



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
☒ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
☐ AMENDING OR MINOR PLAT (\$150.00)
☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 5565 Hwy FM 549, Rockwall, TX

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION West of SH 205 & South of FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-99

CURRENT USE Ag

PROPOSED ZONING

PROPOSED USE Single Family

ACREAGE 192.58 Ac.

LOTS [CURRENT] 0

LOTS [PROPOSED]

284 SF, 6 OS, 1 Lift Station,
1 Park & 1 Amenity Center
= 293 Lots Total

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☒ OWNER CCD - Rockwall LLC

☒ APPLICANT Same

CONTACT PERSON Brian Cramer

CONTACT PERSON

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brian Cramer [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

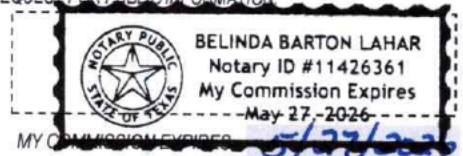
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 8,253.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF August, 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

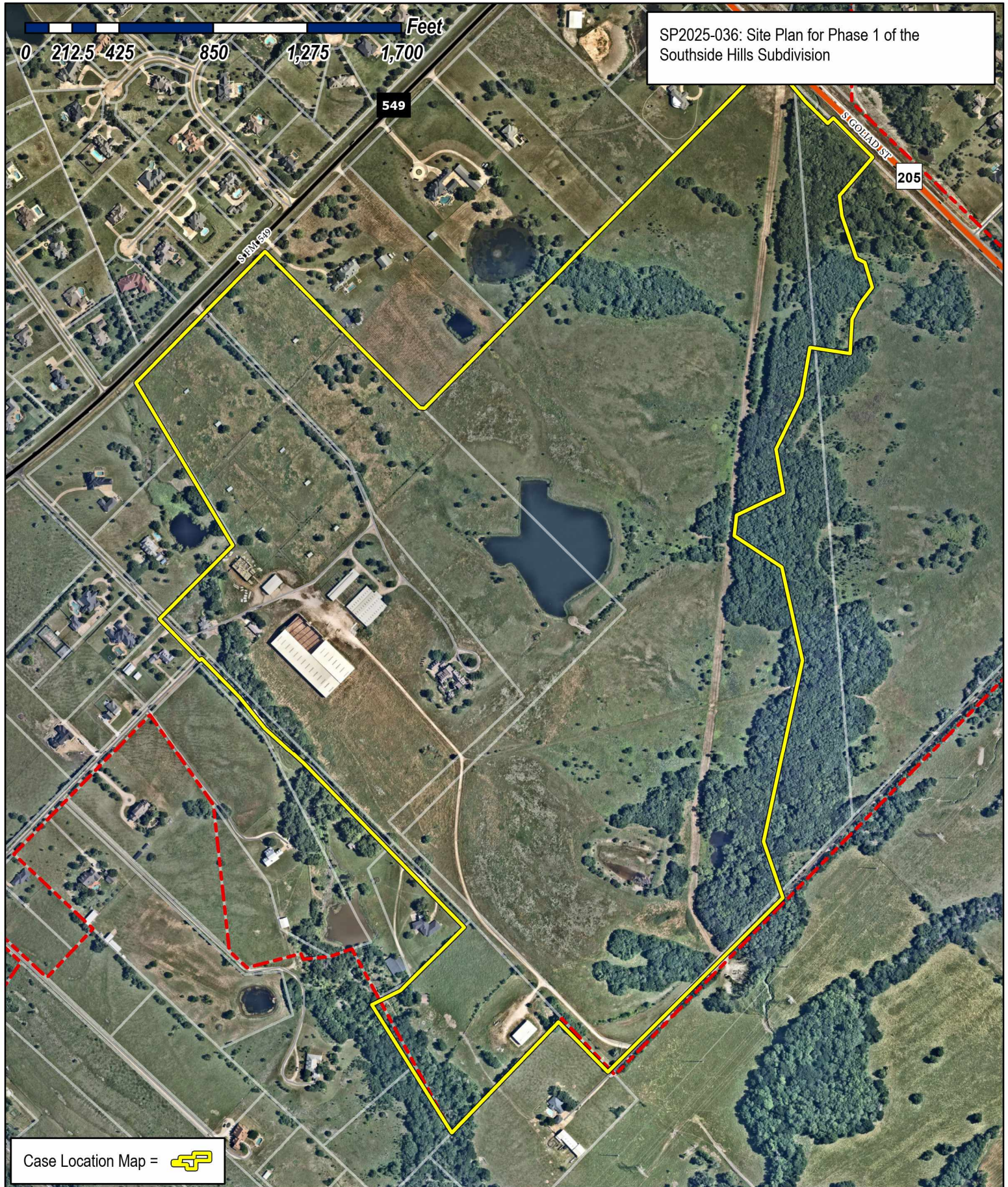
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF August, 2025

OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Belinda Lahar





SP2025-036: Site Plan for Phase 1 of the Southside Hills Subdivision

Case Location Map = 

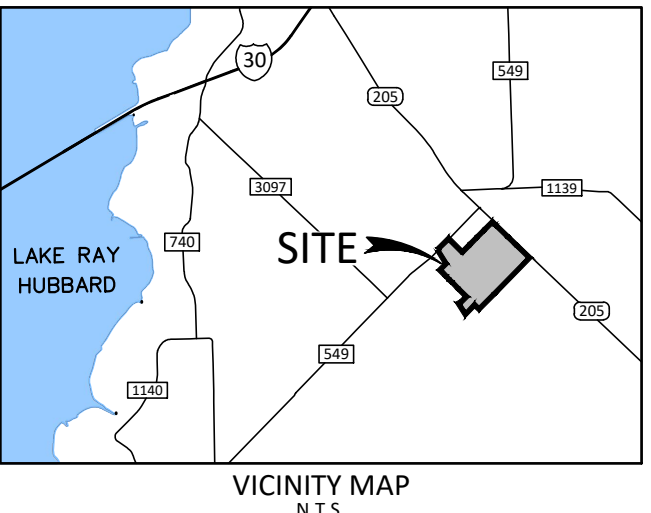


City of Rockwall

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385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

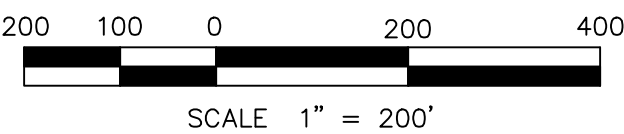
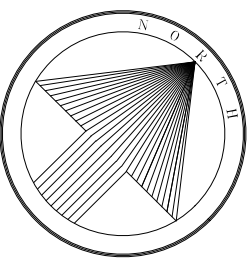
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





VICINITY MAP
N.T.S.

LEGEND	
	CONC. PAVEMENT
	SIDEWALK (DEVELOPER)
	SIDEWALK (BUILDER)
	PROPOSED SIGNAGE
	PROPOSED WATER
	PROPOSED SEWER



SCALE 1" = 200'

SITE PLAN SOUTHSIDE HILLS-PH 1

LOTS 1-73, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-21, BLOCK L;
LOTS 1-11, BLOCK M; LOTS 1-21, BLOCK O;
192.58 ACRES OR 8,388,777.55 SF
284 SINGLE FAMILY LOTS, 6 OPEN SPACES,
1 LIFT STATION, 1 PARK & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
SP2025-XXX

August 13, 2025

EXIST. ZONING: PD-99
LAND USE: SF-10 & C



Owner/Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

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 ____ day of ____ 2025.

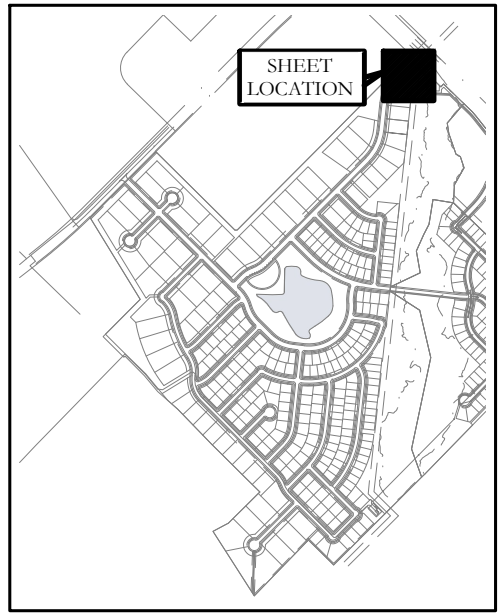
WITNESS OUR HANDS, this ____ day of ____ 2025.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

NOTES:

- INTERNAL SIDEWALKS ARE 5' WIDE.
- DISTANCE BETWEEN ADJACENT PADS IS MIN. 12'



KEY MAP
NOT TO SCALE

MATCHLINE
REF: SHEET HS1, L1, IR1
REF: SHEET HS25, L25, IR25

MATCHLINE
REF: SHEET HS1, L1, IR1
REF: SHEET HS2, L2, IR2

HARDSCAPE LEGEND	
	8'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS26 & 3/HS27.
	18'-0" ENTRY SIGN TOWER. REFER TO DETAILS 1&2/HS26 & 1&2/HS27.
	3'-0" HT. STONE PLANTER WALL. REFER TO DETAILS 1&2/HS26 & 3&4/HS27.
	PLANTER BOWL PER LANDSCAPE PLANS.
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	BARRIER FREE RAMP PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.
NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.	

WALL LAYOUT NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPE AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND UTILITIES AND WILL BE RESPONSIBLE FOR COSTS INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES.
2. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION, AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS OR CONFLICTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF THE PROPOSED WALLS AND COLUMNS. THE OWNER'S ENGINEER SHALL STAKE THE LOCATIONS OF THE PROPERTY, R.O.W. LINES AND EASEMENTS.
4. THE CONTRACTOR SHALL STAKE ALL OF THE FENCE AND COLUMN LOCATIONS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. THE OWNER'S REPRESENTATIVE MAY MAKE MINOR ALTERATIONS TO THE LAYOUT AFTER STAKING AND BEFORE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
5. ALL "STEPS" IN THE WALL MADE NECESSARY BY GRADE CHANGES OR EXISTING SLOPE SHALL OCCUR ONLY AT MINOR OR MAJOR COLUMNS. THE MINIMUM "STEP" AT A COLUMN SHALL BE 3" AND THE MAXIMUM "STEP" AT A COLUMN SHALL BE 6".
6. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
7. THE ELECTRICAL WORK SHALL INCLUDE ALL NECESSARY CONDUITS, WIRE, FITTINGS, FIXTURES TRENCHING AND OTHER MISCELLANEOUS ITEMS NECESSARY TO COMPLETE THE WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND CITY ACCEPTANCE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING AS NEEDED FOR FENCE AND COLUMN INSTALLATION. THE CONTRACTOR SHALL RETURN THE SITE TO PRE-CONSTRUCTION CONDITION.

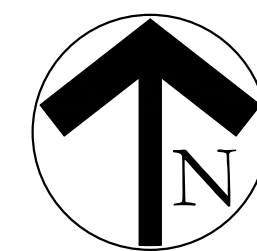
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of ____.

WITNESS OUR HANDS, this ____ day of ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

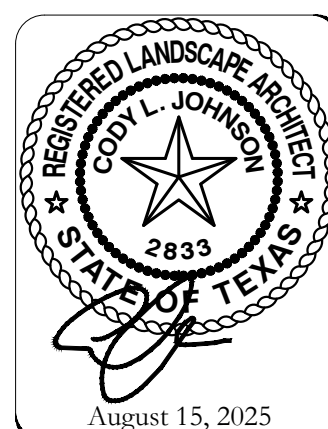
20 10 0 20
SCALE 1" = 20'



SCALE:
1" = 20'
One Inch
JVC No CCD501

HS1 of 31

SCREENING AND BUFFERING
HARDSCAPE PLAN

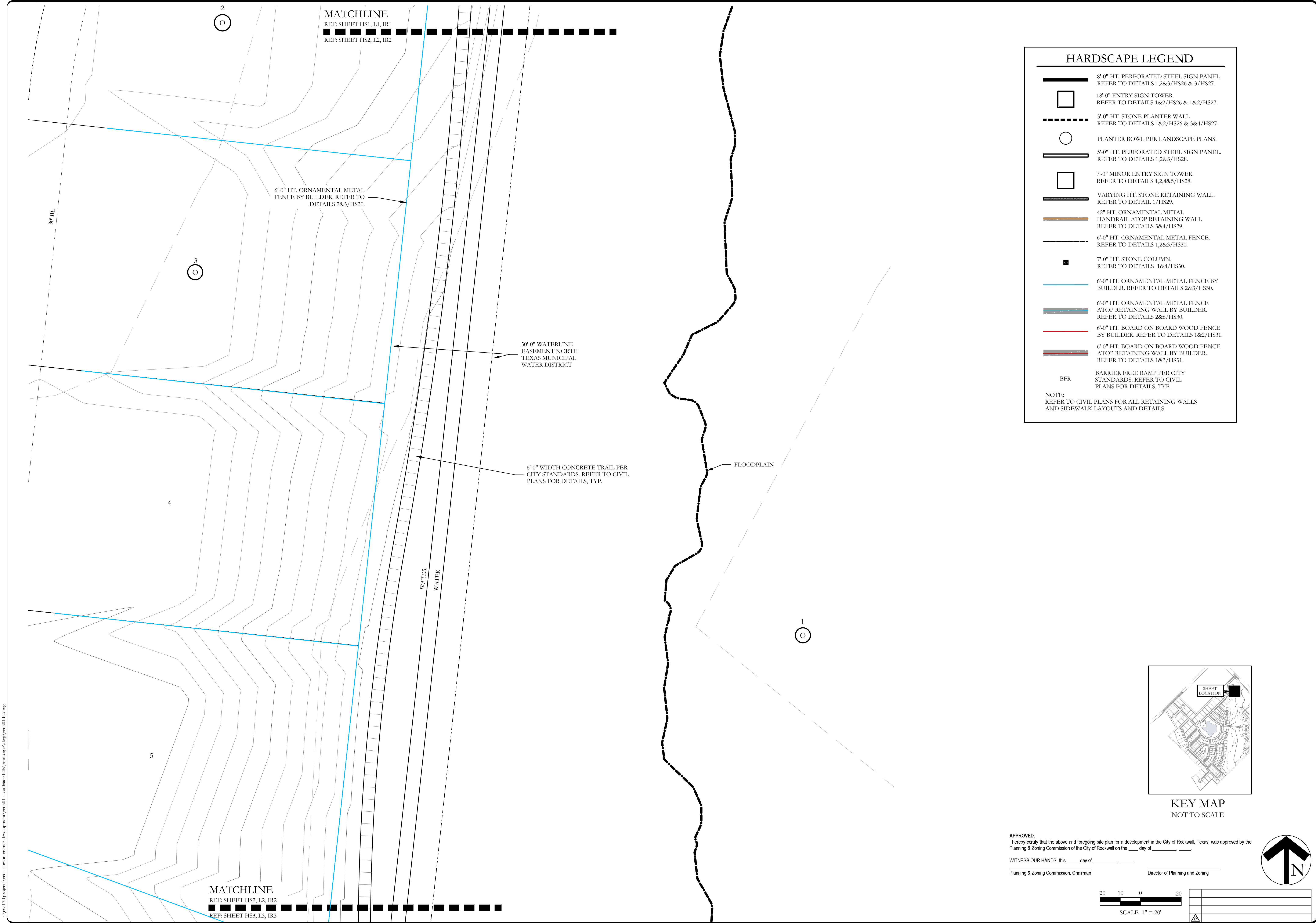


JOHNSON VOLK
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

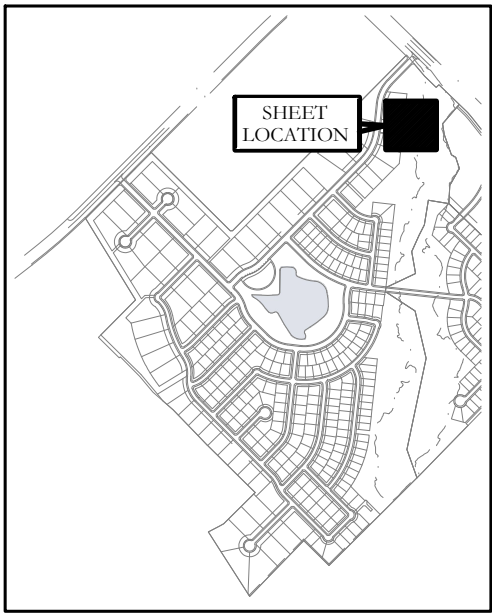
SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CITY PROJECT NO. TBD

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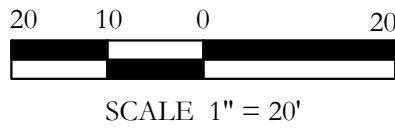
KEY MAP
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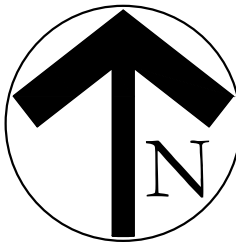
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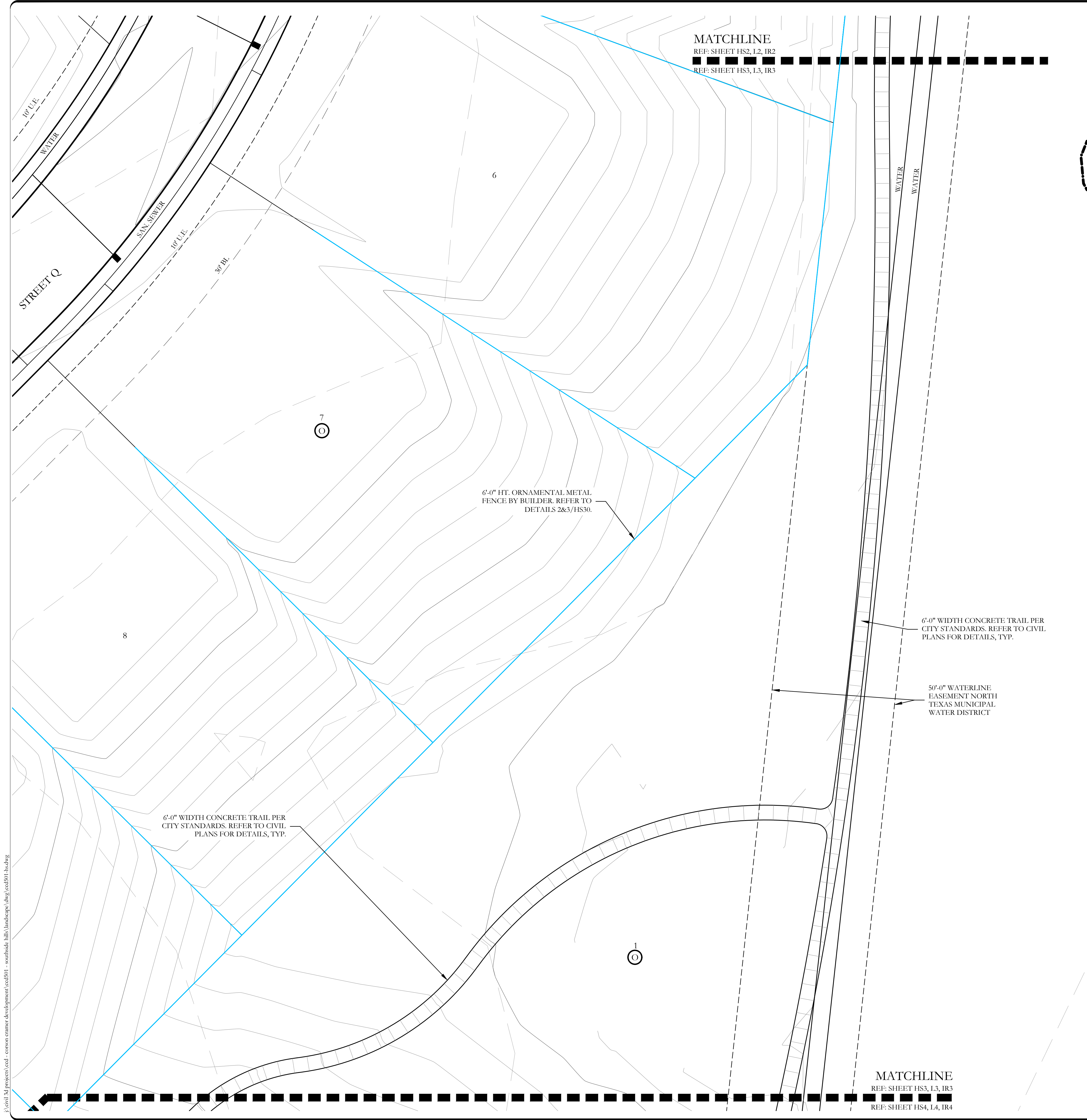
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Planning & Zoning Commission, Chairman

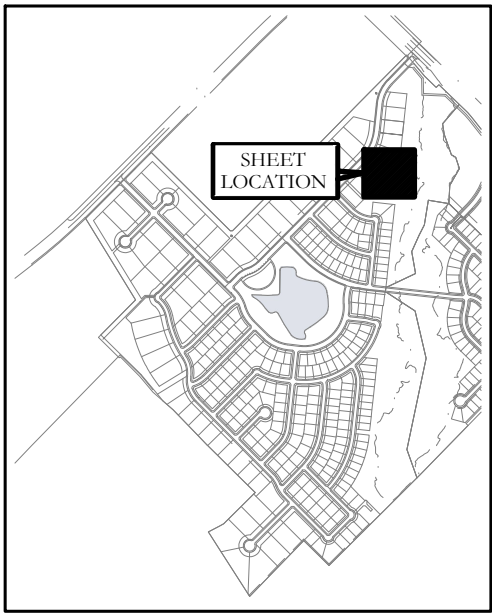
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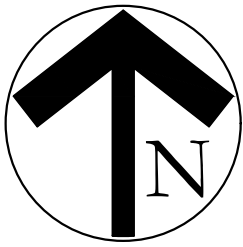
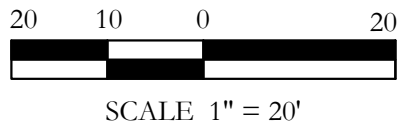
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Planning & Zoning Commission, Chairman

Director of Planning and Zoning



SCALE:
1" = 20'
One Inch
JVC No CCD501

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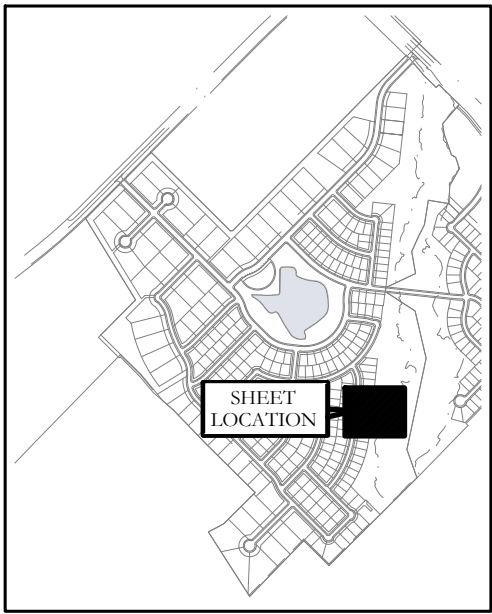
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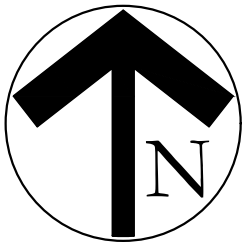
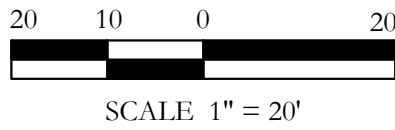
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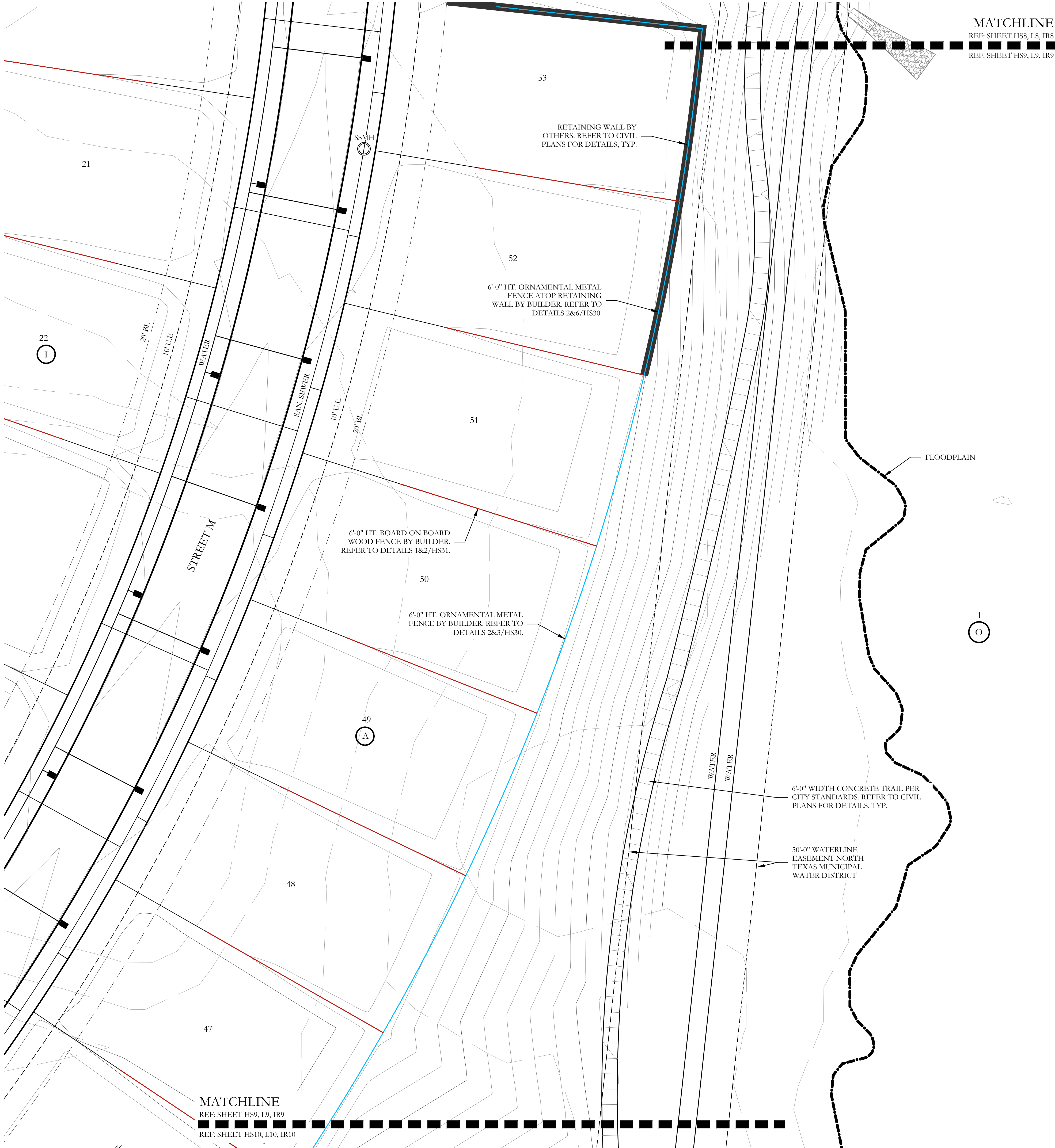
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Planning & Zoning Commission, Chairman

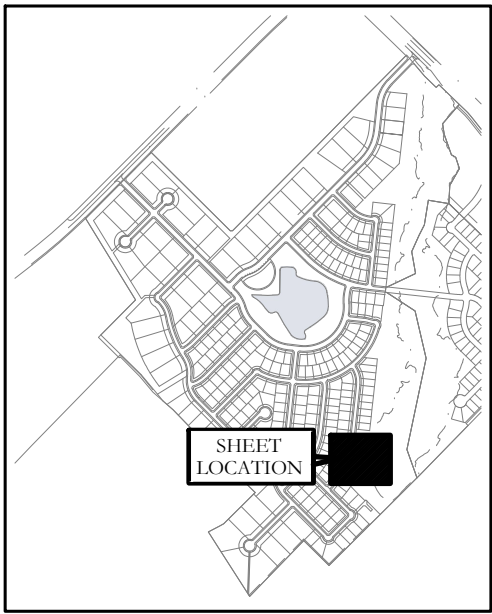
Director of Planning and Zoning



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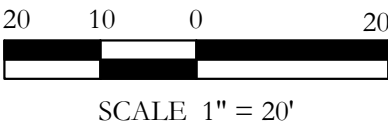
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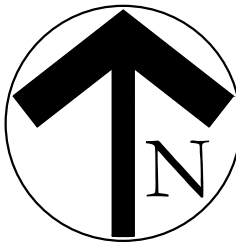
WITNESS OUR HANDS, this ____ day of ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

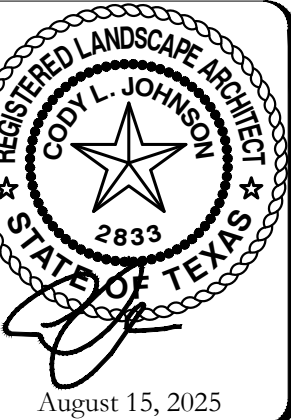


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SCALE 1" = 20'				

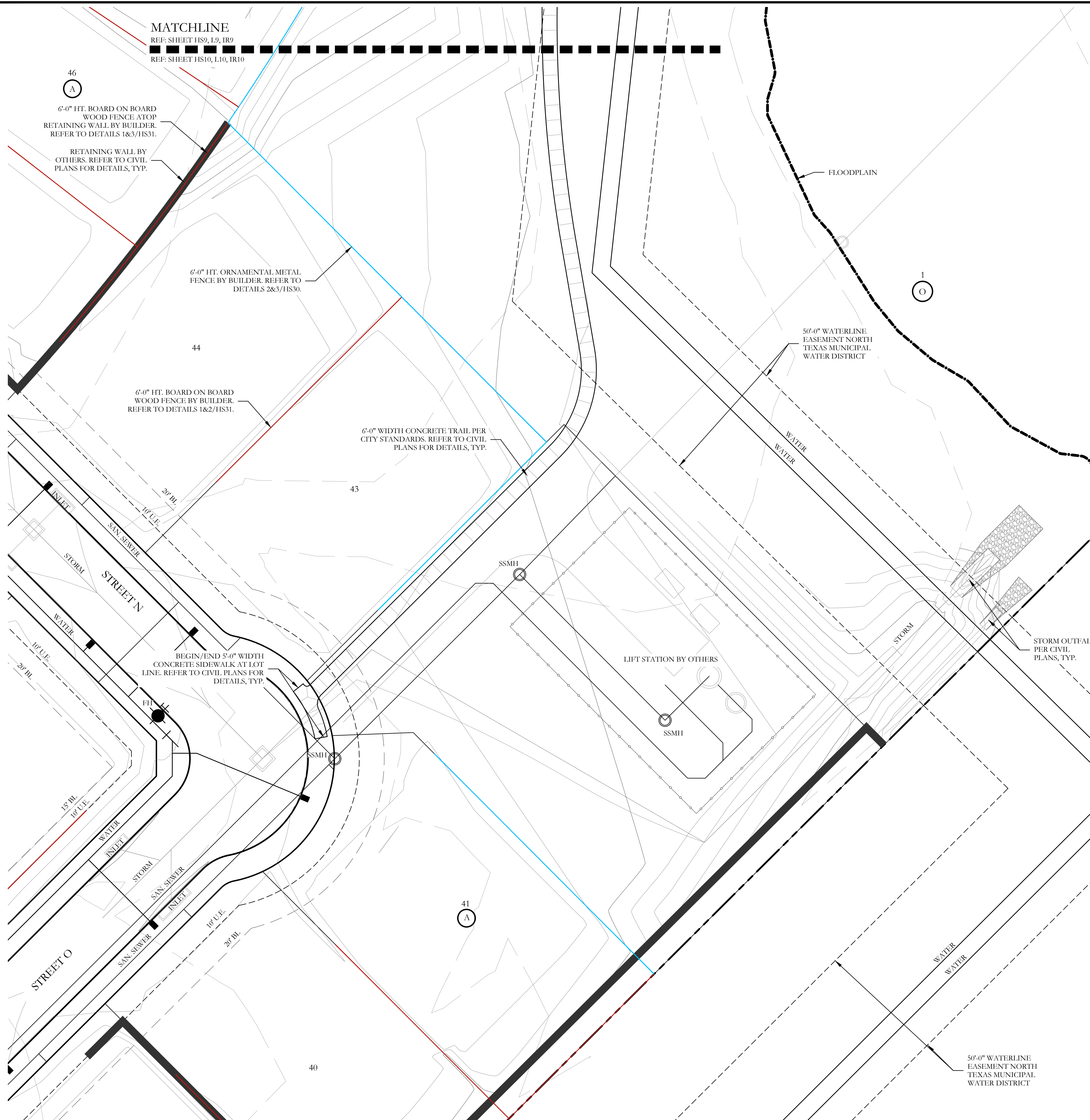
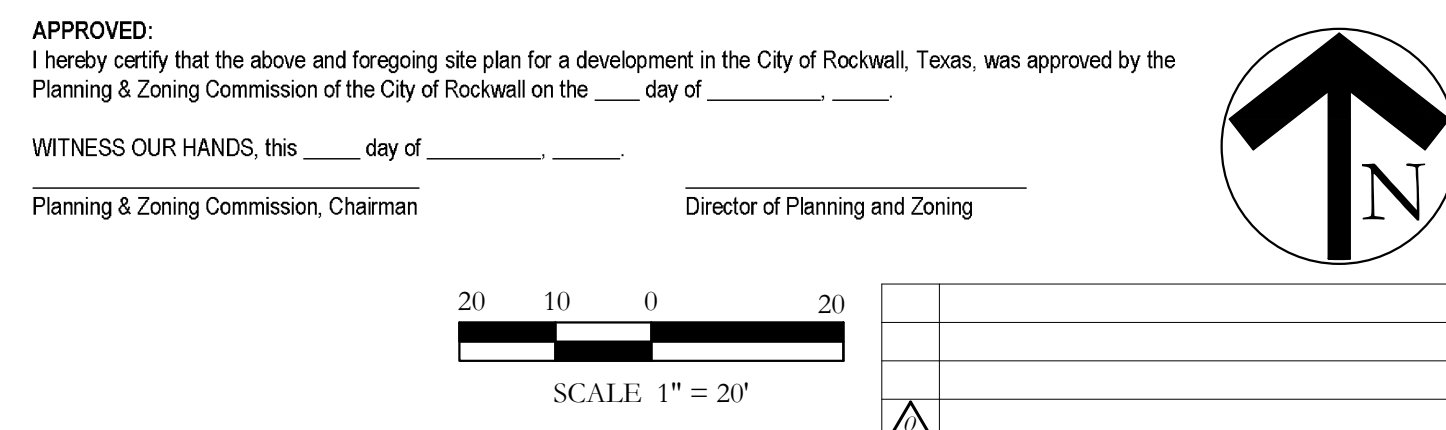


SCREENING AND BUFFERING
HARDSCAPE PLAN

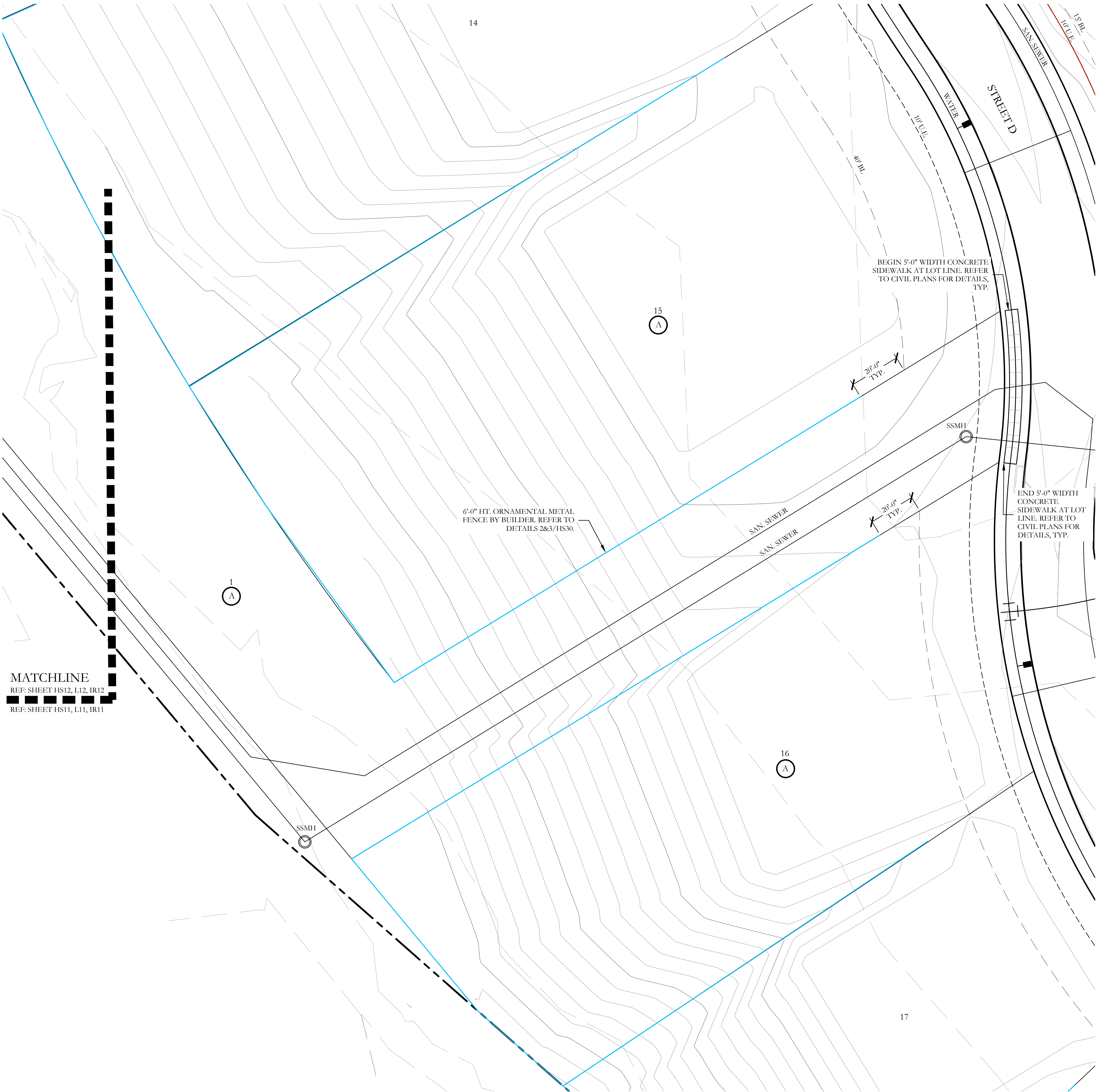
SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



SCALE:
1" = 20'
One Inch
JVC No CCD501

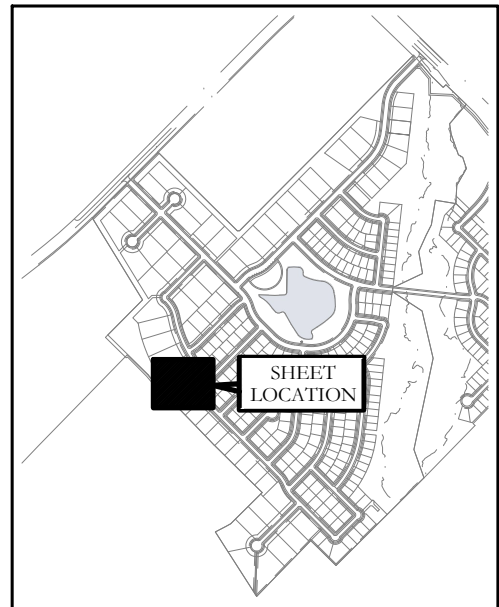


F:\level 3\projects\cdt - conson cancer development\cd0501 - southside hills\landscape\dwg\cd0501-hsc.dwg



MATCHLINE
REF: SHEET HS12, L12, IR12
REF: SHEET HS11, L11, IR11

HARDSCAPE LEGEND	
	8'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS26 & 3/HS27.
	18'-0" ENTRY SIGN TOWER. REFER TO DETAILS 1&2/HS26 & 1&2/HS27.
	3'-0" HT. STONE PLANTER WALL. REFER TO DETAILS 1&2/HS26 & 3&4/HS27.
	PLANTER BOWL PER LANDSCAPE PLANS.
	5'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS28.
	7'-0" MINOR ENTRY SIGN TOWER. REFER TO DETAILS 1,2,4&5/HS28.
	VARYING HT. STONE RETAINING WALL. REFER TO DETAIL 1/HS29.
	42" HT. ORNAMENTAL METAL HANDRAIL ATOP RETAINING WALL. REFER TO DETAILS 3&4/HS29.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1,2&3/HS30.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&4/HS30.
	6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER. REFER TO DETAILS 2&3/HS30.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL BY BUILDER. REFER TO DETAILS 2&6/HS30.
	6'-0" HT. BOARD ON BOARD WOOD FENCE BY BUILDER. REFER TO DETAILS 1&2/HS31.
	6'-0" HT. BOARD ON BOARD WOOD FENCE ATOP RETAINING WALL BY BUILDER. REFER TO DETAILS 1&3/HS31.
	BFR BARRIER FREE RAMP PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.
NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.	



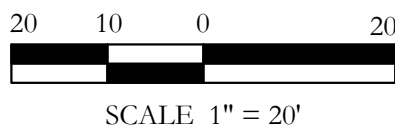
KEY MAP
NOT TO SCALE

APPROVED:
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Planning & Zoning Commission of the City of Rockwall on the ____ day of ____.

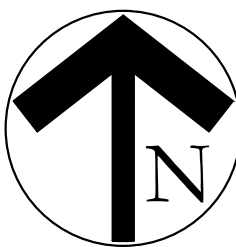
WITNESS OUR HANDS, this ____ day of ____.

Planning & Zoning Commission, Chairman

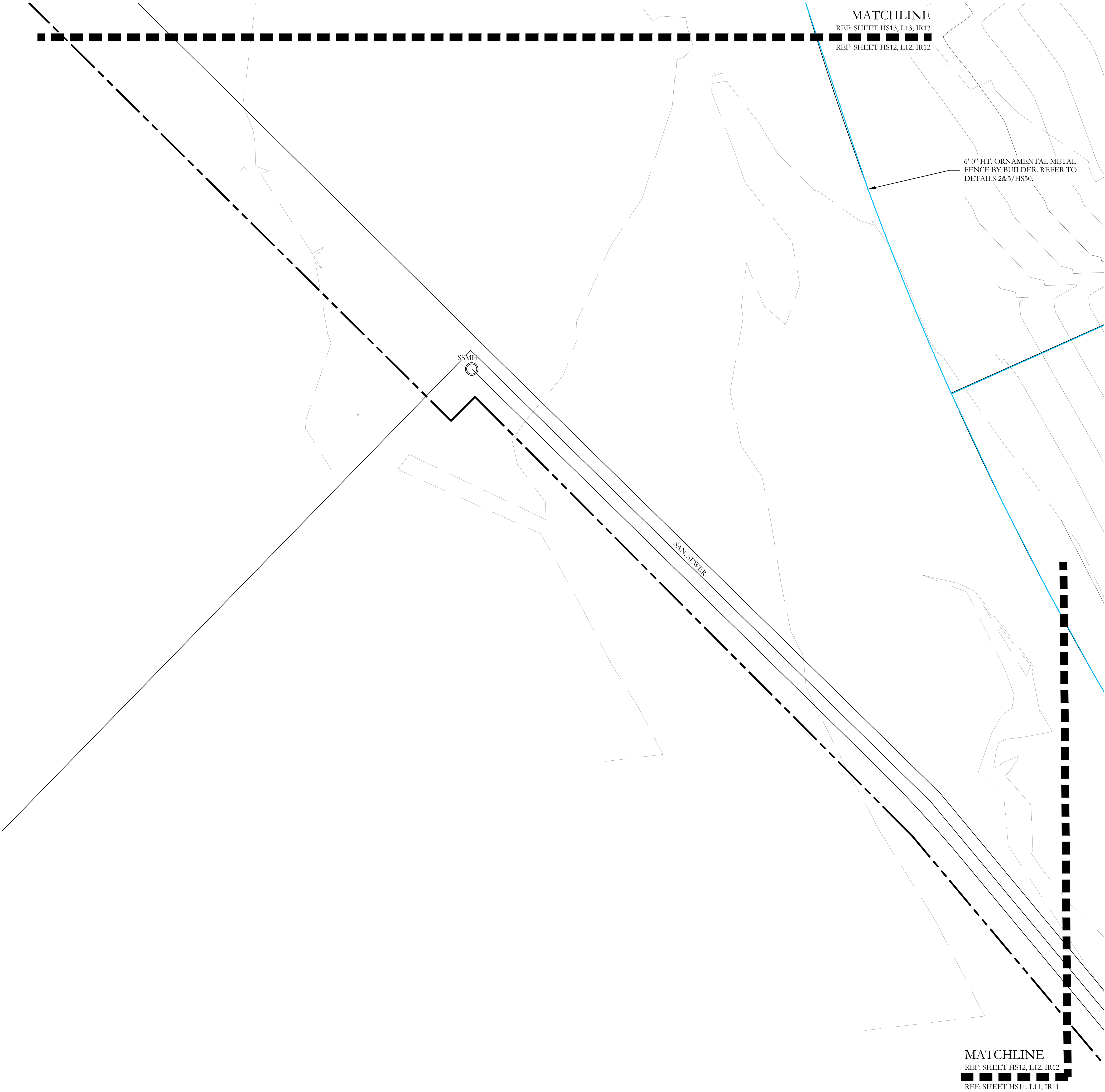
Director of Planning and Zoning



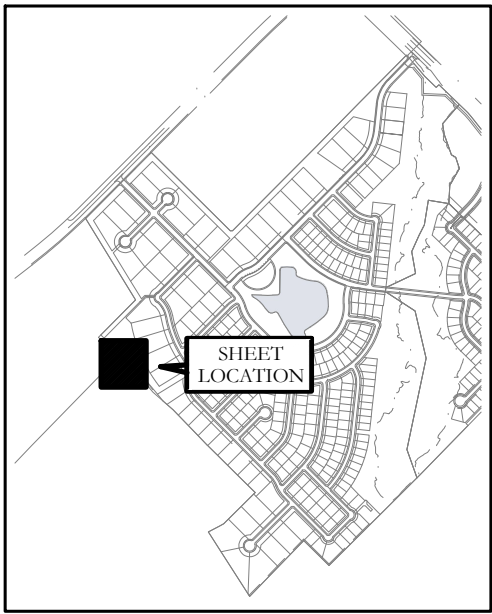
SCALE 1" = 20'



F:\civil\3d\projects\cccd - cconson cancer development\cccd501 - southside hills\landscape\dwg\cccd501-hsc.dwg



HARDSCAPE LEGEND	
	8'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS26 & 3/HS27.
	18'-0" ENTRY SIGN TOWER. REFER TO DETAILS 1&2/HS26 & 1&2/HS27.
	3'-0" HT. STONE PLANTER WALL. REFER TO DETAILS 1&2/HS26 & 3&4/HS27.
	PLANTER BOWL PER LANDSCAPE PLANS.
	5'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS28.
	7'-0" MINOR ENTRY SIGN TOWER. REFER TO DETAILS 1,2,4&5/HS28.
	VARYING HT. STONE RETAINING WALL. REFER TO DETAIL 1/HS29.
	42" HT. ORNAMENTAL METAL HANDRAIL ATOP RETAINING WALL. REFER TO DETAILS 3&4/HS29.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1,2&3/HS30.
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	6'-0" HT. BOARD ON BOARD WOOD FENCE ATOP RETAINING WALL BY BUILDER. REFER TO DETAILS 1&3/HS31.
	BFR BARRIER FREE RAMP PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.
NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.	



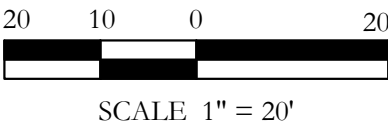
KEY MAP
NOT TO SCALE

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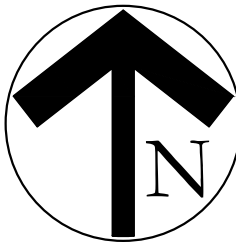
WITNESS OUR HANDS, this ____ day of _____,

Planning & Zoning Commission, Chairman

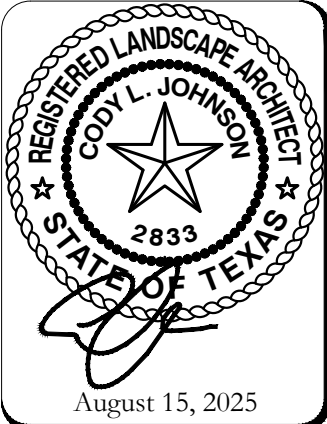
Director of Planning and Zoning



SCALE 1" = 20'



SCREENING AND BUFFERING
HARDSCAPE PLAN



SCALE:
1" = 20'
One Inch
JVC No CCD501

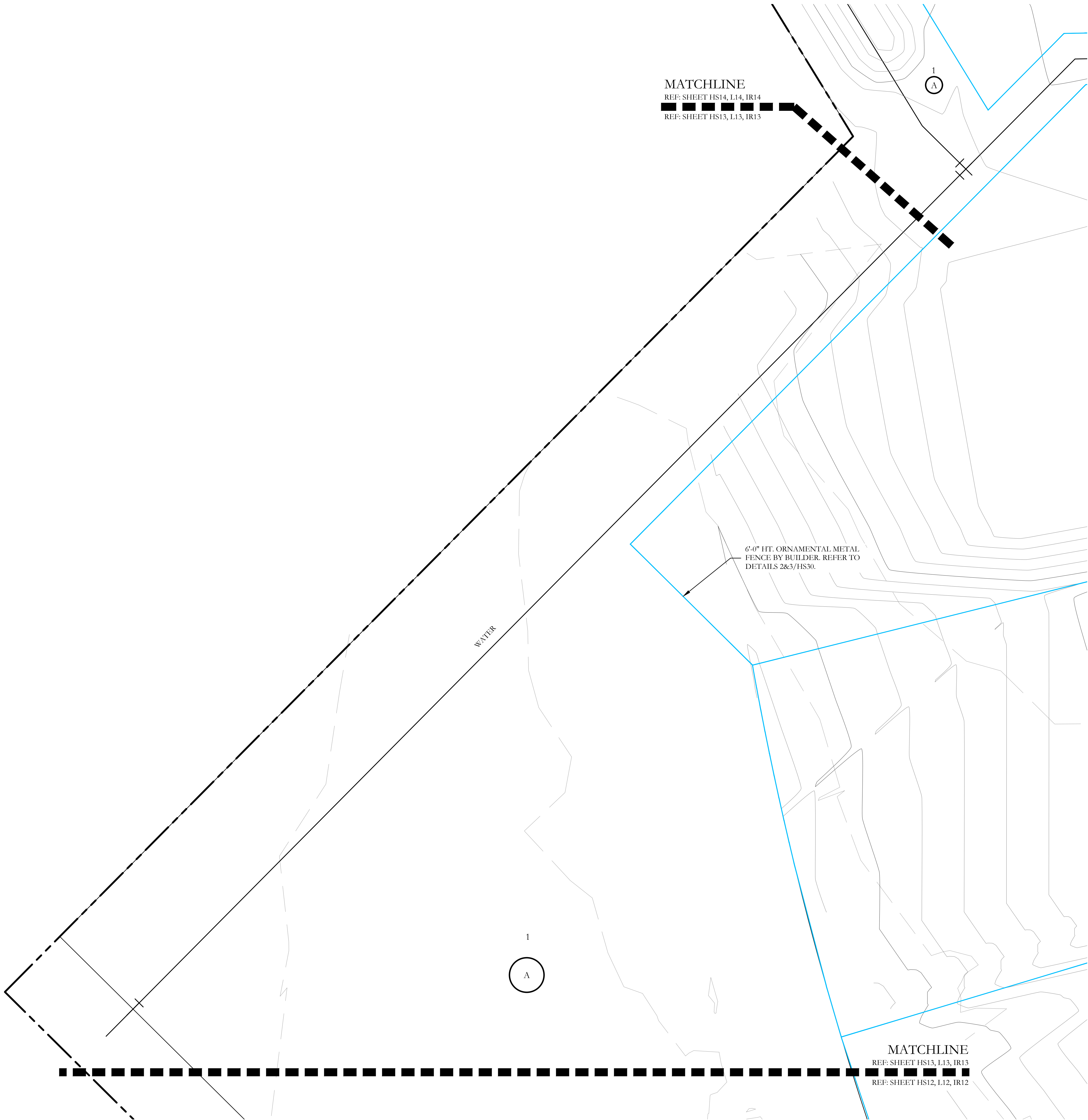
HS12 of 31

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

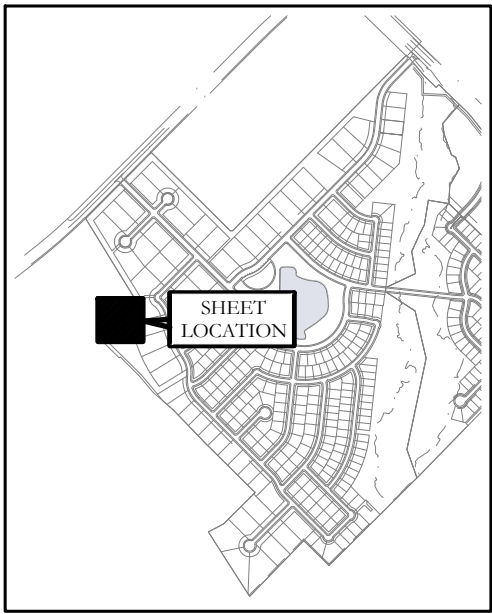


CITY PROJECT NO. TBD

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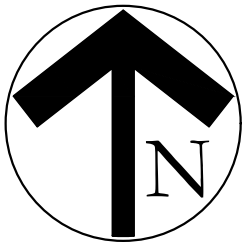
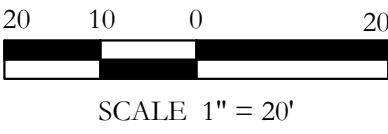


HARDSCAPE LEGEND	
	8'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS26 & 3/HS27.
	18'-0" ENTRY SIGN TOWER. REFER TO DETAILS 1&2/HS26 & 1&2/HS27.
	3'-0" HT. STONE PLANTER WALL. REFER TO DETAILS 1&2/HS26 & 3&4/HS27.
	PLANTER BOWL PER LANDSCAPE PLANS.
	5'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS28.
	7'-0" MINOR ENTRY SIGN TOWER. REFER TO DETAILS 1,2,4&5/HS28.
	VARYING HT. STONE RETAINING WALL. REFER TO DETAIL 1/HS29.
	42" HT. ORNAMENTAL METAL HANDRAIL ATOP RETAINING WALL. REFER TO DETAILS 3&4/HS29.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1,2&3/HS30.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&4/HS30.
	6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER. REFER TO DETAILS 2&3/HS30.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL BY BUILDER. REFER TO DETAILS 2&6/HS30.
	6'-0" HT. BOARD ON BOARD WOOD FENCE BY BUILDER. REFER TO DETAILS 1&2/HS31.
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NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.	

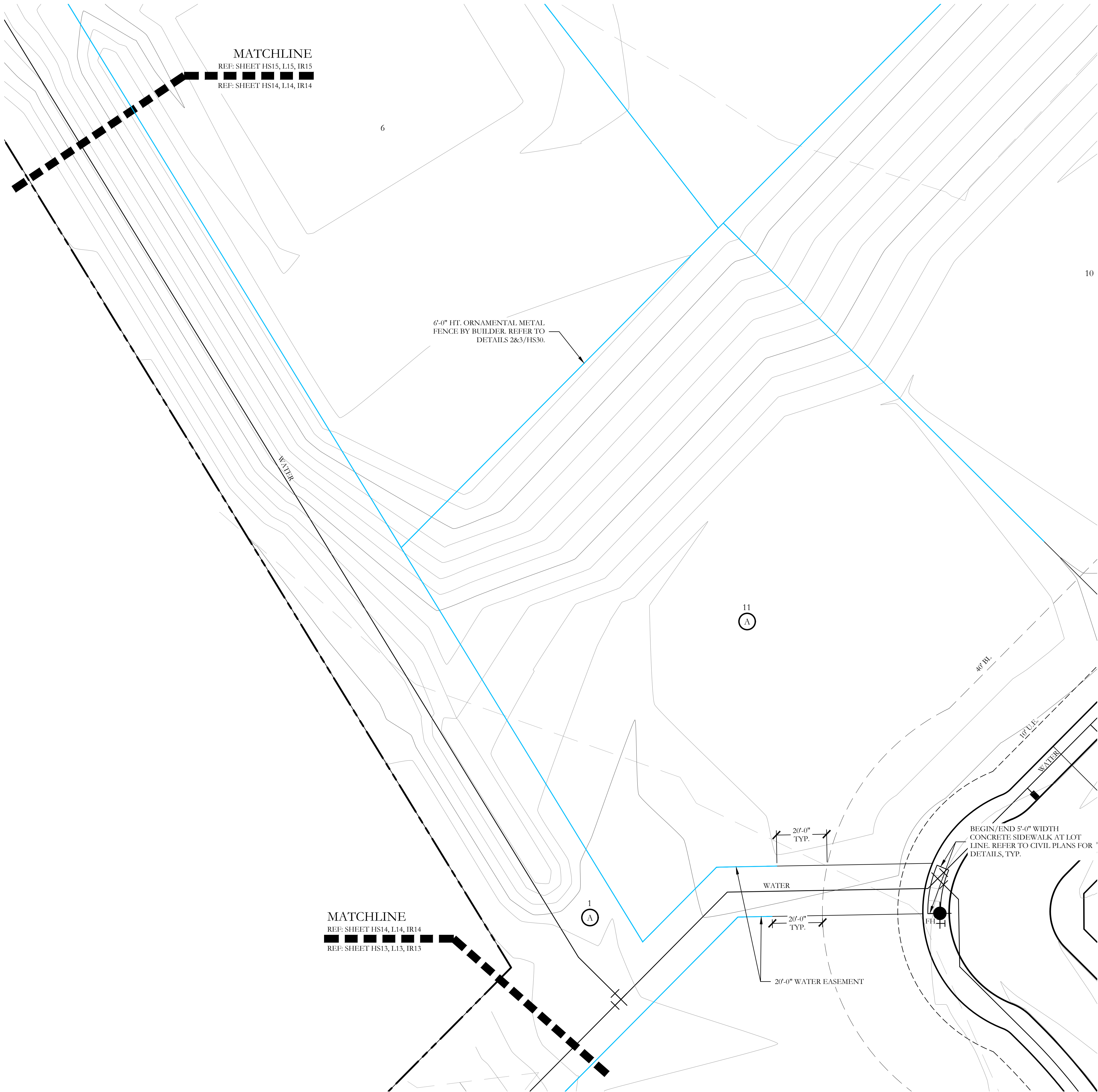


KEY MAP
NOT TO SCALE

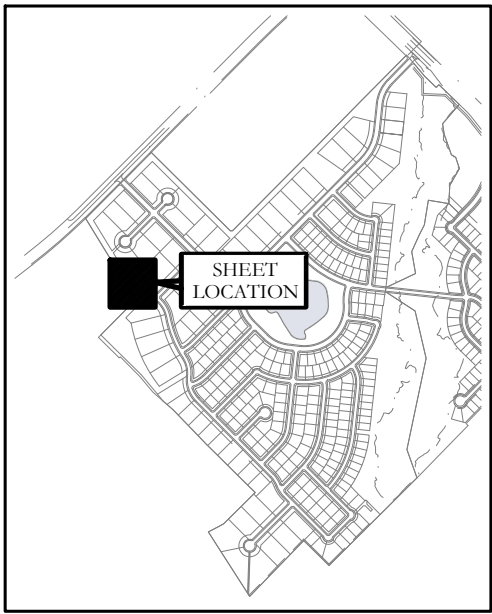
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Planning & Zoning Commission of the City of Rockwall on the ____ day of _____,
WITNESS OUR HANDS, this ____ day of _____,
Planning & Zoning Commission, Chairman
Director of Planning and Zoning



F:\level 3d projects\cdd - canson crane development\cdd501 - southside hills\landscape\dwg\cdd501-hs.dwg



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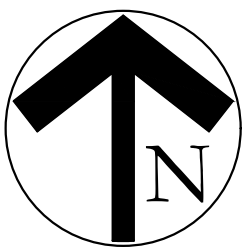
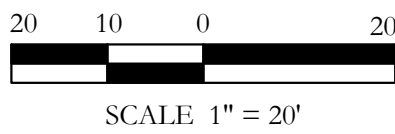
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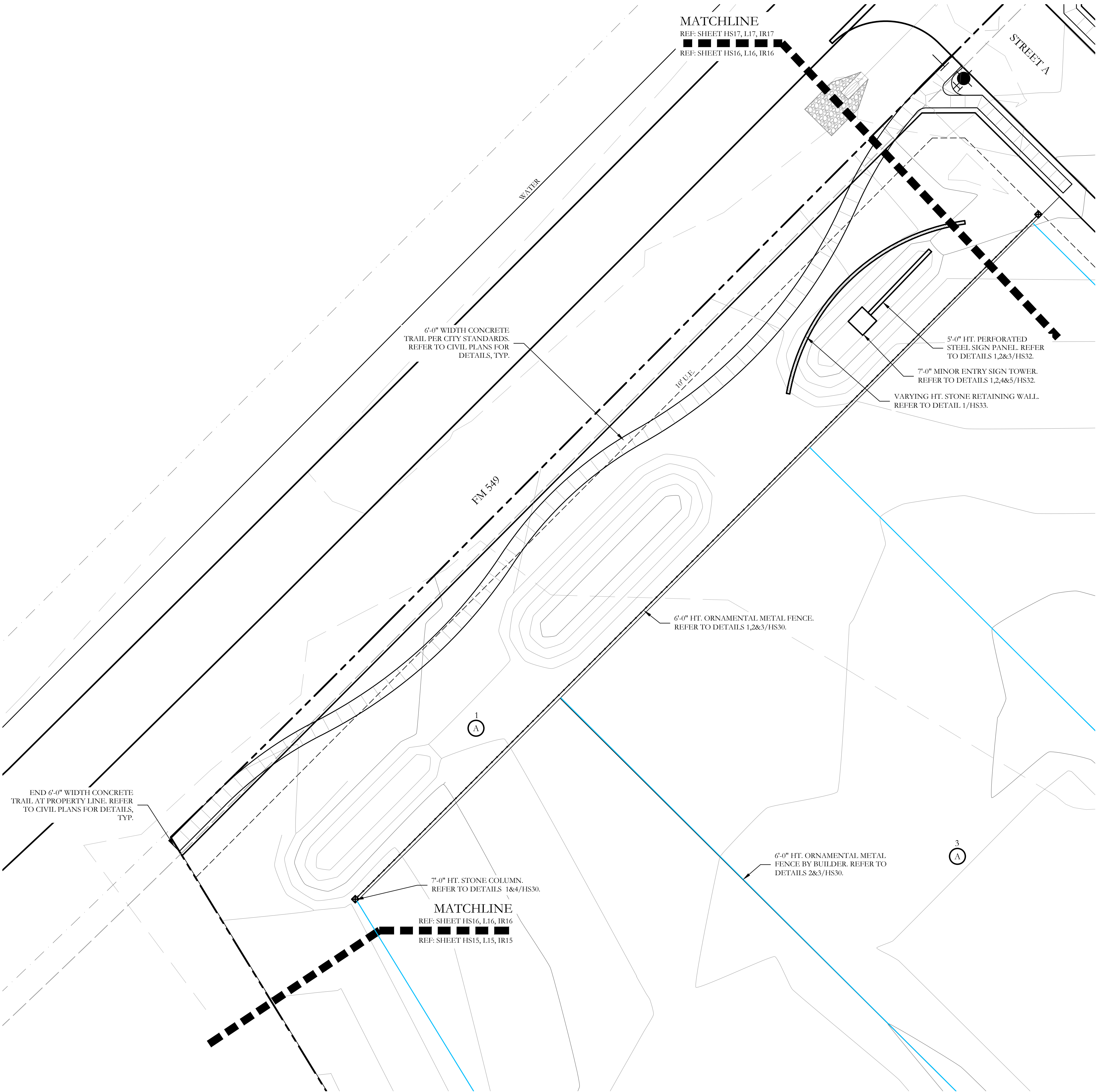
WITNESS OUR HANDS, this ____ day of ____.

Planning & Zoning Commission, Chairman

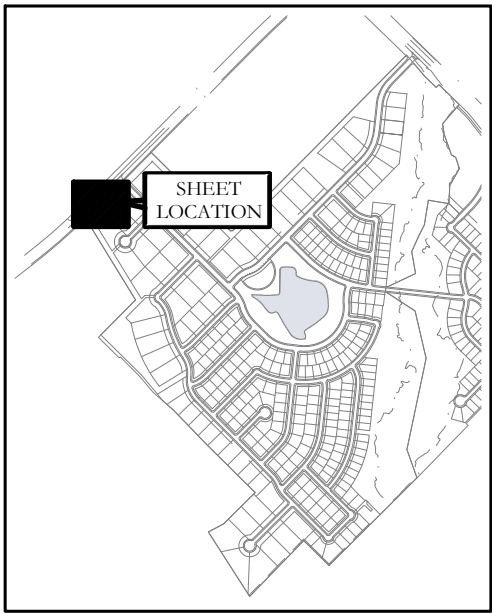
Director of Planning and Zoning



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HARDSCAPE LEGEND	
	8'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS26 & 3/HS27.
	18'-0" ENTRY SIGN TOWER. REFER TO DETAILS 1&2/HS26 & 1&2/HS27.
	3'-0" HT. STONE PLANTER WALL. REFER TO DETAILS 1&2/HS26 & 3&4/HS27.
	PLANTER BOWL PER LANDSCAPE PLANS.
	5'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS28.
	7'-0" MINOR ENTRY SIGN TOWER. REFER TO DETAILS 1,2,4&5/HS28.
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	42" HT. ORNAMENTAL METAL HANDRAIL ATOP RETAINING WALL. REFER TO DETAILS 3&4/HS29.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1,2&3/HS30.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&4/HS30.
	6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER. REFER TO DETAILS 2&3/HS30.
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KEY MAP
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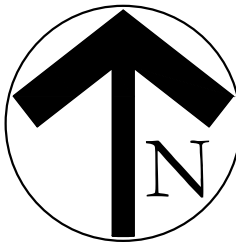
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Planning & Zoning Commission, Chairman

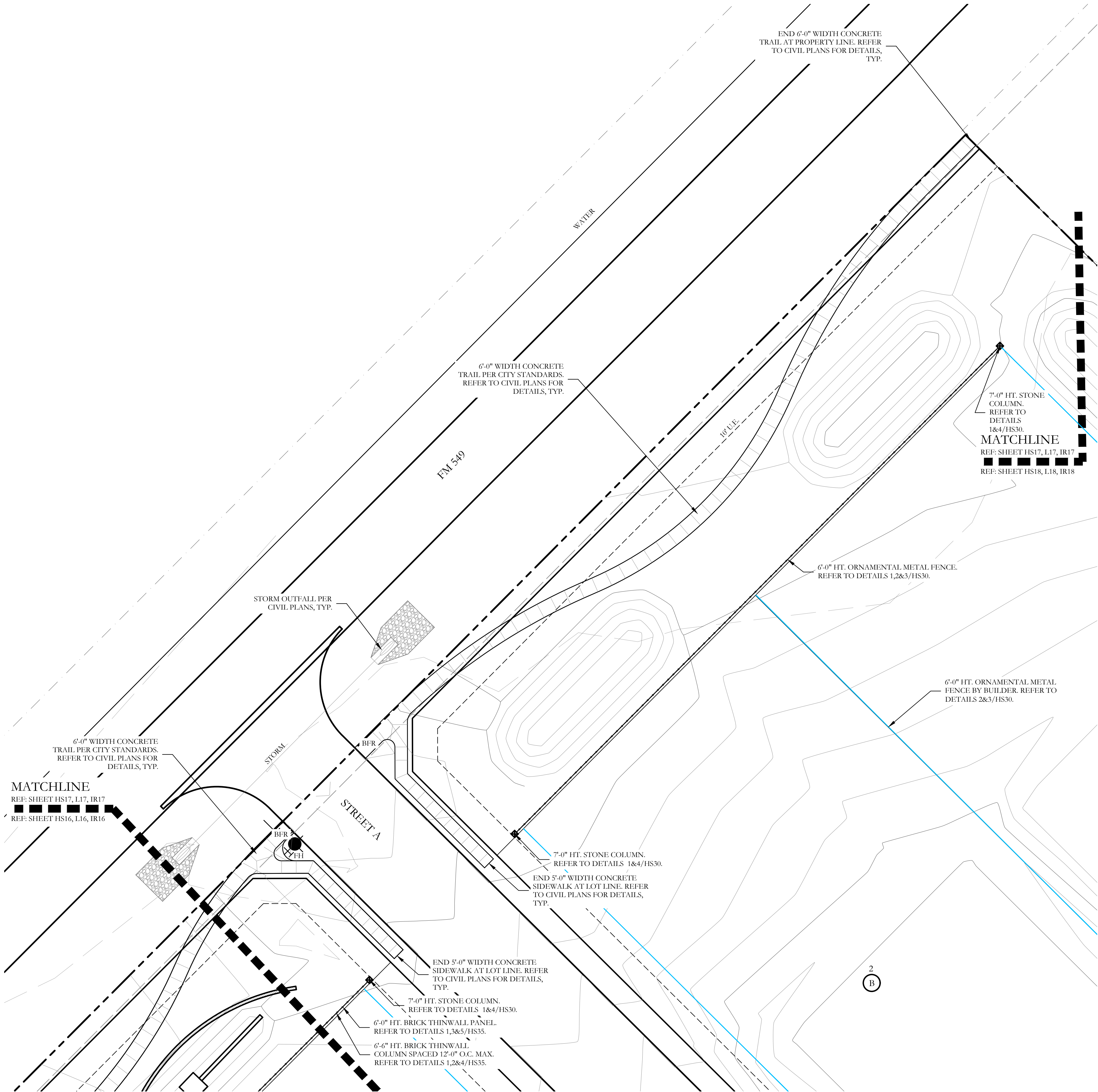
Director of Planning and Zoning



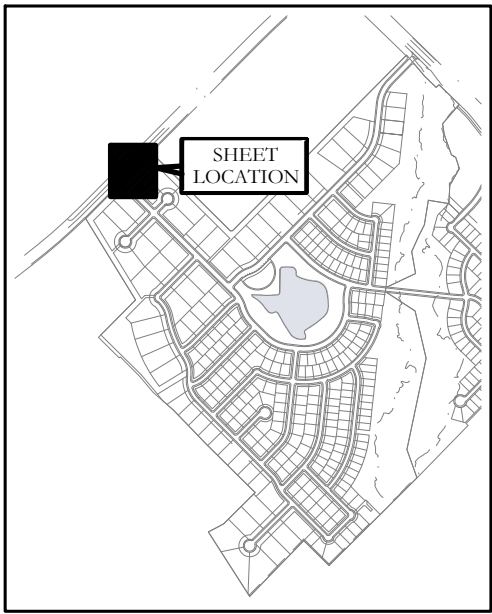
SCALE 1" = 20'



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HARDSCAPE LEGEND	
	8'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS26 & 3/HS27.
	18'-0" ENTRY SIGN TOWER. REFER TO DETAILS 1&2/HS26 & 1&2/HS27.
	3'-0" HT. STONE PLANTER WALL. REFER TO DETAILS 1&2/HS26 & 3&4/HS27.
	PLANTER BOWL PER LANDSCAPE PLANS.
	5'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS28.
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	VARYING HT. STONE RETAINING WALL. REFER TO DETAIL 1/HS29.
	42" HT. ORNAMENTAL METAL HANDRAIL ATOP RETAINING WALL. REFER TO DETAILS 3&4/HS29.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1,2&3/HS30.
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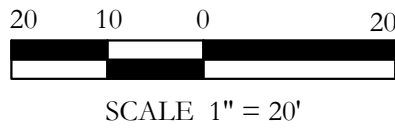
KEY MAP
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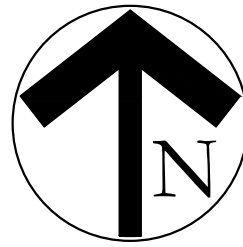
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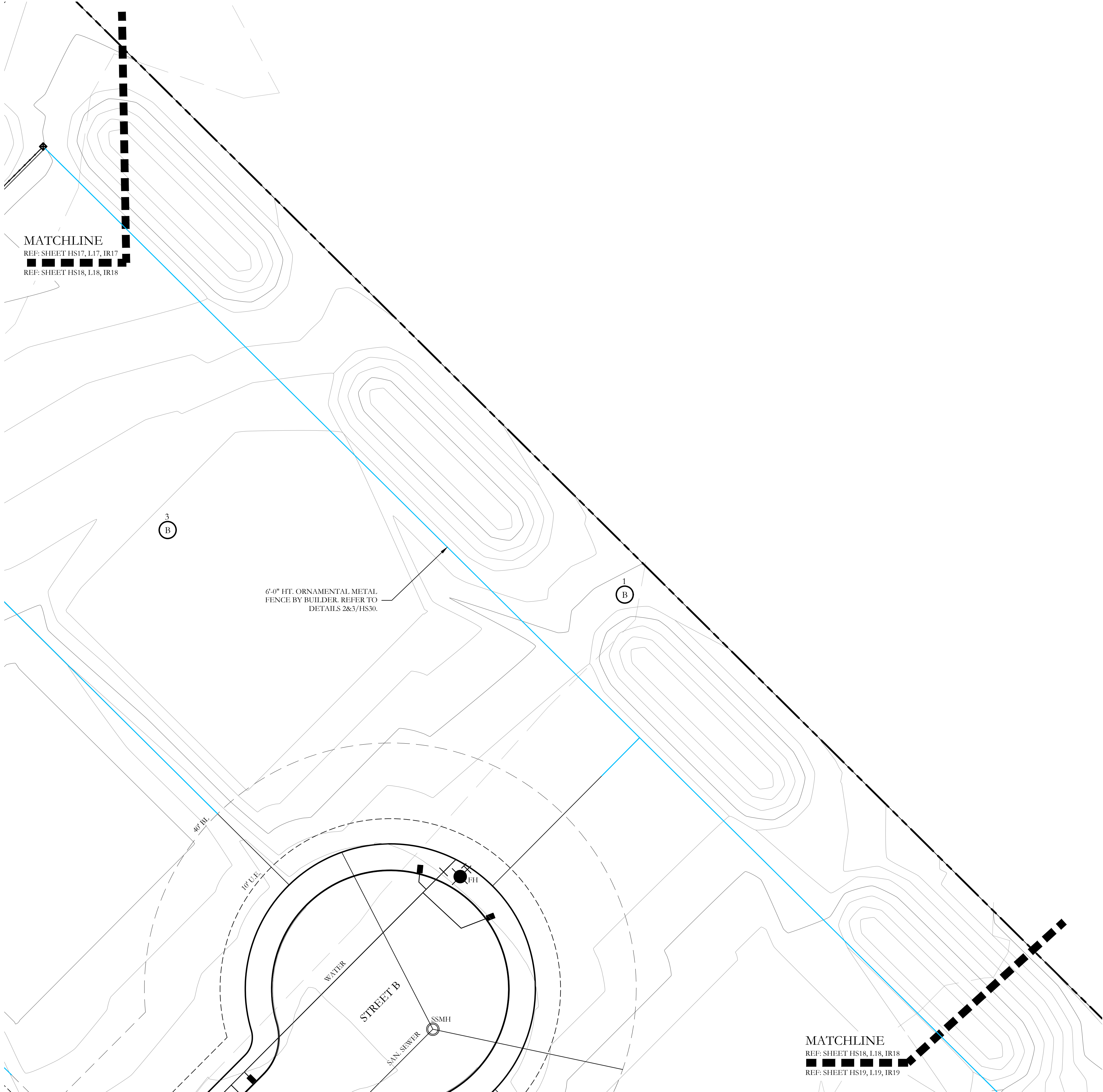
Planning & Zoning Commission, Chairman

Director of Planning and Zoning





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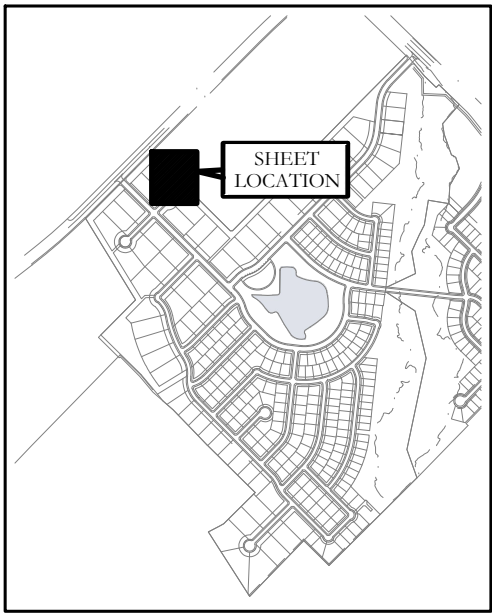


MATCHLINE
REF: SHEET HS17, L17, IR17
REF: SHEET HS18, L18, IR18

6'-0" HT. ORNAMENTAL METAL
FENCE BY BUILDER. REFER TO
DETAILS 2&3/HS30.

MATCHLINE
REF: SHEET HS18, L18, IR18
REF: SHEET HS19, L19, IR19

HARDSCAPE LEGEND	
	8'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS26 & 3/HS27.
	18'-0" ENTRY SIGN TOWER. REFER TO DETAILS 1&2/HS26 & 1&2/HS27.
	3'-0" HT. STONE PLANTER WALL. REFER TO DETAILS 1&2/HS26 & 3&4/HS27.
	PLANTER BOWL PER LANDSCAPE PLANS.
	5'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS28.
	7'-0" MINOR ENTRY SIGN TOWER. REFER TO DETAILS 1,2,4&5/HS28.
	VARYING HT. STONE RETAINING WALL. REFER TO DETAIL 1/HS29.
	42" HT. ORNAMENTAL METAL HANDRAIL ATOP RETAINING WALL. REFER TO DETAILS 3&4/HS29.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1,2&3/HS30.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&4/HS30.
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	6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL BY BUILDER. REFER TO DETAILS 2&6/HS30.
	6'-0" HT. BOARD ON BOARD WOOD FENCE BY BUILDER. REFER TO DETAILS 1&2/HS31.
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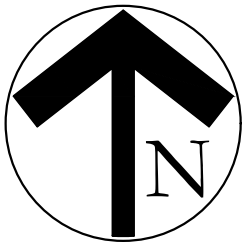
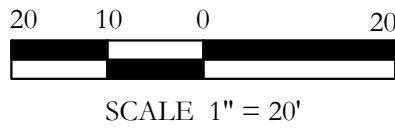
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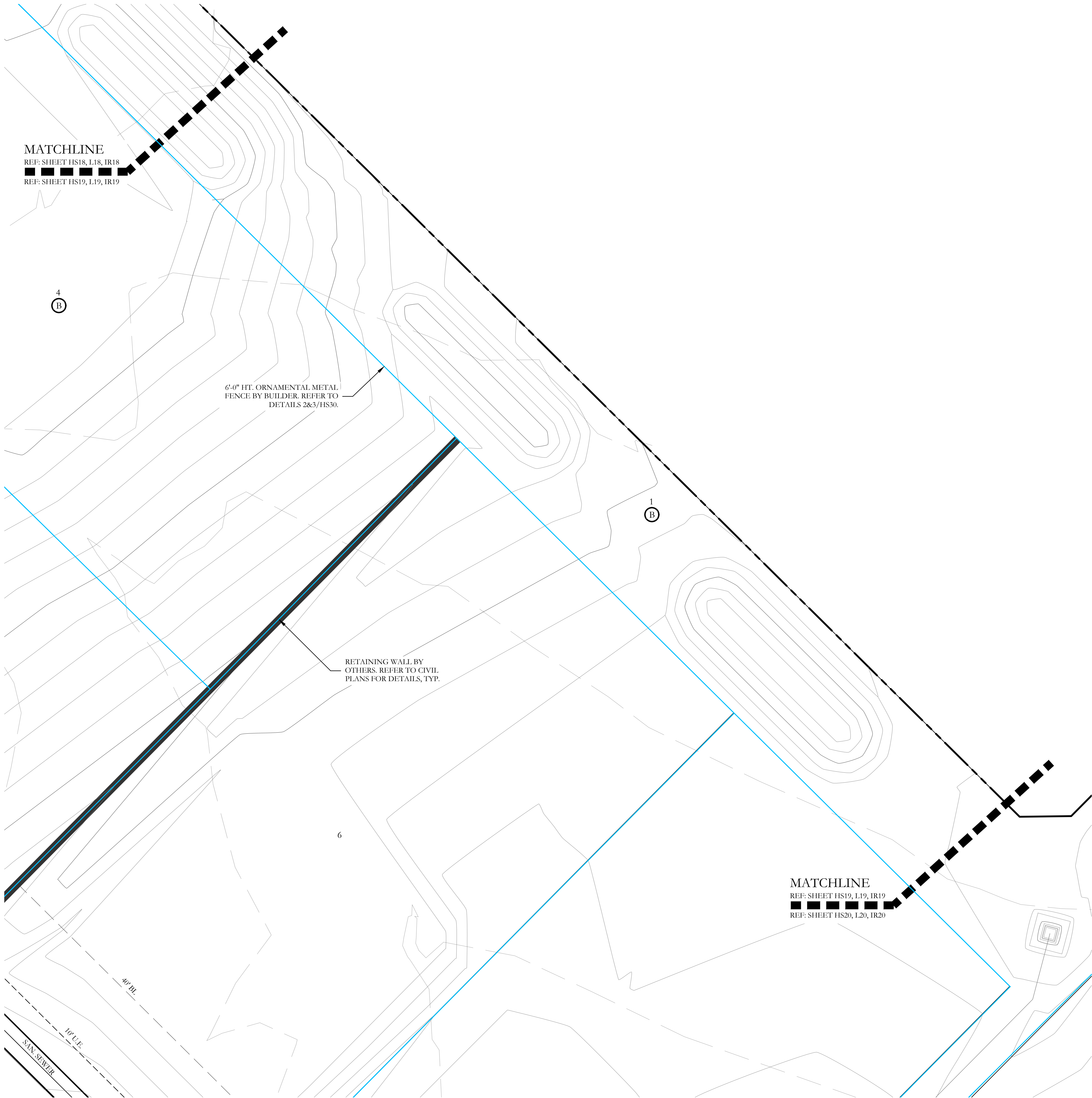
WITNESS OUR HANDS, this ____ day of ____.

Planning & Zoning Commission, Chairman

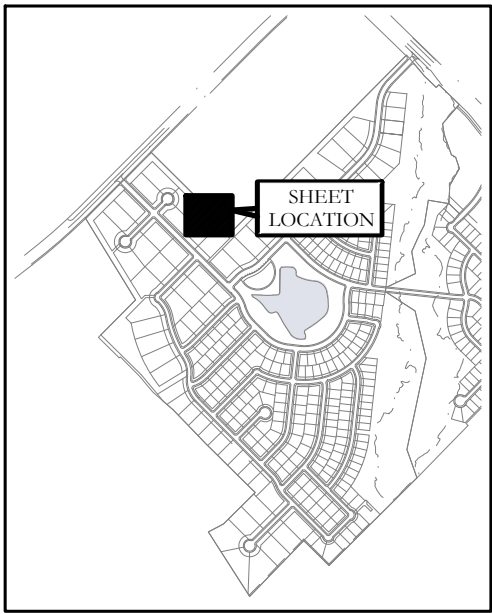
Director of Planning and Zoning



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HARDSCAPE LEGEND	
	8'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS26 & 3/HS27.
	18'-0" ENTRY SIGN TOWER. REFER TO DETAILS 1&2/HS26 & 1&2/HS27.
	3'-0" HT. STONE PLANTER WALL. REFER TO DETAILS 1&2/HS26 & 3&4/HS27.
	PLANTER BOWL PER LANDSCAPE PLANS.
	5'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS28.
	7'-0" MINOR ENTRY SIGN TOWER. REFER TO DETAILS 1,2,4&5/HS28.
	VARYING HT. STONE RETAINING WALL. REFER TO DETAIL 1/HS29.
	42" HT. ORNAMENTAL METAL HANDRAIL ATOP RETAINING WALL. REFER TO DETAILS 3&4/HS29.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1,2&3/HS30.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 1&4/HS30.
	6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER. REFER TO DETAILS 2&3/HS30.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL BY BUILDER. REFER TO DETAILS 2&6/HS30.
	6'-0" HT. BOARD ON BOARD WOOD FENCE BY BUILDER. REFER TO DETAILS 1&2/HS31.
	6'-0" HT. BOARD ON BOARD WOOD FENCE ATOP RETAINING WALL BY BUILDER. REFER TO DETAILS 1&3/HS31.
	BFR BARRIER FREE RAMP PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.
NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.	

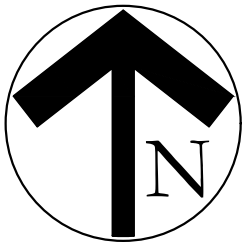
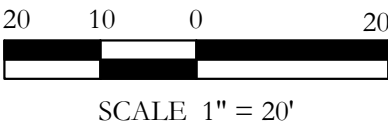


KEY MAP
NOT TO SCALE

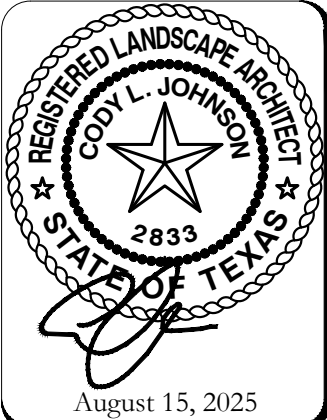
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the
Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, ____.

WITNESS OUR HANDS, this ____ day of _____, ____.

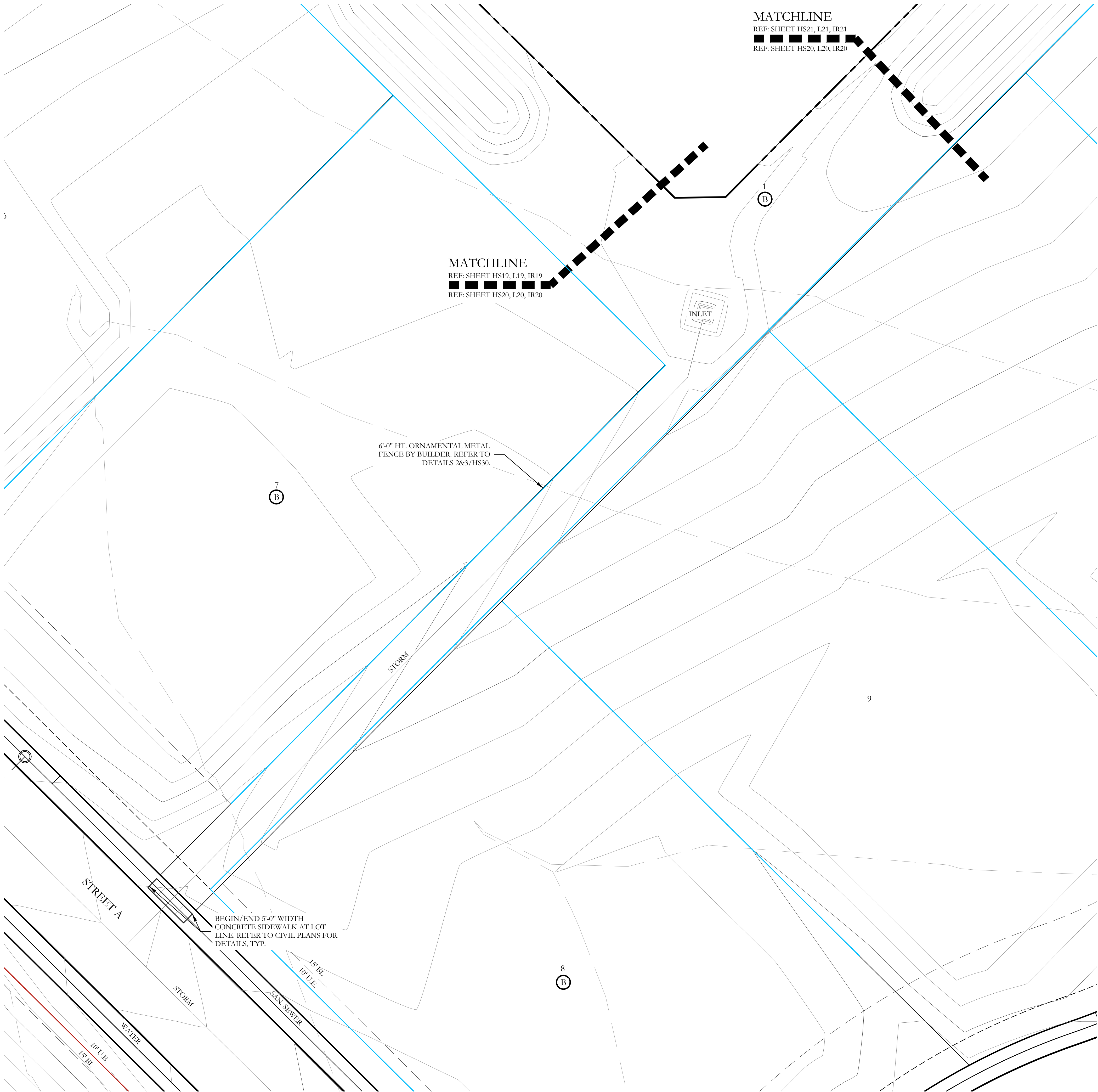
Planning & Zoning Commission, Chairman _____ Director of Planning and Zoning _____



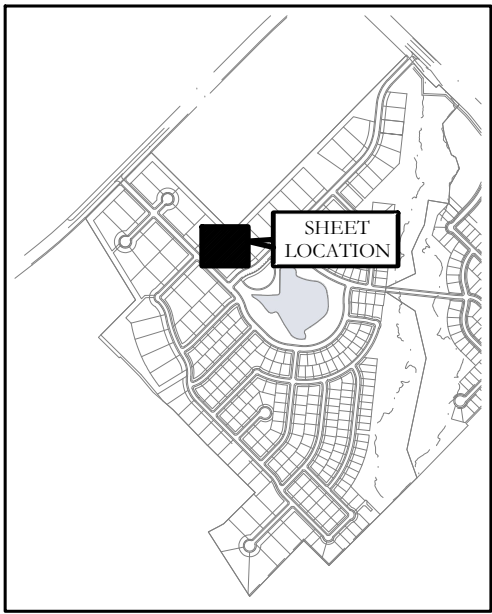
SCALE:
1" = 20'
One Inch
JVC No CCD501



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HARDSCAPE LEGEND	
	8'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS26 & 3/HS27.
	18'-0" ENTRY SIGN TOWER. REFER TO DETAILS 1&2/HS26 & 1&2/HS27.
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NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.	



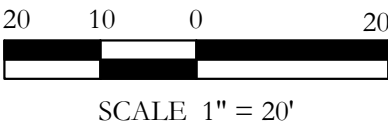
KEY MAP
NOT TO SCALE

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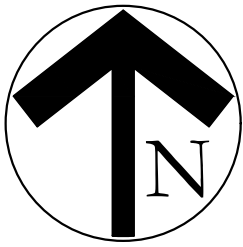
WITNESS OUR HANDS, this ____ day of ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

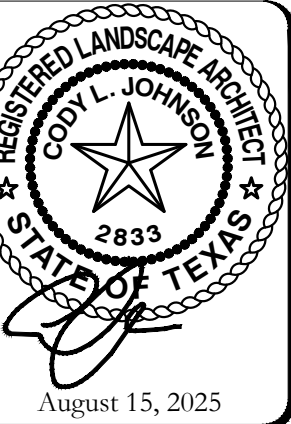


20	10	0	20
SCALE 1" = 20'			
One Inch			
JVC No CCD501			



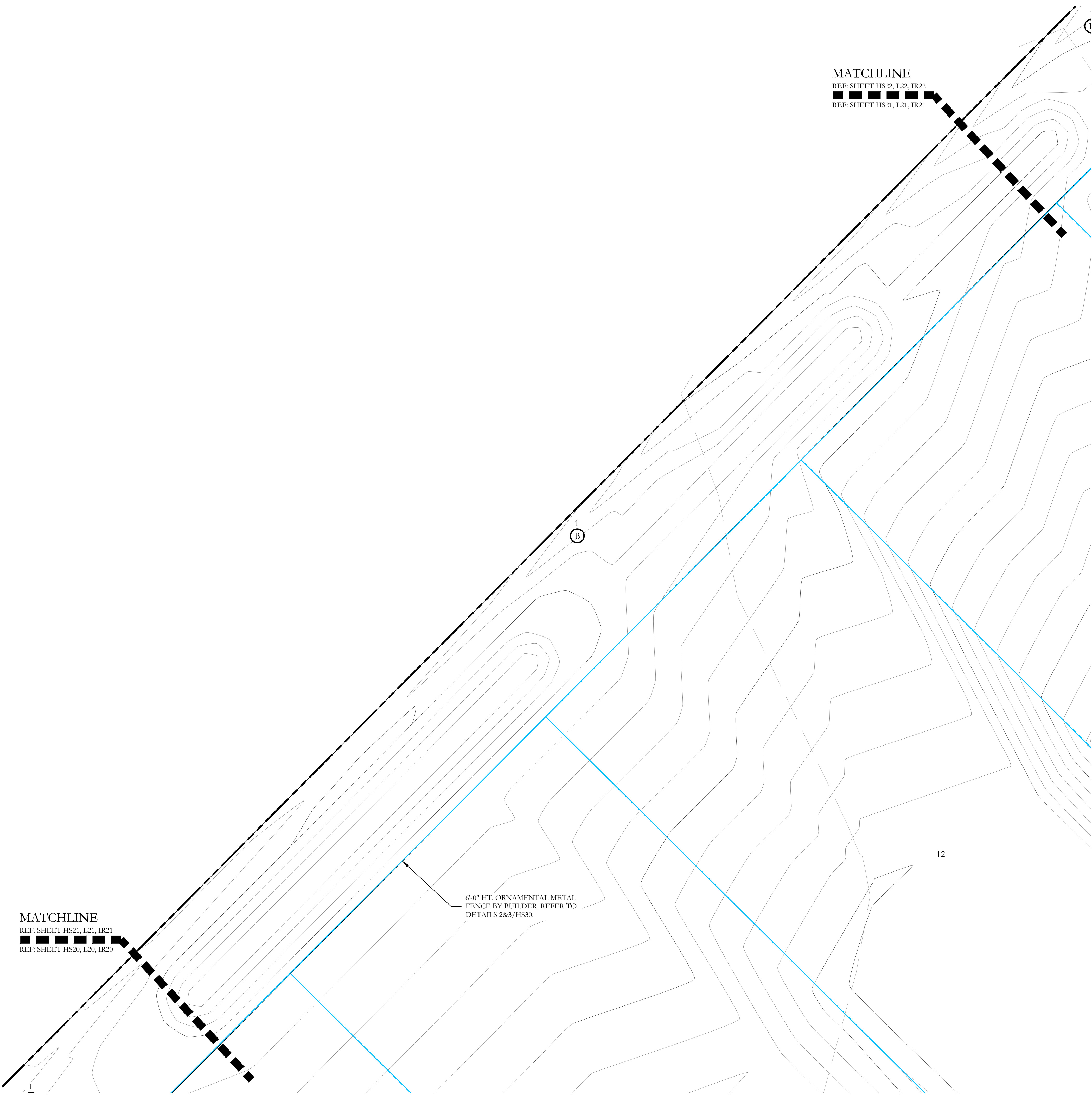
SCREENING AND BUFFERING
HARDSCAPE PLAN

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

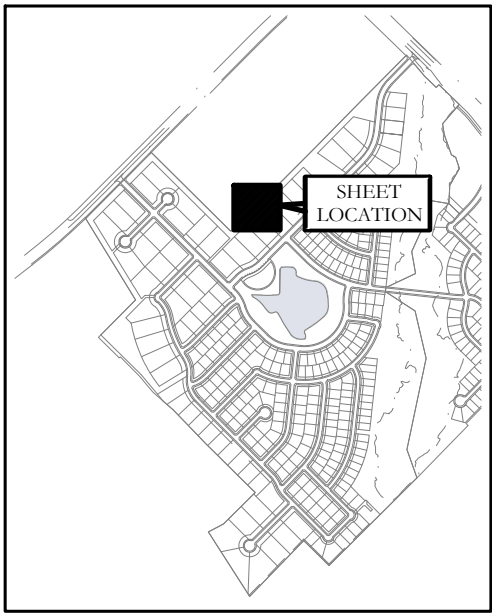


SCALE:
1" = 20'
One Inch
JVC No CCD501

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HARDSCAPE LEGEND	
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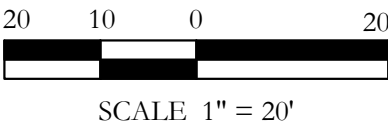
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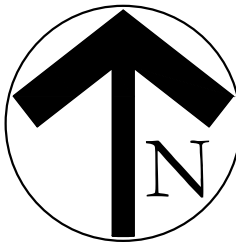
WITNESS OUR HANDS, this ____ day of _____,

Planning & Zoning Commission, Chairman

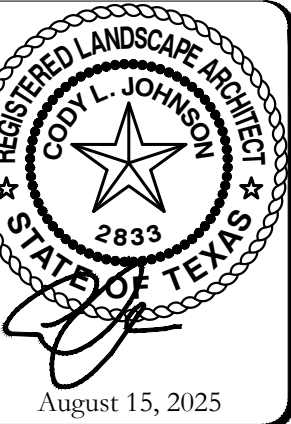
Director of Planning and Zoning



SCALE 1" = 20'



SCREENING AND BUFFERING
HARDSCAPE PLAN



SCALE:
1" = 20'

One Inch

JVC No CCD501

HS21 of 31

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

CITY PROJECT NO. TBD

HARDSCAPE LEGEND	
	8'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS26 & 3/HS27.
	18'-0" ENTRY SIGN TOWER. REFER TO DETAILS 1&2/HS26 & 1&2/HS27.
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NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.	

NOTE:
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS
AND SIDEWALK LAYOUTS AND DETAILS.

REF: SHEET HS22, L22, IR22
REF: SHEET HS21, L21, IR21

6'-0" HT. ORNAMENTAL METAL
- FENCE BY BUILDER. REFER TO
DETAILS 2&3/HS30.

REF: SHEET HS24, L24, IR24

REF: SHEET HS22, L22, IR22

REF: SHEET HS22, L22, IR22
 REF: SHEET HS23, L23, IR23

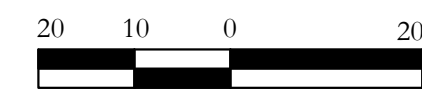
A map of a residential area with a lake and a road. A black box is placed on the map, and a label 'SHEET LOCATION' points to it.

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 ____ day of _____, ____.

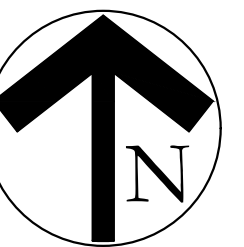
WITNESS OUR HANDS, this _____ day of _____, _____

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



SCALE 1" = 20'



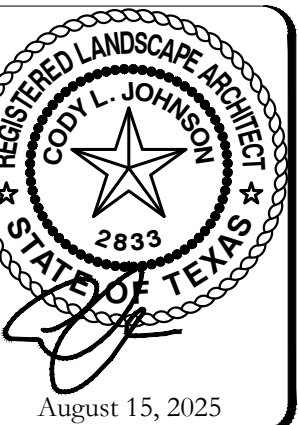
SCREENING AND BUFFERING

HARDSCAPE PLAN

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

JOHNSON VOLK
CONSULTING

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



SCALE:

 $1^{\circ} = 20'$

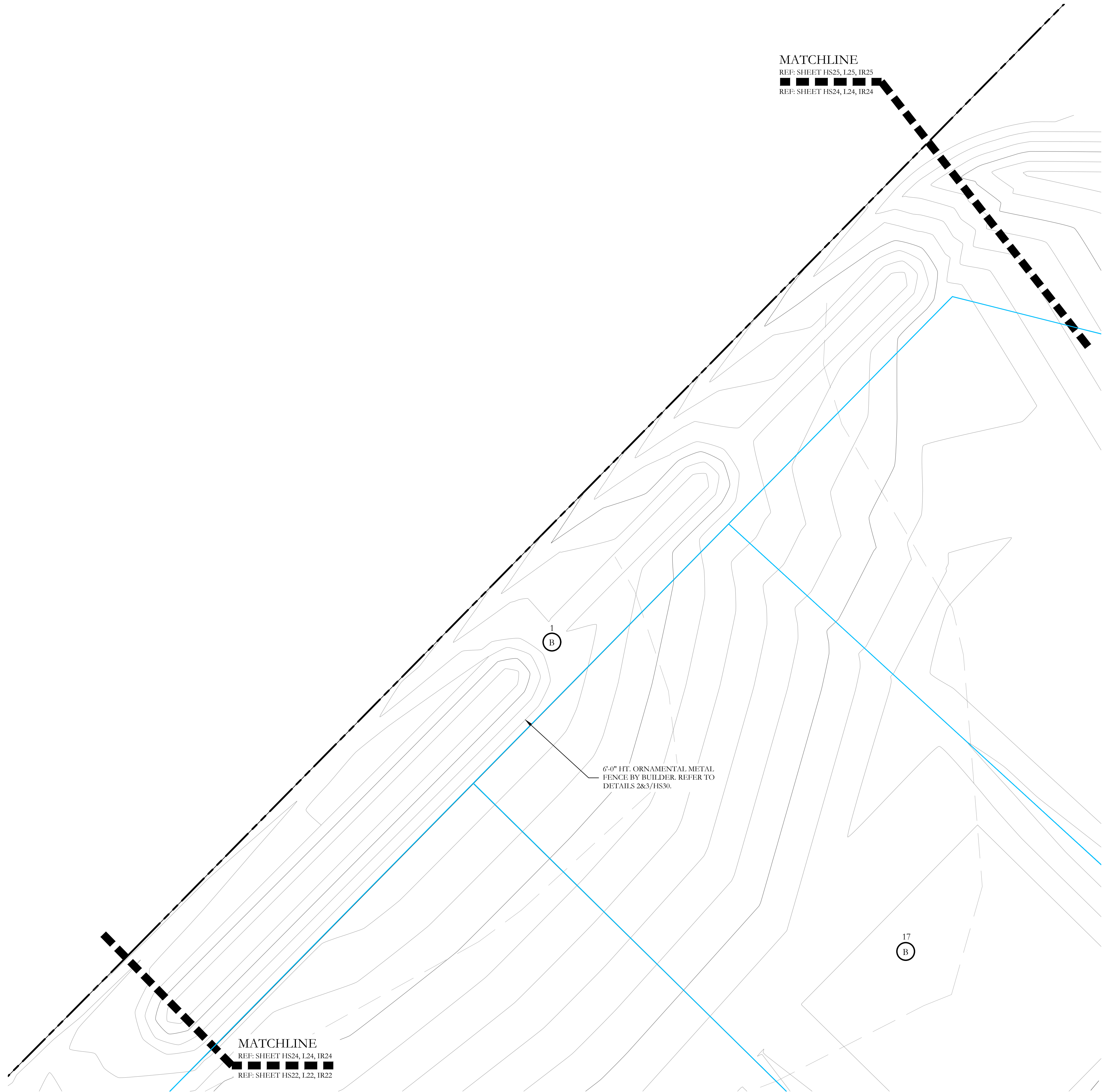
One Inch

No. CCD501

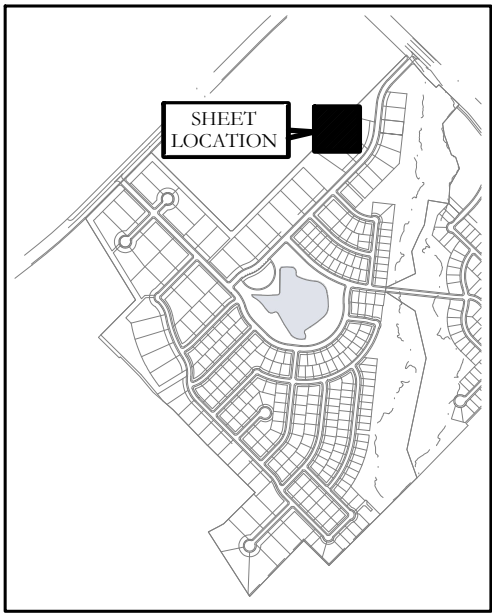
HS22 of 31

CITY PROJECT NO. TBD

F:\level 3d\projects\cedt - conson cancer development\ced501 - southside hills\landscape\dwg\ced501-hsc.dwg



HARDSCAPE LEGEND	
	8'-0" HT. PERFORATED STEEL SIGN PANEL. REFER TO DETAILS 1,2&3/HS26 & 3/HS27.
	18'-0" ENTRY SIGN TOWER. REFER TO DETAILS 1&2/HS26 & 1&2/HS27.
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	BARRIER FREE RAMP PER CITY STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.
NOTE: REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.	



KEY MAP
NOT TO SCALE

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Planning & Zoning Commission of the City of Rockwall on the ____ day of ____.

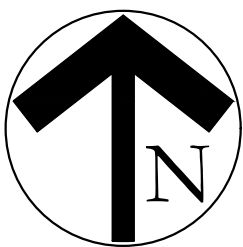
WITNESS OUR HANDS, this ____ day of ____.

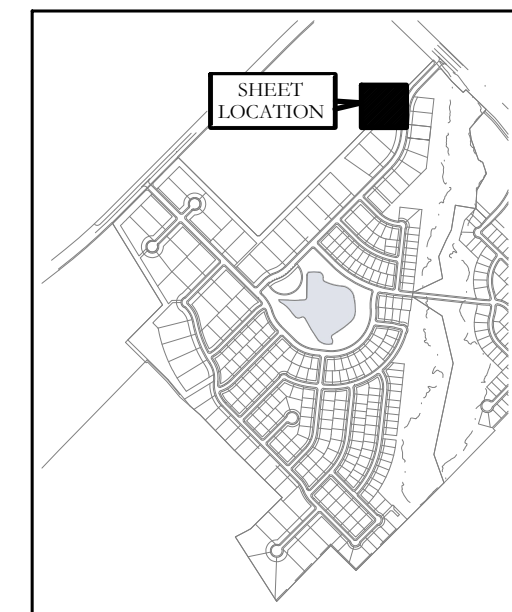
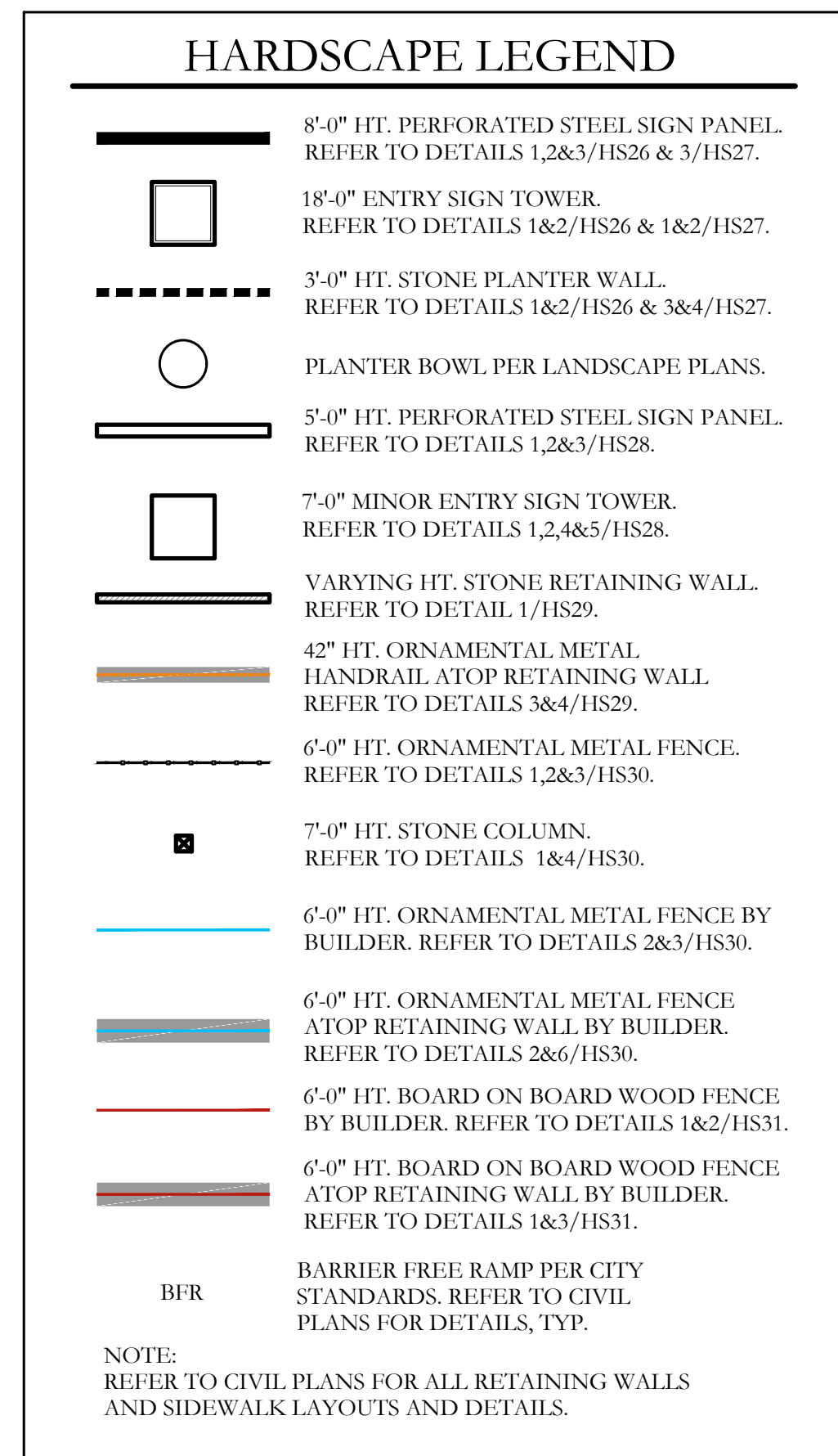
Planning & Zoning Commission, Chairman

Director of Planning and Zoning



SCALE 1" = 20'





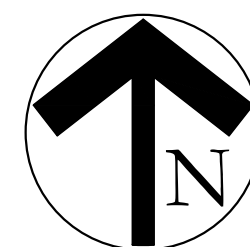
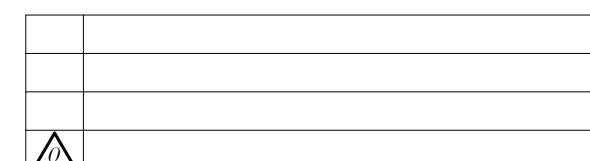
KEY MAP
NOT TO SCALE

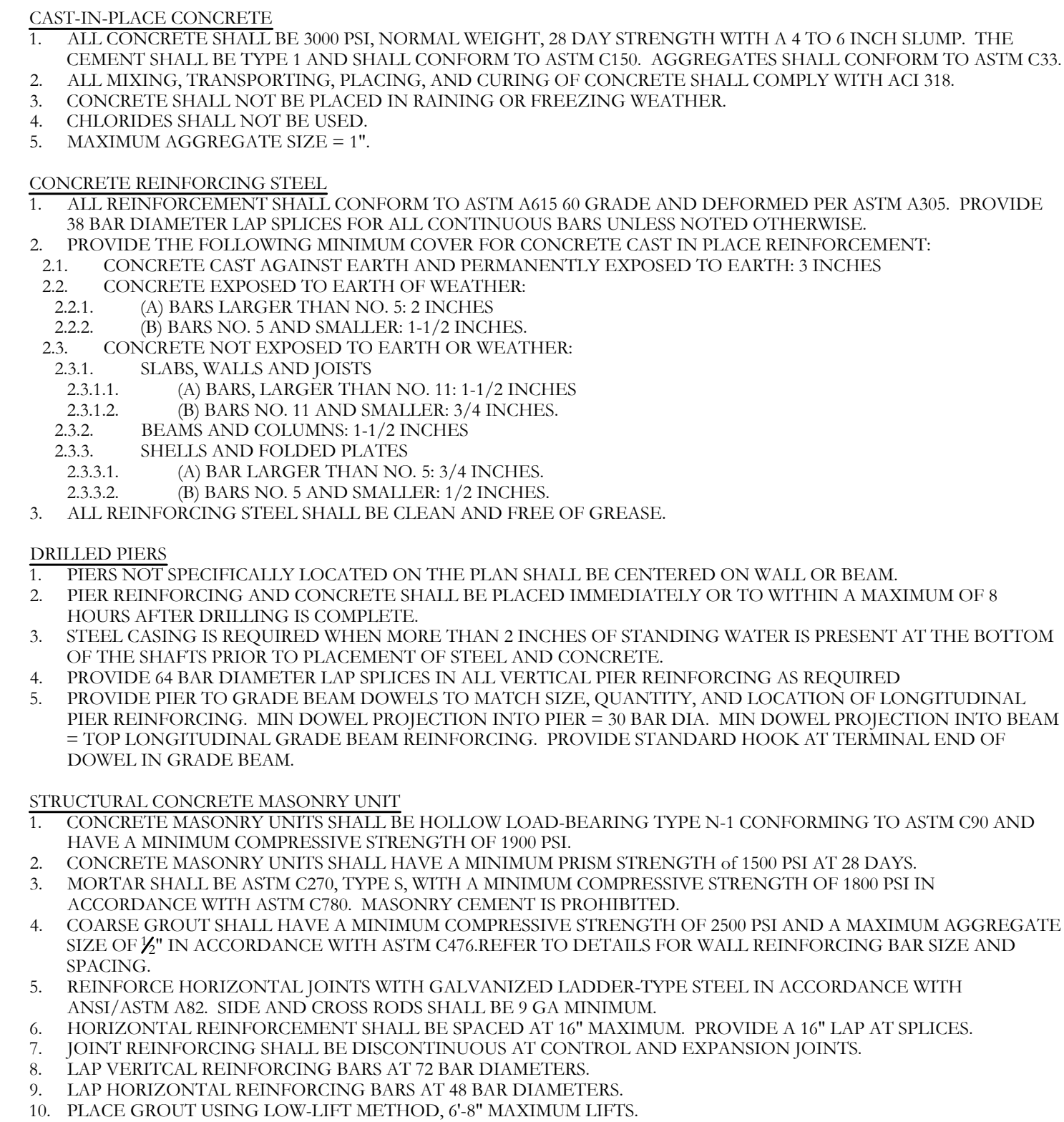
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WITNESS OUR HANDS, this _____ day of _____, _____

Planning & Zoning Commission, Chairman

Director of Planning and Zoning





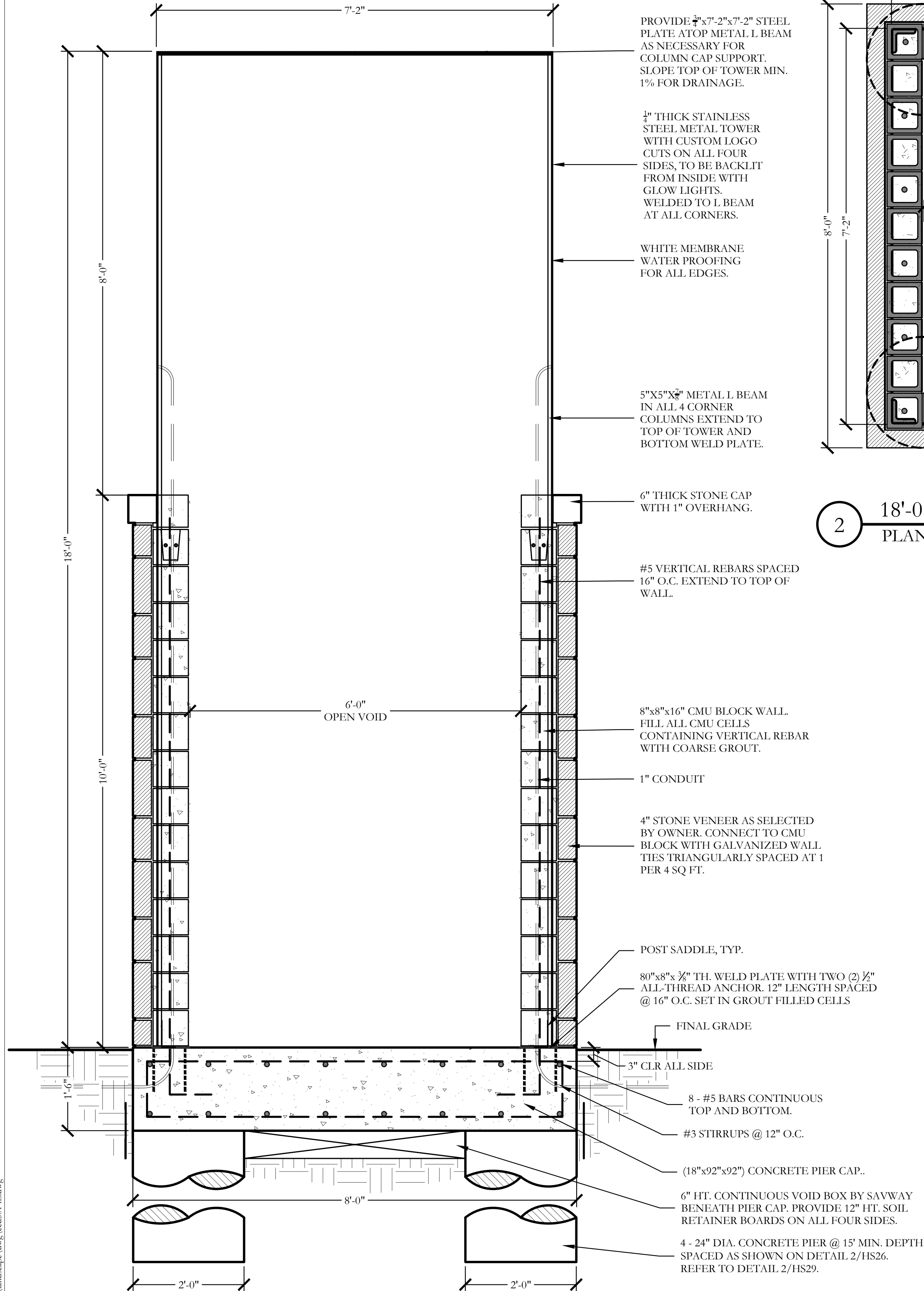
SCALE: 1/4"=1'-0"



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

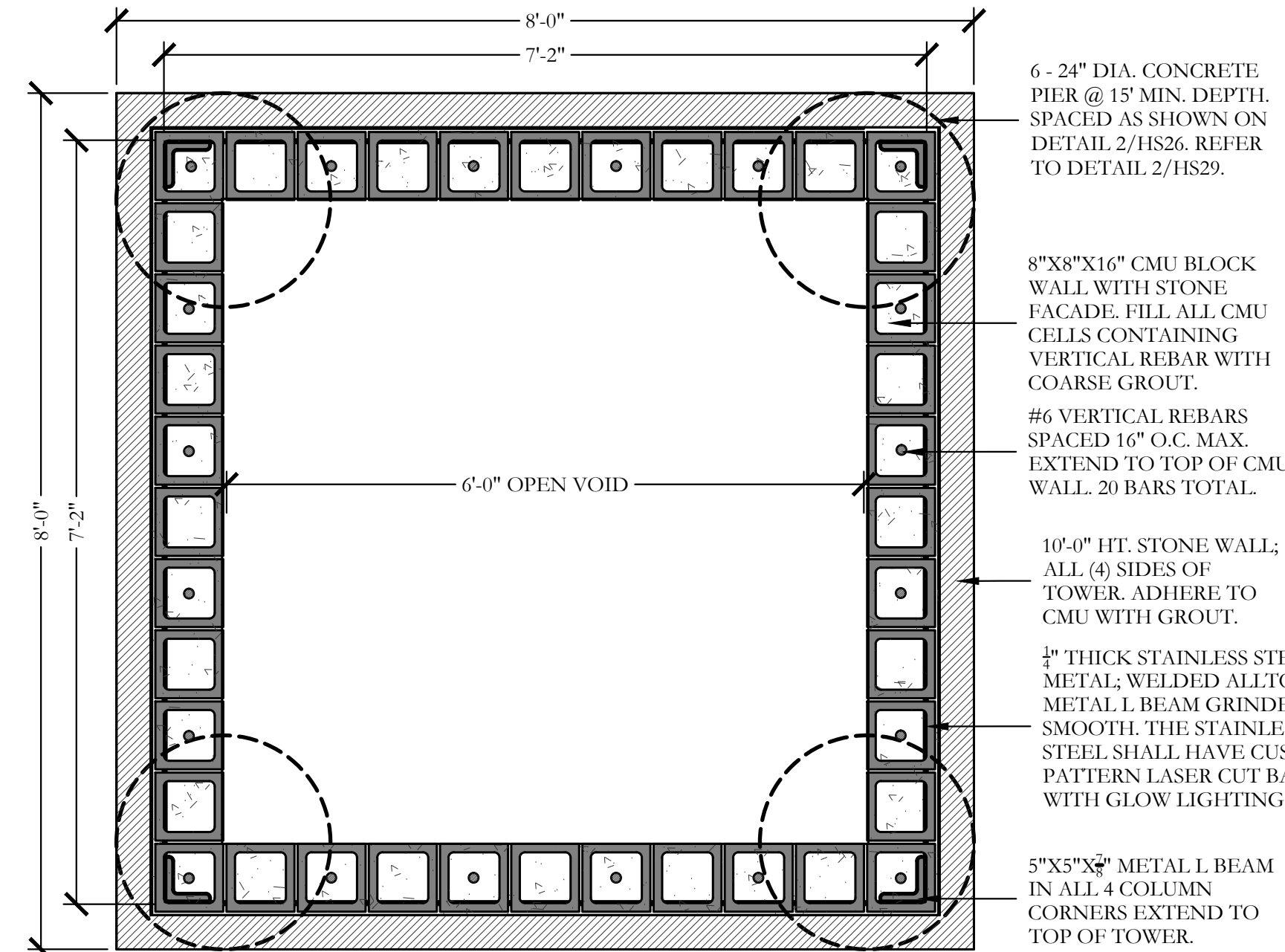
SCALE: 3/4"=1'-0"

F:\civil\3\projects\civil - conson cramer development\cdd501 - southside hills\landscape\dwg\cdd501-hs27.dwg



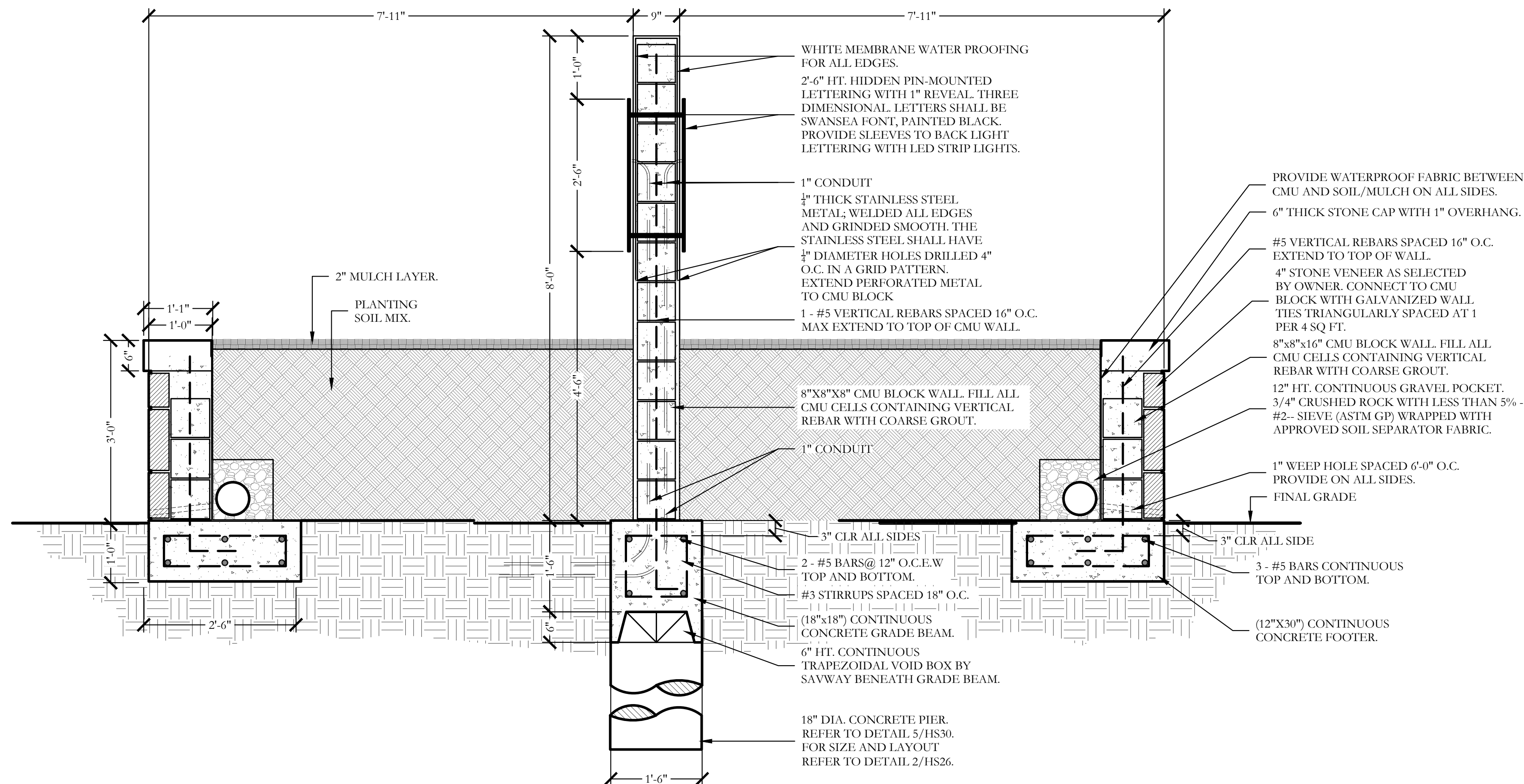
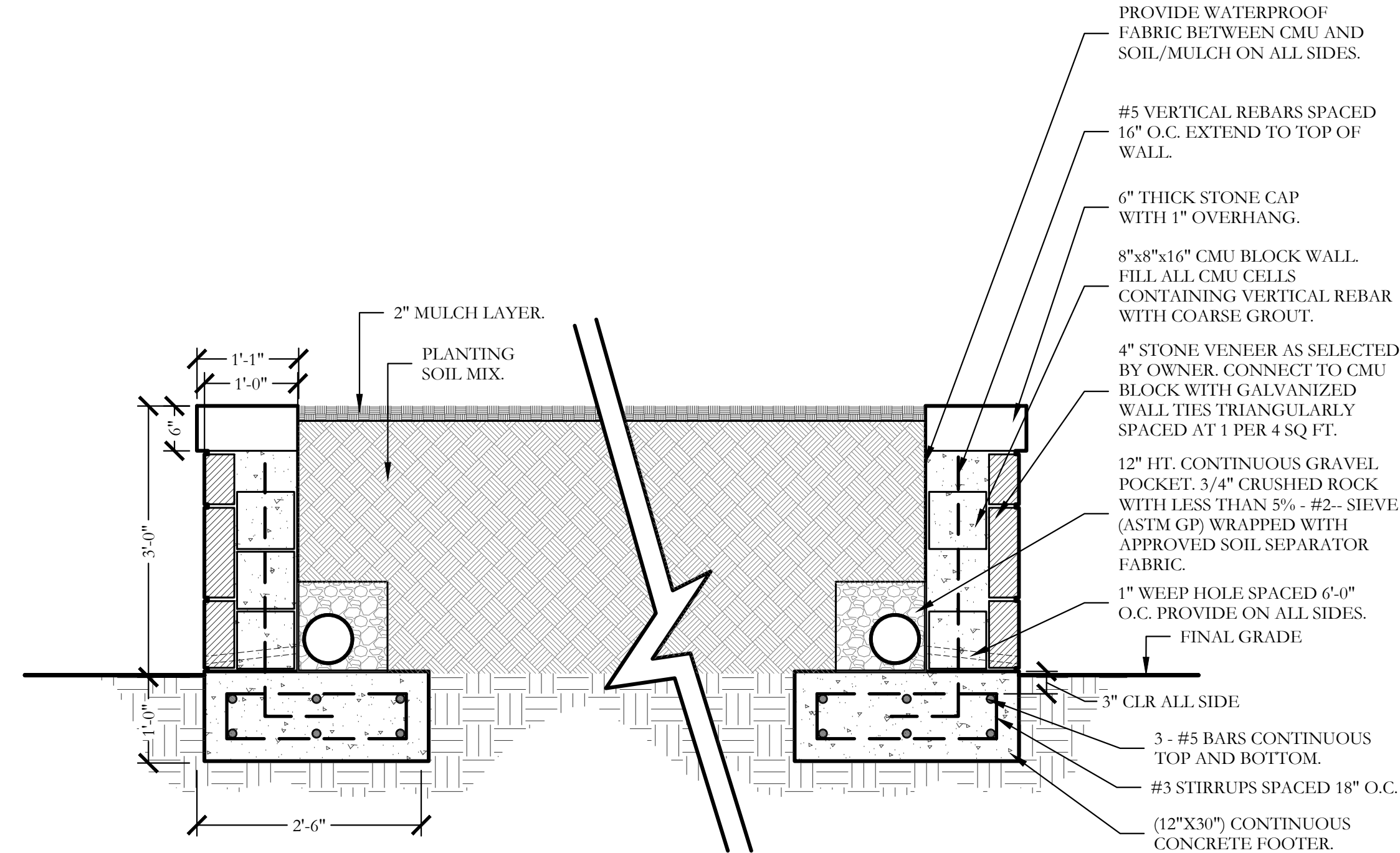
2 18'-0" HT. ENTRY SIGN TOWER CMU LAYOUT PLAN/SECTION

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



3 3'-0" HT. STONE PLANTER WALL SECTION

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



3 8'-0" HT. PERFORATED STEEL SIGN PANEL WITH 3'-0" HT. STONE PLANTER WALL SECTION

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

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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 ____ day of ____.

WITNESS OUR HANDS, this ____ day of ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

THESE DOCUMENTS
ARE FOR
INTERIM REVIEW
ONLY AND NOT
INTENDED FOR
CONSTRUCTION
OR BIDDING
PURPOSES.

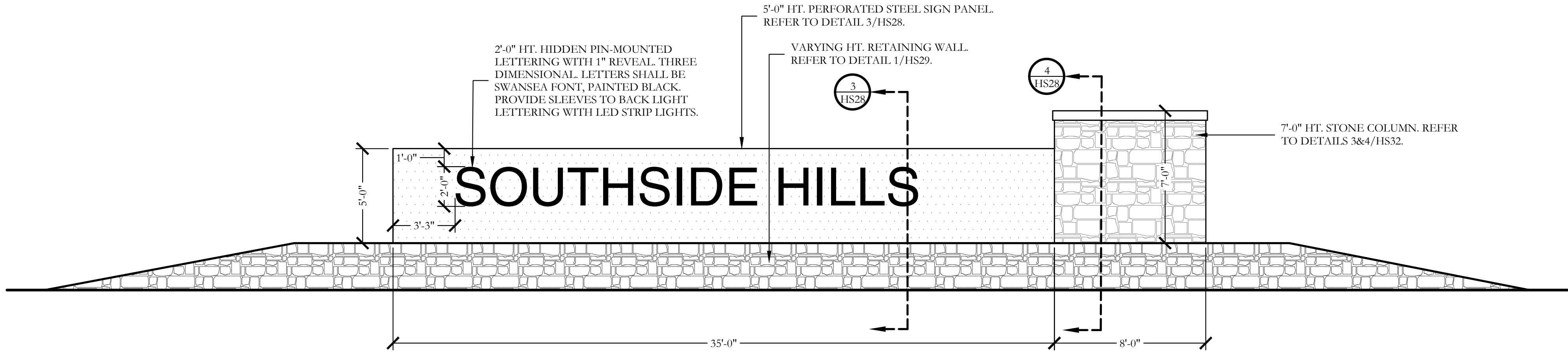
August 15, 2025

SCALE:
REFER TO
DETAILS
One Inch
JVC No CCD501

HS27 of 31

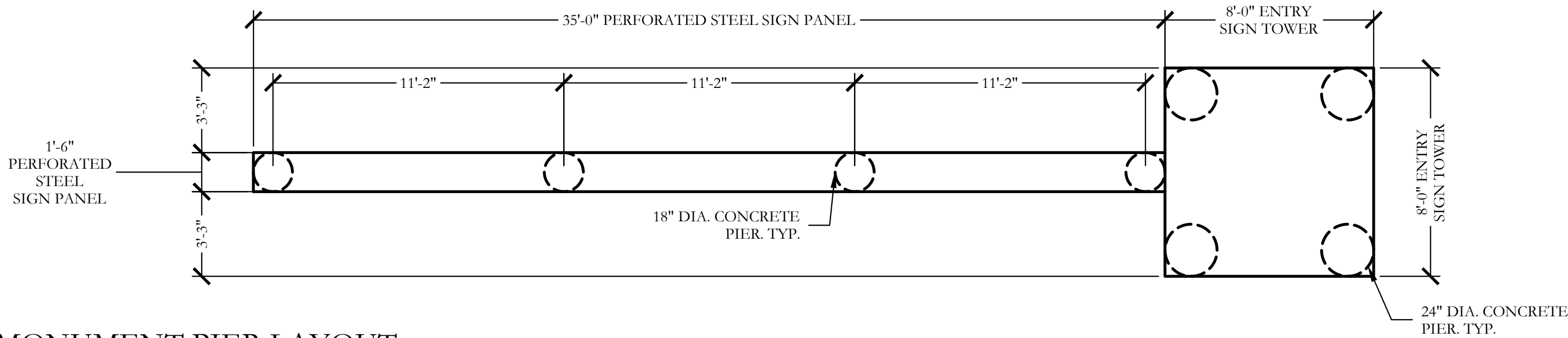
CITY PROJECT NO. TBD

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



1 MINOR ENTRY MONUMENT
ELEVATION

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

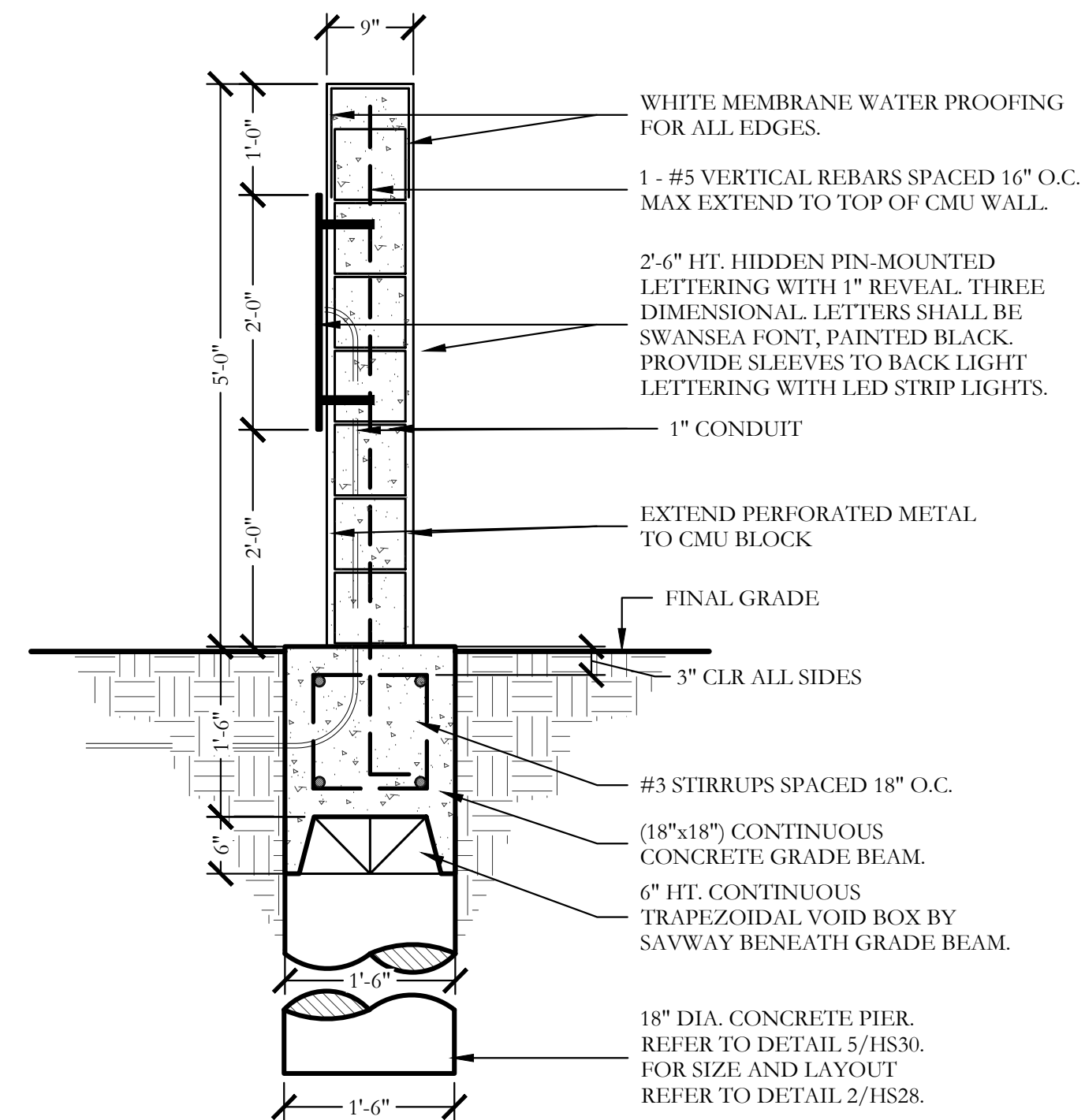


2 MINOR ENTRY MONUMENT PIER LAYOUT
PLAN

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

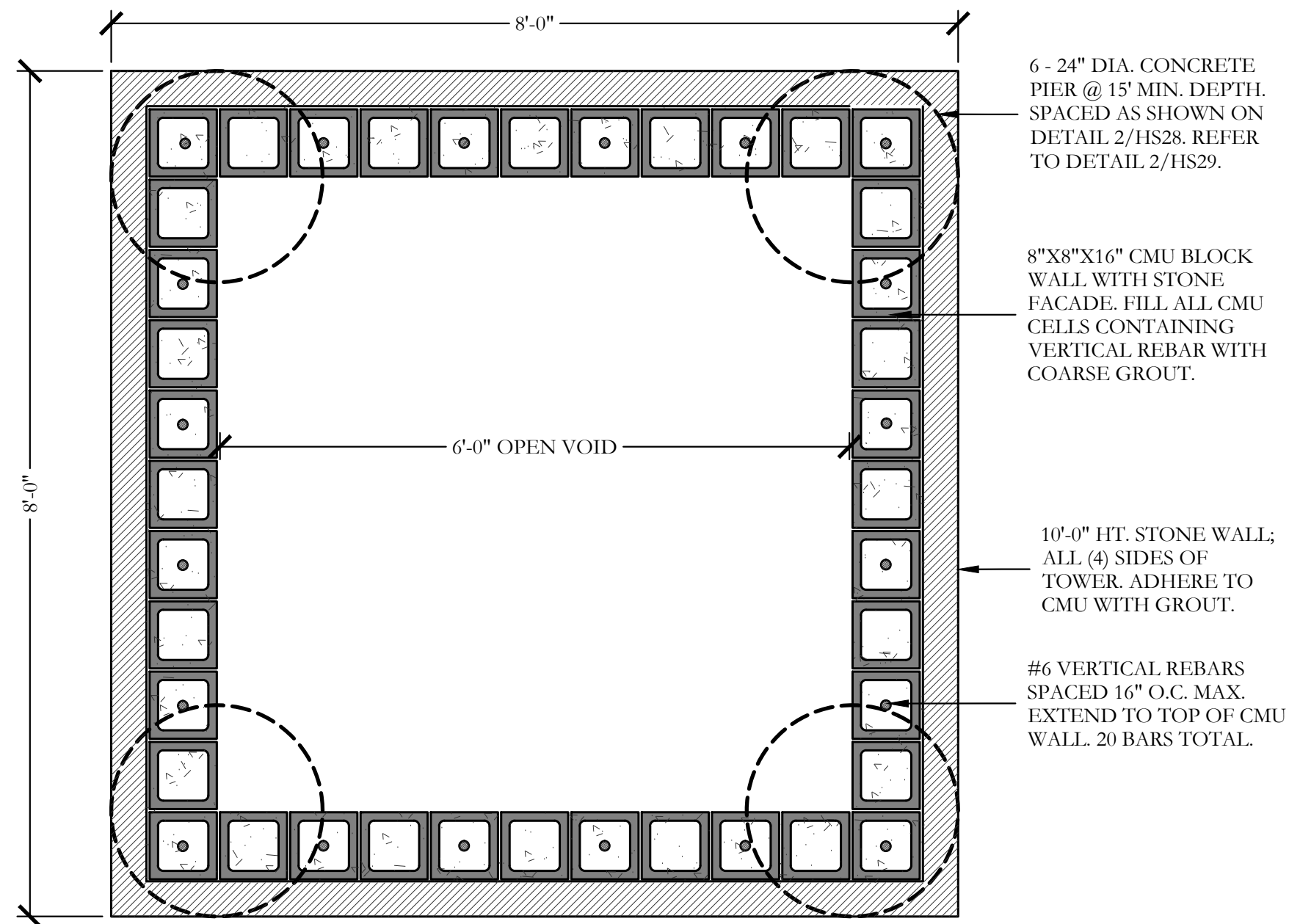
WALL NOTES

1. THESE DETAILS AND SPECIFICATIONS ARE APPLICABLE ONLY FOR THE SITE CONDITIONS AND HEIGHTS SHOWN HEREIN. IF CONDITIONS CHANGE FROM THOSE DESCRIBED HEREIN, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY TO DETERMINE THE EFFECT, IF ANY, ON THE STRUCTURAL DESIGN AND LAYOUT.
2. 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.
3. ALL EARTHWORK SHALL BE PERFORMED AS INDICATED IN THE GEOTECHNICAL INVESTIGATION. PROPER EXECUTION OF EARTHWORK SHALL BE VERIFIED BY AN INDEPENDENT TESTING LAB.
4. PRE-POUR OBSERVATION OF FOOTINGS, BEAMS, AND PIERS IS RECOMMENDED BY OR UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.
5. ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. CONCRETE USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
6. ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE GRADE 40 AND SPIRALS SHALL BE ASTM A82, GRADE 60.
7. CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES. REFER TO DETAILS FOR TYPE AND SIZE OF STONE WALL REINFORCING.
8. ALL MORTAR TO BE TYPE S, MORTAR COLOR TO BE SELECTED BY OWNER. MASONRY CEMENT WILL NOT BE ALLOWED.
10. ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
11. STONE AND BRICK VENEER MATERIAL SHALL BE SELECTED BY OWNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
13. LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
14. THE WALL STONE MATERIAL & PATTERN SHALL BE SELECTED BY OWNER AS NOTED ON LAY STONE COURSES LEVEL AND PLUMB. DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 20 FEET MAXIMUM.
15. CLEAN STONEMANWORK PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.
16. THE CONTRACTOR SHALL PROVIDE A 4' X 4' MOCKUP OF THE STONE AND BRICK SCREEN WALL FOR THE OWNERS REVIEW PRIOR TO BEGINNING THE STONE WORK. THE APPROVED "MOCKUP" SHALL SERVE AS THE STANDARD FOR THE STONE WORK ON THE PROJECT.
17. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL WALL CONSTRUCTION AND SECURE ALL NECESSARY INSPECTIONS AND CERTIFICATIONS REQUIRED.



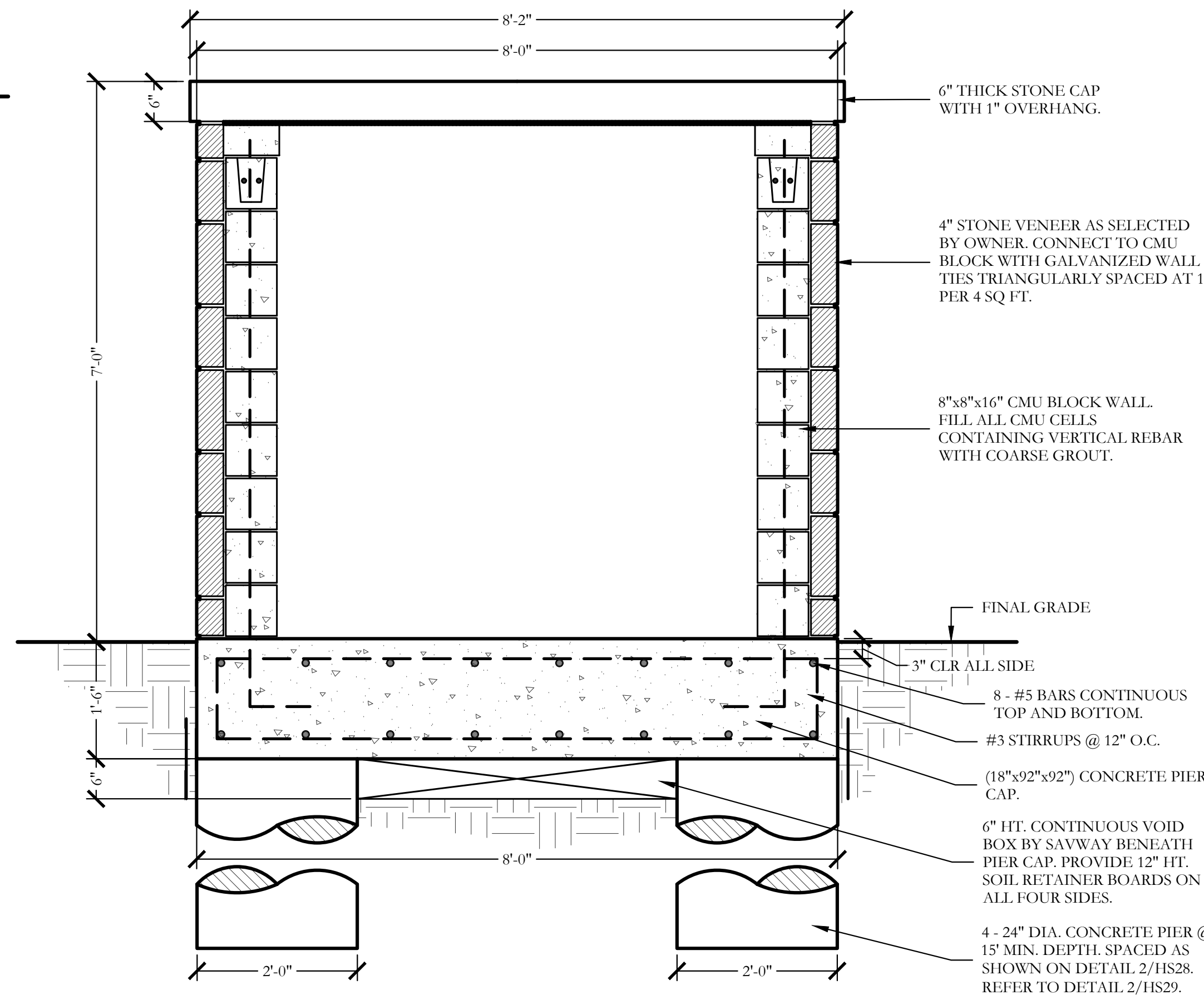
3 5'-0" HT. PERFORATED STEEL SIGN PANEL
SECTION

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



4 7'-0" HT. STONE COLUMN CMU LAYOUT
PLAN/SECTION

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



5 7'-0" HT. STONE COLUMN
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 ____ day of ____.

WITNESS OUR HANDS, this ____ day of ____.

Planning & Zoning Commission, Chairman

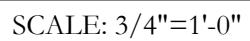
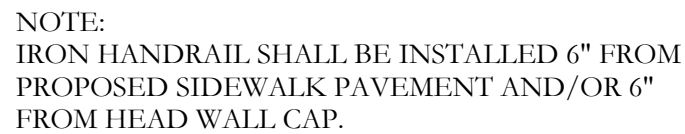
Director of Planning and Zoning

Director of Planning and Zoning

GENERAL NOTES:

1. NO STRUCTURAL SURCHARGE ANTICIPATED FOR STRUCTURES LOCATED DISTANCE EQUAL TO 1.5H FROM WALL.
2. TYPE-S MORTAR REQUIRED.
3. CONTROL JOINTS AT 25' MAXIMUM SPACING.
4. INSTALL 2" PVC WEEP HOLES FOR ALL WALLS 2'-0" HEIGHT AND OVER @ 8'-0" O.C. SPACING.
5. MINIMUM 2% AND MAXIMUM 4:1 TOE SLOPE AT FINISH GRADE.

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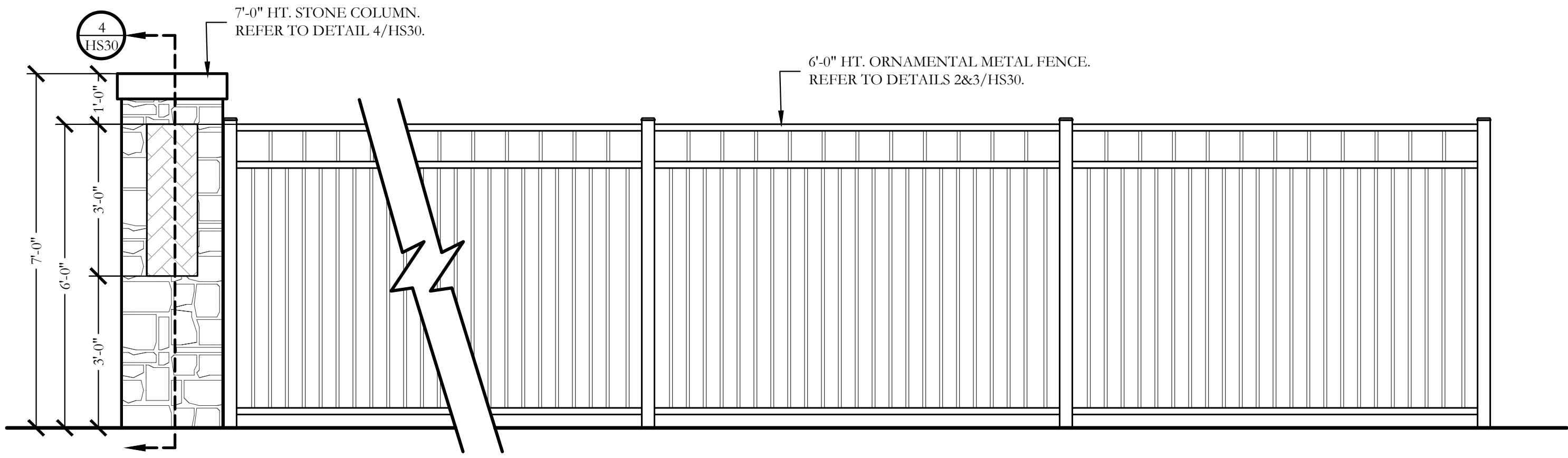
1. DESIGN BASED ON JOHNSON VOLK CONSULTING GRADING AND DRAINAGE PLAN DATED AUGUST 12, 2017 AND FINAL GEOTECHNICAL REPORT (NO. G160672-1) DATED OCTOBER 21, 2016 BY ALPHA TESTING, INC. AS PROVIDED BY CLIENT.
2. NO STRUCTURAL SURCHARGE ANTICIPATED FOR STRUCTURES LOCATED DISTANCE EQUAL TO 1.5H FROM WALL.
3. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
4. ALL MORTAR SHALL BE TYPE S.
5. CONTROL JOINTS AT 25' MAXIMUM SPACING.
6. 4" STONE VENEER TO MATCH BUILDING FACADE PER ARCHITECTURE PLANS.
7. MINIMUM 2% TOP & TOE SLOPE AT FINISH GRADE.
8. CONTRACTOR RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
9. LAYOUT OF PROPOSED WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
10. WALL SUBGRADE SHOULD BE CLOSELY MONITORED DURING EXCAVATION. UNSUITABLE MATERIALS AT THE FOUNDATION LEVEL SHOULD BE REMOVED AND REPLACED WITH LEAN CONCRETE (MIN. 2000 PSI @ 28 DAYS) OR COMPACTED FLEX BASE MATERIAL.
11. PERIODIC OBSERVATION BY ENGINEER OR RECORD DURING CONSTRUCTION IS RECOMMENDED IN ORDER TO PROVIDE OVERALL OPINION AS TO CONTRACTOR'S ADHERENCE TO PLANS AND SPECIFICATIONS. THIS IN NO WAY IS A GUARANTEE OR WARRANTY AS TO CONTRACTOR'S WORK.
12. CONTRACTOR SHALL PROVIDE ENGINEER MINIMUM 72 HOURS NOTICE PRIOR TO BEGINNING CONSTRUCTION TO SCHEDULE REQUIRED INSPECTIONS.
13. DUE TO EXPANSIVE CLAY SOILS IN THIS AREA IT IS RECOMMENDED THAT PROPERTY OWNER(S) MAINTAIN GOOD WATERING PRACTICES TO LIMIT SOIL MOVEMENTS AND EXCESSIVE PRESSURES ON WALL.



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 RUPERT PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
9. 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 8'-0" O.C.
13. FENCE SHALL MEET ALL CITY 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.

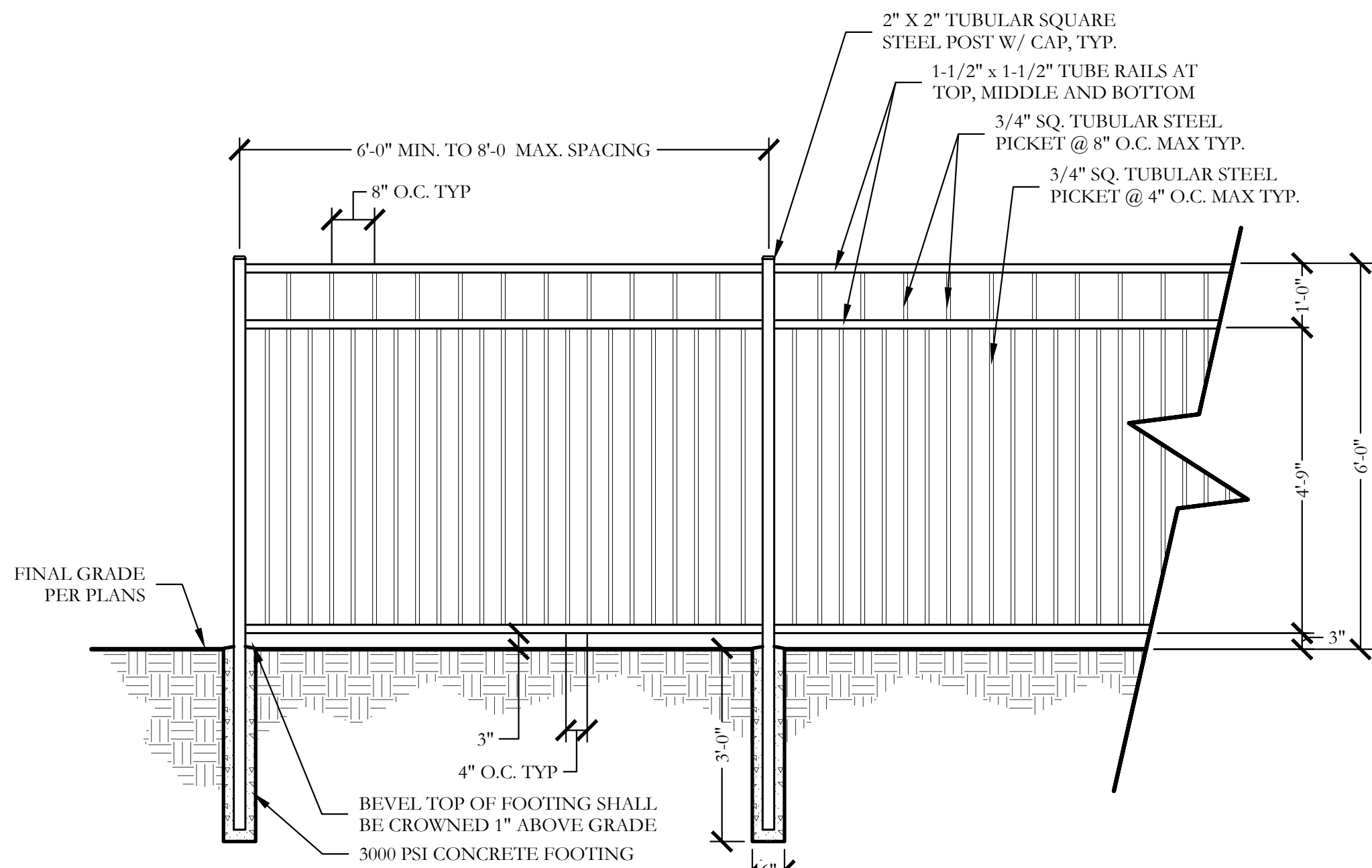
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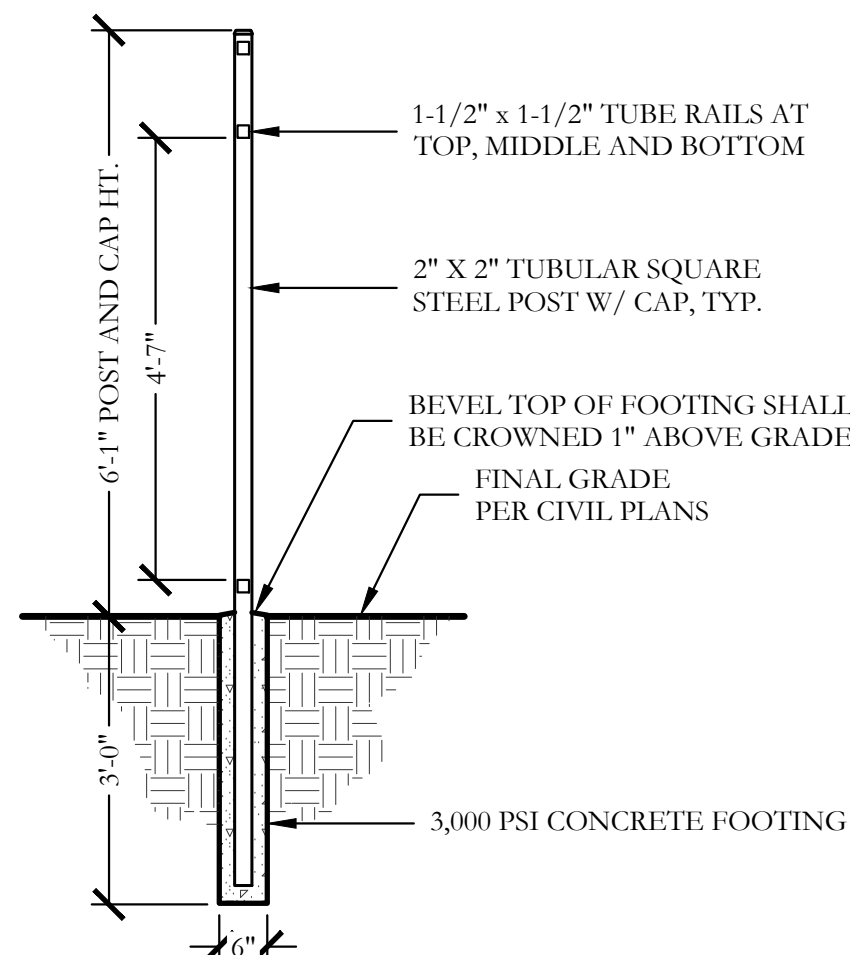
1 7'-0" HT. STONE COLUMN WITH 6'-0" HT. ORNAMENTAL METAL FENCE
ELEVATION

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



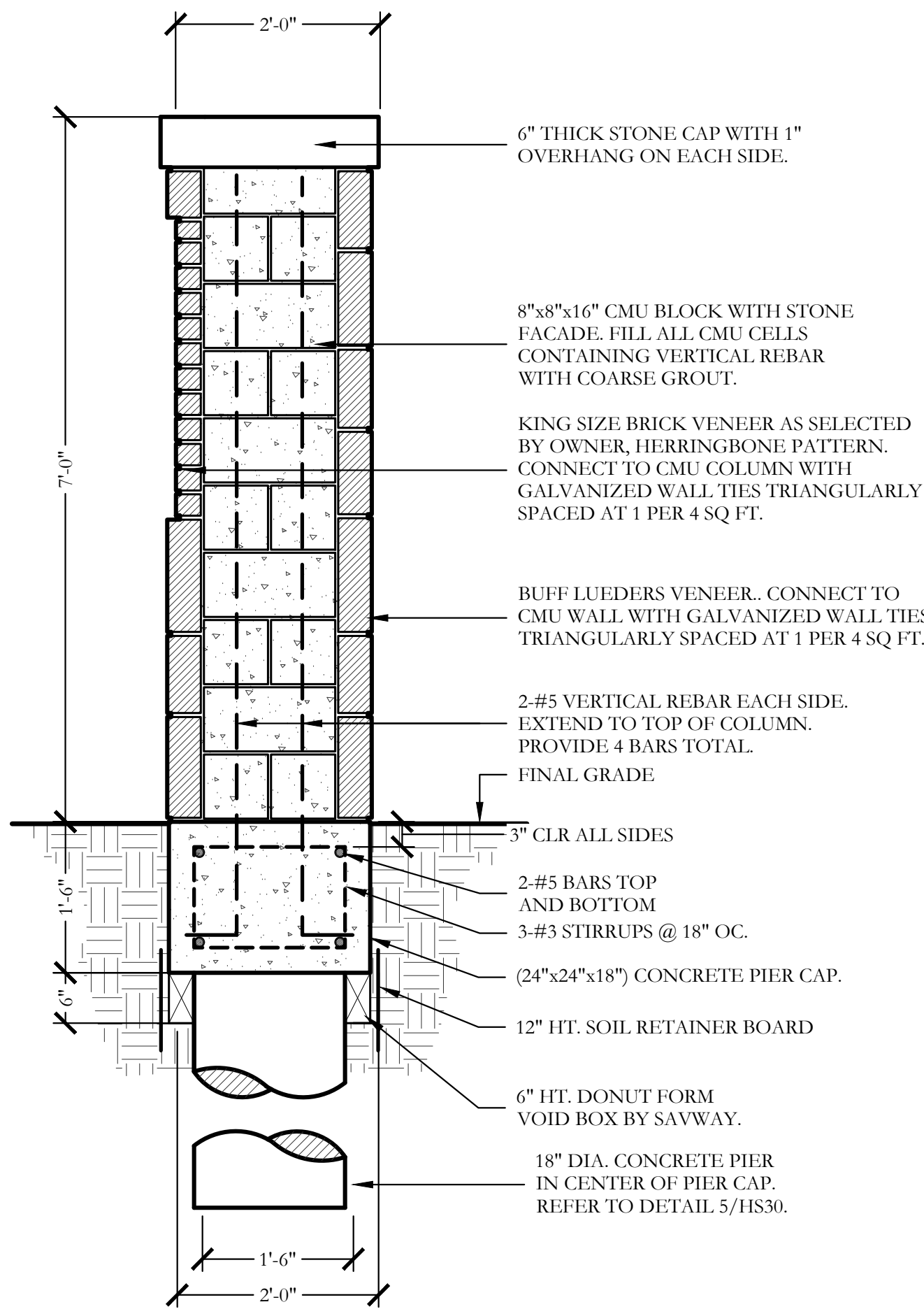
2 6'-0" HT. ORNAMENTAL METAL FENCE
ELEVATION

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



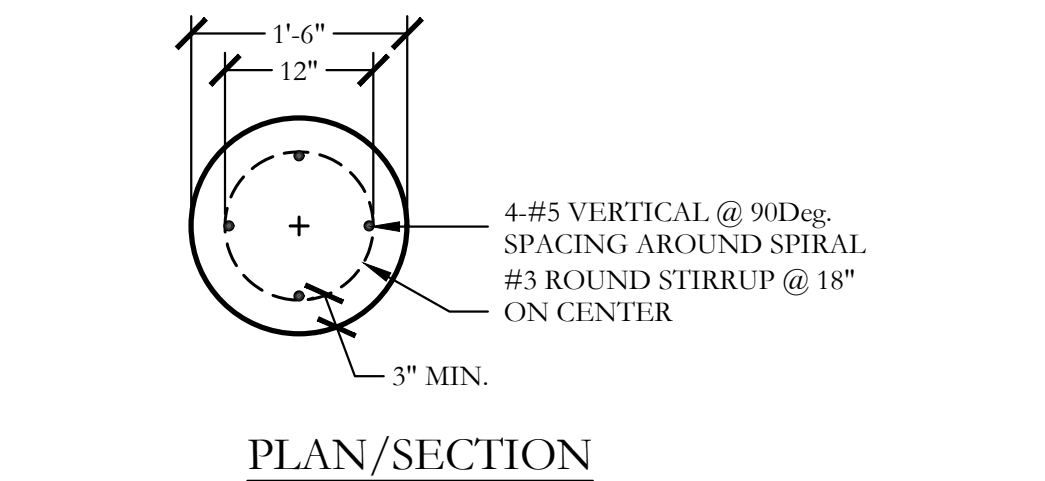
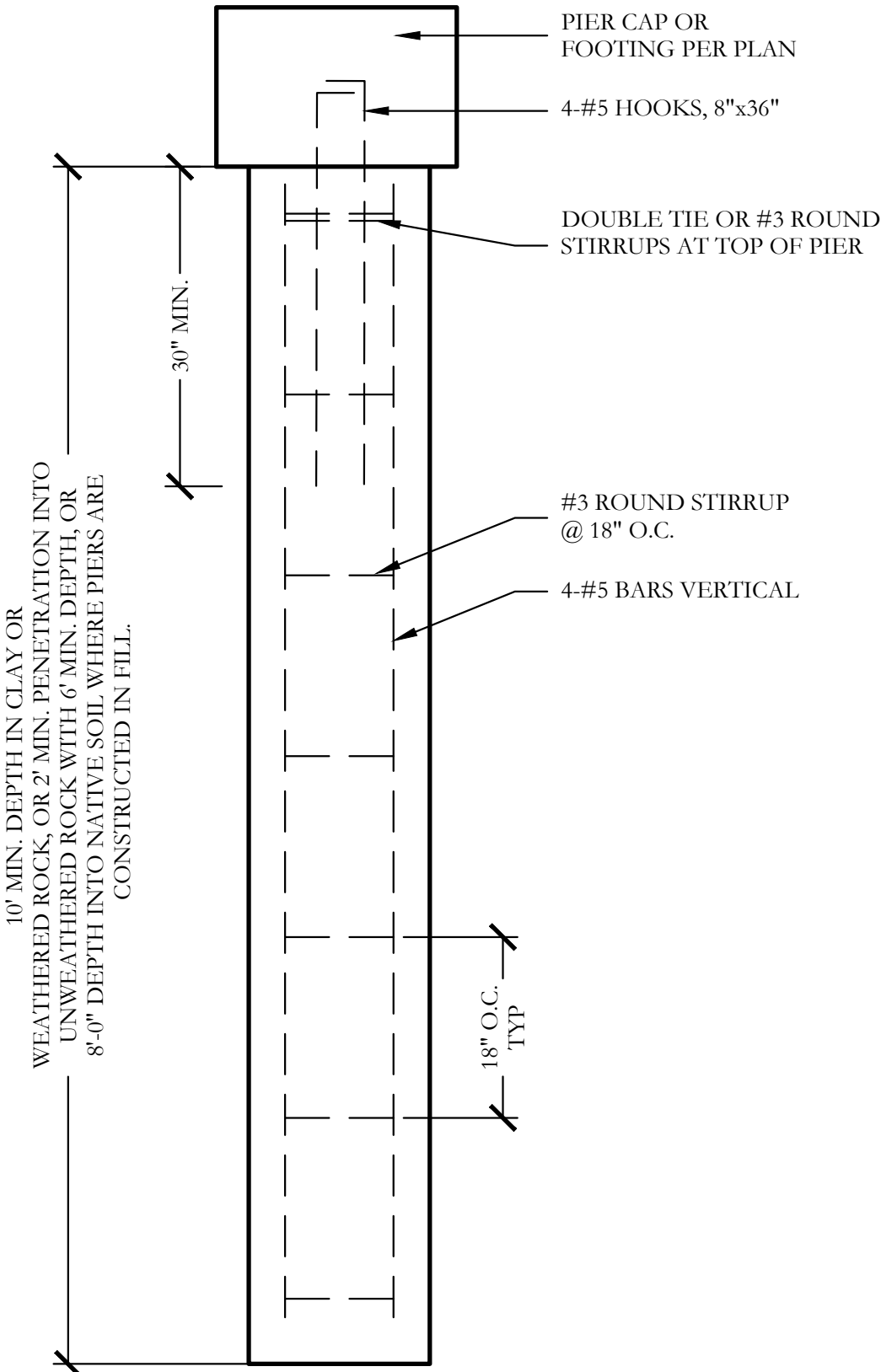
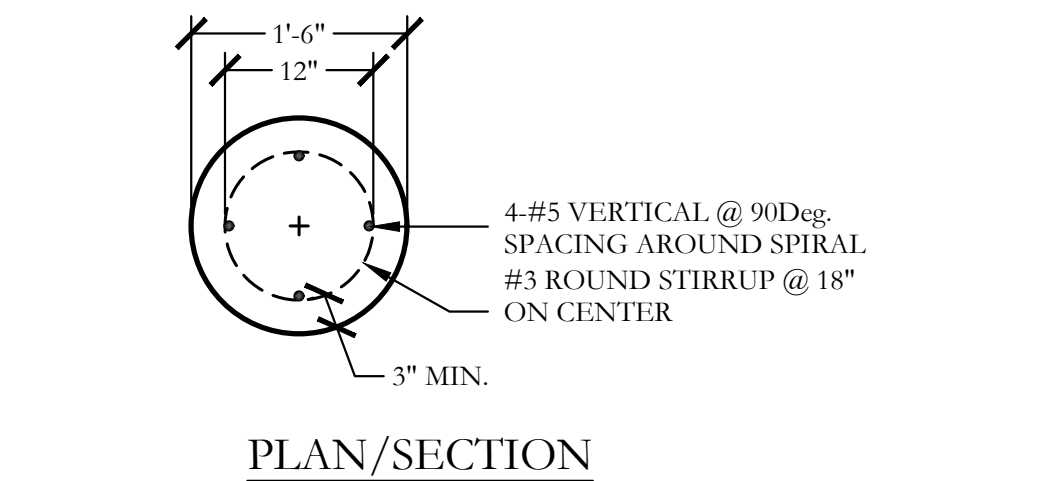
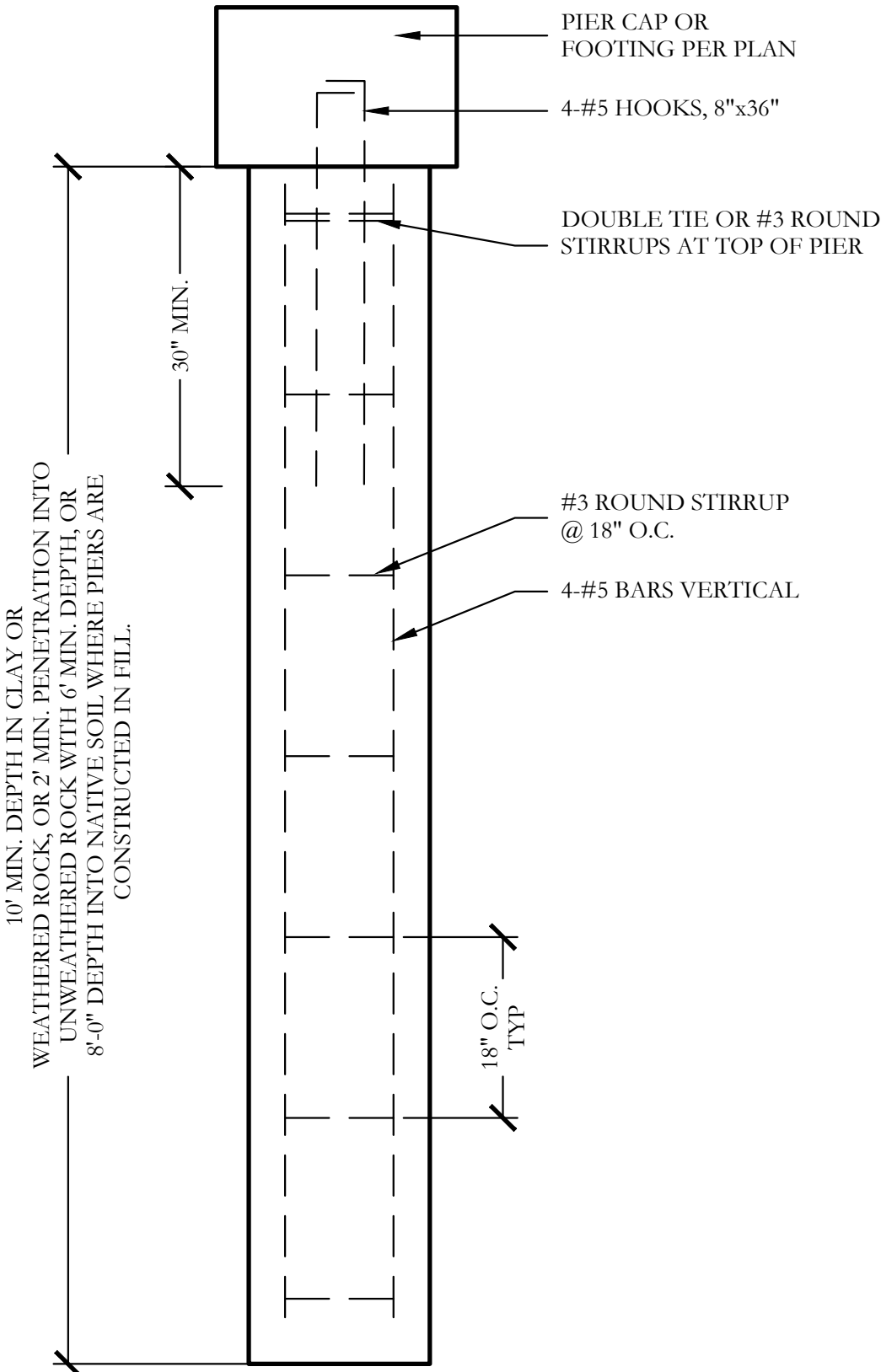
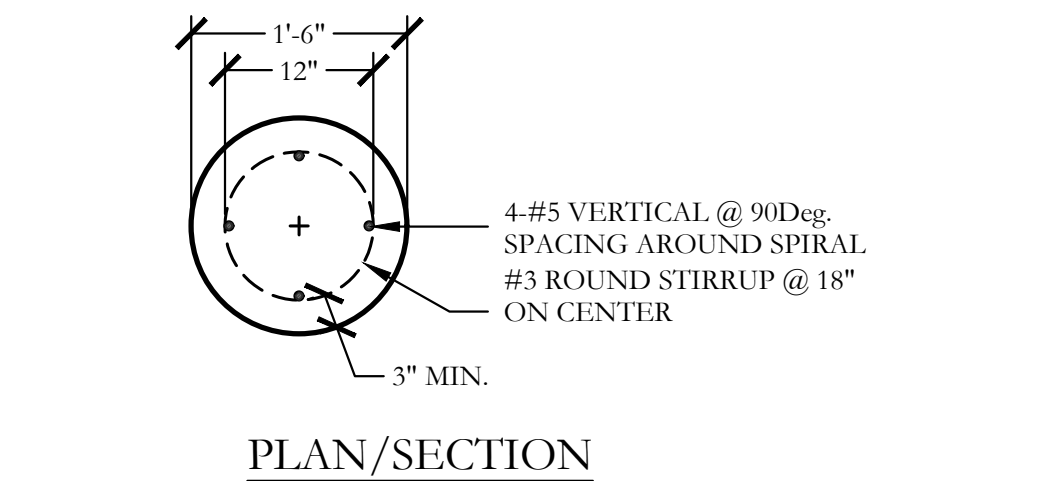
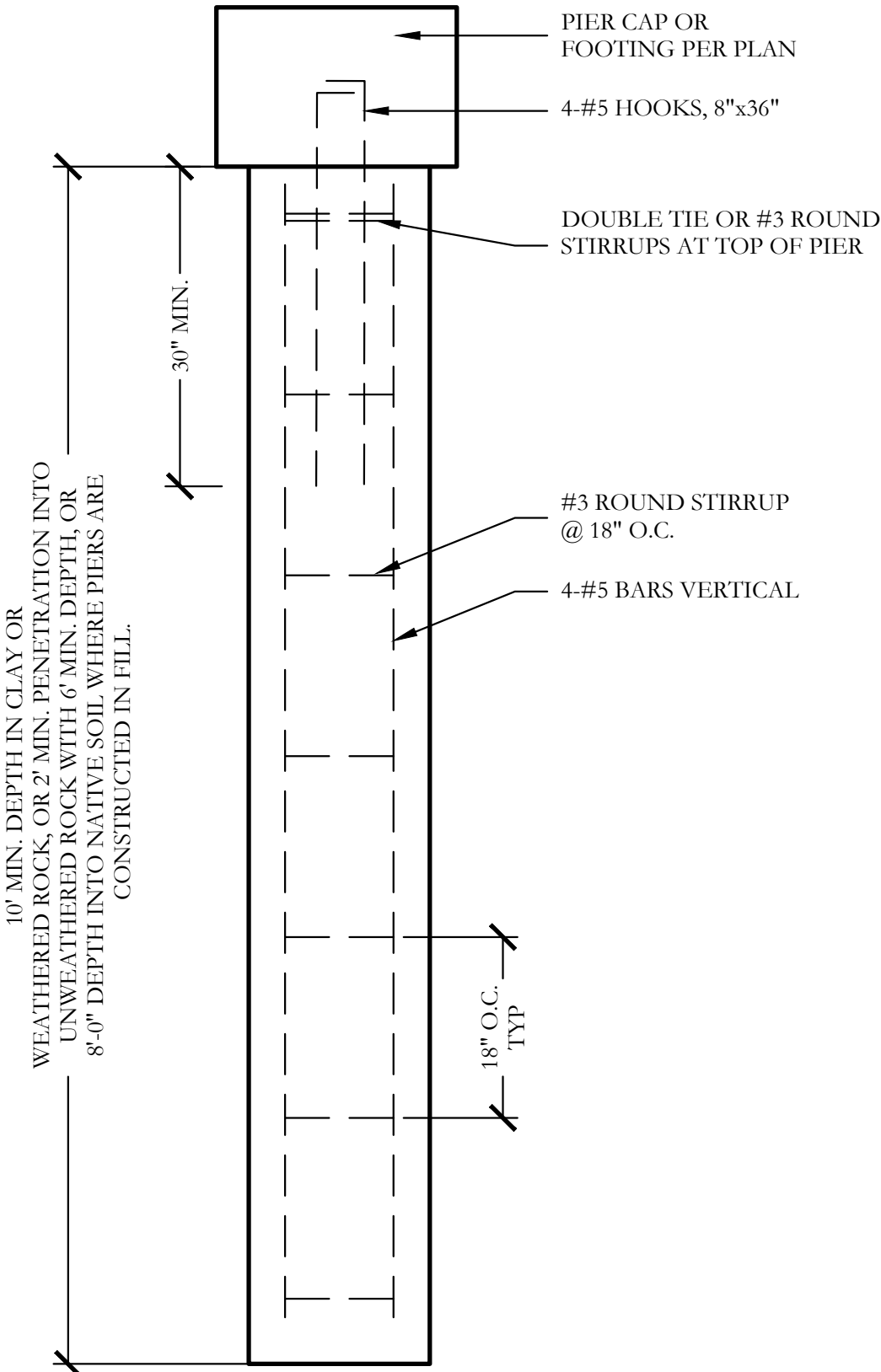
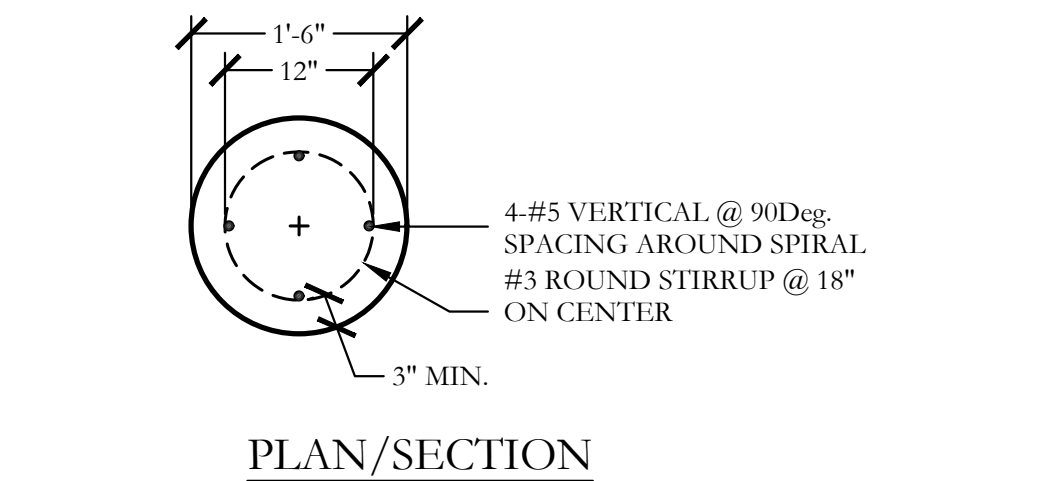
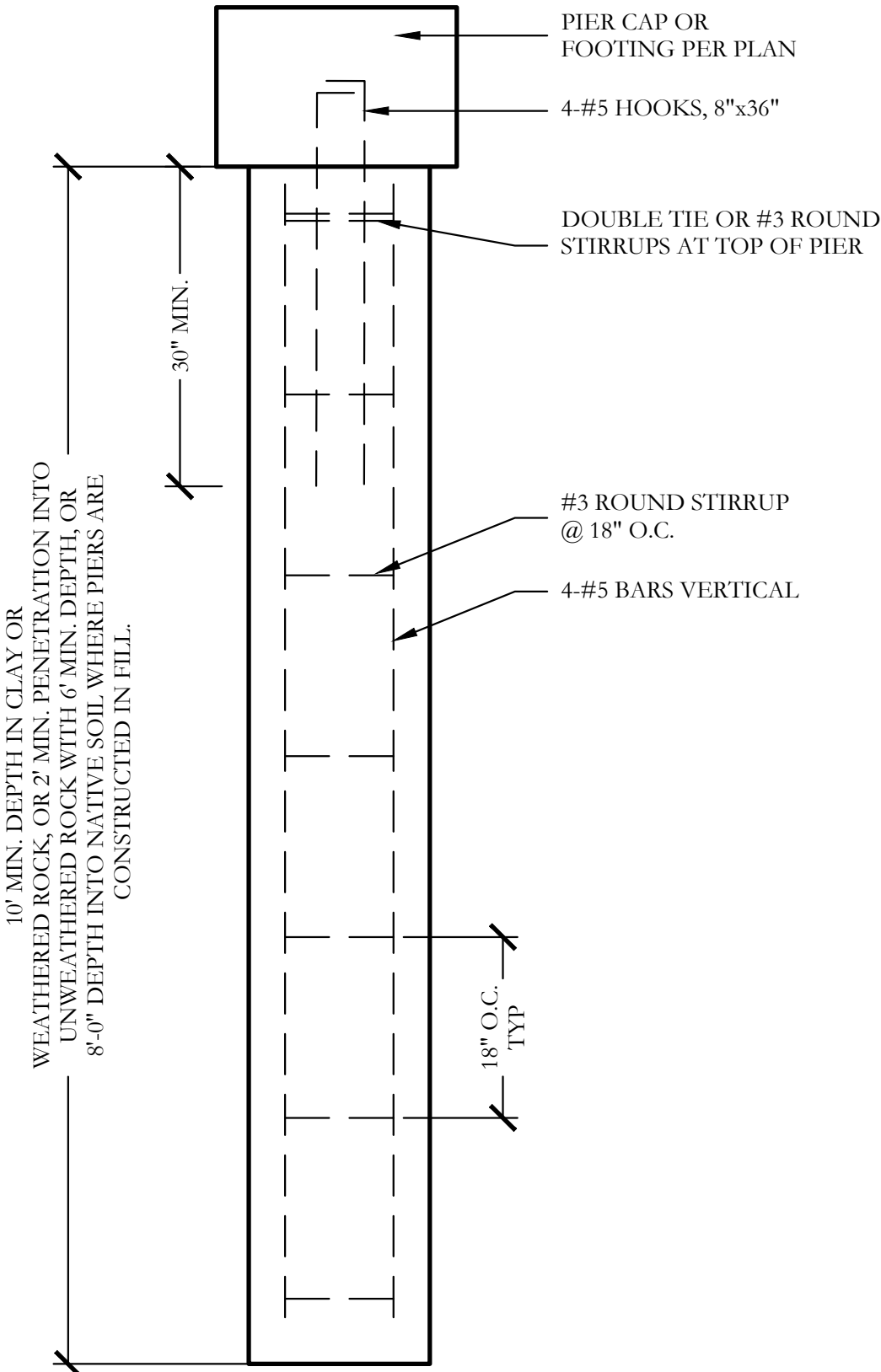
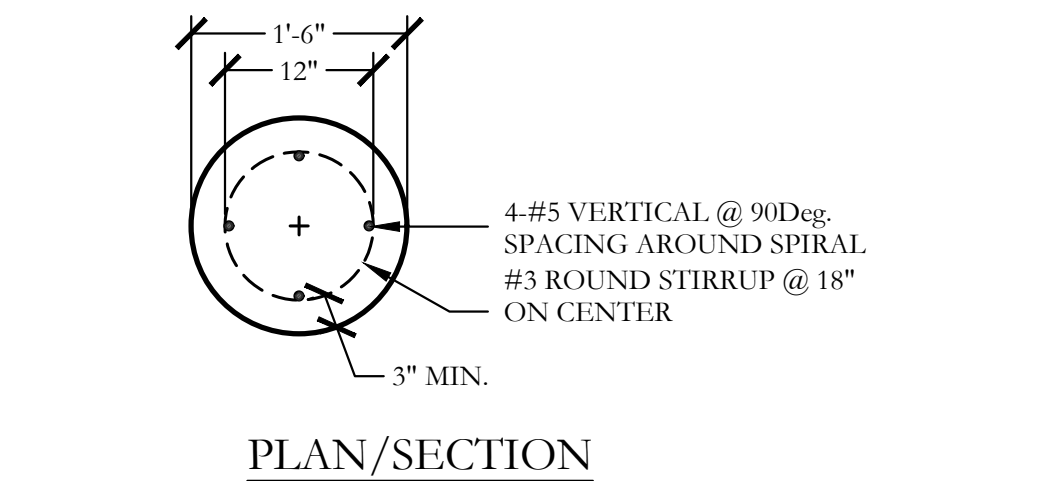
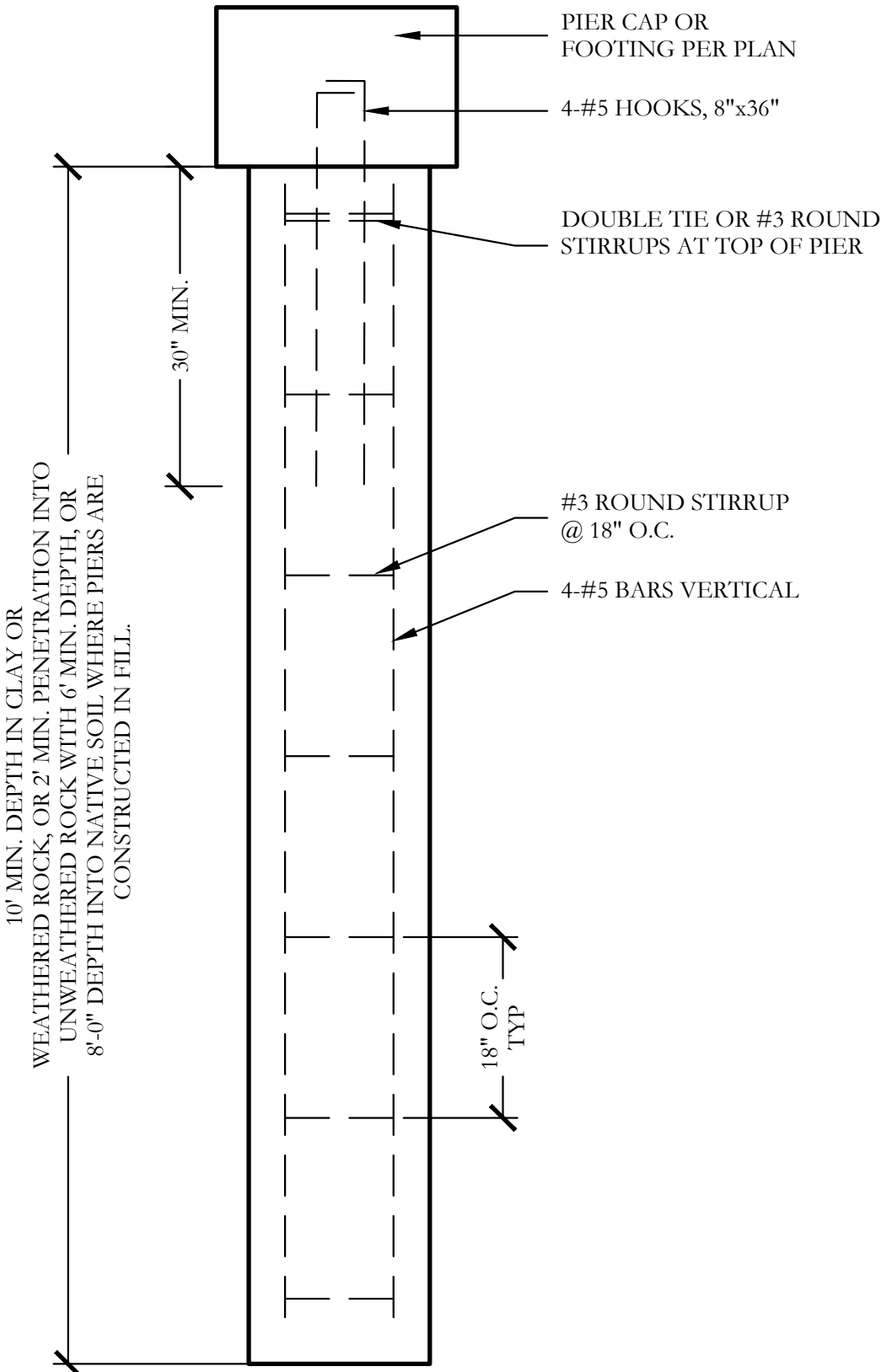
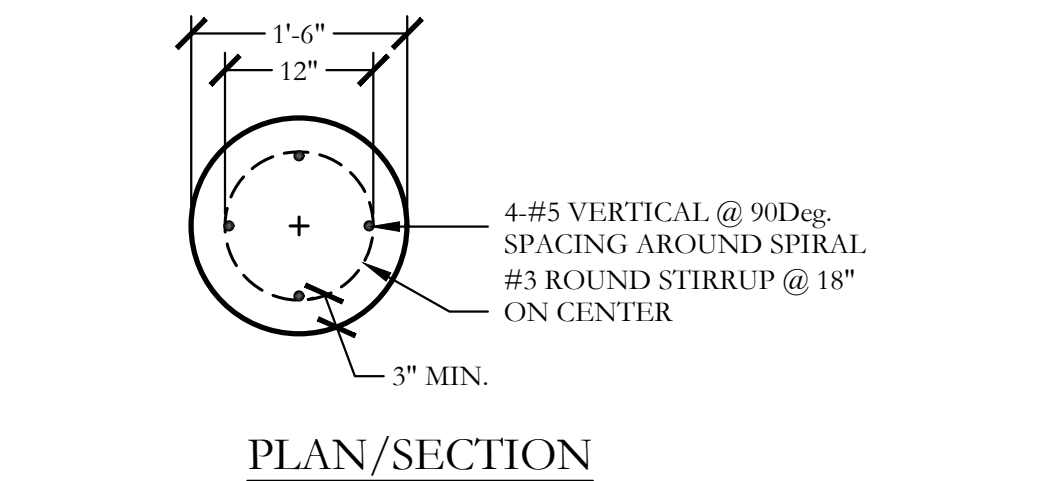
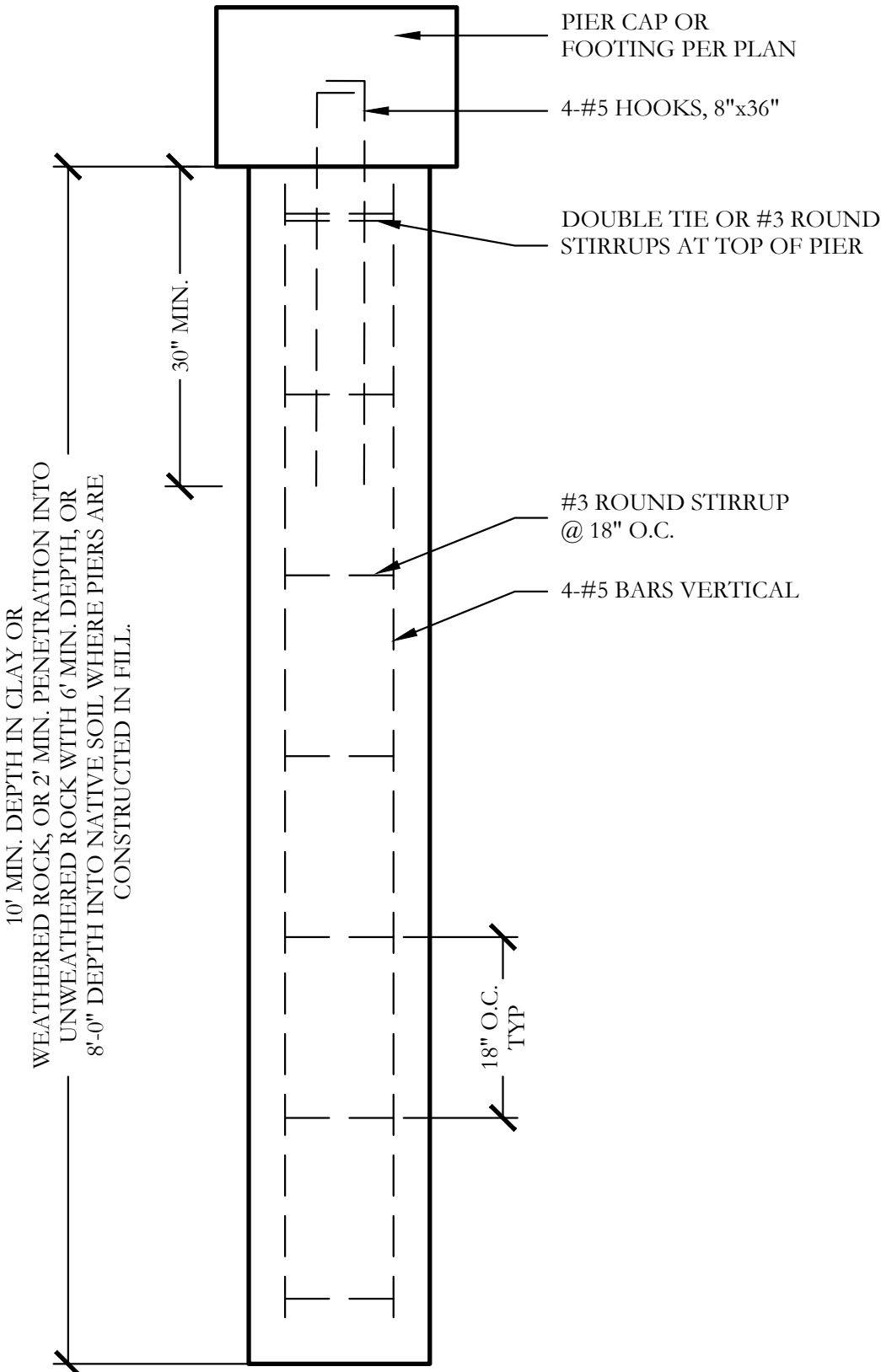
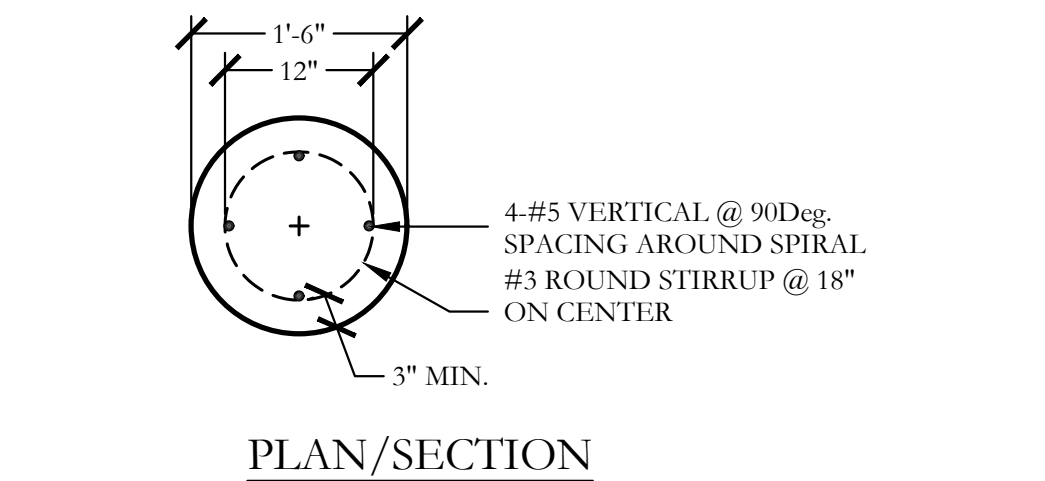
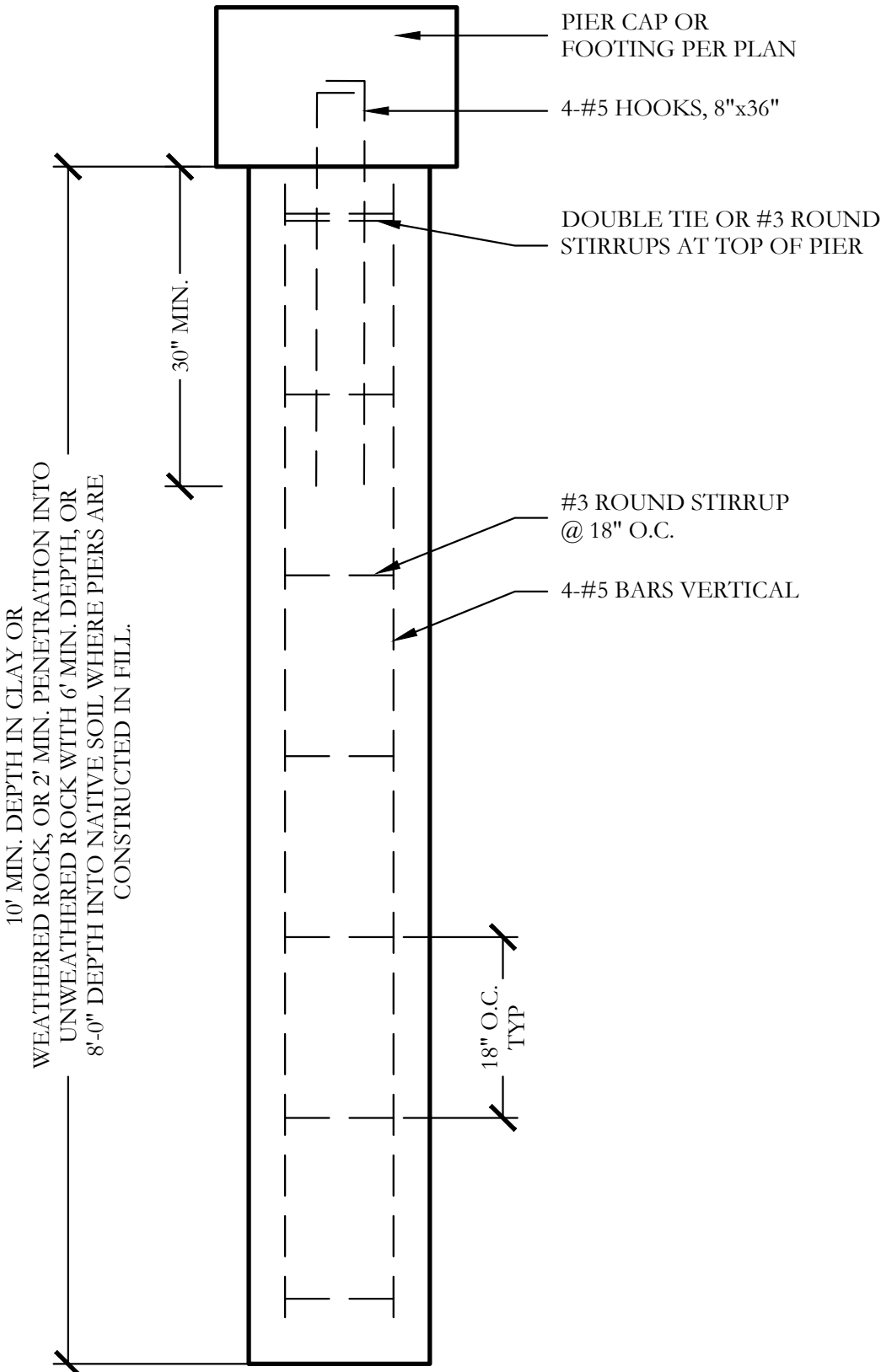
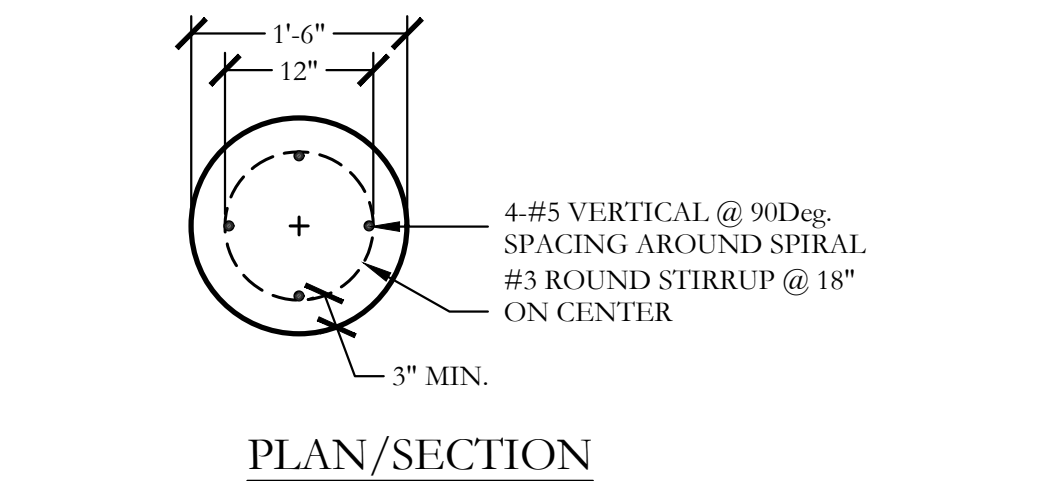
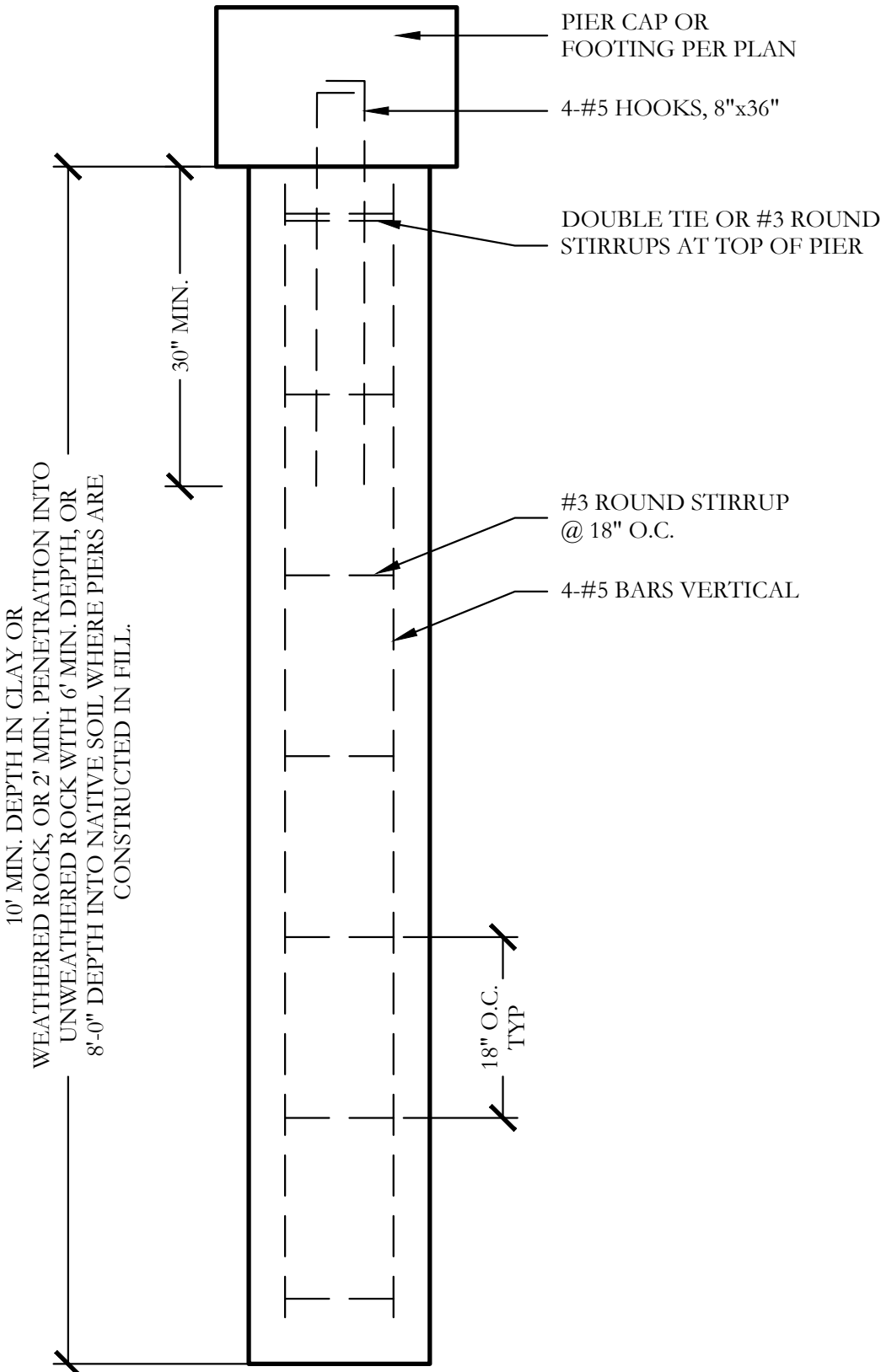
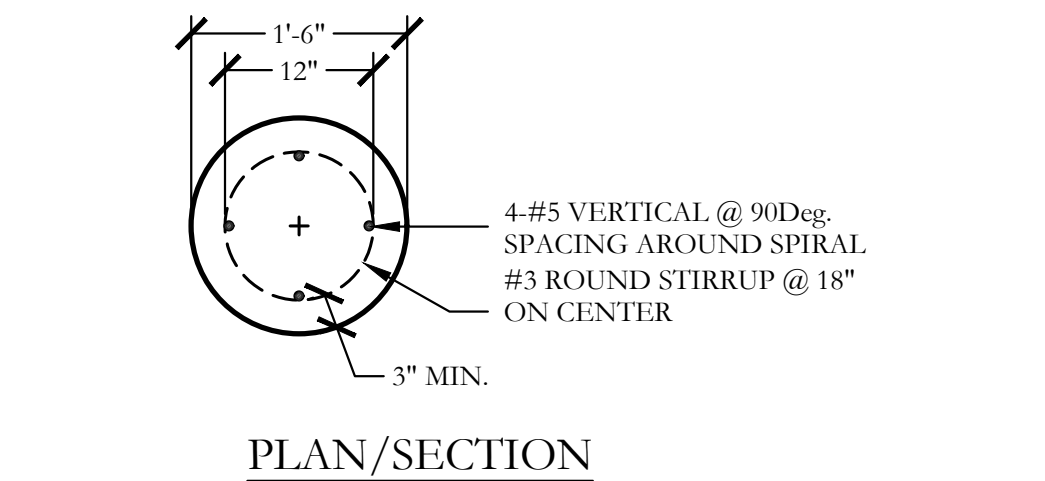
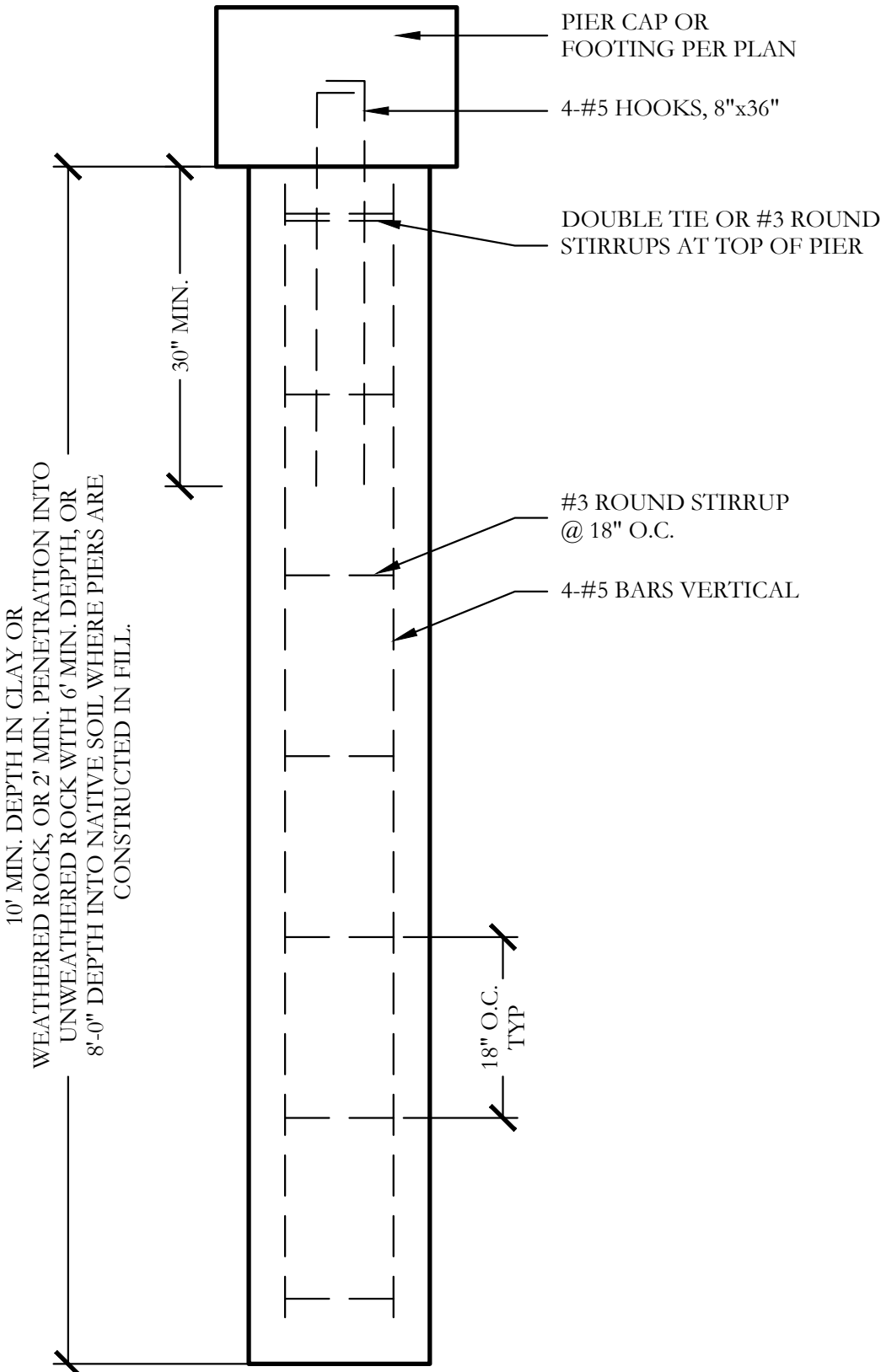
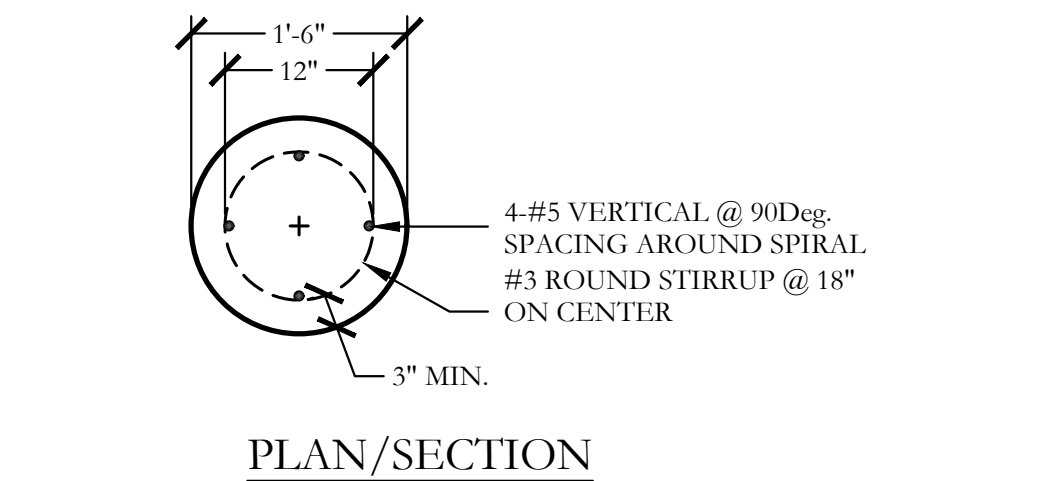
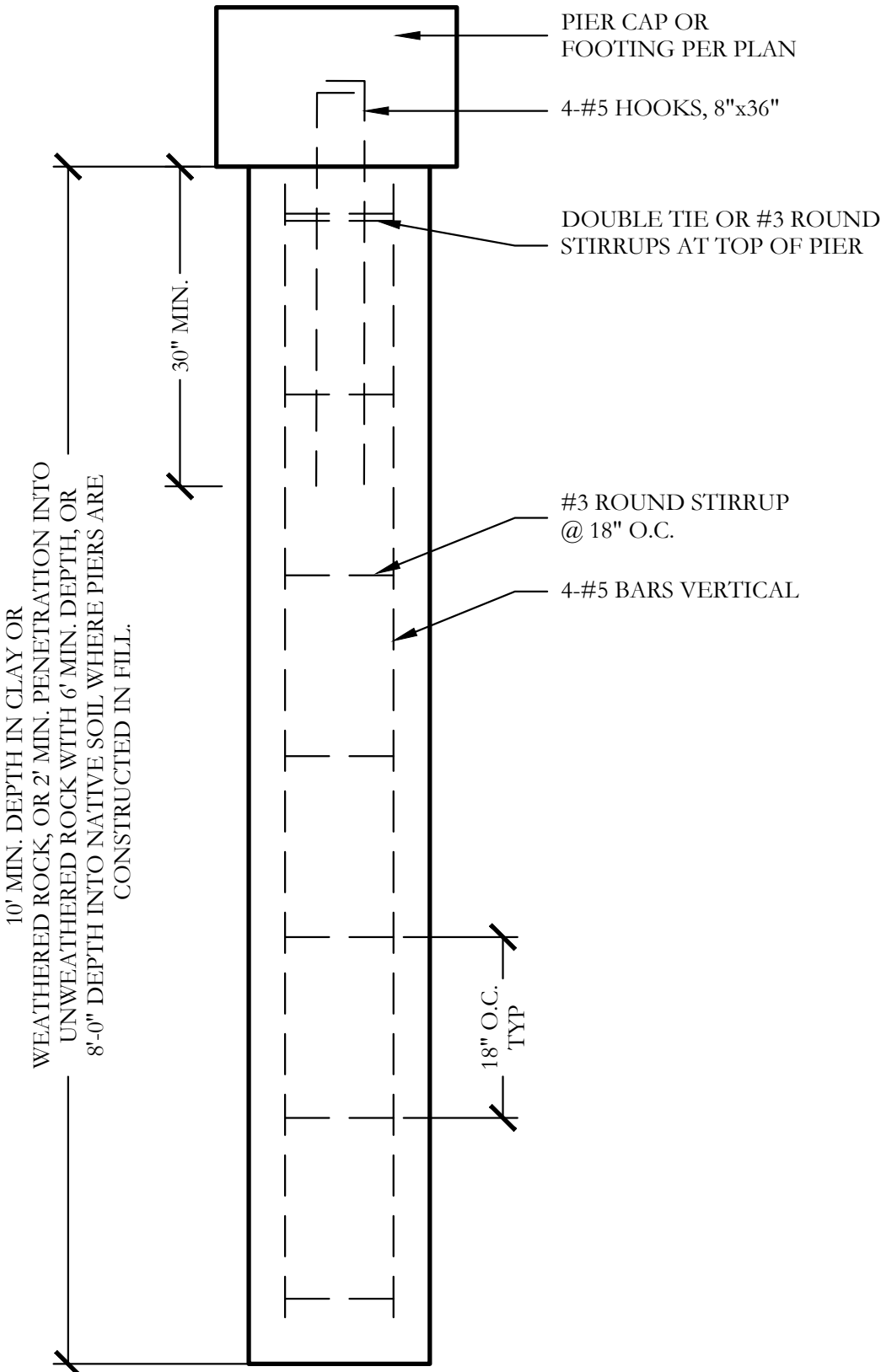
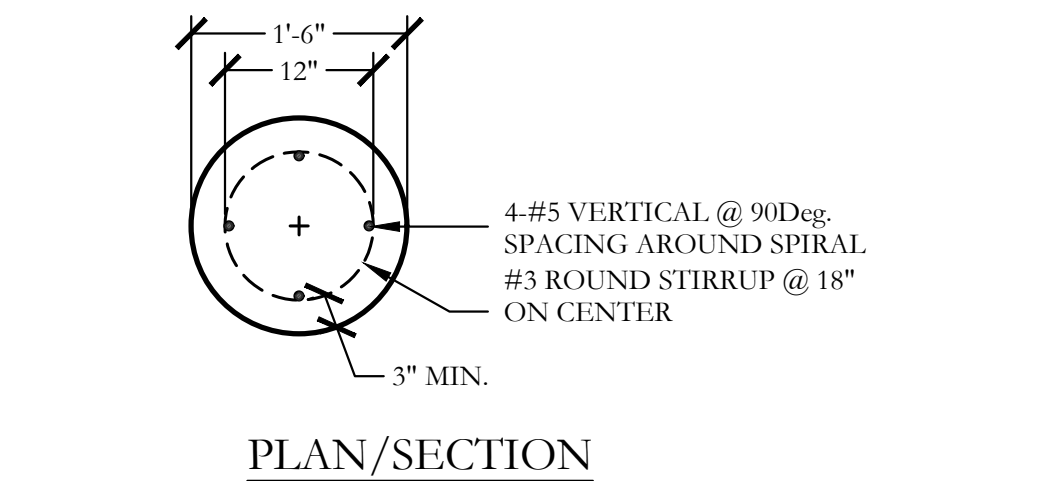
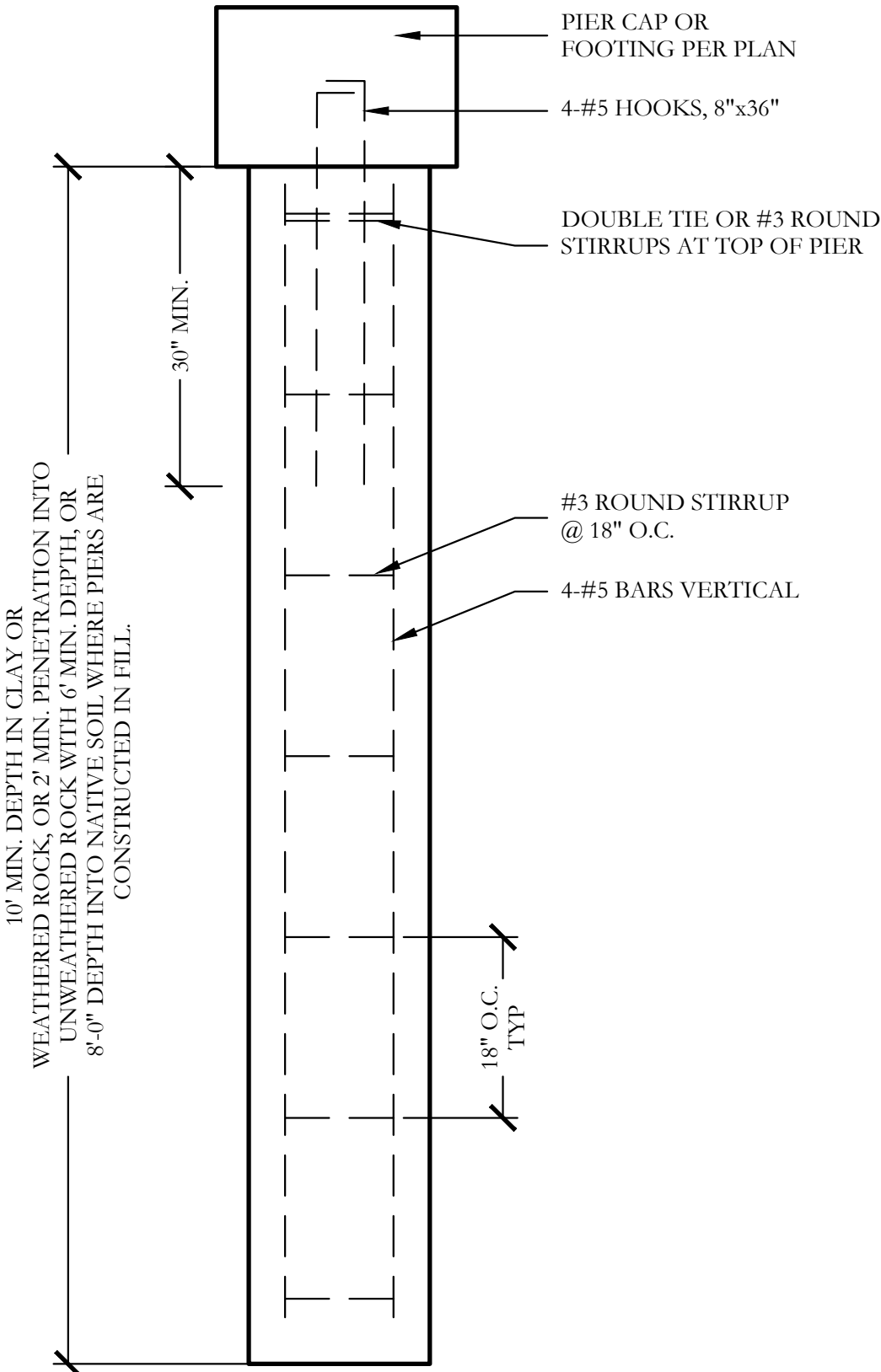
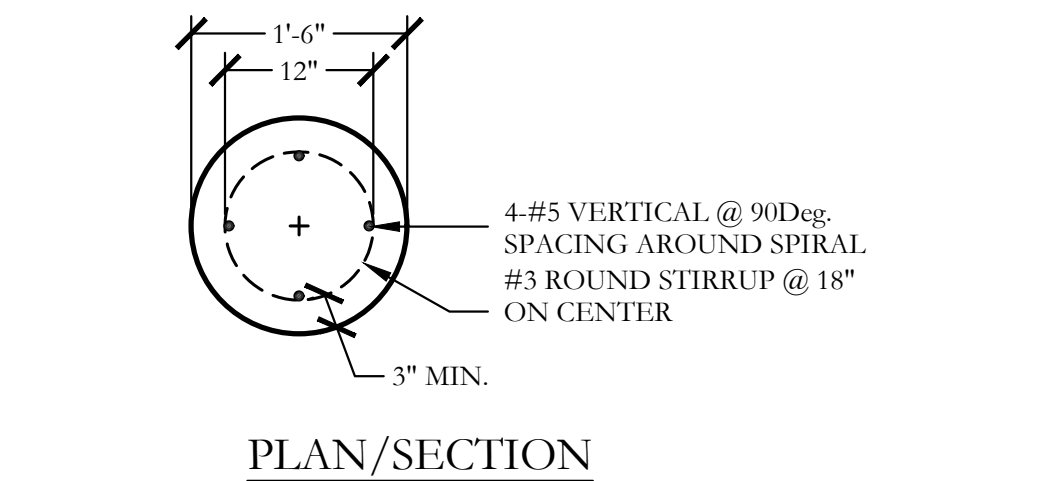
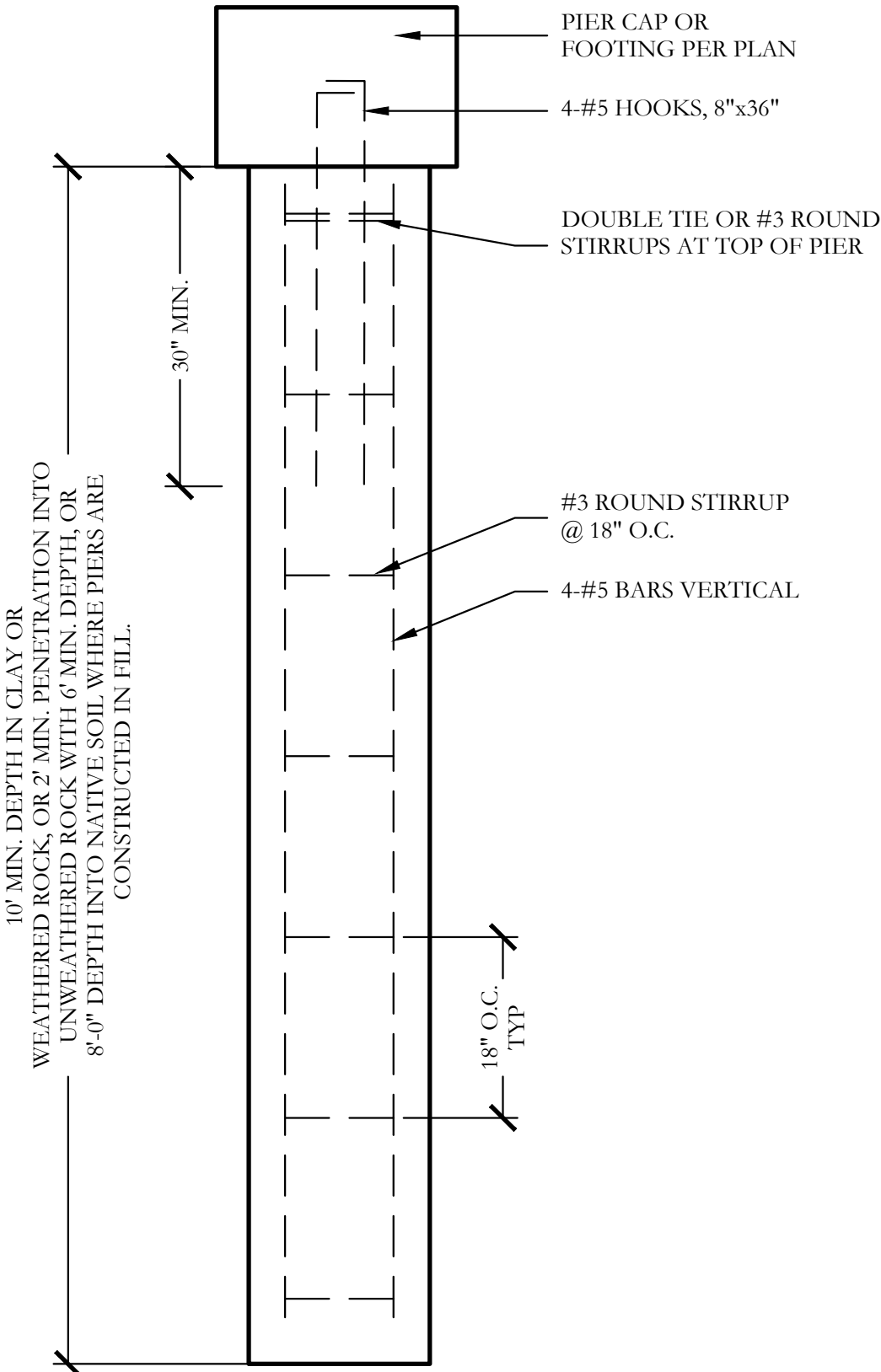
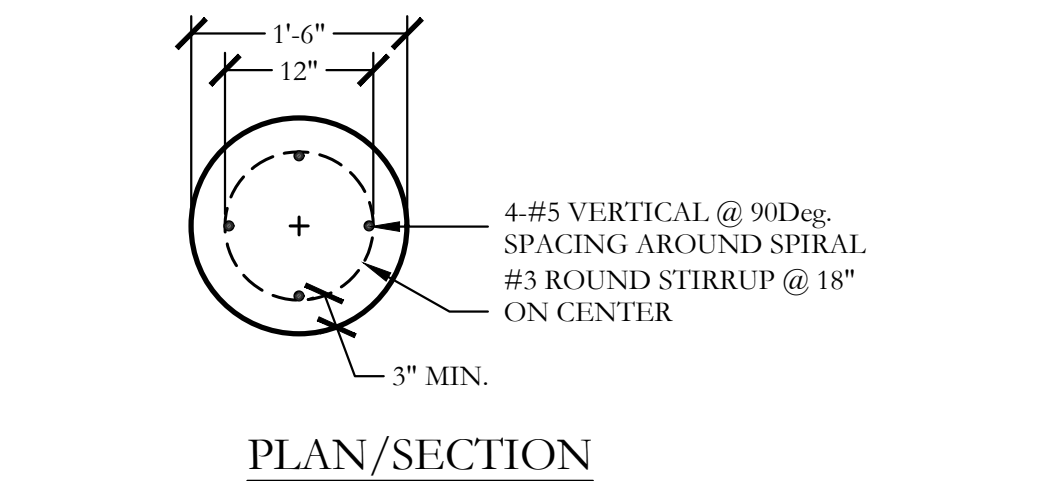
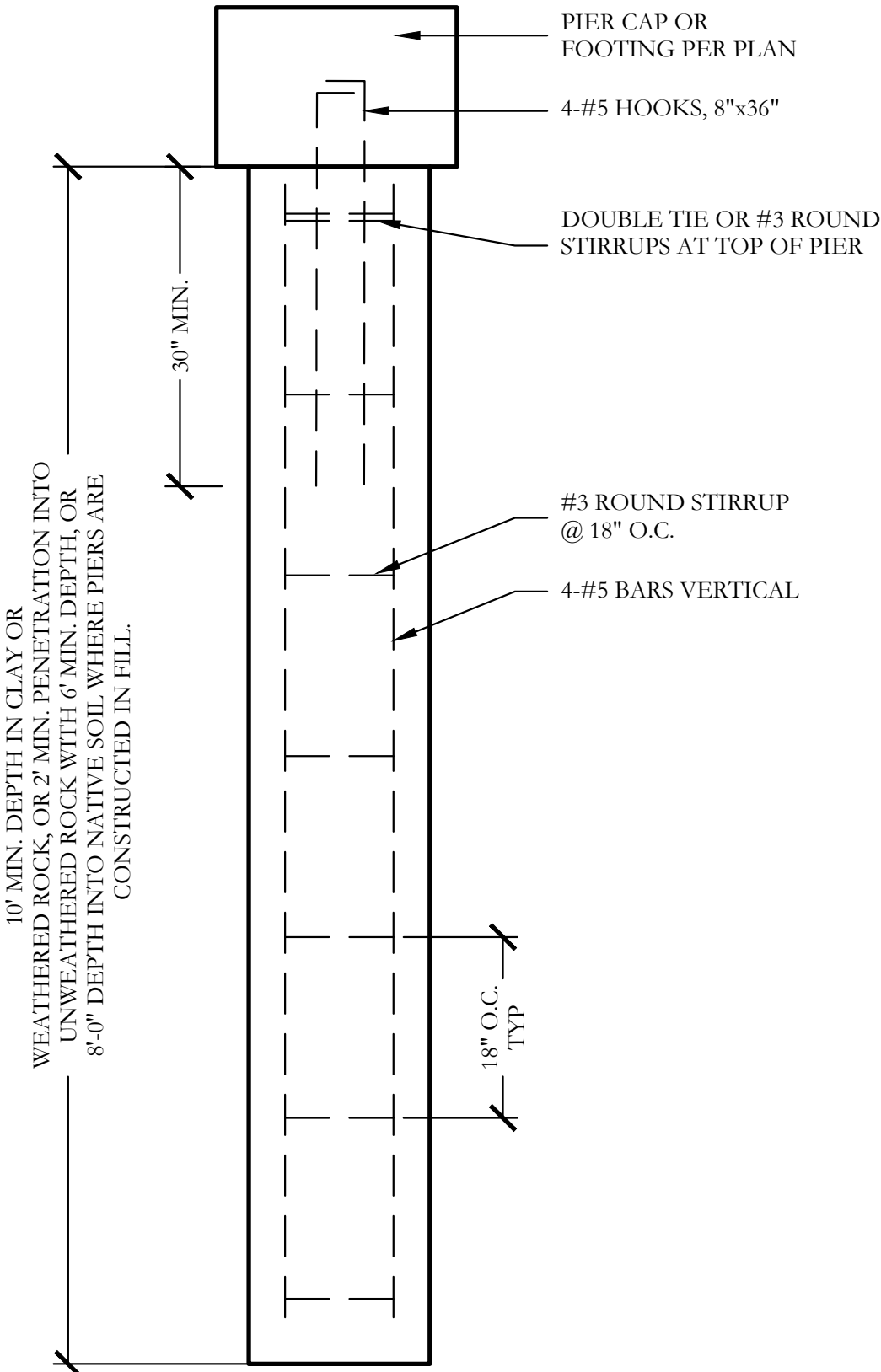
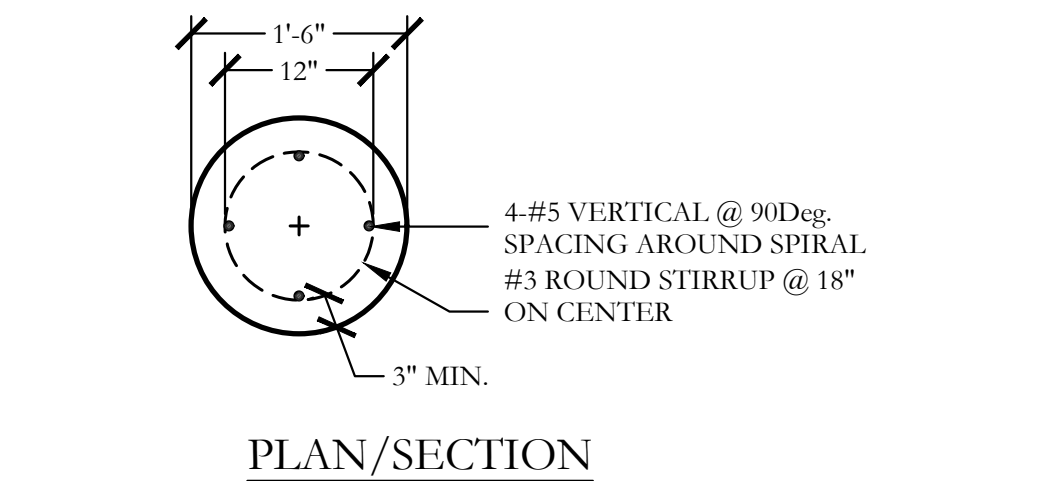
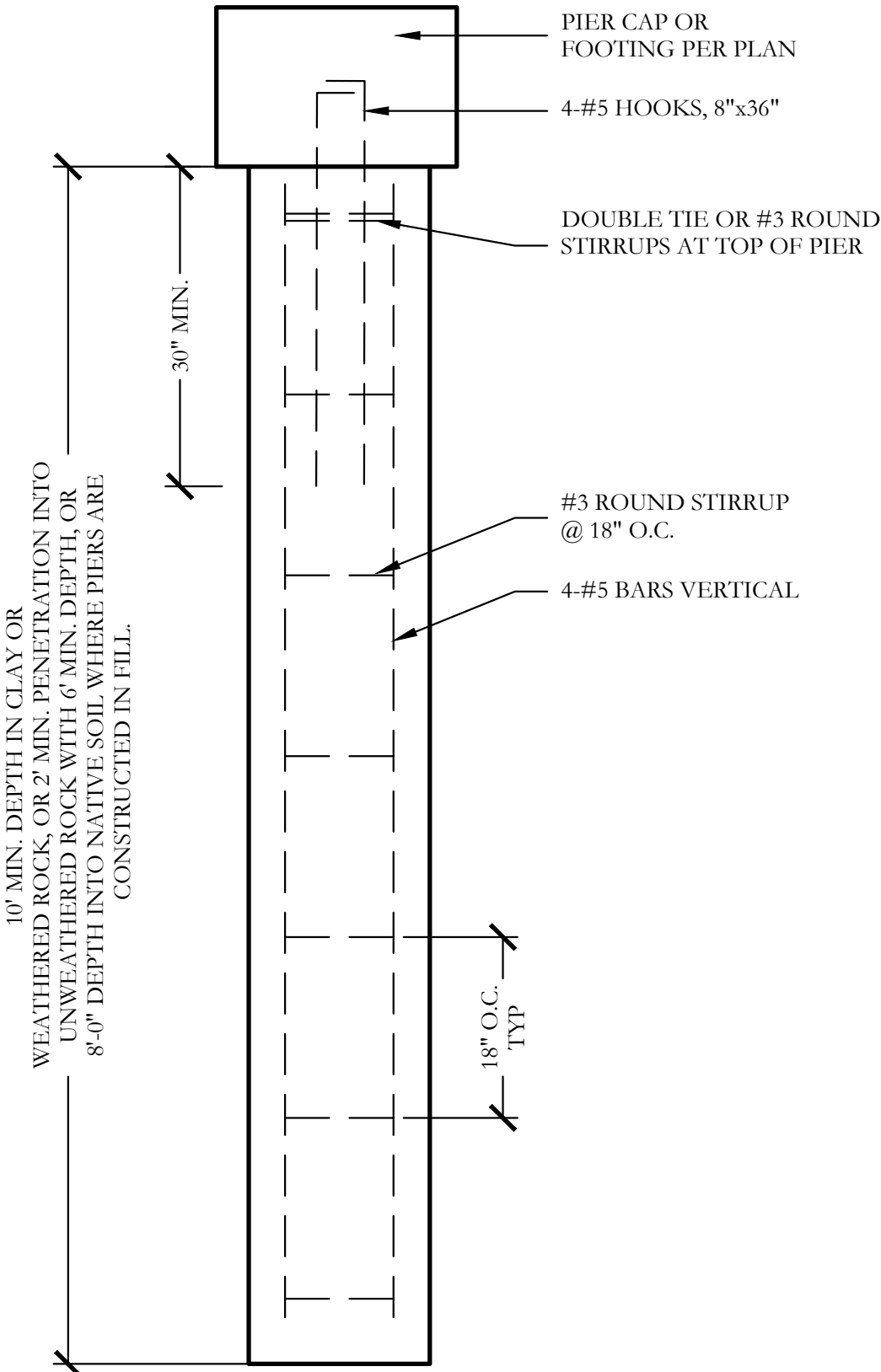
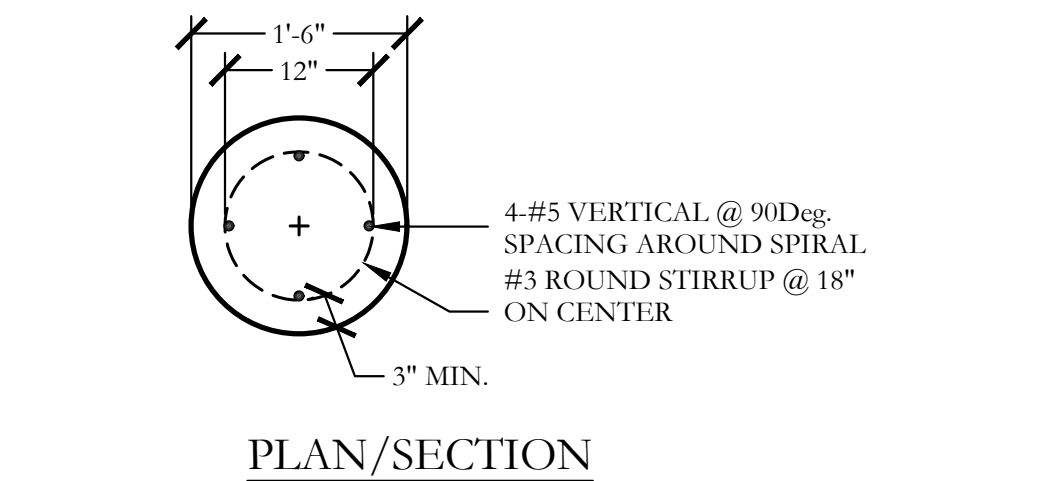
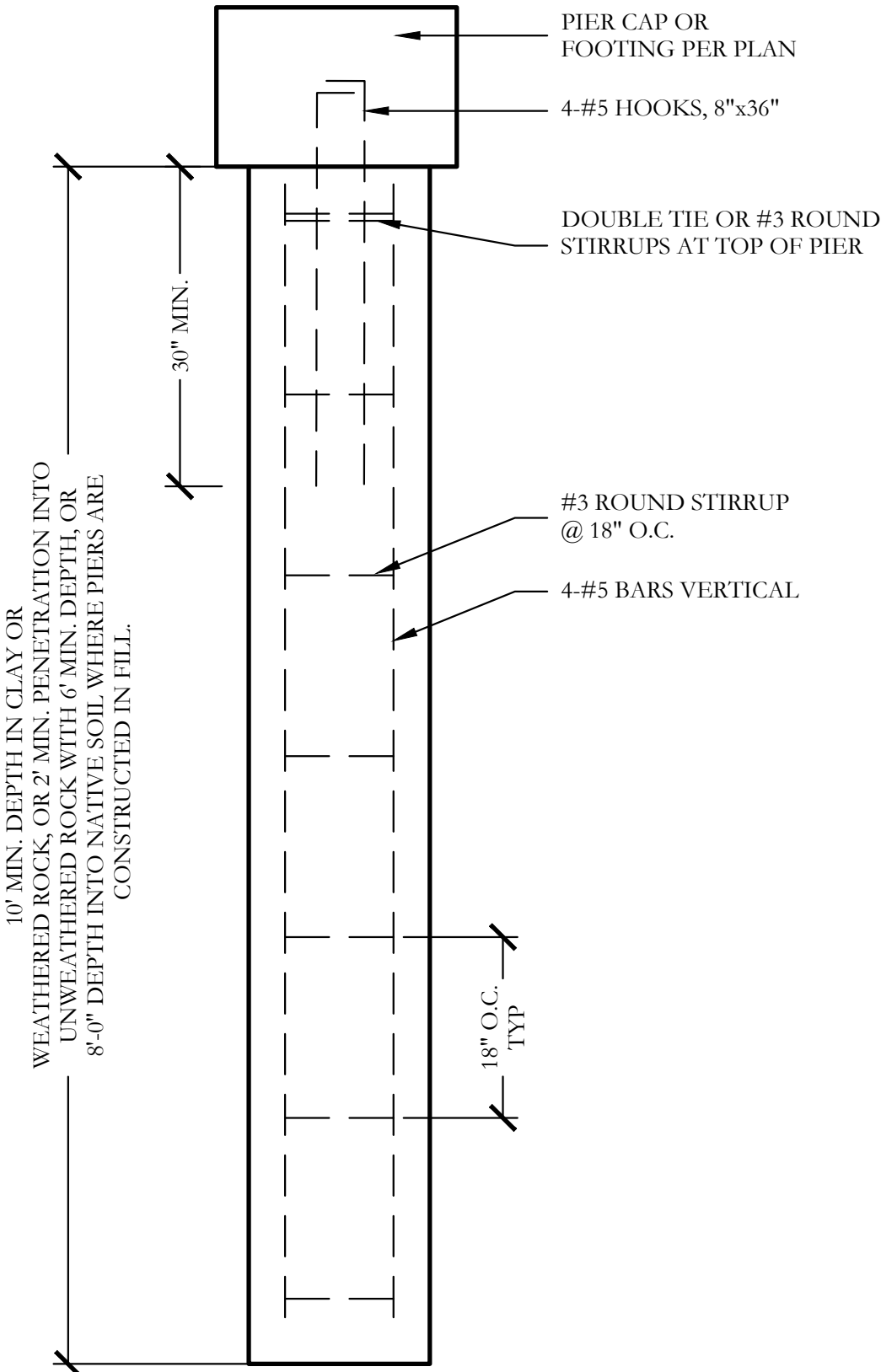
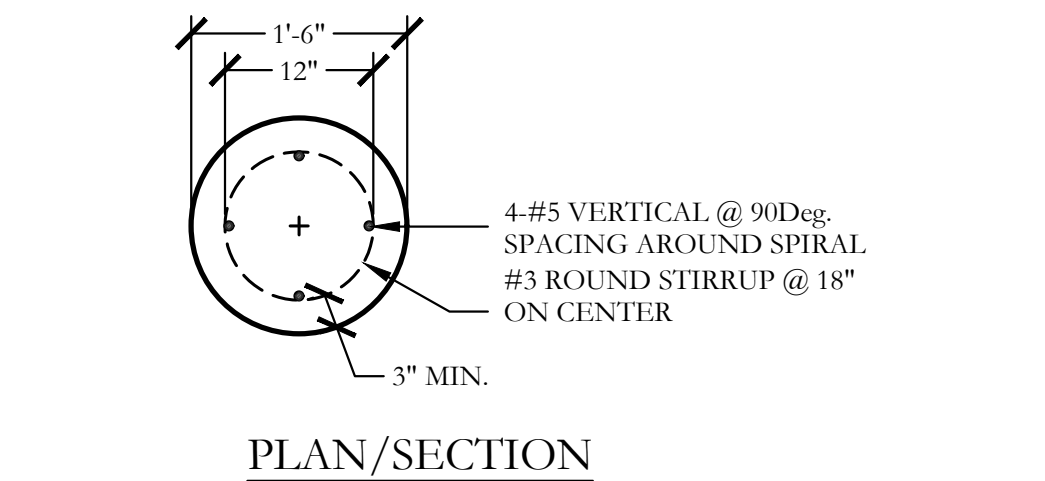
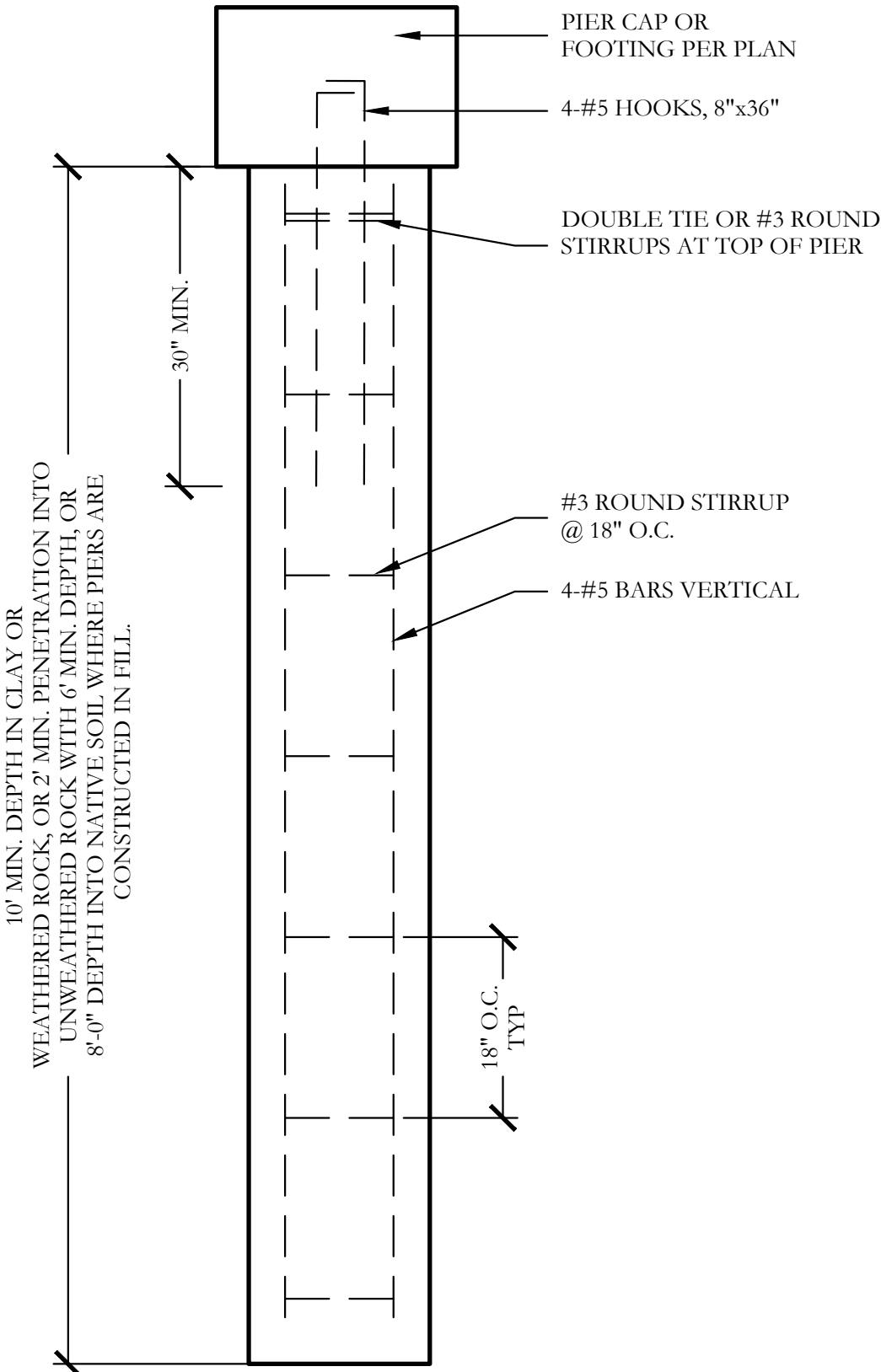
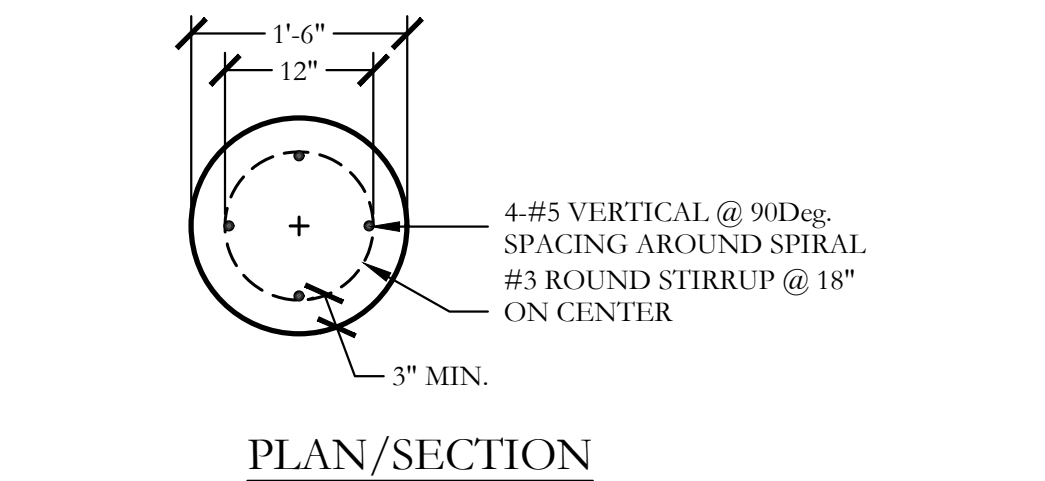
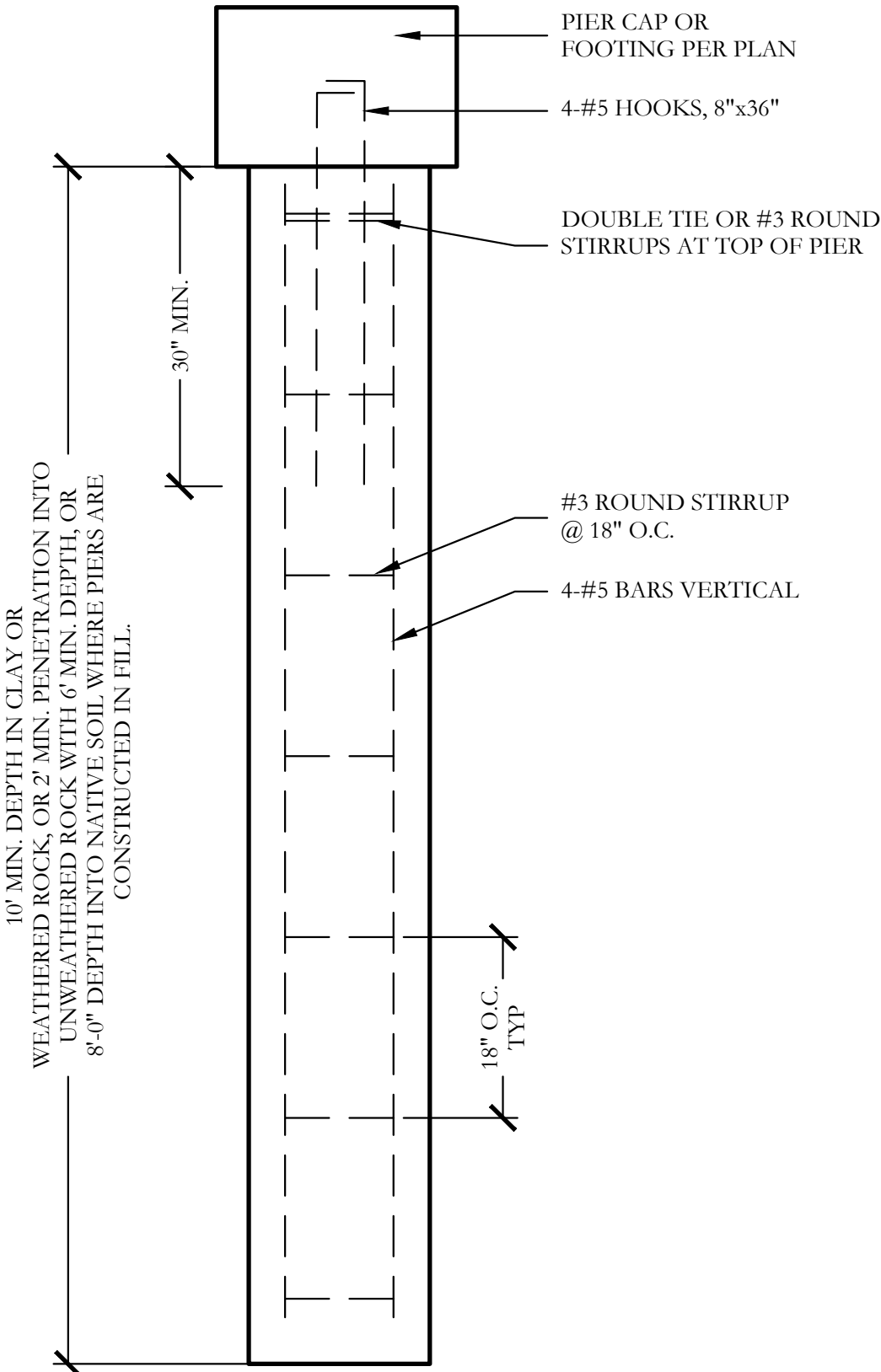
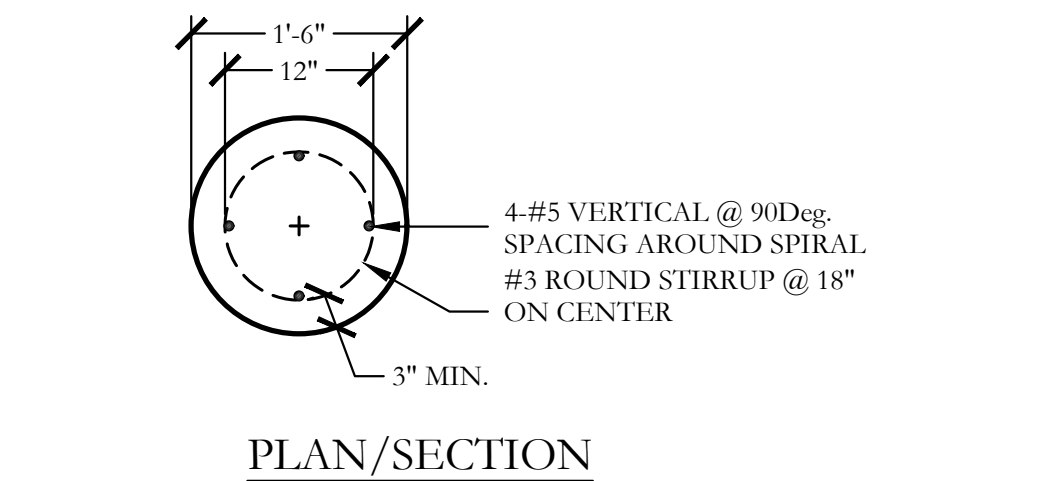
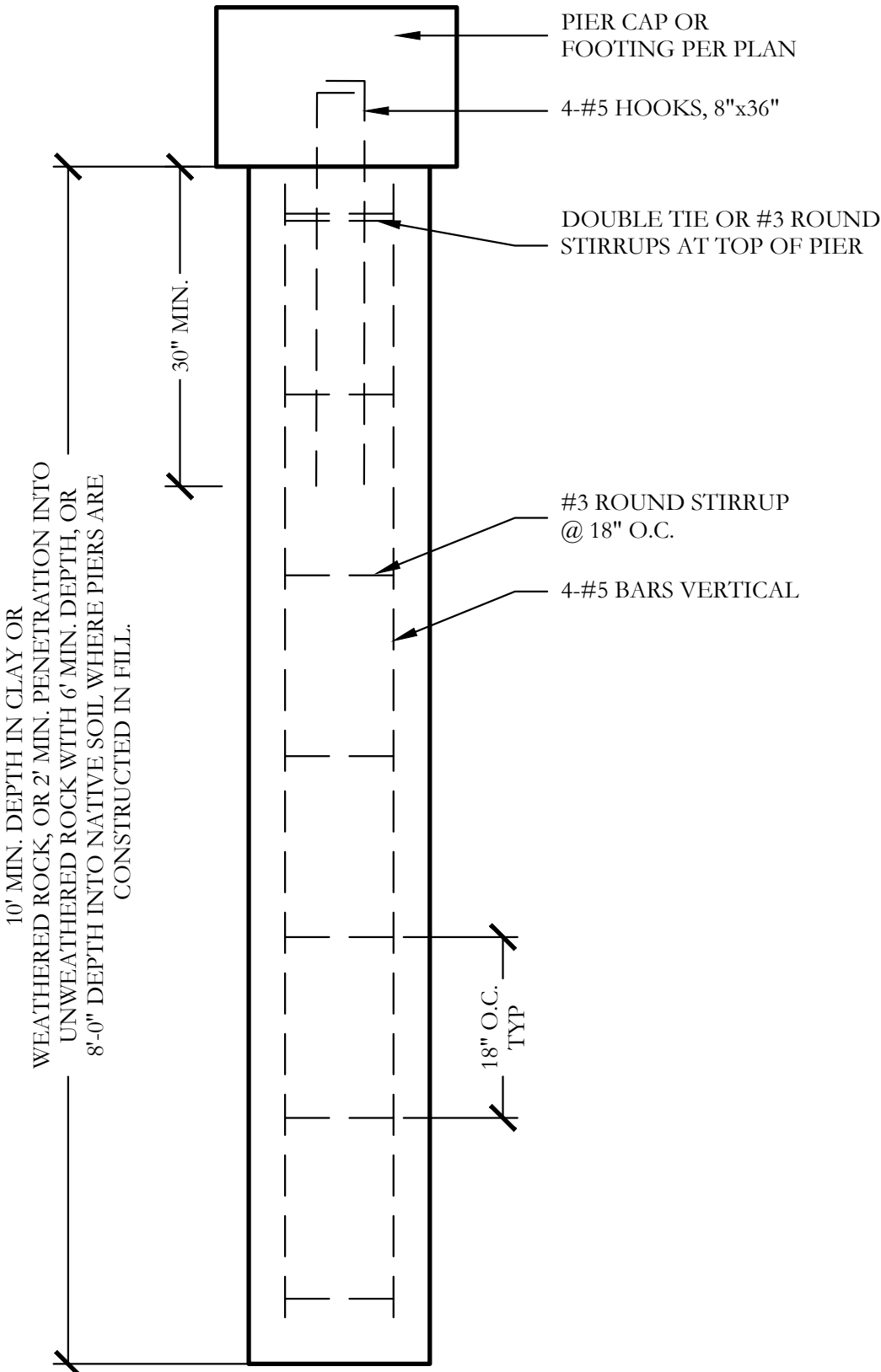
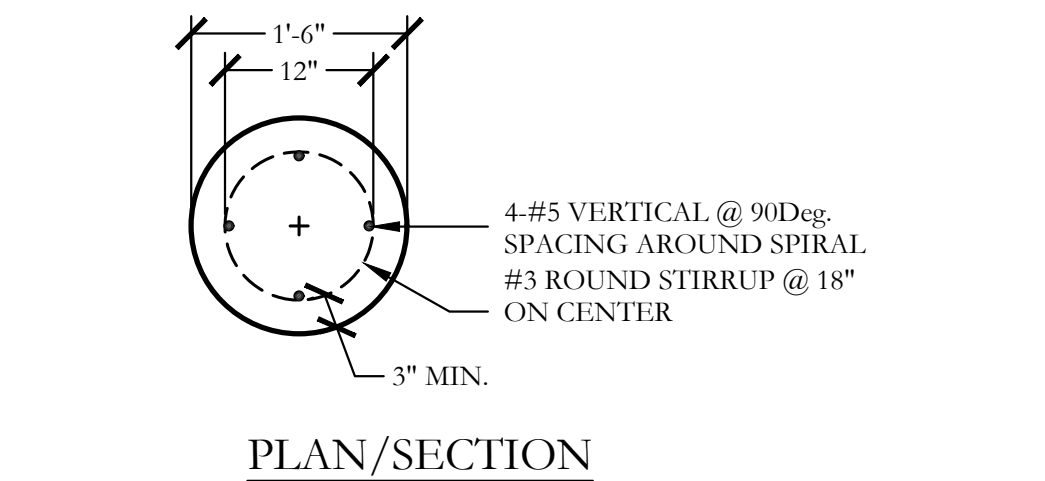
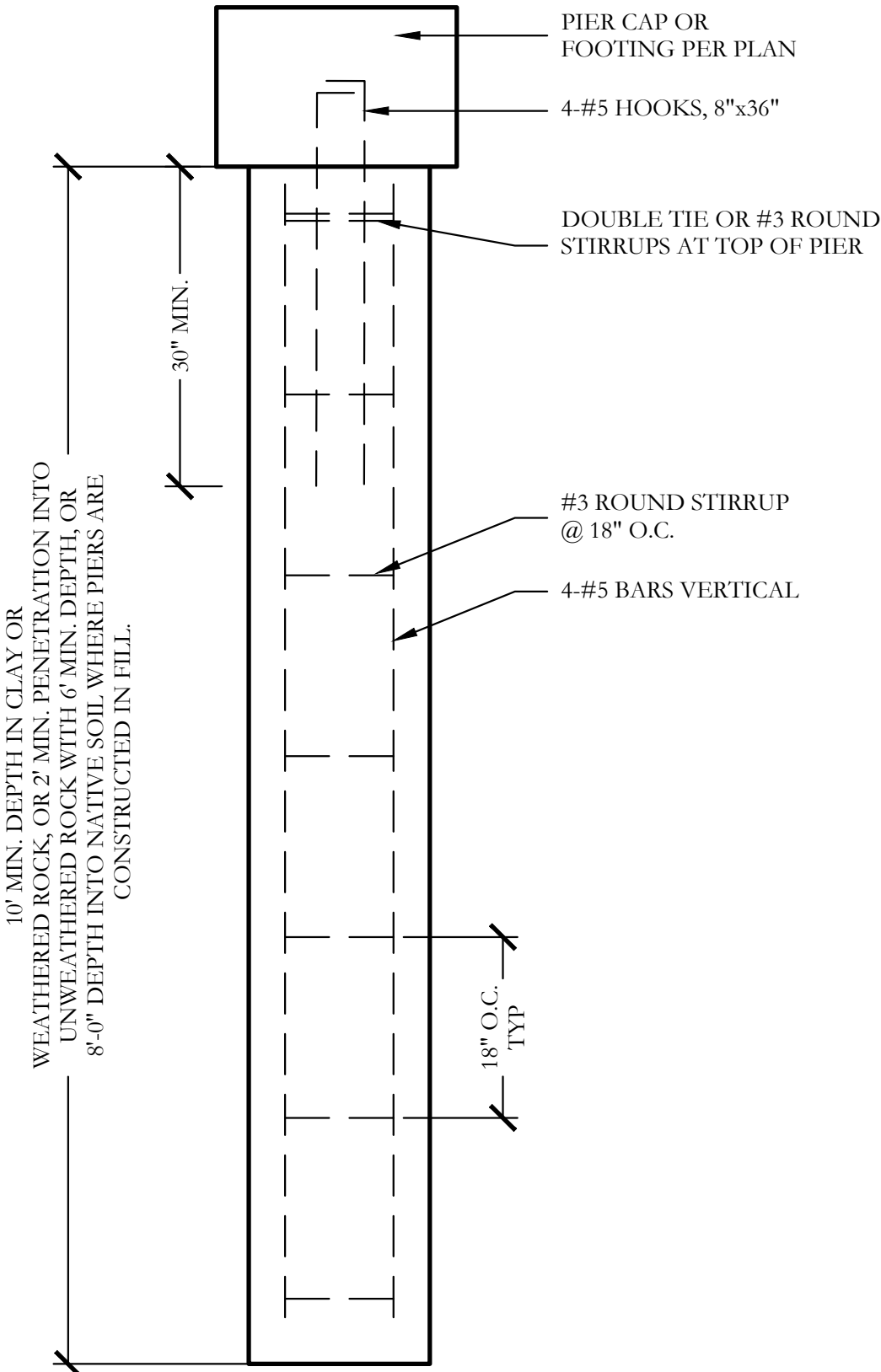
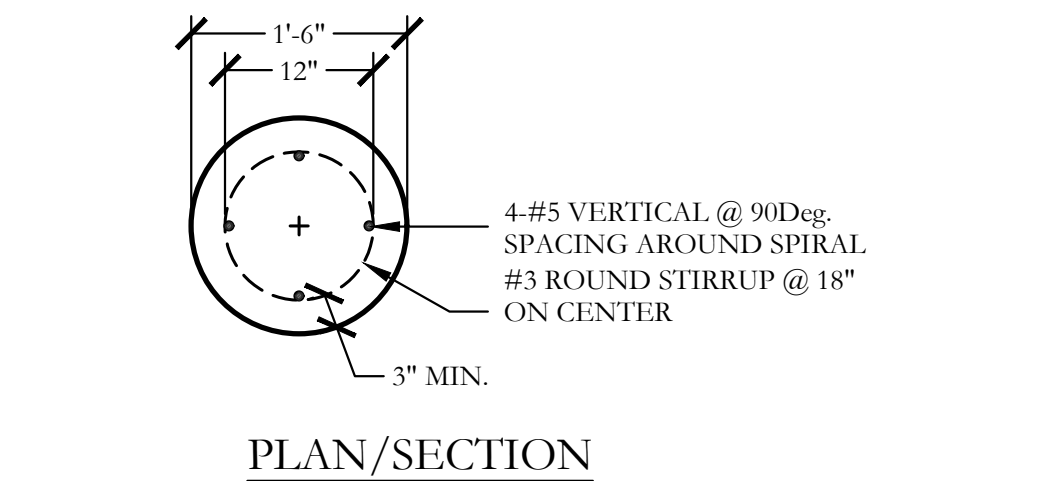
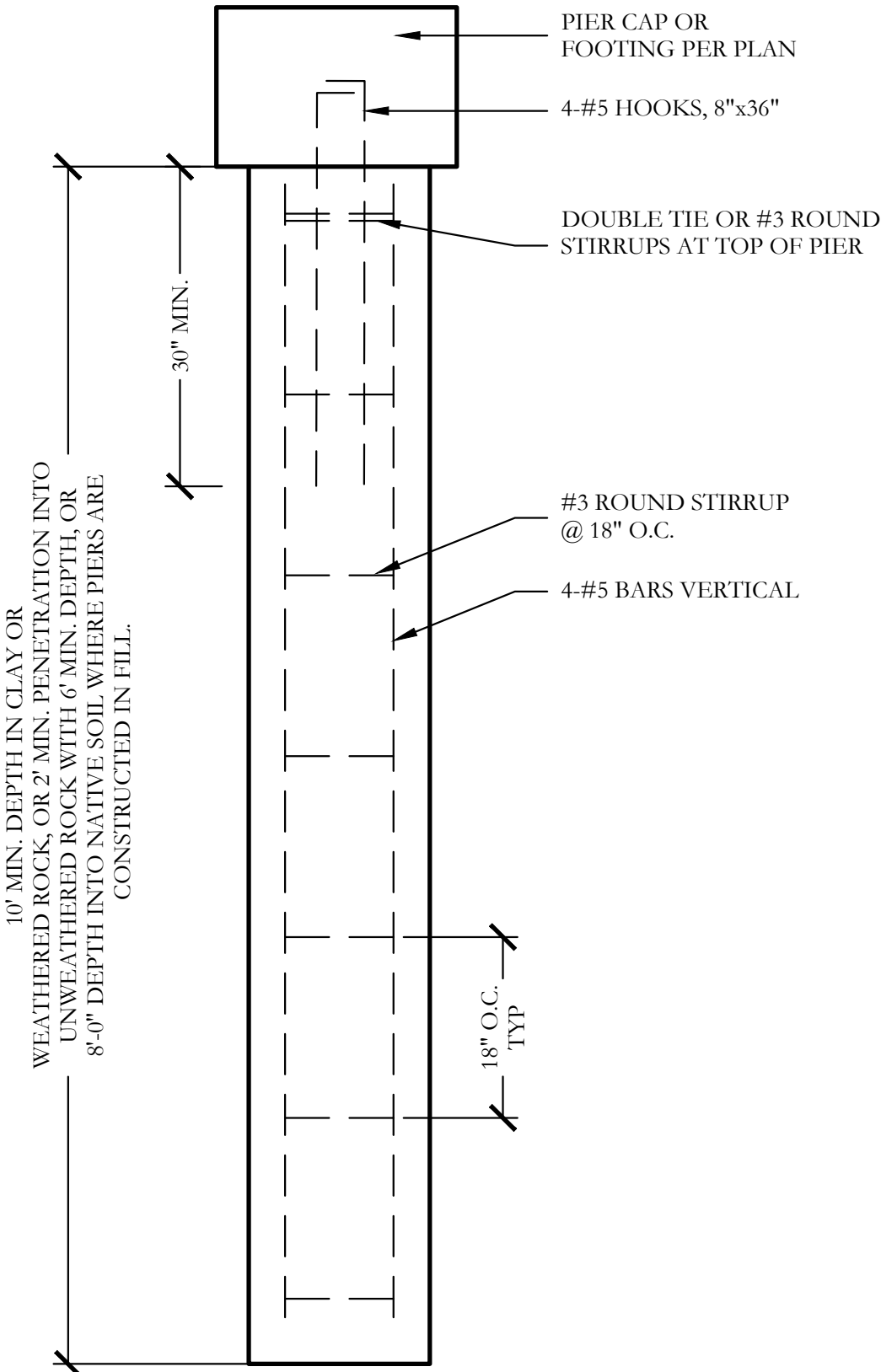
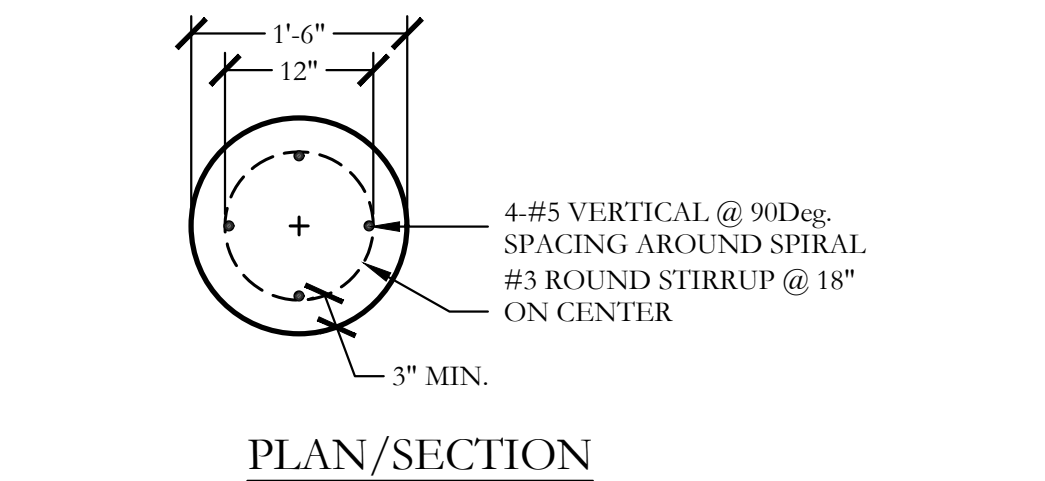
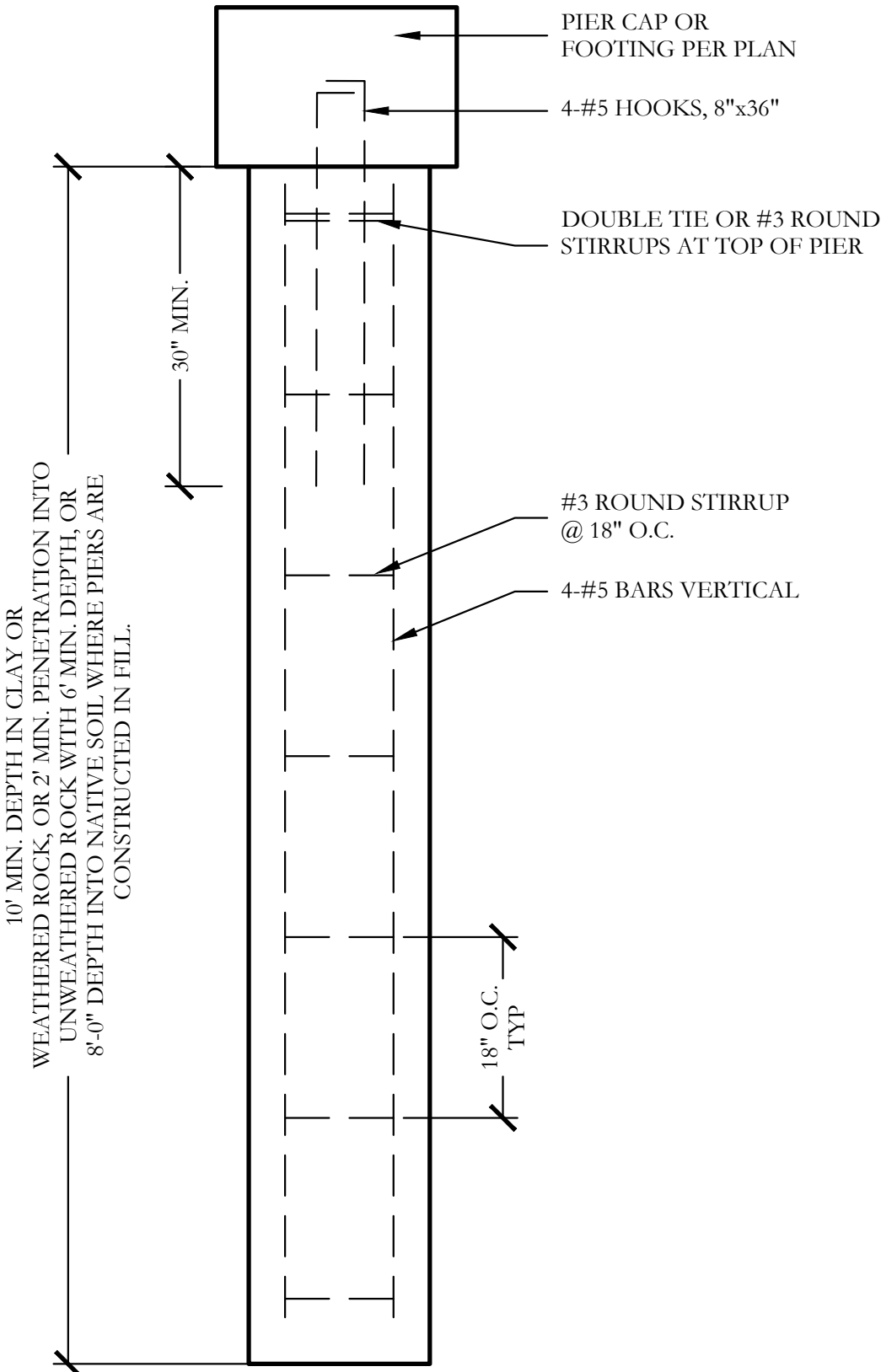
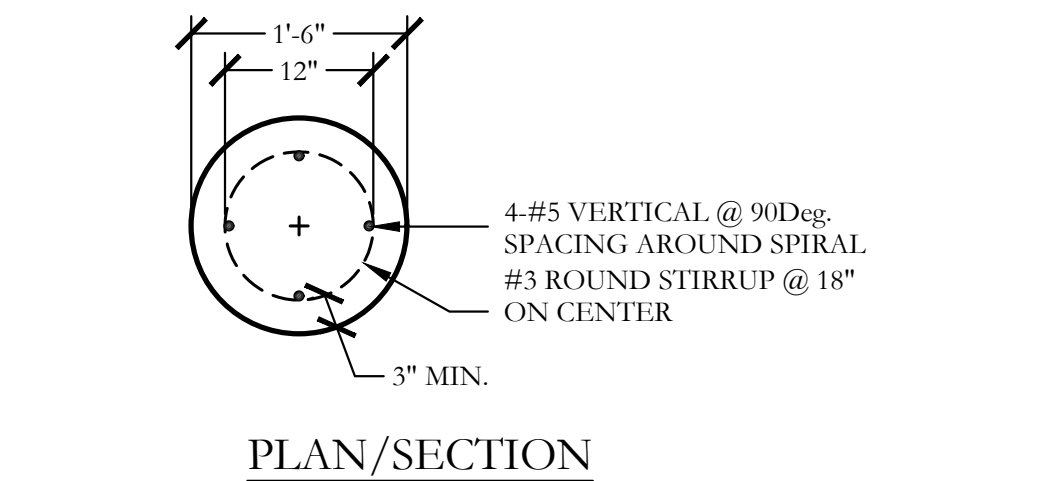
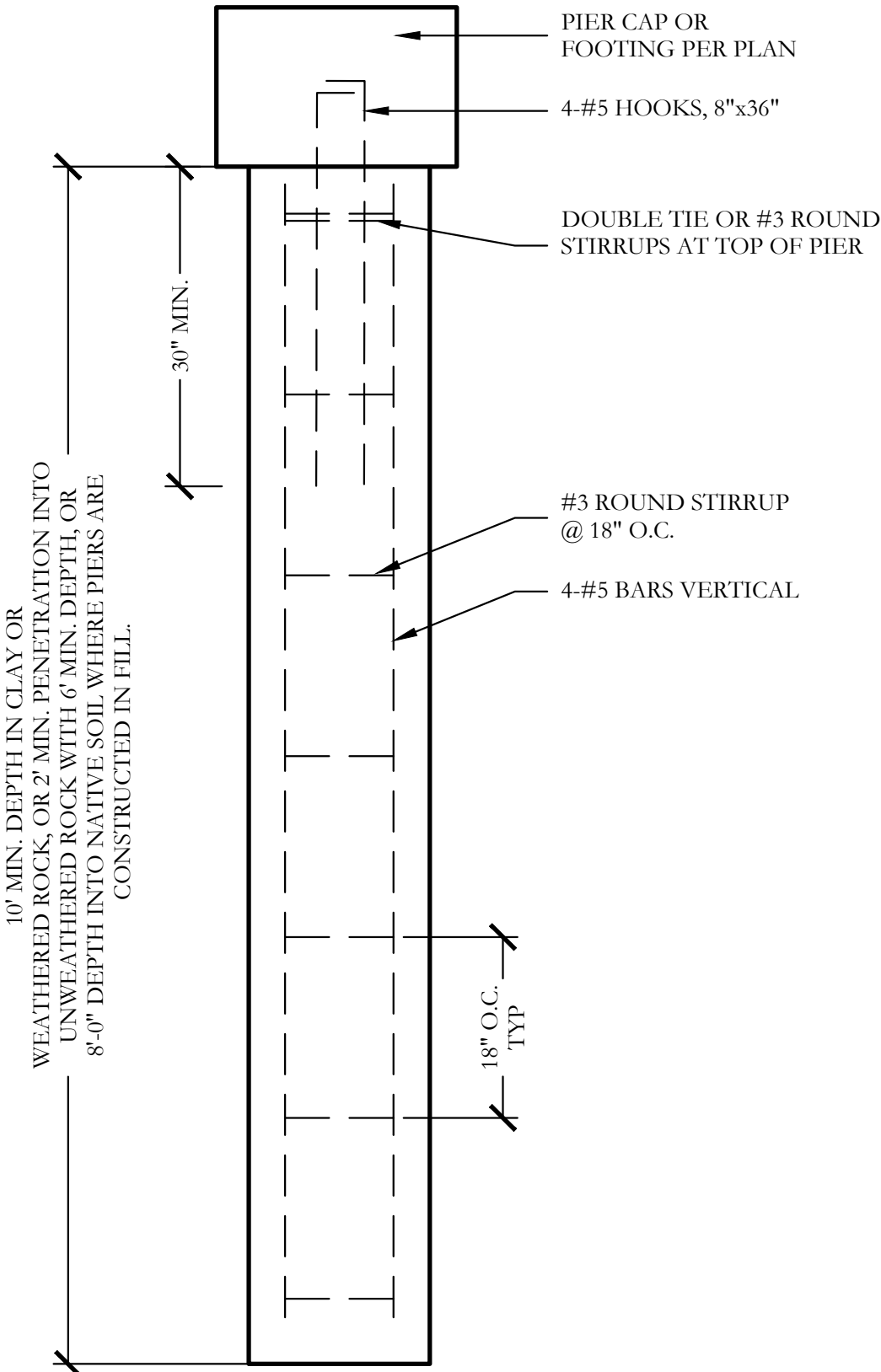
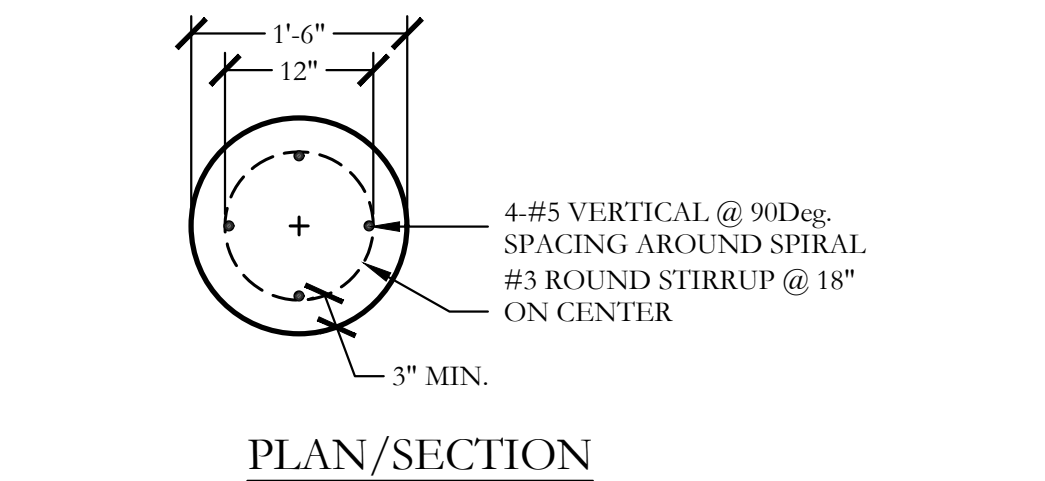
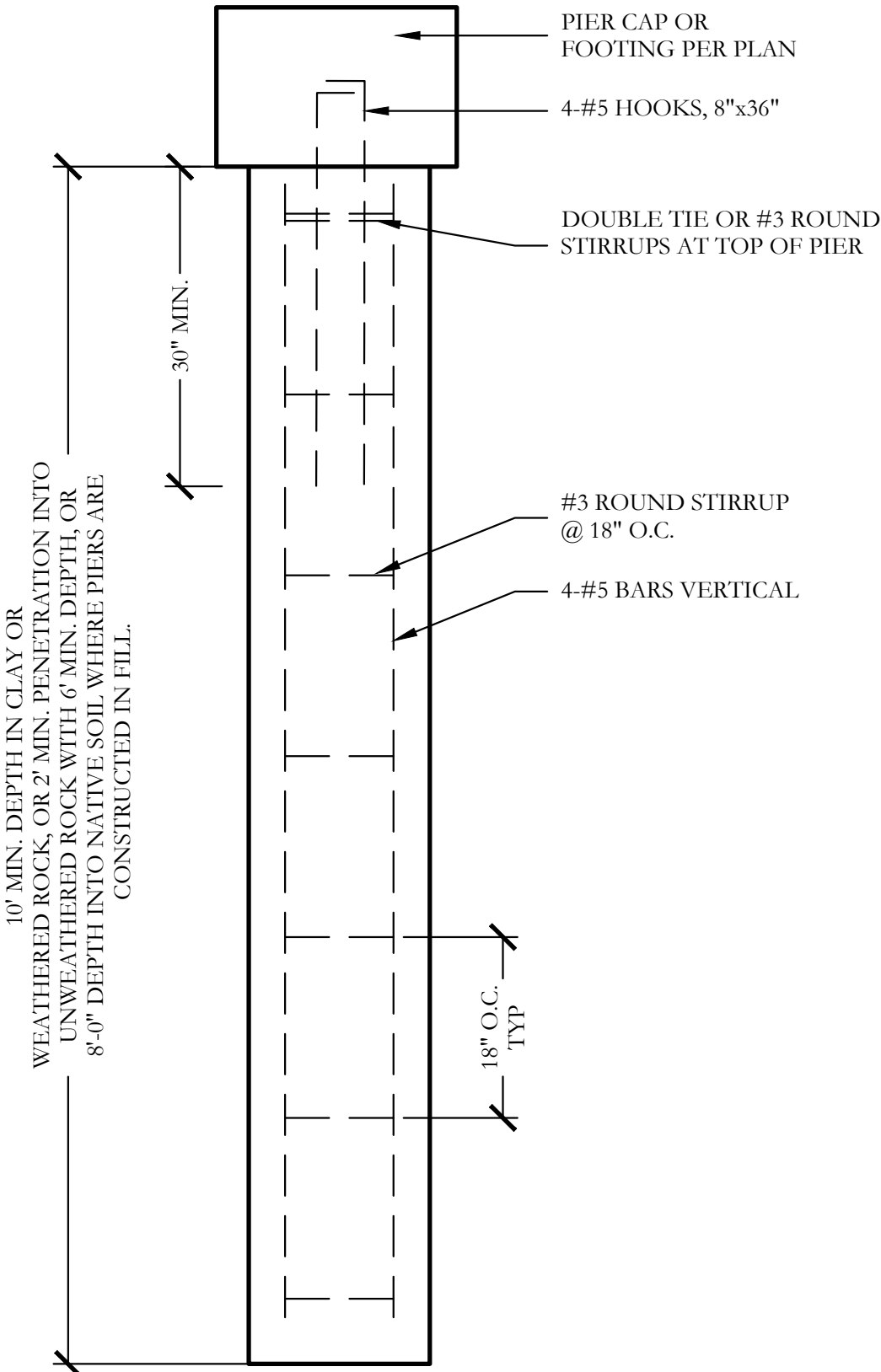
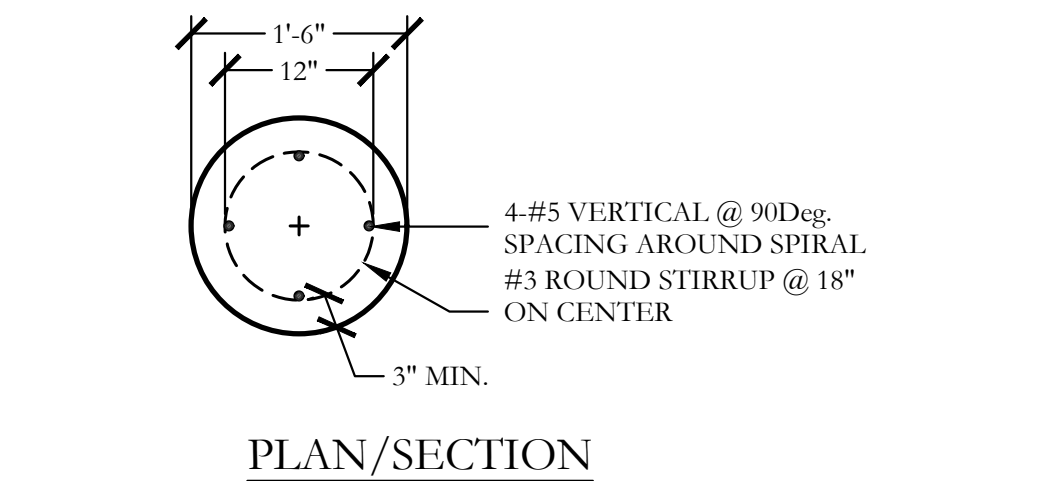
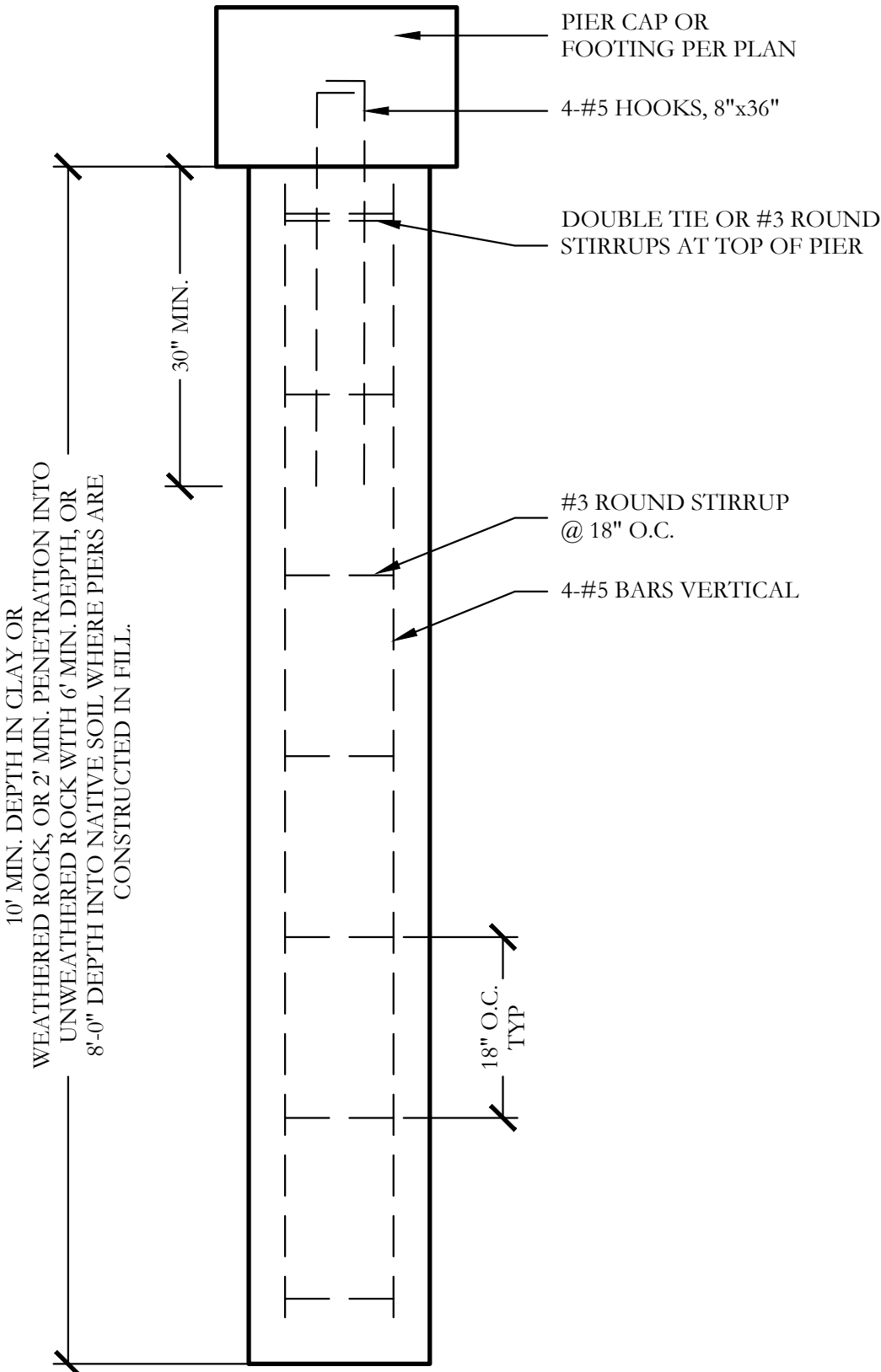
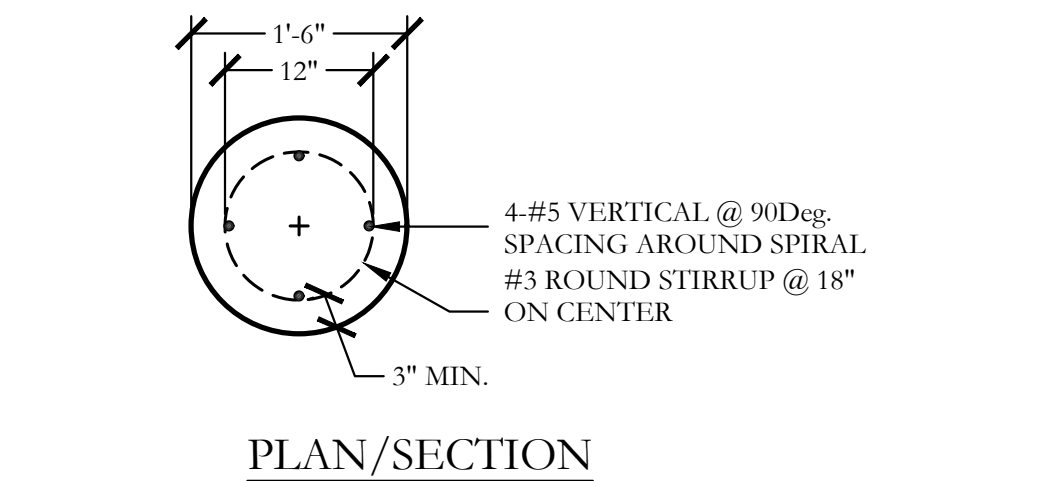
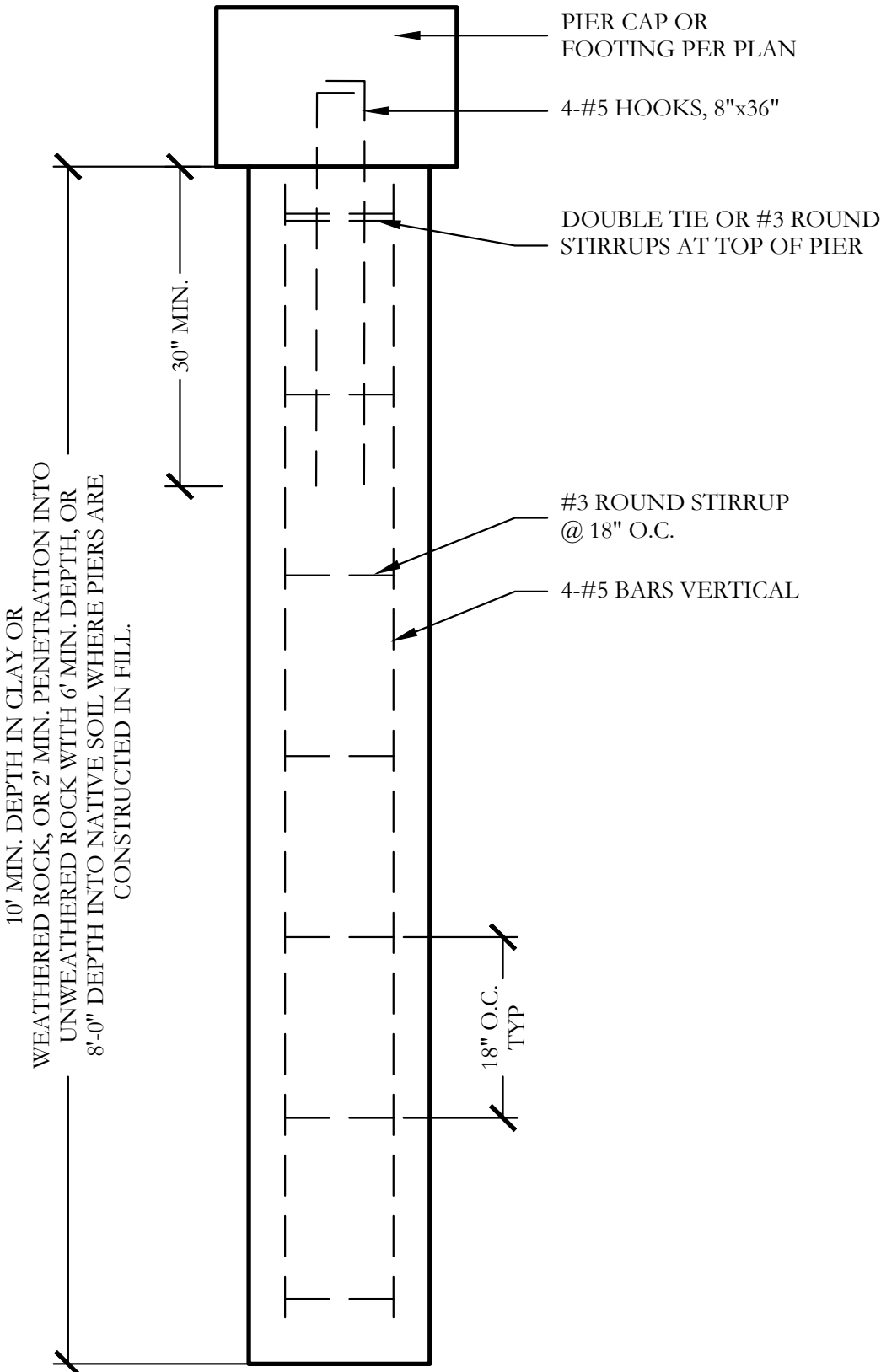
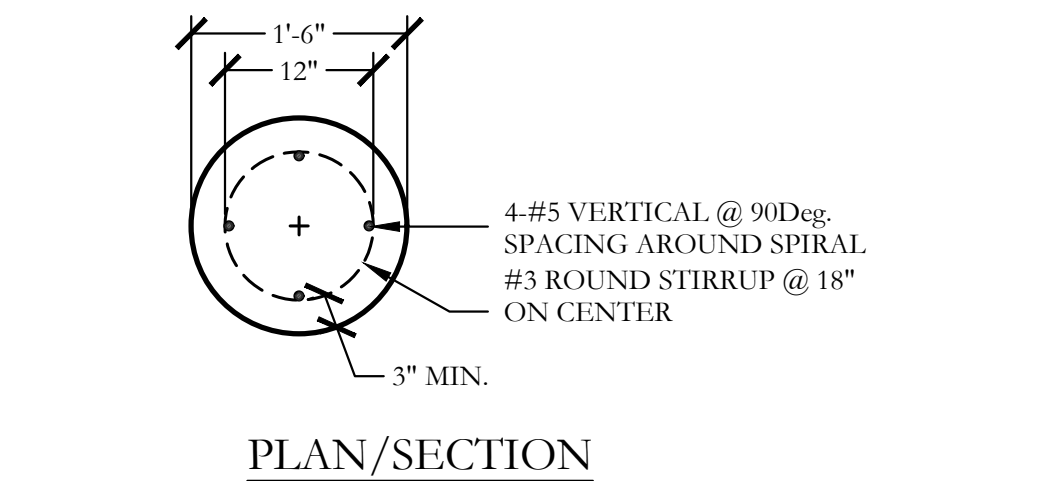
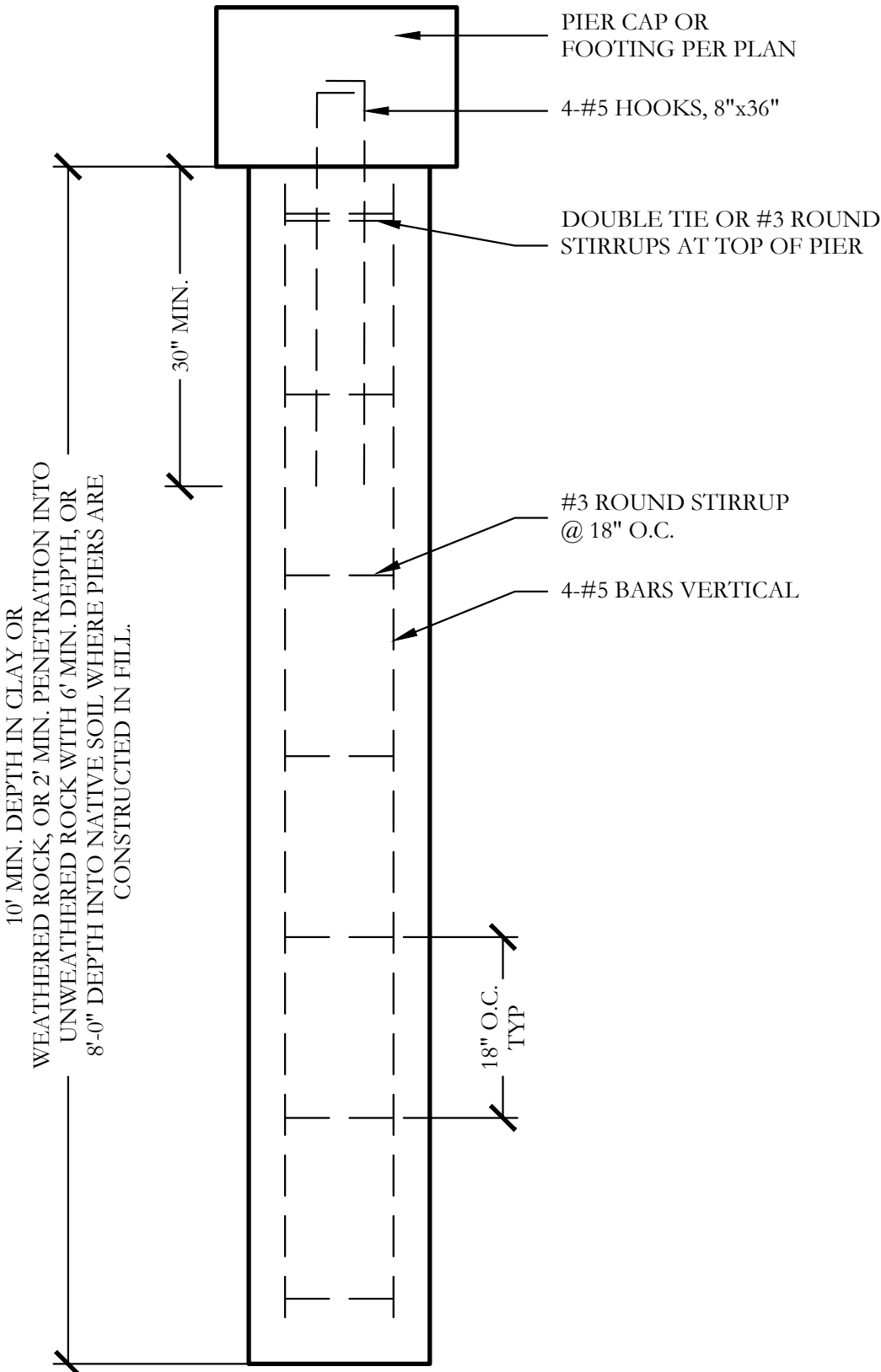
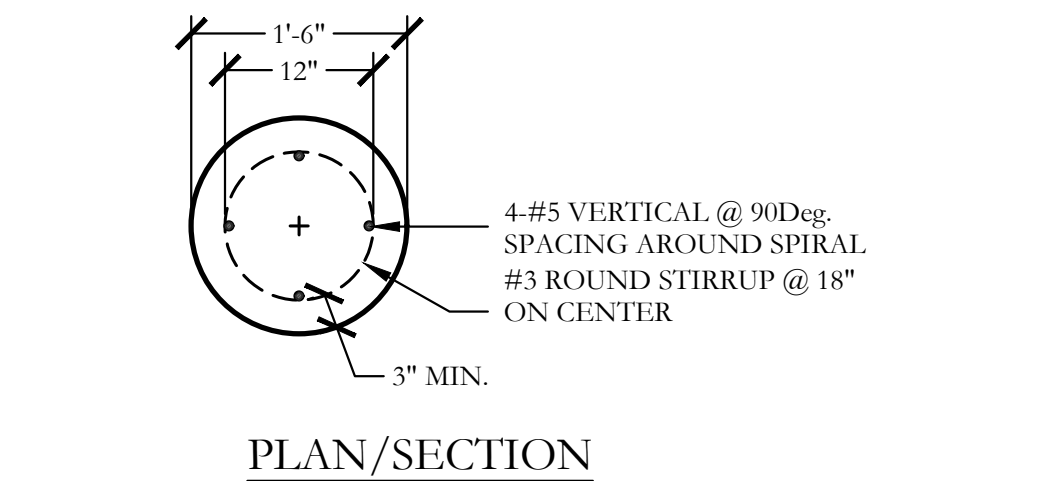
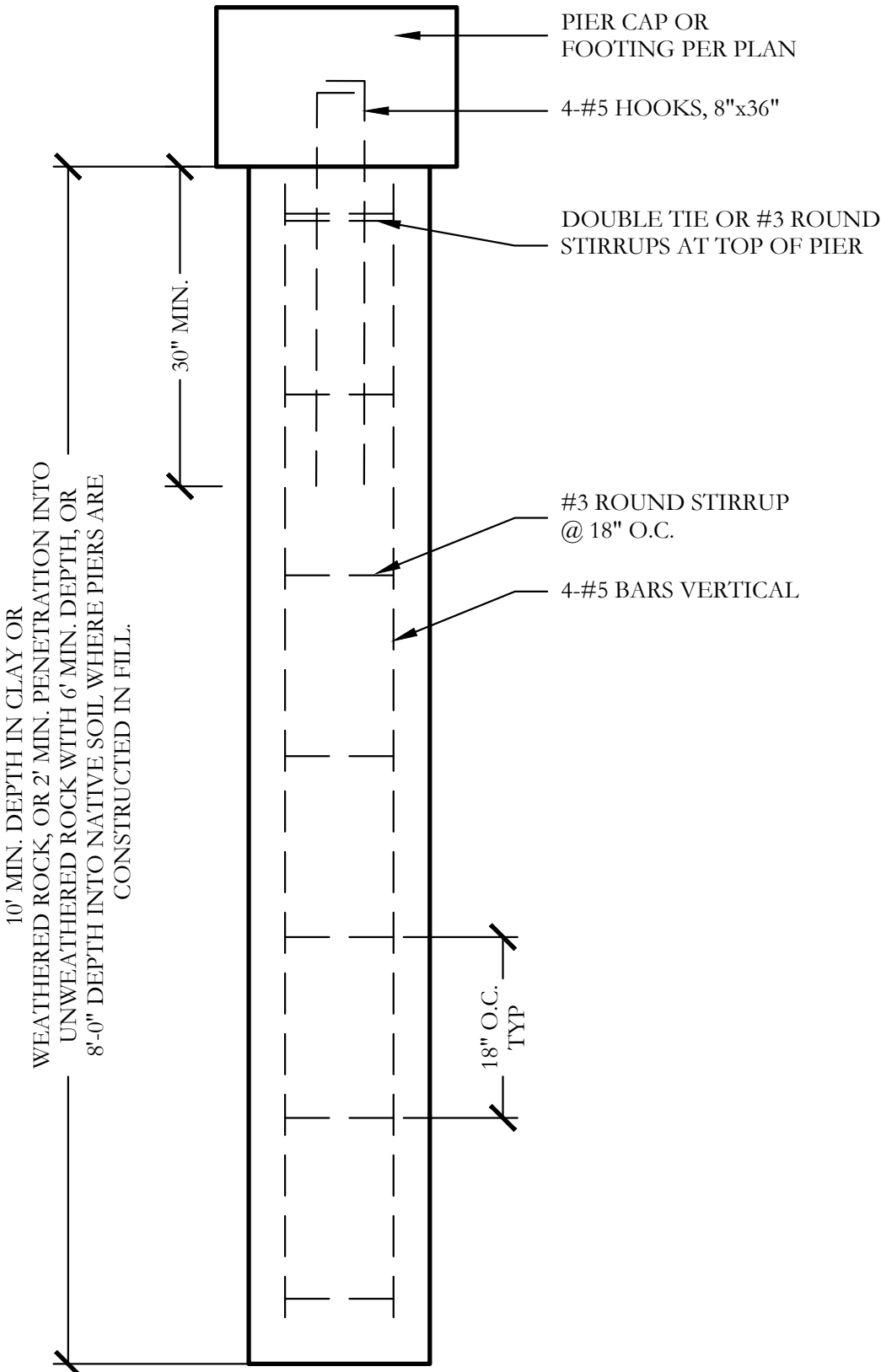
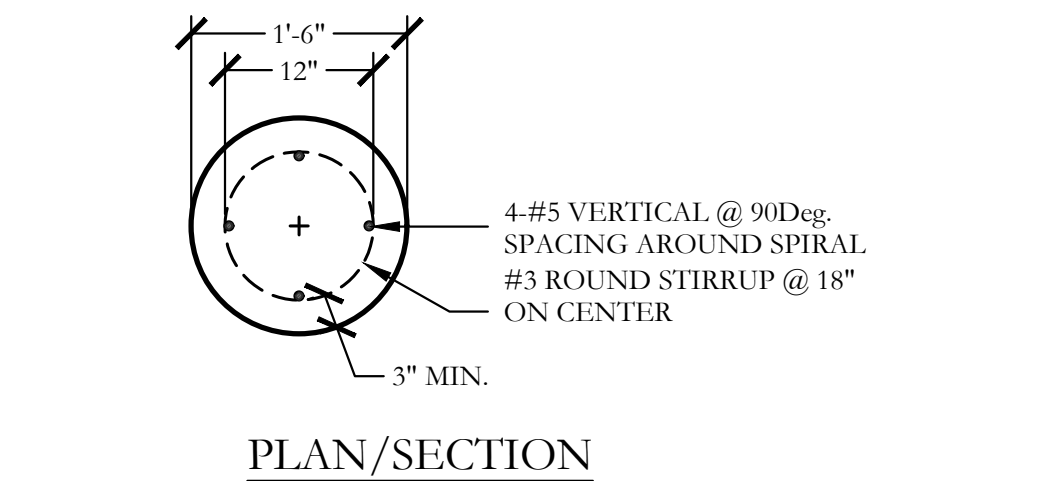
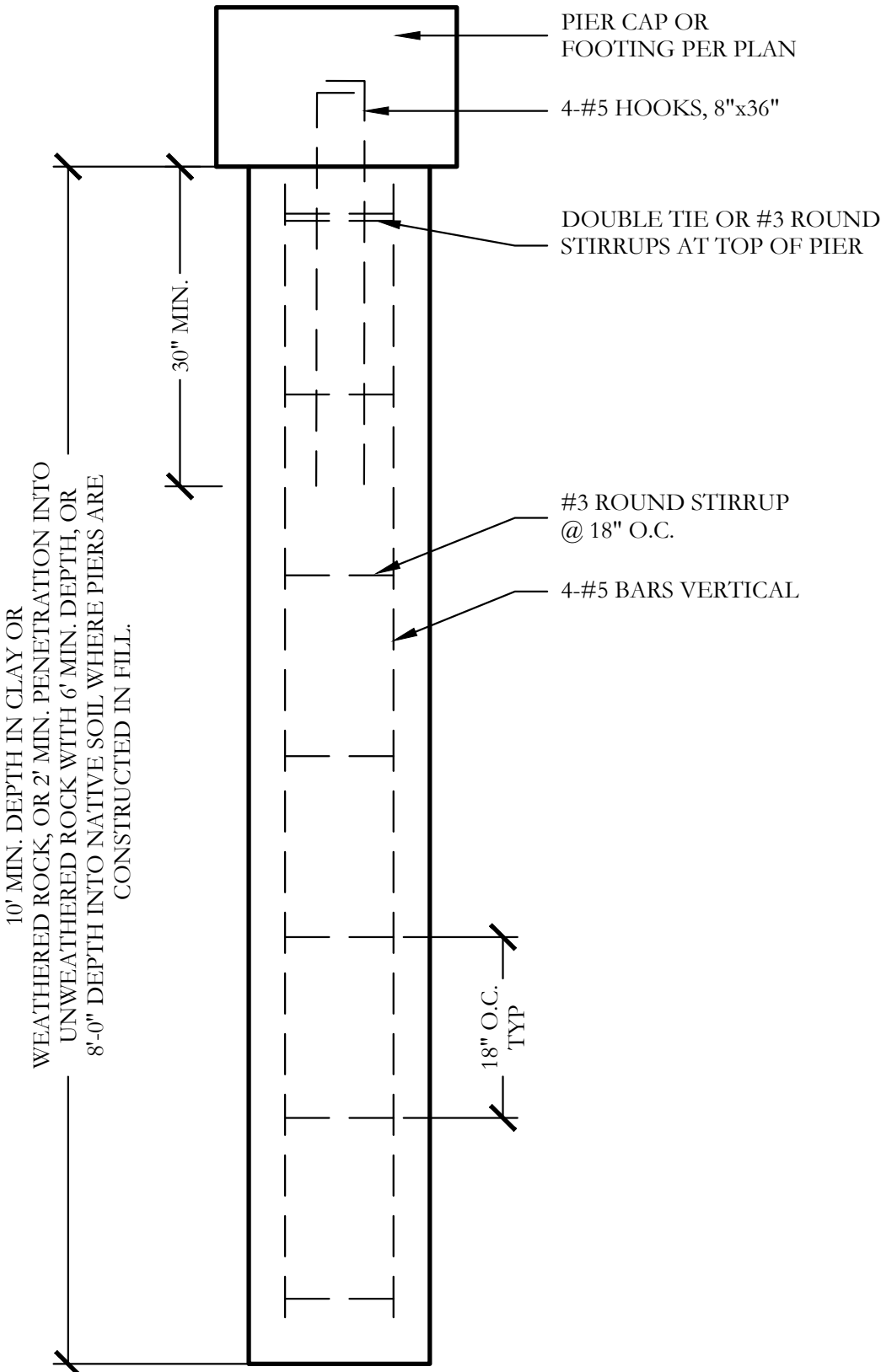
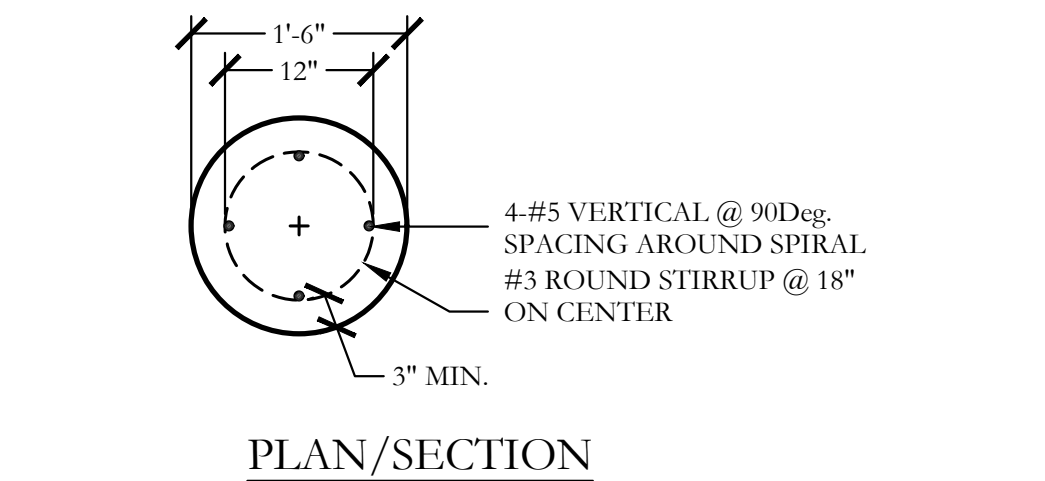
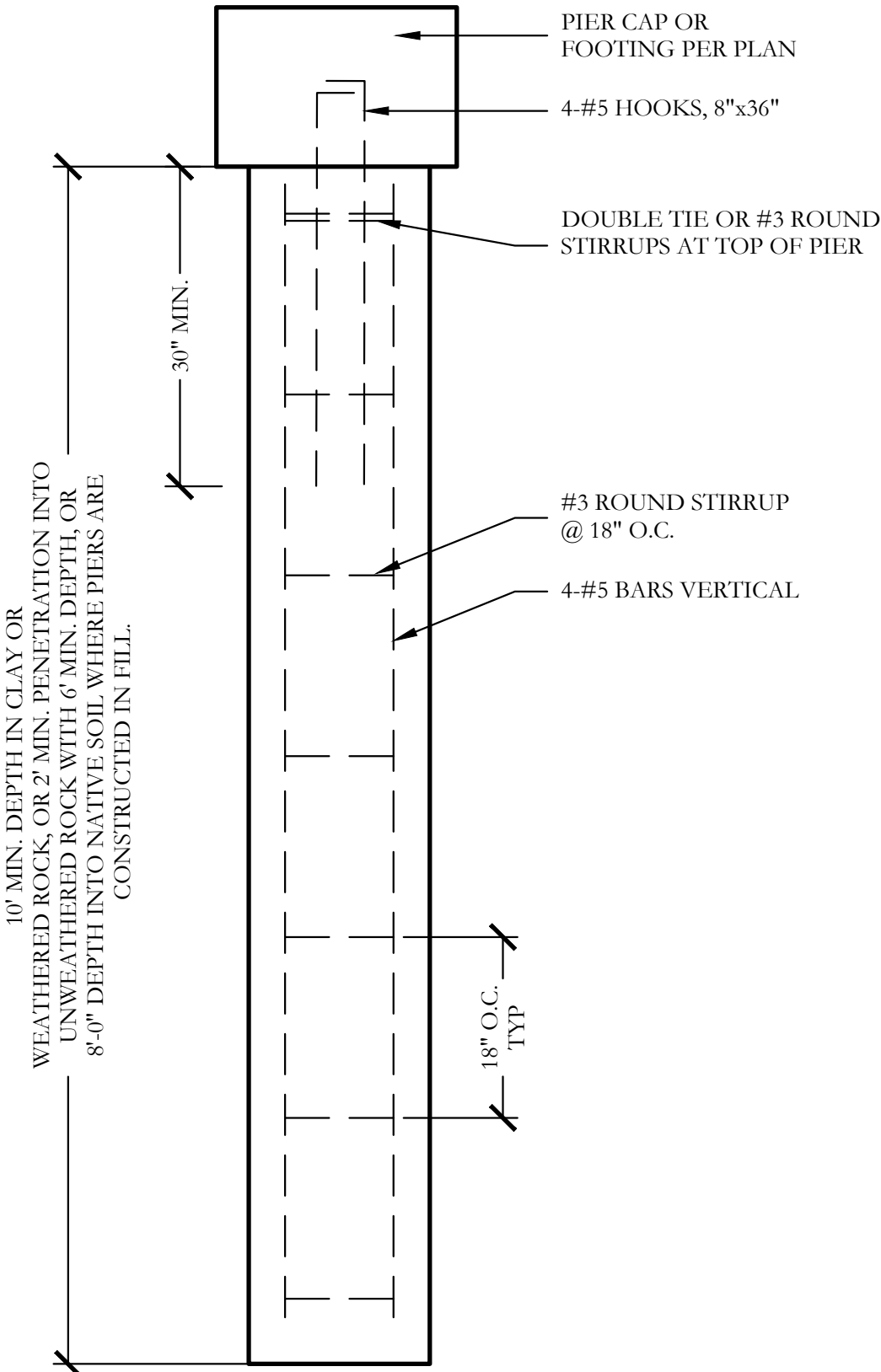
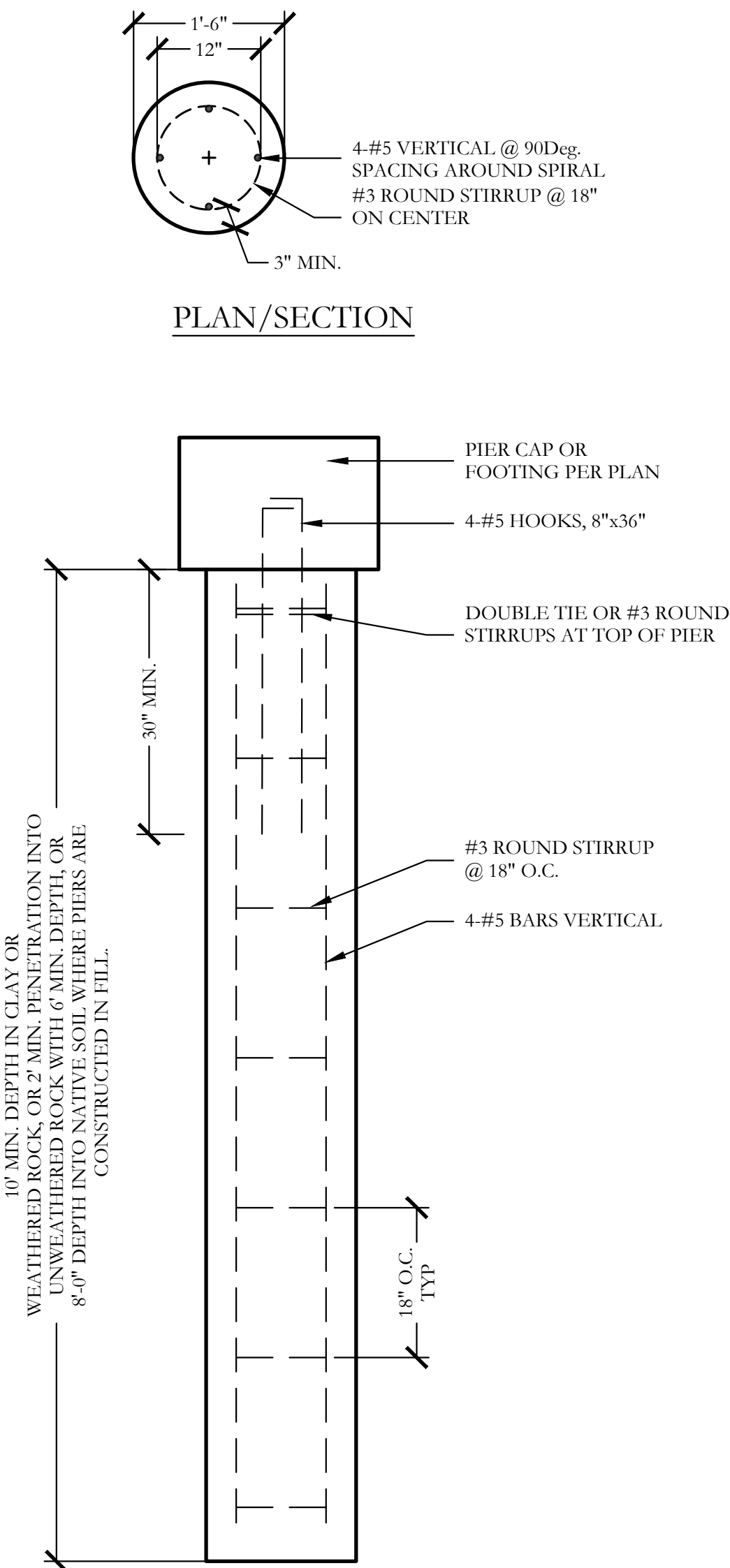
3 TYP. METAL POST FOOTING
SECTION

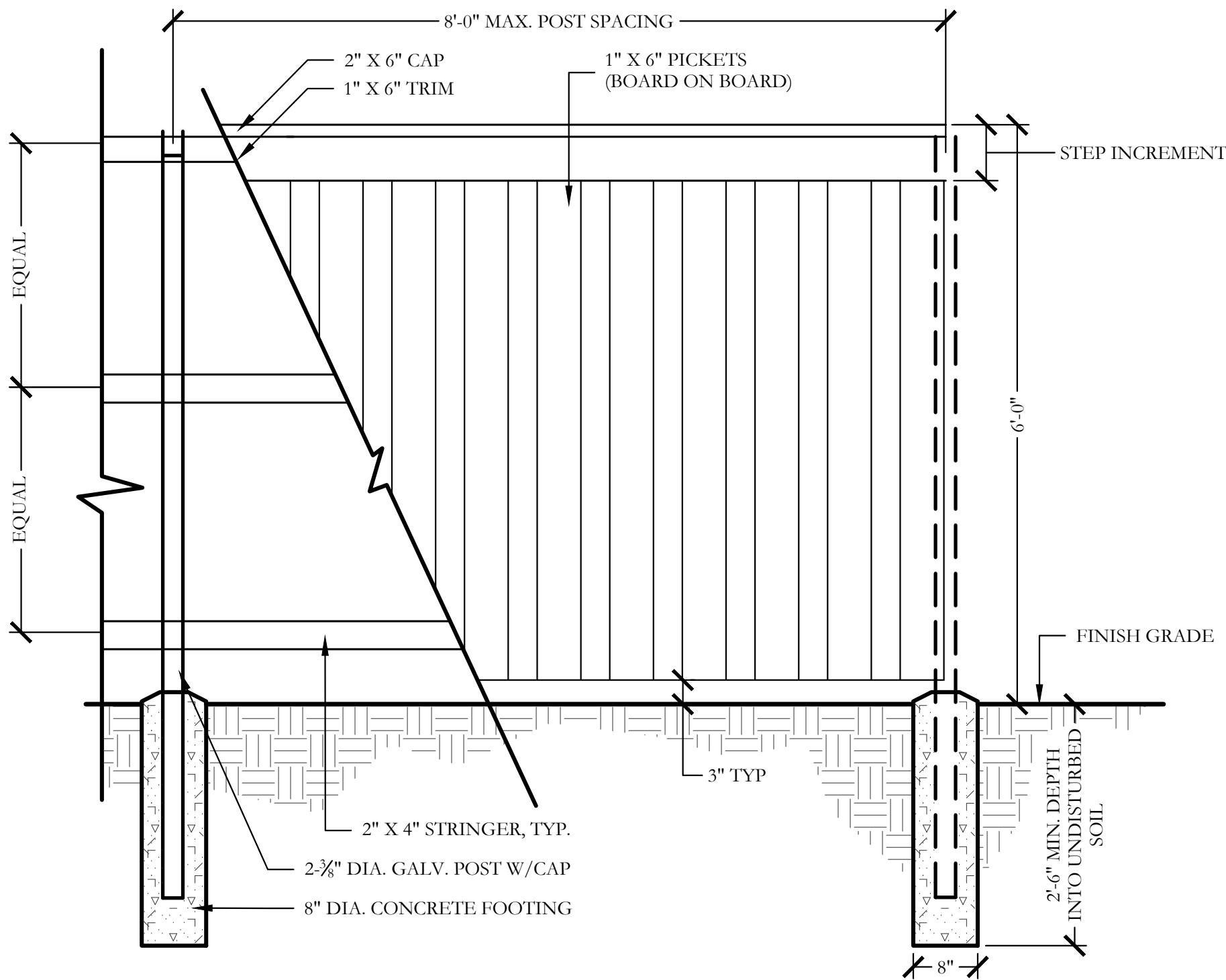
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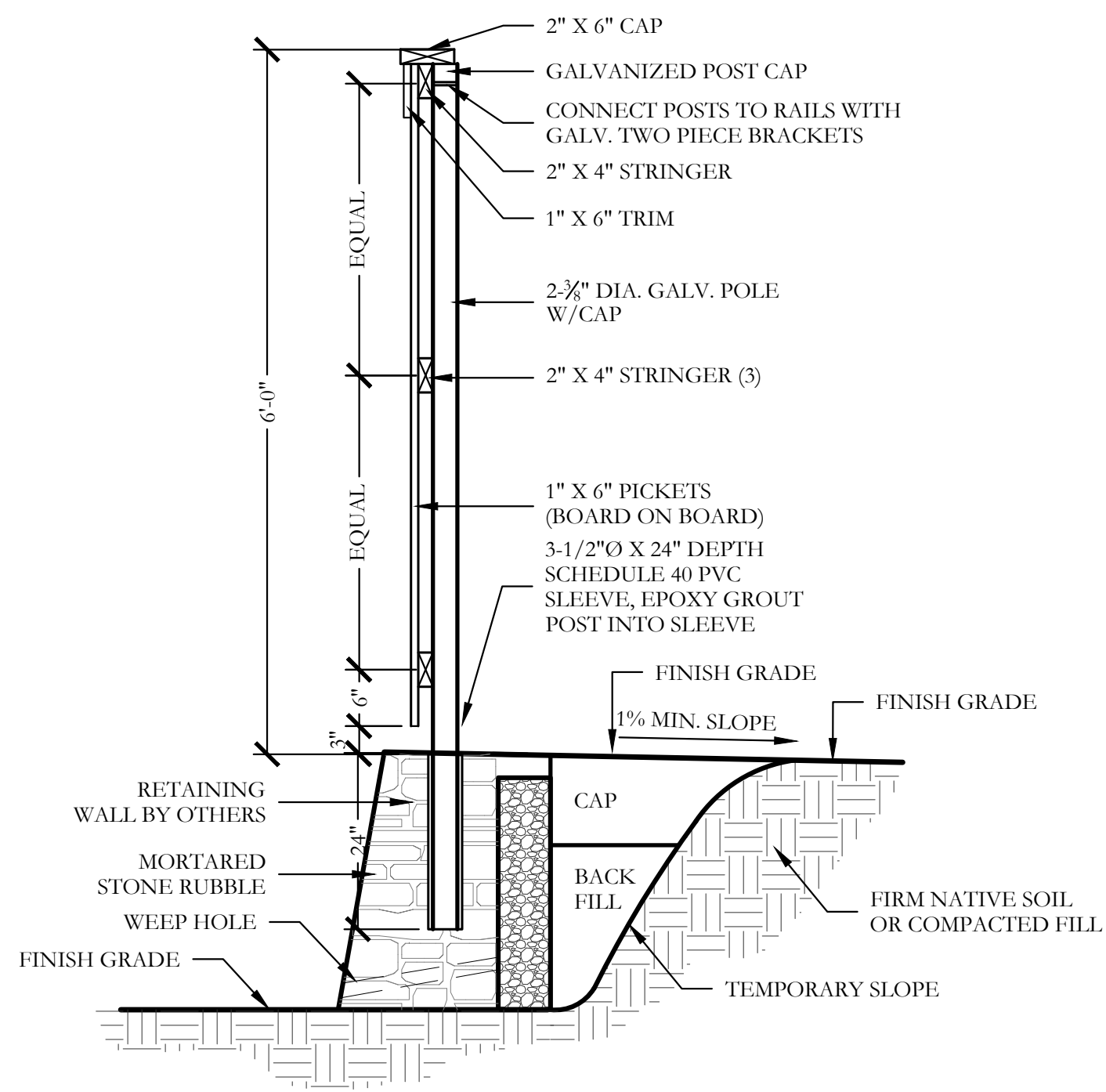
4 7'-0" HT. STONE COLUMN
SECTION

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

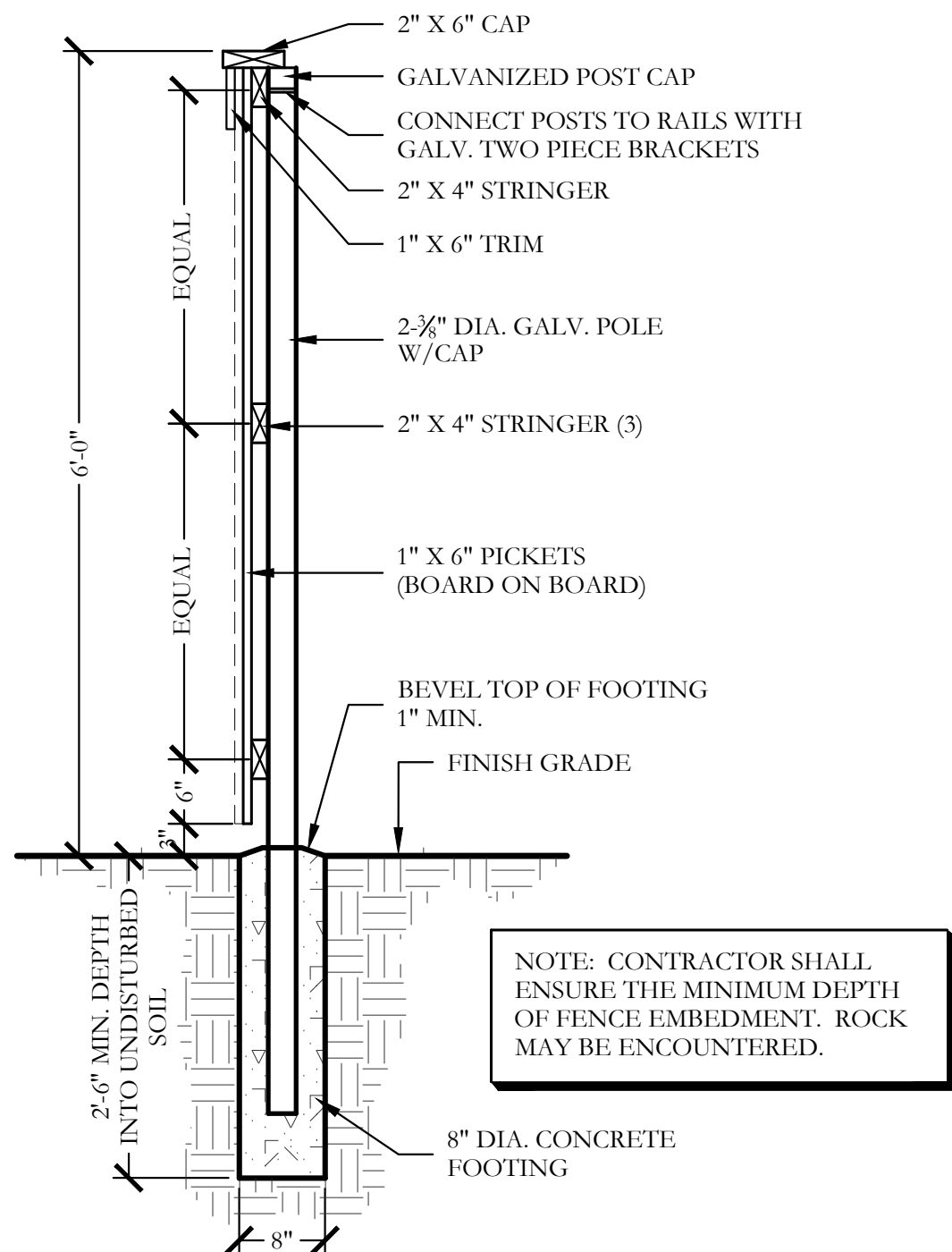




1 PARTIAL 6'-0" HT. WOOD FENCE
ELEVATION
SCALE: 3/4"=1'-0"



3 6'-0" HT. WOOD FENCE ATOP RETAINING WALL
ELEVATION/SECTION
SCALE: 3/4"=1'-0"



2 6'-0" HT. WOOD FENCE
SECTION
SCALE: 3/4"=1'-0"

WOOD FENCE NOTES

- 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 TOWN AND VARIOUS UTILITY COMPANIES BEFORE DRILLING PIERS.
- ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ALLEN CODES AND REQUIREMENTS.
- WOOD MATERIAL FOR FENCE
 - STRINGERS-CEDAR, #2 GRADE OR BETTER.
 - PICKETS-CEDAR, #2 GRADE OR BETTER.
 - CAPS- CEDAR, #2 GRADE OR, BETTER
- ALL FENCE POST TO BE SCHEDULE-40- GALVANIZED.
- ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC., ARE TO BE HOT DIPPED GALVANIZED.
- 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.
- ACCURATELY CUT, HIT 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.
- REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
- ALL WOOD FENCE MEMBERS TO RECEIVE TWO COATS OF PREMIUM STAIN OR MARINE GRADE PAINT; FINISH AND COLOR TO BE SELECTED BY OWNER.
- WHERE REQUIRED BY GRADE THE FENCE SHALL BE STEPPED IN INCREMENTS EQUAL TO THE FINISH DIMENSION OF THE TOP TRIM AND CAP.

APPROVED:
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WITNESS OUR HANDS, this ____ day of ____.

Planning & Zoning Commission, Chairman
Director of Planning and Zoning

SCREENING AND BUFFERING
HARDSCAPE DETAILS

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

August 15, 2025

SCALE:
REFER TO DETAILS
One Inch
JVC No CCD501

HS31 of 31

CITY PROJECT NO. TBD

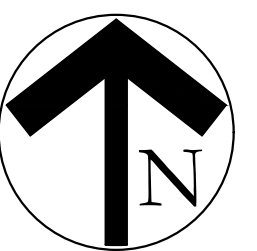
SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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



20 10 0 20

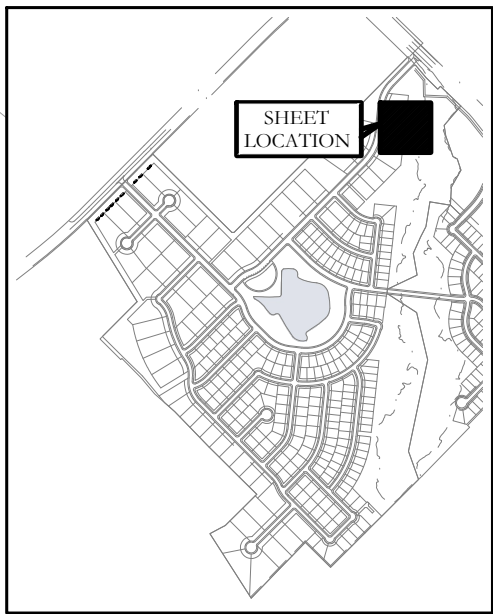
SCALE 1" = 20'



F:\level 3\projects\cedt - canson cramer development\ced501 - southside hills\landscape\dwg\ced501-1.k.dwg



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
	CM	CADDO MAPLE	ACER SACCHARUM 'CADDO'	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	6'-0" HT.	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AMERICAN AGAVE	AGAVE AMERICANA	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		BRAKE LIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA' PP	3 GALLON	36" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		LITTLE RUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		CREEPING ROSEMARY	SALVIA ROSMARINUS	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	¾-1" DIAMETER
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

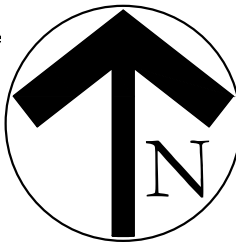
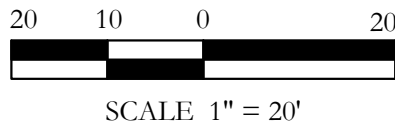


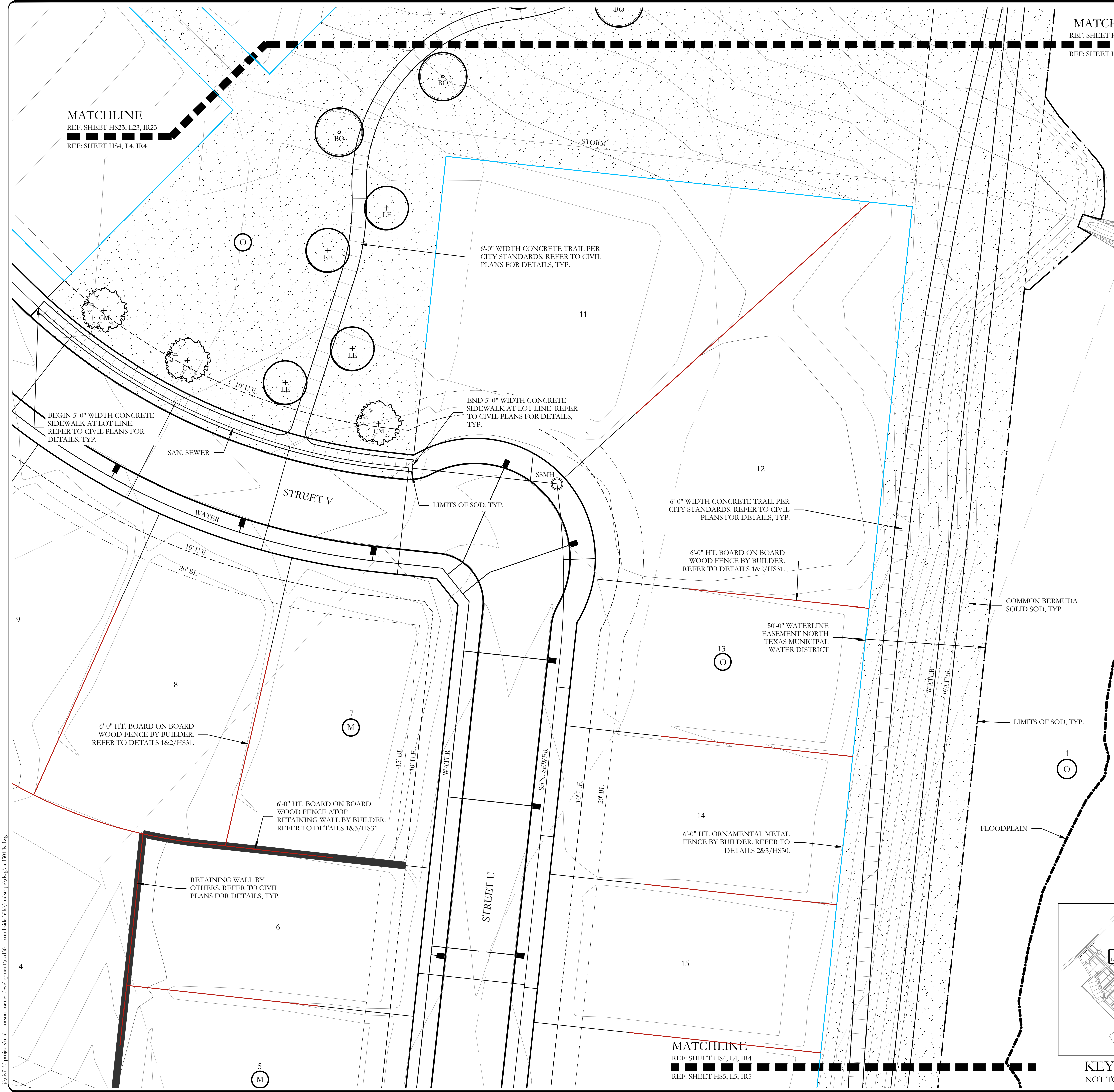
KEY MAP
NOT TO SCALE

APPROVED:
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WITNESS OUR HANDS, this ____ day of ____.

Planning & Zoning Commission, Chairman _____ Director of Planning and Zoning _____

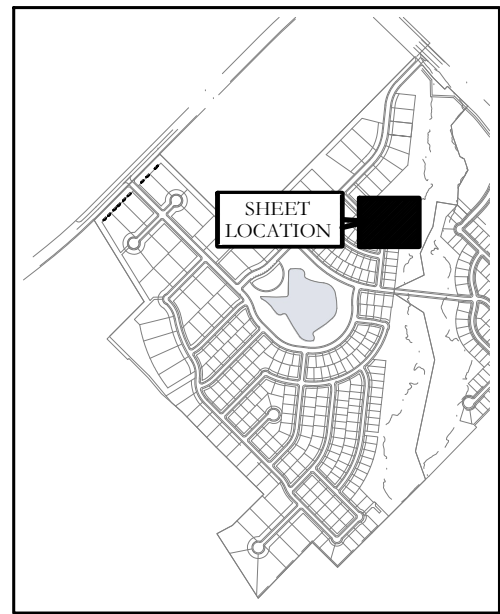




MATCHLINE
REF: SHEET HS3, L3, IR3
REF: SHEET HS4, L4, IR4

MATCHLINE
REF: SHEET HS23, L23, IR23
REF: SHEET HS4, L4, IR4

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
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		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
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		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/2-1" DIAMETER
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

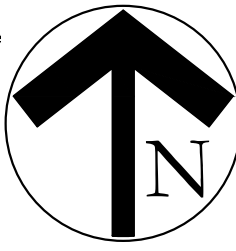
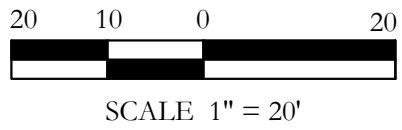


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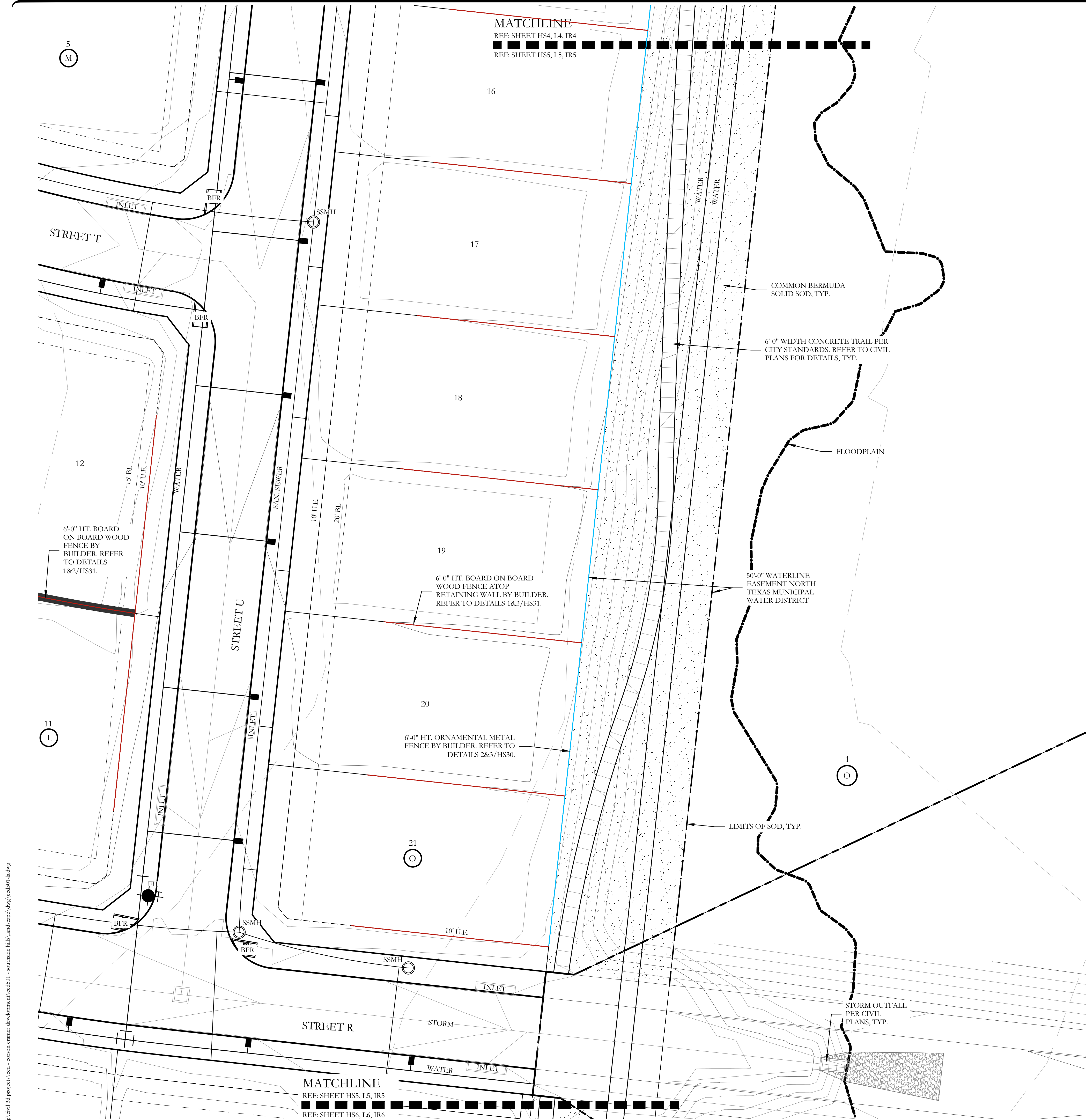
WITNESS OUR HANDS, this ____ day of ____.

Planning & Zoning Commission, Chairman

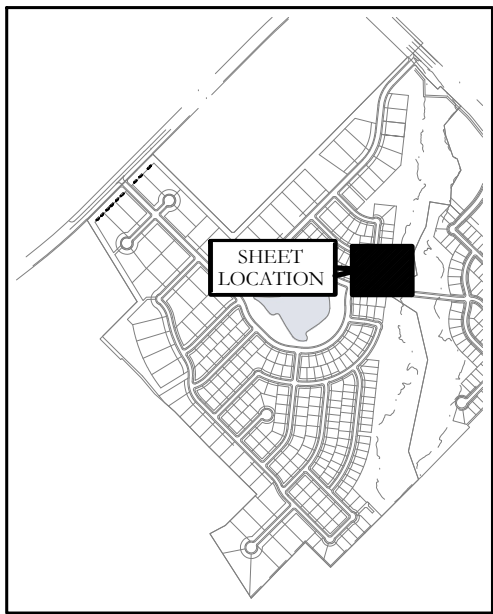
Director of Planning and Zoning



\\p01\3\projects\ced1 - csonor cramer development\ced501 - southside hills\landscape\dwg\ced501-ld.dwg



PLANT LEGEND					
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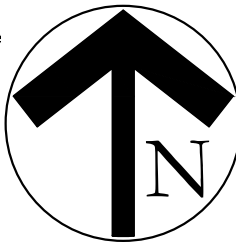
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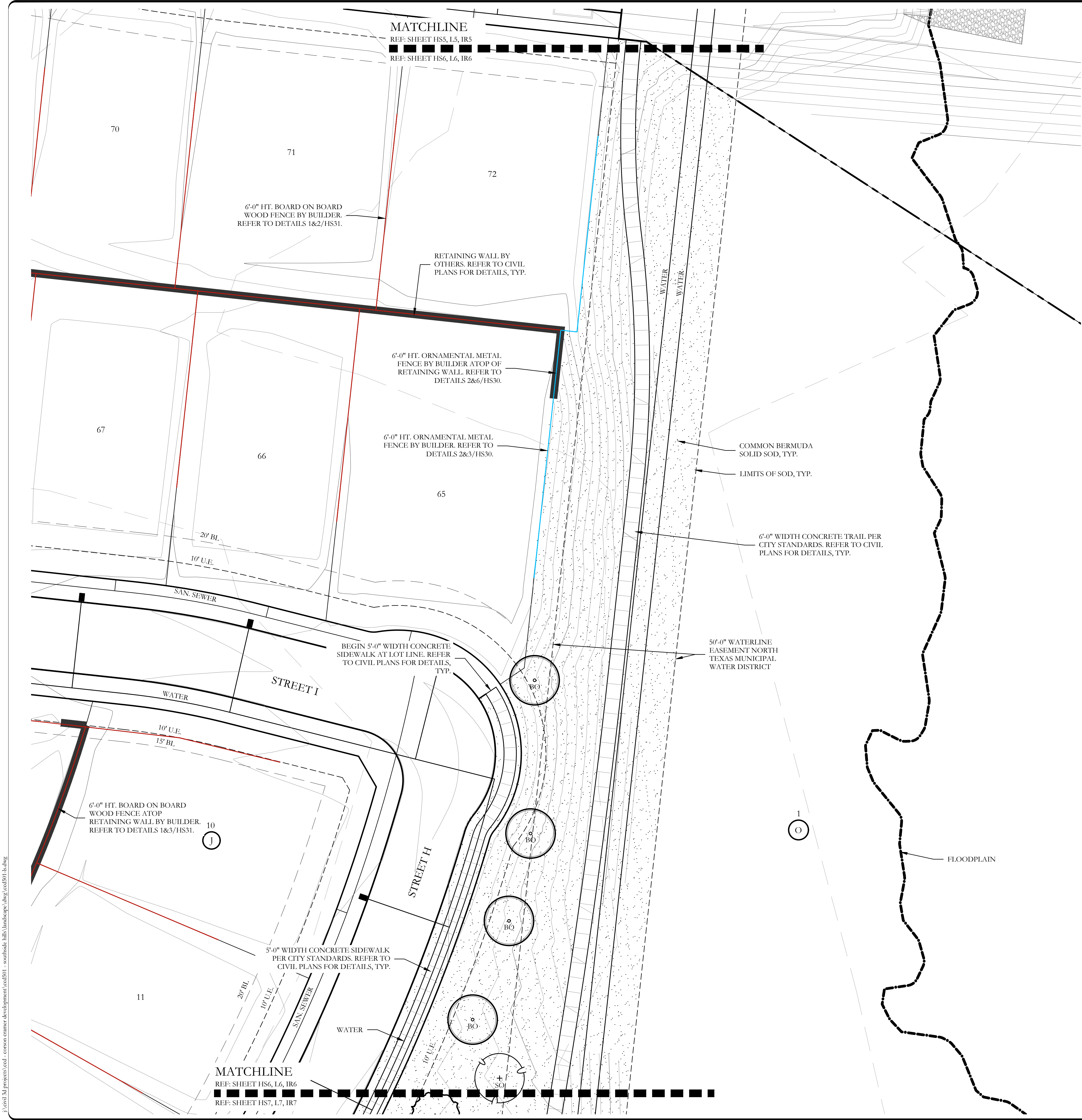
WITNESS OUR HANDS, this ____ day of ____.

Planning & Zoning Commission, Chairman

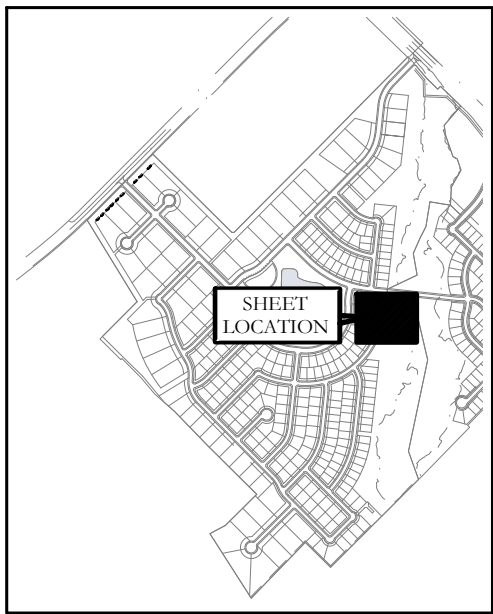
Director of Planning and Zoning

20 10 0 20
SCALE 1" = 20'





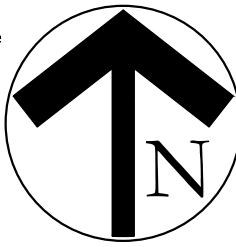
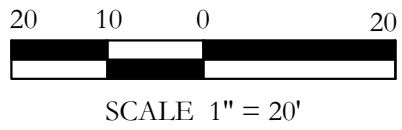
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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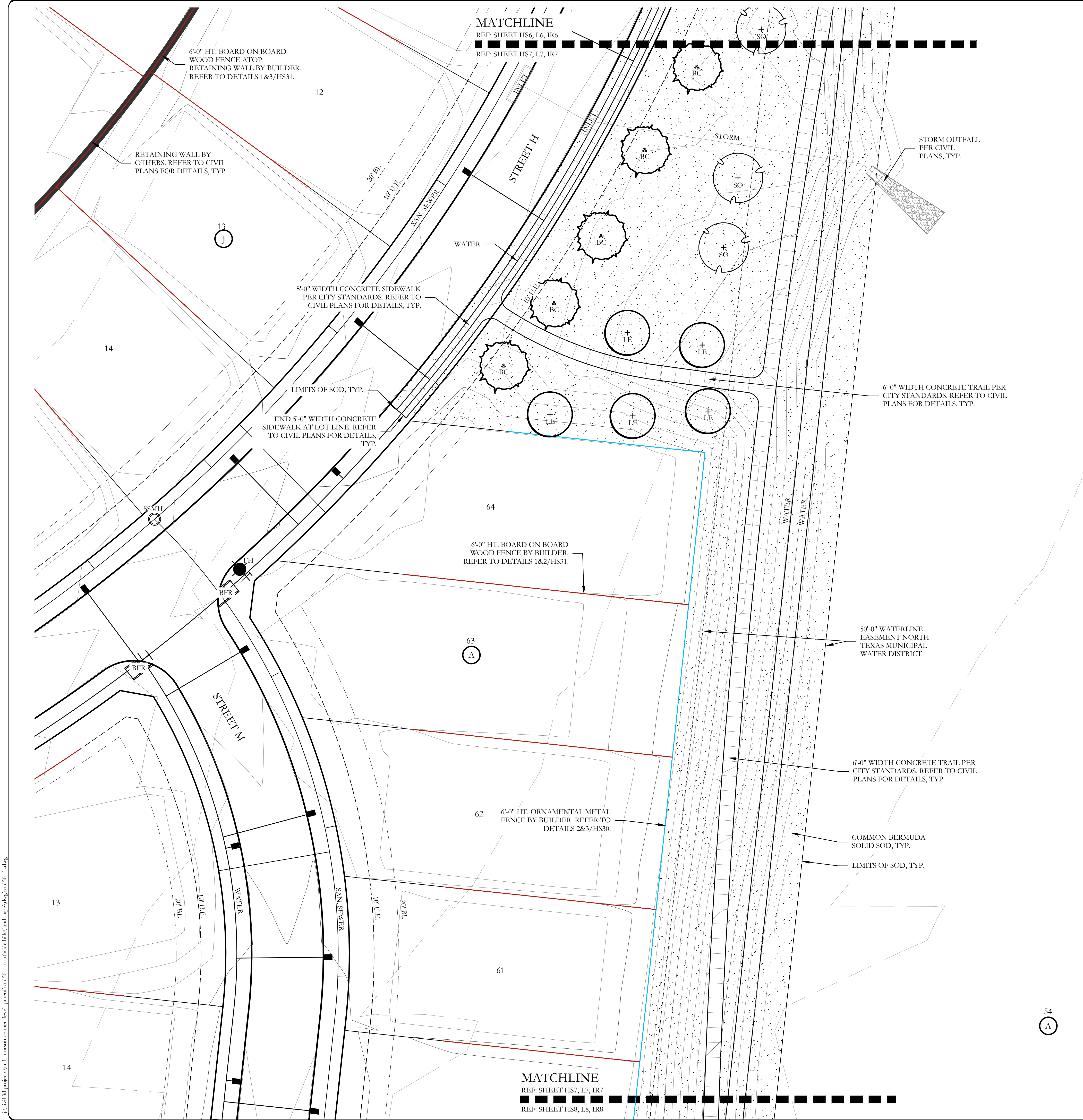
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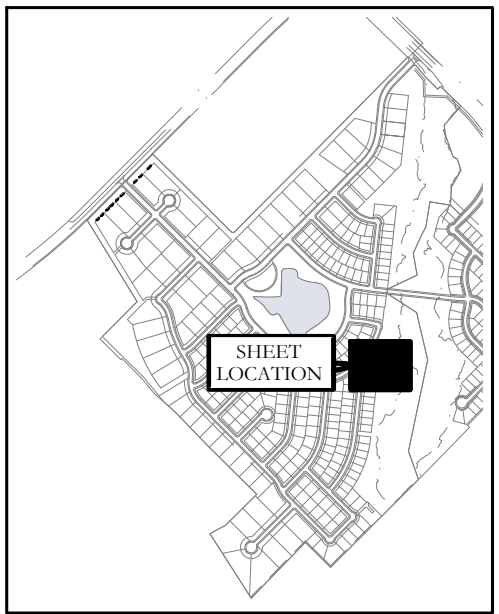
Planning & Zoning Commission, Chairman _____ Director of Planning and Zoning _____



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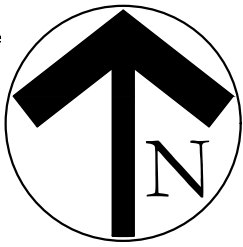
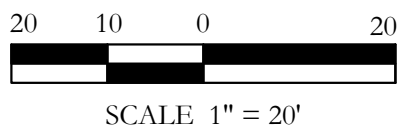


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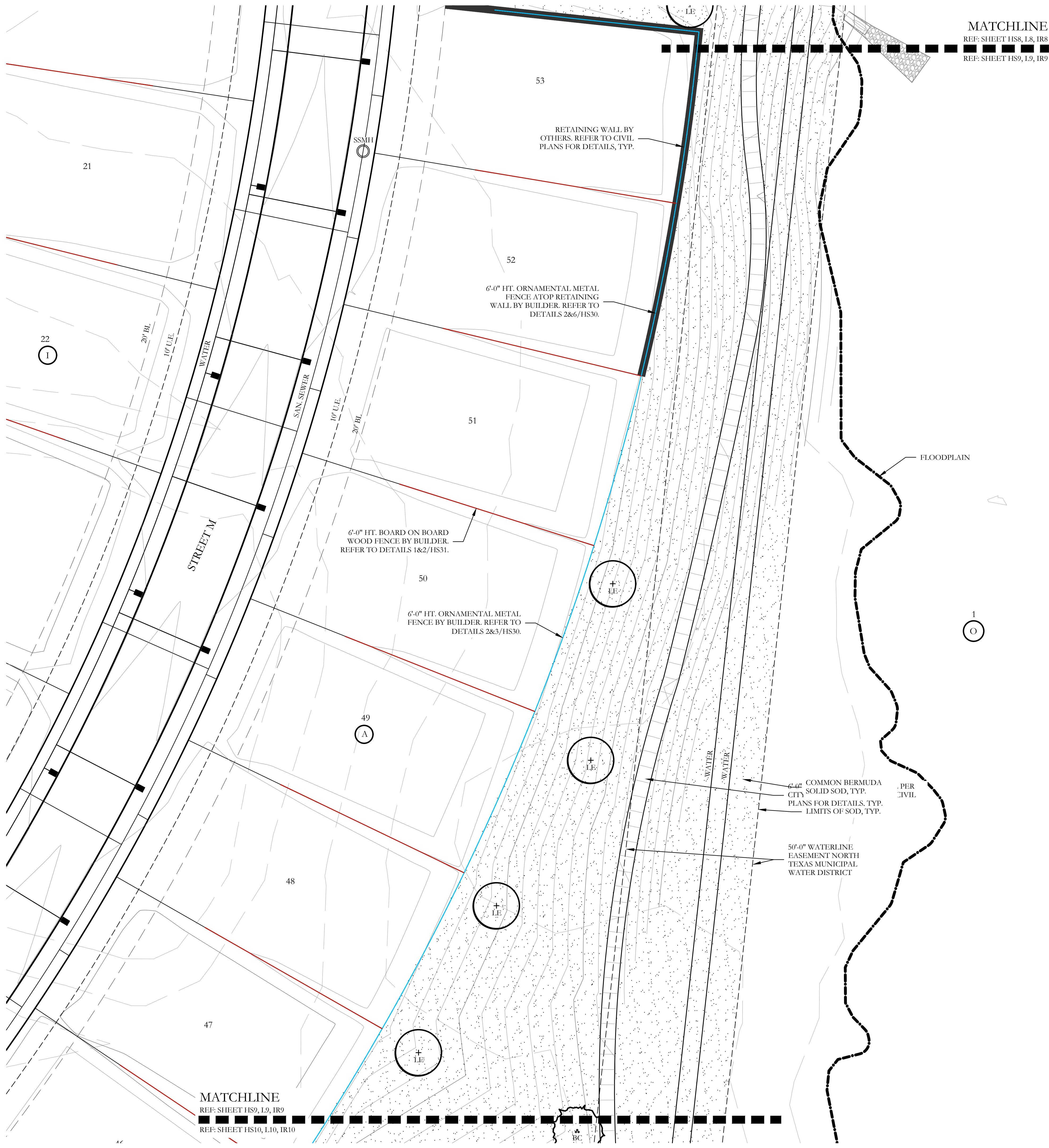
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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

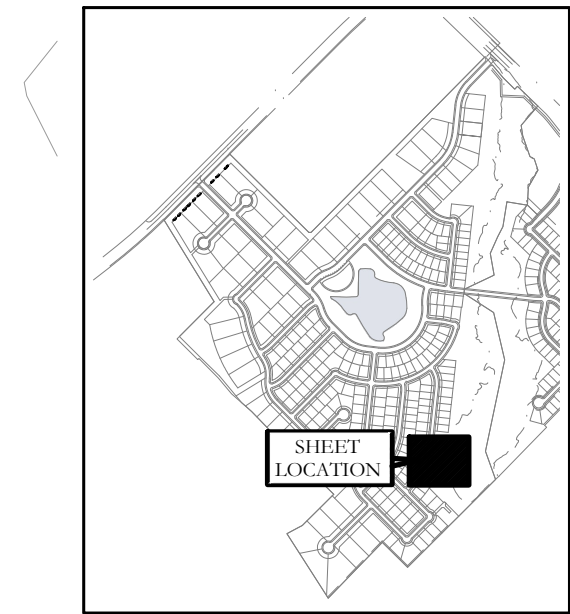


F:\proj\3\proj\csd\csd-01 - southside hills landscape.dwg\csd01-1.k.dwg



MATCHLINE
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REF: SHEET HS9, L9, IR9

MATCHLINE
REF: SHEET HS9, L9, IR9
REF: SHEET HS10, L10, IR10



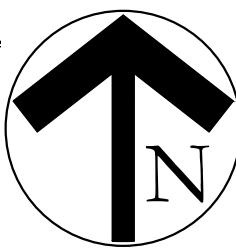
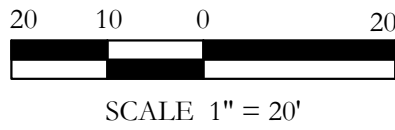
KEY MAP
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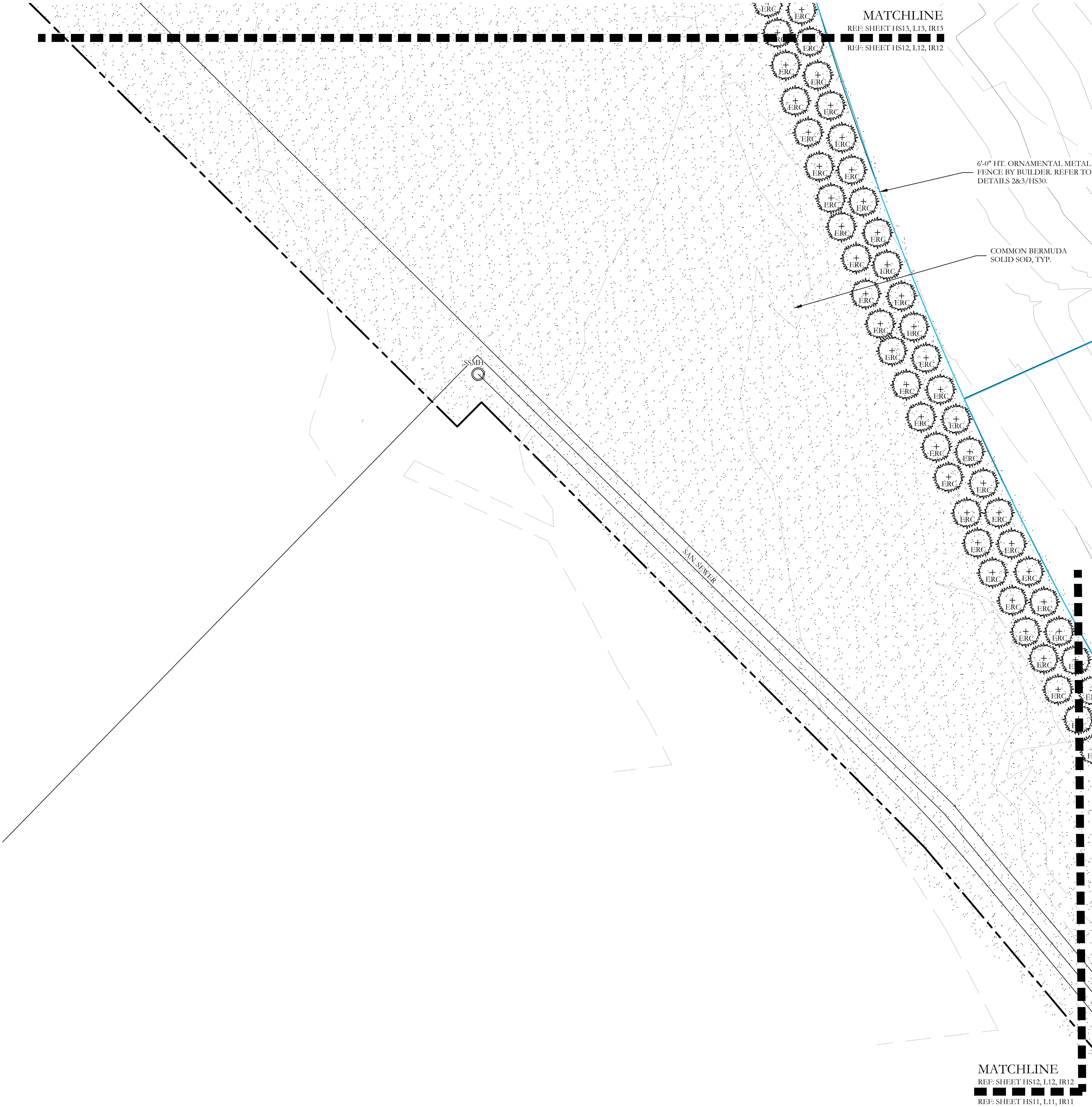
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

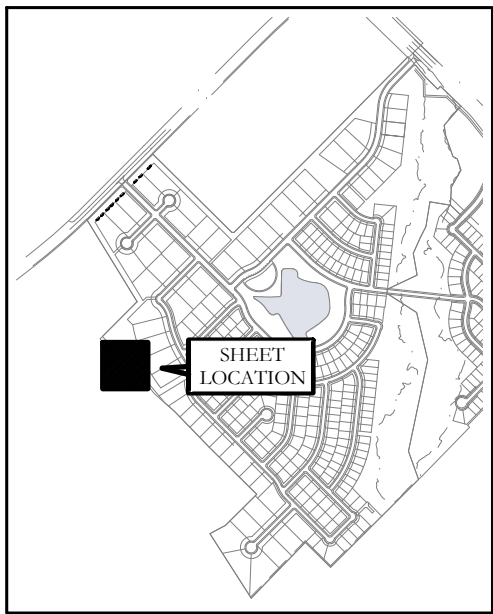


PLANT LEGEND					
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	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	6'-0" HT.	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AMERICAN AGAVE	AGAVE AMERICANA	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		BRAKE LIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA' PP	3 GALLON	36" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		LITTLE RUNNY DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		CREEPING ROSEMARY	SALVIA ROSMARINUS	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	¾-1" DIAMETER
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

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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
	CM	CADDO MAPLE	ACER SACCHARUM 'CADDO'	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	6'-0" HT.	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AMERICAN AGAVE	AGAVE AMERICANA	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		BRAKE LIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA' PP	3 GALLON	36" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		LITTLE RUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUSSIMA	1 GALLON	18" O.C.
		CREEPING ROSEMARY	SALVIA ROSMARINUS	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	¾-1" DIAMETER
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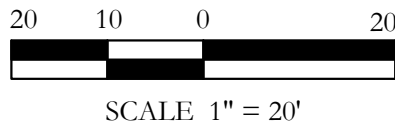
KEY MAP
NOT TO SCALE

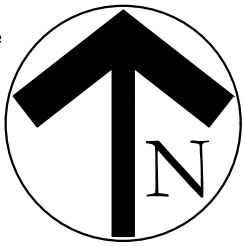
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of ____.

WITNESS OUR HANDS, this ____ day of ____.

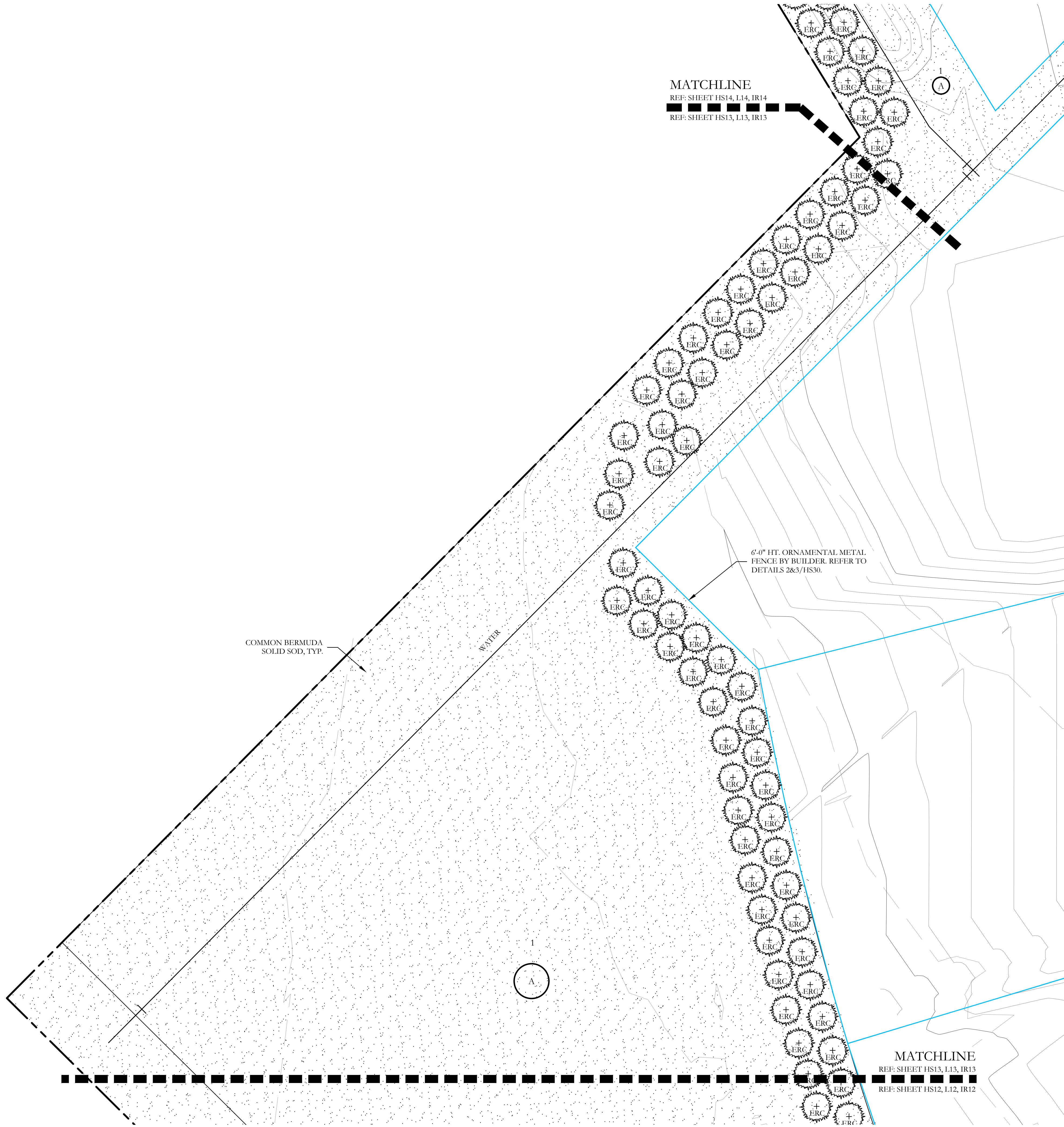
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

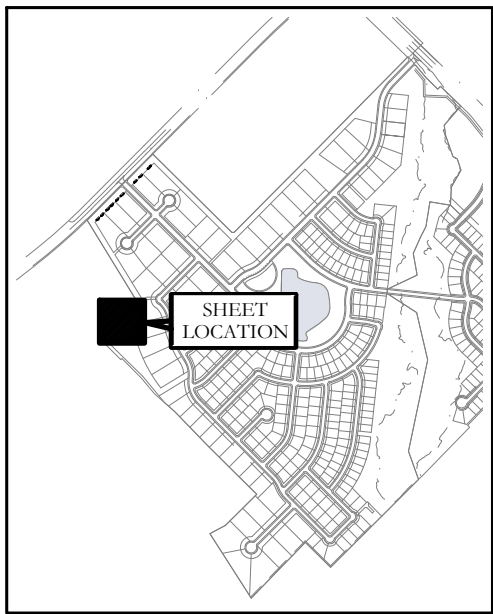




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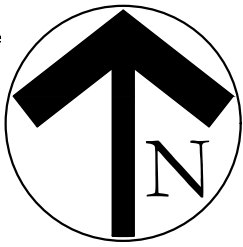
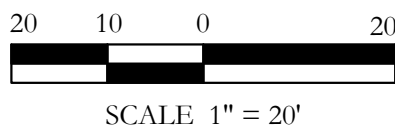
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CM	CADDO MAPLE	ACER SACCHARUM 'CADDO'	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	6'-0" HT.	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
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		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AMERICAN AGAVE	AGAVE AMERICANA	7 GALLON	48" O.C.
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		SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		BRAKE LIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA' PP	3 GALLON	36" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		LITTLE RUNNY DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		CREEPING ROSEMARY	SALVIA ROSMARINUS	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	¾-1" DIAMETER
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"



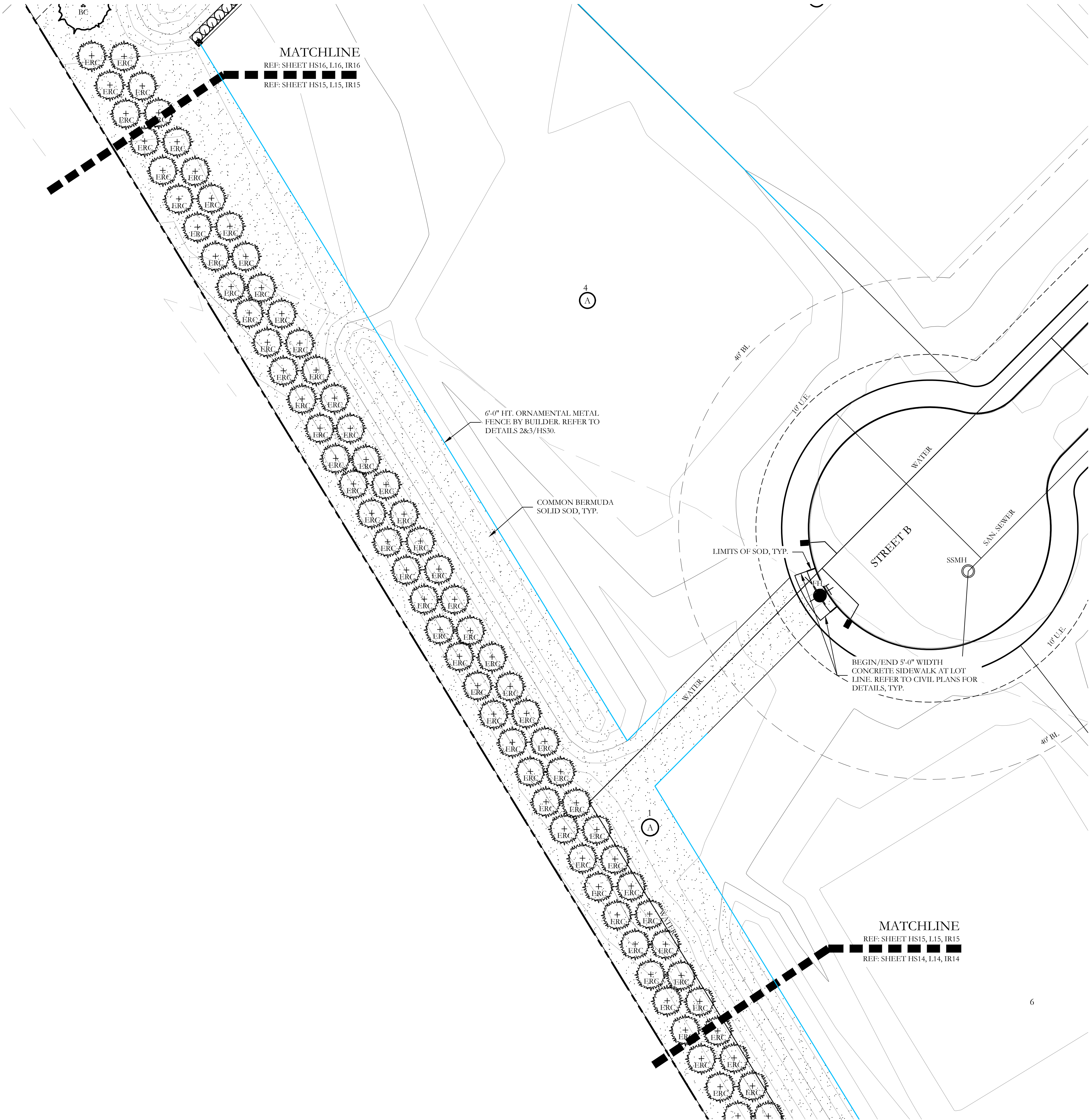
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of ____.

WITNESS OUR HANDS, this ____ day of ____.

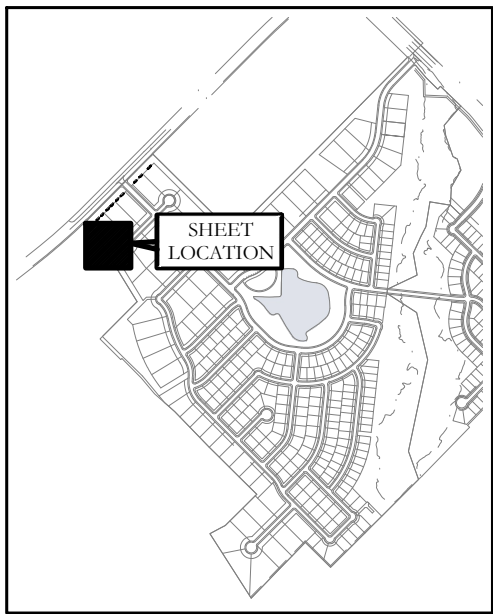
Planning & Zoning Commission, Chairman _____ Director of Planning and Zoning _____



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PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
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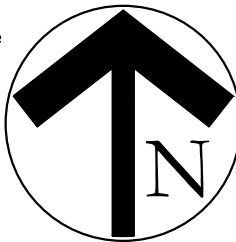
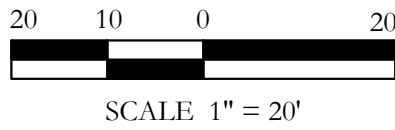


KEY MAP
NOT TO SCALE

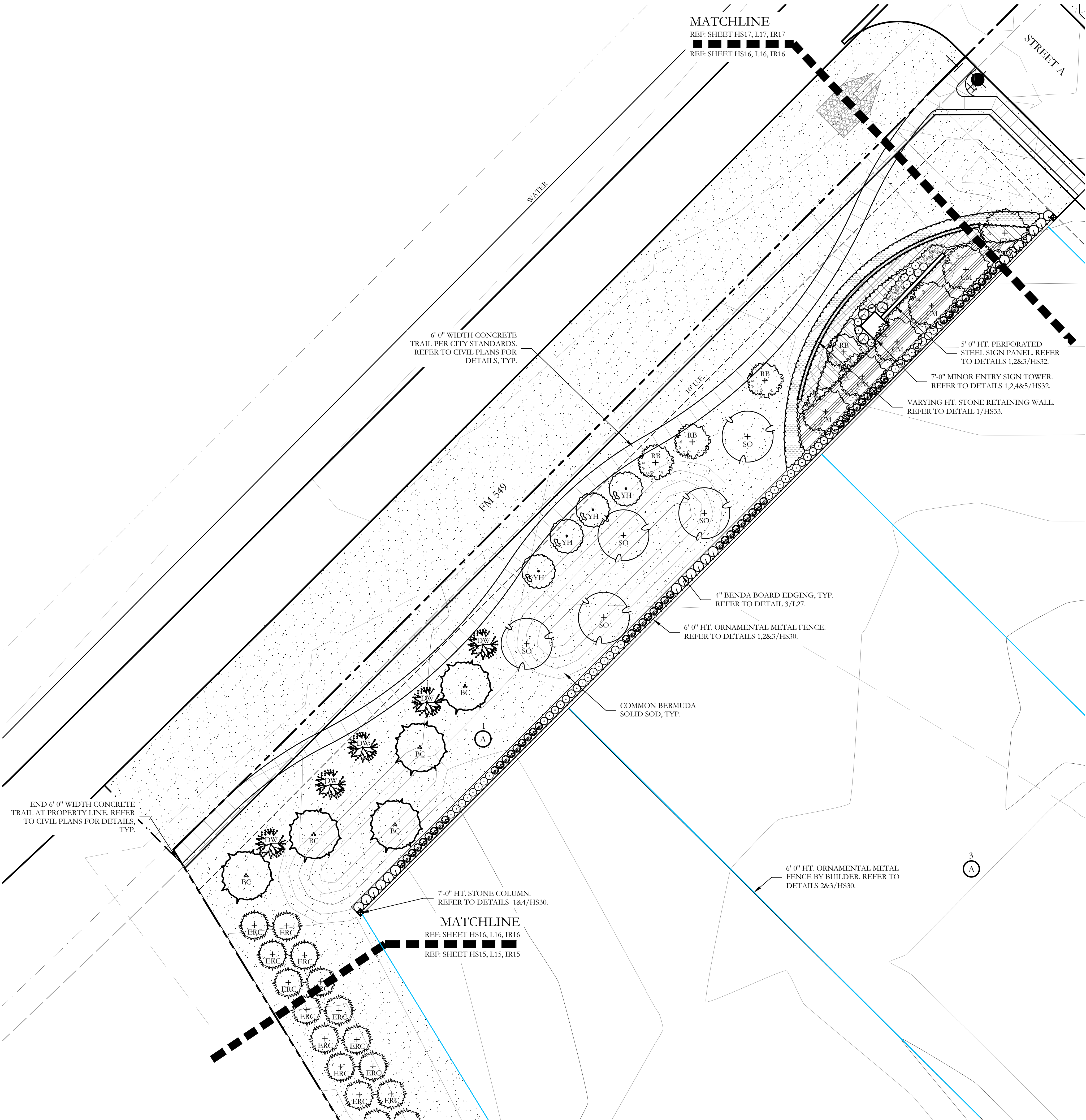
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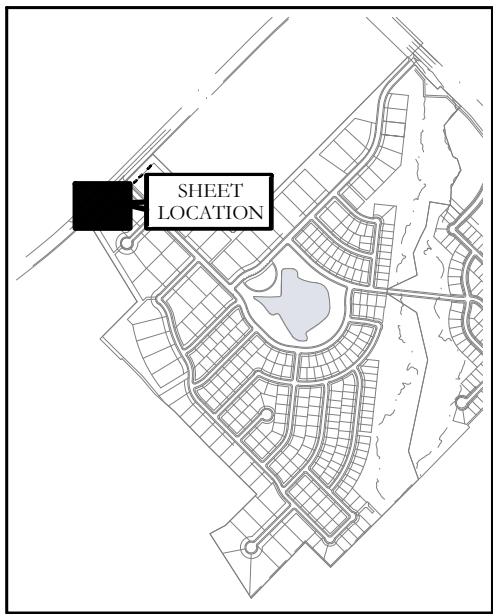
Planning & Zoning Commission, Chairman _____ Director of Planning and Zoning _____



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PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
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	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
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		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		BRAKE LIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA' PP	3 GALLON	36" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
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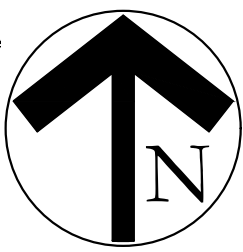
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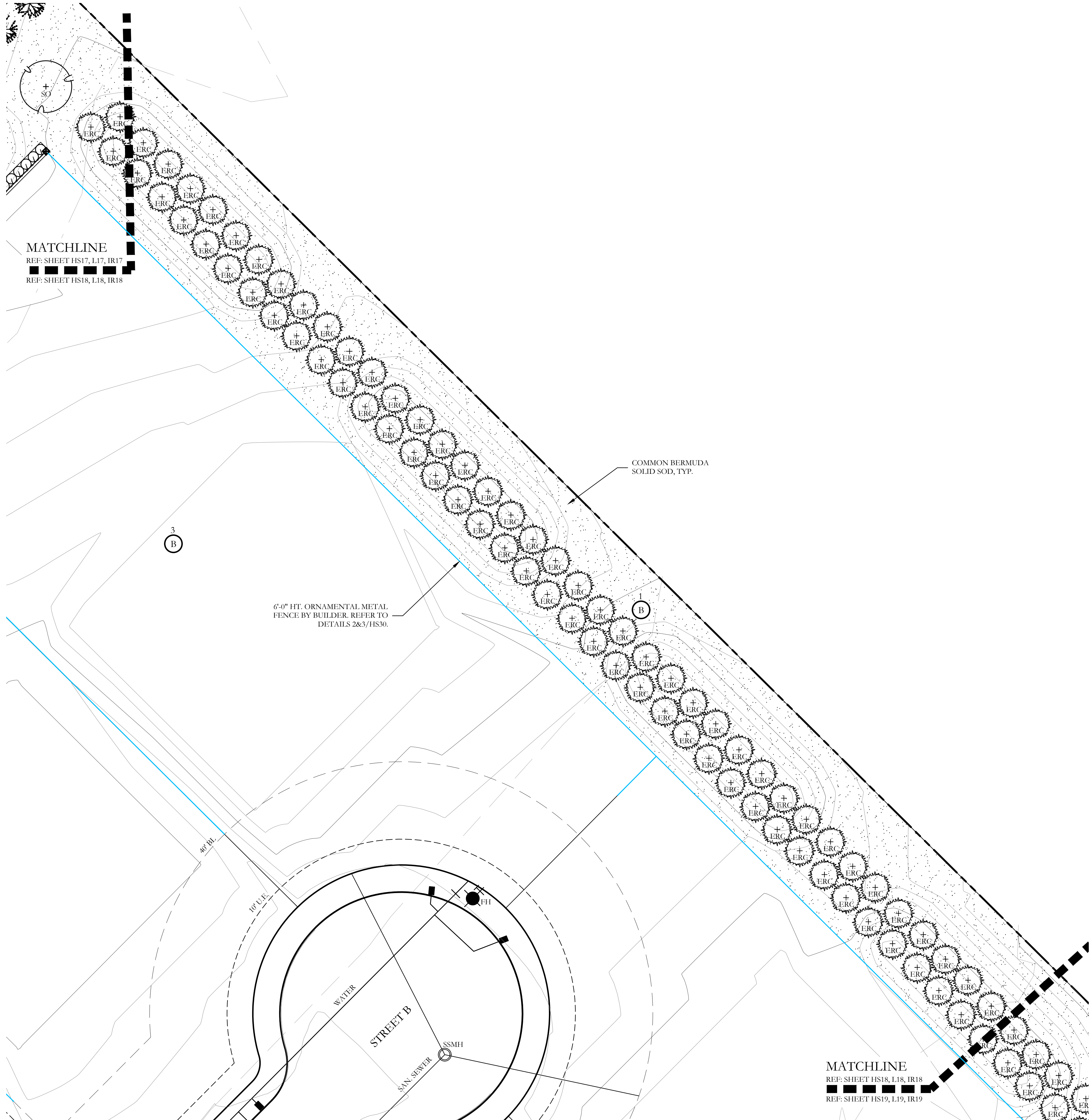
WITNESS OUR HANDS, this ____ day of ____.

Planning & Zoning Commission, Chairman _____ Director of Planning and Zoning _____

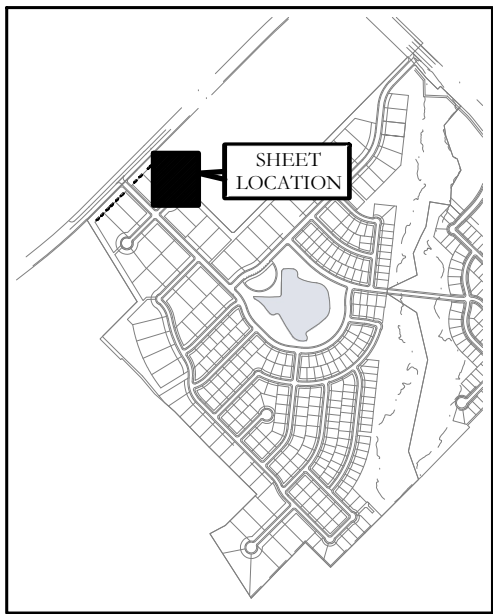
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SCALE 1" = 20'



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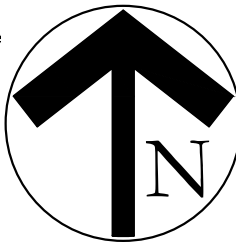
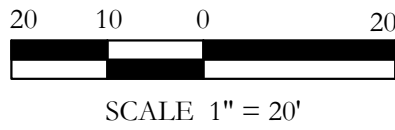
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
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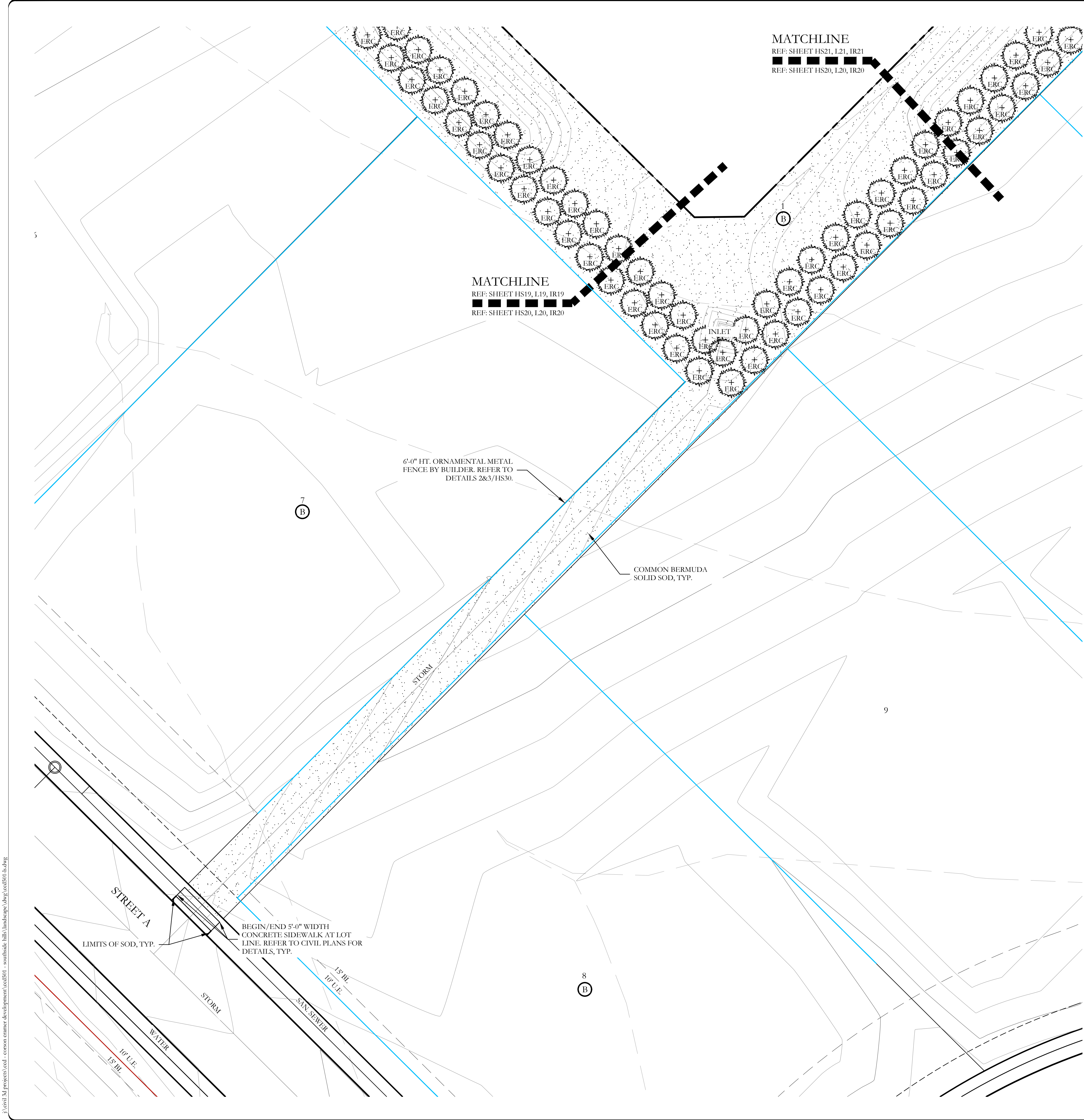
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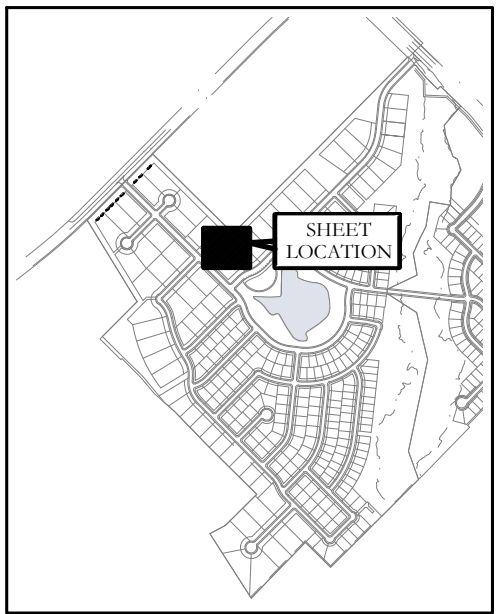
Planning & Zoning Commission, Chairman _____ Director of Planning and Zoning _____



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PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
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		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	¾-1" DIAMETER
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

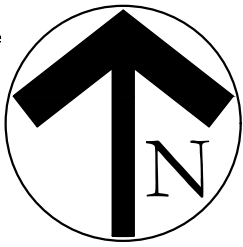
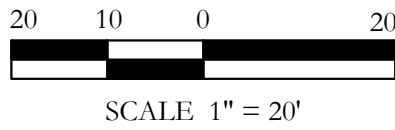


KEY MAP
NOT TO SCALE

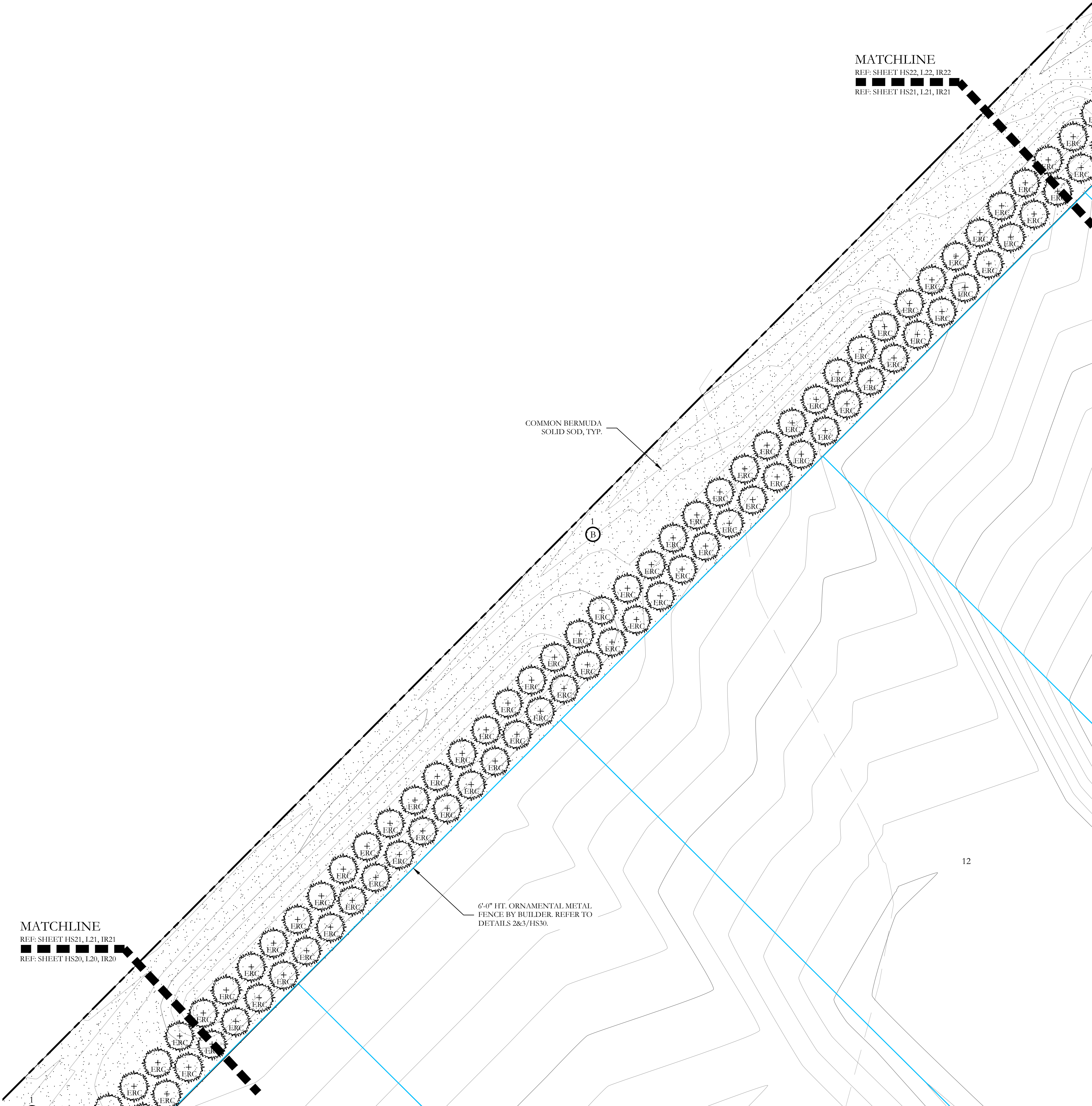
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of ____.

WITNESS OUR HANDS, this ____ day of ____.

Planning & Zoning Commission, Chairman _____ Director of Planning and Zoning _____

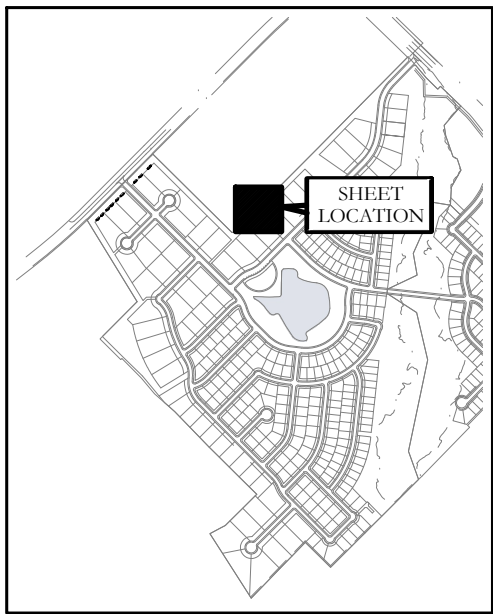


F:\proj\3\proj\cdd\1 - csonn cramer development\cdd501 - southside hills\landscape\dwg\cdd501-1.k.dwg



MATCHLINE
REF: SHEET HS22, L22, IR22
REF: SHEET HS21, L21, IR21

MATCHLINE
REF: SHEET HS21, L21, IR21
REF: SHEET HS20, L20, IR20



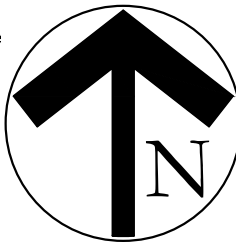
KEY MAP
NOT TO SCALE

APPROVED:
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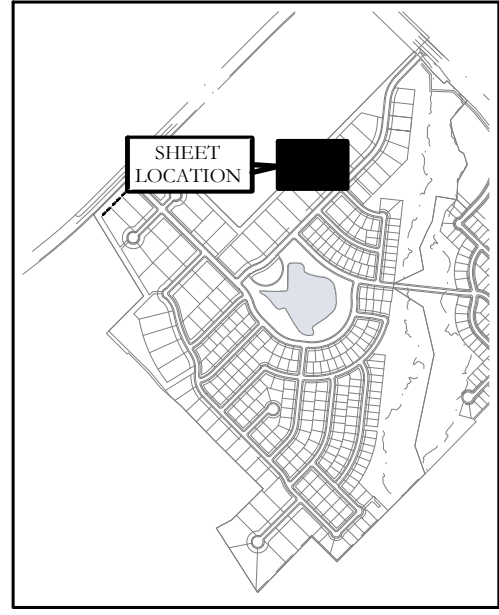
WITNESS OUR HANDS, this ____ day of ____.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

20 10 0 20
SCALE 1" = 20'



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
	CM	CADDO MAPLE	ACER SACCHARUM 'CADDO'	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	6'-0" HT.	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AMERICAN AGAVE	AGAVE AMERICANA	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		BRAKE LIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA' PP	3 GALLON	36" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		LITTLE RUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		CREEPING ROSEMARY	SALVIA ROSMARINUS	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	¾-1" DIAMETER
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"



KEY MAP
NOT TO SCALE

MATCHLINE
REF: SHEET HS22, L22, IR22
REF: SHEET HS21, L21, IR21

MATCHLINE
REF: SHEET HS24, L24, IR24
REF: SHEET HS22, L22, IR22

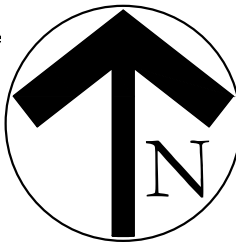
MATCHLINE
REF: SHEET HS22, L22, IR22
REF: SHEET HS23, L23, IR23

COMMON BERMUDA
SOLID SOD, TYP.

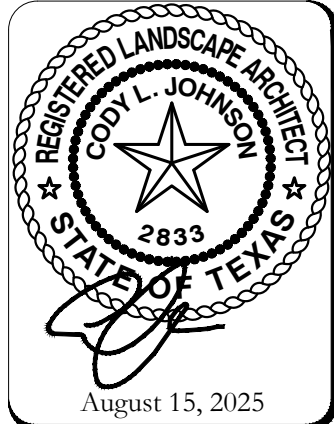
6'-0" HT. ORNAMENTAL METAL
FENCE BY BUILDER. REFER TO
DETAILS 2&3/HS30.

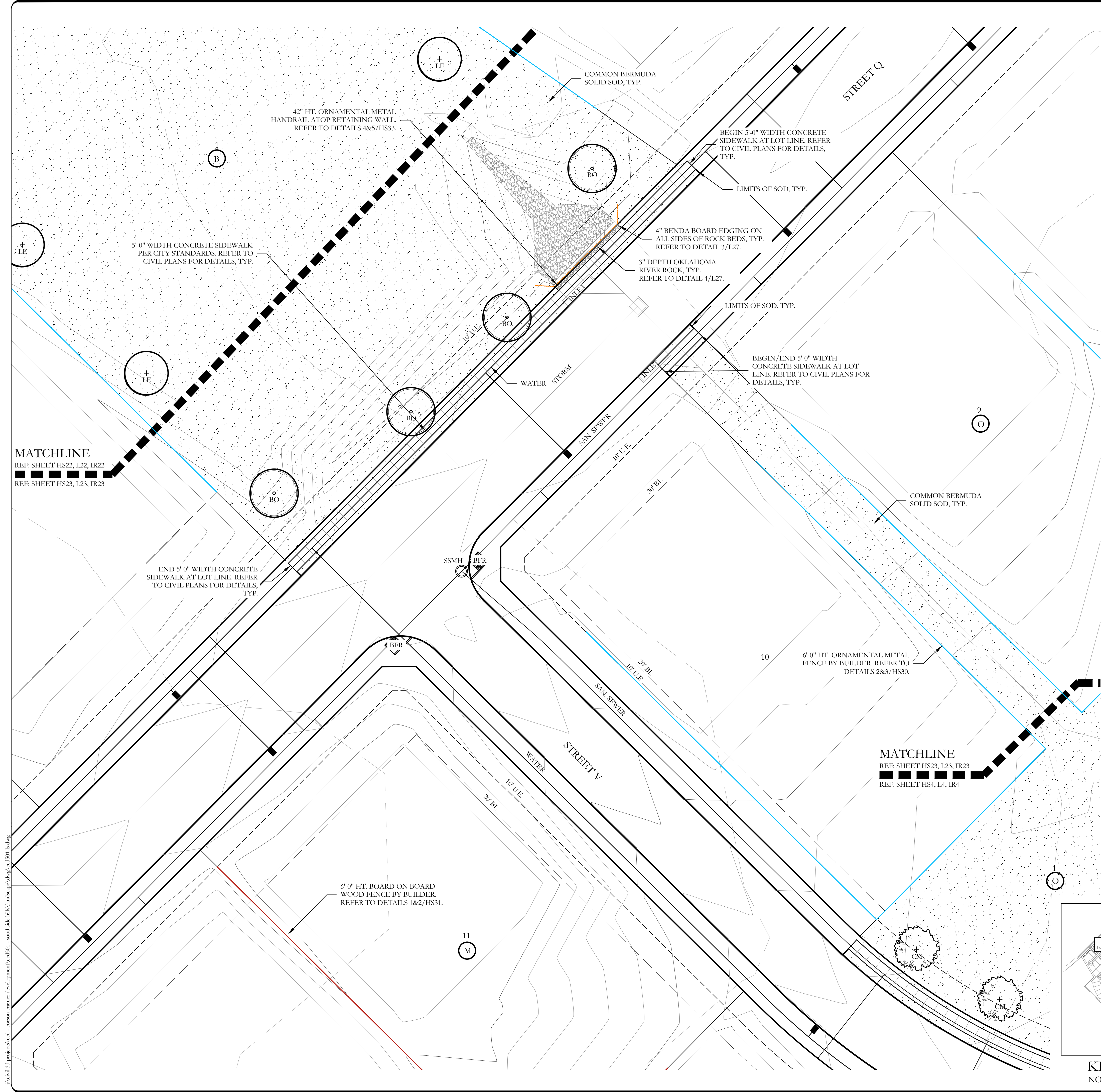
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I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the
Planning & Zoning Commission of the City of Rockwall on the ____ day of ____
WITNESS OUR HANDS, this ____ day of ____
Planning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

20 10 0 20
SCALE 1" = 20'

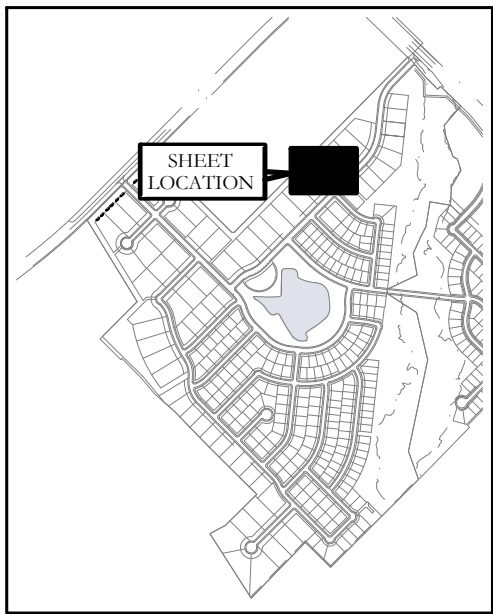


SCALE:
1" = 20'
One Inch
JVC No CCD501





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
	CM	CADDO MAPLE	ACER SACCHARUM 'CADDO'	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	6'-0" HT.	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AMERICAN AGAVE	AGAVE AMERICANA	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		BRAKE LIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA' PP	3 GALLON	36" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		LITTLE RUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUSSIMA	1 GALLON	18" O.C.
		CREEPING ROSEMARY	SALVIA ROSMARINUS	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	¾-1" DIAMETER
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

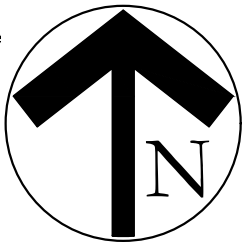
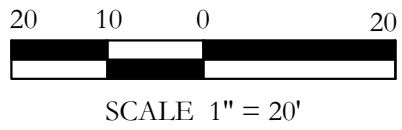


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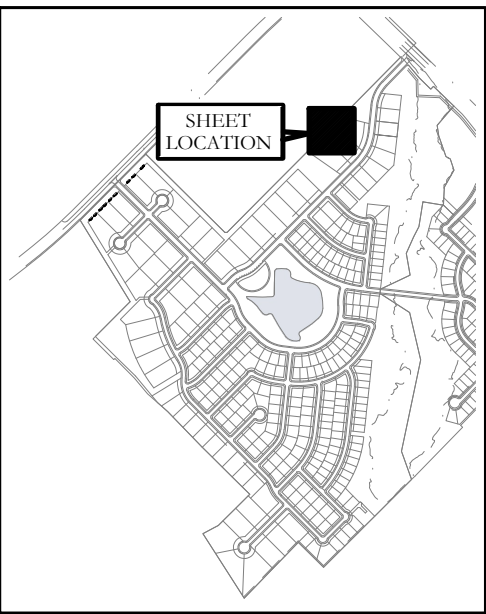
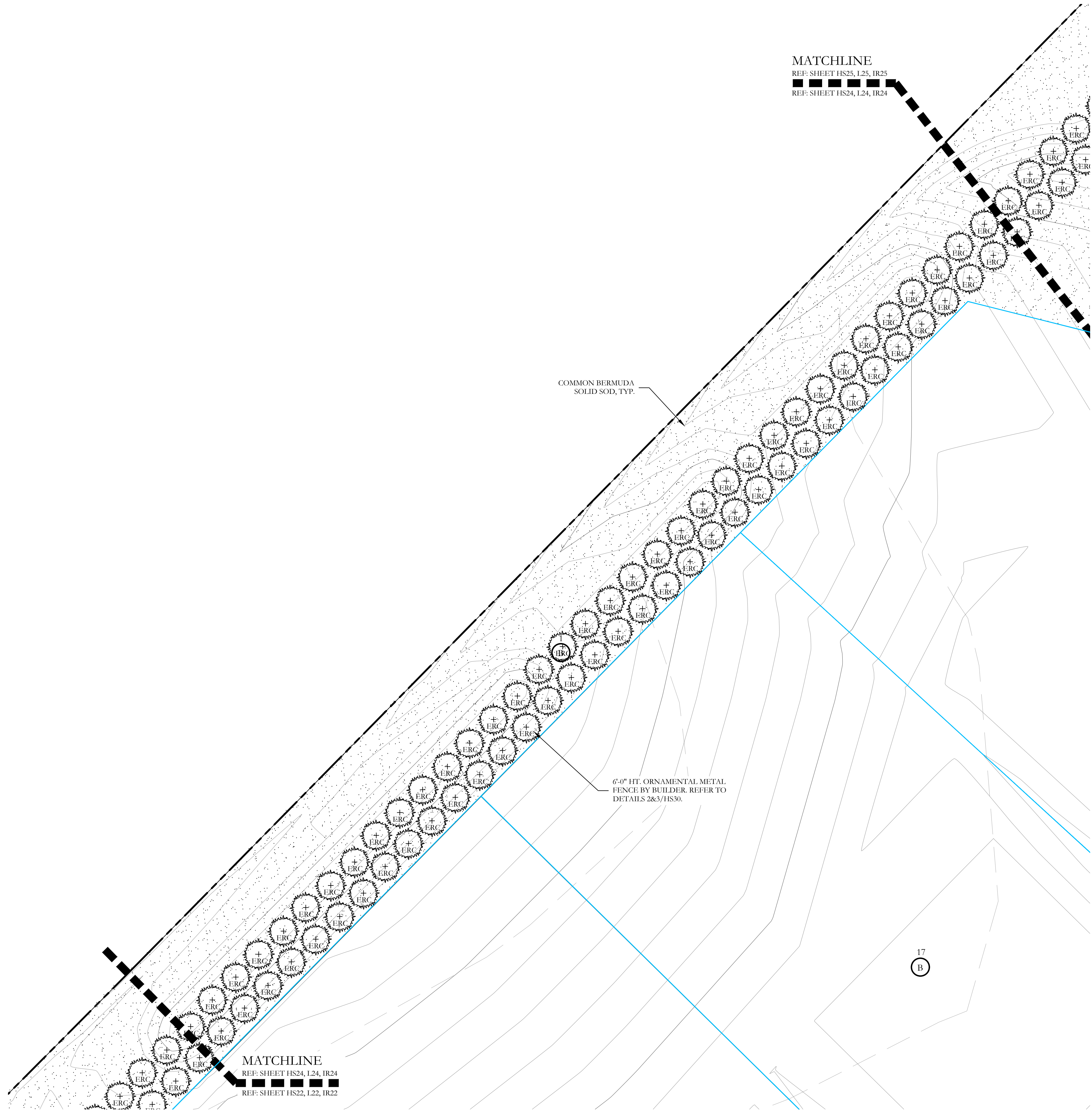
WITNESS OUR HANDS, this ____ day of ____.

Planning & Zoning Commission, Chairman

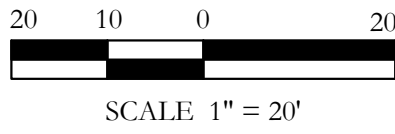
Director of Planning and Zoning



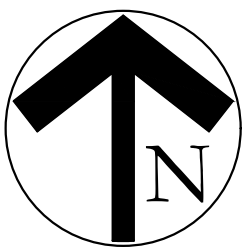
F:\proj\3d\proj\scs\cd\l - common crane development\cd\501 - southside hills\landscape\dwg\cd\501.lk.dwg



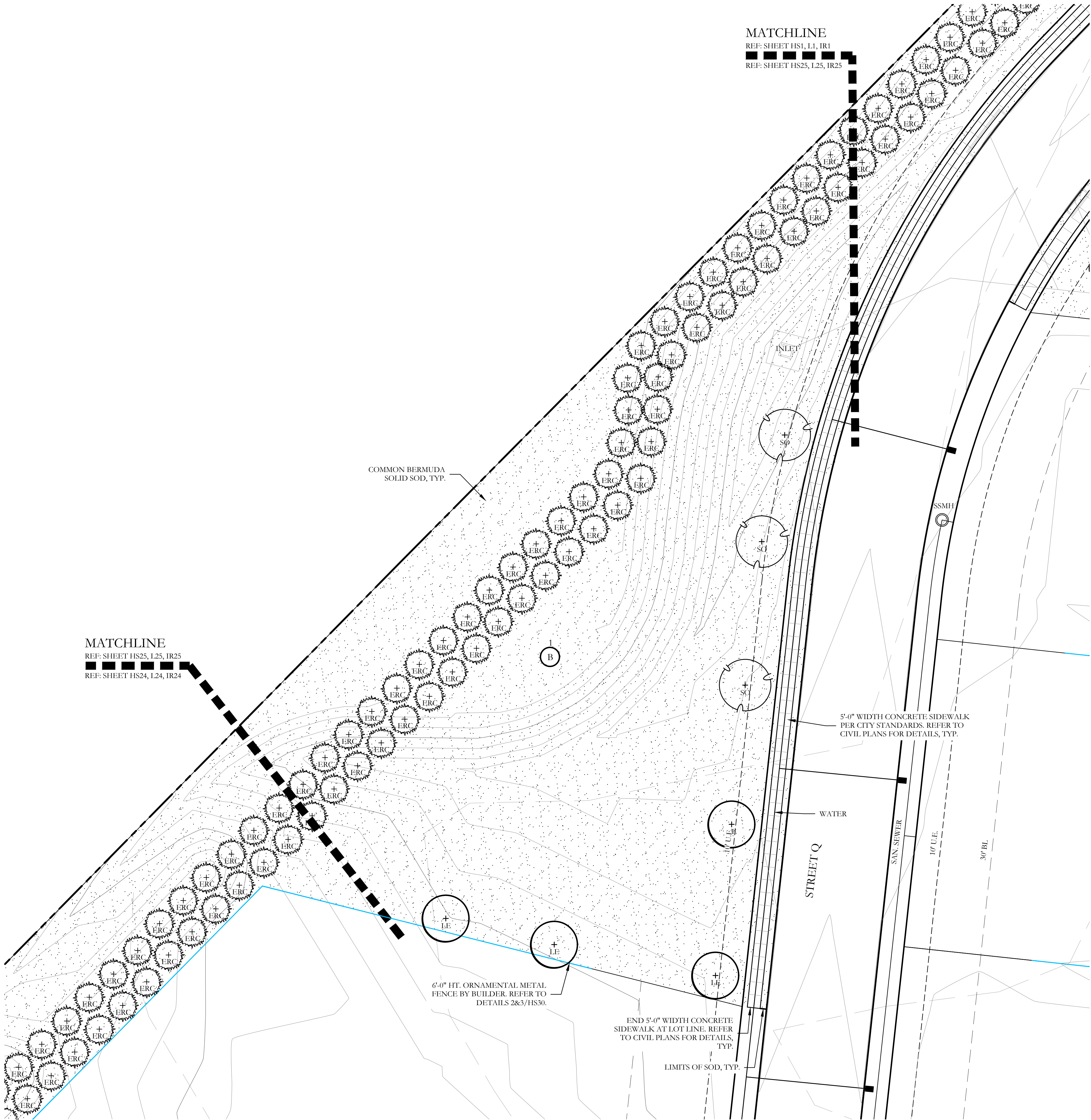
KEY MAP
NOT TO SCALE



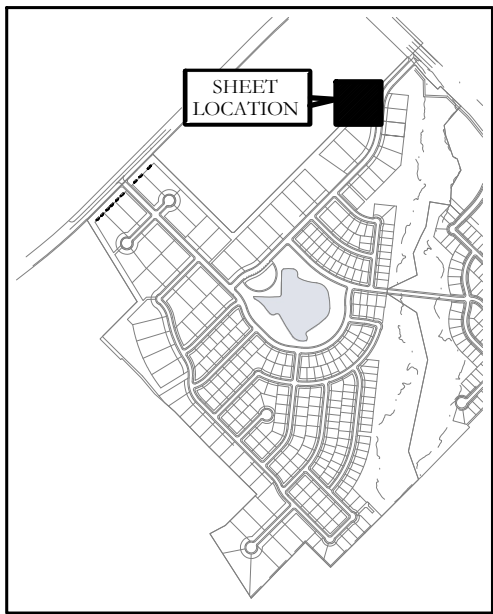
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CM	CADDO MAPLE	ACER SACCHARUM 'CADDO'	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	6'-0" HT.	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AMERICAN AGAVE	AGAVE AMERICANA	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		BRAKE LIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA' PP	3 GALLON	36" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUSSIMA	1 GALLON	18" O.C.
		CREEPING ROSEMARY	SALVIA ROSMARINUS	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	¾-1" DIAMETER
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"



F:\proj\3\proj\scs\cd1 - cson\cramer development\cd501 - southside hills\landscape\dwg\cd501-ld.dwg



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
	CM	CADDO MAPLE	ACER SACCHARUM 'CADDO'	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	6'-0" HT.	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		AMERICAN AGAVE	AGAVE AMERICANA	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
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		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		BRAKE LIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA' PP	3 GALLON	36" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		LITTLE RUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUSSIMA	1 GALLON	18" O.C.
		CREEPING ROSEMARY	SALVIA ROSMARINUS	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
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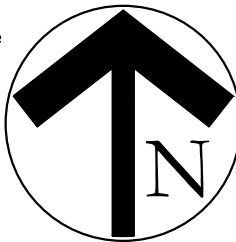
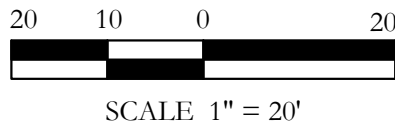


KEY MAP
NOT TO SCALE

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

WITNESS OUR HANDS, this ____ day of ____.

Planning & Zoning Commission, Chairman _____ Director of Planning and Zoning _____



F:\level 3\projects\cedl - csonson cramer development\ced501 - southside hills\landscape\dwg\ced501.lk.dwg

LANDSCAPE PROVIDED

- FM 529
- A. MINIMUM TWENTY (30) FOOT LANDSCAPE BUFFER PROVIDED
- B. 6' HT. WROUGHT IRON METAL SCREENING FENCE PROVIDED.
- C. 3-4" CAL. CANOPY TREE / 100 LF OF LANDSCAPE EDGE
682 LF OF FRONTAGE / 100 LF*3 = 2046 - 4" CAL. TREES REQUIRED.
PROVIDED: 27 - 4" CALIPER CANOPY TREES PROVIDED
- 4-2" CAL. ACCENT TREE / 100 LF OF LANDSCAPE EDGE
682 LF OF FRONTAGE / 100 LF* 4= 2728- 2" CAL. TREES REQUIRED.
PROVIDED: 27 - 2" CALIPER ACCENT TREES PROVIDED
- D. SHRUBBERY SHALL HAVE A MINIMUM HEIGHT OF 30 INCHES
AND A MAXIMUM HEIGHT OF 48 INCHES.
- E. EACH RESIDENTIAL LOT MUST HAVE (2) TWO LOT 4" CALIPER
CANOPY TREES.

APPROXIMATELY 39.5-ACRES OF EXISTING TREE CANOPY IS
PROPOSED TO BE PRESERVED WITHIN THE DEVELOPMENT.

1,281 - 4" CALIPER TREES ARE PROPOSED TO BE PLANTED ON
PRIVATE LOTS.

301 - 4" CALIPER TREES ARE PROPOSED TO BE PLANTED
WITHIN THE PUBLIC PARK, PRIVATE AMENITY CENTER, AND
HOA LOTS. THIS PLAN SET HAS 105 THE ADDITIONAL 196
WILL BE PLANTED AT THE PUBLIC PARK, AMENITY CENTER
AND PHASE 2 HOA LOTS.

808 - 3" CALIPER EASTERN RED CEDARS ARE PROPOSED TO BE
PLANTED WITHIN HOA LOTS. THIS PLAN SET HAS 754 THE
ADDITIONAL 54 WILL BE PLANTED IN PHASE 2 HOA LOTS.

PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
SO	20	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	16	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CM	24	CADDO MAPLE	ACER SACCHARUM 'CADDO'	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LE	28	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BC	17	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
ERC	754	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	6'-0" HT.	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 6'-0" OVERALL HEIGHT.
DW	13	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
YH	8	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	16	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	68	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	6	AMERICAN AGAVE	AGAVE AMERICANA	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	87	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	109	SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	90	UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	55	BRAKE LIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'TERPA' PP	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	735	GULF MUHLY GRASS	MULLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	575	LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	890	MEXICAN FEATHER GRASS	NASSELLA TENUSSIMA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	805	CREEPING ROSEMARY	SALVIA ROSMARINUS	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	620	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	862,500	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	320	BLACK STAR CRUSHED STONE	N/A	SQUARE FEET	100% COVERAGE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK. STONE SHALL BE ¾ - 1" DIAMETER IN SIZE.
	400	OKLAHOMA RIVER ROCK	N/A	SQUARE FEET	100% COVERAGE	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS, AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1"-2" AND 2"-4" IN SIZE.

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 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.

- 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.
 - MAIN LINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
 - ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
 - VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
 - THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
 - IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
 - NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

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

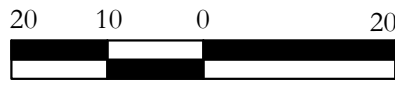
- TREE PROTECTION NOTES:
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
 - ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4) TALL, BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
 - PRIOR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

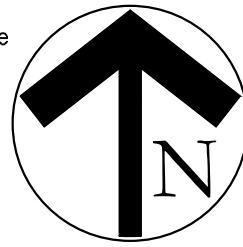
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____.

WITNESS OUR HANDS, this ____ day of _____.

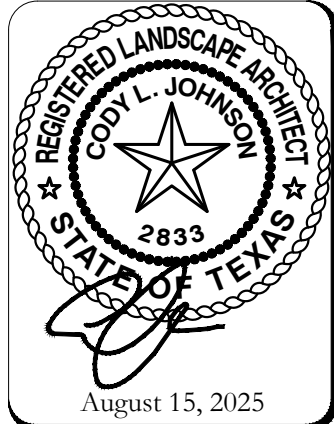
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

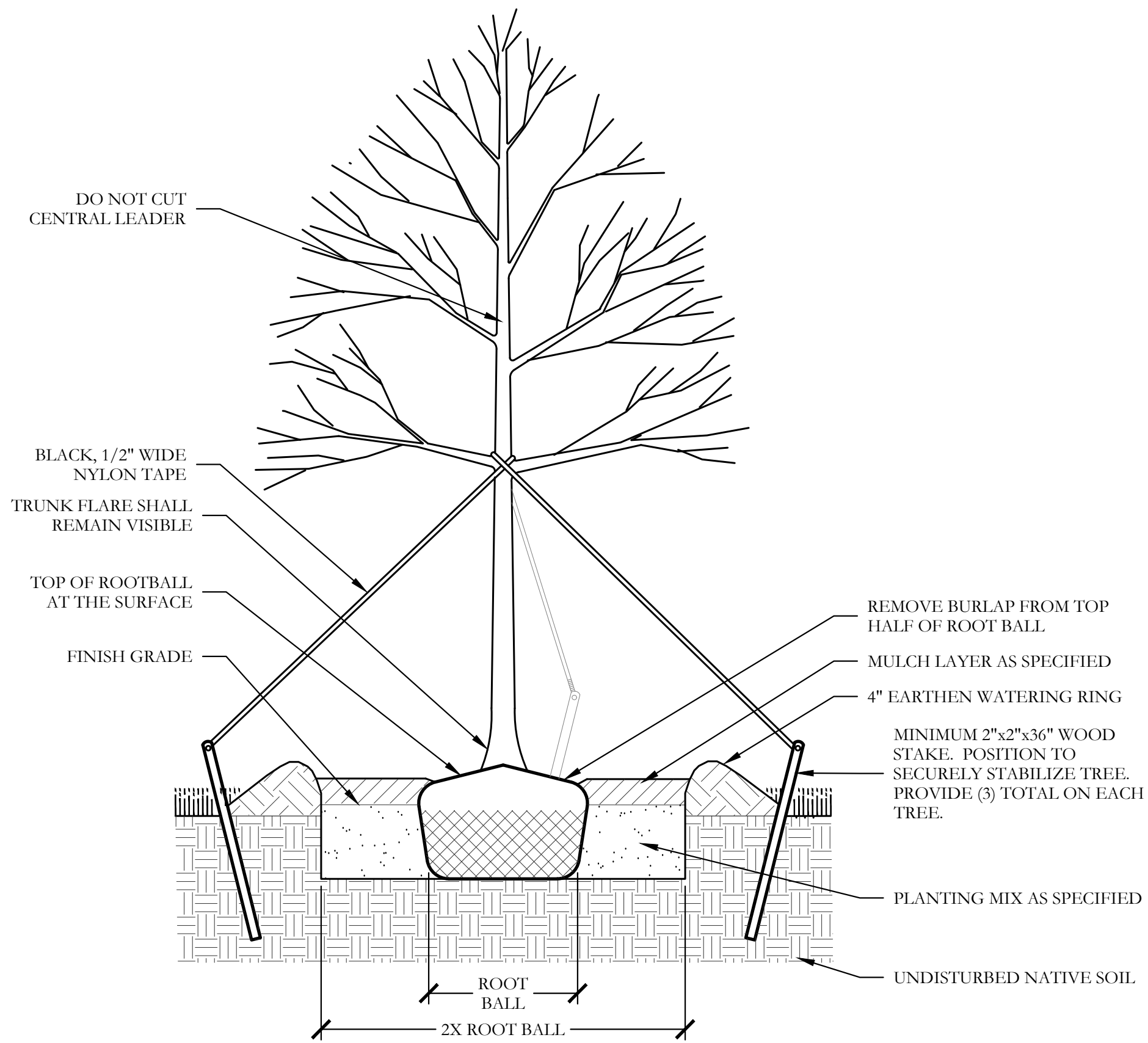




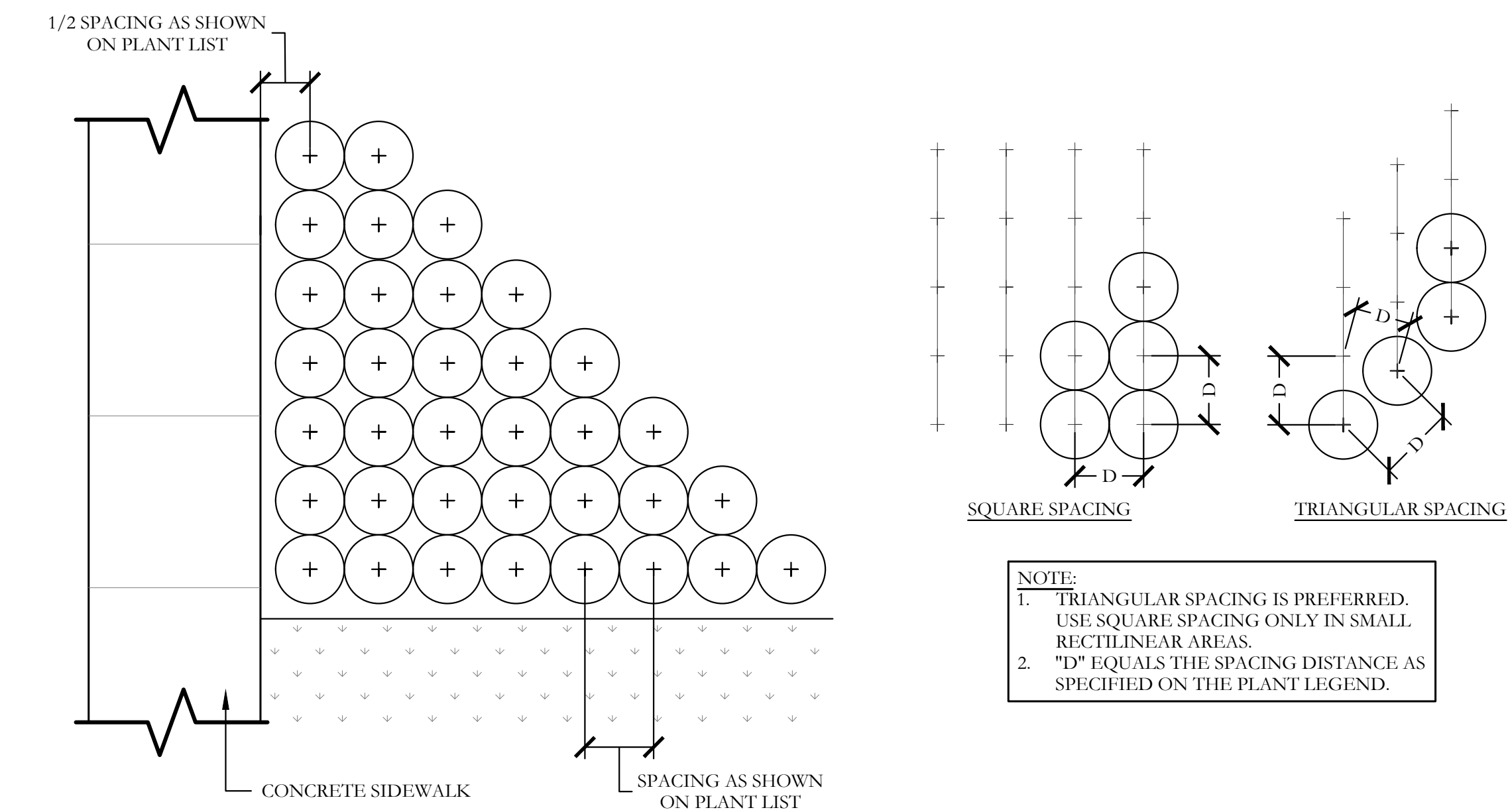
SCALE:
1" = 20'
One Inch
JVC No CCD501



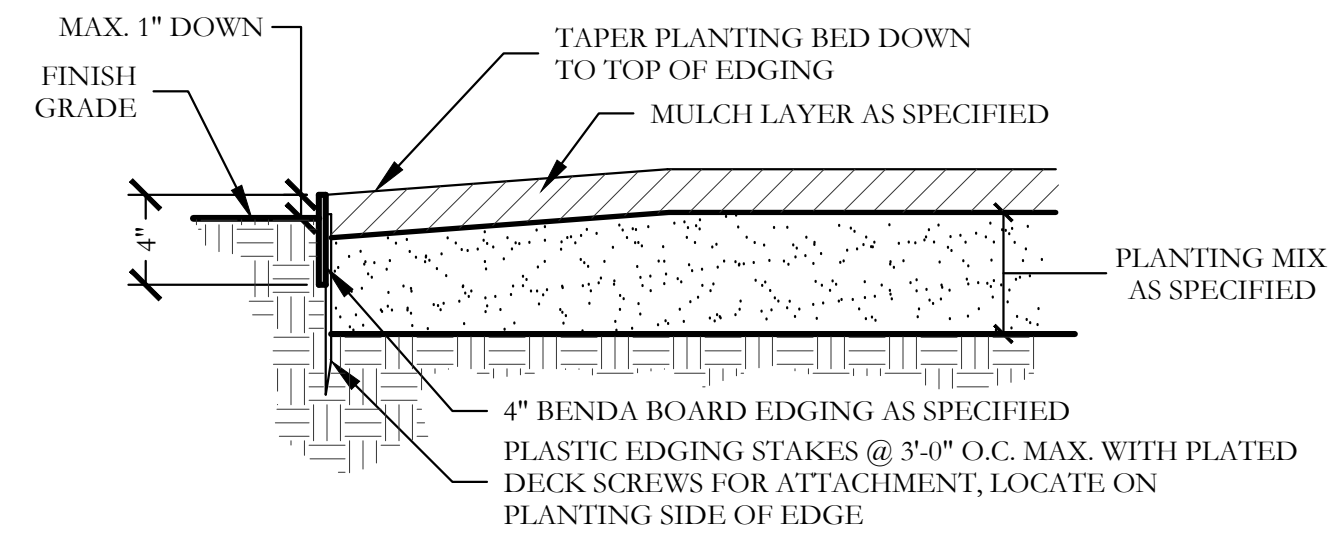
F:\level 3d projects\ced1 - conson cramer development\ced501 - southside hills\landscape\dwg\ced501-1.k.dwg



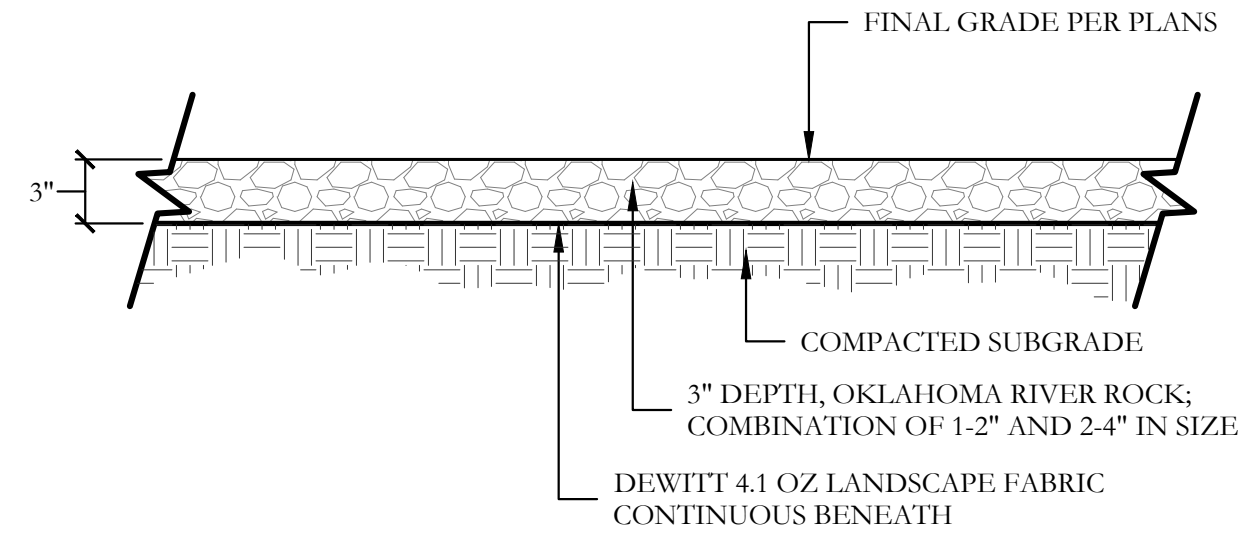
1 TYPICAL TREE PLANTING SECTION NOT TO SCALE



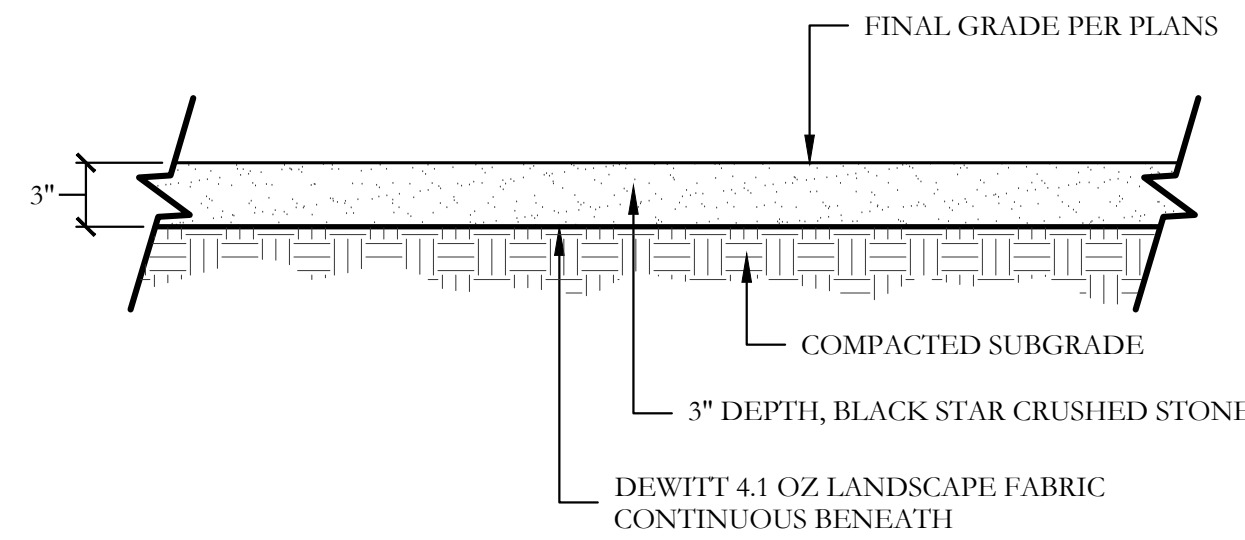
2 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION



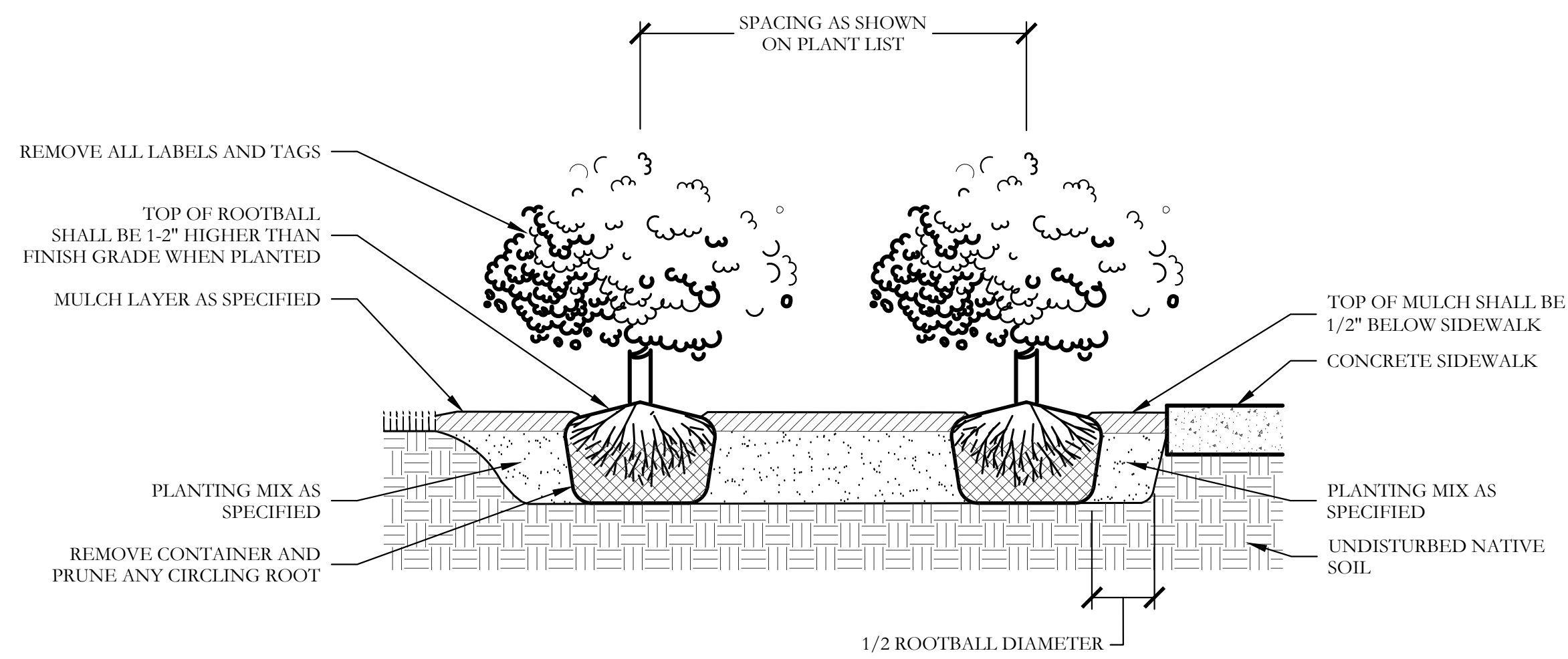
3 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



4 OKLAHOMA RIVER ROCK BED SECTION SCALE: 1" = 1'-0"



5 BLACK STAR CRUSHED STONE SECTION SCALE: 1" = 1'-0"



NOT TO SCALE

APPROVED:
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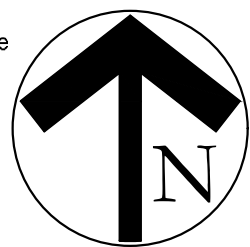
WITNESS OUR HANDS, this ____ day of ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

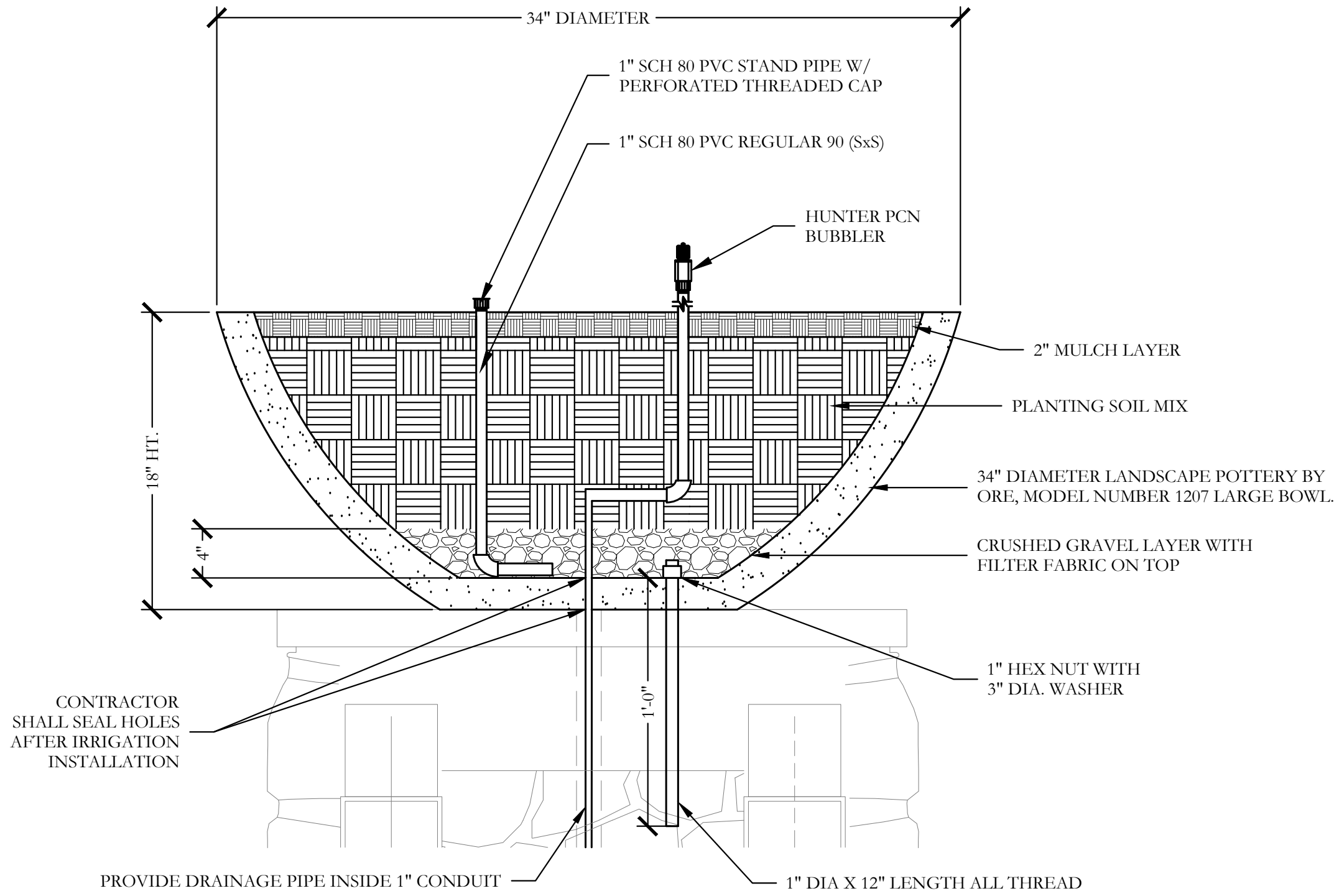
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SCALE 1" = 20'

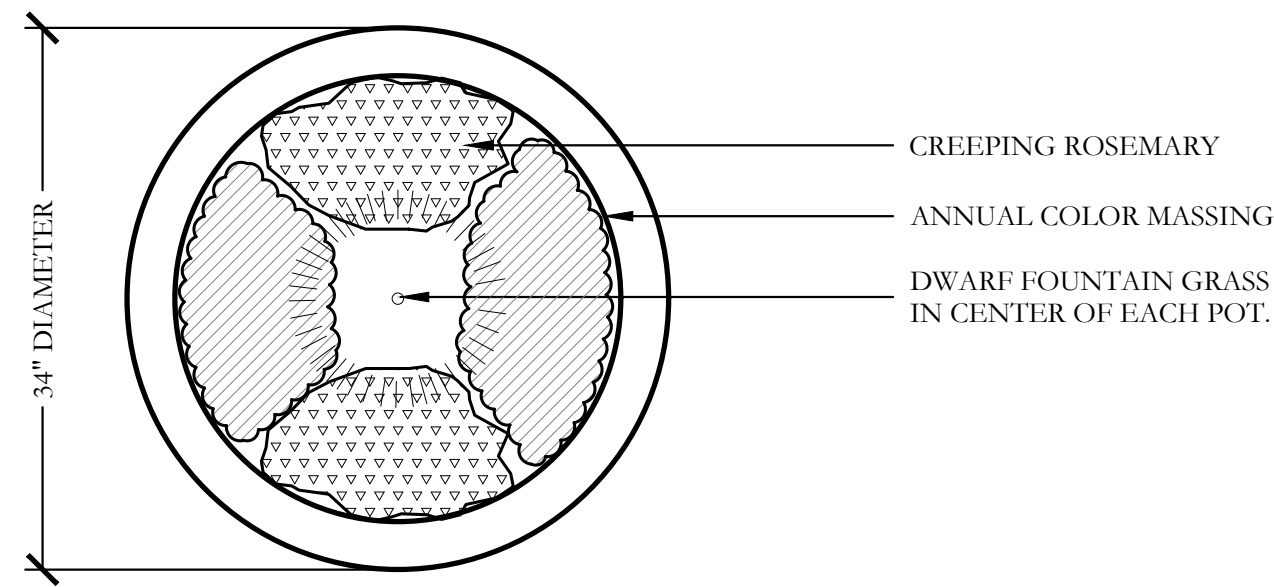


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LANDSCAPE POTTERY PLANT LIST						
SYMBOL	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
	2	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAEMELN'	2 GALLON	CENTER OF POT	CONTAINER GROWN; FULL PLANT.
	24	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	8	CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	12" O.C.	CONTAINER GROWN; FULL PLANT.
	2	34" DIAMETER LANDSCAPE POTTERY BY ORE, MODEL NUMBER 1207. FINISH OXIDIZED ZINC PATINA				



1 TYPICAL LANDSCAPE POTTERY DETAIL ATOP COLUMN SECTION NOT TO SCALE



2 LANDSCAPE POTTERY PLANTING LAYOUT PLAN SCALE: 1" = 1'-0"

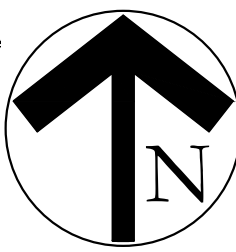
APPROVED:
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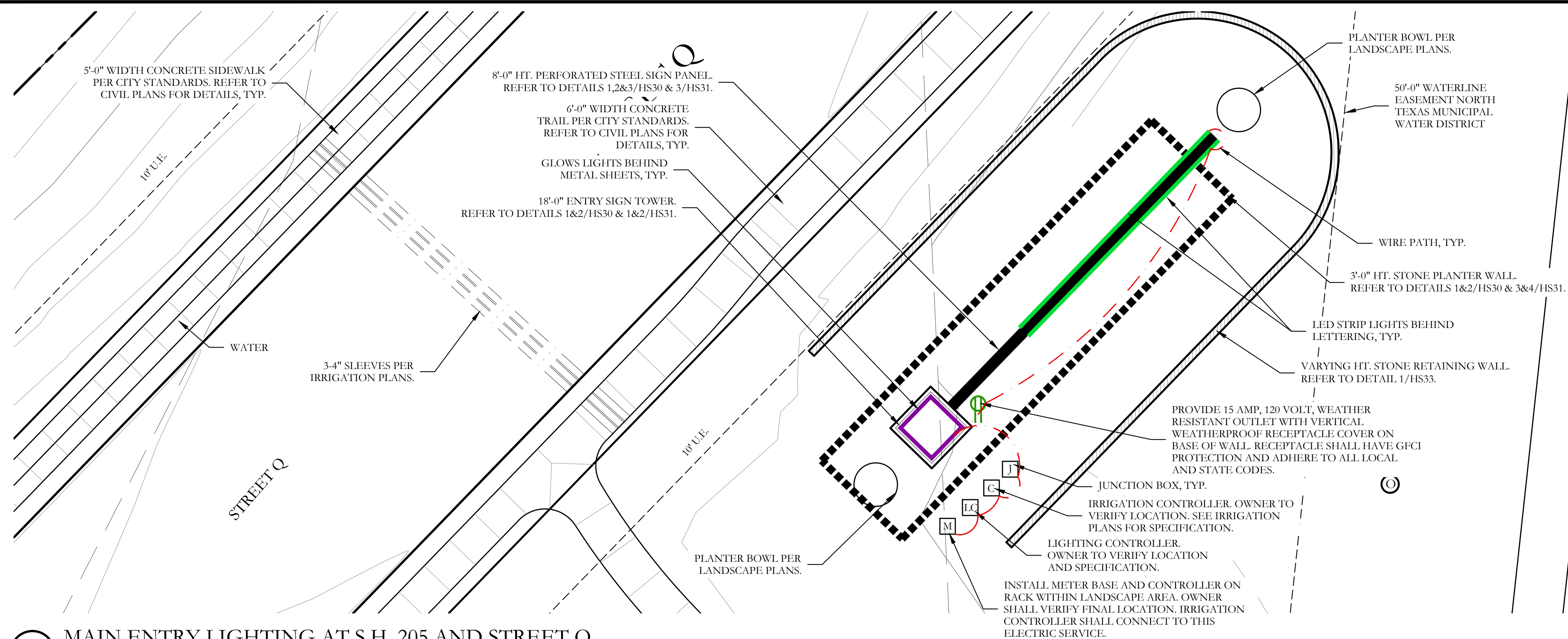
WITNESS OUR HANDS, this ____ day of ____.

Planning & Zoning Commission, Chairman

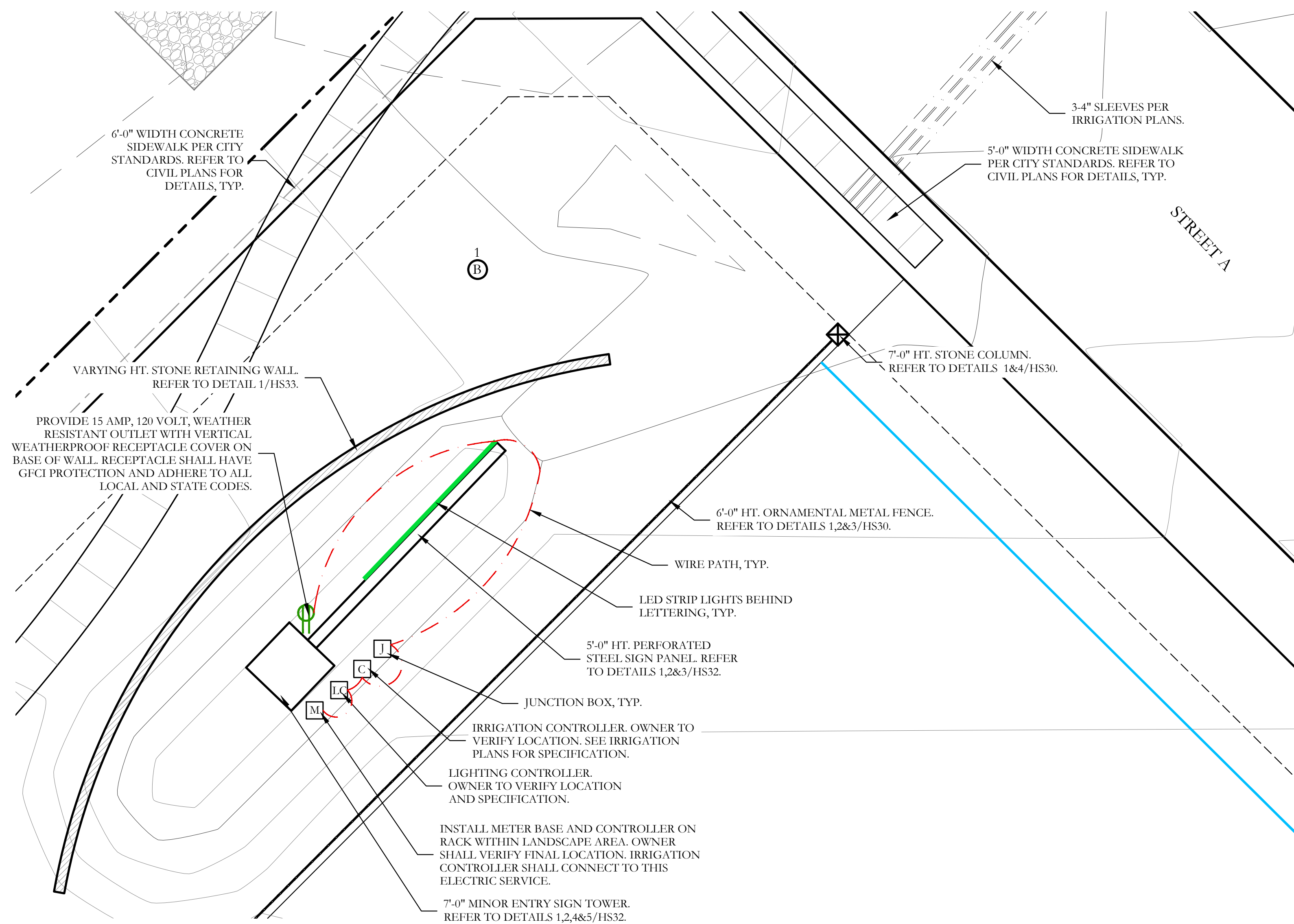
Director of Planning and Zoning

20 10 0 20
SCALE 1" = 20'












1 MAIN ENTRY LIGHTING AT S.H. 205 AND STREET Q



SECONDARY ENTRY LIGHTING AT FM 549 AND STREET A

LIGHTING LEGEND		
SYMBOL	ITEM	QTY
	PROPOSED METER BASE	2
	LIGHTING CONTROLLER AS SELECTED BY OWNER	2
	IRRIGATION CONTROLLER SEE IRRIGATION PLANS FOR DETAILS	2
	JUNCTION BOX, AS NECESSARY	2
	LED STRIP LIGHTS	3
	GLOW LIGHTS	4
	GFCI DUPLEX OUTLET WITH WEATHERPROOF COVER	2

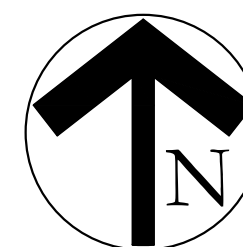
1. COORDINATE ALL ELECTRIC UTILITY REQUIREMENTS WITH THE SERVICE PROVIDER IN THE AREA. COORDINATE EXACT TRANSFORMER LOCATION TO MAINTAIN REQUIRED CLEARANCES FROM BUILDING, EQUIPMENT, ETC. PRIOR TO INSTALLATION. POUR TRANSFORMER PAD PER UTILITY COMPANY REQUIREMENTS.
2. COORDINATE ALL TELEPHONE SERVICE REQUIREMENTS WITH LOCAL TELEPHONE UTILITY COMPANY AND PROVIDE ACCORDINGLY.
3. LIGHTING TYPE AND SIZE SHALL BE SELECTED BY THE OWNER.
4. LIGHTING AND ELECTRICAL CONNECTIONS SHALL COMPLY WITH TEXAS DEPARTMENT STATE HEALTH SERVICES AND MANUFACTURER RECOMMENDATIONS.
5. COORDINATE ALL SLEEVE LOCATIONS WITH OTHER TRADES. INSTALL ADDITIONAL SLEEVES AS NECESSARY.
6. ALL ELECTRICAL CONTRACTOR SHALL REFER AND ADHERE TO ALL MANUFACTURER'S SPECIFICATIONS, CUT SHEETS, SHOP DRAWINGS, NOTES, AND INSTALLATION PROCEDURES FOR ALL PRODUCTS SHOWN ON PLANS.
7. THE CONTRACTOR SHALL DETERMINE WIRE SIZES AND RUN PATTERNS IN THE FIELD.
8. REFER TO IRRIGATION PLANS AND COORDINATE WITH IRRIGATION CONTRACTOR FOR ALL SLEEVE LOCATIONS.
9. THE LIGHTING EXHIBIT SHOWN HEREIN IS FOR GRAPHIC REFERENCE ONLY TO BE USED FOR BIDDING PURPOSES. FINAL DESIGN AND INSTALLATION SHALL BE PROVIDED BY A LICENSED ELECTRICIAN.

APPROVED:
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WITNESS OUR HANDS, this day of ,

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



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CALLOUTS LEGEND:

- 6'-0" HT. ORNAMENTAL METAL FENCE BY DEVELOPER WITH MASONRY COLUMNS ON EACH END.
- 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
- 6'-0" HT. WOOD FENCE BY BUILDER.

APPROVED:
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WITNESS OUR HANDS, this ____ day of ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

