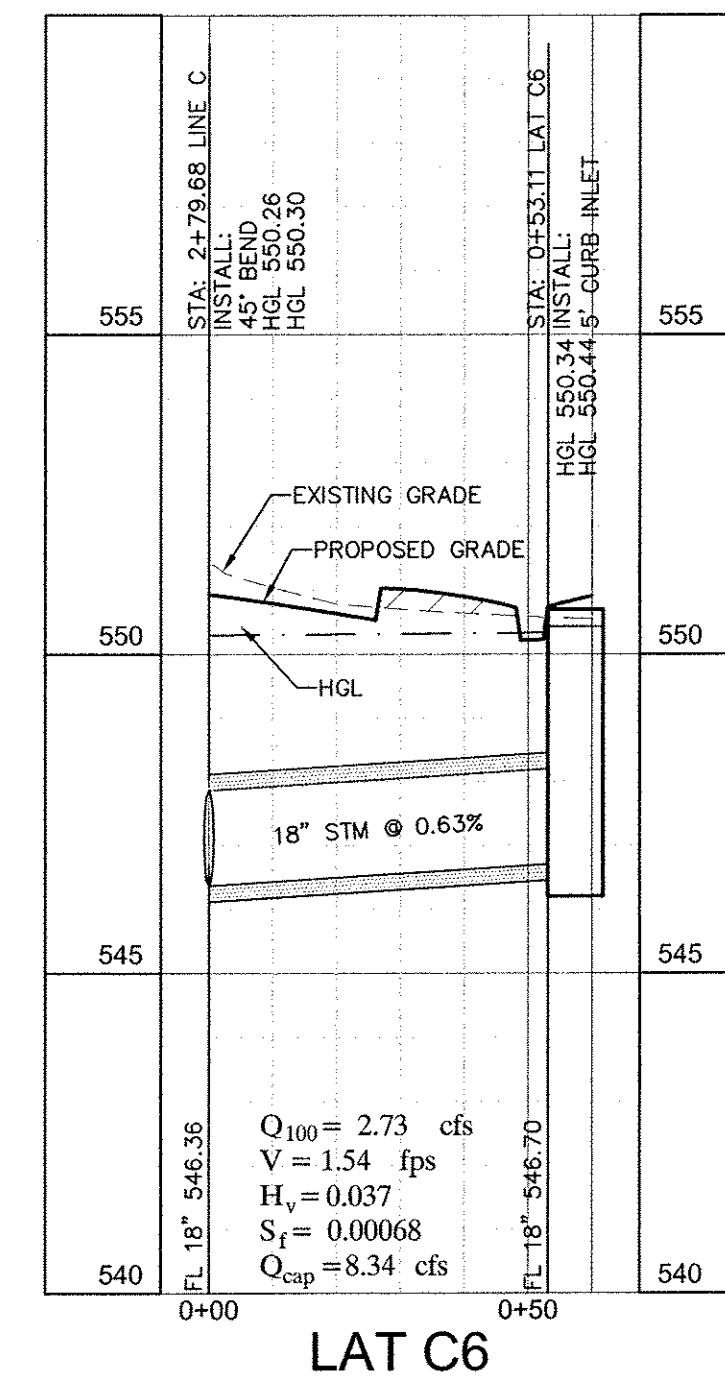
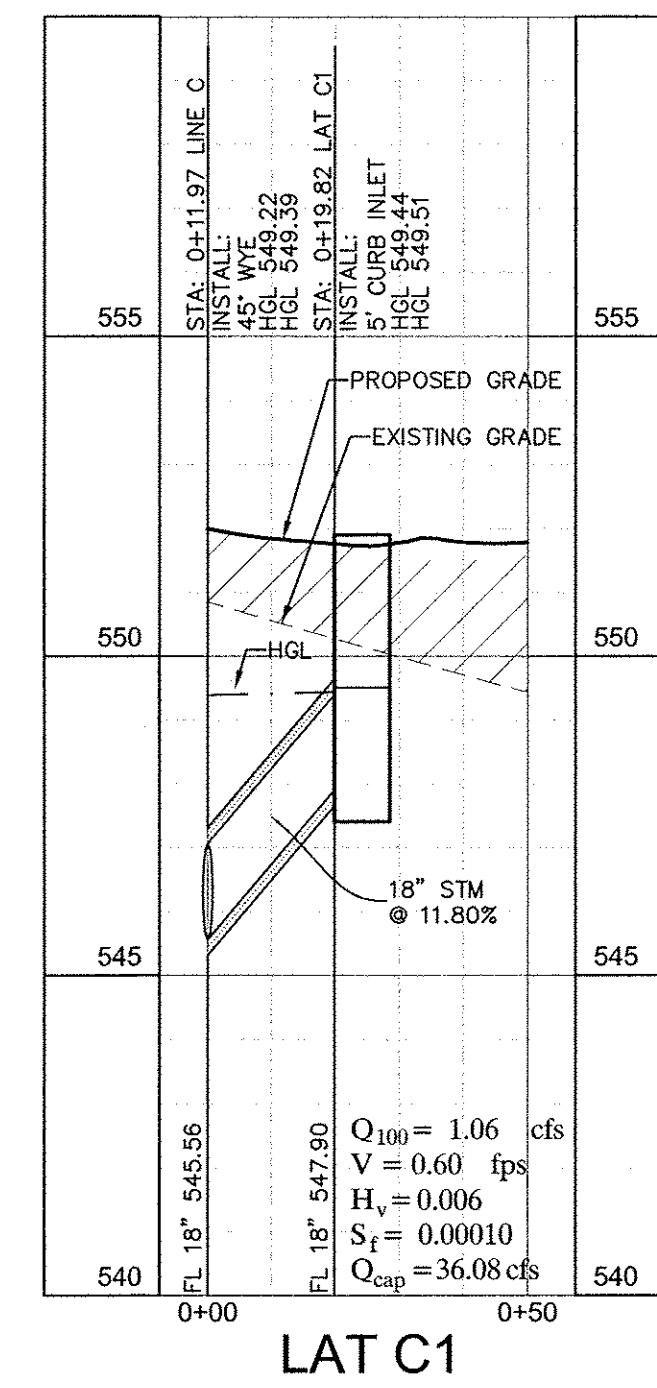
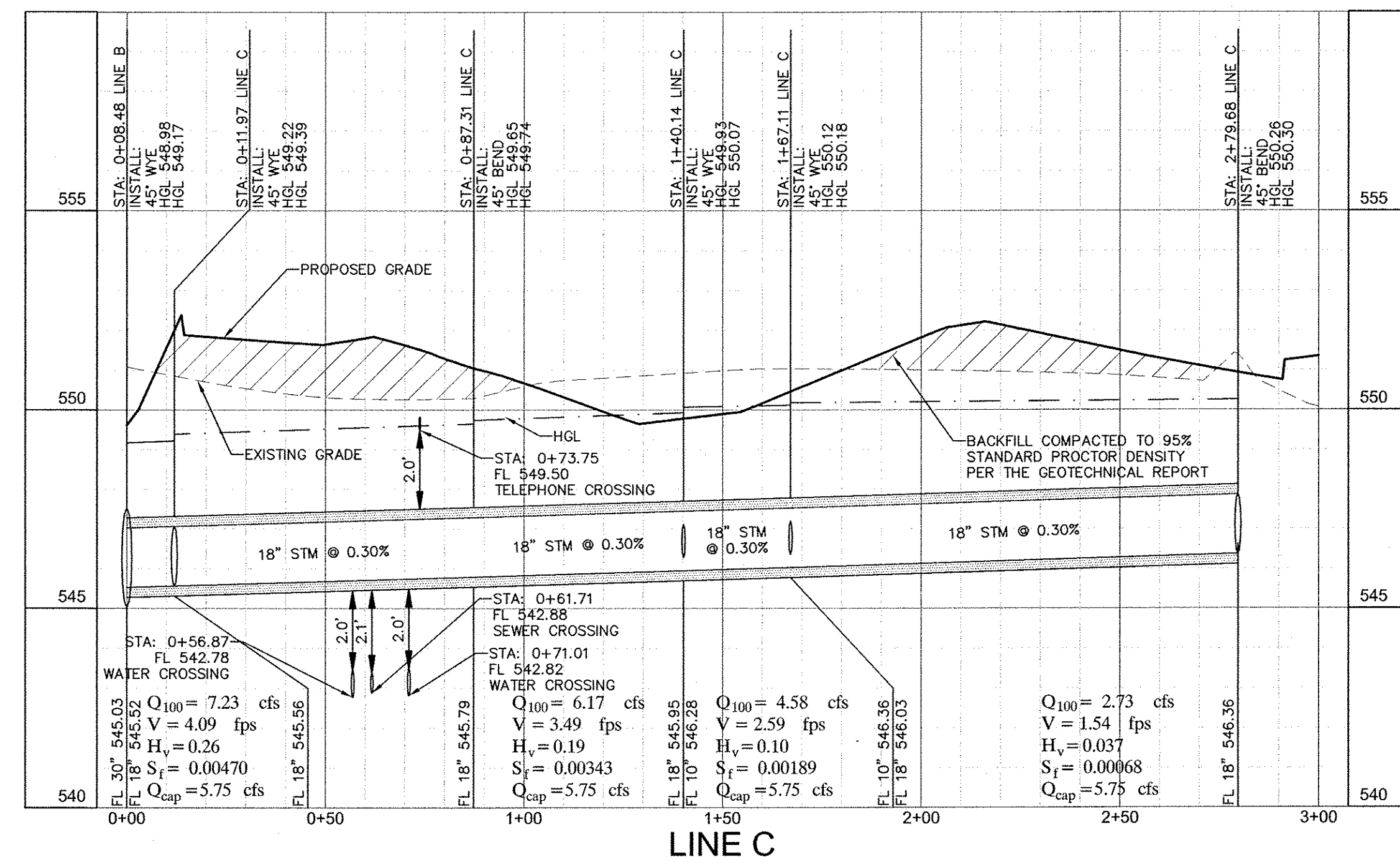
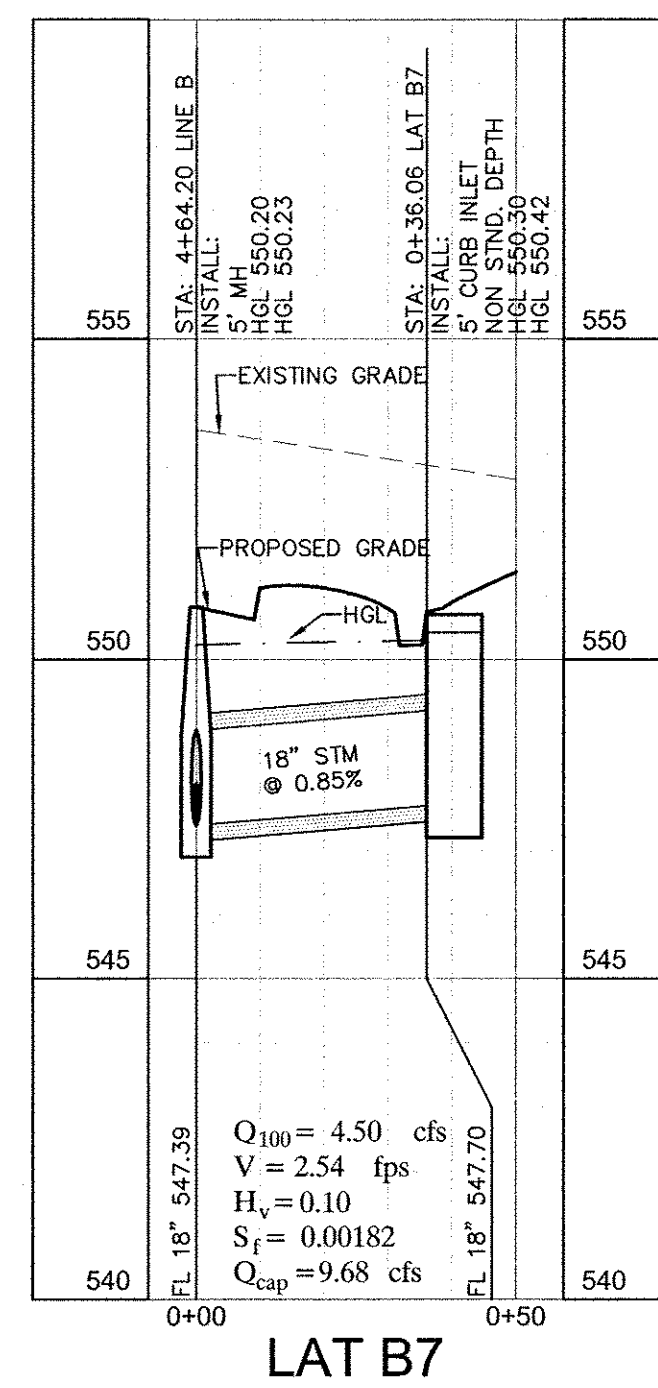
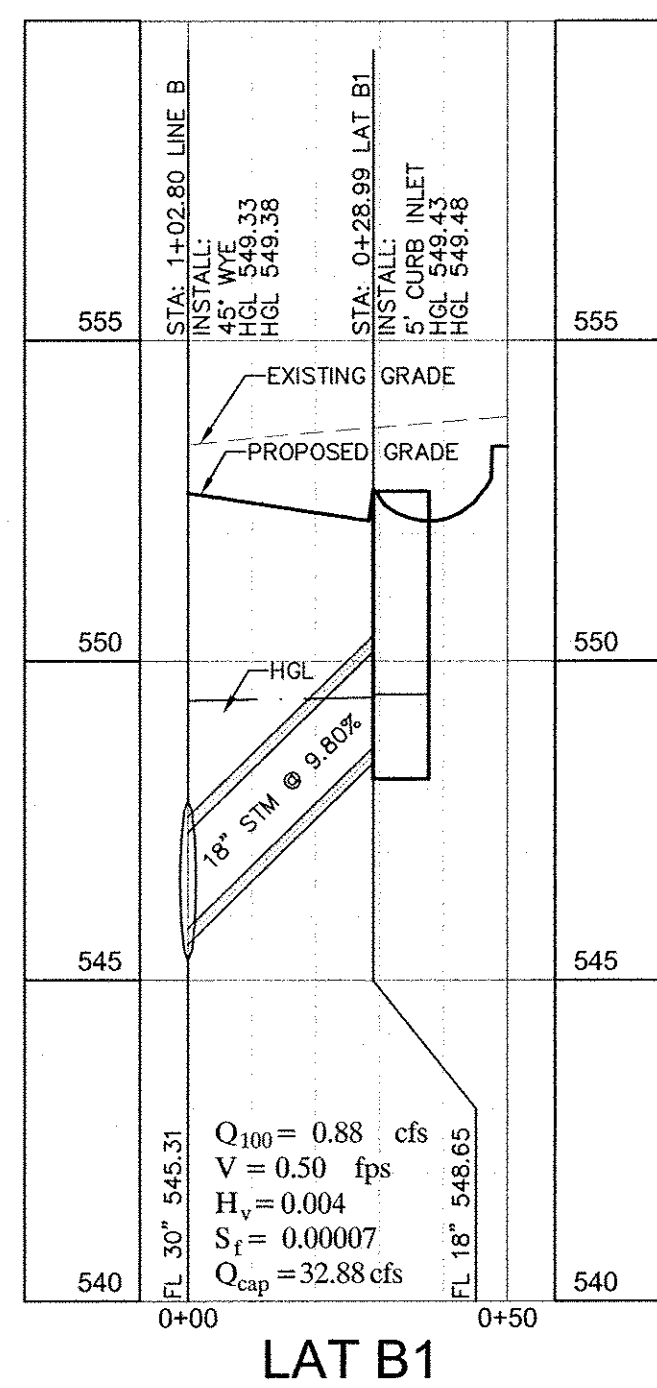
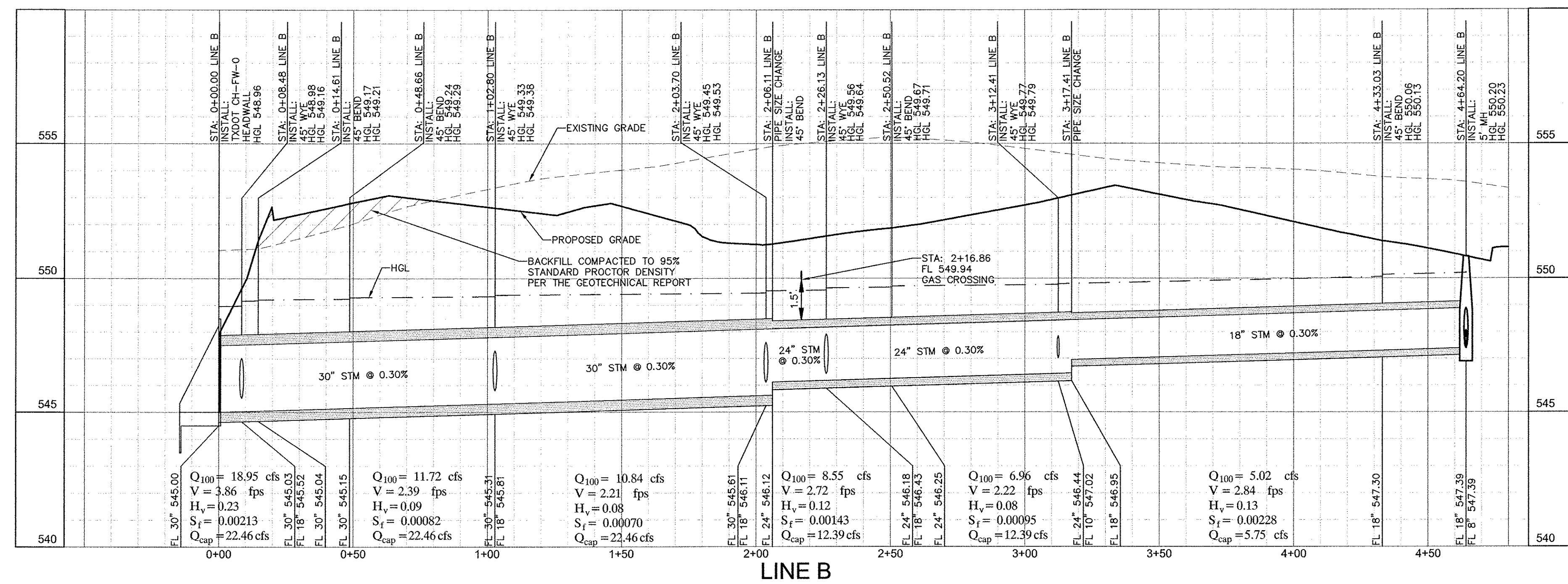
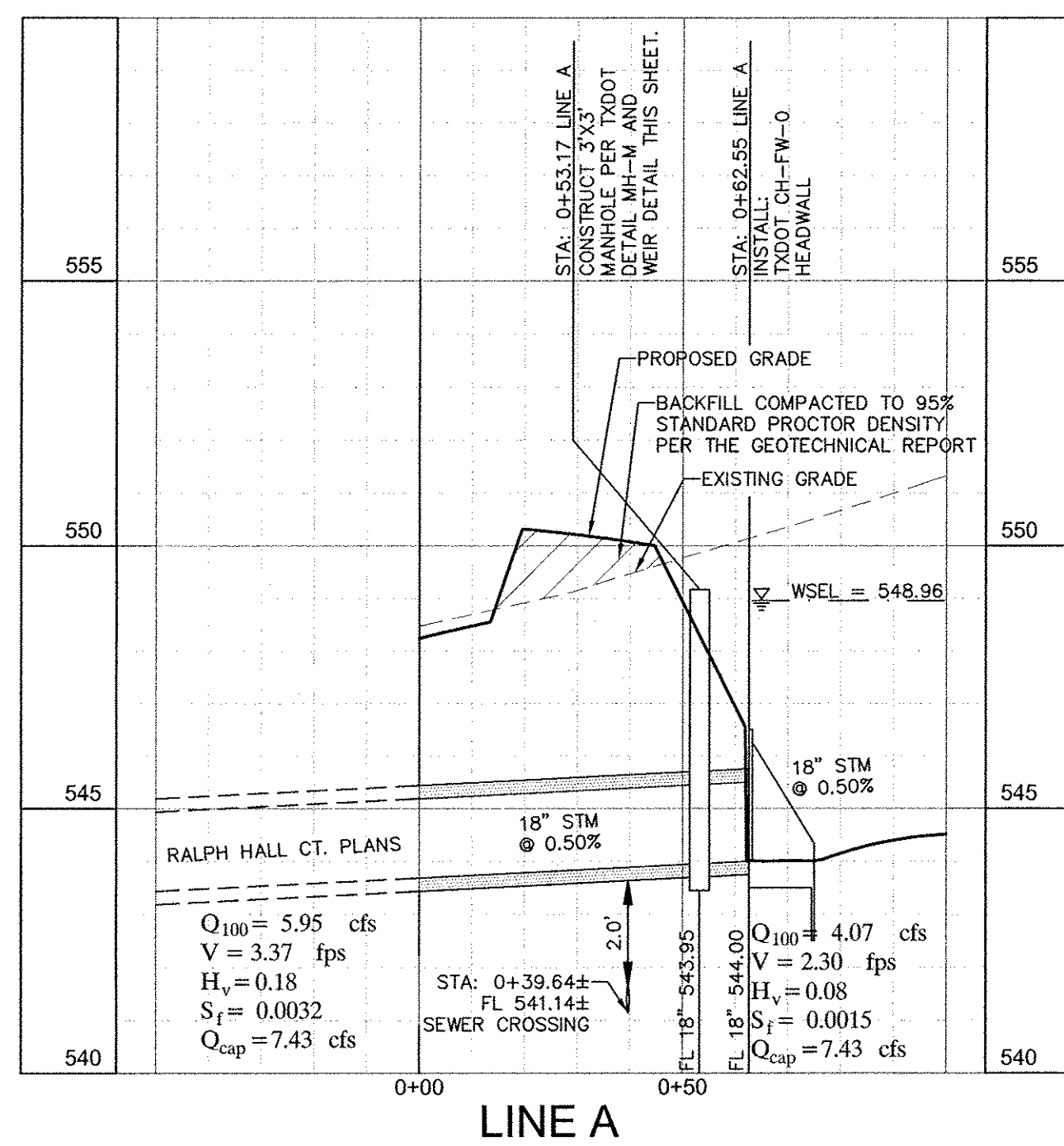
KHA PROJECT 067773505	DATE 01/03/2011
SCALE AS SHOWN	DESIGNED BY JCA
DRAWN BY JCA	CHECKED BY HKV

STORM SEWER PLAN

AUTUMN LEAVES
PREPARED FOR
THE LASALLE GROUP

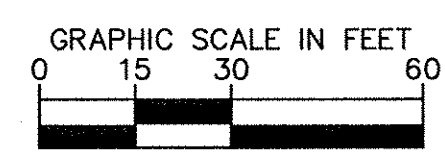
SHEET NUMBER
C-205

CITY OF ROCKWALL TEXAS



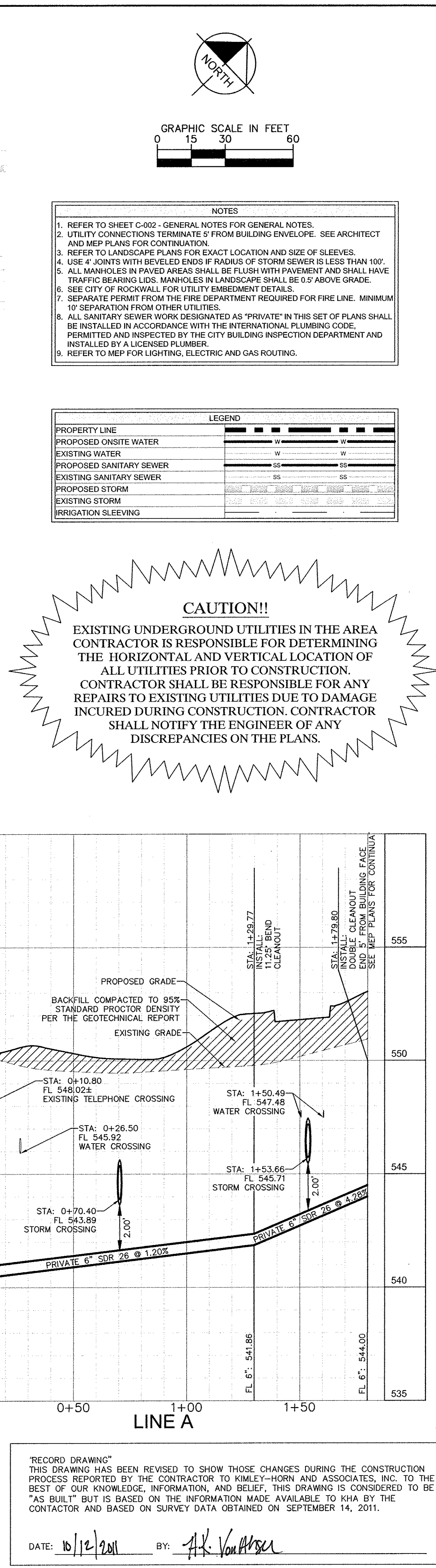
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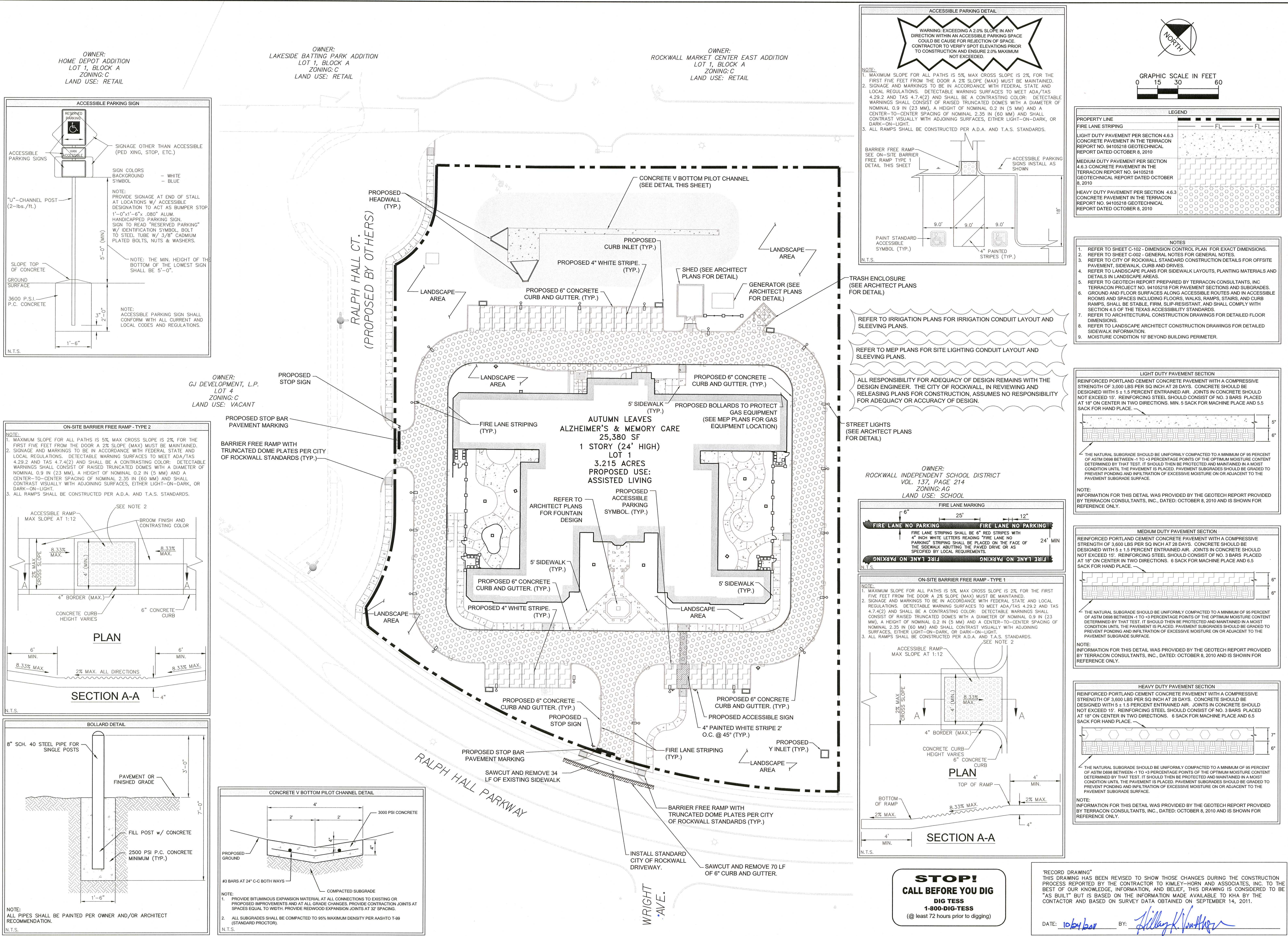
DATE: 10-12-2011 BY: H.K. Van Arman



DATE: 10/12/2011 BY: A.K. Von Arden

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Plotted By: Armendariz, John, Sheet: Sat: 06/27/2011, 02:01:38pm, K:\JAL_Civil\067773505-AutumnLeaves\CD\PlanSheet\C-401_PAVING_PLAN.dwg
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AUTUMN LEAVES PREPARED FOR THE LASALLE GROUP CITY OF ROCKWALL						
SHEET NUMBER C-401						

Plotted By: Armendariz, John, Sheet Set: 067773509-AutumnLeaves, Layout: C-501, EROSION CONTROL PLAN, October 24, 2011, 02:07:37pm, K:\Veg_civil\067773509-AutumnLeaves\Cost\plan sheets\C-501 EROSION CONTROL PLAN.dwg
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HOME DEPOT ADDITION
LOT 1, BLOCK A
ZONING: C
LAND USE: RETAIL

OWNER:
LAKESIDE BATTING PARK ADDITION
LOT 1, BLOCK A
ZONING: C
LAND USE: RETAIL

OWNER:
ROCKWALL MARKET CENTER EAST ADDITION
LOT 1, BLOCK A
ZONING: C
LAND USE: RETAIL

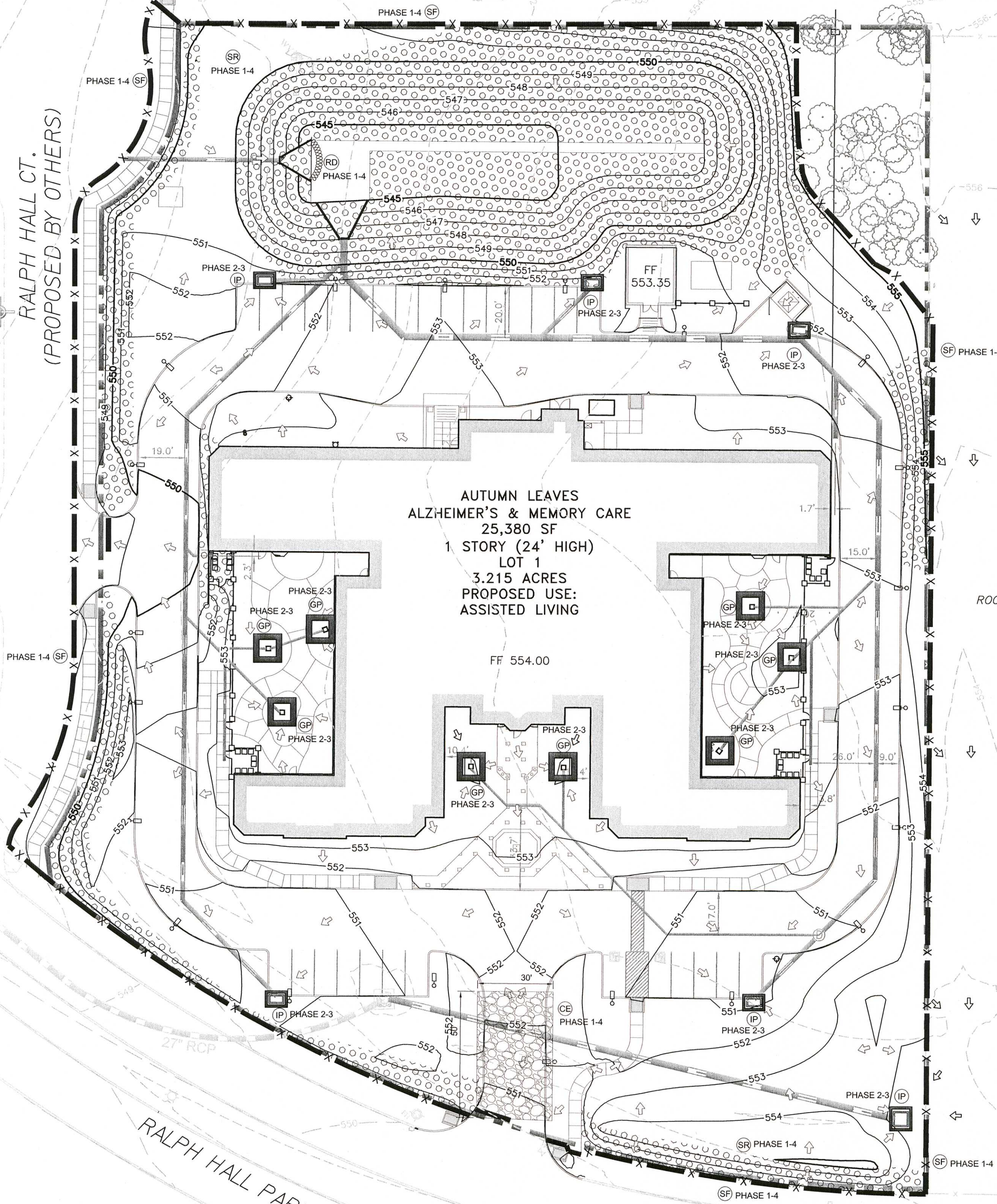
OWNER:
GJ DEVELOPMENT, L.P.
LOT 4
ZONING: C
LAND USE: VACANT

OWNER:
ROCKWALL INDEPENDENT SCHOOL DISTRICT
VOL. 137, PAGE 214
ZONING: AG
LAND USE: SCHOOL

OWNER:
LYDEN PARK ESTATES
PHASE 1A
SLIDE D, PAGE 7
ZONING: PD-17
LAND USE: RESIDENTIAL

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3.215 AC TOTAL
3.105 AC DISTURBED



GRAPHIC SCALE IN FEET
0 15 30 60

SITE MAP - GENERAL NOTES

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. DRAINAGE PATTERNS ARE SHOWN ON THIS PLAN BY PROPOSED AND EXISTING CONTOURS, FLOW ARROWS, AND SLOPES.
4. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMPs SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMPs SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
5. BMPs HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
6. SANITARY SEWER EFFLUENT IS DISPOSED OF VIA AN ONSITE SEWER SYSTEM CONNECTED TO A MUNICIPAL SEWER SYSTEM.
7. IN AREAS WITH 5:1 OR GREATER SLOPES, CONTRACTOR TO INSTALL SOIL RETENTION BLANKET IF NECESSARY.
8. ALL SIDES AND BOTTOM OF DETENTION POND TO EITHER BE SODDED OR HAVE ANCHORED/SEADED BLANKET PRIOR TO ANY PAVING.
9. PRIOR TO CITY ACCEPTANCE, ALL DISTURBED AREAS SHALL HAVE A MIN 1" HEIGHT OF GRASS COVERAGE OVER 75-80% OF THE AREA.

LEGEND

PROPERTY LINE	---
PROPOSED CONTOURS	---
EXISTING CONTOURS	---
SILT FENCE	(SF) X X X X
INLET PROTECTION	(IP) [Symbol]
CONSTRUCTION ENTRANCE	(CE) [Symbol]
ROCK CHECK DAM	(RD) [Symbol]
SOIL RETENTION BLANKET	(SR) [Symbol]

CONSTRUCTION SCHEDULE AND PHASING PLAN

PHASE	EROSION CONTROL MEASURES
1. GRADING	ALL SILT FENCE, STONE OVERFLOW AND CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING. CONSTRUCTION ENTRANCE TO BE INSTALLED AT THIS TIME.
2. UTILITY INSTALLATION	ALL SILT FENCE AND STONE OVERFLOW SHALL BE INSTALLED PRIOR TO THE INITIATION OF ALL UTILITY CONSTRUCTION. UPON THE COMPLETION OF STORM SEWER INSTALLATION, INLET PROTECTORS TO BE INSTALLED.
3. PAVING/BUILDING	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.
4. SOIL STABILIZATION/LANDSCAPING	REMOVE TEMPORARY ENTRANCE/EXIT AND INLET PROTECTION. ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED DURING FINE GRADING AND THROUGHOUT THE REMAINDER OF THE PROJECT.

ENGINEER / SURVEYOR:
Kimley-Horn and Associates, Inc.
12700 PARK CENTRAL DRIVE, SUITE 1800
DALLAS, TEXAS 75251
TEL NO.: (972) 770-1300
FAX NO.: (972) 239-3820
CONTACT: HILLARY VONAHSEN, P.E.

ARCHITECT:
CURTIS GROUP ARCHITECTS LTD
5000 QUORUM DRIVE SUITE 500
DALLAS, TX 75254
PHONE: (214) 378-9810 X5047
FAX: (214) 378-9811
CONTACT: BEN KEYWORTH

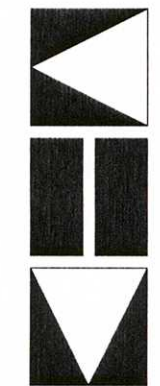
PREPARED FOR:
THE LASALLE GROUP
1900 EAST GOLF ROAD, SUITE 1120
SCHAUMBURG, IL 60173
PHONE: (647) 301-4145
FAX: (647) 592-7274
CONTACT: KAY ADKINS

OWNER:
GJ DEVELOPMENT, L.P.
1500 E. INDUSTRIAL BLVD.
MCKINNEY, TX 75069
PHONE: (972) 562-5555

"RECORD DRAWING"
THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, THIS DRAWING IS CONSIDERED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE TO KHA BY THE CONTRACTOR AND BASED ON SURVEY DATA OBTAINED ON SEPTEMBER 14, 2011.

DATE: 10/24/2011 BY: Hillary VonAhlsen

Kimley-Horn
and Associates, Inc.



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12700 PARK CENTRAL DRIVE, SUITE 1800, DALLAS, TX 75251
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT
067773505
DATE
01/03/2011
SCALE AS SHOWN
DESIGNED BY JGA
DRAWN BY JGA
CHECKED BY HKV

EROSION CONTROL PLAN

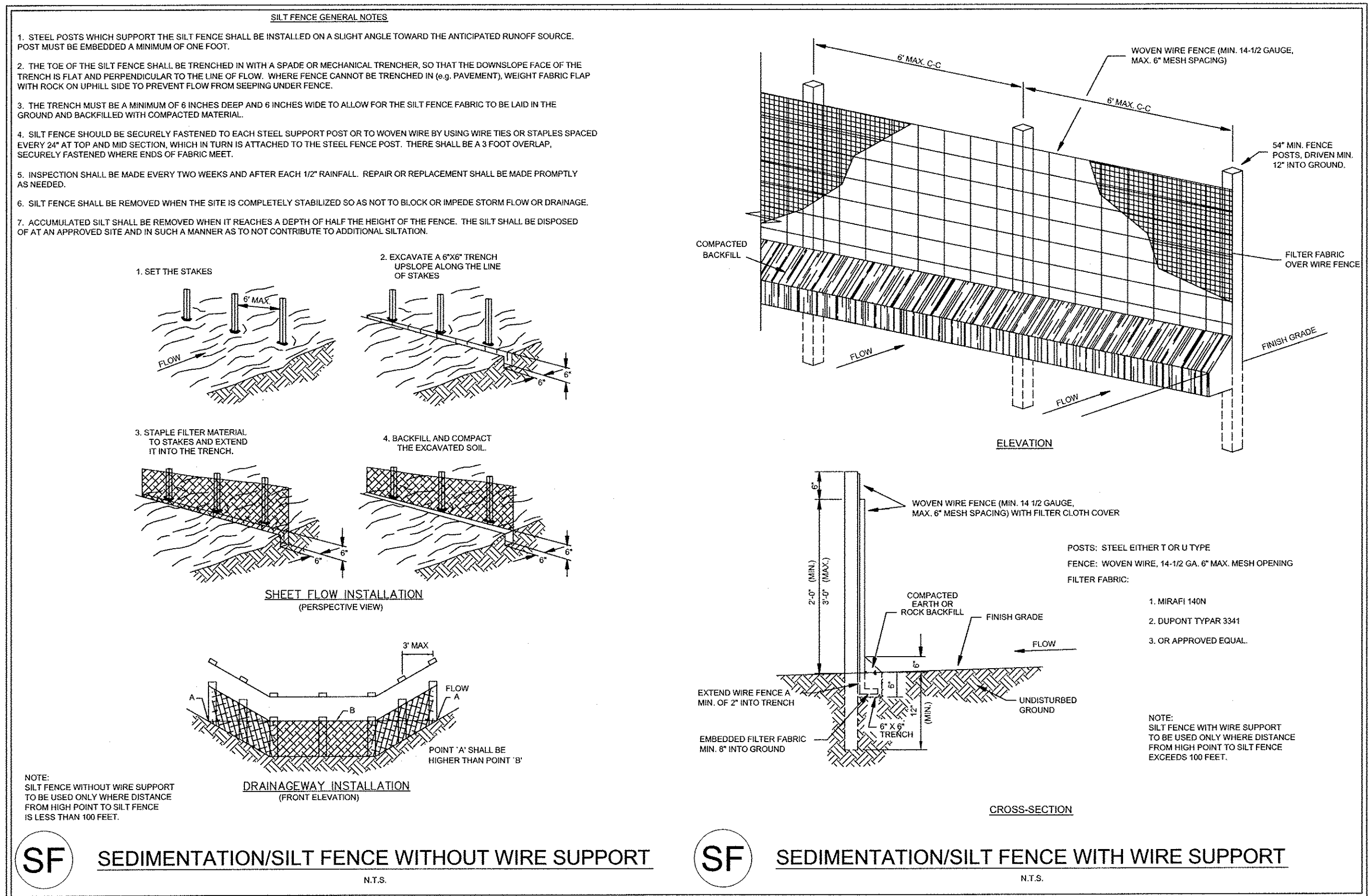
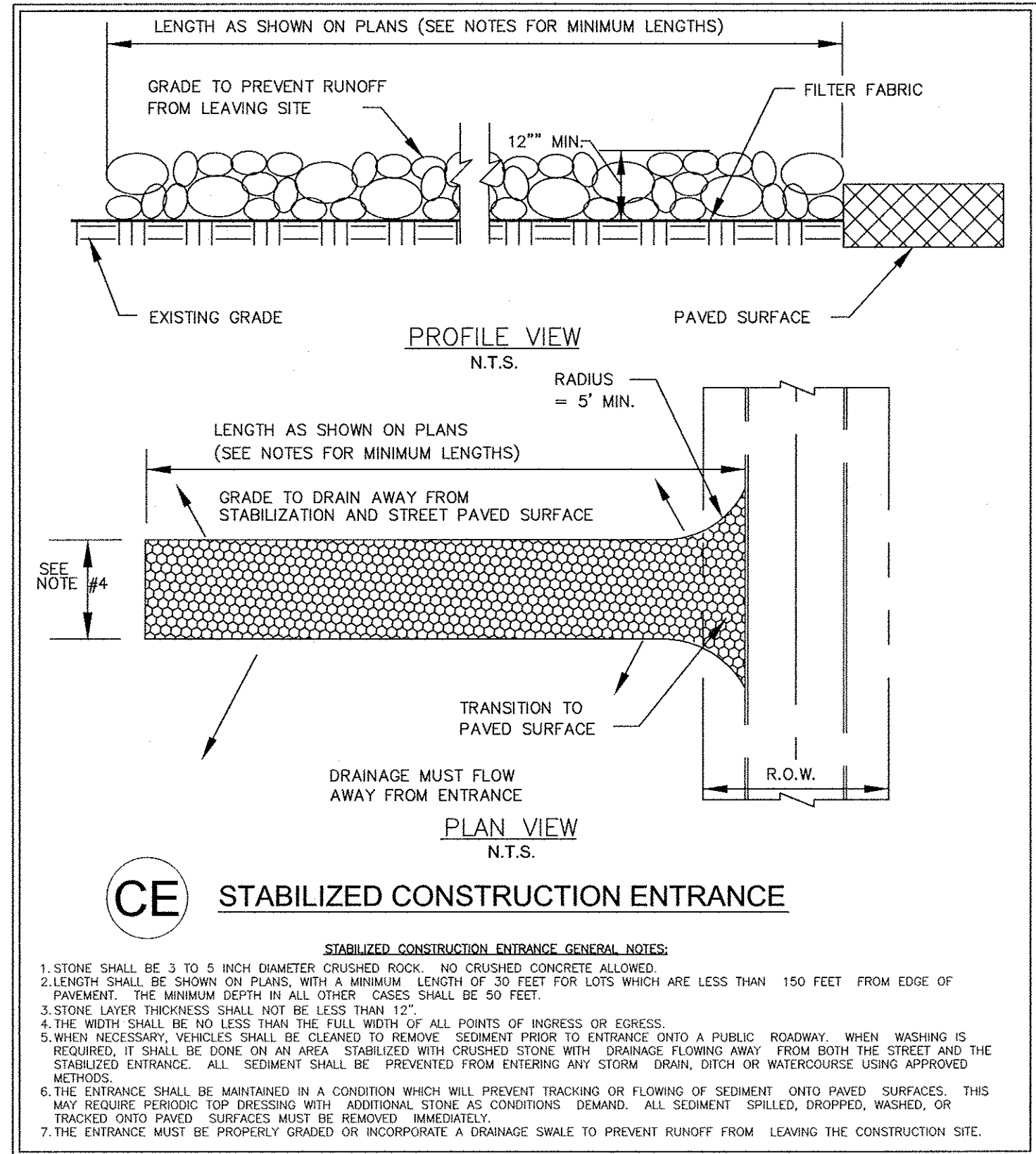
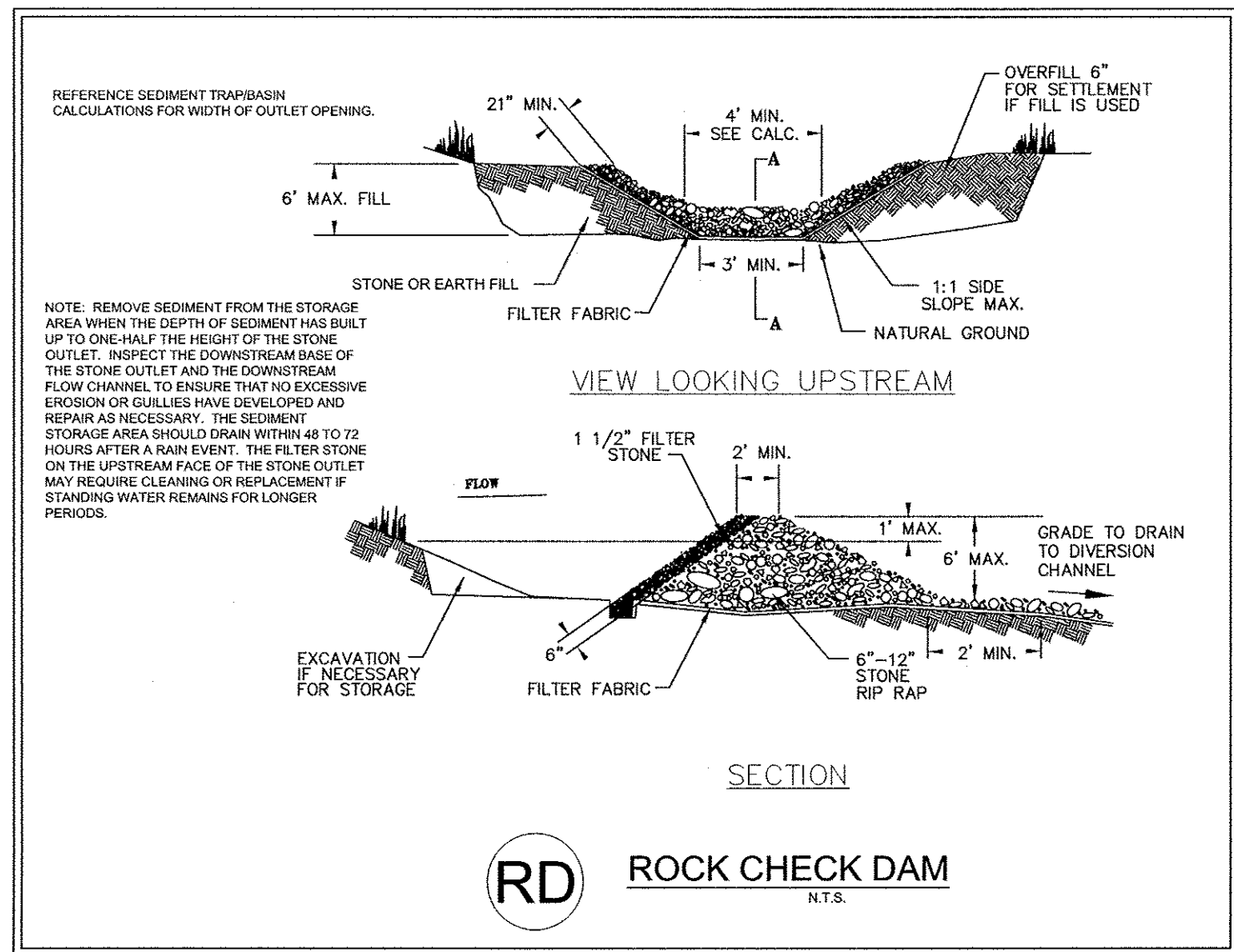
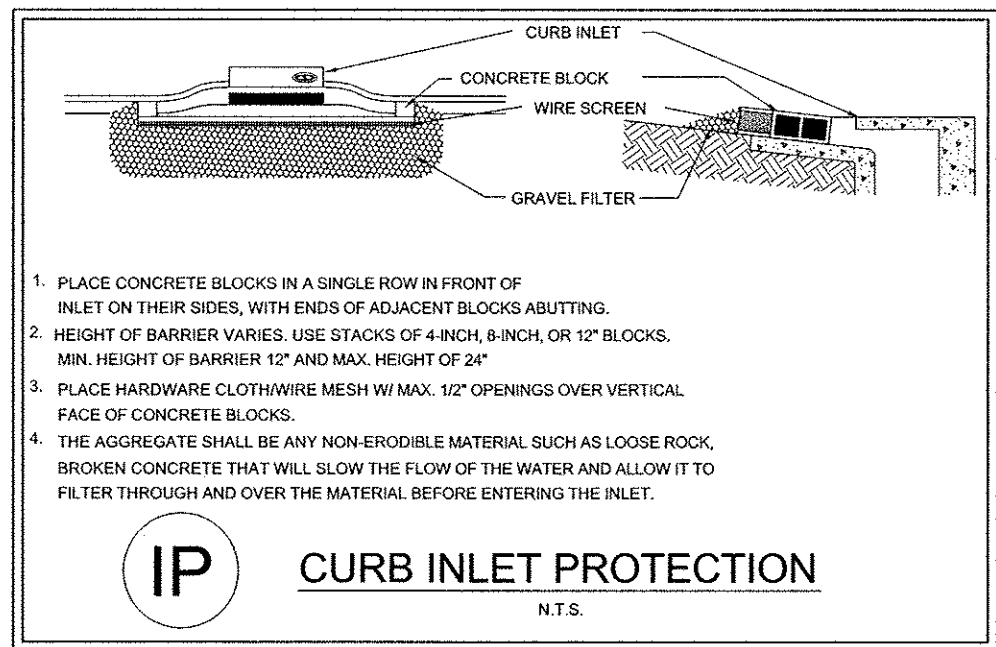
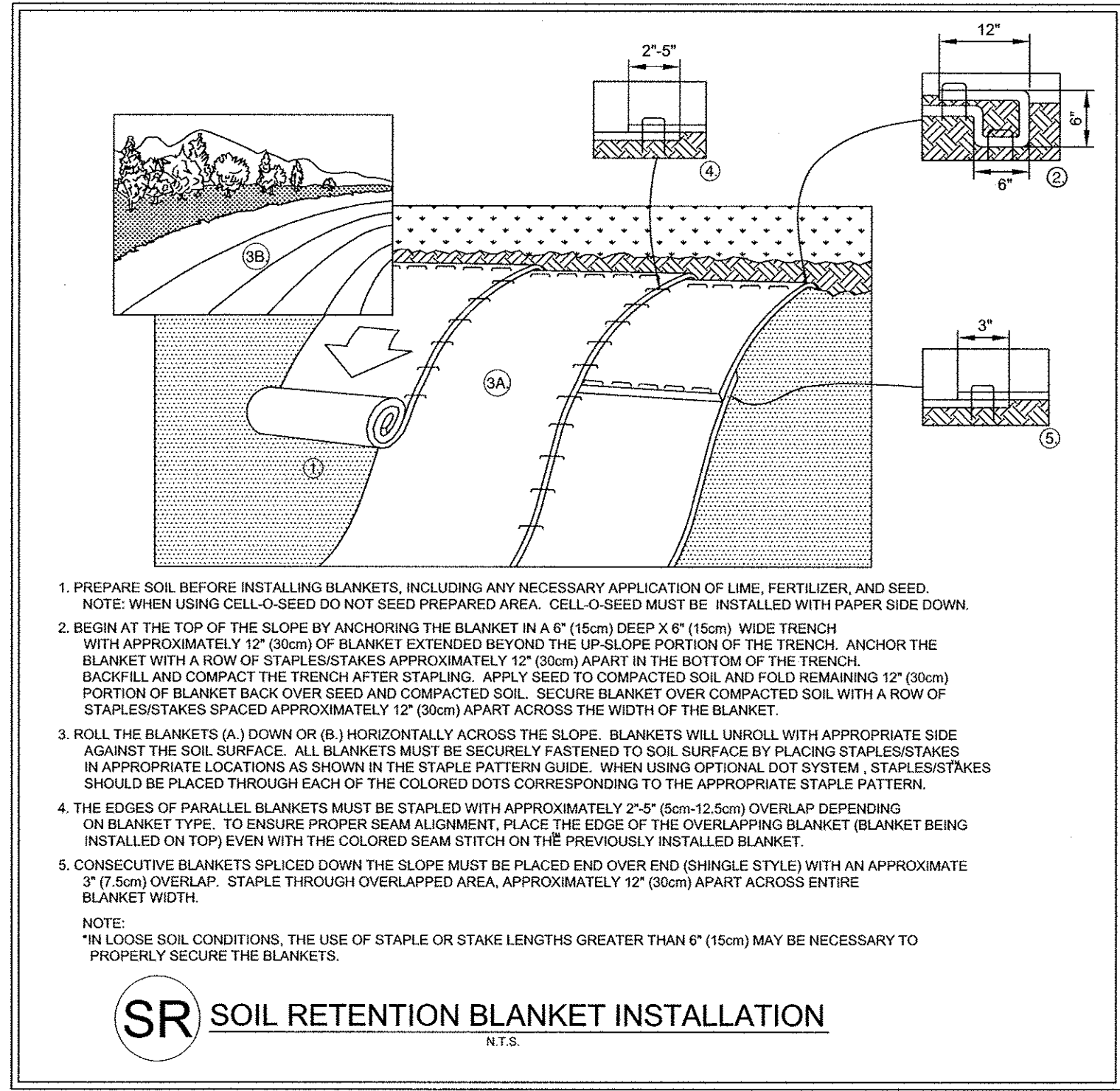
AUTUMN LEAVES
PREPARED FOR
THE LASALLE GROUP

TEXAS

CITY OF ROCKWALL

SHEET NUMBER
C-501

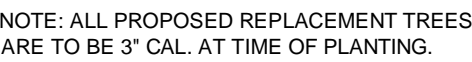
Plotted By: Armando, John. Sheet Set: 067773505-AutumnLeaves Layout: C-502 EROSION CONTROL DETAILS - October 12, 2011 02:37:26pm K:_dai_civil_067773505-AutumnLeaves Cad\Drawings\067773505-AutumnLeaves.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



"RECORD DRAWING"
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DATE: 10/12/2011 BY: H.K. Von Ahn

KHA PROJECT 067773505		DATE 01/03/2011		SCALE AS SHOWN		DESIGNED BY JGA		DRAWN BY JGA		CHECKED BY HKV		CITY OF ROCKWALL		SHEET NUMBER C-502	
AUTUMN LEAVES PREPARED FOR THE LASALLE GROUP		EROSION CONTROL DETAILS		KIMLEY-HORN and Associates, Inc.		© 2010 KIMLEY-HORN AND ASSOCIATES, INC. 12700 PARK CENTRAL DRIVE, SUITE 1800, DALLAS, TX 75251 PHONE: 972-770-1300 FAX: 972-239-3890 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928		NO. _____		REVISIONS _____		DATE _____		BY _____	



DATE: 10/12/2011 BY:

- NOTES:**
1. PERFORM ROOT PRUNING ON ALL EXISTING TREES TO REMAIN WHERE CONSTRUCTION ACTIVITY FALLS WITHIN DRIP LINE OF EXISTING TREES.
 2. ROOT PRUNING METHOD: 2 MONTHS MIN. PRIOR TO EXCAVATION & CONSTRUCTION ACTIVITIES, HAND CUT ROOTS BY DIGGING A 18"-24" DEEP X 8" WIDE TRENCH ALONG THE OUTSIDE PERIMETER OF EXISTING TREE(S) ADJACENT TO CONSTRUCTION AREAS. MAXIMIZE PRUNING TRENCH DISTANCE FROM TRUNK TO THE FULLEST EXTENT POSSIBLE. W/ THE ROOT PRUNING LINE PLACED @ THE EDGE OF CONSTRUCTION LIMITS.

N.T.S.

OWNER:
GJ DEVELOPMENT, LP
1500 E. INDUSTRIAL BLVD.
MCKINNEY, TX 75069
PHONE: (972) 562-5555
CONTACT:

SHEET NUMBER
L-010

OWNER:
HOME DEPOT ADDITION
LOT 1, BLOCK A
ZONING: C
LAND USE: RETAIL

OWNER:
LAKESIDE BAITING PARK ADDITION
LOT 1, BLOCK A
ZONING: C
LAND USE: RETAIL

OWNER:
ROCKWALL MARKET CENTER EAST ADDITION
LOT 1, BLOCK A
ZONING: C
LAND USE: RETAIL

SEED DETENTION POND WITH DAM SLOPE MIX BY NATIVE AMERICAN SEED, OR EQUAL.

2" GAS

CONTRACTOR TO REESTABLISH TURF TO LIMITS OF DISTURBANCE RESEED WITH BLACKLAND PRAIRIE MIX BY NATIVE AMERICAN SEED, OR APPROVED EQUAL.

EXISTING TREES TO REMAIN REFER TO TREESCapes PLAN

OWNER:
GJ DEVELOPMENT, L.P.
LOT 4
ZONING: C
LAND USE: VACANT

APPROX. LOCATION OF BURIED TELEPHONE LINE PER SURFACE MARKINGS

RALPH HALL CT. (PROPOSED BY CITY)

OWNER:
ROCKWALL INDEPENDENT SCHOOL DISTRICT
VOL. 137, PAGE 214
ZONING: AG
LAND USE: SCHOOL

REFER TO LANDSCAPE ENLARGEMENTS, SHEET L-101 FOR PLANTINGS AND BUILDING FOUNDATION AUTUMN LEAVES

ALZHEIMER'S & MEMORY CARE
25,380 SF
1 STORY (24' HIGH)
LOT 1
3.215 ACRES
PROPOSED USE:
ASSISTED LIVING
FF: 554.00

SOD

MS 9 RI 14 MS 6 LM 105 MS 5 RI 5 MS 3 RI 6

PROPOSED MONUMENT SIGN AND FLAG POLES, REFER TO ARCH. PLANS.

RM 11 LM 180 CL 18 HS 70 RM 10 LM 55 HS 115

WRIGHT AVE.

LANDSCAPE TABULATIONS - CITY OF ROCKWALL		
	REQUIRED	PROVIDED
LOT AREA		3.2215 ACRES
LANDSCAPE AREA (15% OF LOT)	21,007 SF	140,034 SF
FRONT YARD LANDSCAPE (50% OF TOTAL REQUIRED LANDSCAPE)	10,504 SF	21,355 SF
STREET FRONTAGE REQUIREMENTS		
10' BUFFER - RALPH HALL PKWY.	YES	YES
10' BUFFER - RALPH HALL CT.	YES	YES
1 TREE PER 50 LF OF FRONTAGE RALPH HALL PKWY.	8	8
1 TREE PER 50 LF OF FRONTAGE RALPH HALL CT.	8	8
1 TREE REQUIRED PER 750 SF OF DRY LAND IN DETENTION BASIN	20	20

OWNER:
LYDEN PARK ESTATES
PHASE 1A
SLIDE D, PAGE 7
ZONING: PD-17
LAND USE: RESIDENTIAL

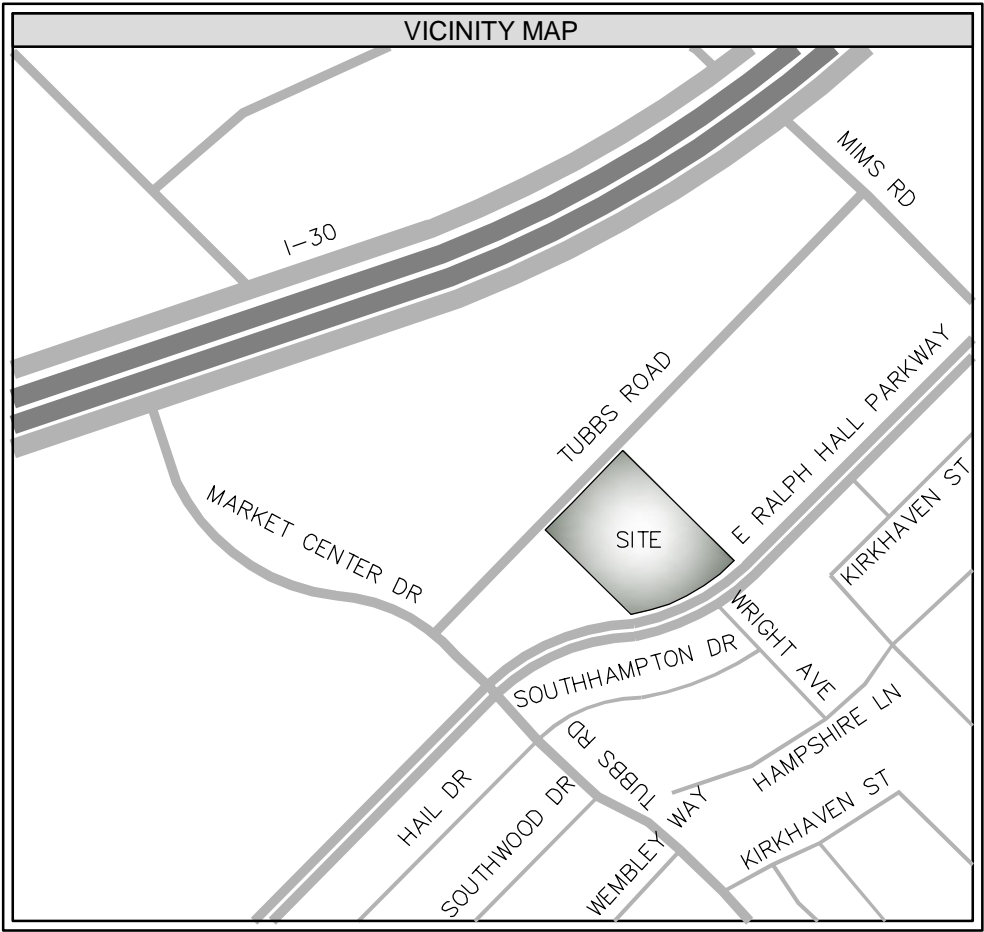
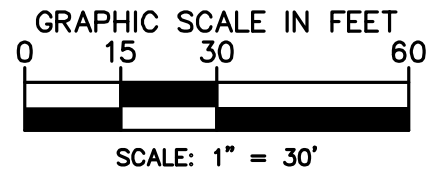
RECORD THIS PROCESS BEST "AS BUILT" CONTACT DATE:

LANDSCAPE ARCHITECT :
 Kimley-Horn and Associate
2201 WEST ROYAL LANE, SUITE 275
IRVING, TX 75063
PHONE: (214) 420-5500
FAX: (214) 420-5500
CONTACT: DAVID YOUNG, RLA



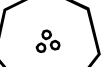






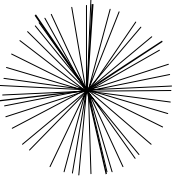



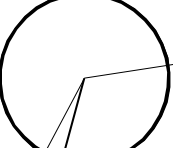

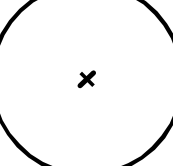

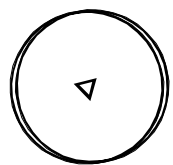


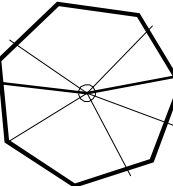

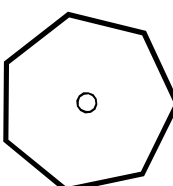
ARCHITECT:
Curtis group ARCHITECTS LTD
5000 QUORUM DRIVE SUITE 500
DALLAS, TX 75254
PHONE: (214) 378-9810 X5047
FAX: (214) 378-9811
CONTACT: BEN KEYWORTH

PREPARED FOR:
THE LASALLE GROUP
1900 EAST GOLF ROAD, SUITE 1120
SCHAMBERG, IL 60173
PHONE: (847) 301-4145
FAX: (847) 592-7274
CONTACT: KAY ADKINS

OWNER:
GJ DEVELOPMENT, L.P.
1500 E. INDUSTRIAL BLVD.
MCKINNEY, TX 75069
PHONE: (972) 562-6555
CONTACT:



PLANT LEGEND

- | | | | |
|---|---------------------------|---|-----------------------------|
|  | TREE FORMED
WAX MYRTLE |  | INDIAN HAWTHORNE |
|  | GRAPE MYRTLE |  | EMERALD SNOW
LOROPETALUM |
|  | YAUPON HOLLY |  | JAPANESE BOXWOOD |
| | |  | BLUSH PINK NANDINA |
| | |  | DWARF YAUPON |
| | |  | RED DRIFT ROSE |
|  | BALD CYPRESS |  | JUBILATION GARDENIA |
| | |  | MAIDEN GRASS |
| | |  | FLAME SALVIA |
|  | LACEBARK ELM |  | LANCELEAF
COREOPSIS |
|  | LIVE OAK |  | LIRIOPE |
|  | CHINESE
PISTACHE |  | DAY LILLY |
| | |  | SEASONAL
COLOR BEDS |
|  | EASTERN RED
CEDAR |  | BERMUDA
SOD |
|  | CADDIS MAPLE | | |
- NOTE: NO TREES TO BE PLANTED WITHIN 5' OF PUBLIC UTILITY LINES

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DATE: 10/12/2011 BY: _____

LANDSCAPE PLAN
ROCKWALL MARKET CENTER EAST
ADDITION
LOT 1
3.215 GROSS ACRES
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
E.P. GAINES CHISUM SURVEY,
ABSTRACT NO. 64
SUBMITTED MAY 5, 2011

LANDSCAPE ARCHITECT :
 **Kimley-Horn
and Associate**
 2201 WEST ROYAL LANE, SUITE 275
 IRVING, TX 75063
 PHONE: (214) 420-5600
 FAX: (214) 420-5680
 CONTACT: DAVID YOUNG, RLA

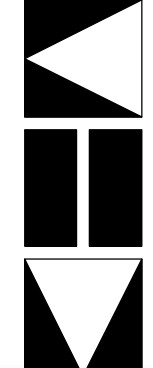
ARCHITECT:
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PHONE: (972) 562-5555
CONTACT:

[illegible]

**Kimley-Horn
and Associates, Inc.**



10/12/2011

KHA PROJECT 067773505	DATE 10/12/2011	SCALE AS SHOWN	DESIGNED BY DMY	DRAWN BY DMY	CHECKED BY DMY
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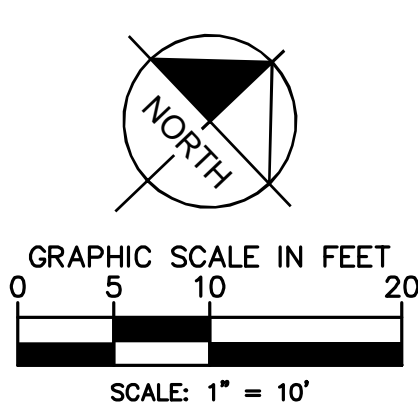
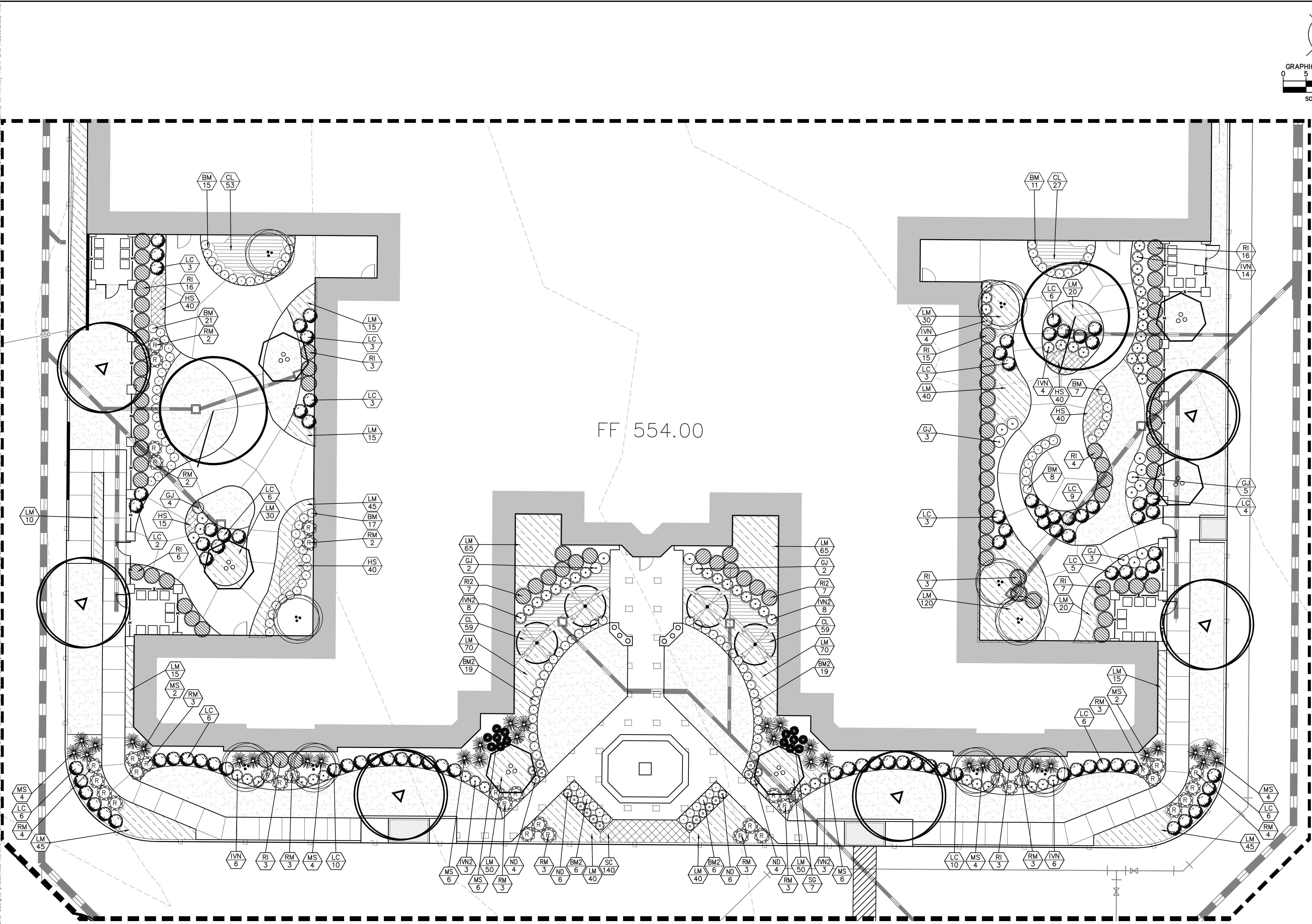
LANDSCAPE PLAN

AUTUMN LEAVES
PREPARED FOR
THE LASALLE GROUP

CITY OF ROCKWALL
TEXAS

SHEET NUMBER
L-100

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PLANT LEGEND

- TREE FORMED WAX MYRTLE
- CRAPE MYRTLE
- YAUPON HOLLY
- BALD CYPRESS
- LACEBARK ELM
- LIVE OAK
- CHINESE PISTACHE
- EASTERN RED CEDAR
- CADDO MAPLE
- INDIAN HAWTHORNE
- EMERALD SNOW LOROPETALUM
- JAPANESE BOXWOOD
- BLUSH PINK NANDINA
- DWARF YAUPON
- RED DRIFT ROSE
- JUBILATION GARDENIA
- MAIDEN GRASS
- FLAME SALVIA
- LANCELEAF COREOPSIS
- LIRIOPE
- DAY LILLY
- SEASONAL COLOR BEDS
- BERMUDA SOD

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KHA PROJECT 067773505		DATE 10/12/2011		SCALE AS SHOWN		DESIGNED BY DMV		DRAWN BY DMV		CHECKED BY DMV	
KIMLEY-HORN AND ASSOCIATES, INC.		12700 PARK CENTRAL DRIVE, SUITE 1800, DALLAS, TX 75251		PHONE: 972-770-1300 FAX: 972-239-3820		WWW.KIMLEY-HORN.COM		TEXAS REGISTERED ENGINEERING FIRM F-928		REVISIONS	
1		LANDSCAPE CHANGES		9/27/11		DMV		BY		DATE	
1		LANDSCAPE CHANGES		9/27/11		DMV		BY		DATE	
1		LANDSCAPE CHANGES		9/27/11		DMV		BY		DATE	

Kimley-Horn and Associates, Inc.
12700 PARK CENTRAL DRIVE, SUITE 1800, DALLAS, TX 75251
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

10/12/2011

LANDSCAPE ENLARGEMENTS

AUTUMN LEAVES
PREPARED FOR
THE LASALLE GROUP

CITY OF ROCKWALL, TEXAS

SHEET NUMBER
L-101



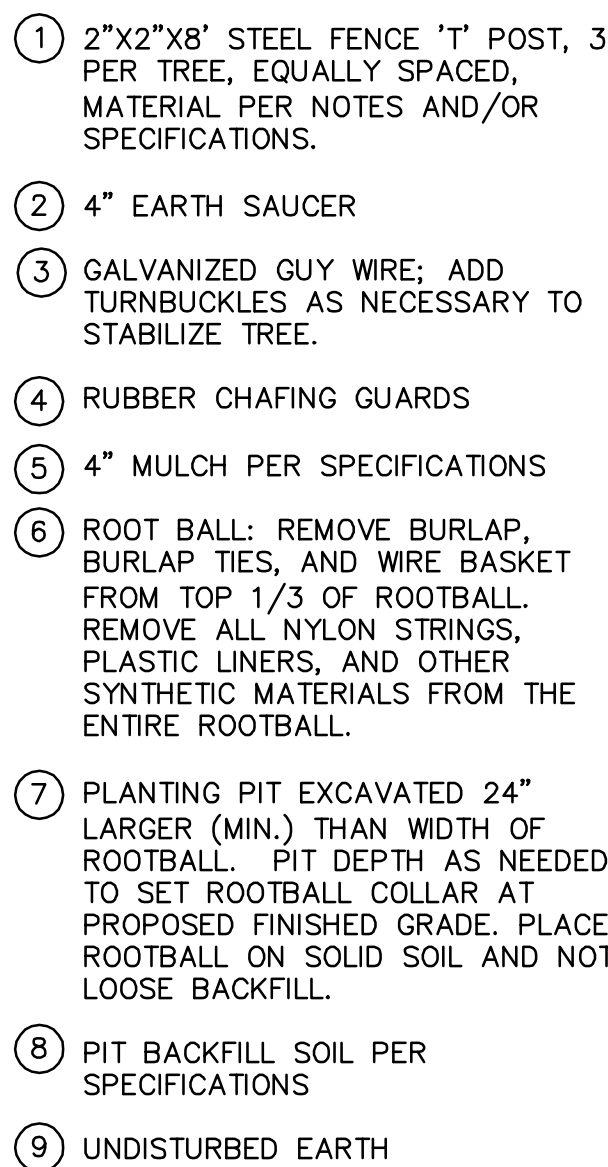
A TREE PLANTING
N.T.S.



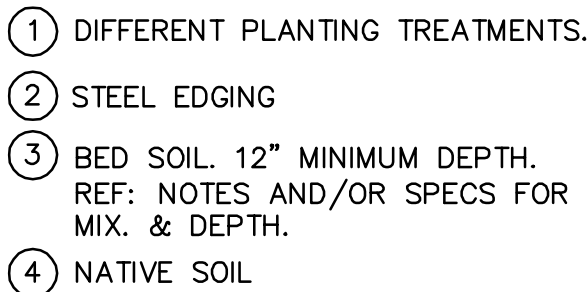
B MULTI-TRUNK TREE PLANTING
N.T.S.



C SHRUB PLANTING
N.T.S.



D GROUNDCOVER PLANTING
N.T.S.



E STEEL EDGING
N.T.S.

PLANTING NOTES

3. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. ANY SUBSTITUTIONS OF PLANT MATERIALS WILL REQUIRE RESUBMITTAL AND APPROVAL BY THE CITY. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
4. ALL LANDSCAPED AREAS SHALL BE FULLY IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
6. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
7. PROVIDE A STEEL EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 4" SHREDDED HARDWOOD MULCH.
9. PROVIDE GRASS SEEDING OR LAY SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE OF PROPERLY LINE.
10. THE CONTRACTOR, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
11. 100% COVERAGE OF GROUNDCOVER, DECORATIVE PAVING, DECORATIVE ROCK (NOT LOOSE), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS, THE PARKING LOT SETBACK, RIGHT-OF-WAYS AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
12. ALL DISTURBED AREAS ON SITE NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH SEED OR HYDROMULCH.
13. ALL LANDSCAPE BED AREAS TO BE PREPARED USING LANDSCAPER'S BLEND BY SOIL BUILDING SOLUTIONS OR EQUAL. CONTRACTOR TO MIX 4" LAYER OF SBS LANDSCAPER'S BLEND WITH NATIVE SOIL AND TILL TO A DEPTH OF 8". FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.

COUNT	TAG	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
10	PC	<i>Pistacia chinensis</i>	Chinese Pistache	3' cal. min., 10-12' ht. x 3-5' sprd., Straight Trunk, Full Branching
9	TD	<i>Taxodium distichum</i>	Bald Cypress	3' cal. min., 10-12' ht. x 3-5' sprd., Straight Trunk, Full Branching
12	UP	<i>Ulmus parvifolia</i>	Lacebark Elm	3' cal. min., 10-12' ht. x 3-5' sprd., Straight Trunk, Full Branching
15	QV	<i>Quercus virginiana</i>	Live Oak	3' cal. min., 10-12' ht. x 3-5' sprd., Straight Trunk, Full Branching
12	LI	<i>Lagerstroemia indica</i>	Crape Myrtle	Multi-trunk Specimen, 3 Stems min., 3' cal. min., Full Branching, 10' ht. min.
4	IV	<i>Ilex vomitoria</i>	Yaupon Holly	Multi-trunk Specimen, 3 Stems min., 3' cal. min., Full Branching, 10' ht. min.
9	MC	<i>Myrica cerifera</i>	Wax Myrtle	Single trunk Specimen, 3 Stems min., 3' cal. min., Full Branching, 10' ht. min.
7	JV	<i>Juniperus virginiana</i>	Easter Red Cedar	3' cal. min., 10-12' ht. x 3-5' sprd., Straight Trunk, Full Branching
4	AB	<i>Acer barbatum</i> var. <i>Caddo</i>	Caddo Maple	3' cal. min., 10-12' ht. x 3-5' sprd., Straight Trunk, Full Branching

62	BM	Buxus microphylla koreana 'Wintergreen'	Wintergreen Boxwood	3 gal. container, 12" ht. min., Full and Matching, 24" O.C.
61	BM2	Buxus microphylla koreana 'Wintergreen'	Wintergreen Boxwood	5 gal. container, 15" ht. min., Full and Matching, 24" O.C.
20	ND	Nandina domestica 'AKA'	Blush Pink Nandina	5 gal. container, 18" ht. min., Full and Matching, 24" O.C.
65	RM	Rosa x 'Meigalpio'	Red Drift Rose	7 gal. container, 18" ht. min., Full and Matching, 24" O.C.
102	R1	Ralphiolepis indica	Indian Hawthorne	18" ht. x 30" w. min., 5 gal. min, Full and Matching, 42" O.C.
14	RI2	Ralphiolepis indica	Indian Hawthorne	24" ht. x 36" w. min., 7 gal. min, Full and Matching, 42" O.C.
91	LC	Loropetalum chinense 'Emerald Snow'	Emerald Snow Loropetalum	24" ht. x 24" w. min., 5 gal., Full and Matching, 36" O.C.
34	IVN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	12" ht. x 18" w. min., 5 gal. min., Full and Matching, 24" O.C.
22	INV2	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	18" ht. x 24" w. min., 7 gal. min., Full and Matching, 24" O.C.
19	GJ	Gardenia jasminoides 'Leeone'	Jubilaton Gardenia	18" ht. x 30" w. min., 7 gal. min., Full and Matching, 30" O.C.
59	MS	Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 gal. container, 24" ht. min., Matching, 36" O.C.
14	SG	Salvia greggii 'Flame'	Flame Salvia	3 gal. container, 18" w. x 18" ht. min., Full and Matching, 24" O.C.

216	CL	Coreopsis lanceolata	Lanceleaf Coreopsis	1 gal. container, 18" O.C., Tri. Spacing
1,215	LM	Liriope Muscari 'Big Blue'	Big Blue Liriope	1 gal. pots min., 18" O.C., Tri. Spacing
360	HS	Hemerocallis spp.	Daylilly	1 gal. pots min., 12" O.C., Tri. Spacing, Contractor to select yellow variety.
140	SC	Seasonal Color		4" pots min., 8" O.C., Tri Spacing, contractor to select materials appropriate for time of year.
4,815 SY	SOD	Cynodon spp.	Bermuda Sod	Tight, sand rolled joints, finished sod to be free of weeds.
	ME	Metal Edge		3" Metal Edge, color to be black or green, Metal Edge to be provide wherever a plant bed meets sod.

DATE: 10/12/2011 BY: 

