PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2020-006 **P&Z DATE** 04/14/20 **CC DATE** 05/04/20. **APPROVED/DENIED**

ARCHITECTURAL REVIEW BOARD DATE_____ **HPAB DATE**_____ **PARK BOARD DATE**_____

ZONING APPLICATION
☐ SPECIFIC USE PERMIT
☐ ZONING CHANGE
☐ PD CONCEPT PLAN
☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
☑ SITE PLAN
☐ LANDSCAPE PLAN
☐ TREESCAPE PLAN
☐ PHOTOMETRIC PLAN
☐ BUILDING ELEVATIONS
☐ MATERIAL SAMPLES
☐ COLOR RENDERING

PLATTING APPLICATION
☐ MASTER PLAT
☐ PRELIMINARY PLAT
☐ FINAL PLAT
☐ REPLAT
☐ ADMINISTRATIVE/MINOR PLAT
☐ VACATION PLAT
☐ LANDSCAPE PLAN
☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.#_____)
- ☑ APPLICATIONS
- ☑ RECEIPT
- ☑ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE_____
  - ☐ CABINET #_____
  - ☐ SLIDE #_____

NOTES:_____

_____

_____

_____

_____

_____

ZONING MAP UPDATED_____

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2020-006.

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]
[ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

Other Application Fees:
[ ] Tree Removal ($75.00)
[ ] Variance Request ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address: N/A
Subdivision: Rockwall Business Park East — Lot: 5 — Block: —
General Location: 900 E. Ralph Hall Parkway

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning: C — Current Use: Undeveloped
Proposed Zoning: C — Proposed Use: Day-Care / Retail
Acreage: 6.28 Ac — Lots [Current]: 1 — Lots [Proposed]: 2

[ ] ***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	[✓] Applicant
Contact Person	Jim Vaudagna	Jared Helmberger, P.E.
Address	1445 W. San Carlos St.	811 S. Central Expwy #306
City, State & Zip	San Jose, CA 95126	Richardson, TX 75080
Phone		469-884-9979
E-Mail		jhelmberger@epsilonland.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared JAMES VAUDAGNA [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 $_____, to cover the cost of this application, has been paid to the City of Rockwall on this the 10 day of MARCH, 20 20. 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 10 day of MARCH, 20 20.

Owner's Signature J. Vaudagna

Notary Public in and for the State of ~~Texas~~ CALIFORNIA

RIC LOUIE
Notary Public - California
Santa Clara County
Commission # 2248218
My Comm. Expires Jul 26, 2022

My Commission Expires

DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

Phone: (972) 771-7745
Email: Planning@Rockwall.com

External Review:
Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review:
Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 3/20/2020

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 03/26/2020. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 3/26/2020 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 4/14/2020 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: **SP2020-006**

Project Name: **Pinnacle Montessori Academy**

Project Type: **SITE PLAN**

Applicant Name: **JARED HELMBERGER**

Owner Name: **JIM VAUDAGNA**

Project Description:

RECEIPT

Project Number: SP2020-006
Job Address: 900 E RALPH HALL
ROCKWALL, TX 75032

Receipt Number: **B88681**

Printed: 3/26/2020 2:48 pm

Fee Description	Account Number	Fee Amount
SITE PLANNING		
	01-4280	$375.60

Total Fees Paid: **$375.60**
Date Paid: 3/26/2020 12:00:00AM
Paid By: JARED HELMBERGER
Pay Method: CHECK 1052
Received By: AG

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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PROPERTY INFORMATION [PLEASE PRINT]

Address	N/A				
Subdivision	Rockwall Business Park East	Lot	5	Block	—
General Location	900 E. Ralph Hall Parkway				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	C			Current Use	Undeveloped
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[ ] Owner	Dallas East	[✓] Applicant	Epsilon Land Development
Contact Person	Jim Vaudagna	Contact Person	Jared Helmberger, P.E.
Address	1445 W. San Carlos St.	Address	811 S. Central Expwy #306
City, State & Zip	San Jose, CA 95126	City, State & Zip	Richardson, TX 75080
Phone		Phone	469-834-9979
E-Mail		E-Mail	jhelmberger@epsilonland.com

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"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 $_____, to cover the cost of this application, has been paid to the City of Rockwall on this the 10 day of MARCH, 20 20. 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."

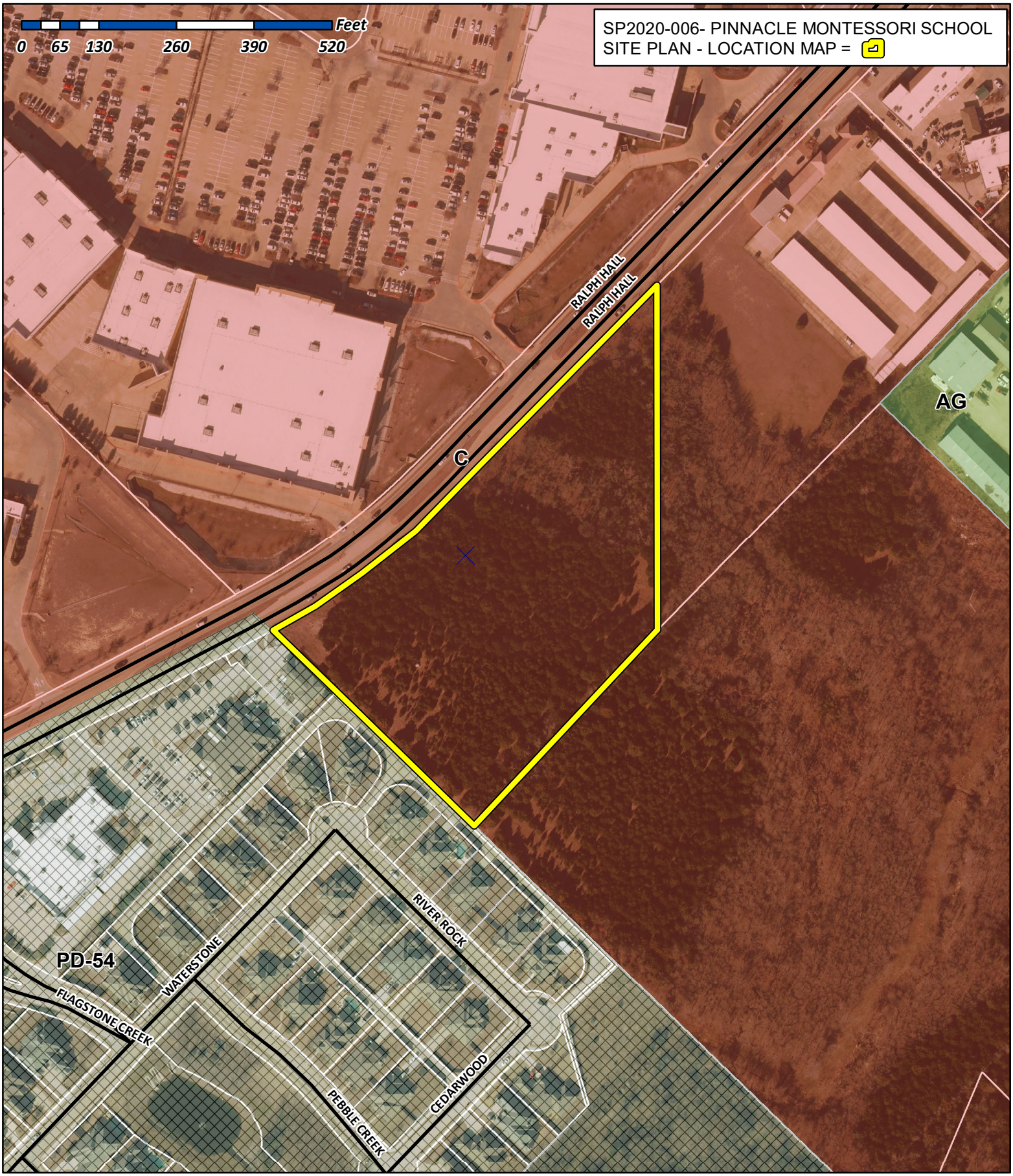
Given under my hand and seal of office on this the 10 *day of* MARCH, *20* 20.

Owner's Signature J. Vaudagna

Notary Public in and for the State of ~~Texas~~ CALIFORNIA

RIC LOUIE
Notary Public - California
Santa Clara County
Commission # 2248218
My Comm. Expires Jul 26, 2022

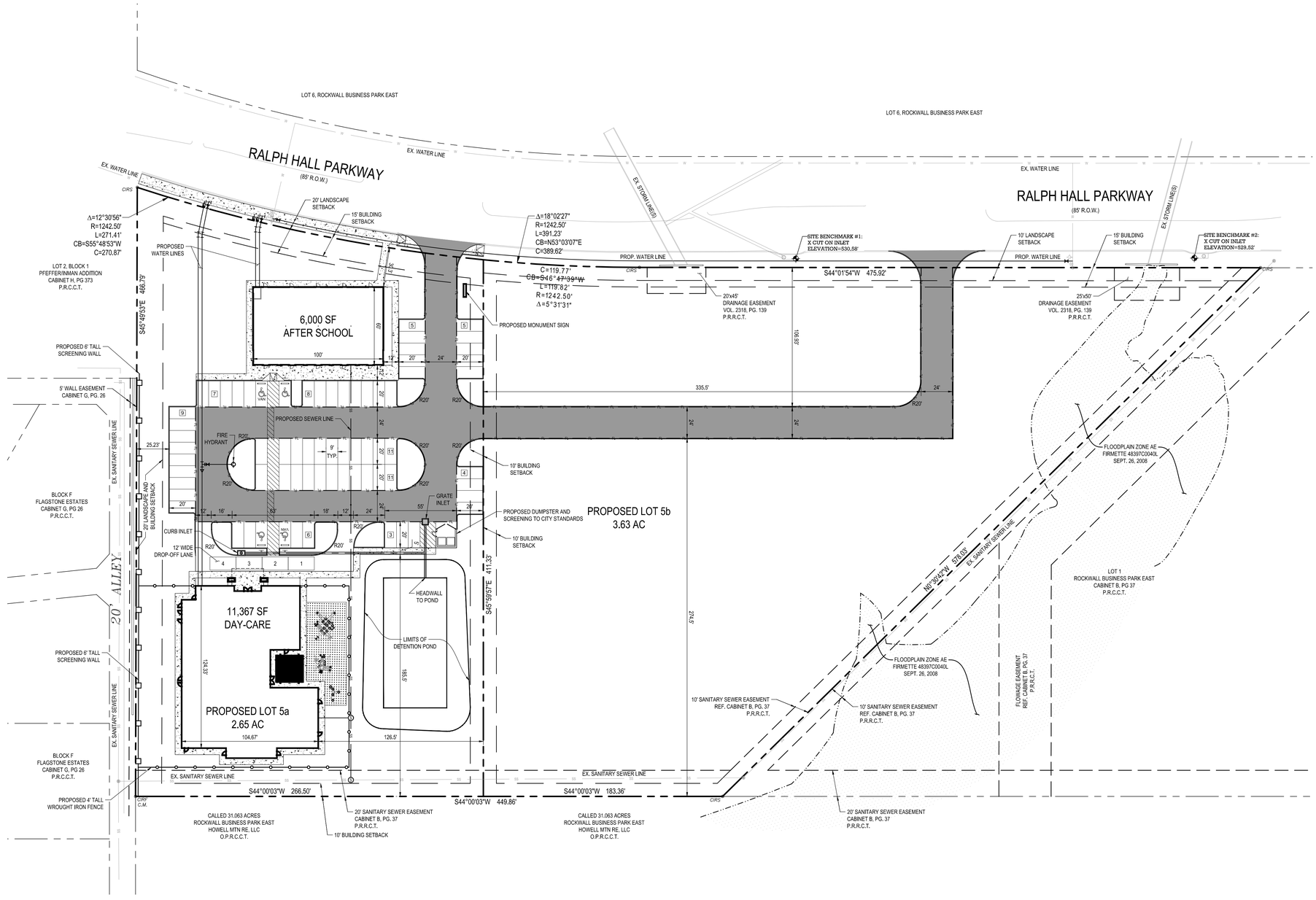
My Commission Expires



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.



LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
FLOODPLAIN LINE	
EXISTING SANITARY SEWER LINE	SS
EXISTING WATER LINE	W
PROPOSED SANITARY SEWER LINE	SS
PROPOSED WATER LINE	
PROPOSED STORM LINE	
PROPOSED 6' SCREENING FENCE	
PROPOSED 4' WROUGHT IRON FENCE	
PROPOSED FIRE LANE	FL
PARKING COUNT	

ZONING DATA

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

SITE DATA

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

GENERAL NOTES

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

PARKING DATA

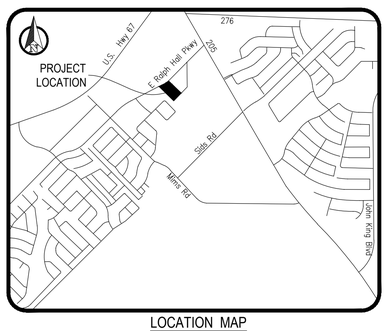
DAY-CARE:	
1 SPACE PER 300 SF	38 SPACES REQUIRED
RETAIL/OFFICE:	
1 SPACE/250 SQUARE FEET	24 SPACES REQUIRED
TOTAL SPACES REQUIRED:	*62 SPACES REQUIRED*
HANDICAP SPACES REQUIRED:	*3 SPACES REQUIRED*
VAN SPACES REQUIRED:	*1 SPACE REQUIRED*

811 Know what's **below.** **811** before you dig.

BENCHMARKS

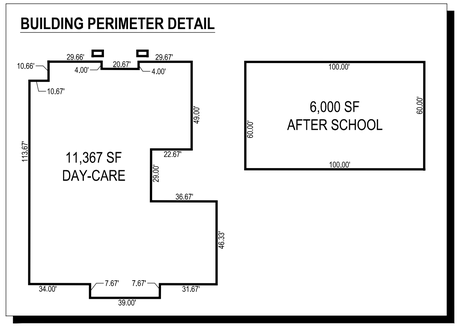
BENCHMARK #1: AN "X" CUT ON TOP OF THE NORTHEAST CORNER OF A INLET LOCATED 356' ± FROM THE NORTHWEST CORNER OF LOT 5 IN THE EAST RIGHT-OF-WAY LINE OF RALPH HILL PARKWAY.
ELEVATION: 830.58'

BENCHMARK #2: AN "X" CUT ON TOP OF THE SOUTHEAST CORNER OF AN INLET LOCATED 51' ± FROM THE NORTHWEST CORNER OF LOT 5 IN THE EAST RIGHT-OF-WAY LINE OF RALPH HILL PARKWAY.
ELEVATION: 529.52'



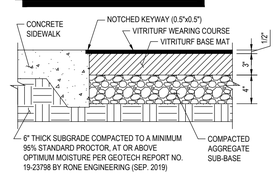
LOCATION MAP
1" = 1000'

BUILDING PERIMETER DETAIL



PAVING LEGEND

FIRE LANE PAVEMENT	
SIDEWALK PAVEMENT	
PLAYGROUND SECTION (VITRITURF)	



PLAYGROUND SECTION
N.T.S.

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE ROCKWALL PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, 2020.

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2020.

PLANNING & ZONING COMMISSION, CHAIRMAN _____ DIRECTOR OF PLANNING & ZONING

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

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

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS

PROFESSIONAL SEAL

THESE PLANS WERE PREPARED UNDER THE GUIDANCE OF **JARED HELMBERGER, P.E. #130231** AND ARE CONSIDERED PRELIMINARY AND ARE NOT TO BE USED FOR CONSTRUCTION.

CLIENT INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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

PROJECT NUMBER: PMA032

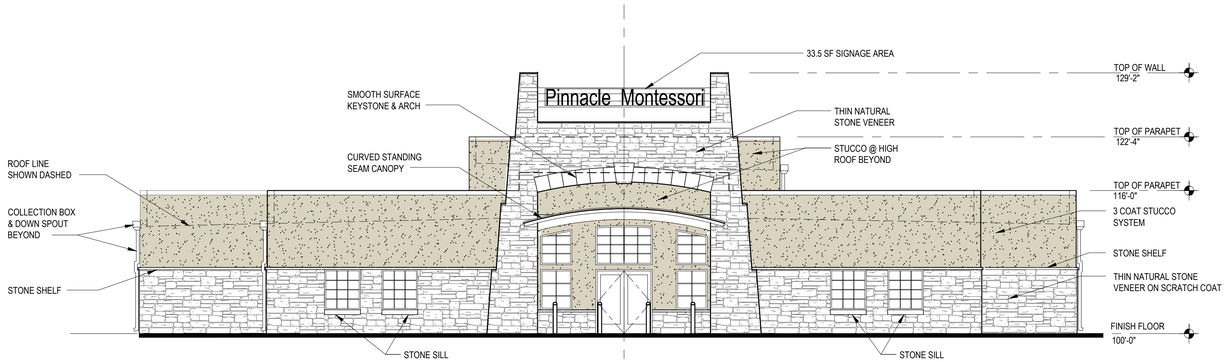
SHEET TITLE

SITE PLAN

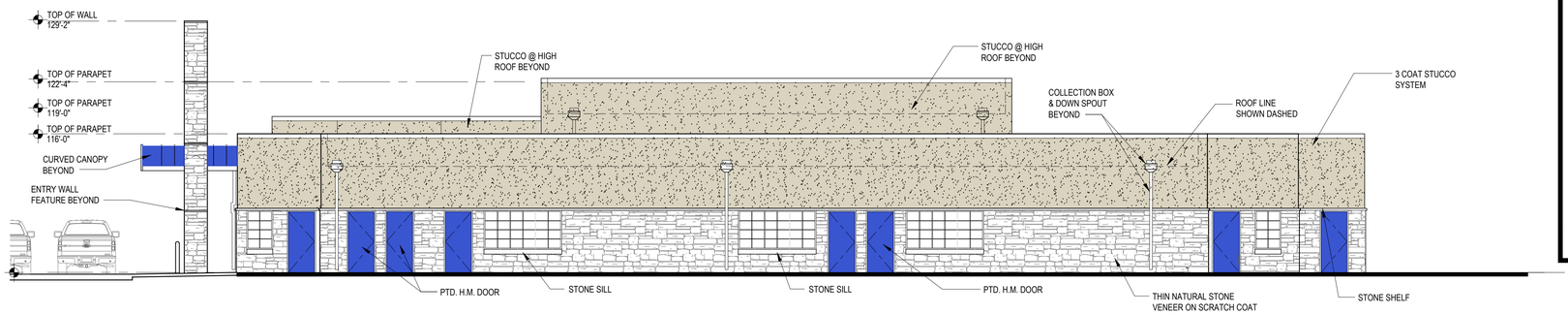
SHEET NUMBER

C1.00

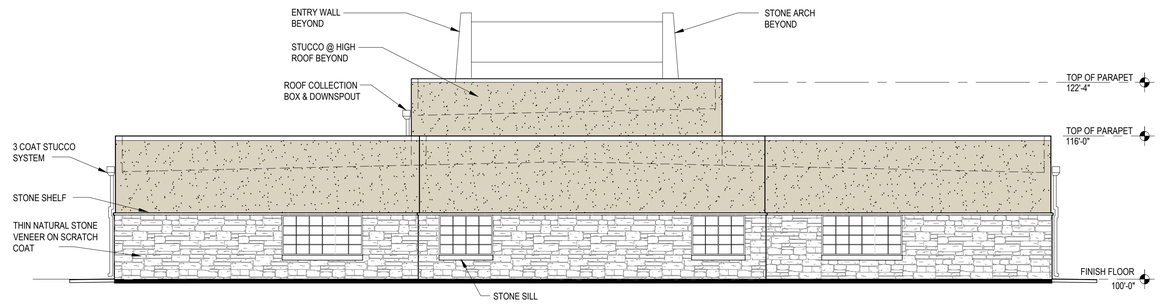
ISSUE DATE: 03-20-2020



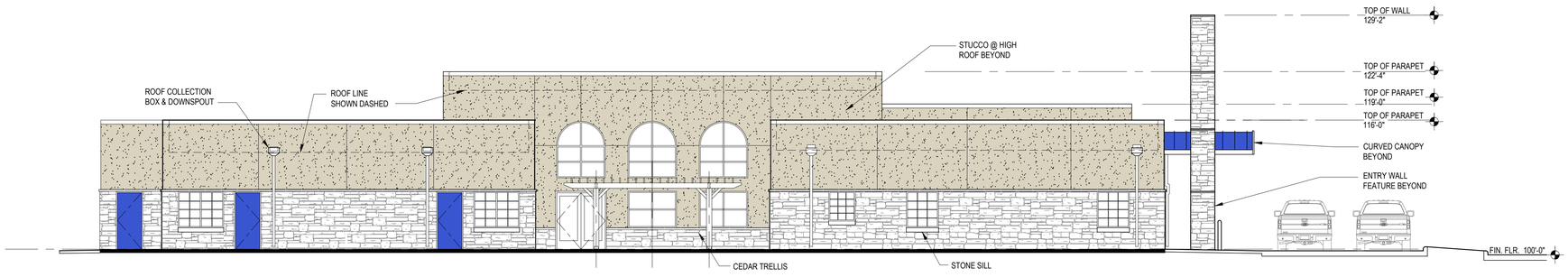
1 NORTH ELEVATION - SCHOOL
SCALE: 1/8" = 1'-0"
(FRONT ELEVATION)



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



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



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

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. WHERE EXTERIOR WALL MOUNTED LIGHTING PROTRUDES GREATER THAN 4" FROM WALL, BOTTOM OF FIXTURE TO BE 6'-8" A.F.F. MAXIMUM.
3. REFER TO CIVIL FOR FINISH FLOOR ELEVATIONS
3. REFER TO STRUCTURAL DRAWINGS FOR SLAB BREAKS
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS AND OTHER WEATHER EXPOSED AREAS.
5. ALL PATIOS, AND SIDEWALKS TO BE SLOPED 1/4 PER FOOT / 2% MAXIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
6. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING.
7. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & DRAWINGS FOR FINAL GRADING.
8. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER; STREET NUMBERS ONLY.
9. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.

SYMBOL LEGEND - ELEVATIONS

- THIN STONE STONE VENEER
- STUCCO
- (111) DOOR TAG
- (A) WINDOW TAG
- XX — WALL SECTION TAG
- XX / AX.X — DETAIL SECTION TAG
- T.O.P. 100'-0" XTH FLOOR — TOP OF PLATE
- T.O.D. 100'-0" XTH FLOOR — TOP OF DECK
- T.O.S. 100'-0" XTH FLOOR — TOP OF SLAB
- F.F. 100'-0" — FINISH FLOOR

NOTE:

THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.

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

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

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

OMEGA DESIGN

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

Revisions:

#	DATE	COMMENTS

REGISTERED ARCHITECT
Glenn Hopper
74959
STATE OF TEXAS

MAR. 20, 2020
EXPIRES SEPT. 30, 2020

PROJECT

PINNACLE MONTESSORI OF ROCKWALL

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

PROJECT #
SRC 032

OWNER

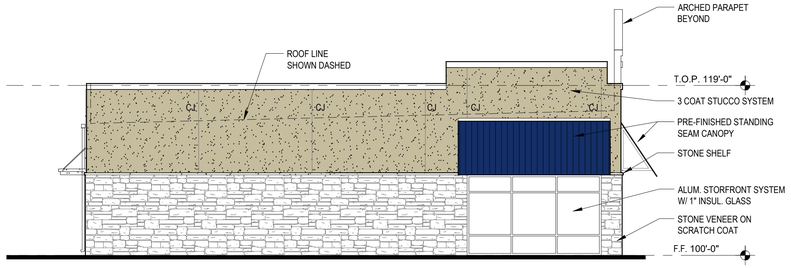
Lakeside Kids, LLC
5909 Beth Drive
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SHEET TITLE:
SCHOOL BUILDING - EXTERIOR ELEVATIONS

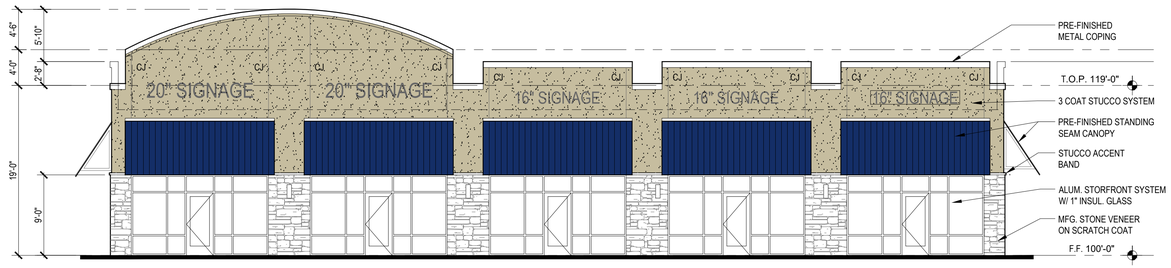
SHEET NO.
A3.0

ISSUE DATE: MARCH 20, 202

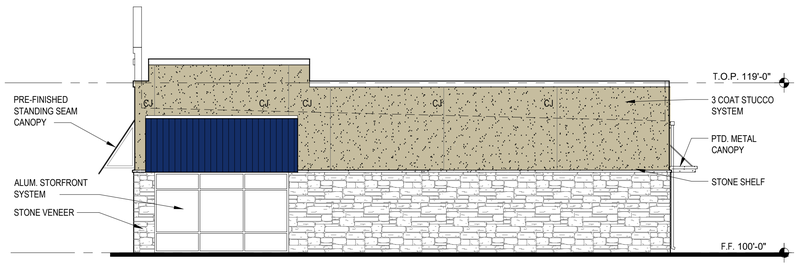
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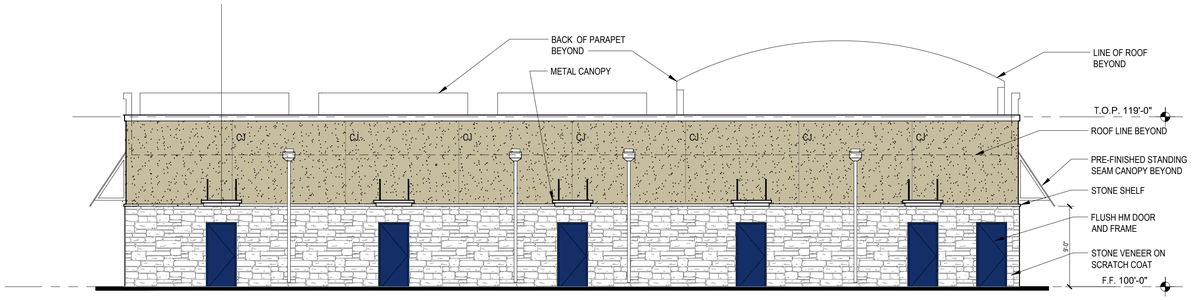
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SCALE: 1/8= 1'-0"



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SCALE: 1/8= 1'-0"

SHELL BUILDING										
BUILDING MATERIALS	NORTH		SOUTH		EAST		WEST		TOTALS	
	SF	%	SF	%	SF	%	SF	%	SF	%
STUCCO	498	39.4 %	498	39.4 %	798	16 %	916	48.5 %	2,710	27.9 %
STONE VENEER	519	41 %	519	41 %	206	4 %	741	39.3 %	1,985	20.4 %
ALUM. WINDOWS	135	10.6 %	135	10.6 %	3,450	68 %	0	0 %	3,951	40.7 %
DOORS	0	0 %	0	0 %	105	6.7 %	126	6.7 %	231	2.4 %
METAL CANOPY	102	8 %	102	8 %	500	24 %	70	3.7 %	774	8 %
STONE SHELF	11	1 %	11	1 %	4	0 %	33	1.8 %	59	0.6 %
TOTALS	1,265	100 %	1,265	100 %	5,060	100 %	1,886	100 %	9,710	100 %

NOTE:

THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.

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

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

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

OMEGA DESIGN

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

Revisions:

#	DATE	COMMENTS

REGISTERED ARCHITECT Glenn Hopper 6939 STATE OF TEXAS

MAR. 20, 2020
EXPIRES SEPT. 30, 2020

PROJECT

PINNACLE MONTESSORI OF ROCKWALL

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

PROJECT #
SRC 032

OWNER

Lakeside Kids, LLC

5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:

AFTER SCHOOL SHELL BLDG. - EXTERIOR ELEVATIONS

SHEET NO.

A3.2

ISSUE DATE: MARCH 20, 202

Z:\Architecture\032 Rockwall\A3.2 - SHELL - EXTERIOR ELEVATIONS.dwg, 3/20/2020 11:04:03 AM

EXTERIOR MATERIAL SAMPLE BOARD

TRIM COLOR

DOVER WHITE, SW 6385
PAINTED TRIM BELOW CANOPY

HM DOORS

HM DOORS - Indigo Batik, SW 7602
STANDING SEAM CANOPY

WALL STUCCO

COLOR - STO #16031
ELEVATION LOCATIONS:
* STUCCO ABOVE STONE WAINSCOT
* STUCCO FINISH ON FRP ENTRY COLUMN COVERS

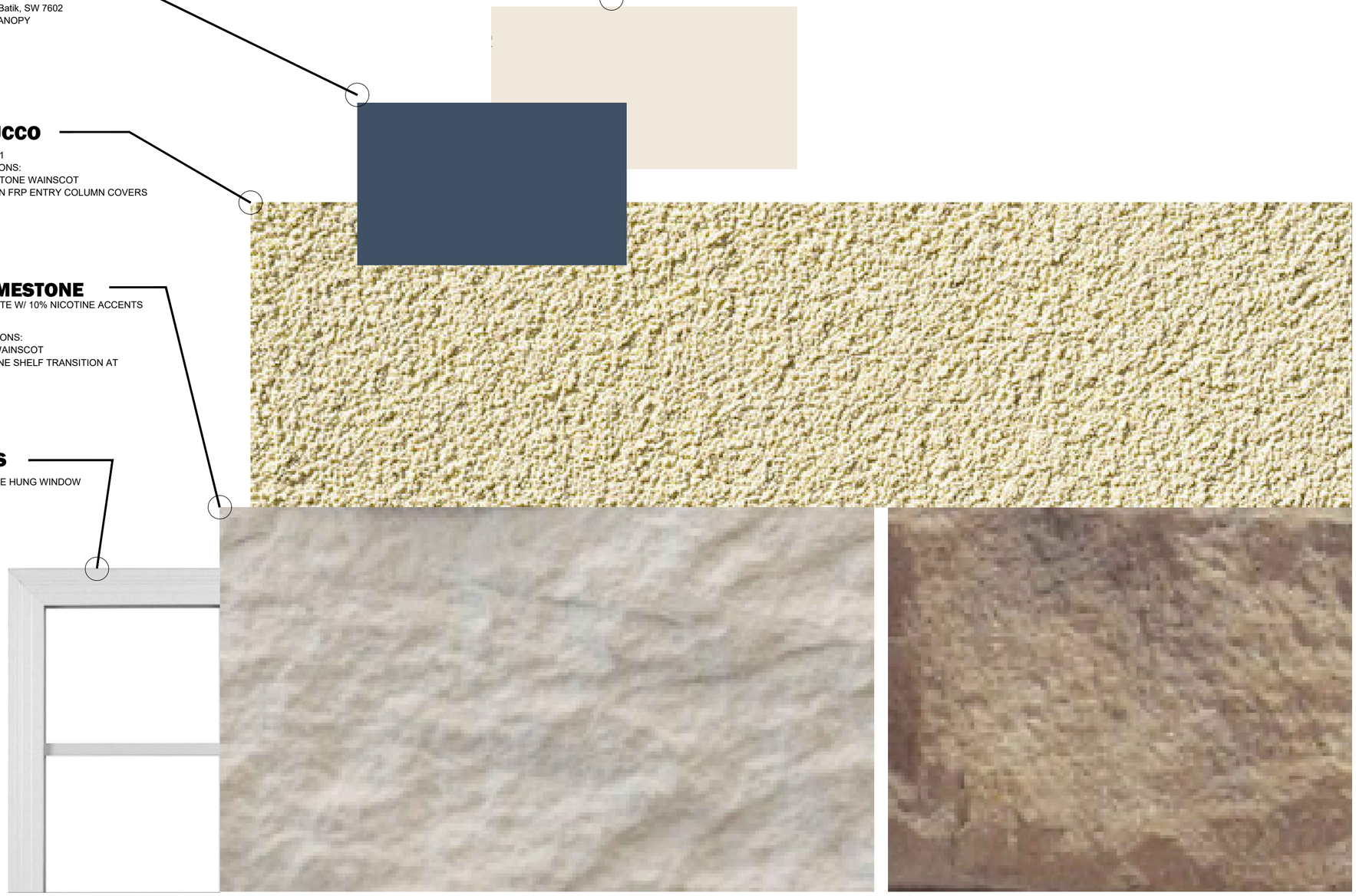
WHITE LIMESTONE

COLOR - HARD WHITE W/ 10% NICOTINE ACCENTS

ELEVATION LOCATIONS:
- STONE VENEER WAINSCOT
- 3" x 2'-0" CUT STONE SHELF TRANSITION AT BASE OF STUCCO

WINDOWS

FIBERGLASS SINGLE HUNG WINDOW
FRAME - WHITE



PROJECT

Pinnacle Montessori Acadamy of Rockwall

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

OMEGA DESIGN LLC
811 SOUTH CENTRAL EXPRESSWAY · SUITE 306
RICHARDSON, TEXAS 75080
214 462 7330

RALPH HALL PARKWAY
(85' R.O.W.)

RALPH HALL PARKWAY
(85' R.O.W.)

20' LANDSCAPE SETBACK

Δ=12°30'56"
R=1242.50'
L=271.41'
CB=S55°48'53"W
C=270.87'

15' BUILDING SETBACK

EXISTING TREE TO BE REMOVED, TYP.

Δ=18°02'27"
R=1242.50'
L=391.23'
CB=N53°03'07"E
C=389.62'

EXISTING TREE TO REMAIN, TYP.

10' LANDSCAPE SETBACK

S44°01'54"W 475.92'

TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION, TYP., REFER TO 01/L1.01

15' BUILDING SETBACK

CIRS

PC

C=119.77'
CB=S46°47'39"W
L=119.82'
R=1242.50'
Δ=5°31'31"

20'x45' DRAINAGE EASEMENT VOL. 2316, PG. 139 P.R.R.C.T.

25'x50' DRAINAGE EASEMENT VOL. 2316, PG. 139 P.R.R.C.T.

S45°49'53"E 466.79'

LOT 2, BLOCK 1
PFEFFERKINMAN ADDITION
CABINET H, PG 373
P.R.C.C.T.

5' WALL EASEMENT
CABINET G, PG 26

20' LANDSCAPE AND BUILDING SETBACK

6,000 SF
AFTER SCHOOL

11,329 SF
DAY-CARE

PROPOSED LOT 5a
2.05 AC

PROPOSED LOT 5b
3.63 AC

EXISTING TREE TO BE REMOVED, TYP.

EXISTING TREE TO REMAIN, TYP.

TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION, TYP., REFER TO 01/L1.01

10' BUILDING SETBACK

TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION, TYP., REFER TO 01/L1.01

10' SANITARY SEWER EASEMENT
REF. CABINET B, PG. 37
P.R.R.C.T.

20' SANITARY SEWER EASEMENT
CABINET B, PG. 37 P.R.R.C.T.

S44°00'03"W 266.50'

S44°00'03"W 449.86'

S44°00'03"W 183.36'

CALLED 31.063 ACRES
ROCKWELL BUSINESS PARK EAST
HOWELL MTN RE, LLC O.P.R.C.C.T.

CIRF
C.M.

CIRS

10' BUILDING SETBACK

S45°59'57"E 411.33'

N00°30'42"W 578.03'

LOT 1
ROCKWALL BUSINESS PARK EAST
CABINET B, PG 37
P.R.C.C.T.

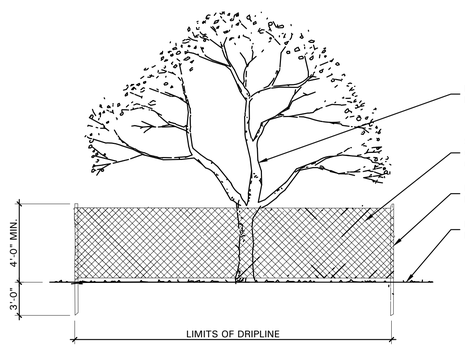
FLOODPLAIN ZONE AE
FIRMETTE 48397C0040L
SEPT. 26, 2008

20' ALLEY

BLOCK F
FLAGSTONE ESTATES
CABINET G, PG 28
P.R.C.C.T.

'TREE PRESERVATION NOTES

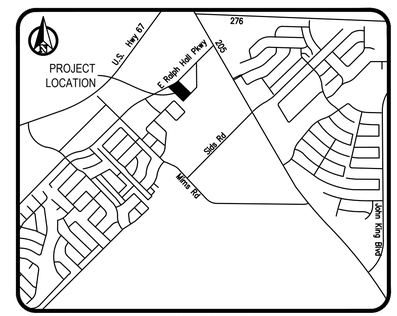
1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
9. BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.



01 TREE PROTECTIVE FENCING
NOT TO SCALE

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01



LOCATION MAP
1" = 1000'

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

N

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

BELLE FIRMA

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

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

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIAN WILLIAMS
2248
STATE OF TEXAS
03.19.20

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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

PROJECT NUMBER: PMA032

SHEET TITLE

TREESCAPE PLAN

SHEET NUMBER

L1.01

ISSUE DATE: 03-20-2020

TREE SURVEY FIELD DATA				
No.	Dia. (inches)	Species (common name)	Status	Mitigation (inches)
1659	6	Cedar	TO BE REMOVED	
1660	8	Cedar	TO BE REMOVED	
1661	18	Cedar	TO REMAIN	
1662	6	Cedar	TO BE REMOVED	
1663	6	Cedar	TO BE REMOVED	
1664	6	Cedar	TO BE REMOVED	
1665	6	Cedar	TO BE REMOVED	
1666	6	Cedar	TO BE REMOVED	
1667	6	Cedar	TO BE REMOVED	
1668	6	Cedar	TO REMAIN	
1669	6	Cedar	TO REMAIN	
1670	6	Cedar	TO BE REMOVED	
1671	8	Cedar	TO BE REMOVED	
1672	6	Cedar	TO BE REMOVED	
1673	6	Cedar	TO BE REMOVED	
1674	6	Cedar	TO BE REMOVED	
1675	12	Cedar	TO BE REMOVED	6
1676	8	Cedar	TO REMAIN	
1677	12	Cedar	TO BE REMOVED	6
1678	6	Cedar	TO REMAIN	
1679	6	Cedar	TO REMAIN	
1680	6	Cedar	TO REMAIN	
1681	6	Cedar	TO REMAIN	
1682	6	Cedar	TO REMAIN	
1683	6	Cedar	TO REMAIN	
1684	6	Cedar	TO REMAIN	
1685	12	Cedar	TO BE REMOVED	6
1686	6	Cedar	TO REMAIN	
1687	10	Cedar	TO REMAIN	
1688	6	Cedar	TO REMAIN	
1689	6	Cedar	TO REMAIN	
1690	6	Cedar	TO REMAIN	
1691	6	Cedar	TO REMAIN	
1692	6	Cedar	TO REMAIN	
1693	14	Cedar	TO REMAIN	
1694	10	Cedar	TO REMAIN	
1695	8	Cedar	TO REMAIN	
1695	6	Cedar	TO REMAIN	
1696	6	Cedar	TO REMAIN	
1697	16	Cedar	TO REMAIN	
1698	6	Cedar	TO REMAIN	
1699	6	Cedar	TO REMAIN	
1700	18	Cedar	TO REMAIN	
1838	12	Hackberry	TO REMAIN	
1839	12	Hackberry	TO REMAIN	
1840	8	Green Ash	TO REMAIN	
1841	10	Hackberry	TO REMAIN	
1842	10	Hackberry	TO REMAIN	
1843	12	Gulf Black Willow	TO REMAIN	
1844	10	Gulf Black Willow	TO REMAIN	
1845	10	Cottonwood	TO REMAIN	
1846	6	Green Ash	TO REMAIN	
1847	6	Cottonwood	TO REMAIN	
1848	6	Hackberry	TO BE REMOVED	DECLINE
1849	12	Hackberry	TO BE REMOVED	DECLINE
1850	8	Hackberry	TO BE REMOVED	DECLINE
1851	6	Green Ash	TO BE REMOVED	
1852	6	American Elm	TO BE REMOVED	
1853	6	Hackberry	TO BE REMOVED	
1854	12	Hackberry	TO BE REMOVED	DECLINE
1855	8	Hackberry	TO BE REMOVED	DECLINE
1856	6	Hackberry	TO BE REMOVED	DECLINE
1857	12	Hackberry	TO REMAIN	DECLINE
1858	12	Cedar Elm	TO REMAIN	DECLINE
1859	6	Hackberry	TO REMAIN	
1860	10	Hackberry	TO REMAIN	
1861	8	American Elm	TO REMAIN	
1862	8	Cedar Elm	TO REMAIN	
1863	8	Cedar	TO REMAIN	
1864	10	American Elm	TO REMAIN	
1865	6	Hackberry	TO REMAIN	
1866	6	Hackberry	TO REMAIN	
1867	10	Cottonwood	TO BE REMOVED	
1868	8	Hackberry	TO BE REMOVED	DECLINE
1869	6	Hackberry	TO BE REMOVED	DECLINE
1870	6	Hackberry	TO BE REMOVED	
1871	10	Hackberry	TO BE REMOVED	
1872	6	Hackberry	TO BE REMOVED	
1873	10	American Elm	TO BE REMOVED	
1874	8	Hackberry	TO BE REMOVED	
1875	6	Hackberry	TO BE REMOVED	
1876	8	Cedar	TO BE REMOVED	
1877	6	Hackberry	TO BE REMOVED	
1878	6	Cedar	TO BE REMOVED	
1879	8	Hackberry	TO BE REMOVED	
1880	10	Hackberry	TO BE REMOVED	
1881	8	Hackberry	TO BE REMOVED	
1882	6	Hackberry	TO BE REMOVED	
1883	6	Hackberry	TO REMAIN	
1884	6	Hackberry	TO REMAIN	
1885	12	Cedar	TO REMAIN	
1886	10	Cedar	TO REMAIN	
1887	12	Cedar	TO REMAIN	
1888	8	American Elm	TO BE REMOVED	
1889	8	Cedar	TO BE REMOVED	
1890	12	Cedar	TO REMAIN	
1891	6	Hackberry	TO REMAIN	
1892	8	Cedar	TO BE REMOVED	
1893	6	Cedar	TO BE REMOVED	
1894	10	Green Ash	TO BE REMOVED	DECLINE
1895	6	Cedar	TO BE REMOVED	
1896	22	Cottonwood	TO BE REMOVED	
1897	8	Hackberry	TO BE REMOVED	
1898	12	Cedar	TO BE REMOVED	6
1899	10	Cedar	TO BE REMOVED	
2017	6	Cedar	TO REMAIN	
2018	6	Cedar	TO REMAIN	
2020	6	Cedar	TO REMAIN	
2022	14	Cedar	TO BE REMOVED	7
2023	10	Cedar	TO BE REMOVED	
2024	6	Cedar	TO BE REMOVED	
2025	6	Cedar	TO BE REMOVED	
2026	6	Cedar	TO BE REMOVED	
2027	24	Cedar	TO REMAIN	
2028	6	Cedar	TO REMAIN	
2029	10	Cedar	TO REMAIN	
2030	6	Cedar	TO REMAIN	
2031	8	Cedar	TO REMAIN	
2032	10	Cedar	TO REMAIN	
2033	20	Cedar	TO REMAIN	
2034	6	Cedar	TO REMAIN	
2035	6	Cedar	TO BE REMOVED	
2036	6	Cedar	TO BE REMOVED	
2037	6	Cedar	TO BE REMOVED	
2038	6	Cedar	TO BE REMOVED	
2039	6	Cedar	TO BE REMOVED	
2040	6	Cedar	TO BE REMOVED	
2041	6	Cedar	TO BE REMOVED	
2042	6	Cedar	TO BE REMOVED	
2043	6	Cedar	TO BE REMOVED	
2044	6	Cedar	TO BE REMOVED	
2045	6	Cedar	TO BE REMOVED	
2046	10	American Elm	TO BE REMOVED	
2047	6	Cedar	TO BE REMOVED	
2048	12	Green Ash	TO BE REMOVED	12
2049	8	Cedar	TO BE REMOVED	
2050	10	Green Ash	TO BE REMOVED	
2051	10	Pecan	TO REMAIN	
2052	6	Cedar	TO REMAIN	
2053	10	Cedar	TO REMAIN	
2054	6	Cedar	TO REMAIN	
2055	10	Cedar	TO REMAIN	
2056	6	Cedar	TO REMAIN	
2057	6	Cedar	TO BE REMOVED	
2058	6	Cedar	TO BE REMOVED	
2059	6	Cedar	TO BE REMOVED	
2060	6	Cedar	TO REMAIN	
2061	6	Cedar	TO BE REMOVED	
2062	6	Cedar	TO REMAIN	
2063	6	Cedar	TO BE REMOVED	
2064	10	Cottonwood	TO REMAIN	
2065	6	Cedar	TO REMAIN	
2066	8	Cedar	TO REMAIN	
2067	6	Cedar	TO REMAIN	
2068	6	Cedar	TO BE REMOVED	
2069	6	Cedar	TO BE REMOVED	
2070	6	Cedar	TO BE REMOVED	
2071	6	Cedar	TO BE REMOVED	
2072	6	Cedar	TO BE REMOVED	
2073	6	Cedar	TO BE REMOVED	
2074	6	Cedar	TO BE REMOVED	
2075	6	Cedar	TO BE REMOVED	
2076	10	Cedar	TO REMAIN	
2077	6	Cedar	TO BE REMOVED	
2078	14	Cedar	TO BE REMOVED	7
2079	6	Cedar	TO BE REMOVED	
2080	6	Cedar	TO BE REMOVED	
2081	6	Cedar	TO BE REMOVED	
2082	6	Cedar	TO BE REMOVED	
2083	6	Cedar	TO BE REMOVED	
2084	6	Cedar	TO BE REMOVED	
2085	8	Cedar	TO REMAIN	
2086	6	Cedar	TO BE REMOVED	
2087	6	Cedar	TO BE REMOVED	
2088	6	Cedar	TO BE REMOVED	
2089	6	Cedar	TO BE REMOVED	
2090	6	Cedar	TO BE REMOVED	
2091	6	Cedar	TO BE REMOVED	
2092	16	Cedar	TO BE REMOVED	8
2093	6	Cedar	TO BE REMOVED	
2095	6	Cedar	TO REMAIN	
2096	16	Cedar	TO REMAIN	
2097	6	Cedar	TO BE REMOVED	
2098	6	Cedar	TO REMAIN	
2099	6	Cedar	TO BE REMOVED	
2301	10	Cedar	TO BE REMOVED	
2302	8	Cedar	TO BE REMOVED	
2303	8	Cedar	TO BE REMOVED	
2304	6	Cedar	TO BE REMOVED	
2305	6	Cedar	TO BE REMOVED	
2306	6	Cedar	TO BE REMOVED	
2307	6	Cedar	TO BE REMOVED	
2308	6	Cedar	TO BE REMOVED	
2309	6	Cedar	TO BE REMOVED	
2310	10	Cedar	TO BE REMOVED	
2311	6	Cedar	TO BE REMOVED	
2312	8	Cedar	TO BE REMOVED	
2313	6	Cedar	TO BE REMOVED	
2314	6	Cedar	TO BE REMOVED	
2315	6	Cedar	TO BE REMOVED	
2316	10	Cedar	TO BE REMOVED	
2317	10	Cedar	TO BE REMOVED	
2318	6	Cedar	TO BE REMOVED	
2319	8	Cedar	TO BE REMOVED	
2320	6	Cedar	TO BE REMOVED	
2321	10	Cedar	TO BE REMOVED	
2322	6	Cedar	TO BE REMOVED	
2323	10	Cedar	TO BE REMOVED	
2324	12	Cedar	TO BE REMOVED	6
2325	6	Cedar	TO BE REMOVED	
2326	6	Cedar	TO BE REMOVED	
2327	6	Cedar	TO BE REMOVED	
2328	12	Cedar	TO BE REMOVED	6
2329	6	Cedar	TO BE REMOVED	
2330	8	Cedar	TO BE REMOVED	
2331	6	Cedar	TO BE REMOVED	
2332	22	Cedar	TO BE REMOVED	11
2333	6	Cedar	TO BE REMOVED	
2335	8	Cedar	TO BE REMOVED	
2336	6	Cedar	TO BE REMOVED	
2337	8	Cedar	TO BE REMOVED	
2338	6	Cedar	TO BE REMOVED	
2339	12	Cedar	TO BE REMOVED	6
2340	10	Cedar	TO BE REMOVED	
2341	6	Cedar	TO BE REMOVED	
2342	6	Cedar	TO BE REMOVED	
2343	6	Cedar	TO BE REMOVED	
2344	6	Cedar	TO BE REMOVED	
2345	10	Cedar	TO BE REMOVED	
2346	12	Cedar	TO BE REMOVED	6
2347	14	Cedar	TO BE REMOVED	7
2348	8	Cedar	TO BE REMOVED	
2349	12	Cedar	TO BE REMOVED	6
2350	6	Cedar	TO BE REMOVED	
2351	12	Cedar	TO BE REMOVED	6
2352	18	Cedar	TO BE REMOVED	9
2353	14	Cedar	TO BE REMOVED	7
2354	12	Cedar	TO BE REMOVED	6
2355	14	Cedar	TO REMAIN	
2356	16	Cedar	TO REMAIN	
2357	8	Cedar	TO BE REMOVED	
2358	8	Cedar	TO BE REMOVED	
2359	8	Cedar	TO BE REMOVED	
2360	8	Cedar	TO BE REMOVED	
2361	8	Cedar	TO REMAIN	
2362	6	Cedar	TO BE REMOVED	
2363	6	Cedar	TO REMAIN	
2364	10	Cedar	TO REMAIN	
2365	10	Cedar	TO REMAIN	
2366	12	Cedar	TO REMAIN	
2367	14	Cedar	TO REMAIN	
2368	8	Cedar	TO REMAIN	
2369	16	Cedar	TO REMAIN	
2370	8	Cedar	TO REMAIN	
2371	6	Cedar	TO REMAIN	
2372	8	Cedar	TO BE REMOVED	
2373	6	Cedar	TO BE REMOVED	
2375	10	Cedar	TO BE REMOVED	
2376	18	Cedar	TO BE REMOVED	9
2377	10	Cedar	TO BE REMOVED	
2378	6	Cedar	TO REMAIN	
2379	6	Cedar	TO REMAIN	
2380	6	Cedar	TO BE REMOVED	
2381	6	Cedar	TO BE REMOVED	
2382	6	Cedar	TO BE REMOVED	
2383	6	Cedar	TO BE REMOVED	
2384	6	Cedar	TO BE REMOVED	
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2392	6	Cedar	TO BE REMOVED	
2393	6	Cedar	TO BE REMOVED	
2394	8	Cedar	TO BE REMOVED	
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2402	6	Cedar	TO BE REMOVED	
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2404	8	Cedar	TO BE REMOVED	
2405	18	Cedar	TO BE REMOVED	9
2406	6	Cedar	TO BE REMOVED	
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2408	8	Cedar	TO BE REMOVED	
2409	8	Cedar	TO BE REMOVED	
2410	10	Cedar	TO BE REMOVED	
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2417	6	Cedar	TO REMAIN	
2418	8	Cedar	TO REMAIN	
2419	10	Cedar	TO REMAIN	
2420	10	Cedar	TO REMAIN	
2421	6	Cedar	TO REMAIN	
2422	8	Cedar	TO REMAIN	
2423	12	Cedar	TO REMAIN	
2424	8	Cedar	TO REMAIN	
2425	16	Cedar	TO REMAIN	
2426	14	Cedar	TO REMAIN	
2427	8	Cedar	TO REMAIN	
2428	10	Cedar	TO REMAIN	
2429	10	Hackberry	TO REMAIN	
2430	8	Hackberry	TO REMAIN	
2431	10	Hackberry	TO REMAIN	DECLINE
2432	14	American Elm	TO REMAIN	DECLINE
2433	6	Cedar	TO BE REMOVED	DECLINE
2434	6	Cedar	TO REMAIN	DECLINE
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2436	8	Cedar	TO REMAIN	
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2445	6	Cedar	TO REMAIN	
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2471	8	Cedar	TO REMAIN	
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2475	8	Green Ash	TO REMAIN	
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2531	6	Cedar	TO REMAIN	
2532	6	Cedar	TO REMAIN	
2533	6	Cedar	TO REMAIN	
2535	6	Cedar	TO REMAIN	
2536	10	Cedar	TO REMAIN	
2537	10	Cedar	TO REMAIN	
2537	8	Cedar	TO BE REMOVED	
2538	8	Cedar	TO REMAIN	
2539	10	Cedar	TO BE REMOVED	
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2571	6	Cedar	TO REMAIN	
2572	12	Cedar	TO BE REMOVED	6
2573	6	Cedar	TO BE REMOVED	
2574	8	Cedar	TO BE REMOVED	
2575	8	Cedar	TO BE REMOVED	
2576	8	Cedar	TO BE REMOVED	
2577	12	Cedar	TO BE REMOVED	6
2578	6	Cedar	TO BE REMOVED	
2579	14	Cedar	TO REMAIN	
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2585	10	Cedar	TO REMAIN	
2586	12	Cedar	TO REMAIN	
2587	8	Cedar	TO REMAIN	
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2609	10	Cedar	TO REMAIN	
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2611	8	Cedar	TO REMAIN	
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2633	6	Gulf Black Willow	TO REMAIN	
2634	6	Cedar	TO REMAIN	
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2698	6	Cedar	TO REMAIN	
2699	6	Cedar	TO REMAIN	
2700	8	Cedar	TO REMAIN	
2901	6	Cedar	TO BE REMOVED	
2902	12	Cedar	TO BE REMOVED	6
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2904	6	Cedar	TO BE REMOVED	
2905	8	Cedar	TO BE REMOVED	
2906	6	Cedar	TO BE REMOVED	
2907	8	Cedar	TO BE REMOVED	
2908	10	Cedar	TO REMAIN	
2909	10	Cottonwood	TO REMAIN	
2910	8	Cedar	TO REMAIN	
2911	6	Cedar	TO REMAIN	
2913	6	Cedar	TO REMAIN	
2914	8	Cedar	TO BE REMOVED	
2915	6	Cedar	TO BE REMOVED	
2916	6	Cedar	TO BE REMOVED	
2917	6	Cedar	TO BE REMOVED	
2918	6	Cedar	TO BE REMOVED	
2919	8	Cedar	TO BE REMOVED	
2920	8	Cedar	TO REMAIN	
2921	6	Cedar	TO REMAIN	
2922	8	Cedar	TO REMAIN	
2923	8	Cedar	TO REMAIN	
2924	6	Cottonwood	TO REMAIN	
2925	6	Cedar	TO BE REMOVED	
2926	6	Cedar	TO BE REMOVED	
2927	8	Cedar	TO BE REMOVED	
2928	6	Cedar	TO BE REMOVED	
2929	6	Cedar	TO BE REMOVED	
2930	6	Cedar	TO BE REMOVED	
2931	16	Cottonwood	TO REMAIN	
2932	22	Cedar	TO BE REMOVED	11
2933	14	Cedar	TO

RALPH HALL PARKWAY
(85' R.O.W.)

Δ=12°30'56"
R=1242.50'
L=271.41'
CB=S55°48'53"W
C=270.87'

20' LANDSCAPE SETBACK

15' BUILDING SETBACK

Δ=18°02'27"
R=1242.50'
L=391.23'
CB=N53°03'07"E
C=389.62'

10' LANDSCAPE SETBACK

EXISTING TREE TO REMAIN, TYP.

S44°01'54"W 475.92'

C=119.77'
CB=S46°47'39"W
L=119.82'
R=1242.50'
Δ=5°31'31"

20'x45' DRAINAGE EASEMENT VOL. 2316, PG. 139 P.R.R.C.T.

25'x50' DRAINAGE EASEMENT VOL. 2316, PG. 139 P.R.R.C.T.

LOT 2, BLOCK 1
PFEFFERKINAN ADDITION
CABINET H, PG 373
P.R.C.C.T.

5' WALL EASEMENT
CABINET G, PG. 26

20' LANDSCAPE AND BUILDING SETBACK

LAWN SOLID SOD BERMUDAGRASS, TYP.

S45°49'53"E 466.79'

6,000 SF
AFTER SCHOOL

24" MULCH BED, TYP. BTWN. BUILDING AND SHRUBS

18" MULCH STEP OUT TYP.

LIMIT OF HYDROMULCH

LAWN HYDROMULCH BERMUDAGRASS WITH TEMPORARY IRRIGATION UNTIL 100% ESTABLISHMENT TYP. IN DISTURBED AREAS

10' BUILDING SETBACK

24" MULCH BED, TYP. AT B.O.C.

FLAGSTONE ESTATES
CABINET G, PG. 26
P.R.C.C.T.

20' ALLEY

S45°59'57"E 411.33'

PROPOSED LOT 5b
3.63 AC

FLOODPLAIN ZONE AE
FIRMETTE 48397C0040L
SEPT. 26, 2008

LOT 1
ROCKWALL BUSINESS PARK EAST
CABINET B, PG 37
P.R.C.C.T.

N00°30'42"W 578.03'

11,367 SF
DAY-CARE

PROPOSED LOT 5a
2.65 AC.

ARTIFICIAL TURF
REFER TO CIVIL PLANS, TYP.

10' SANITARY SEWER EASEMENT
REF. CABINET B, PG. 37
P.R.R.C.T.

S44°00'03"W 266.50'

S44°00'03"W 183.36'

S44°00'03"W 449.86'

20' SANITARY SEWER EASEMENT
CABINET B, PG. 37 P.R.R.C.T.

CALLED 31.063 ACRES
ROCKWALL BUSINESS PARK EAST
HOWELL MTN RE, LLC O.P.R.C.C.T.

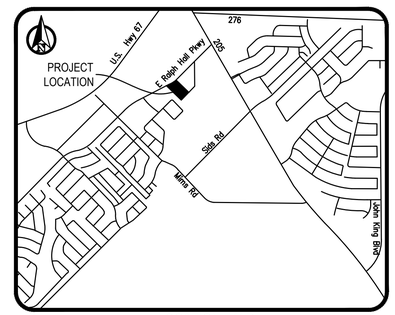
CIRF C.M.

CIRS

PC

PLANT LEGEND

SYMBOL	COMMON NAME
AN	Andorra Juniper
BC	Bald Cypress
BP	Blue Point Juniper
CM	Crepe Myrtle 'Natchez'
LE	Lacebark Elm
LO	Live Oak
LOR	Loropetalum 'Plum Delight'
MFG	Mexican Feathergrass
RB	Oklahoma Redbud
SG	Salvia Greggii 'Red'
SO	Shumard Red Oak
VT	Vitex



LOCATION MAP
1" = 1000'

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

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

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

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

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIAN WILLIAMS
2249
STATE OF TEXAS
03.19.20

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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

PROJECT NUMBER: PMA032

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L2.01

ISSUE DATE: 03-20-2020

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. CONTRACTOR SHALL CROWN ALL LANDSCAPE ISLANDS TO 6" HEIGHT, TYPICAL AND UNIFORM THROUGHOUT THE SITE.
6. CONTRACTOR SHALL OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF FINE GRADING, CROWNS, AND BERMS PRIOR TO INSTALLING LANDSCAPE. NOTIFY LANDSCAPE ARCHITECT 72 HOURS IN ADVANCE TO SCHEDULE A SITE VISIT.
7. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
8. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
9. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
10. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
11. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

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

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL PROVIDE AN ADD ALTERNATE PRICE TO INSTALL (2") TWO INCHES OF IMPORTED TOPSOIL ON ALL LAWN AREAS IN LIEU OF USING EXISTING TOPSOIL ON-SITE. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM LAND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
7. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
8. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

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

HYDROMULCH NOTES

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

LANDSCAPE TABULATIONS - Lot 5a

THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFER

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

RALPH HALL PARKWAY: 272 l.f.

Required	Provided
10' wide buffer	20' wide buffer
(5) trees, 3" cal.	(5) trees, 3" cal.
(5) accent trees	(5) accent trees

20' Alley: 320 l.f.

Required	Provided
10' wide buffer	20' wide buffer
(6) trees, 3" cal.	(6) trees, 3" cal.
(6) accent trees	(6) accent trees

PARKING LOT LANDSCAPING

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

Total interior parking lot area: 24,990 s.f.
Total parking spaces: 71 spaces

Required	Provided
1,250 s.f. (5%)	4,238 s.f.
(7) trees, 3" cal.	(13) trees, 3" cal.

SITE LANDSCAPING

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

Total site: 273,538 s.f.

Required	Provided
41,031 s.f. (15%)	56,579 s.f. (21%)
20,516 s.f. (50%)	26,334 s.f. (64%)

DETENTION BASIN LANDSCAPING

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

Detention Basin Area: 5,362 s.f.

Required	Provided
(7) trees, 3" cal.	(7) trees, 3" cal.
(7) accent trees	(7) accent trees

LANDSCAPE TABULATIONS - Lot 5b

THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFER

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

RALPH HALL PARKWAY: 596 l.f.

Required	Provided
10' wide buffer	10' wide buffer
(12) trees, 3" cal.	(9) trees, 3" cal.
(12) accent trees	(12) accent trees
	(3) existing trees

CITY OF ROCKWALL NOTES

1. **NO TREES WITHIN 5'-0" OF ANY UTILITIES**
2. **IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC**

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
BC	*Taxodium distichum*	Bald Cypress	7	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
CM	*Lagerstroemia indica 'Natchez'*	Crepe Myrtle 'Natchez'	7	30 gal.	container grown, 3-5 trunk, no cross canes, 8' ht., 4' spread, matching
LE	*Ulmus parvifolia 'Sempervirens'*	Lacebark Elm	5	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
LO	*Quercus virginiana*	Live Oak	22	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
RB	*Cercis canadensis 'Oklahoma'*	Oklahoma Redbud	17	30 gal.	container grown, 8' ht., 4' spread min.
SO	*Quercus shumardii*	Shumard Red Oak	6	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
VT	*Vitex agnus-castus*	Vitex	7	2" cal.	B&B or container grown, 8' ht., 4' spread, 3 trunk min.
	SHRUBS/GROUNDCOVER				
AN	*Juniperus tobira 'Andorra'*	Andorra Juniper	20	5 gal.	container full, 20" spread, 24" o.c.
BP	*Juniperus chinensis 'Blue Point'*	Blue Point Juniper	2	5' ht.	B&B, full to base, matching
LOR	*Loropetalum chinensis 'Plum Delight'*	Loropetalum 'Plum Delight'	44	3 gal.	container full, 18" spread, 24" o.c.
MFG	*Nassella tenuissima*	Mexican Feathergrass	640	1 gal.	container full, 24" o.c.
SG	*Salvia greggii 'Red'*	Salvia Greggii 'Red'	40	5 gal.	container full, 20" spread 24" o.c.
	Cynodon dactylon	Common Bermudagrass			solid sod, refer to Solid Sod Notes

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

N

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

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

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

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
LORI ANN WALTERS
2240
STATE OF TEXAS
03.19.20

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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

PROJECT NUMBER: PMA032

SHEET TITLE

LANDSCAPE NOTES

SHEET NUMBER

L2.02

ISSUE DATE: 03-20-2020

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

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

1.2 DESCRIPTION OF WORK

A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) – plant material

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

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

1.5 JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

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

B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.
5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:
1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
6. Remove rejected plant material immediately from job site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.

D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:
1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   a. Clay – between 7-27 percent
   b. Silt – between 15-25 percent
   c. Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.

B. Staking Material for Shade Trees: refer to details.

C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:
1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that,when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ⅓ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

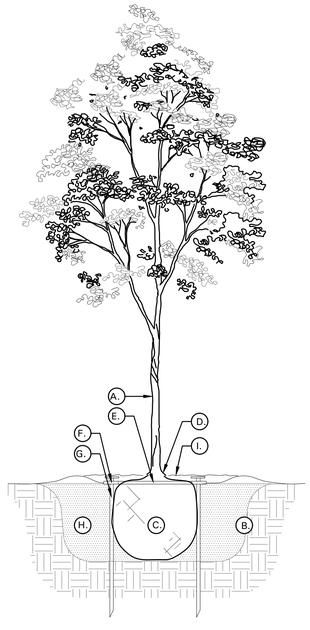
P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:
1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be ½" maximum height above final finished grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
5. Do not install steel edging along sidewalks or curbs.
6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



TREE PLANTING DETAIL LEGEND AND NOTES

A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP ⅓ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.

F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.

G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

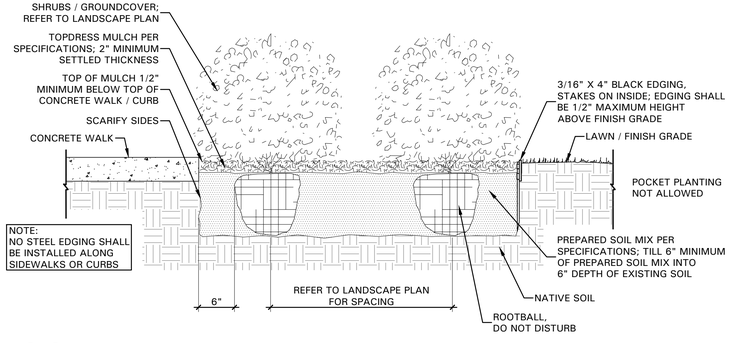
I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

J. TREE STAKES:
TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM:
Tree Stake Solutions
ATTN: Jeff Tuley
(903) 678-6143
jeff@treestakesolutions.com
www.treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.

01 TREE PLANTING DETAIL
NOT TO SCALE



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

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

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

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIANN HALL
2248
STATE OF TEXAS
03.19.20

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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

PROJECT NUMBER: PMA032

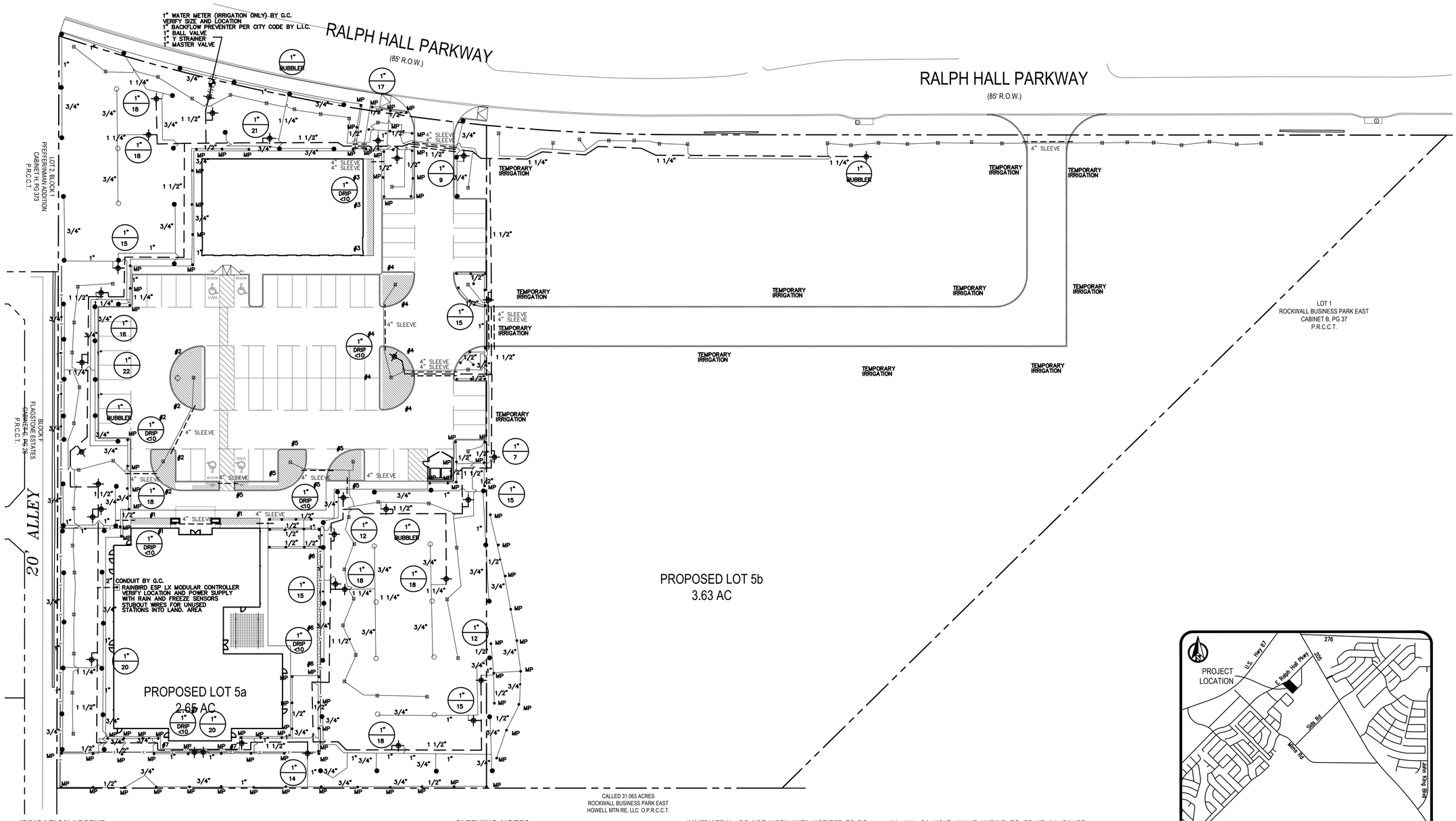
SHEET TITLE

LANDSCAPE SPECIFICATIONS AND DETAILS

SHEET NUMBER

L2.03

ISSUE DATE: 03-20-2020



IRRIGATION LEGEND

- RAINBIRD 1804 POP-UP LAWN HEAD
- MP — HUNTER MP ROTATOR NOZZLE
- RAINBIRD 5000 ROTARY FC
- RAINBIRD 5000 ROTARY PC
- RAINBIRD BUBBLER (2 PER TREE, TYP.)
- RAINBIRD PEB SERIES ELECTRIC VALVE
- CONTROLLER, SIZE AS INDICATED
- WATER METER, SIZE AS INDICATED WITH D.C.A., SIZE AS INDICATED
- PVC SCHEDULE 40 SLEEVING
- PVC CLASS 200 MAINLINE
- PVC CLASS 200 LATERAL LINE
- XXX / XXX — VALVE SIZE / GPM
- NETAFIM TECHLINE#TLDL6-1210 (18" LATERAL SPACING, 12" EMITTER SPACING) PVC LATERAL PIPING SIZED AS REQUIRED INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
- NETAFIM TECHLINE#TLDL6-1210 (18" LATERAL SPACING, 12" EMITTER SPACING) PVC LATERAL PIPING SIZED AS REQUIRED INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
- XXX / DRIP — NETAFIM DISC FILTER #DF100-080 NETAFIM PRESSURE REGULATOR #PRV15025 INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS

BUBBLER PIPING CHART

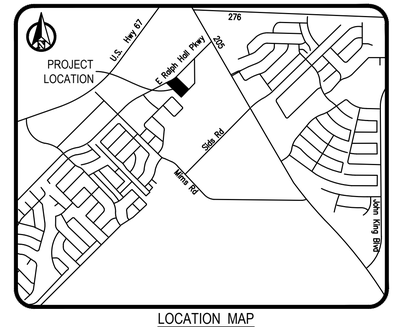
NUMBER OF BUBBLERS	SIZE OF PIPE
1 - 5	¾"
6 - 10	¾"
11 - 20	1"
21 - 30	1 ¼"
31 - 40	1 ½"

SLEEVING NOTES

1. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
2. SLEEVE MATERIAL SHALL BE SCHEDULE 40 PIPE, SIZE AS INDICATED ON PLAN.
3. CONTRACTOR SHALL LAY SLEEVES AND CONDUITS AT TWENTY-FOUR (24") INCHES BELOW FINISH GRADE OF THE TOP OF PAVEMENT.
4. CONTRACTOR SHALL EXTEND SLEEVES ONE (1') FOOT BEYOND EDGE OF ALL PAVEMENT.
5. CONTRACTOR SHALL CAP PIPE ENDS USING PVC CAPS.
6. CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN 'AS-BUILT' DRAWING SHOWING ALL SLEEVE LOCATIONS.

IRRIGATION NOTES

1. THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
2. ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE RAINBIRD EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
3. TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. IF STATIC PRESSURE IS LESS THAN 65 P.S.I., NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. DO NOT WORK UNTIL NOTIFIED TO DO SO BY OWNER.
4. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN. REFER TO SLEEVING NOTES.
5. ALL MAIN LINE AND LATERAL LINE PIPING IN PLANTING AND LAWN AREAS SHALL HAVE A MINIMUM OF 12 INCHES OF COVER. ALL PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. CONTRACTOR TO VERIFY LOCAL FREEZE DEPTHS AND ADJUST DEPTH OF COVER ACCORDINGLY.
6. LAWN SPRAY HEADS SHALL BE RAINBIRD 1804 INSTALLED PER DETAIL SHOWN.
7. ROTOR HEADS SHALL BE RAINBIRD 5000 INSTALLED PER DETAIL SHOWN. (WITH BUILT-IN CHECK VALVE)
8. NOZZLES SHALL BE RAINBIRD PLASTIC. UNLESS OTHERWISE NOTED. IRRIGATION CONTRACTOR SHALL SELECT THE PROPER ARC AND RADIUS FOR EACH NOZZLE TO ENSURE 100% AND PROPER COVERAGE OF ALL LAWN AREAS AND PLANT MATERIAL. NO WATER SHALL SPRAY ON BUILDING.
9. ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.
10. ELECTRIC CONTROL VALVES SHALL BE RAINBIRD PEB INSTALLED PER DETAIL SHOWN. SIZE OF VALVES AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN VALVE BOXES LARGE ENOUGH TO PERMIT MANUAL OPERATION, REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION.
11. ALL 24 VOLT VALVE WIRING TO BE UF 14 GAUGE SINGLE CONDUCTOR. ALL WIRE SPLICES ARE TO BE PERMANENT AND WATERPROOF.
12. AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5') FEET OF CONTROLLER, LOCATION BY OTHER TRADES. RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.
13. THE DESIGN PRESSURE IS 65 PSI.
14. ELECTRICAL SPLICES AT EACH VALVE AND CONTROLLER ONLY.
15. IRRIGATION IN TEXAS IS REGULATED BY:
THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)
MC-178 / PO BOX 13087
AUSTIN, TEXAS 78711-3087
16. TCEQ'S WEBSITE IS WWW.TCEQ.STATE.TX.US.



LOCATION MAP
1" = 1000'

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

N

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

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

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

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS

PROFESSIONAL SEAL

STATE OF TEXAS
JOHN JAY WINGFIELD
851
LICENSED IRRIGATOR
03.19.20

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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

PROJECT NUMBER: PMA032

SHEET TITLE

IRRIGATION PLAN

SHEET NUMBER

L3.01

ISSUE DATE: 03-20-2020

SECTION 32 8423 - UNDERGROUND IRRIGATION SLEEVES AND UTILITY CONDUITS

PART 1 - GENERAL

1.1 DESCRIPTION

A. Provide underground irrigation sleeves as indicated on the drawings.

1.2 RELATED WORK SPECIFIED ELSEWHERE

A. Section 32 8424 - Irrigation System

1.3 REFERENCED STANDARDS

A. American Society for Testing and Materials:

1. ASTM - D2441 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SD R-PR)
2. ASTM - D2466 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Socket Type, Schedule 40.
3. ASTM - D2564 Solvent Cements for Poly Vinyl Chloride Plastic Pipe and Fittings.

PART 2 - MATERIALS

2.1 DEFINITIONS

A. Sleeve - A pipe within which another pipe is placed for carrying water or other utilities to be installed.

B. Wire Sleeves - A pipe used to carry low voltage irrigation wires for operation of the electric solenoid valves.

2.2 GENERAL

A. Polyvinyl Chloride Pipe (PVC) - Manufactured in accordance with standards noted herein:

1. Marking and Identification - Permanently marked with SDR number, ASTM standard number, and the NSF (National Sanitation Foundation) seal.
2. Solvent - As recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings before applying solvent.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Coverage - Provide twenty-four inches (24") minimum cover over top of sleeve from finish grade.

B. Sleeve Extensions - Extend sleeves one foot (1') past edge of pavement or concrete walls. Install 90 degree elbow on each sleeve end and add additional length of same size pipe to extend above finish grade by twelve inches (12"). Cap pipe ends using duct tape.

3.2 BACKFILL

A. Compaction - Place backfill over sleeves in six (6") inch lifts. Tamp firmly into place taking care not to damage sleeve. Complete backfill and compaction to prevent any future settlement. Compact to 85% Standard Proctor.

B. Damage - Repair any damage resulting from improper compaction including pavement repair and replacement.

END OF SECTION

SECTION 32 8424 - IRRIGATION SYSTEM

PART 1 - GENERAL

1.1 SCOPE

A. Provide complete sprinkler installation as detailed and specified herein, includes furnishing all labor, material, tools, equipment, and related items for the complete and proper installation of the irrigation system as indicated by the Drawings. All costs associated with this installation, including fees for testing and inspections of the system components are the responsibility of the installer of this irrigation system.

B. Work includes but is not limited to:

1. Trenching and backfill.
2. Installation of automatic controlled system.
3. Upon completion of installation, supply as-built drawings showing details of construction including location of mainline piping, manual and automatic valves, electrical supply to valves, and specifically the exact location of automatic valves.

C. All sleeves as shown on plans shall be furnished by General Contractor. Meter and power source shall be provided by General Contractor.

1.2 RELATED WORK SPECIFIED ELSEWHERE

A. Refer to Irrigation Plans for controller, head, and valve locations.

B. Section 32 8423 - Underground Irrigation Sleeves and Utility Conduits

C. Section 32 9300 - Landscape

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

1.3 APPLICABLE STANDARDS

A. America Standard for Testing and Materials (ASTM) – Latest edition.

1. D2241 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SDR-PR)
2. D2464 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Thread, Schedule 80
3. D2455 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 40
4. D2467 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Socket Type, Schedule 80
5. D2564 Solvent Cements for Poly (Vinyl Chloride) (PVC) Plastic Pipe and Fittings
6. D2287 Flexible Poly Vinyl Chloride (PVC) Plastic Pipe
7. F656 Poly Vinyl Chloride (PVC) Solvent Weld Primer
8. D2855 Making Solvent – Cemented Joints with Poly (Vinyl Chloride) (PVC) Pipe and Fittings

1.4 MAINTENANCE AND GUARANTEE

A. The Contractor shall guarantee materials and workmanship for one (1) calendar year after final acceptance by Owner.

B. Guarantee is limited to repair and replacement of defective materials or workmanship, including repair of backfill settlement.

C. Provide maintenance of system, including raising and lowering of heads to compensate for lawn growth, cleaning and adjustment of heads, and raising and lowering of shrub heads to compensate for shrub growth for one (1) year after completion of installation.

1.5 SUBMITTALS

A. Procedure: Comply with Division I requirements.

B. Product Data: The Contractor shall submit five (5) copies of equipment manufacturer's 'cut sheets' and shop drawings for approval by Owner Authorized Representative prior to installation, including, but not limited to the following: sprinkler head, pipe, controller, valves, backflow prevention devices, valve boxes, wire, conduit, fittings, and all other types of fixtures proposed to be installed on the job. The submittal shall include the manufacturer's name, model number, equipment capacity, and manufacturer's installation recommendations, if applicable, for each proposed item.

C. No work covered under this section may begin until the Contractor has submitted the required information. No partial submittal shall be accepted and submittals shall be neatly bound into a brochure and logically organized. After the submittal has been approved, substitutions will not be allowed, except by written consent by the Owner Authorized Representative.

D. Shop drawings include dimensions, elevations, construction details, arrangements, and capacity equipment, as well as manufacturer's installation recommendations.

E. Operating and Maintenance Manuals:

1. Provide three (3) individually bound manuals detailing operating and maintenance requirements for the irrigation system.
2. Manuals shall be delivered to the Owner Authorized Representative no later than ten (10) days prior to completion of the irrigation system.
3. Provide descriptions of all installed materials and systems in sufficient detail to permit maintenance personnel to understand, operate, and maintain the equipment.
4. Provide the following in each manual:
   a. Index sheet with Contractor's name, address, telephone number, and contact name.
   b. Duration of guarantee period. Include warranties and guarantees extended to the Owner by the manufacturer of all equipment.
   c. Equipment list providing the following for each item:
      1) Manufacturer's name
      2) Make and model number
      3) Name and address of local part's representative
      4) Spare parts list in detail
      5) Details operating and maintenance instructions for major equipment.

F. Project Record Documents:

1. Comply with Division I requirements.
2. Locate by written dimension, routing of mainline piping, remote control valves, and quick coupling valves. Locate mainlines by single dimensions from permanent site features provided they run parallel to these elements. Locate valves, intersections, electrical connections, and quick couplers by two dimensions from a permanent site feature at approximately 70 degrees to each other.
3. When dimensioning is complete, transpose work to bond paper.
4. Submit three (3) copies of the completed as-built drawings, along with a CD with PDF files of the same, to the Owner Authorized Representative prior to final acceptance of the work. Mark drawings "Record Prints Showing Significant Changes". Date and sign drawings.

G. Quick Coupler Keys: Provide three (3) coupler keys with boiler drains attached using brass reducer.

H. Controller Keys: Provide three (3) sets of keys to controller enclosure(s).

I. Use of materials differing in quality, size, or performance from those specified shall only be allowed upon written approval of the Landscape Architect. The decision shall be based on comparative ability of material or article to perform fully all purposes of mechanics and general design considered to be possessed by item specified.

J. Bidders desiring to make a substitution for specified sprinklers shall submit manufacturer's catalog sheet showing full specification of each type sprinkler proposed as a substitute, including discharge in GPM maximum allowable operating pressure at sprinkler.

K. Approval of substitute sprinkler shall not relieve Irrigation Contractor of his responsibility to demonstrate that final installed sprinkler system shall operate according to intent of originally designed and specified system.

L. It is the responsibility of the Irrigation Contractor to demonstrate that final installed sprinkler system shall operate according to intent of originally designed and specified system. If Irrigation Contractor notes any problems in head spacing or potential coverage, it is his responsibility to notify the Landscape Architect in writing, before proceeding with work. Irrigation Contractor guarantees 100% coverage of all areas to be irrigated.

1.6 TESTING

A. Perform testing required with other trades, including earthwork, paving, plumbing, electrical, etc., to avoid unnecessary cutting, patching, and boring.

B. Water Pressure: This irrigation system has been designed to operate with a minimum static water pressure indicated on Drawings. The Contractor shall take a pressure reading at each water meter prior to beginning construction. Confirm findings to Owner Authorized Representative in writing. If static pressure varies from pressure stated on drawings, do not start work until notified to do so by Owner Authorized Representative.

1.7 COORDINATION

A. Coordinate installation with other trades, including earthwork, paving, and plumbing to avoid unnecessary cutting, patching and boring.

B. Coordinate to ensure that electrical power source is in place.

C. Coordinate system installation with work specified in other sections and coordinate with Landscape Contractor to ensure plant material is uniformly watered in accordance with intent shown on drawings.

PART 2 - PRODUCTS

2.1 GENERAL

A. Mainline: Mainlines are the piping from water source to operating valves. This portion of piping is subject to surges, being a closed portion of sprinkler system. Hydrant lines are considered a part of sprinkler main.

B. Lateral Piping: Lateral piping is that portion of piping from operating valve to sprinkler heads. This portion of piping is not subject to surges, being an "open end" portion of sprinkler system.

2.2 POLY VINYL CHLORIDE PIPE (PVC PIPE)

A. PVC pipe shall be manufactured in accordance with commercial standards noted herein.

B. Marking and Identification: PVC pipe shall be continuously and permanently marked with the following information: manufacturer's name, pipe size, type of pipe, and material, SDR number, product standard number, and the NSF (National Sanitation Foundation) seal.

C. PVC Pipe Fittings: Shall be of the same material as the PVC pipe specified and shall be compatible with PVC pipe furnished.

2.3 COPPER TUBING

A. Hard, straight lengths of domestic manufacture only. Do not use copper tube of foreign extrusion or any so-called irrigation tubing (thin wall).

2.4 COPPER TUBE FITTINGS

A. Cast brass or wrought copper, sweat - solder type.

2.5 WIRE

A. Type UF with 4/64" thick waterproof insulation which is Underwriter's Laboratory approved for direct underground burial when used in a National Electric Code Class II Circuit (30 volts AC or less).

B. Wire Connectors: Waterproof splice kit connectors. Type DBY by 3M.

2.6 SCHEDULE 80 PVC NIPPLES

A. Composed of Standard Schedule 40 PVC Fittings and PVC meeting noted standards. No clamps or wires may be used. Nipples for heads and shrub risers to be nominal one-half inch (½") diameter by eight (8") inches long, where applicable.

B. Polyethylene nipples six (6") inches long shall be used on all pop-up spray heads.

2.7 MATERIALS - SEE IRRIGATION PLAN

A. Sprinkler heads in lawn area as specified on plan.

B. PVC Pipe: Class 200, SDR 21

C. Copper Tubing (City Connection): Type "M"

D. 24V Wire: Size 14, Type UF

E. Electric valves: Shall be all plastic construction as indicated on plans.

F. Backflow Prevention Device: Refer to drawing requirements and flow valve. Coordinate exact location with General Contractor.

PART 3 - EXECUTION

3.1 INSTALLATION - GENERAL

A. Staking: Before installation is started, place a stake where each sprinkler is to be located, in accordance with drawing. Staking shall be approved by Owner Authorized Representative before proceeding with work.

B. Excavations: Excavations are unclassified and include earth, loose rock, rock or any combination thereof, in wet or dry state. Backfill trenches with material removed, provided that the earth is suitable for compaction and contains no lumps, clods rock, debris, etc. Special backfill specifications, if furnished take preference over this general specification.

C. Backfill: Flood or hand-tamp to prevent after settling. Hand rake trenches and adjoining area to leave grade in as good or better condition than before installation.

D. Piping Layout: Piping layout is diagrammatic. Route piping around trees and shrubs in such a manner as to avoid damage to plantings. Do not dig within ball of newly planted trees or shrubs. In areas where existing trees are present, trenches shall be adjusted on-site to provide a minimum clearance of four (4) feet between the drip line of any tree or trench. The Contractor shall notify the Owner Authorized Representative in writing of a planned change in trench routing from that shown on the drawings.

3.2 PIPE INSTALLATION

A. Sprinkler Mains: Install a four (4") inch wide minimum trench with a minimum of eighteen (18") inches of cover.

B. Lateral Piping: Install a four (4") inch wide minimum trench deep enough to allow for installation of sprinkler heads and valves, but in no case, with less than twelve (12") of cover.

C. Trenching: Remove lumber, rubbish, and large rocks from trenches. Provide firm, uniform bearing for entire length of each pipe line to prevent uneven settlement. Wedging or blocking of pipe shall not be permitted. Remove foreign matter or dirt from inside of pipe before welding, and keep piping clean by approved means during and after laying of pipe.

3.3 PVC PIPE AND FITTING ASSEMBLY

A. Solvent: Use only solvent recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings of dirt, dust and moisture before applying solvent.

B. PVC to metal connection: Work metal connections first. Use a non-hardening pipe dope such as Permatex No. 2 on threaded PVC adapters into which pipe may be welded.

3.4 COPPER TUBING AND FITTING ASSEMBLY

A. Clean pipe and fitting thoroughly and lightly sand pipe connections to remove residue from pipe. Attach fittings to tubing in an approved manner using 50-50 soft solid core solder.

3.5 POP-UP SPRAY HEADS

A. Supply pop-up spray heads in accordance with materials list and plan. Attach sprinkler to lateral piping with a semi-flexible polyethylene nipple not less than three (3") inches or more than six (6") inches long.

3.6 VALVES

A. Supply valves in accordance with materials list and sized according to drawings. Install valves in a level position in accordance with manufacturer's specifications. See plan for typical installation of electric valve and valve box.

3.7 WIRING

A. Supply wire from the automatic sprinkler controls to the valves. No conduit will be required for UF wire unless otherwise noted on the plan. Wire shall be tucked under the piping.

B. A separate wire is required from the control to each electric valve. A common neutral wire is also required from each control to each of the valves served by each particular control.

C. Bundle multiple wires and tape them together at ten (10') foot intervals. Install ten (10") inch expansion coils at not more than one hundred (100') foot intervals. Make splices waterproof.

3.8 AUTOMATIC SPRINKLER CONTROLS

A. Supply in accordance with Irrigation Plan. Install according to manufacturer's recommendations.

3.9 TESTING

A. Sprinkler Mains: Test sprinkler main only for a period of twelve (12) to fourteen (14) hours under normal pressure. If leaks occur, replace joint or joints and repeat test.

B. Complete tests prior to backfilling. Sufficient backfill material may be placed in trenches between fittings to ensure stability of line under pressure. In each case, leave fittings and couplings open to visual inspection for full period of test.

3.10 FINAL ADJUSTMENT

A. After installation has been completed, make final adjustment of sprinkler system in preparation for Owner Authorized Representative's final inspection.

B. Completely flush system to remove debris from lines by removing nozzle from heads on end of lines and turning on system.

C. Check sprinklers for proper operation and proper alignment for direction of throw.

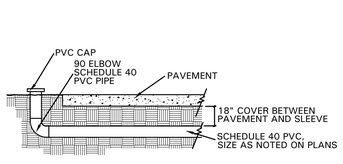
D. Check each section of spray heads for operating pressure and balance to other sections by use of flow adjustment on top of each valve.

E. Check nozzling for proper coverage. Prevailing wind conditions may indicate that arch of angle of spray should be other than shown on drawings. In this case, change nozzles to provide correct coverage and furnish data to Owner Authorized Representative with each change.

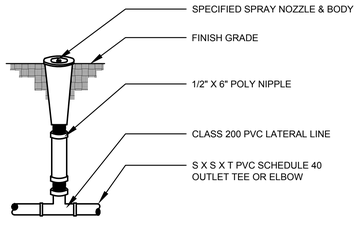
3.11 SYSTEM DEMONSTRATION

A. Instruct Owner's personnel in operation and maintenance of system including adjusting of sprinkler heads. Use operation and maintenance manual for basis of demonstration.

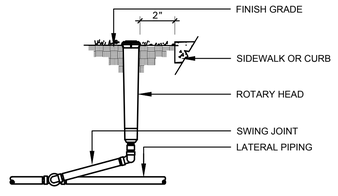
END OF SECTION



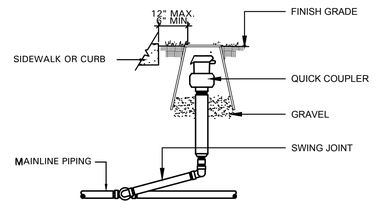
01 SLEEVE DETAIL
NOT TO SCALE



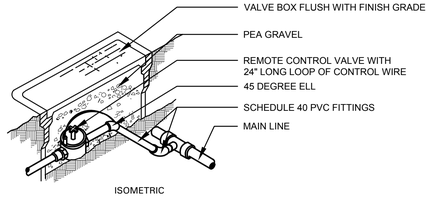
02 POP-UP LAWN SPRAY ASSEMBLY
NOT TO SCALE



03 ROTARY HEAD
NOT TO SCALE

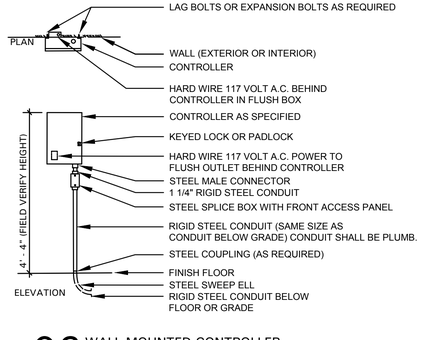


04 QUICK COUPLER
NOT TO SCALE



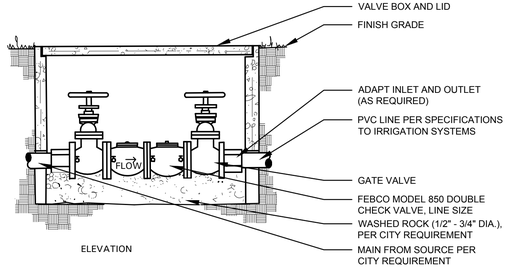
ISOMETRIC

05 REMOTE CONTROL VALVE
NOT TO SCALE



ELEVATION

06 WALL MOUNTED CONTROLLER
NOT TO SCALE



ELEVATION

07 BACKFLOW PREVENTER
NOT TO SCALE

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4245 North Central Expy
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TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS

PROFESSIONAL SEAL



03.19.20

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PROJECT INFORMATION

PINNACLE MONTESSORI ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
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PROJECT NUMBER: PMA032

SHEET TITLE

IRRIGATION SPECIFICATIONS AND DETAILS

SHEET NUMBER

L3.02

ISSUE DATE: 03-20-2020



BLOCK 1
MAN ADDITION
I, PAGE 373
C.C.T.

F
ESTATES
PAGE 26
.T.

Site - West
Scale: 1 inch= 20 Ft.

Project Name: PMA Rockwall	Project # :
Client: ARIO	Date:3/16/2020
Drawn By: CWelborn	Version:

HOSSLEY
LIGHTING ASSOCIATES
AN EMPLOYEE OWNED COMPANY

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.

S.W. PARKWAY

SP2
MH: 20

SP2
MH: 20

SP2
MH: 20

SP2
MH: 20

SP2
MH: 20

SP4
MH: 20

PROPOSED LOT 2
3.63 AC

Site - East
Scale: 1 inch= 20 Ft.

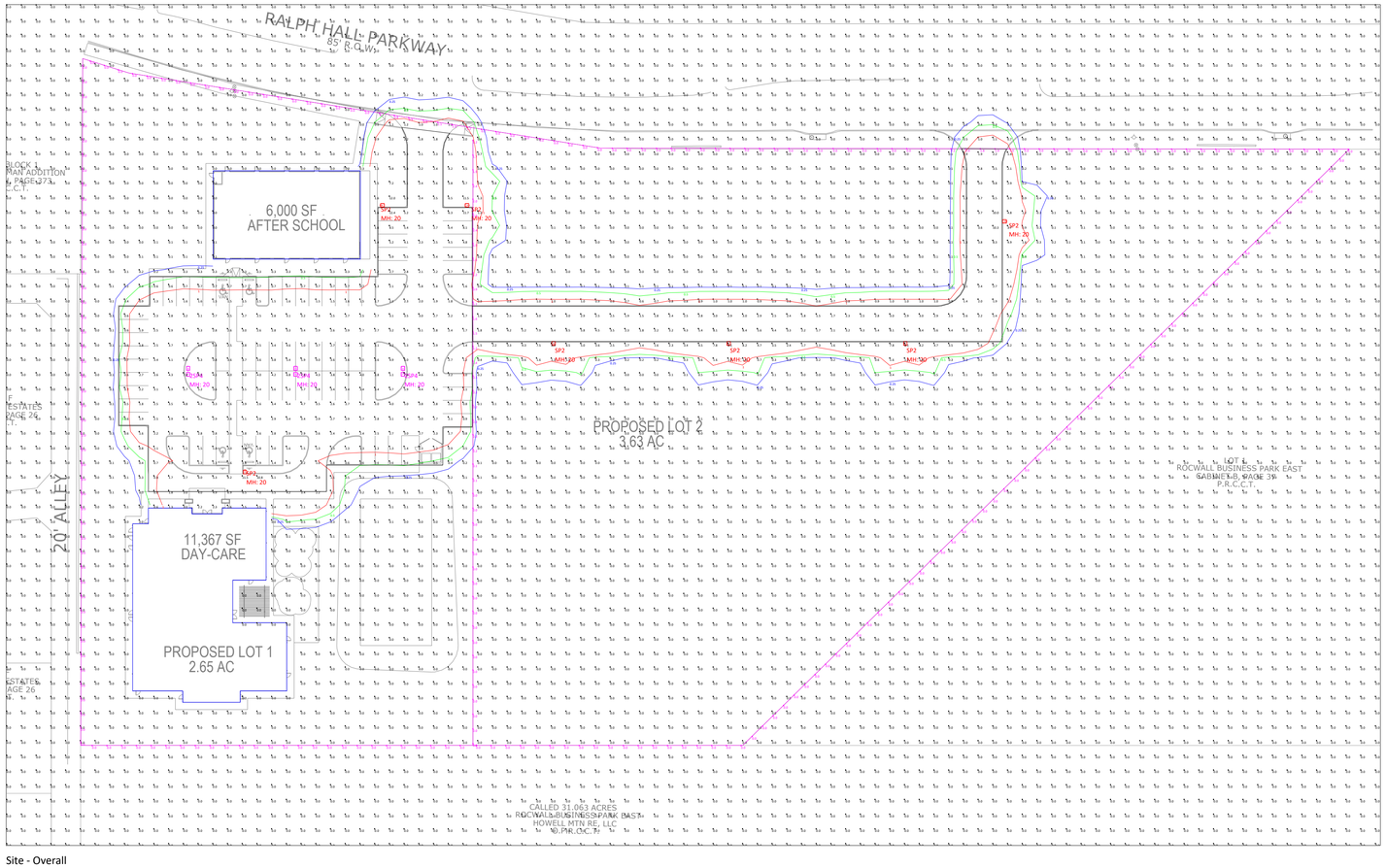
Project Name: PMA Rockwall	Project # :
Client: ARIO	Date:3/16/2020
Drawn By: CWelborn	Version:

HOSSLEY
LIGHTING ASSOCIATES
AN EMPLOYEE OWNED COMPANY

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.

Luminaire Schedule									
Symbol	Label	Qty	Arrangement	Manufacturer & Part Number	LLF	Lum. Lumens	Lum. Watts	Total Watts	Filename
	2SP4	3	BACK-BACK	BEACON VP-L-64L-135-4K7-4 | 2@180DEGREES	0.900	14935	130.874	785.244	VP-L-64L-135-4K7-4 (7).ies
	SP2	7	SINGLE	BEACON VP-L-64L-135-4K7-2	0.900	17761	137.6	963.2001	VP-L-64L-135-4K7-2 (3).ies

Calculation Summary										
Label	CalcType	Units	PtSpcLr	PtSpcTb	Avg	Max	Min	Avg/Min	Max/Min	Description
Grade	Illuminance	Fc	10	10	0.22	12.4	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
Property Line	Illuminance	Fc	10	N.A.	0.14	2.4	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
East Drive	Illuminance	Fc			3.64	10.3	0.9	4.04	11.44	
Parking Lot & Drives	Illuminance	Fc			2.94	12.4	0.5	5.88	24.80	



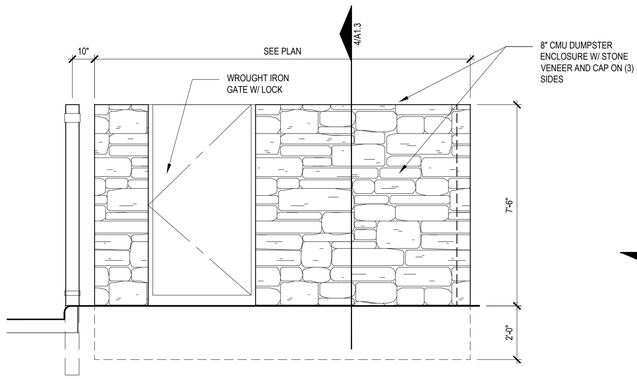
Site - Overall
Scale: 1 inch= 50 Ft.

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

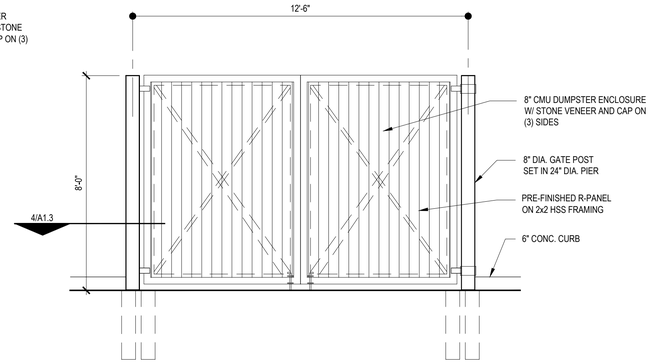
Project Name: PMA Rockwall	Project # :
Client: ARIO	Date:3/16/2020
Drawn By: CWelborn	Version:

HOSSLEY
LIGHTING ASSOCIATES
AN EMPLOYEE OWNED COMPANY

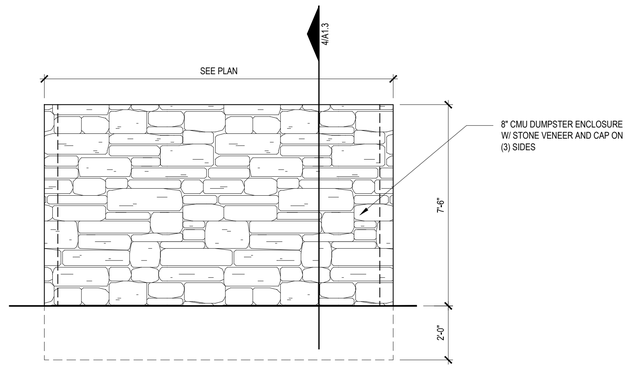
THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.



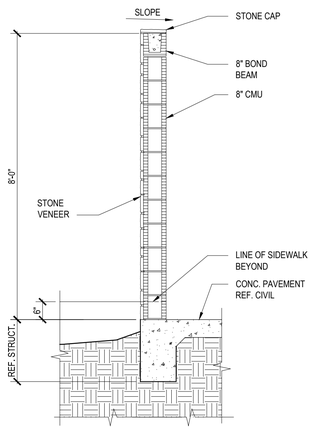
1 DUMPSTER ENCLOSURE-SIDE
SCALE: 3/8= 1'-0"



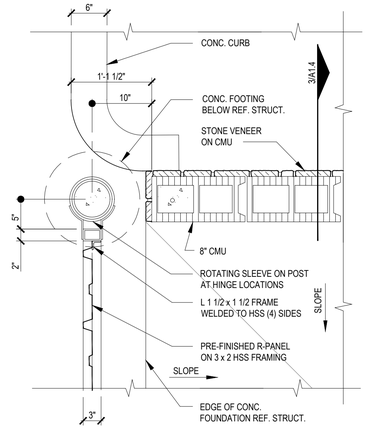
2 DUMPSTER ENCLOSURE-FRONT
SCALE: 3/8= 1'-0"



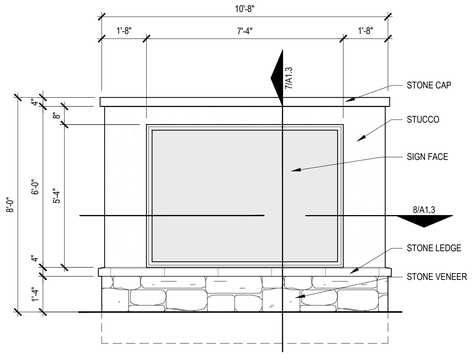
3 DUMPSTER ENCLOSURE-REAR
SCALE: 3/8= 1'-0"



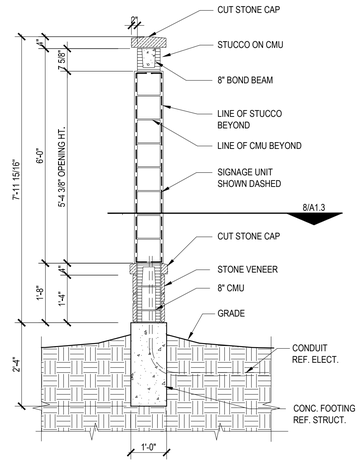
4 DUMPSTER WALL SECTION
SCALE: 1/2= 1'-0"



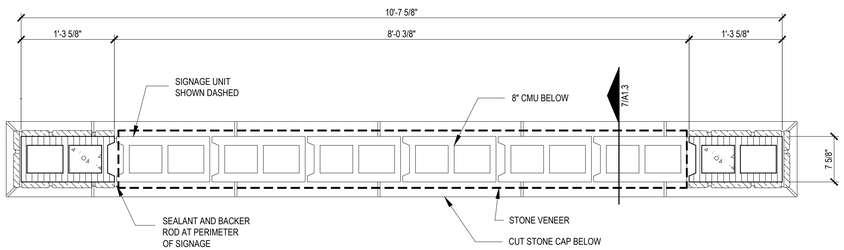
5 DUMPSTER GATE PLAN DETAIL
SCALE: 1"= 1'-0"



6 MONUMENT SIGN - ELEVATION
SCALE: 3/8= 1'-0"



7 MONUMENT SIGN SECTION
SCALE: 1/2= 1'-0"



8 MONUMENT SIGN PLAN
SCALE: 1" = 1'-0"

OMEGA DESIGN

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

Revisions:

#	DATE	COMMENTS

REGISTERED ARCHITECT
Glenn Hoop
74939
STATE OF TEXAS

MAR. 20, 2020
EXPIRES SEPT. 30, 2020

PROJECT

PINNACLE MONTESSORI OF ROCKWALL

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

PROJECT #
SRC 032

OWNER

Lakeside Kids, LLC
5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:
SITE DETAILS

SHEET NO.
A1.3

ISSUE DATE: MARCH 20, 20

Z:\Architecture\032 Rockwall\A1.3- Site Details.dwg, 3/20/2020 9:44:29 AM

City of Rockwall

Project Plan Review History

Project Number	SP2020-006	**Owner**	JIM VAUDAGNA	**Applied**	3/20/2020 AG
Project Name	Pinnacle Montessori Academy	**Applicant**	JARED HELMBERGER	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
900 E RALPH HALL	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
PFEFFER INMAN	1	1	1	4662-0001-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/20/2020	3/27/2020	3/23/2020	3	APPROVED	
ENGINEERING	Sarah Johnston	3/20/2020	3/27/2020	3/26/2020	6	COMMENTS	See attached markup.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(3/26/2020 3:18 PM SJ)
M - No trees within 5' of public utilities. Add note to the landscape plans and update tree locations.
M - No grate inlets allowed. Must use curb linets or Wye inlets.
M - Detention must be at sheet floow conditions before leaving the property.
M - If the sewer line is public, there will be no fences or structures allowed in the easement.
M - Add a drainage easement for the culvert to the floodplain.
M - Driveway radii must be 25' min.
M - Must add a 10' utility easement along all frontage.
M - Must align the northern driveway with the one across Ralph Hall.
M - Must install a left turn lane on Ralph Hall for both driveways.
M - Must label the driveway spacing.
M - Must detain for the paving offsite with your development.

The following is for your information for engineering design.
I - 4% Engineering Inspection Fees
I - Impact Fees
I - Engineering plan review fees
I - Must loop water line on site. Must connect the two fire hydrants to Ralph Hall
I - Sewer is available at the back of the property.
I - No structures in easements. Min. easement width is 20'.
I - Fire lane radii is 20' minimum as long as the building is 29' or shorter. If taller than 30', the radii must be 30' min.
I - All drive isles to be 24' wide minimum.
I - Parking to be 20'x9' for nose-to-nose or adjacent to the building all else to be 18'x9'.
I - Must have detention. Must detain from a C=.35 to C=.9.
I - Must complete a flood study for the culvert connecting to the floodplain. Review fees apply.
I - Must have a flood study for the 8'x4' box culvert that is proposed on the site to the creek to delineate the 100-year floodplain elevation. Review fees apply.
I - Retaining walls 3' and taller must be designed by a structural engineer.
I - All walls must be rock or stone face. No smooth concrete walls.
I - No trees within 10' of non-steel encased public utilities.
I - No walls in detention.
I - Dumpster area must drain to an oil/water separator prior to connecting to the storm system
I - Must meet City of Rockwall Standards of Design.

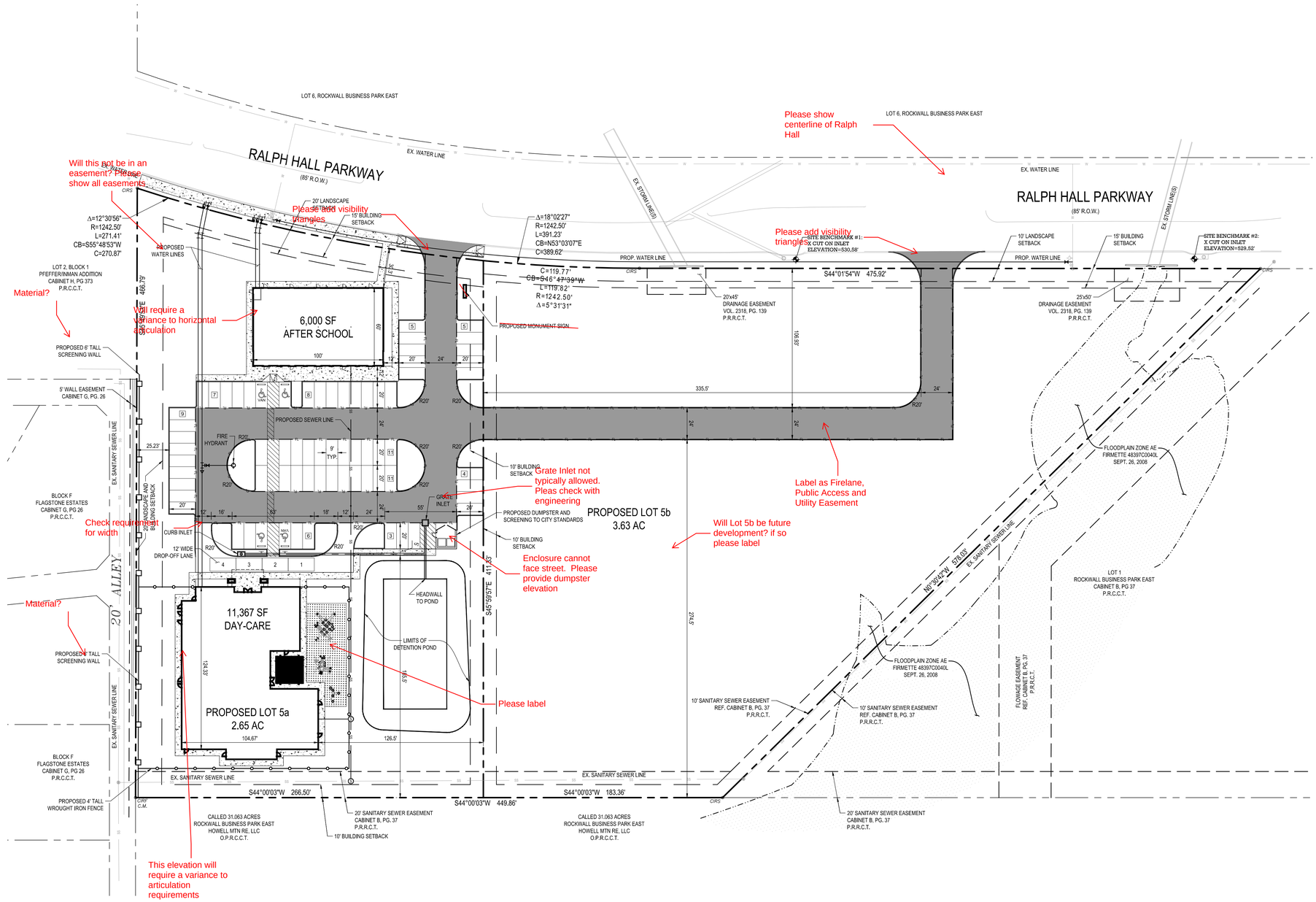
FIRE	Ariana Hargrove	3/20/2020	3/27/2020	3/25/2020	5	COMMENTS	

(3/25/2020 3:59 PM AA)
1) The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant.

2) A minimum of a 5-foot wide sidewalk or other approved “all-weather” pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway.

GIS	Lance Singleton	3/20/2020	3/27/2020				

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING	Korey Brooks	3/20/2020	3/27/2020	4/9/2020	20	COMMENTS	See attached markups



0 20 40 80

SCALE: 1" = 40'

LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
FLOODPLAIN LINE	
EXISTING SANITARY SEWER LINE	SS
EXISTING WATER LINE	W
PROPOSED SANITARY SEWER LINE	SS
PROPOSED WATER LINE	
PROPOSED STORM LINE	
PROPOSED 6' SCREENING FENCE	
PROPOSED 4' WROUGHT IRON FENCE	
PROPOSED FIRE LANE	FL
PARKING COUNT	

ZONING DATA

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

SITE DATA

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

GENERAL NOTES

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

PARKING DATA

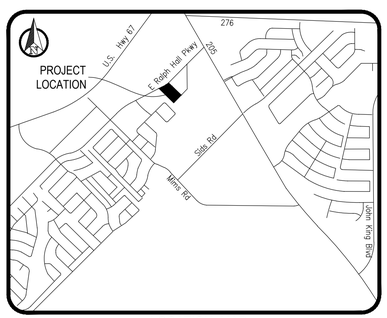
DAY-CARE:	
1 SPACE PER 300 SF	38 SPACES REQUIRED
RETAIL/OFFICE:	
1 SPACE/250 SQUARE FEET	24 SPACES REQUIRED
TOTAL SPACES REQUIRED:	*62 SPACES REQUIRED*
HANDICAP SPACES REQUIRED:	*3 SPACES REQUIRED*
VAN SPACES REQUIRED:	*1 SPACE REQUIRED*

811 Know what's below. 811 before you dig.

BENCHMARKS

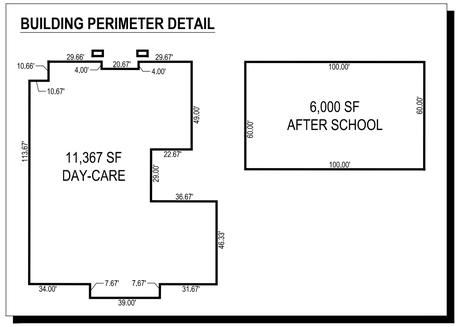
BENCHMARK #1: AN "X" CUT ON TOP OF THE NORTHEAST CORNER OF A INLET LOCATED 356'± FROM THE NORTHWEST CORNER OF LOT 5 IN THE EAST RIGHT-OF-WAY LINE OF RALPH HILL PARKWAY.
ELEVATION: 830.58'

BENCHMARK #2: AN "X" CUT ON TOP OF THE SOUTHEAST CORNER OF AN INLET LOCATED 51'± FROM THE NORTHWEST CORNER OF LOT 5 IN THE EAST RIGHT-OF-WAY LINE OF RALPH HILL PARKWAY.
ELEVATION: 529.52'



LOCATION MAP
1" = 1000'

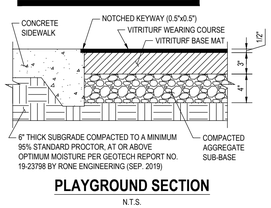
BUILDING PERIMETER DETAIL



Please provide thickness and material of all paving material

PAVING LEGEND

FIRE LANE PAVEMENT	
SIDEWALK PAVEMENT	
PLAYGROUND SECTION (VITRITURF)	



PLAYGROUND SECTION
N.T.S.

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE ROCKWALL PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, 2020.

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2020.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

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

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

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS

PROFESSIONAL SEAL

THESE PLANS WERE PREPARED UNDER THE GUIDANCE OF **JARED HELMBERGER, P.E. #130231** AND ARE CONSIDERED PRELIMINARY AND ARE NOT TO BE USED FOR CONSTRUCTION.

CLIENT INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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

PROJECT NUMBER: PMA032

SHEET TITLE

SITE PLAN

SHEET NUMBER

C1.00

ISSUE DATE: 03-20-2020

RALPH HALL PARKWAY
(85' R.O.W.)

RALPH HALL PARKWAY
(85' R.O.W.)

20' LANDSCAPE SETBACK

Δ=12°30'56"
R=1242.50'
L=271.41'
CB=S55°48'53"W
C=270.87'

15' BUILDING SETBACK

EXISTING TREE TO BE REMOVED, TYP.

Δ=18°02'27"
R=1242.50'
L=391.23'
CB=N53°03'07"E
C=389.62'

EXISTING TREE TO REMAIN, TYP.

10' LANDSCAPE SETBACK

S44°01'54"W 475.92'

TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION, TYP., REFER TO 01/L1.01

15' BUILDING SETBACK

CIRS

S45°49'53"E 466.79'

LOT 2, BLOCK 1
PFEFFERKINMAN ADDITION
CABINET H, PG 373
P.R.C.C.T.

5' WALL EASEMENT
CABINET G, PG 26

20' LANDSCAPE AND BUILDING SETBACK

6,000 SF
AFTER SCHOOL

C=119.77'
CB=S46°47'39"W
L=119.82'
R=1242.50'
Δ=5°31'31"

20'x45' DRAINAGE EASEMENT VOL. 2316, PG. 139 P.R.R.C.T.

25'x50' DRAINAGE EASEMENT VOL. 2318, PG. 139 P.R.R.C.T.

TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION, TYP., REFER TO 01/L1.01

LOT 1
ROCKWALL BUSINESS PARK EAST
CABINET B, PG 37
P.R.C.C.T.

FLOODPLAIN ZONE AE
FIRMETTE 48397C0040L
SEPT. 26, 2008

Please provide site data table (as shown on site plan) on all pages

EXISTING TREE TO BE REMOVED, TYP.

10' BUILDING SETBACK

BLOCK F
FLAGSTONE ESTATES
CABINET C, PG 28
P.R.C.C.T.

20' ALLEY

S45°39'57"E 411.33'

EXISTING TREE TO BE REMOVED, TYP.

TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION, TYP., REFER TO 01/L1.01

PROPOSED LOT 5b
3.63 AC

EXISTING TREE TO REMAIN, TYP.

N00°30'42"W 578.03'

11,329SF
DAY-CARE

PROPOSED LOT 5a
2.05 AC

10' SANITARY SEWER EASEMENT
REF. CABINET B, PG. 37
P.R.R.C.T.

S89°59'57"W 266.50'

20' SANITARY SEWER EASEMENT
CABINET B, PG. 37 P.R.R.C.T.

S44°00'03"W 449.86'

S44°00'03"W 183.36'

CALLED 31.063 ACRES
ROCKWALL BUSINESS PARK EAST
HOWELL MTN RE, LLC O.P.R.C.C.T.

CIRF
C.M.

10' BUILDING SETBACK

TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION, TYP., REFER TO 01/L1.01

LOCATION MAP
1" = 1000'

PROJECT LOCATION

U.S. Hwy 67

E Ralph Hall Pkwy

205

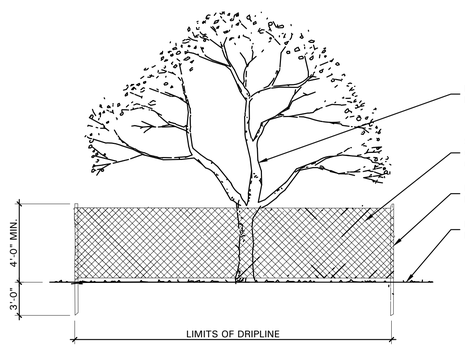
276

Stirrup Rd

Lake Ray Hubbard

'TREE PRESERVATION NOTES

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
9. BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.



01 TREE PROTECTIVE FENCING
NOT TO SCALE

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01

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

N

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

BELLE FIRMA

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

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

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIAN WILLIAMS
2248
STATE OF TEXAS
03.19.20

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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

PROJECT NUMBER: PMA022

SHEET TITLE

TREESCAPE PLAN

SHEET NUMBER

L1.01

ISSUE DATE: 03-20-2020

TREE SURVEY FIELD DATA				
No.	Dia. (inches)	Species (common name)	Status	Mitigation (inches)
1659	6	Cedar	TO BE REMOVED	
1660	8	Cedar	TO BE REMOVED	
1661	18	Cedar	TO REMAIN	
1662	6	Cedar	TO BE REMOVED	
1663	6	Cedar	TO BE REMOVED	
1664	6	Cedar	TO BE REMOVED	
1665	6	Cedar	TO BE REMOVED	
1666	6	Cedar	TO BE REMOVED	
1667	6	Cedar	TO BE REMOVED	
1668	6	Cedar	TO REMAIN	
1669	6	Cedar	TO REMAIN	
1670	6	Cedar	TO BE REMOVED	
1671	8	Cedar	TO BE REMOVED	
1672	6	Cedar	TO BE REMOVED	
1673	6	Cedar	TO BE REMOVED	
1674	6	Cedar	TO BE REMOVED	
1675	12	Cedar	TO BE REMOVED	6
1676	8	Cedar	TO REMAIN	
1677	12	Cedar	TO BE REMOVED	6
1678	6	Cedar	TO REMAIN	
1679	6	Cedar	TO REMAIN	
1680	6	Cedar	TO REMAIN	
1681	6	Cedar	TO REMAIN	
1682	6	Cedar	TO REMAIN	
1683	6	Cedar	TO REMAIN	
1684	6	Cedar	TO REMAIN	
1685	12	Cedar	TO BE REMOVED	6
1686	6	Cedar	TO REMAIN	
1687	10	Cedar	TO REMAIN	
1688	6	Cedar	TO REMAIN	
1689	6	Cedar	TO REMAIN	
1690	6	Cedar	TO REMAIN	
1691	6	Cedar	TO REMAIN	
1692	6	Cedar	TO REMAIN	
1693	14	Cedar	TO REMAIN	
1694	10	Cedar	TO REMAIN	
1695	8	Cedar	TO REMAIN	
1695	6	Cedar	TO REMAIN	
1696	6	Cedar	TO REMAIN	
1697	16	Cedar	TO REMAIN	
1698	6	Cedar	TO REMAIN	
1699	6	Cedar	TO REMAIN	
1700	18	Cedar	TO REMAIN	
1838	12	Hackberry	TO REMAIN	
1839	12	Hackberry	TO REMAIN	
1840	8	Green Ash	TO REMAIN	
1841	10	Hackberry	TO REMAIN	
1842	10	Hackberry	TO REMAIN	
1843	12	Gulf Black Willow	TO REMAIN	
1844	10	Gulf Black Willow	TO REMAIN	
1845	10	Cottonwood	TO REMAIN	
1846	6	Green Ash	TO REMAIN	
1847	6	Cottonwood	TO REMAIN	
1848	6	Hackberry	TO BE REMOVED	DECLINE
1849	12	Hackberry	TO BE REMOVED	DECLINE
1850	8	Hackberry	TO BE REMOVED	DECLINE
1851	6	Green Ash	TO BE REMOVED	
1852	6	American Elm	TO BE REMOVED	
1853	6	Hackberry	TO BE REMOVED	
1854	12	Hackberry	TO BE REMOVED	DECLINE
1855	8	Hackberry	TO BE REMOVED	DECLINE
1856	6	Hackberry	TO BE REMOVED	DECLINE
1857	12	Hackberry	TO REMAIN	DECLINE
1858	12	Cedar Elm	TO REMAIN	DECLINE
1859	6	Hackberry	TO REMAIN	
1860	10	Hackberry	TO REMAIN	
1861	8	American Elm	TO REMAIN	
1862	8	Cedar Elm	TO REMAIN	
1863	8	Cedar	TO REMAIN	
1864	10	American Elm	TO REMAIN	
1865	6	Hackberry	TO REMAIN	
1866	6	Hackberry	TO REMAIN	
1867	10	Cottonwood	TO BE REMOVED	
1868	8	Hackberry	TO BE REMOVED	DECLINE
1869	6	Hackberry	TO BE REMOVED	DECLINE
1870	6	Hackberry	TO BE REMOVED	
1871	10	Hackberry	TO BE REMOVED	
1872	6	Hackberry	TO BE REMOVED	
1873	10	American Elm	TO BE REMOVED	
1874	8	Hackberry	TO BE REMOVED	
1875	6	Hackberry	TO BE REMOVED	
1876	8	Cedar	TO BE REMOVED	
1877	6	Hackberry	TO BE REMOVED	
1878	6	Cedar	TO BE REMOVED	
1879	8	Hackberry	TO BE REMOVED	
1880	10	Hackberry	TO BE REMOVED	
1881	8	Hackberry	TO BE REMOVED	
1882	6	Hackberry	TO BE REMOVED	
1883	6	Hackberry	TO REMAIN	
1884	6	Hackberry	TO REMAIN	
1885	12	Cedar	TO REMAIN	
1886	10	Cedar	TO REMAIN	
1887	12	Cedar	TO REMAIN	
1888	8	American Elm	TO BE REMOVED	
1889	8	Cedar	TO BE REMOVED	
1890	12	Cedar	TO REMAIN	
1891	6	Hackberry	TO REMAIN	
1892	8	Cedar	TO BE REMOVED	
1893	6	Cedar	TO BE REMOVED	
1894	10	Green Ash	TO BE REMOVED	DECLINE
1895	6	Cedar	TO BE REMOVED	
1896	22	Cottonwood	TO BE REMOVED	
1897	8	Hackberry	TO BE REMOVED	
1898	12	Cedar	TO BE REMOVED	6
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2017	6	Cedar	TO REMAIN	
2018	6	Cedar	TO REMAIN	
2020	6	Cedar	TO REMAIN	
2022	14	Cedar	TO BE REMOVED	7
2023	10	Cedar	TO BE REMOVED	
2024	6	Cedar	TO BE REMOVED	
2025	6	Cedar	TO BE REMOVED	
2026	6	Cedar	TO BE REMOVED	
2027	24	Cedar	TO REMAIN	
2028	6	Cedar	TO REMAIN	
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2030	6	Cedar	TO REMAIN	
2031	8	Cedar	TO REMAIN	
2032	10	Cedar	TO REMAIN	
2033	20	Cedar	TO REMAIN	
2034	6	Cedar	TO REMAIN	
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2043	6	Cedar	TO BE REMOVED	
2044	6	Cedar	TO BE REMOVED	
2045	6	Cedar	TO BE REMOVED	
2046	10	American Elm	TO BE REMOVED	
2047	6	Cedar	TO BE REMOVED	
2048	12	Green Ash	TO BE REMOVED	12
2049	8	Cedar	TO BE REMOVED	
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2303	8	Cedar	TO BE REMOVED	
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2305	6	Cedar	TO BE REMOVED	
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2352	18	Cedar	TO BE REMOVED	9
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2430	8	Hackberry	TO REMAIN	
2431	10	Hackberry	TO REMAIN	DECLINE
2432	14	American Elm	TO REMAIN	DECLINE
2433	6	Cedar	TO BE REMOVED	DECLINE
2434	6	Cedar	TO REMAIN	DECLINE
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2436	8	Cedar	TO REMAIN	
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2567	8	Cedar	TO BE REMOVED	
2568	12	Cedar	TO BE REMOVED	6
2569	10	Cedar	TO BE REMOVED	
2570	6	Cedar	TO BE REMOVED	
2571	6	Cedar	TO REMAIN	
2572	12	Cedar	TO BE REMOVED	6
2573	6	Cedar	TO BE REMOVED	
2574	8	Cedar	TO BE REMOVED	
2575	8	Cedar	TO BE REMOVED	
2576	8	Cedar	TO BE REMOVED	
2577	12	Cedar	TO BE REMOVED	6
2578	6	Cedar	TO BE REMOVED	
2579	14	Cedar	TO REMAIN	
2580	10	Cedar	TO REMAIN	
2581	6	Cedar	TO REMAIN	
2582	10	Cedar	TO REMAIN	
2583	10	Cedar	TO REMAIN	
2584	12	Cedar	TO REMAIN	
2585	10	Cedar	TO REMAIN	
2586	12	Cedar	TO REMAIN	
2587	8	Cedar	TO REMAIN	
2588	6	Cedar	TO REMAIN	
2589	8	Cedar	TO REMAIN	
2591	6	Cedar	TO REMAIN	
2592	6	Cedar	TO REMAIN	
2593	12	Cedar	TO REMAIN	
2594	8	Cedar	TO REMAIN	
2595	6	Cedar	TO REMAIN	
2596	8	Cedar	TO REMAIN	
2597	8	Cedar	TO REMAIN	
2598	8	Cedar	TO REMAIN	
2599	10	Cedar	TO REMAIN	
2600	8	Cedar	TO REMAIN	
2601	6	Cedar	TO REMAIN	
2602	12	Cedar	TO REMAIN	
2603	12	Cedar	TO REMAIN	
2604	24	Cedar	TO REMAIN	
2605	10	Cedar	TO REMAIN	
2606	10	Cedar	TO REMAIN	
2607	10	Cedar	TO REMAIN	
2608	8	Cedar	TO REMAIN	
2609	10	Cedar	TO REMAIN	
2610	12	Cedar	TO REMAIN	
2611	8	Cedar	TO REMAIN	
2612	12	Cedar	TO REMAIN	
2613	6	Cedar	TO REMAIN	
2614	6	Cedar	TO REMAIN	
2615	12	Cedar	TO REMAIN	
2616	12	Cedar	TO REMAIN	
2617	8	Cedar	TO REMAIN	
2618	8	Cedar	TO REMAIN	
2619	6	Cedar	TO REMAIN	
2620	6	Cedar	TO REMAIN	
2621	6	Cedar	TO REMAIN	
2622	8	Cedar	TO REMAIN	
2623	10	Cedar	TO REMAIN	
2624	10	Cedar	TO REMAIN	
2625	6	Cedar	TO REMAIN	
2626	8	Cedar	TO REMAIN	
2627	8	Cedar	TO REMAIN	
2628	12	Cedar	TO REMAIN	
2629	10	Cedar	TO REMAIN	
2630	6	Cedar	TO REMAIN	
2631	10	Cedar	TO REMAIN	
2632	10	Cedar	TO REMAIN	
2633	6	Gulf Black Willow	TO REMAIN	
2634	6	Cedar	TO REMAIN	
2635	8	Cedar	TO REMAIN	
2636	6	Cedar	TO REMAIN	
2637	6	Cedar	TO REMAIN	
2638	6	Cedar	TO REMAIN	
2639	8	Cedar	TO REMAIN	
2640	16	Cedar	TO REMAIN	
2641	6	Cedar	TO REMAIN	
2642	6	Cedar	TO REMAIN	
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2644	10	Cedar	TO REMAIN	
2645	12	Cedar	TO REMAIN	
2646	12	Cedar	TO REMAIN	
2647	6	Cedar	TO REMAIN	
2648	6	Cedar	TO REMAIN	
2649	18	Cedar	TO REMAIN	
2650	6	Cedar	TO REMAIN	
2651	14	Cedar	TO REMAIN	
2652	6	Cedar	TO REMAIN	
2653	6	Cedar	TO REMAIN	
2654	6	Cedar	TO REMAIN	
2655	5	Cedar	TO REMAIN	
2656	10	Cedar	TO REMAIN	
2657	16	Cedar	TO REMAIN	
2658	6	Cedar	TO REMAIN	
2659	14	Cedar	TO REMAIN	
2660	6	Cedar	TO REMAIN	
2661	10	Cedar	TO REMAIN	
2662	16	Cedar	TO REMAIN	
2663	14	Cedar	TO REMAIN	
2664	12	Cedar	TO REMAIN	
2665	10	Cedar	TO REMAIN	
2666	8	Cedar	TO REMAIN	
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2668	12	Cedar	TO REMAIN	
2669	8	Cedar	TO REMAIN	
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2671	8	Cedar	TO REMAIN	
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2682	6	Cedar	TO REMAIN	
2683	8	Cedar	TO REMAIN	
2684	8	Cedar	TO REMAIN	
2685	8	Cedar	TO REMAIN	
2686	6	Cedar	TO REMAIN	
2687	8	Cedar	TO REMAIN	
2688	8	Cedar	TO REMAIN	
2689	8	Cedar	TO REMAIN	
2690	8	Cedar	TO REMAIN	
2691	8	Cedar	TO REMAIN	
2692	8	Cedar	TO REMAIN	
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2694	6	Cedar	TO REMAIN	
2695	8	Cedar	TO REMAIN	
2696	6	Cedar	TO REMAIN	
2697	6	Cedar	TO REMAIN	
2698	6	Cedar	TO REMAIN	
2699	6	Cedar	TO REMAIN	
2700	8	Cedar	TO REMAIN	
2901	6	Cedar	TO BE REMOVED	
2902	12	Cedar	TO BE REMOVED	6
2903	6	Cedar	TO BE REMOVED	
2904	6	Cedar	TO BE REMOVED	
2905	8	Cedar	TO BE REMOVED	
2906	6	Cedar	TO BE REMOVED	
2907	8	Cedar	TO BE REMOVED	
2908	10	Cedar	TO REMAIN	
2909	10	Cottonwood	TO REMAIN	
2910	8	Cedar	TO REMAIN	
2911	6	Cedar	TO REMAIN	
2913	6	Cedar	TO REMAIN	
2914	8	Cedar	TO BE REMOVED	
2915	6	Cedar	TO BE REMOVED	
2916	6	Cedar	TO BE REMOVED	
2917	6	Cedar	TO BE REMOVED	
2918	6	Cedar	TO BE REMOVED	
2919	8	Cedar	TO BE REMOVED	
2920	8	Cedar	TO REMAIN	
2921	6	Cedar	TO REMAIN	
2922	8	Cedar	TO REMAIN	
2923	8	Cedar	TO REMAIN	
2924	6	Cottonwood	TO REMAIN	
2925	6	Cedar	TO BE REMOVED	
2926	6	Cedar	TO BE REMOVED	
2927	8	Cedar	TO BE REMOVED	
2928	6	Cedar	TO BE REMOVED	
2929	6	Cedar	TO BE REMOVED	
2930	6	Cedar	TO BE REMOVED	
2931	16	Cottonwood	TO REMAIN	
2932	22	Cedar	TO BE REMOVED	11
2933	14	Cedar	TO

RALPH HALL PARKWAY
(85' R.O.W.)

Δ=12°30'56"
R=1242.50'
L=271.41'
CB=S55°48'53"W
C=270.87'

Δ=18°02'27"
R=1242.50'
L=391.23'
CB=N53°03'07"E
C=389.62'

C=119.77'
CB=S46°47'39"W
L=119.82'
R=1242.50'
Δ=5°31'31"

S45°49'53"E 466.79'

S44°01'54"W 475.92'

S45°59'57"E 411.33'

N00°30'42"W 578.03'

S44°00'03"W 266.50'

S44°00'03"W 449.86'

S44°00'03"W 183.36'

20' ALLEY

6,000 SF
AFTER SCHOOL

11,367 SF
DAY-CARE

PROPOSED LOT 5a
2.65 AC.

PROPOSED LOT 5b
3.63 AC

LOT 2, BLOCK 1
PFEFFERKORN ADDITION
CABINET H, PG 373
P.R.C.C.T.

BLOCK F
FLAGSTONE ESTATES
CABINET E, PG 28
P.R.C.C.T.

LOT 1
ROCKWALL BUSINESS PARK EAST
CABINET B, PG 37
P.R.C.C.T.

CALLED 31.063 ACRES
ROCKWALL BUSINESS PARK EAST
HOWELL MTN RE, LLC O.P.R.C.C.T.

20' LANDSCAPE SETBACK
15' BUILDING SETBACK
10' LANDSCAPE SETBACK
10' BUILDING SETBACK
5' WALL EASEMENT
20' LANDSCAPE AND BUILDING SETBACK

LAWN SOLID SOD
BERMUDAGRASS, TYP.

24" MULCH BED, TYP.
BTWN. BUILDING AND SHRUBS

18" MULCH
STEP OUT TYP.

24" MULCH BED,
TYP. AT B.O.C.

ARTIFICIAL TURF
REFER TO CIVIL PLANS, TYP.

EXISTING TREE
TO REMAIN, TYP.

LIMIT OF HYDROMULCH

LAWN HYDROMULCH BERMUDAGRASS
WITH TEMPORARY IRRIGATION
UNTIL 100% ESTABLISHMENT
TYP. IN DISTURBED AREAS

20'x45'
DRAINAGE EASEMENT
VOL. 2316, PG. 139
P.R.R.C.T.

25'x50'
DRAINAGE EASEMENT
VOL. 2316, PG. 139
P.R.R.C.T.

10' SANITARY SEWER EASEMENT
REF. CABINET B, PG. 37
P.R.R.C.T.

20' SANITARY SEWER EASEMENT
CABINET B, PG. 37 P.R.R.C.T.

FLOODPLAIN ZONE AE
FIRMETTE 48397C0040L
SEPT. 26, 2008

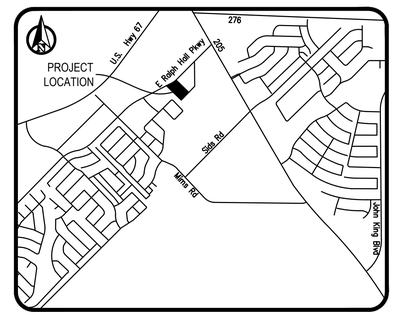
CIRS
CIRF
C.M.
PC

Please see landscaping requirements for all landscape buffers

Please provide caliper-inches, whether its a canopy or accent tree, and total number of each

PLANT LEGEND

SYMBOL	COMMON NAME
AN	Andorra Juniper
BC	Bald Cypress
BP	Blue Point Juniper
CM	Crepe Myrtle 'Natchez'
LE	Lacebark Elm
LO	Live Oak
LOR	Loropetalum 'Plum Delight'
MFG	Mexican Feathergrass
RB	Oklahoma Redbud
SG	Salvia Greggii 'Red'
SO	Shumard Red Oak
VT	Vitex



LOCATION MAP
1" = 1000'

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

N

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

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

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

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIAN JAMES
2248
STATE OF TEXAS
03.19.20

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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

PROJECT NUMBER: PMA032

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L2.01

ISSUE DATE: 03-20-2020

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. CONTRACTOR SHALL CROWN ALL LANDSCAPE ISLANDS TO 6" HEIGHT, TYPICAL AND UNIFORM THROUGHOUT THE SITE.
6. CONTRACTOR SHALL OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF FINE GRADING, CROWNS, AND BERMS PRIOR TO INSTALLING LANDSCAPE. NOTIFY LANDSCAPE ARCHITECT 72 HOURS IN ADVANCE TO SCHEDULE A SITE VISIT.
7. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
8. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
9. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
10. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
11. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

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

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL PROVIDE AN ADD ALTERNATE PRICE TO INSTALL (2") TWO INCHES OF IMPORTED TOPSOIL ON ALL LAWN AREAS IN LIEU OF USING EXISTING TOPSOIL ON-SITE. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM LAND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
7. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
8. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

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

HYDROMULCH NOTES

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

LANDSCAPE TABULATIONS - Lot 5a

THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFER

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

RALPH HALL PARKWAY: 272 l.f.

Required	Provided
10' wide buffer	20' wide buffer
(5) trees, 3" cal.	(5) trees, 3" cal.
(5) accent trees	(5) accent trees

20' Alley: 320 l.f.

Required	Provided
10' wide buffer	20' wide buffer
(6) trees, 3" cal.	(6) trees, 3" cal.
(6) accent trees	(6) accent trees

PARKING LOT LANDSCAPING

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

Total interior parking lot area: 24,990 s.f.
Total parking spaces: 71 spaces

Required	Provided
1,250 s.f. (5%)	4,238 s.f.
(7) trees, 3" cal.	(13) trees, 3" cal.

SITE LANDSCAPING

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

Total site: 273,538 s.f.

Required	Provided
41,031 s.f. (15%)	56,579 s.f. (21%)
20,516 s.f. (50%)	26,334 s.f. (64%)

DETENTION BASIN LANDSCAPING

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

Detention Basin Area: 5,362 s.f.

Required	Provided
(7) trees, 3" cal.	(7) trees, 3" cal.
(7) accent trees	(7) accent trees

LANDSCAPE TABULATIONS - Lot 5b

THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFER

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

RALPH HALL PARKWAY: 596 l.f.

Required	Provided
10' wide buffer	10' wide buffer
(12) trees, 3" cal.	(9) trees, 3" cal.
(12) accent trees	(12) accent trees
	(3) existing trees

CITY OF ROCKWALL NOTES

1. **NO TREES WITHIN 5'-0" OF ANY UTILITIES**
2. **IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC**

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
BC	*Taxodium distichum*	Bald Cypress	7	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
CM	*Lagerstroemia indica 'Natchez'*	Crepe Myrtle 'Natchez'	7	30 gal.	container grown, 3-5 trunk, no cross canes, 8' ht., 4' spread, matching
LE	*Ulmus parvifolia 'Sempervirens'*	Lacebark Elm	5	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
LO	*Quercus virginiana*	Live Oak	22	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
RB	*Cercis canadensis 'Oklahoma'*	Oklahoma Redbud	17	30 gal.	container grown, 8' ht., 4' spread min.
SO	*Quercus shumardii*	Shumard Red Oak	6	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
VT	*Vitex agnus-castus*	Vitex	7	2" cal.	B&B or container grown, 8' ht., 4' spread, 3 trunk min.
	SHRUBS/GROUNDCOVER				
AN	*Juniperus tobira 'Andorra'*	Andorra Juniper	20	5 gal.	container full, 20" spread, 24" o.c.
BP	*Juniperus chinensis 'Blue Point'*	Blue Point Juniper	2	5' ht.	B&B, full to base, matching
LOR	*Loropetalum chinensis 'Plum Delight'*	Loropetalum 'Plum Delight'	44	3 gal.	container full, 18" spread, 24" o.c.
MFG	*Nassella tenuissima*	Mexican Feathergrass	640	1 gal.	container full, 24" o.c.
SG	*Salvia greggii 'Red'*	Salvia Greggii 'Red'	40	5 gal.	container full, 20" spread 24" o.c.
	Cynodon dactylon	Common Bermudagrass			solid sod, refer to Solid Sod Notes

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

N

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

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

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

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
LORI ANN WALTERS
2240
STATE OF TEXAS
03.19.20

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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

PROJECT NUMBER: PMA032

SHEET TITLE

LANDSCAPE NOTES

SHEET NUMBER

L2.02

ISSUE DATE: 03-20-2020

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

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

1.2 DESCRIPTION OF WORK

A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) – plant material

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

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

1.5 JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

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

B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.
5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:
1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
6. Remove rejected plant material immediately from job site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.

D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:
1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   a. Clay – between 7-27 percent
   b. Silt – between 15-25 percent
   c. Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.

B. Staking Material for Shade Trees: refer to details.

C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:
1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that,when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ⅓ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

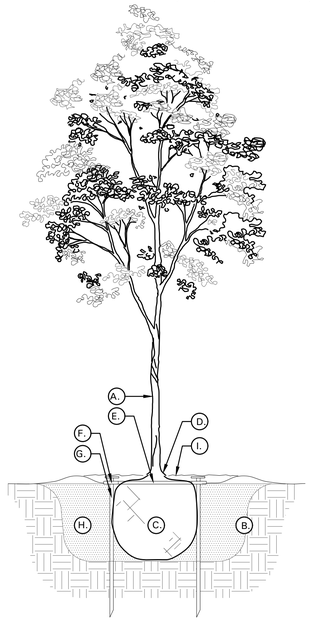
P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:
1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be ½" maximum height above final finished grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
5. Do not install steel edging along sidewalks or curbs.
6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



TREE PLANTING DETAIL LEGEND AND NOTES

A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP ⅓ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.

F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.

G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

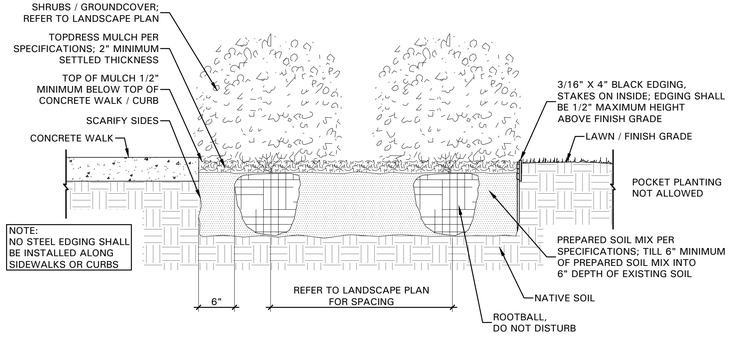
I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

J. TREE STAKES:
TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM:
Tree Stake Solutions
ATTN: Jeff Tuley
(903) 678-6143
jeff@treestakesolutions.com
www.treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.

01 TREE PLANTING DETAIL
NOT TO SCALE



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

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

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

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIANN HALL
2248
STATE OF TEXAS
03.19.20

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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

PROJECT NUMBER: PMA032

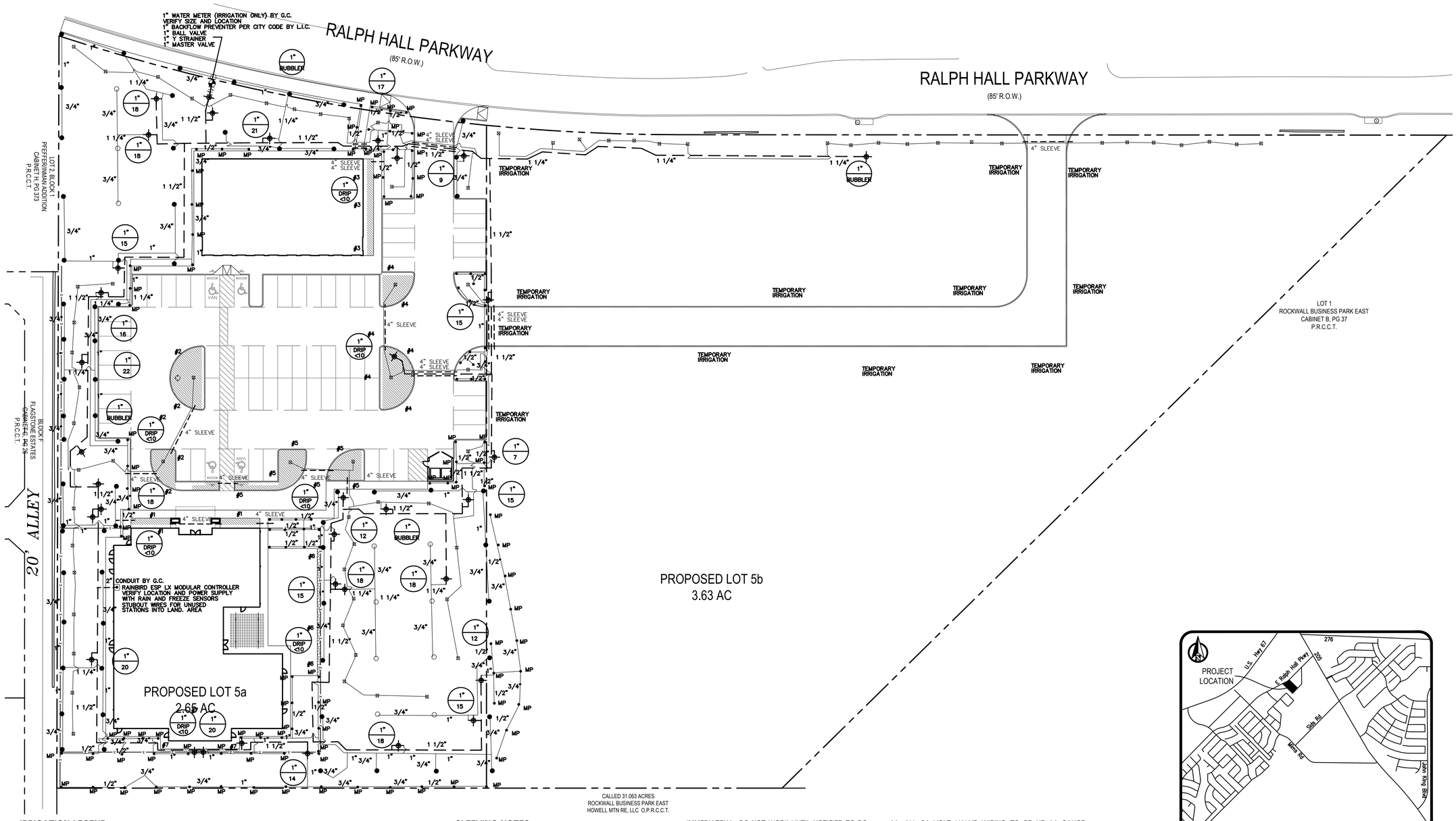
SHEET TITLE

LANDSCAPE SPECIFICATIONS AND DETAILS

SHEET NUMBER

L2.03

ISSUE DATE: 03-20-2020



IRRIGATION LEGEND

- RAINBIRD 1804 POP-UP LAWN HEAD
- MP — HUNTER MP ROTATOR NOZZLE
- RAINBIRD 5000 ROTARY FC
- RAINBIRD 5000 ROTARY PC
- RAINBIRD BUBBLER (2 PER TREE, TYP.)
- RAINBIRD PEB SERIES ELECTRIC VALVE
- CONTROLLER, SIZE AS INDICATED
- WATER METER, SIZE AS INDICATED WITH D.C.A., SIZE AS INDICATED
- PVC SCHEDULE 40 SLEEVING
- PVC CLASS 200 MAINLINE
- PVC CLASS 200 LATERAL LINE
- XXX / XXX — VALVE SIZE / GPM
- NETAFIM TECHLINE#TLDL6-1210 (18" LATERAL SPACING, 12" EMITTER SPACING) PVC LATERAL PIPING SIZED AS REQUIRED INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
- NETAFIM TECHLINE#TLDL6-1210 (18" LATERAL SPACING, 12" EMITTER SPACING) PVC LATERAL PIPING SIZED AS REQUIRED INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
- XXX / DRIP — NETAFIM DISC FILTER #DF100-080 NETAFIM PRESSURE REGULATOR #PRV15025 INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS

BUBBLER PIPING CHART

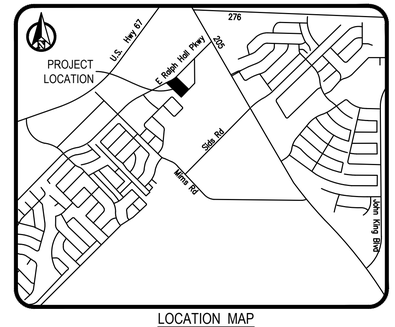
NUMBER OF BUBBLERS	SIZE OF PIPE
1 - 5	¾"
6 - 10	¾"
11 - 20	1"
21 - 30	1 ¼"
31 - 40	1 ½"

SLEEVING NOTES

1. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
2. SLEEVE MATERIAL SHALL BE SCHEDULE 40 PIPE, SIZE AS INDICATED ON PLAN.
3. CONTRACTOR SHALL LAY SLEEVES AND CONDUITS AT TWENTY-FOUR (24") INCHES BELOW FINISH GRADE OF THE TOP OF PAVEMENT.
4. CONTRACTOR SHALL EXTEND SLEEVES ONE (1') FOOT BEYOND EDGE OF ALL PAVEMENT.
5. CONTRACTOR SHALL CAP PIPE ENDS USING PVC CAPS.
6. CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN 'AS-BUILT' DRAWING SHOWING ALL SLEEVE LOCATIONS.

IRRIGATION NOTES

1. THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
2. ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE RAINBIRD EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
3. TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. IF STATIC PRESSURE IS LESS THAN 65 P.S.I., NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. DO NOT WORK UNTIL NOTIFIED TO DO SO BY OWNER.
4. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN. REFER TO SLEEVING NOTES.
5. ALL MAIN LINE AND LATERAL LINE PIPING IN PLANTING AND LAWN AREAS SHALL HAVE A MINIMUM OF 12 INCHES OF COVER. ALL PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. CONTRACTOR TO VERIFY LOCAL FREEZE DEPTHS AND ADJUST DEPTH OF COVER ACCORDINGLY.
6. LAWN SPRAY HEADS SHALL BE RAINBIRD 1804 INSTALLED PER DETAIL SHOWN.
7. ROTOR HEADS SHALL BE RAINBIRD 5000 INSTALLED PER DETAIL SHOWN. (WITH BUILT-IN CHECK VALVE)
8. NOZZLES SHALL BE RAINBIRD PLASTIC. UNLESS OTHERWISE NOTED. IRRIGATION CONTRACTOR SHALL SELECT THE PROPER ARC AND RADIUS FOR EACH NOZZLE TO ENSURE 100% AND PROPER COVERAGE OF ALL LAWN AREAS AND PLANT MATERIAL. NO WATER SHALL SPRAY ON BUILDING.
9. ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.
10. ELECTRIC CONTROL VALVES SHALL BE RAINBIRD PEB INSTALLED PER DETAIL SHOWN. SIZE OF VALVES AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN VALVE BOXES LARGE ENOUGH TO PERMIT MANUAL OPERATION, REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION.
11. ALL 24 VOLT VALVE WIRING TO BE UF 14 GAUGE SINGLE CONDUCTOR. ALL WIRE SPLICES ARE TO BE PERMANENT AND WATERPROOF.
12. AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5') FEET OF CONTROLLER, LOCATION BY OTHER TRADES. RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.
13. THE DESIGN PRESSURE IS 65 PSI.
14. ELECTRICAL SPLICES AT EACH VALVE AND CONTROLLER ONLY.
15. IRRIGATION IN TEXAS IS REGULATED BY:
THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)
MC-178 / PO BOX 13087
AUSTIN, TEXAS 78711-3087
16. TCEQ'S WEBSITE IS WWW.TCEQ.STATE.TX.US.



LOCATION MAP
1" = 1000'

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

N

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

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

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

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS

PROFESSIONAL SEAL

STATE OF TEXAS
JOHN JAY WINGFIELD
851
LICENSED IRRIGATOR
03.19.20

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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

PROJECT NUMBER: PMA032

SHEET TITLE

IRRIGATION PLAN

SHEET NUMBER

L3.01

ISSUE DATE: 03-20-2020

SECTION 32 8423 - UNDERGROUND IRRIGATION SLEEVES AND UTILITY CONDUITS

PART 1 - GENERAL

1.1 DESCRIPTION

A. Provide underground irrigation sleeves as indicated on the drawings.

1.2 RELATED WORK SPECIFIED ELSEWHERE

A. Section 32 8424 - Irrigation System

1.3 REFERENCED STANDARDS

A. American Society for Testing and Materials:

1. ASTM - D2441 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SD R-PR)
2. ASTM - D2466 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Socket Type, Schedule 40.
3. ASTM - D2564 Solvent Cements for Poly Vinyl Chloride Plastic Pipe and Fittings.

PART 2 - MATERIALS

2.1 DEFINITIONS

A. Sleeve - A pipe within which another pipe is placed for carrying water or other utilities to be installed.

B. Wire Sleeves - A pipe used to carry low voltage irrigation wires for operation of the electric solenoid valves.

2.2 GENERAL

A. Polyvinyl Chloride Pipe (PVC) - Manufactured in accordance with standards noted herein:

1. Marking and Identification - Permanently marked with SDR number, ASTM standard number, and the NSF (National Sanitation Foundation) seal.
2. Solvent - As recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings before applying solvent.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Coverage - Provide twenty-four inches (24") minimum cover over top of sleeve from finish grade.

B. Sleeve Extensions - Extend sleeves one foot (1') past edge of pavement or concrete walls. Install 90 degree elbow on each sleeve end and add additional length of same size pipe to extend above finish grade by twelve inches (12"). Cap pipe ends using duct tape.

3.2 BACKFILL

A. Compaction - Place backfill over sleeves in six (6") inch lifts. Tamp firmly into place taking care not to damage sleeve. Complete backfill and compaction to prevent any future settlement. Compact to 85% Standard Proctor.

B. Damage - Repair any damage resulting from improper compaction including pavement repair and replacement.

END OF SECTION

SECTION 32 8424 - IRRIGATION SYSTEM

PART 1 - GENERAL

1.1 SCOPE

A. Provide complete sprinkler installation as detailed and specified herein, includes furnishing all labor, material, tools, equipment, and related items for the complete and proper installation of the irrigation system as indicated by the Drawings. All costs associated with this installation, including fees for testing and inspections of the system components are the responsibility of the installer of this irrigation system.

B. Work includes but is not limited to:

1. Trenching and backfill.
2. Installation of automatic controlled system.
3. Upon completion of installation, supply as-built drawings showing details of construction including location of mainline piping, manual and automatic valves, electrical supply to valves, and specifically the exact location of automatic valves.

C. All sleeves as shown on plans shall be furnished by General Contractor. Meter and power source shall be provided by General Contractor.

1.2 RELATED WORK SPECIFIED ELSEWHERE

A. Refer to Irrigation Plans for controller, head, and valve locations.

B. Section 32 8423 - Underground Irrigation Sleeves and Utility Conduits

C. Section 32 9300 - Landscape

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

1.3 APPLICABLE STANDARDS

A. America Standard for Testing and Materials (ASTM) – Latest edition.

1. D2241 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SDR-PR)
2. D2464 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Thread, Schedule 80
3. D2455 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 40
4. D2467 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Socket Type, Schedule 80
5. D2564 Solvent Cements for Poly (Vinyl Chloride) (PVC) Plastic Pipe and Fittings
6. D2287 Flexible Poly Vinyl Chloride (PVC) Plastic Pipe
7. F656 Poly Vinyl Chloride (PVC) Solvent Weld Primer
8. D2855 Making Solvent – Cemented Joints with Poly (Vinyl Chloride) (PVC) Pipe and Fittings

1.4 MAINTENANCE AND GUARANTEE

A. The Contractor shall guarantee materials and workmanship for one (1) calendar year after final acceptance by Owner.

B. Guarantee is limited to repair and replacement of defective materials or workmanship, including repair of backfill settlement.

C. Provide maintenance of system, including raising and lowering of heads to compensate for lawn growth, cleaning and adjustment of heads, and raising and lowering of shrub heads to compensate for shrub growth for one (1) year after completion of installation.

1.5 SUBMITTALS

A. Procedure: Comply with Division I requirements.

B. Product Data: The Contractor shall submit five (5) copies of equipment manufacturer's 'cut sheets' and shop drawings for approval by Owner Authorized Representative prior to installation, including, but not limited to the following: sprinkler head, pipe, controller, valves, backflow prevention devices, valve boxes, wire, conduit, fittings, and all other types of fixtures proposed to be installed on the job. The submittal shall include the manufacturer's name, model number, equipment capacity, and manufacturer's installation recommendations, if applicable, for each proposed item.

C. No work covered under this section may begin until the Contractor has submitted the required information. No partial submittal shall be accepted and submittals shall be neatly bound into a brochure and logically organized. After the submittal has been approved, substitutions will not be allowed, except by written consent by the Owner Authorized Representative.

D. Shop drawings include dimensions, elevations, construction details, arrangements, and capacity equipment, as well as manufacturer's installation recommendations.

E. Operating and Maintenance Manuals:

1. Provide three (3) individually bound manuals detailing operating and maintenance requirements for the irrigation system.
2. Manuals shall be delivered to the Owner Authorized Representative no later than ten (10) days prior to completion of the irrigation system.
3. Provide descriptions of all installed materials and systems in sufficient detail to permit maintenance personnel to understand, operate, and maintain the equipment.
4. Provide the following in each manual:
   a. Index sheet with Contractor's name, address, telephone number, and contact name.
   b. Duration of guarantee period. Include warranties and guarantees extended to the Owner by the manufacturer of all equipment.
   c. Equipment list providing the following for each item:
      1) Manufacturer's name
      2) Make and model number
      3) Name and address of local part's representative
      4) Spare parts list in detail
      5) Details operating and maintenance instructions for major equipment.

F. Project Record Documents:

1. Comply with Division I requirements.
2. Locate by written dimension, routing of mainline piping, remote control valves, and quick coupling valves. Locate mainlines by single dimensions from permanent site features provided they run parallel to these elements. Locate valves, intersections, electrical connections, and quick couplers by two dimensions from a permanent site feature at approximately 70 degrees to each other.
3. When dimensioning is complete, transpose work to bond paper.
4. Submit three (3) copies of the completed as-built drawings, along with a CD with PDF files of the same, to the Owner Authorized Representative prior to final acceptance of the work. Mark drawings "Record Prints Showing Significant Changes". Date and sign drawings.

G. Quick Coupler Keys: Provide three (3) coupler keys with boiler drains attached using brass reducer.

H. Controller Keys: Provide three (3) sets of keys to controller enclosure(s).

I. Use of materials differing in quality, size, or performance from those specified shall only be allowed upon written approval of the Landscape Architect. The decision shall be based on comparative ability of material or article to perform fully all purposes of mechanics and general design considered to be possessed by item specified.

J. Bidders desiring to make a substitution for specified sprinklers shall submit manufacturer's catalog sheet showing full specification of each type sprinkler proposed as a substitute, including discharge in GPM maximum allowable operating pressure at sprinkler.

K. Approval of substitute sprinkler shall not relieve Irrigation Contractor of his responsibility to demonstrate that final installed sprinkler system shall operate according to intent of originally designed and specified system.

L. It is the responsibility of the Irrigation Contractor to demonstrate that final installed sprinkler system shall operate according to intent of originally designed and specified system. If Irrigation Contractor notes any problems in head spacing or potential coverage, it is his responsibility to notify the Landscape Architect in writing, before proceeding with work. Irrigation Contractor guarantees 100% coverage of all areas to be irrigated.

1.6 TESTING

A. Perform testing required with other trades, including earthwork, paving, plumbing, electrical, etc., to avoid unnecessary cutting, patching, and boring.

B. Water Pressure: This irrigation system has been designed to operate with a minimum static water pressure indicated on Drawings. The Contractor shall take a pressure reading at each water meter prior to beginning construction. Confirm findings to Owner Authorized Representative in writing. If static pressure varies from pressure stated on drawings, do not start work until notified to do so by Owner Authorized Representative.

1.7 COORDINATION

A. Coordinate installation with other trades, including earthwork, paving, and plumbing to avoid unnecessary cutting, patching and boring.

B. Coordinate to ensure that electrical power source is in place.

C. Coordinate system installation with work specified in other sections and coordinate with Landscape Contractor to ensure plant material is uniformly watered in accordance with intent shown on drawings.

PART 2 - PRODUCTS

2.1 GENERAL

A. Mainline: Mainlines are the piping from water source to operating valves. This portion of piping is subject to surges, being a closed portion of sprinkler system. Hydrant lines are considered a part of sprinkler main.

B. Lateral Piping: Lateral piping is that portion of piping from operating valve to sprinkler heads. This portion of piping is not subject to surges, being an "open end" portion of sprinkler system.

2.2 POLY VINYL CHLORIDE PIPE (PVC PIPE)

A. PVC pipe shall be manufactured in accordance with commercial standards noted herein.

B. Marking and Identification: PVC pipe shall be continuously and permanently marked with the following information: manufacturer's name, pipe size, type of pipe, and material, SDR number, product standard number, and the NSF (National Sanitation Foundation) seal.

C. PVC Pipe Fittings: Shall be of the same material as the PVC pipe specified and shall be compatible with PVC pipe furnished.

2.3 COPPER TUBING

A. Hard, straight lengths of domestic manufacture only. Do not use copper tube of foreign extrusion or any so-called irrigation tubing (thin wall).

2.4 COPPER TUBE FITTINGS

A. Cast brass or wrought copper, sweat - solder type.

2.5 WIRE

A. Type UF with 4/64" thick waterproof insulation which is Underwriter's Laboratory approved for direct underground burial when used in a National Electric Code Class II Circuit (30 volts AC or less).

B. Wire Connectors: Waterproof splice kit connectors. Type DBY by 3M.

2.6 SCHEDULE 80 PVC NIPPLES

A. Composed of Standard Schedule 40 PVC Fittings and PVC meeting noted standards. No clamps or wires may be used. Nipples for heads and shrub risers to be nominal one-half inch (½") diameter by eight (8") inches long, where applicable.

B. Polyethylene nipples six (6") inches long shall be used on all pop-up spray heads.

2.7 MATERIALS - SEE IRRIGATION PLAN

A. Sprinkler heads in lawn area as specified on plan.

B. PVC Pipe: Class 200, SDR 21

C. Copper Tubing (City Connection): Type "M"

D. 24V Wire: Size 14, Type UF

E. Electric valves: Shall be all plastic construction as indicated on plans.

F. Backflow Prevention Device: Refer to drawing requirements and flow valve. Coordinate exact location with General Contractor.

PART 3 - EXECUTION

3.1 INSTALLATION - GENERAL

A. Staking: Before installation is started, place a stake where each sprinkler is to be located, in accordance with drawing. Staking shall be approved by Owner Authorized Representative before proceeding with work.

B. Excavations: Excavations are unclassified and include earth, loose rock, rock or any combination thereof, in wet or dry state. Backfill trenches with material removed, provided that the earth is suitable for compaction and contains no lumps, clods rock, debris, etc. Special backfill specifications, if furnished take preference over this general specification.

C. Backfill: Flood or hand-tamp to prevent after settling. Hand rake trenches and adjoining area to leave grade in as good or better condition than before installation.

D. Piping Layout: Piping layout is diagrammatic. Route piping around trees and shrubs in such a manner as to avoid damage to plantings. Do not dig within ball of newly planted trees or shrubs. In areas where existing trees are present, trenches shall be adjusted on-site to provide a minimum clearance of four (4) feet between the drip line of any tree or trench. The Contractor shall notify the Owner Authorized Representative in writing of a planned change in trench routing from that shown on the drawings.

3.2 PIPE INSTALLATION

A. Sprinkler Mains: Install a four (4") inch wide minimum trench with a minimum of eighteen (18") inches of cover.

B. Lateral Piping: Install a four (4") inch wide minimum trench deep enough to allow for installation of sprinkler heads and valves, but in no case, with less than twelve (12") of cover.

C. Trenching: Remove lumber, rubbish, and large rocks from trenches. Provide firm, uniform bearing for entire length of each pipe line to prevent uneven settlement. Wedging or blocking of pipe shall not be permitted. Remove foreign matter or dirt from inside of pipe before welding, and keep piping clean by approved means during and after laying of pipe.

3.3 PVC PIPE AND FITTING ASSEMBLY

A. Solvent: Use only solvent recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings of dirt, dust and moisture before applying solvent.

B. PVC to metal connection: Work metal connections first. Use a non-hardening pipe dope such as Permatex No. 2 on threaded PVC adapters into which pipe may be welded.

3.4 COPPER TUBING AND FITTING ASSEMBLY

A. Clean pipe and fitting thoroughly and lightly sand pipe connections to remove residue from pipe. Attach fittings to tubing in an approved manner using 50-50 soft solid core solder.

3.5 POP-UP SPRAY HEADS

A. Supply pop-up spray heads in accordance with materials list and plan. Attach sprinkler to lateral piping with a semi-flexible polyethylene nipple not less than three (3") inches or more than six (6") inches long.

3.6 VALVES

A. Supply valves in accordance with materials list and sized according to drawings. Install valves in a level position in accordance with manufacturer's specifications. See plan for typical installation of electric valve and valve box.

3.7 WIRING

A. Supply wire from the automatic sprinkler controls to the valves. No conduit will be required for UF wire unless otherwise noted on the plan. Wire shall be tucked under the piping.

B. A separate wire is required from the control to each electric valve. A common neutral wire is also required from each control to each of the valves served by each particular control.

C. Bundle multiple wires and tape them together at ten (10') foot intervals. Install ten (10") inch expansion coils at not more than one hundred (100') foot intervals. Make splices waterproof.

3.8 AUTOMATIC SPRINKLER CONTROLS

A. Supply in accordance with Irrigation Plan. Install according to manufacturer's recommendations.

3.9 TESTING

A. Sprinkler Mains: Test sprinkler main only for a period of twelve (12) to fourteen (14) hours under normal pressure. If leaks occur, replace joint or joints and repeat test.

B. Complete tests prior to backfilling. Sufficient backfill material may be placed in trenches between fittings to ensure stability of line under pressure. In each case, leave fittings and couplings open to visual inspection for full period of test.

3.10 FINAL ADJUSTMENT

A. After installation has been completed, make final adjustment of sprinkler system in preparation for Owner Authorized Representative's final inspection.

B. Completely flush system to remove debris from lines by removing nozzle from heads on end of lines and turning on system.

C. Check sprinklers for proper operation and proper alignment for direction of throw.

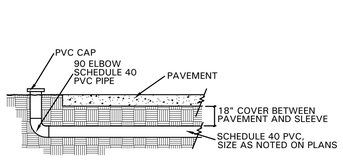
D. Check each section of spray heads for operating pressure and balance to other sections by use of flow adjustment on top of each valve.

E. Check nozzling for proper coverage. Prevailing wind conditions may indicate that arch of angle of spray should be other than shown on drawings. In this case, change nozzles to provide correct coverage and furnish data to Owner Authorized Representative with each change.

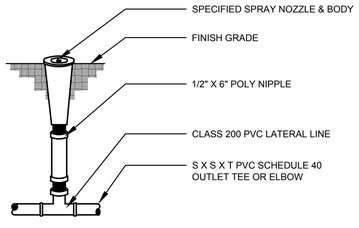
3.11 SYSTEM DEMONSTRATION

A. Instruct Owner's personnel in operation and maintenance of system including adjusting of sprinkler heads. Use operation and maintenance manual for basis of demonstration.

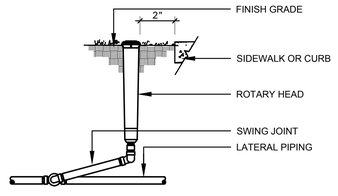
END OF SECTION



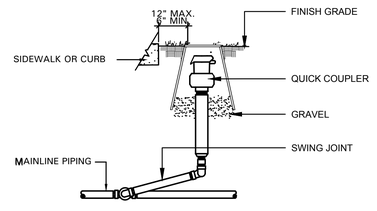
01 SLEEVE DETAIL
NOT TO SCALE



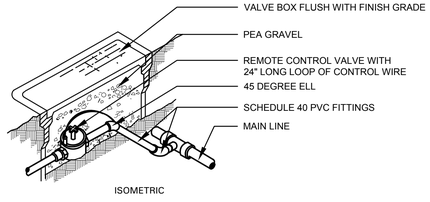
02 POP-UP LAWN SPRAY ASSEMBLY
NOT TO SCALE



03 ROTARY HEAD
NOT TO SCALE

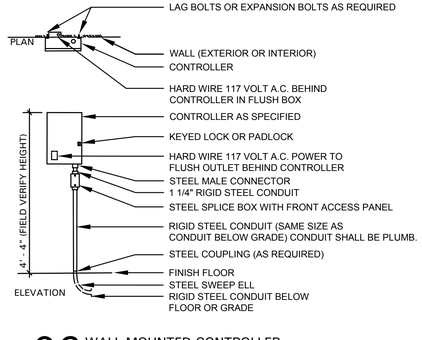


04 QUICK COUPLER
NOT TO SCALE



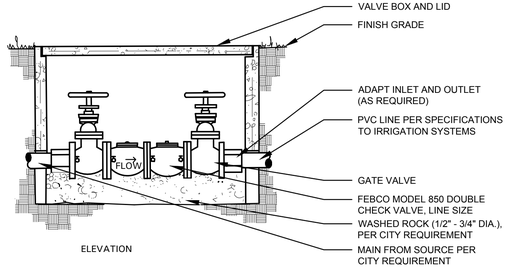
ISOMETRIC

05 REMOTE CONTROL VALVE
NOT TO SCALE



ELEVATION

06 WALL MOUNTED CONTROLLER
NOT TO SCALE



ELEVATION

07 BACKFLOW PREVENTER
NOT TO SCALE

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

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

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS

PROFESSIONAL SEAL



03.19.20

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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

PROJECT NUMBER: PMA032

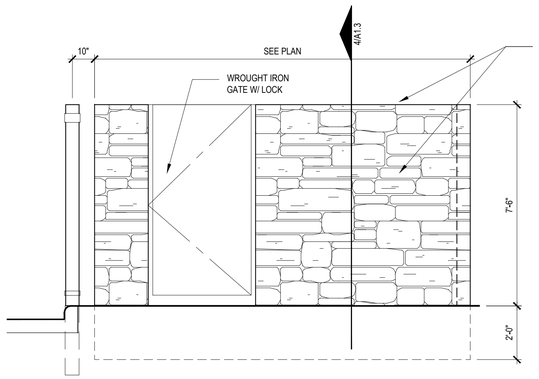
SHEET TITLE

IRRIGATION SPECIFICATIONS AND DETAILS

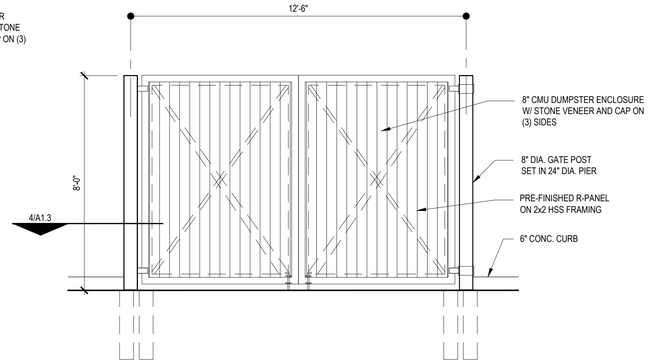
SHEET NUMBER

L3.02

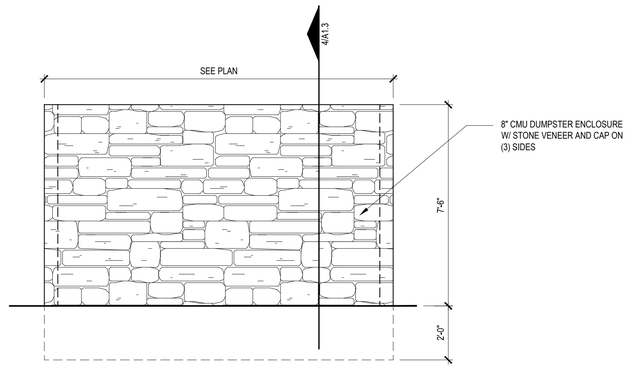
ISSUE DATE: 03-20-2020



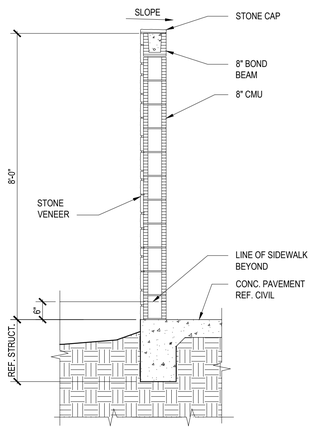
1 DUMPSTER ENCLOSURE-SIDE
SCALE: 3/8= 1'-0"



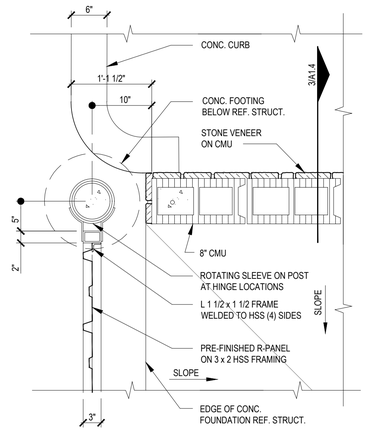
2 DUMPSTER ENCLOSURE-FRONT
SCALE: 3/8= 1'-0"



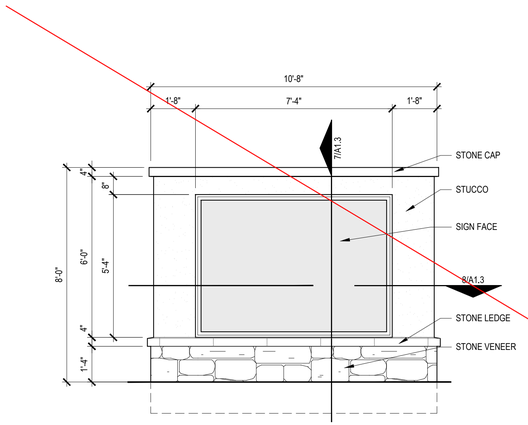
3 DUMPSTER ENCLOSURE-REAR
SCALE: 3/8= 1'-0"



4 DUMPSTER WALL SECTION
SCALE: 1/2= 1'-0"

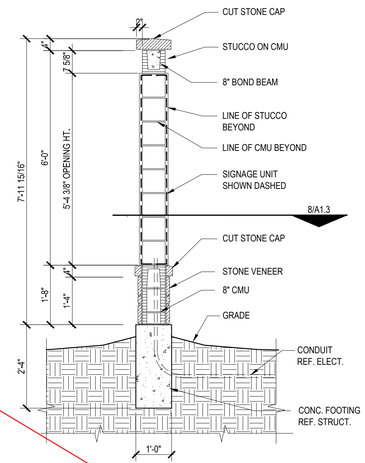


5 DUMPSTER GATE PLAN DETAIL
SCALE: 1"= 1'-0"

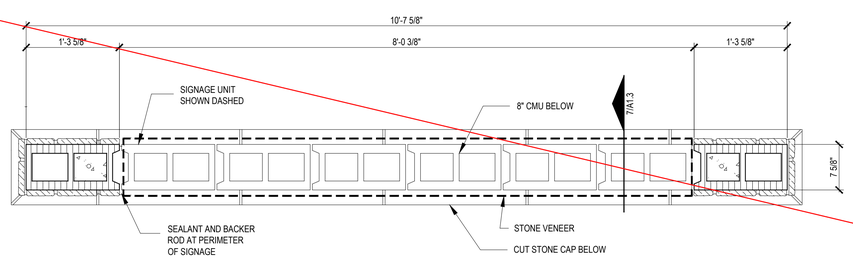


6 MONUMENT SIGN - ELEVATION
SCALE: 3/8= 1'-0"

Monument sign not reviewed. This is a separate process through the Building Permit



7 MONUMENT SIGN SECTION
SCALE: 1/2= 1'-0"



8 MONUMENT SIGN PLAN
SCALE: 1" = 1'-0"

OMEGA DESIGN

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

Revisions:

#	DATE	COMMENTS

REGISTERED ARCHITECT
Glenn Hoop
14939
STATE OF TEXAS

MAR. 20, 2020
EXPIRES SEPT. 30, 2020

PROJECT

PINNACLE MONTESSORI OF ROCKWALL

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

PROJECT #
SRC 032

OWNER

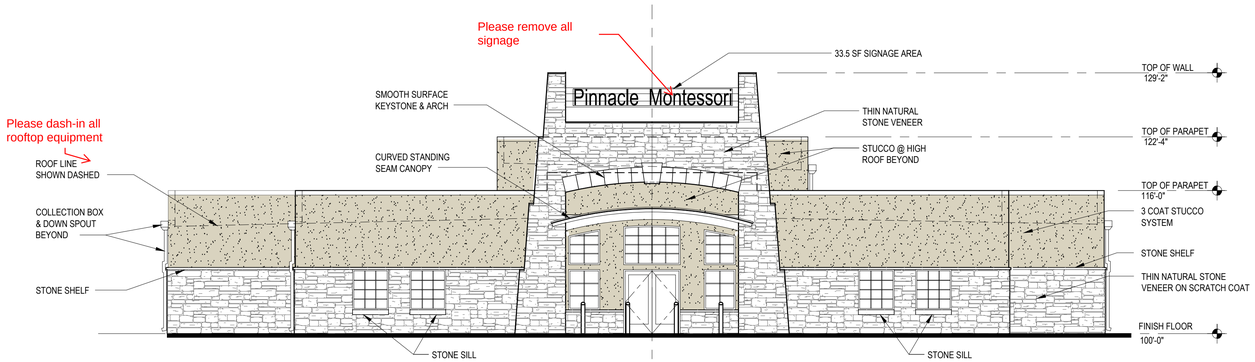
Lakeside Kids, LLC
5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:
SITE DETAILS

SHEET NO.
A1.3

ISSUE DATE: MARCH 20, 20

Z:\Architecture\032 Rockwall\A1.3- Site Details.dwg, 3/20/2020 9:44:29 AM

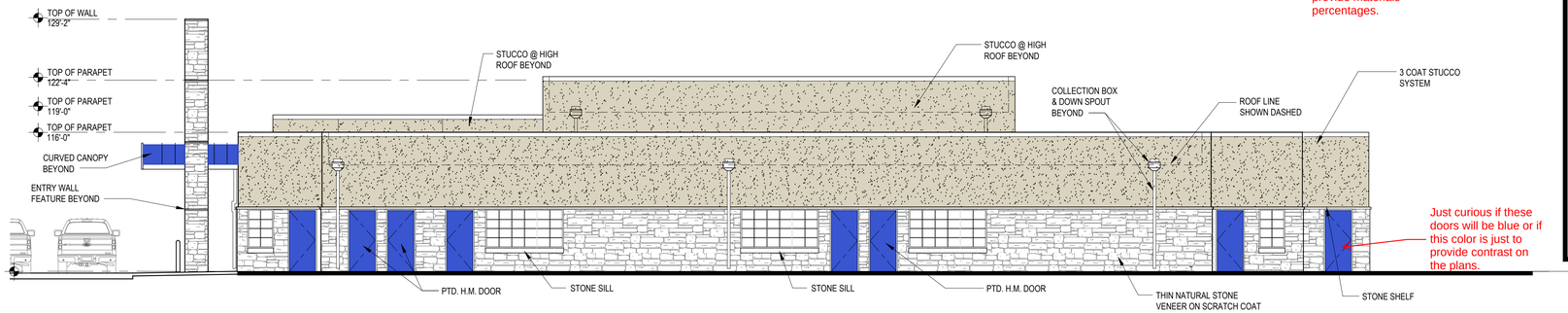


1 NORTH ELEVATION - SCHOOL

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

(FRONT ELEVATION)

Please indicate which elevation faces street

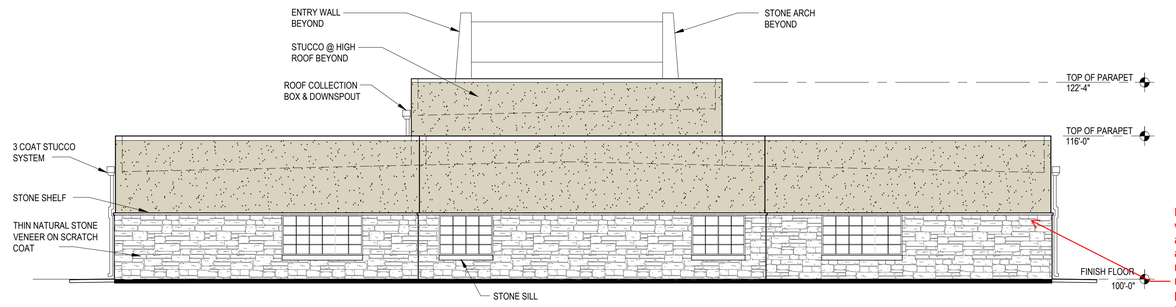


2 WEST ELEVATION - SCHOOL

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

Although there are no materials requirements, please provide materials percentages.

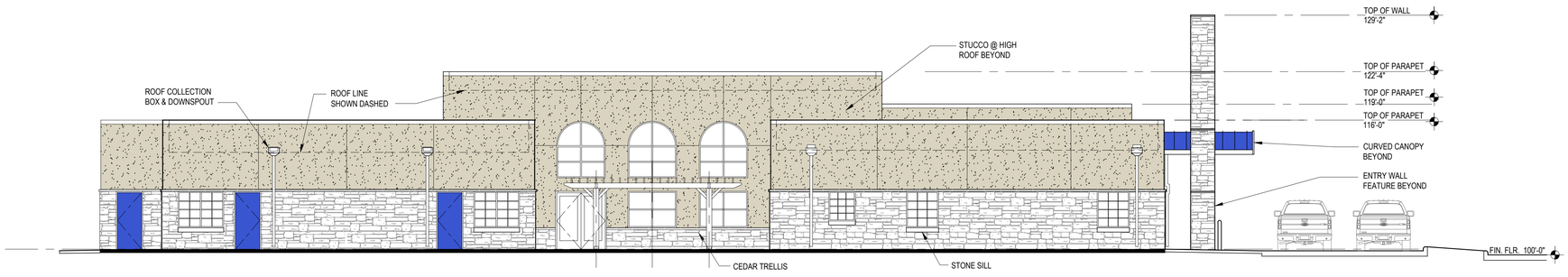
Just curious if these doors will be blue or if this color is just to provide contrast on the plans.



3 SOUTH ELEVATION - SCHOOL

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

Please note, a variance to vertical and horizontal articulation requirements is necessary. Please provide a letter detailing two compensatory measures for each variance requested.



4 EAST ELEVATION - SCHOOL

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

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. WHERE EXTERIOR WALL MOUNTED LIGHTING PROTRUDES GREATER THAN 4" FROM WALL, BOTTOM OF FIXTURE TO BE 6'-8" A.F.F. MAXIMUM.
3. REFER TO CIVIL FOR FINISH FLOOR ELEVATIONS
3. REFER TO STRUCTURAL DRAWINGS FOR SLAB BREAKS
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS AND OTHER WEATHER EXPOSED AREAS.
5. ALL PATIOS, AND SIDEWALKS TO BE SLOPED 1/4 PER FOOT / 2% MAXIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
6. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING.
7. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & DRAWINGS FOR FINAL GRADING.
8. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER; STREET NUMBERS ONLY.
9. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.

SYMBOL LEGEND - ELEVATIONS

- THIN STONE STONE VENEER
- STUCCO
- (111) DOOR TAG
- (A) WINDOW TAG
- XX — WALL SECTION TAG
- XX / AX.X — DETAIL SECTION TAG
- T.O.P. 100'-0" XTH FLOOR — TOP OF PLATE
- T.O.D. 100'-0" XTH FLOOR — TOP OF DECK
- T.O.S. 100'-0" XTH FLOOR — TOP OF SLAB
- F.F. 100'-0" — FINISH FLOOR

NOTE:

THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.

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

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

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

OMEGA DESIGN

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

Revisions:

#	DATE	COMMENTS

REGISTERED ARCHITECT Glenn Hopper 14959 STATE OF TEXAS

MAR. 20, 2020

EXPIRES SEPT. 30, 2020

PROJECT

PINNACLE MONTESSORI OF ROCKWALL

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

PROJECT #
SRC 032

OWNER

Lakeside Kids, LLC

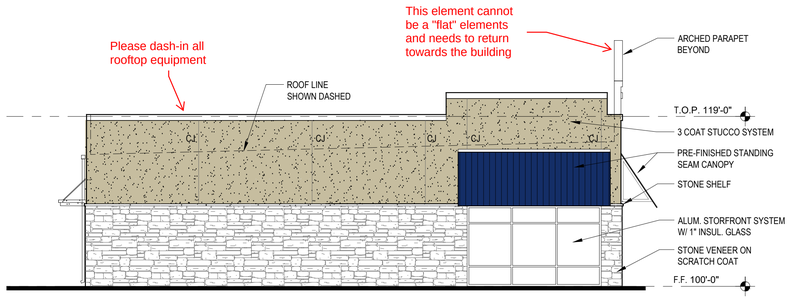
5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:
SCHOOL BUILDING - EXTERIOR ELEVATIONS

SHEET NO.
A3.0

ISSUE DATE: MARCH 20, 202

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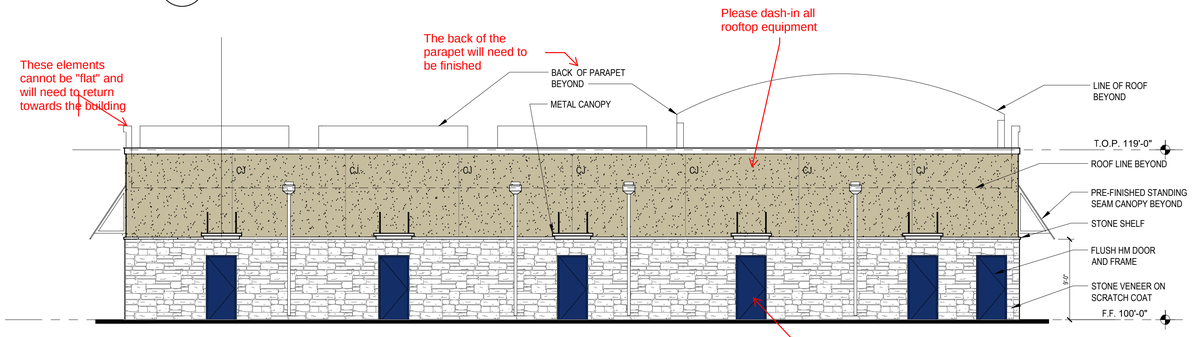


1 WEST ELEVATION
SCALE: 1/8= 1'-0"



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

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



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

On my computer, these blue doors are a different color from the ones on the daycare...is that the intent?

SHELL BUILDING

BUILDING MATERIALS	NORTH		SOUTH		EAST		WEST		TOTALS	
	SF	%	SF	%	SF	%	SF	%	SF	%
STUCCO	498	39.4 %	498	39.4 %	798	16 %	916	48.5 %	2,710	27.9 %
STONE VENEER	519	41 %	519	41 %	206	4 %	741	39.3 %	1,985	20.4 %
ALUM. WINDOWS	135	10.6 %	135	10.6 %	3,450	68 %	0	0 %	3,951	40.7 %
DOORS	0	0 %	0	0 %	105	6.7 %	126	6.7 %	231	2.4 %
METAL CANOPY	102	8 %	102	8 %	500	24 %	70	3.7 %	774	8 %
STONE SHELF	11	1 %	11	1 %	4	0 %	33	1.8 %	59	0.6 %
TOTALS	1,265	100 %	1,265	100 %	5,060	100 %	1,886	100 %	9,710	100 %

NOTE:

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

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OMEGA DESIGN

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

Revisions:

#	DATE	COMMENTS

REGISTERED ARCHITECT Glenn Hopper 6939 STATE OF TEXAS

MAR. 20, 2020
EXPIRES SEPT. 30, 2020

PROJECT

PINNACLE MONTESSORI OF ROCKWALL

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

PROJECT #
SRC 032

OWNER

Lakeside Kids, LLC
5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:

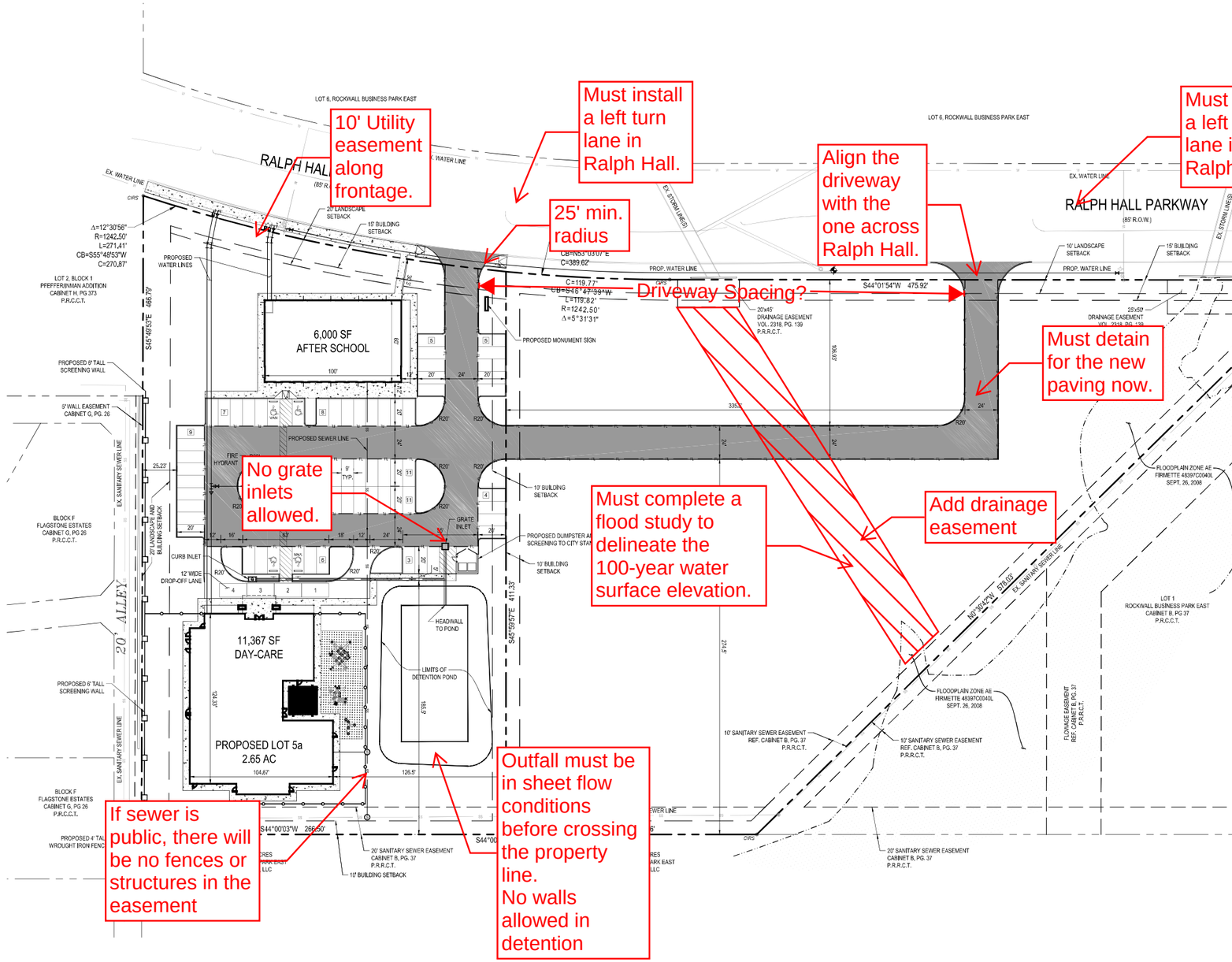
AFTER SCHOOL SHELL BLDG. - EXTERIOR ELEVATIONS

SHEET NO.

A3.2

ISSUE DATE: MARCH 20, 20

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0 20 40 80
SCALE: 1" = 40'

LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
FLOODPLAIN LINE	
EXISTING SANITARY SEWER LINE	SS
EXISTING WATER LINE	W
PROPOSED SANITARY SEWER LINE	SS
PROPOSED WATER LINE	
PROPOSED STORM LINE	
PROPOSED 6' SCREENING FENCE	
PROPOSED 4' WROUGHT IRON FENCE	
PROPOSED FIRE LANE	FL
PARKING COUNT	

ZONING DATA

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

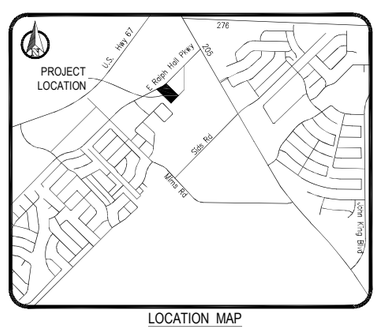
- 4% Engineering Inspection Fees
- Impact Fees
- Engineering plan review fees
- Must loop water line on site. Must connect the two fire hydrants to Ralph Hall.
- Sewer is available at the back of the property.
- No structures in easements. Min. easement width is 20'.
- Fire lane radii is 20' minimum as long as the building is 29' or shorter. If taller than 30', the radii must be 30' min.
- All drive isles to be 24' wide minimum.
- Parking to be 20'x9' for nose-to-nose or adjacent to the building all else to be 18'x9'.
- Must have detention. Refer to the attached drainage area map for existing information. Must detain from a C=.35 to C=.9.
- Must have a flood study for the 8'x4' box culvert that is proposed on the site to the creek to delineate the 100-year floodplain elevation. Review fees apply.
- Retaining walls 3' and taller must be designed by a structural engineer.
- All walls must be rock or stone face. No smooth concrete walls.
- No trees within 10' of non-steel encased public utilities.
- Dumpster area must drain to an oil/water separator prior to connecting to the storm system
- Must meet City of Rockwall Standards of Design.

811 Know what's below. 811 before you dig.

BENCHMARKS

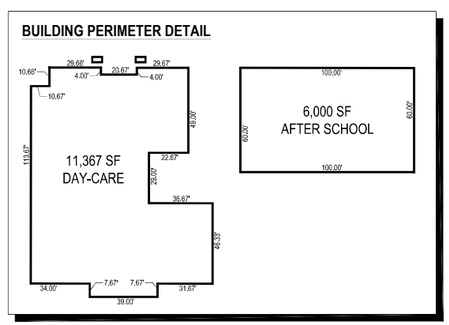
BENCHMARK #1: AN "X" CUT ON TOP OF THE NORTHEAST CORNER OF A INLET LOCATED 356'± FROM THE NORTHWEST CORNER OF LOT 5 IN THE EAST RIGHT-OF-WAY LINE OF RALPH HILL PARKWAY.
ELEVATION: 830.58'

BENCHMARK #2: AN "X" CUT ON TOP OF THE SOUTHEAST CORNER OF AN INLET LOCATED 51'± FROM THE NORTHWEST CORNER OF LOT 5 IN THE EAST RIGHT-OF-WAY LINE OF RALPH HILL PARKWAY.
ELEVATION: 829.52'

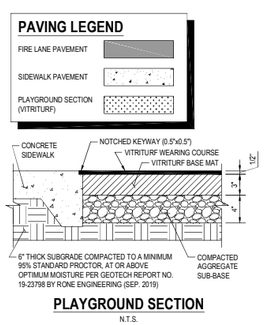


LOCATION MAP
1" = 1000'

BUILDING PERIMETER DETAIL



PAVING LEGEND



PLAYGROUND SECTION
N.T.S.

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

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS

PROFESSIONAL SEAL

THESE PLANS WERE PREPARED UNDER THE GUIDANCE OF **JARED HELMBERGER, P.E. #130231** AND ARE CONSIDERED PRELIMINARY AND ARE NOT TO BE USED FOR CONSTRUCTION.

CLIENT INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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

PROJECT NUMBER: PMA032

SHEET TITLE

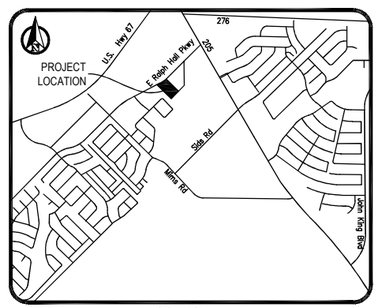
SITE PLAN

SHEET NUMBER

C1.00

ISSUE DATE: 03-20-2020

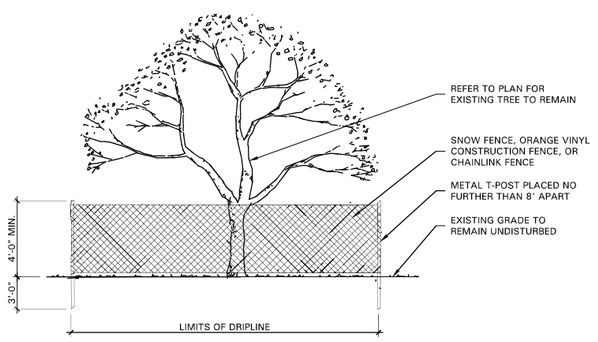




LOCATION MAP
1" = 1000'

'TREE PRESERVATION NOTES

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
9. BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.



01 TREE PROTECTIVE FENCING
NOT TO SCALE

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01

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

N

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

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

OMEGA DESIGN, LLC
811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080
TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT MARI ANN HALL 2246 STATE OF TEXAS
03.19.20

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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

PROJECT NUMBER: PMA032

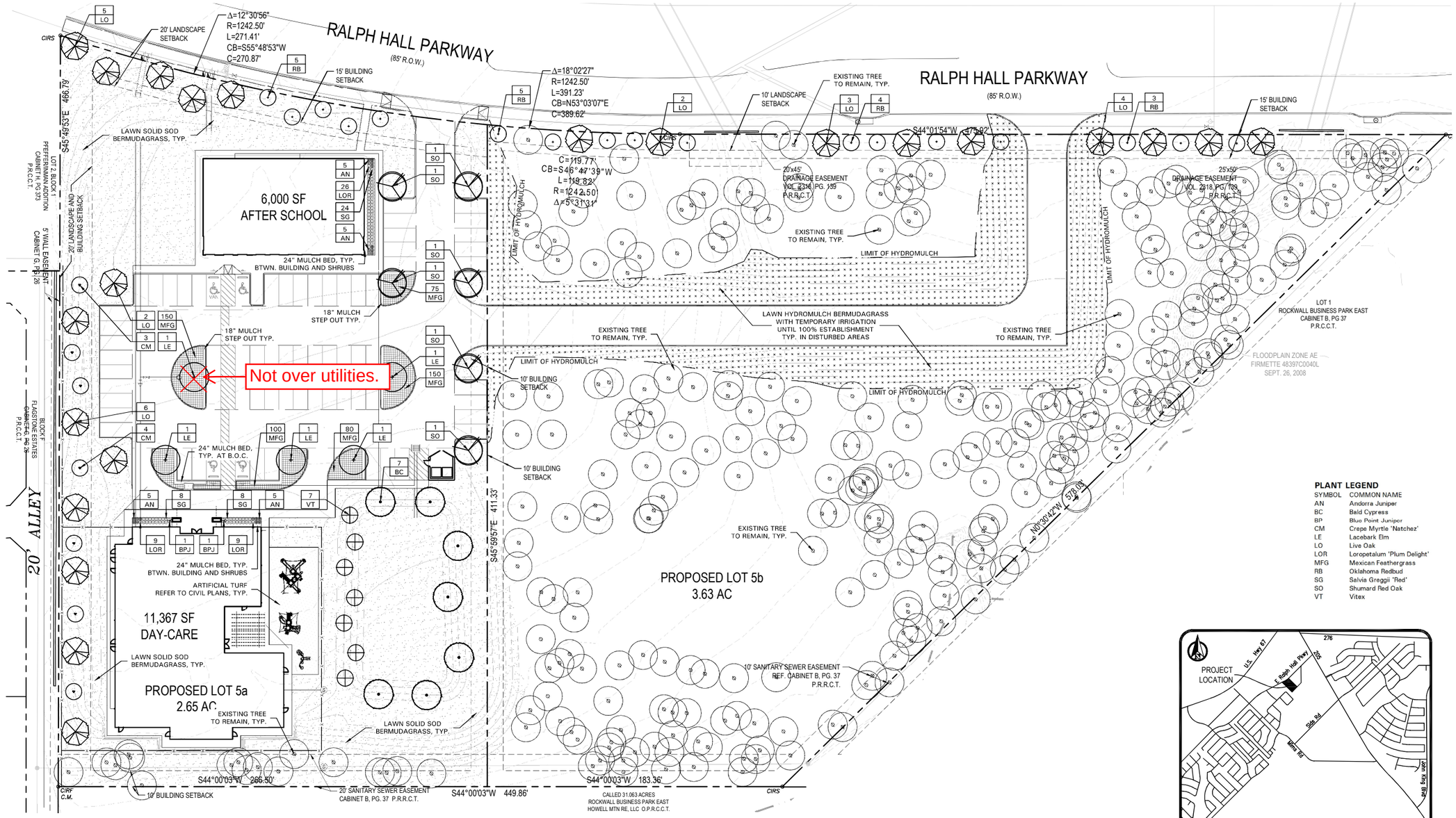
SHEET TITLE

TREESCAPE PLAN

SHEET NUMBER

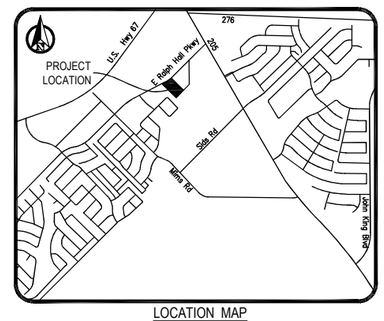
L1.01

ISSUE DATE: 03-20-2020



PLANT LEGEND

SYMBOL	COMMON NAME
AN	Andorra Juniper
BC	Bald Cypress
BP	Blue Point Juniper
CM	Crepe Myrtle 'Natchez'
LE	Lacebark Elm
LO	Live Oak
LOR	Loropetalum 'Plum Delight'
MFG	Mexican Feathergrass
RB	Oklahoma Redbud
SG	Salvia Greggii 'Red'
SO	Shumard Red Oak
VT	Vitex



LOCATION MAP
1" = 1000'

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

Add note:
No trees within 5' of public utilities.

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

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

OMEGA DESIGN, LLC
811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080
TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT TAMI ANN HALL 2246 STATE OF TEXAS
03.19.20

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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

PROJECT NUMBER: PMA032

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L2.01

ISSUE DATE: 03-20-2020

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]
- [ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

Other Application Fees:
- [ ] Tree Removal ($75.00)
- [ ] Variance Request ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address	N/A				
Subdivision	Rockwall Business Park East	Lot	5	Block	—
General Location	900 E. Ralph Hall Parkway				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	C			Current Use	Undeveloped
Proposed Zoning	C			Proposed Use	Day-Care / Retail
Acreage	6.28 Ac	Lots [Current]	1	Lots [Proposed]	2

[ ] ***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	Dallas East	[✓] Applicant	Epsilon Land Development
Contact Person	Jim Vaudagna	Contact Person	Jared Helmberger, P.E.
Address	1445 W. San Carlos St.	Address	811 S. Central Expwy #306
City, State & Zip	San Jose, CA 95126	City, State & Zip	Richardson, TX 75080
Phone		Phone	469-834-9979
E-Mail		E-Mail	jhelmberger@epsilonland.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared JAMES VAUDAGNA [*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 $_____, to cover the cost of this application, has been paid to the City of Rockwall on this the 10 day of MARCH, 20 20. 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."

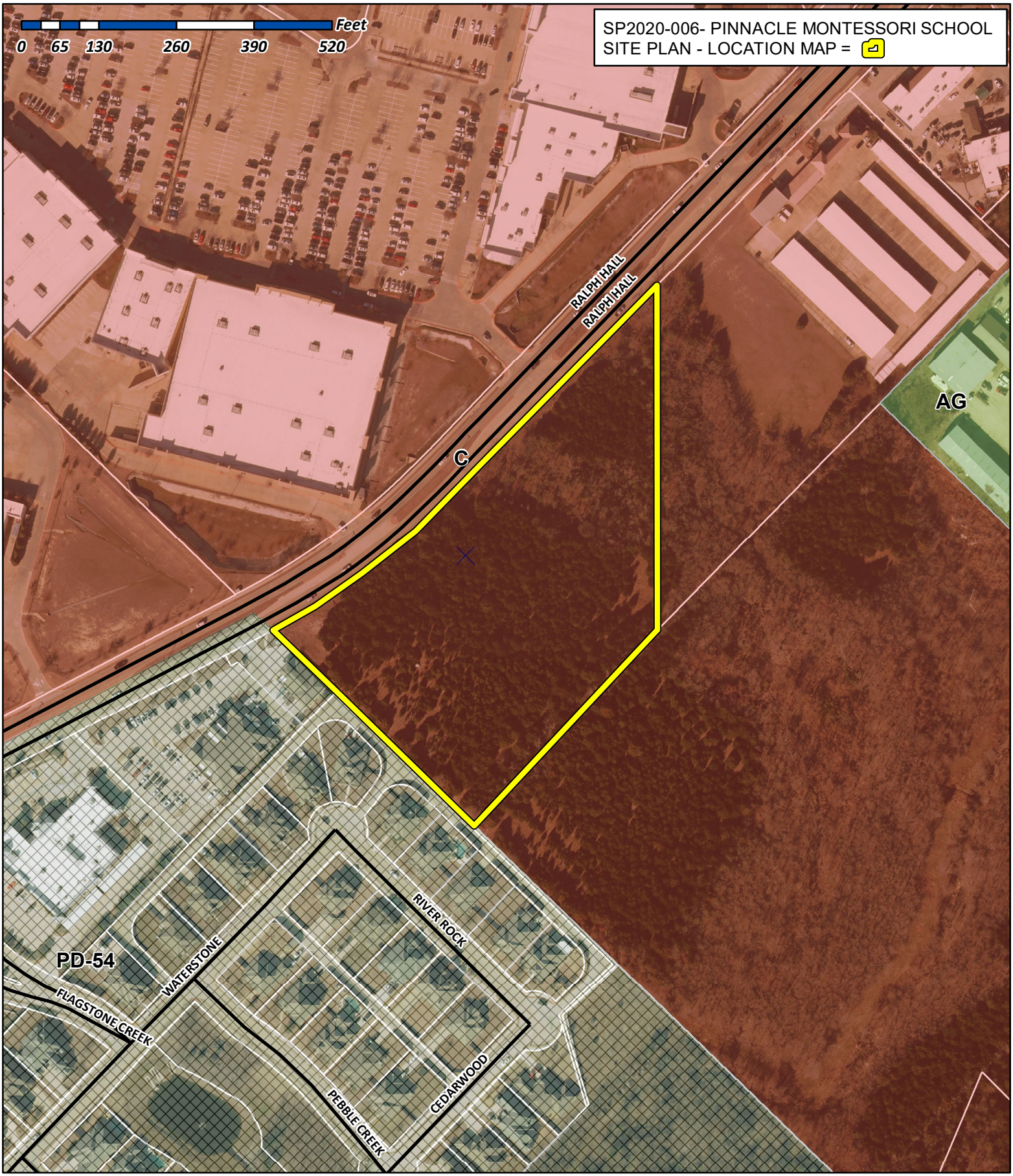
Given under my hand and seal of office on this the 10 *day of* MARCH, *20* 20.

Owner's Signature J. Vaudagna

Notary Public in and for the State of ~~Texas~~ CALIFORNIA

RIC LOUIE
Notary Public - California
Santa Clara County
Commission # 2248218
My Comm. Expires Jul 26, 2022

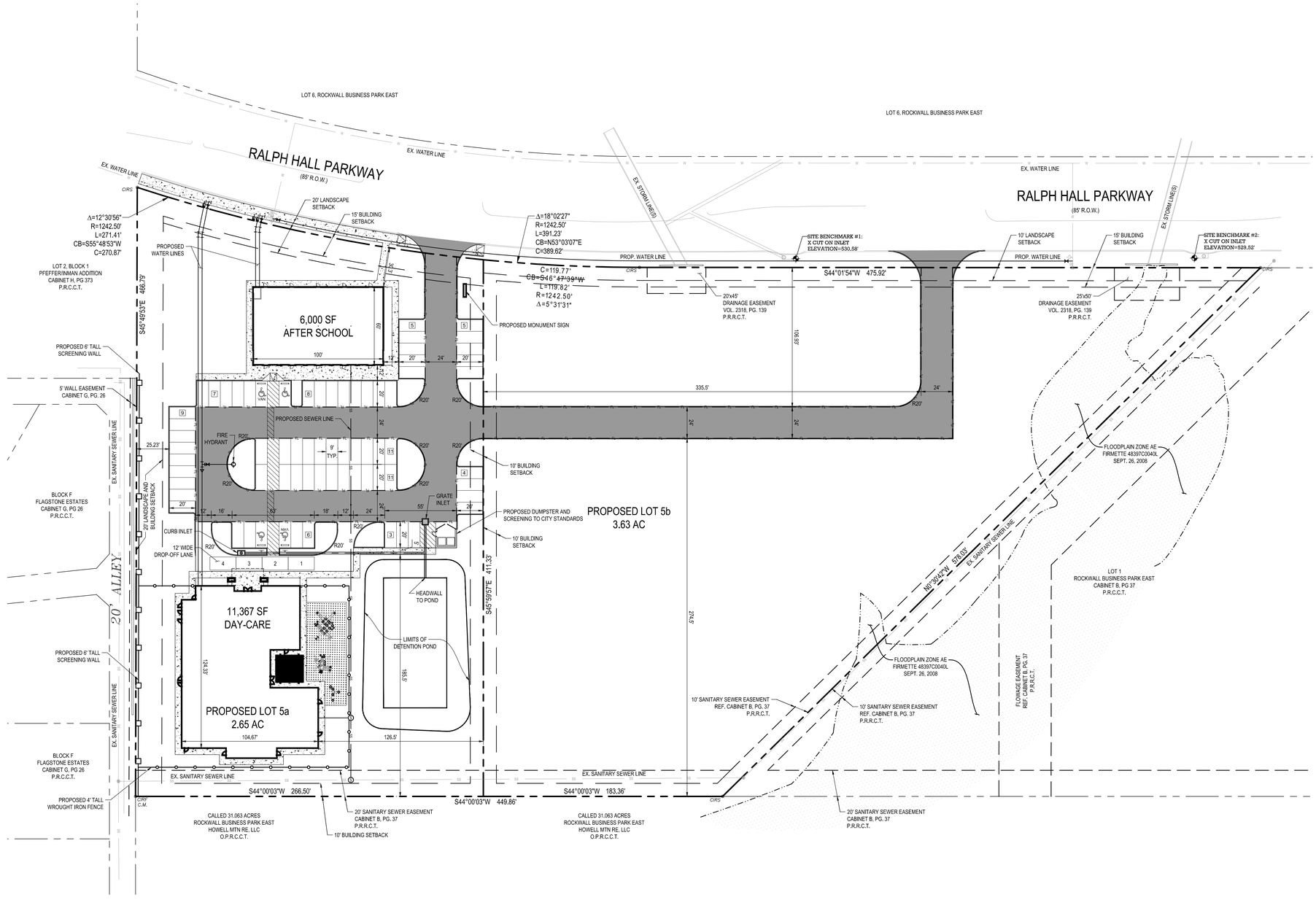
My Commission Expires



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.



LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
FLOODPLAIN LINE	
EXISTING SANITARY SEWER LINE	SS
EXISTING WATER LINE	W
PROPOSED SANITARY SEWER LINE	SS
PROPOSED WATER LINE	
PROPOSED STORM LINE	
PROPOSED 6' SCREENING FENCE	
PROPOSED 4' WROUGHT IRON FENCE	
PROPOSED FIRE LANE	FL
PARKING COUNT	

ZONING DATA

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

SITE DATA

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

GENERAL NOTES

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

PARKING DATA

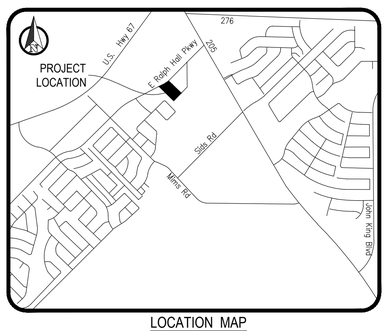
DAY-CARE:	
1 SPACE PER 300 SF	38 SPACES REQUIRED
RETAIL/OFFICE:	
1 SPACE/250 SQUARE FEET	24 SPACES REQUIRED
TOTAL SPACES REQUIRED:	*62 SPACES REQUIRED*
HANDICAP SPACES REQUIRED:	*3 SPACES REQUIRED*
VAN SPACES REQUIRED:	*1 SPACE REQUIRED*

811 Know what's **below.** **811** before you dig.

BENCHMARKS

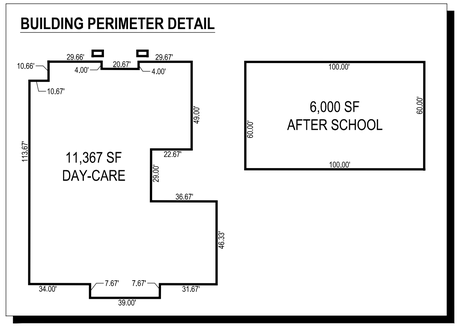
BENCHMARK #1: AN "X" CUT ON TOP OF THE NORTHEAST CORNER OF A INLET LOCATED 356' ± FROM THE NORTHWEST CORNER OF LOT 5 IN THE EAST RIGHT-OF-WAY LINE OF RALPH HILL PARKWAY.
ELEVATION: 830.58'

BENCHMARK #2: AN "X" CUT ON TOP OF THE SOUTHEAST CORNER OF AN INLET LOCATED 51' ± FROM THE NORTHWEST CORNER OF LOT 5 IN THE EAST RIGHT-OF-WAY LINE OF RALPH HILL PARKWAY.
ELEVATION: 529.52'



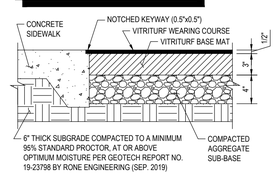
LOCATION MAP
1" = 1000'

BUILDING PERIMETER DETAIL



PAVING LEGEND

FIRE LANE PAVEMENT	
SIDEWALK PAVEMENT	
PLAYGROUND SECTION (VITRITURF)	



PLAYGROUND SECTION
N.T.S.

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE ROCKWALL PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, 2020.

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2020.

PLANNING & ZONING COMMISSION, CHAIRMAN _____ DIRECTOR OF PLANNING & ZONING

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

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

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS

PROFESSIONAL SEAL

THESE PLANS WERE PREPARED UNDER THE GUIDANCE OF **JARED HELMBERGER, P.E. #130231** AND ARE CONSIDERED PRELIMINARY AND ARE NOT TO BE USED FOR CONSTRUCTION.

CLIENT INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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

PROJECT NUMBER: PMA032

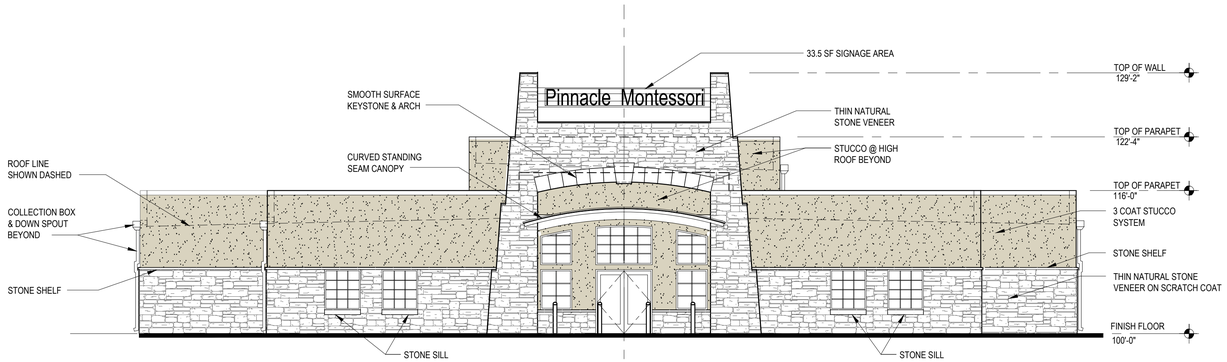
SHEET TITLE

SITE PLAN

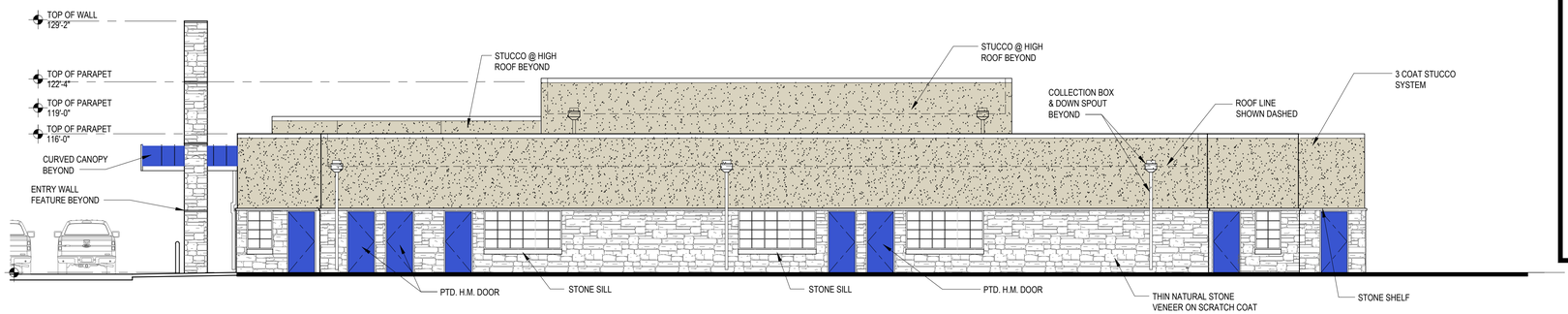
SHEET NUMBER

C1.00

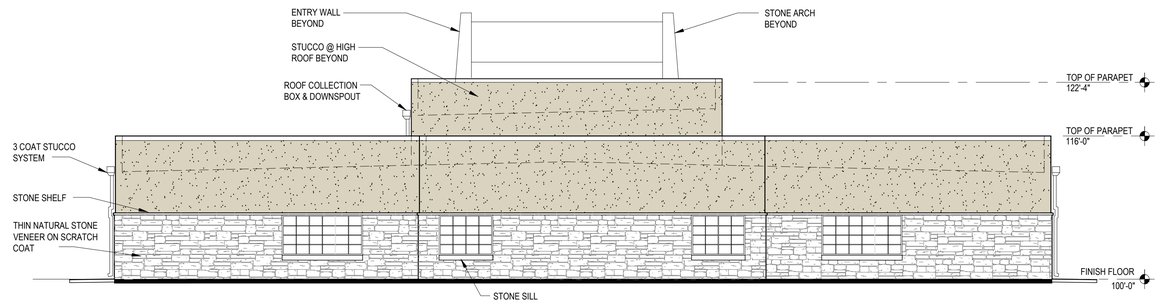
ISSUE DATE: 03-20-2020



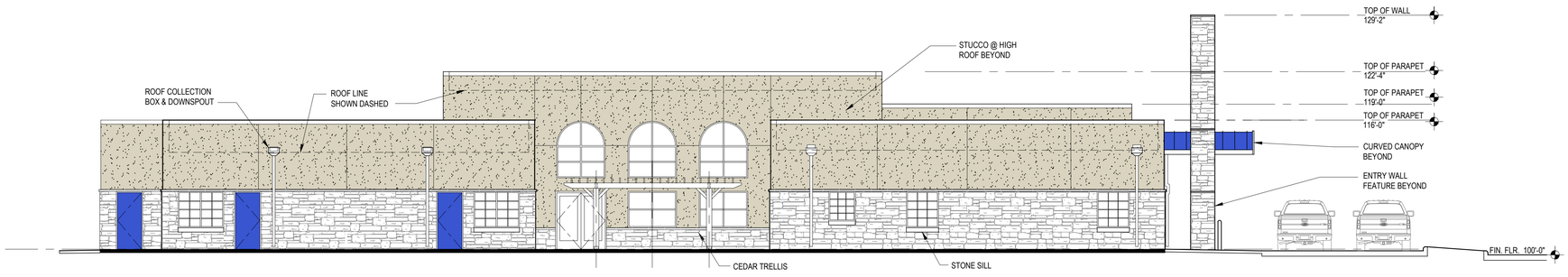
1 NORTH ELEVATION - SCHOOL
SCALE: 1/8" = 1'-0"
(FRONT ELEVATION)



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



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



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

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. WHERE EXTERIOR WALL MOUNTED LIGHTING PROTRUDES GREATER THAN 4" FROM WALL, BOTTOM OF FIXTURE TO BE 6'-8" A.F.F. MAXIMUM.
3. REFER TO CIVIL FOR FINISH FLOOR ELEVATIONS
3. REFER TO STRUCTURAL DRAWINGS FOR SLAB BREAKS
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS AND OTHER WEATHER EXPOSED AREAS.
5. ALL PATIOS, AND SIDEWALKS TO BE SLOPED 1/4 PER FOOT / 2% MAXIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
6. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING.
7. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & DRAWINGS FOR FINAL GRADING.
8. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER; STREET NUMBERS ONLY.
9. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.

SYMBOL LEGEND - ELEVATIONS

- THIN STONE STONE VENEER
- STUCCO
- (111) DOOR TAG
- (A) WINDOW TAG
- XX — WALL SECTION TAG
- XX / AX.X — DETAIL SECTION TAG
- T.O.P. 100'-0" XTH FLOOR — TOP OF PLATE
- T.O.D. 100'-0" XTH FLOOR — TOP OF DECK
- T.O.S. 100'-0" XTH FLOOR — TOP OF SLAB
- F.F. 100'-0" — FINISH FLOOR

NOTE:

THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.

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

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

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

OMEGA DESIGN

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

Revisions:

#	DATE	COMMENTS

REGISTERED ARCHITECT
Glenn Hopper
74959
STATE OF TEXAS

MAR. 20, 2020
EXPIRES SEPT. 30, 2020

PROJECT

PINNACLE MONTESSORI OF ROCKWALL

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

PROJECT #
SRC 032

OWNER

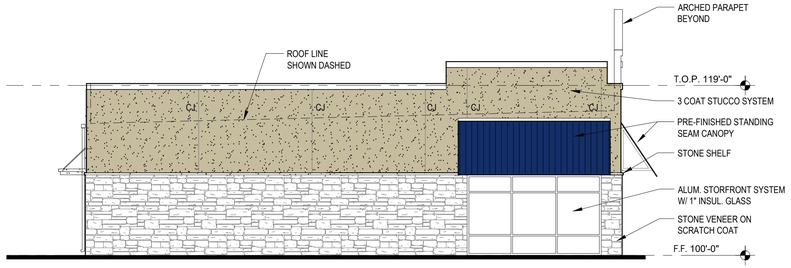
Lakeside Kids, LLC
5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:
SCHOOL BUILDING - EXTERIOR ELEVATIONS

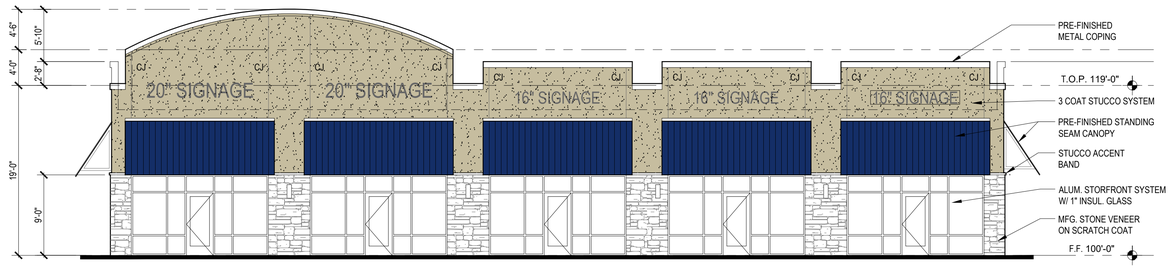
SHEET NO.
A3.0

ISSUE DATE: MARCH 20, 202

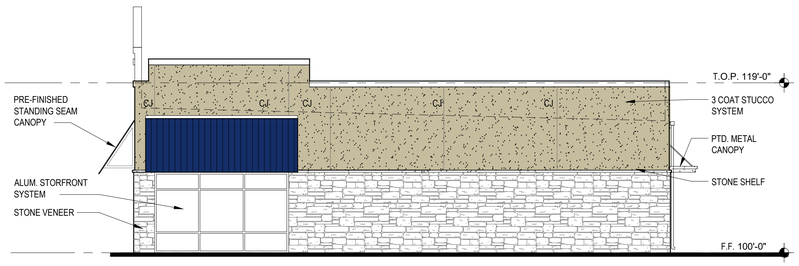
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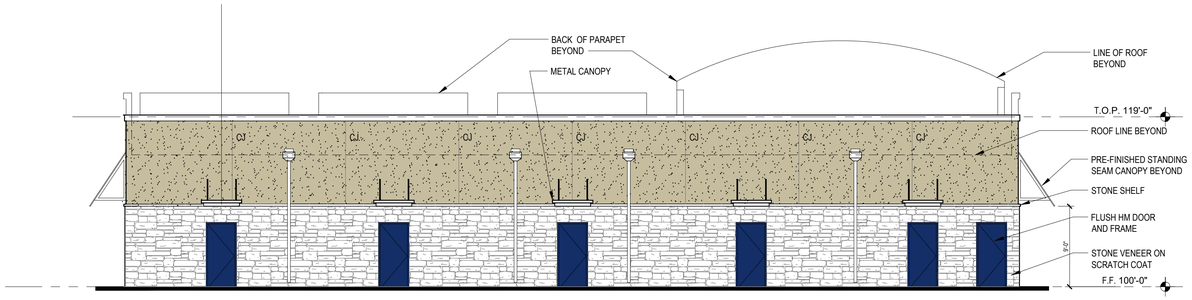
1 WEST ELEVATION
SCALE: 1/8= 1'-0"



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



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



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

SHELL BUILDING										
BUILDING MATERIALS	NORTH		SOUTH		EAST		WEST		TOTALS	
	SF	%	SF	%	SF	%	SF	%	SF	%
STUCCO	498	39.4 %	498	39.4 %	798	16 %	916	48.5 %	2,710	27.9 %
STONE VENEER	519	41 %	519	41 %	206	4 %	741	39.3 %	1,985	20.4 %
ALUM. WINDOWS	135	10.6 %	135	10.6 %	3,450	68 %	0	0 %	3,951	40.7 %
DOORS	0	0 %	0	0 %	105	6.7 %	126	6.7 %	231	2.4 %
METAL CANOPY	102	8 %	102	8 %	500	24 %	70	3.7 %	774	8 %
STONE SHELF	11	1 %	11	1 %	4	0 %	33	1.8 %	59	0.6 %
TOTALS	1,265	100 %	1,265	100 %	5,060	100 %	1,886	100 %	9,710	100 %

NOTE:

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

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

OMEGA DESIGN

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

Revisions:

#	DATE	COMMENTS

REGISTERED ARCHITECT Glenn Hopper 6939 STATE OF TEXAS

MAR. 20, 2020
EXPIRES SEPT. 30, 2020

PROJECT

PINNACLE MONTESSORI OF ROCKWALL

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

PROJECT #
SRC 032

OWNER

Lakeside Kids, LLC

5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:

AFTER SCHOOL SHELL BLDG. - EXTERIOR ELEVATIONS

SHEET NO.

A3.2

ISSUE DATE: MARCH 20, 202

Z:\Architecture\032 Rockwall\A3.2 - SHELL - EXTERIOR ELEVATIONS.dwg, 3/20/2020 11:04:03 AM

EXTERIOR MATERIAL SAMPLE BOARD

TRIM COLOR

DOVER WHITE, SW 6385
PAINTED TRIM BELOW CANOPY

HM DOORS

HM DOORS - Indigo Batik, SW 7602
STANDING SEAM CANOPY

WALL STUCCO

COLOR - STO #16031
ELEVATION LOCATIONS:
* STUCCO ABOVE STONE WAINSCOT
* STUCCO FINISH ON FRP ENTRY COLUMN COVERS

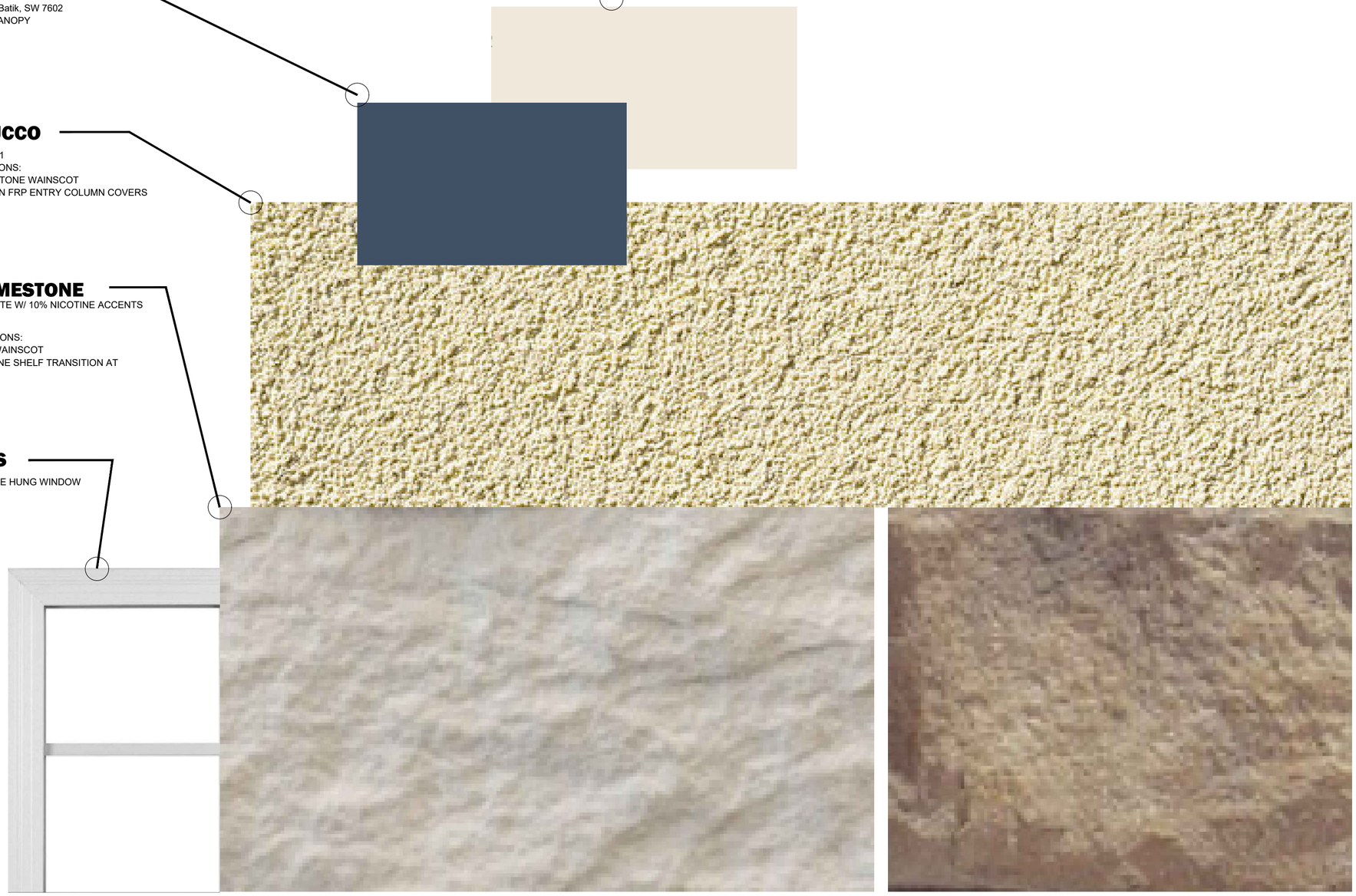
WHITE LIMESTONE

COLOR - HARD WHITE W/ 10% NICOTINE ACCENTS

ELEVATION LOCATIONS:
- STONE VENEER WAINSCOT
- 3" x 2'-0" CUT STONE SHELF TRANSITION AT BASE OF STUCCO

WINDOWS

FIBERGLASS SINGLE HUNG WINDOW
FRAME - WHITE



PROJECT

Pinnacle Montessori Acadamy of Rockwall

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

OMEGA DESIGN LLC
811 SOUTH CENTRAL EXPRESSWAY · SUITE 306
RICHARDSON, TEXAS 75080
214 462 7330

RALPH HALL PARKWAY
(85' R.O.W.)

RALPH HALL PARKWAY
(85' R.O.W.)

20' LANDSCAPE SETBACK

Δ=12°30'56"
R=1242.50'
L=271.41'
CB=S55°48'53"W
C=270.87'

15' BUILDING SETBACK

EXISTING TREE TO BE REMOVED, TYP.

Δ=18°02'27"
R=1242.50'
L=391.23'
CB=N53°03'07"E
C=389.62'

EXISTING TREE TO REMAIN, TYP.

10' LANDSCAPE SETBACK

S44°01'54"W 475.92'

TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION, TYP., REFER TO 01/L1.01

15' BUILDING SETBACK

CIRS

PC

C=119.77'
CB=S46°47'39"W
L=119.82'
R=1242.50'
Δ=5°31'31"

20'x45' DRAINAGE EASEMENT VOL. 2316, PG. 139 P.R.R.C.T.

25'x50' DRAINAGE EASEMENT VOL. 2316, PG. 139 P.R.R.C.T.

S45°49'53"E 466.79'

LOT 2, BLOCK 1
PFEFFERKINMAN ADDITION
CABINET H, PG 373
P.R.C.C.T.

5' WALL EASEMENT
CABINET G, PG 26

20' LANDSCAPE AND BUILDING SETBACK

6,000 SF
AFTER SCHOOL

11,329 SF
DAY-CARE

PROPOSED LOT 5a
2.05 AC

PROPOSED LOT 5b
3.63 AC

EXISTING TREE TO BE REMOVED, TYP.

EXISTING TREE TO REMAIN, TYP.

TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION, TYP., REFER TO 01/L1.01

10' BUILDING SETBACK

TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION, TYP., REFER TO 01/L1.01

10' SANITARY SEWER EASEMENT
REF. CABINET B, PG. 37
P.R.R.C.T.

20' SANITARY SEWER EASEMENT
CABINET B, PG. 37 P.R.R.C.T.

S44°00'03"W 266.50'

S44°00'03"W 449.86'

S44°00'03"W 183.36'

CALLED 31.063 ACRES
ROCKWELL BUSINESS PARK EAST
HOWELL MTN RE, LLC O.P.R.C.C.T.

CIRF
C.M.

CIRS

10' BUILDING SETBACK

S45°59'57"E 411.33'

N00°30'42"W 578.03'

LOT 1
ROCKWALL BUSINESS PARK EAST
CABINET B, PG 37
P.R.C.C.T.

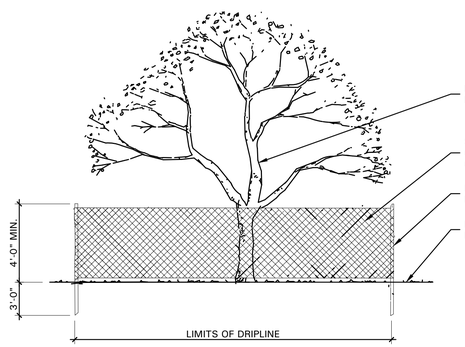
FLOODPLAIN ZONE AE
FIRMETTE 48397C0040L
SEPT. 26, 2008

20' ALLEY

BLOCK F
FLAGSTONE ESTATES
CABINET G, PG 28
P.R.C.C.T.

'TREE PRESERVATION NOTES

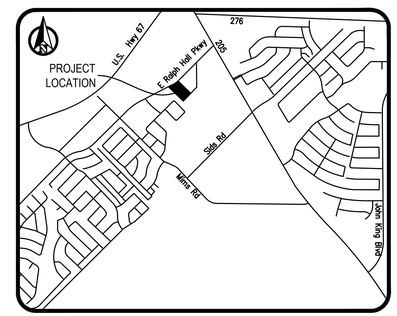
1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
9. BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.



01 TREE PROTECTIVE FENCING
NOT TO SCALE

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01



LOCATION MAP
1" = 1000'

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

N

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

BELLE FIRMA

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

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

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIAN WILLIAMS
2248
STATE OF TEXAS
03.19.20

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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

PROJECT NUMBER: PMA032

SHEET TITLE

TREESCAPE PLAN

SHEET NUMBER

L1.01

ISSUE DATE: 03-20-2020

TREE SURVEY FIELD DATA				
No.	Dia. (inches)	Species (common name)	Status	Mitigation (inches)
1659	6	Cedar	TO BE REMOVED	
1660	8	Cedar	TO BE REMOVED	
1661	18	Cedar	TO REMAIN	
1662	6	Cedar	TO BE REMOVED	
1663	6	Cedar	TO BE REMOVED	
1664	6	Cedar	TO BE REMOVED	
1665	6	Cedar	TO BE REMOVED	
1666	6	Cedar	TO BE REMOVED	
1667	6	Cedar	TO BE REMOVED	
1668	6	Cedar	TO REMAIN	
1669	6	Cedar	TO REMAIN	
1670	6	Cedar	TO BE REMOVED	
1671	8	Cedar	TO BE REMOVED	
1672	6	Cedar	TO BE REMOVED	
1673	6	Cedar	TO BE REMOVED	
1674	6	Cedar	TO BE REMOVED	
1675	12	Cedar	TO BE REMOVED	6
1676	8	Cedar	TO REMAIN	
1677	12	Cedar	TO BE REMOVED	6
1678	6	Cedar	TO REMAIN	
1679	6	Cedar	TO REMAIN	
1680	6	Cedar	TO REMAIN	
1681	6	Cedar	TO REMAIN	
1682	6	Cedar	TO REMAIN	
1683	6	Cedar	TO REMAIN	
1684	6	Cedar	TO REMAIN	
1685	12	Cedar	TO BE REMOVED	6
1686	6	Cedar	TO REMAIN	
1687	10	Cedar	TO REMAIN	
1688	6	Cedar	TO REMAIN	
1689	6	Cedar	TO REMAIN	
1690	6	Cedar	TO REMAIN	
1691	6	Cedar	TO REMAIN	
1692	6	Cedar	TO REMAIN	
1693	14	Cedar	TO REMAIN	
1694	10	Cedar	TO REMAIN	
1695	8	Cedar	TO REMAIN	
1695	6	Cedar	TO REMAIN	
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1841	10	Hackberry	TO REMAIN	
1842	10	Hackberry	TO REMAIN	
1843	12	Gulf Black Willow	TO REMAIN	
1844	10	Gulf Black Willow	TO REMAIN	
1845	10	Cottonwood	TO REMAIN	
1846	6	Green Ash	TO REMAIN	
1847	6	Cottonwood	TO REMAIN	
1848	6	Hackberry	TO BE REMOVED	DECLINE
1849	12	Hackberry	TO BE REMOVED	DECLINE
1850	8	Hackberry	TO BE REMOVED	DECLINE
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1854	12	Hackberry	TO BE REMOVED	DECLINE
1855	8	Hackberry	TO BE REMOVED	DECLINE
1856	6	Hackberry	TO BE REMOVED	DECLINE
1857	12	Hackberry	TO REMAIN	DECLINE
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2432	14	American Elm	TO REMAIN	DECLINE
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2903	6	Cedar	TO BE REMOVED	
2904	6	Cedar	TO BE REMOVED	
2905	8	Cedar	TO BE REMOVED	
2906	6	Cedar	TO BE REMOVED	
2907	8	Cedar	TO BE REMOVED	
2908	10	Cedar	TO REMAIN	
2909	10	Cottonwood	TO REMAIN	
2910	8	Cedar	TO REMAIN	
2911	6	Cedar	TO REMAIN	
2913	6	Cedar	TO REMAIN	
2914	8	Cedar	TO BE REMOVED	
2915	6	Cedar	TO BE REMOVED	
2916	6	Cedar	TO BE REMOVED	
2917	6	Cedar	TO BE REMOVED	
2918	6	Cedar	TO BE REMOVED	
2919	8	Cedar	TO BE REMOVED	
2920	8	Cedar	TO REMAIN	
2921	6	Cedar	TO REMAIN	
2922	8	Cedar	TO REMAIN	
2923	8	Cedar	TO REMAIN	
2924	6	Cottonwood	TO REMAIN	
2925	6	Cedar	TO BE REMOVED	
2926	6	Cedar	TO BE REMOVED	
2927	8	Cedar	TO BE REMOVED	
2928	6	Cedar	TO BE REMOVED	
2929	6	Cedar	TO BE REMOVED	
2930	6	Cedar	TO BE REMOVED	
2931	16	Cottonwood	TO REMAIN	
2932	22	Cedar	TO BE REMOVED	11
2933	14	Cedar	TO

RALPH HALL PARKWAY
(85' R.O.W.)

Δ=12°30'56"
R=1242.50'
L=271.41'
CB=S55°48'53"W
C=270.87'

20' LANDSCAPE SETBACK

15' BUILDING SETBACK

Δ=18°02'27"
R=1242.50'
L=391.23'
CB=N53°03'07"E
C=389.62'

10' LANDSCAPE SETBACK

EXISTING TREE TO REMAIN, TYP.

S44°01'54"W 475.92'

C=119.77'
CB=S46°47'39"W
L=119.82'
R=1242.50'
Δ=5°31'31"

20'x45' DRAINAGE EASEMENT VOL. 2316, PG. 139 P.R.R.C.T.

25'x50' DRAINAGE EASEMENT VOL. 2316, PG. 139 P.R.R.C.T.

LOT 2, BLOCK 1
PFEFFERKINAN ADDITION
CABINET H, PG 373
P.R.C.C.T.

5' WALL EASEMENT
CABINET G, PG. 26

20' LANDSCAPE AND BUILDING SETBACK

LAWN SOLID SOD BERMUDAGRASS, TYP.

S45°49'53"E 466.79'

6,000 SF
AFTER SCHOOL

24" MULCH BED, TYP. BTWN. BUILDING AND SHRUBS

18" MULCH STEP OUT TYP.

LIMIT OF HYDROMULCH

LAWN HYDROMULCH BERMUDAGRASS WITH TEMPORARY IRRIGATION UNTIL 100% ESTABLISHMENT TYP. IN DISTURBED AREAS

10' BUILDING SETBACK

24" MULCH BED, TYP. AT B.O.C.

FLAGSTONE ESTATES
CABINET G, PG. 26
P.R.C.C.T.

20' ALLEY

S45°59'57"E 411.33'

PROPOSED LOT 5b
3.63 AC

FLOODPLAIN ZONE AE
FIRMETTE 48397C0040L
SEPT. 26, 2008

LOT 1
ROCKWALL BUSINESS PARK EAST
CABINET B, PG 37
P.R.C.C.T.

N00°30'42"W 578.03'

11,367 SF
DAY-CARE

PROPOSED LOT 5a
2.65 AC.

ARTIFICIAL TURF
REFER TO CIVIL PLANS, TYP.

10' SANITARY SEWER EASEMENT
REF. CABINET B, PG. 37
P.R.R.C.T.

S44°00'03"W 266.50'

S44°00'03"W 183.36'

S44°00'03"W 449.86'

20' SANITARY SEWER EASEMENT
CABINET B, PG. 37 P.R.R.C.T.

CALLED 31.063 ACRES
ROCKWALL BUSINESS PARK EAST
HOWELL MTN RE, LLC O.P.R.C.C.T.

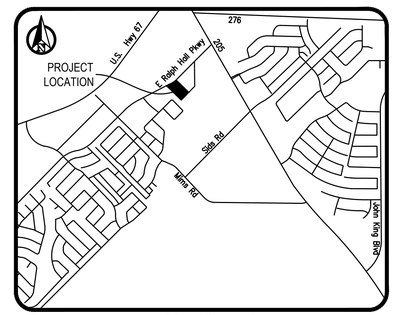
CIRF C.M.

CIRS

PC

PLANT LEGEND

SYMBOL	COMMON NAME
AN	Andorra Juniper
BC	Bald Cypress
BP	Blue Point Juniper
CM	Crepe Myrtle 'Natchez'
LE	Lacebark Elm
LO	Live Oak
LOR	Loropetalum 'Plum Delight'
MFG	Mexican Feathergrass
RB	Oklahoma Redbud
SG	Salvia Greggii 'Red'
SO	Shumard Red Oak
VT	Vitex



LOCATION MAP
1" = 1000'

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

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

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

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

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIAN WILLIAMS
2249
STATE OF TEXAS
03.19.20

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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

PROJECT NUMBER: PMA032

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L2.01

ISSUE DATE: 03-20-2020

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. CONTRACTOR SHALL CROWN ALL LANDSCAPE ISLANDS TO 6" HEIGHT, TYPICAL AND UNIFORM THROUGHOUT THE SITE.
6. CONTRACTOR SHALL OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF FINE GRADING, CROWNS, AND BERMS PRIOR TO INSTALLING LANDSCAPE. NOTIFY LANDSCAPE ARCHITECT 72 HOURS IN ADVANCE TO SCHEDULE A SITE VISIT.
7. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
8. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
9. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
10. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
11. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

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

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL PROVIDE AN ADD ALTERNATE PRICE TO INSTALL (2") TWO INCHES OF IMPORTED TOPSOIL ON ALL LAWN AREAS IN LIEU OF USING EXISTING TOPSOIL ON-SITE. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM LAND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
7. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
8. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

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

HYDROMULCH NOTES

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

LANDSCAPE TABULATIONS - Lot 5a

THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFER

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

RALPH HALL PARKWAY: 272 l.f.

Required	Provided
10' wide buffer	20' wide buffer
(5) trees, 3" cal.	(5) trees, 3" cal.
(5) accent trees	(5) accent trees

20' Alley: 320 l.f.

Required	Provided
10' wide buffer	20' wide buffer
(6) trees, 3" cal.	(6) trees, 3" cal.
(6) accent trees	(6) accent trees

PARKING LOT LANDSCAPING

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

Total interior parking lot area: 24,990 s.f.
Total parking spaces: 71 spaces

Required	Provided
1,250 s.f. (5%)	4,238 s.f.
(7) trees, 3" cal.	(13) trees, 3" cal.

SITE LANDSCAPING

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

Total site: 273,538 s.f.

Required	Provided
41,031 s.f. (15%)	56,579 s.f. (21%)
20,516 s.f. (50%)	26,334 s.f. (64%)

DETENTION BASIN LANDSCAPING

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

Detention Basin Area: 5,362 s.f.

Required	Provided
(7) trees, 3" cal.	(7) trees, 3" cal.
(7) accent trees	(7) accent trees

LANDSCAPE TABULATIONS - Lot 5b

THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFER

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

RALPH HALL PARKWAY: 596 l.f.

Required	Provided
10' wide buffer	10' wide buffer
(12) trees, 3" cal.	(9) trees, 3" cal.
(12) accent trees	(12) accent trees
	(3) existing trees

CITY OF ROCKWALL NOTES

1. **NO TREES WITHIN 5'-0" OF ANY UTILITIES**
2. **IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC**

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
BC	*Taxodium distichum*	Bald Cypress	7	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
CM	*Lagerstroemia indica 'Natchez'*	Crepe Myrtle 'Natchez'	7	30 gal.	container grown, 3-5 trunk, no cross canes, 8' ht., 4' spread, matching
LE	*Ulmus parvifolia 'Sempervirens'*	Lacebark Elm	5	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
LO	*Quercus virginiana*	Live Oak	22	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
RB	*Cercis canadensis 'Oklahoma'*	Oklahoma Redbud	17	30 gal.	container grown, 8' ht., 4' spread min.
SO	*Quercus shumardii*	Shumard Red Oak	6	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
VT	*Vitex agnus-castus*	Vitex	7	2" cal.	B&B or container grown, 8' ht., 4' spread, 3 trunk min.
	SHRUBS/GROUNDCOVER				
AN	*Juniperus tobira 'Andorra'*	Andorra Juniper	20	5 gal.	container full, 20" spread, 24" o.c.
BP	*Juniperus chinensis 'Blue Point'*	Blue Point Juniper	2	5' ht.	B&B, full to base, matching
LOR	*Loropetalum chinensis 'Plum Delight'*	Loropetalum 'Plum Delight'	44	3 gal.	container full, 18" spread, 24" o.c.
MFG	*Nassella tenuissima*	Mexican Feathergrass	640	1 gal.	container full, 24" o.c.
SG	*Salvia greggii 'Red'*	Salvia Greggii 'Red'	40	5 gal.	container full, 20" spread 24" o.c.
	Cynodon dactylon	Common Bermudagrass			solid sod, refer to Solid Sod Notes

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

N

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

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

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

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
LORI ANN WALTERS
2240
STATE OF TEXAS
03.19.20

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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

PROJECT NUMBER: PMA032

SHEET TITLE

LANDSCAPE NOTES

SHEET NUMBER

L2.02

ISSUE DATE: 03-20-2020

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

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

1.2 DESCRIPTION OF WORK

A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) – plant material

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

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

1.5 JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

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

B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.
5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:
1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
6. Remove rejected plant material immediately from job site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.

D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:
1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   a. Clay – between 7-27 percent
   b. Silt – between 15-25 percent
   c. Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.

B. Staking Material for Shade Trees: refer to details.

C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:
1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that,when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ⅓ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

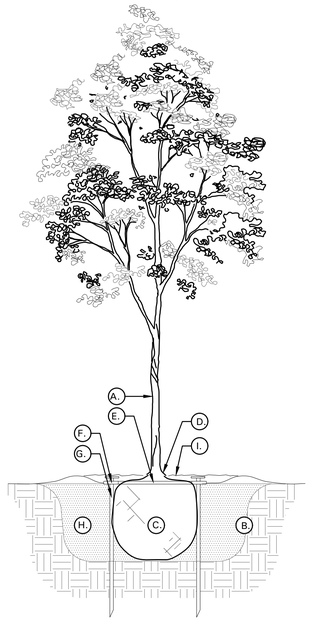
P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:
1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be ½" maximum height above final finished grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
5. Do not install steel edging along sidewalks or curbs.
6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



TREE PLANTING DETAIL LEGEND AND NOTES

A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP ⅓ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.

F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.

G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

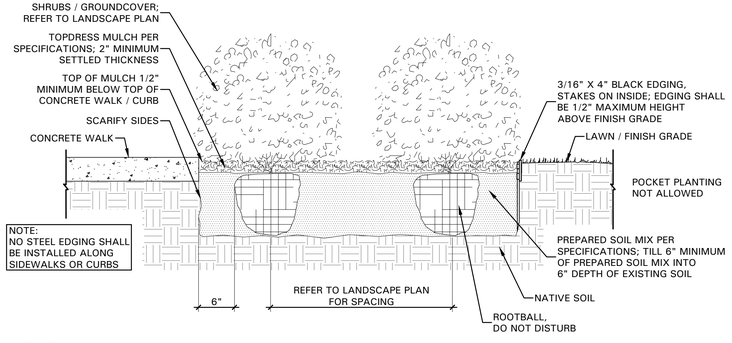
I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

J. TREE STAKES:
TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM:
Tree Stake Solutions
ATTN: Jeff Tuley
(903) 678-6143
jeff@treestakesolutions.com
www.treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.

01 TREE PLANTING DETAIL
NOT TO SCALE



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

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

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

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIANN HALL
2248
STATE OF TEXAS
03.19.20

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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

PROJECT NUMBER: PMA032

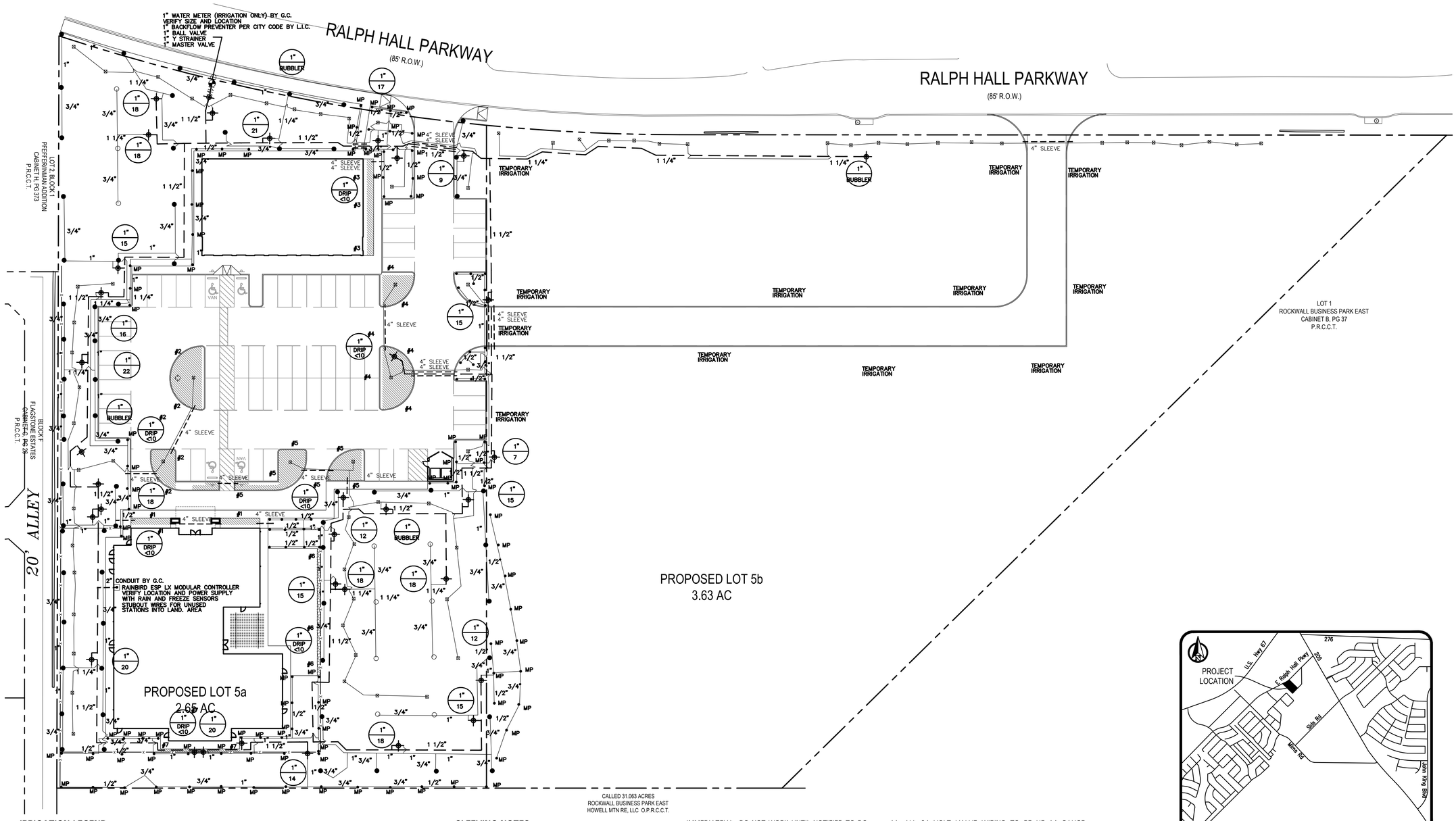
SHEET TITLE

LANDSCAPE SPECIFICATIONS AND DETAILS

SHEET NUMBER

L2.03

ISSUE DATE: 03-20-2020



IRRIGATION LEGEND

- RAINBIRD 1804 POP-UP LAWN HEAD
- MP — HUNTER MP ROTATOR NOZZLE
- RAINBIRD 5000 ROTARY FC
- RAINBIRD 5000 ROTARY PC
- RAINBIRD BUBBLER (2 PER TREE, TYP.)
- RAINBIRD PEB SERIES ELECTRIC VALVE
- CONTROLLER, SIZE AS INDICATED
- WATER METER, SIZE AS INDICATED WITH D.C.A., SIZE AS INDICATED
- PVC SCHEDULE 40 SLEEVING
- PVC CLASS 200 MAINLINE
- PVC CLASS 200 LATERAL LINE
- XXX / XXX — VALVE SIZE / GPM
- NETAFIM TECHLINE#TLDL6-1210 (18" LATERAL SPACING, 12" EMITTER SPACING) PVC LATERAL PIPING SIZED AS REQUIRED INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
- NETAFIM TECHLINE#TLDL6-1210 (18" LATERAL SPACING, 12" EMITTER SPACING) PVC LATERAL PIPING SIZED AS REQUIRED INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
- XXX / DRIP — NETAFIM DISC FILTER #DF100-080 NETAFIM PRESSURE REGULATOR #PRV15025 INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS

BUBBLER PIPING CHART

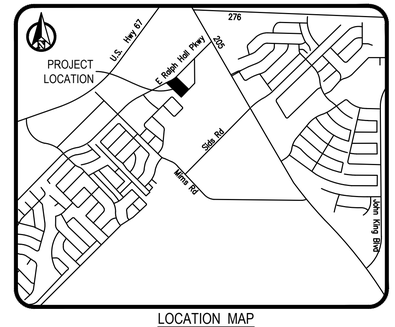
NUMBER OF BUBBLERS	SIZE OF PIPE
1 - 5	¾"
6 - 10	¾"
11 - 20	1"
21 - 30	1 ¼"
31 - 40	1 ½"

SLEEVING NOTES

1. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
2. SLEEVE MATERIAL SHALL BE SCHEDULE 40 PIPE, SIZE AS INDICATED ON PLAN.
3. CONTRACTOR SHALL LAY SLEEVES AND CONDUITS AT TWENTY-FOUR (24") INCHES BELOW FINISH GRADE OF THE TOP OF PAVEMENT.
4. CONTRACTOR SHALL EXTEND SLEEVES ONE (1') FOOT BEYOND EDGE OF ALL PAVEMENT.
5. CONTRACTOR SHALL CAP PIPE ENDS USING PVC CAPS.
6. CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN 'AS-BUILT' DRAWING SHOWING ALL SLEEVE LOCATIONS.

IRRIGATION NOTES

1. THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
2. ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE RAINBIRD EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
3. TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. IF STATIC PRESSURE IS LESS THAN 65 P.S.I., NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. DO NOT WORK UNTIL NOTIFIED TO DO SO BY OWNER.
4. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN. REFER TO SLEEVING NOTES.
5. ALL MAIN LINE AND LATERAL LINE PIPING IN PLANTING AND LAWN AREAS SHALL HAVE A MINIMUM OF 12 INCHES OF COVER. ALL PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. CONTRACTOR TO VERIFY LOCAL FREEZE DEPTHS AND ADJUST DEPTH OF COVER ACCORDINGLY.
6. LAWN SPRAY HEADS SHALL BE RAINBIRD 1804 INSTALLED PER DETAIL SHOWN.
7. ROTOR HEADS SHALL BE RAINBIRD 5000 INSTALLED PER DETAIL SHOWN. (WITH BUILT-IN CHECK VALVE)
8. NOZZLES SHALL BE RAINBIRD PLASTIC. UNLESS OTHERWISE NOTED. IRRIGATION CONTRACTOR SHALL SELECT THE PROPER ARC AND RADIUS FOR EACH NOZZLE TO ENSURE 100% AND PROPER COVERAGE OF ALL LAWN AREAS AND PLANT MATERIAL. NO WATER SHALL SPRAY ON BUILDING.
9. ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.
10. ELECTRIC CONTROL VALVES SHALL BE RAINBIRD PEB INSTALLED PER DETAIL SHOWN. SIZE OF VALVES AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN VALVE BOXES LARGE ENOUGH TO PERMIT MANUAL OPERATION, REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION.
11. ALL 24 VOLT VALVE WIRING TO BE UF 14 GAUGE SINGLE CONDUCTOR. ALL WIRE SPLICES ARE TO BE PERMANENT AND WATERPROOF.
12. AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5') FEET OF CONTROLLER, LOCATION BY OTHER TRADES. RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.
13. THE DESIGN PRESSURE IS 65 PSI.
14. ELECTRICAL SPLICES AT EACH VALVE AND CONTROLLER ONLY.
15. IRRIGATION IN TEXAS IS REGULATED BY:
THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)
MC-178 / PO BOX 13087
AUSTIN, TEXAS 78711-3087
16. TCEQ'S WEBSITE IS WWW.TCEQ.STATE.TX.US.



LOCATION MAP
1" = 1000'

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

N

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

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

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

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS

PROFESSIONAL SEAL

STATE OF TEXAS
JOHN JAY WINGFIELD
851
LICENSED IRRIGATOR
03.19.20

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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

PROJECT NUMBER: PMA032

SHEET TITLE

IRRIGATION PLAN

SHEET NUMBER

L3.01

ISSUE DATE: 03-20-2020

SECTION 32 8423 - UNDERGROUND IRRIGATION SLEEVES AND UTILITY CONDUITS

PART 1 - GENERAL

1.1 DESCRIPTION

A. Provide underground irrigation sleeves as indicated on the drawings.

1.2 RELATED WORK SPECIFIED ELSEWHERE

A. Section 32 8424 - Irrigation System

1.3 REFERENCED STANDARDS

A. American Society for Testing and Materials:

1. ASTM - D2441 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SD R-PR)
2. ASTM - D2466 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Socket Type, Schedule 40.
3. ASTM - D2564 Solvent Cements for Poly Vinyl Chloride Plastic Pipe and Fittings.

PART 2 - MATERIALS

2.1 DEFINITIONS

A. Sleeve - A pipe within which another pipe is placed for carrying water or other utilities to be installed.

B. Wire Sleeves - A pipe used to carry low voltage irrigation wires for operation of the electric solenoid valves.

2.2 GENERAL

A. Polyvinyl Chloride Pipe (PVC) - Manufactured in accordance with standards noted herein:

1. Marking and Identification - Permanently marked with SDR number, ASTM standard number, and the NSF (National Sanitation Foundation) seal.
2. Solvent - As recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings before applying solvent.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Coverage - Provide twenty-four inches (24") minimum cover over top of sleeve from finish grade.

B. Sleeve Extensions - Extend sleeves one foot (1') past edge of pavement or concrete walls. Install 90 degree elbow on each sleeve end and add additional length of same size pipe to extend above finish grade by twelve inches (12"). Cap pipe ends using duct tape.

3.2 BACKFILL

A. Compaction - Place backfill over sleeves in six (6") inch lifts. Tamp firmly into place taking care not to damage sleeve. Complete backfill and compaction to prevent any future settlement. Compact to 85% Standard Proctor.

B. Damage - Repair any damage resulting from improper compaction including pavement repair and replacement.

END OF SECTION

SECTION 32 8424 - IRRIGATION SYSTEM

PART 1 - GENERAL

1.1 SCOPE

A. Provide complete sprinkler installation as detailed and specified herein, includes furnishing all labor, material, tools, equipment, and related items for the complete and proper installation of the irrigation system as indicated by the Drawings. All costs associated with this installation, including fees for testing and inspections of the system components are the responsibility of the installer of this irrigation system.

B. Work includes but is not limited to:

1. Trenching and backfill.
2. Installation of automatic controlled system.
3. Upon completion of installation, supply as-built drawings showing details of construction including location of mainline piping, manual and automatic valves, electrical supply to valves, and specifically the exact location of automatic valves.

C. All sleeves as shown on plans shall be furnished by General Contractor. Meter and power source shall be provided by General Contractor.

1.2 RELATED WORK SPECIFIED ELSEWHERE

A. Refer to Irrigation Plans for controller, head, and valve locations.

B. Section 32 8423 - Underground Irrigation Sleeves and Utility Conduits

C. Section 32 9300 - Landscape

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

1.3 APPLICABLE STANDARDS

A. America Standard for Testing and Materials (ASTM) – Latest edition.

1. D2241 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SDR-PR)
2. D2464 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Thread, Schedule 80
3. D2455 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 40
4. D2467 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Socket Type, Schedule 80
5. D2564 Solvent Cements for Poly (Vinyl Chloride) (PVC) Plastic Pipe and Fittings
6. D2287 Flexible Poly Vinyl Chloride (PVC) Plastic Pipe
7. F656 Poly Vinyl Chloride (PVC) Solvent Weld Primer
8. D2855 Making Solvent – Cemented Joints with Poly (Vinyl Chloride) (PVC) Pipe and Fittings

1.4 MAINTENANCE AND GUARANTEE

A. The Contractor shall guarantee materials and workmanship for one (1) calendar year after final acceptance by Owner.

B. Guarantee is limited to repair and replacement of defective materials or workmanship, including repair of backfill settlement.

C. Provide maintenance of system, including raising and lowering of heads to compensate for lawn growth, cleaning and adjustment of heads, and raising and lowering of shrub heads to compensate for shrub growth for one (1) year after completion of installation.

1.5 SUBMITTALS

A. Procedure: Comply with Division I requirements.

B. Product Data: The Contractor shall submit five (5) copies of equipment manufacturer's 'cut sheets' and shop drawings for approval by Owner Authorized Representative prior to installation, including, but not limited to the following: sprinkler head, pipe, controller, valves, backflow prevention devices, valve boxes, wire, conduit, fittings, and all other types of fixtures proposed to be installed on the job. The submittal shall include the manufacturer's name, model number, equipment capacity, and manufacturer's installation recommendations, if applicable, for each proposed item.

C. No work covered under this section may begin until the Contractor has submitted the required information. No partial submittal shall be accepted and submittals shall be neatly bound into a brochure and logically organized. After the submittal has been approved, substitutions will not be allowed, except by written consent by the Owner Authorized Representative.

D. Shop drawings include dimensions, elevations, construction details, arrangements, and capacity equipment, as well as manufacturer's installation recommendations.

E. Operating and Maintenance Manuals:

1. Provide three (3) individually bound manuals detailing operating and maintenance requirements for the irrigation system.
2. Manuals shall be delivered to the Owner Authorized Representative no later than ten (10) days prior to completion of the irrigation system.
3. Provide descriptions of all installed materials and systems in sufficient detail to permit maintenance personnel to understand, operate, and maintain the equipment.
4. Provide the following in each manual:
   a. Index sheet with Contractor's name, address, telephone number, and contact name.
   b. Duration of guarantee period. Include warranties and guarantees extended to the Owner by the manufacturer of all equipment.
   c. Equipment list providing the following for each item:
      1) Manufacturer's name
      2) Make and model number
      3) Name and address of local part's representative
      4) Spare parts list in detail
      5) Details operating and maintenance instructions for major equipment.

F. Project Record Documents:

1. Comply with Division I requirements.
2. Locate by written dimension, routing of mainline piping, remote control valves, and quick coupling valves. Locate mainlines by single dimensions from permanent site features provided they run parallel to these elements. Locate valves, intersections, electrical connections, and quick couplers by two dimensions from a permanent site feature at approximately 70 degrees to each other.
3. When dimensioning is complete, transpose work to bond paper.
4. Submit three (3) copies of the completed as-built drawings, along with a CD with PDF files of the same, to the Owner Authorized Representative prior to final acceptance of the work. Mark drawings "Record Prints Showing Significant Changes". Date and sign drawings.

G. Quick Coupler Keys: Provide three (3) coupler keys with boiler drains attached using brass reducer.

H. Controller Keys: Provide three (3) sets of keys to controller enclosure(s).

I. Use of materials differing in quality, size, or performance from those specified shall only be allowed upon written approval of the Landscape Architect. The decision shall be based on comparative ability of material or article to perform fully all purposes of mechanics and general design considered to be possessed by item specified.

J. Bidders desiring to make a substitution for specified sprinklers shall submit manufacturer's catalog sheet showing full specification of each type sprinkler proposed as a substitute, including discharge in GPM maximum allowable operating pressure at sprinkler.

K. Approval of substitute sprinkler shall not relieve Irrigation Contractor of his responsibility to demonstrate that final installed sprinkler system shall operate according to intent of originally designed and specified system.

L. It is the responsibility of the Irrigation Contractor to demonstrate that final installed sprinkler system shall operate according to intent of originally designed and specified system. If Irrigation Contractor notes any problems in head spacing or potential coverage, it is his responsibility to notify the Landscape Architect in writing, before proceeding with work. Irrigation Contractor guarantees 100% coverage of all areas to be irrigated.

1.6 TESTING

A. Perform testing required with other trades, including earthwork, paving, plumbing, electrical, etc., to avoid unnecessary cutting, patching, and boring.

B. Water Pressure: This irrigation system has been designed to operate with a minimum static water pressure indicated on Drawings. The Contractor shall take a pressure reading at each water meter prior to beginning construction. Confirm findings to Owner Authorized Representative in writing. If static pressure varies from pressure stated on drawings, do not start work until notified to do so by Owner Authorized Representative.

1.7 COORDINATION

A. Coordinate installation with other trades, including earthwork, paving, and plumbing to avoid unnecessary cutting, patching and boring.

B. Coordinate to ensure that electrical power source is in place.

C. Coordinate system installation with work specified in other sections and coordinate with Landscape Contractor to ensure plant material is uniformly watered in accordance with intent shown on drawings.

PART 2 - PRODUCTS

2.1 GENERAL

A. Mainline: Mainlines are the piping from water source to operating valves. This portion of piping is subject to surges, being a closed portion of sprinkler system. Hydrant lines are considered a part of sprinkler main.

B. Lateral Piping: Lateral piping is that portion of piping from operating valve to sprinkler heads. This portion of piping is not subject to surges, being an "open end" portion of sprinkler system.

2.2 POLY VINYL CHLORIDE PIPE (PVC PIPE)

A. PVC pipe shall be manufactured in accordance with commercial standards noted herein.

B. Marking and Identification: PVC pipe shall be continuously and permanently marked with the following information: manufacturer's name, pipe size, type of pipe, and material, SDR number, product standard number, and the NSF (National Sanitation Foundation) seal.

C. PVC Pipe Fittings: Shall be of the same material as the PVC pipe specified and shall be compatible with PVC pipe furnished.

2.3 COPPER TUBING

A. Hard, straight lengths of domestic manufacture only. Do not use copper tube of foreign extrusion or any so-called irrigation tubing (thin wall).

2.4 COPPER TUBE FITTINGS

A. Cast brass or wrought copper, sweat - solder type.

2.5 WIRE

A. Type UF with 4/64" thick waterproof insulation which is Underwriter's Laboratory approved for direct underground burial when used in a National Electric Code Class II Circuit (30 volts AC or less).

B. Wire Connectors: Waterproof splice kit connectors. Type DBY by 3M.

2.6 SCHEDULE 80 PVC NIPPLES

A. Composed of Standard Schedule 40 PVC Fittings and PVC meeting noted standards. No clamps or wires may be used. Nipples for heads and shrub risers to be nominal one-half inch (½") diameter by eight (8") inches long, where applicable.

B. Polyethylene nipples six (6") inches long shall be used on all pop-up spray heads.

2.7 MATERIALS - SEE IRRIGATION PLAN

A. Sprinkler heads in lawn area as specified on plan.

B. PVC Pipe: Class 200, SDR 21

C. Copper Tubing (City Connection): Type "M"

D. 24V Wire: Size 14, Type UF

E. Electric valves: Shall be all plastic construction as indicated on plans.

F. Backflow Prevention Device: Refer to drawing requirements and flow valve. Coordinate exact location with General Contractor.

PART 3 - EXECUTION

3.1 INSTALLATION - GENERAL

A. Staking: Before installation is started, place a stake where each sprinkler is to be located, in accordance with drawing. Staking shall be approved by Owner Authorized Representative before proceeding with work.

B. Excavations: Excavations are unclassified and include earth, loose rock, rock or any combination thereof, in wet or dry state. Backfill trenches with material removed, provided that the earth is suitable for compaction and contains no lumps, clods rock, debris, etc. Special backfill specifications, if furnished take preference over this general specification.

C. Backfill: Flood or hand-tamp to prevent after settling. Hand rake trenches and adjoining area to leave grade in as good or better condition than before installation.

D. Piping Layout: Piping layout is diagrammatic. Route piping around trees and shrubs in such a manner as to avoid damage to plantings. Do not dig within ball of newly planted trees or shrubs. In areas where existing trees are present, trenches shall be adjusted on-site to provide a minimum clearance of four (4) feet between the drip line of any tree or trench. The Contractor shall notify the Owner Authorized Representative in writing of a planned change in trench routing from that shown on the drawings.

3.2 PIPE INSTALLATION

A. Sprinkler Mains: Install a four (4") inch wide minimum trench with a minimum of eighteen (18") inches of cover.

B. Lateral Piping: Install a four (4") inch wide minimum trench deep enough to allow for installation of sprinkler heads and valves, but in no case, with less than twelve (12") of cover.

C. Trenching: Remove lumber, rubbish, and large rocks from trenches. Provide firm, uniform bearing for entire length of each pipe line to prevent uneven settlement. Wedging or blocking of pipe shall not be permitted. Remove foreign matter or dirt from inside of pipe before welding, and keep piping clean by approved means during and after laying of pipe.

3.3 PVC PIPE AND FITTING ASSEMBLY

A. Solvent: Use only solvent recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings of dirt, dust and moisture before applying solvent.

B. PVC to metal connection: Work metal connections first. Use a non-hardening pipe dope such as Permatex No. 2 on threaded PVC adapters into which pipe may be welded.

3.4 COPPER TUBING AND FITTING ASSEMBLY

A. Clean pipe and fitting thoroughly and lightly sand pipe connections to remove residue from pipe. Attach fittings to tubing in an approved manner using 50-50 soft solid core solder.

3.5 POP-UP SPRAY HEADS

A. Supply pop-up spray heads in accordance with materials list and plan. Attach sprinkler to lateral piping with a semi-flexible polyethylene nipple not less than three (3") inches or more than six (6") inches long.

3.6 VALVES

A. Supply valves in accordance with materials list and sized according to drawings. Install valves in a level position in accordance with manufacturer's specifications. See plan for typical installation of electric valve and valve box.

3.7 WIRING

A. Supply wire from the automatic sprinkler controls to the valves. No conduit will be required for UF wire unless otherwise noted on the plan. Wire shall be tucked under the piping.

B. A separate wire is required from the control to each electric valve. A common neutral wire is also required from each control to each of the valves served by each particular control.

C. Bundle multiple wires and tape them together at ten (10') foot intervals. Install ten (10") inch expansion coils at not more than one hundred (100') foot intervals. Make splices waterproof.

3.8 AUTOMATIC SPRINKLER CONTROLS

A. Supply in accordance with Irrigation Plan. Install according to manufacturer's recommendations.

3.9 TESTING

A. Sprinkler Mains: Test sprinkler main only for a period of twelve (12) to fourteen (14) hours under normal pressure. If leaks occur, replace joint or joints and repeat test.

B. Complete tests prior to backfilling. Sufficient backfill material may be placed in trenches between fittings to ensure stability of line under pressure. In each case, leave fittings and couplings open to visual inspection for full period of test.

3.10 FINAL ADJUSTMENT

A. After installation has been completed, make final adjustment of sprinkler system in preparation for Owner Authorized Representative's final inspection.

B. Completely flush system to remove debris from lines by removing nozzle from heads on end of lines and turning on system.

C. Check sprinklers for proper operation and proper alignment for direction of throw.

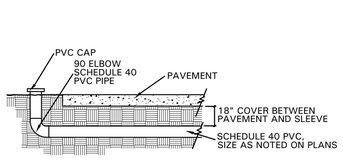
D. Check each section of spray heads for operating pressure and balance to other sections by use of flow adjustment on top of each valve.

E. Check nozzling for proper coverage. Prevailing wind conditions may indicate that arch of angle of spray should be other than shown on drawings. In this case, change nozzles to provide correct coverage and furnish data to Owner Authorized Representative with each change.

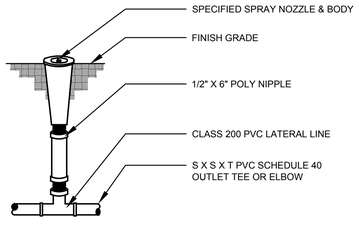
3.11 SYSTEM DEMONSTRATION

A. Instruct Owner's personnel in operation and maintenance of system including adjusting of sprinkler heads. Use operation and maintenance manual for basis of demonstration.

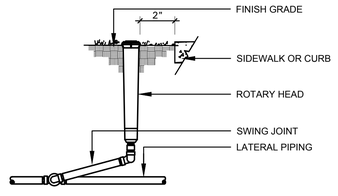
END OF SECTION



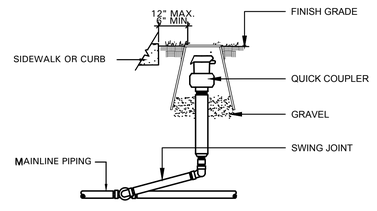
01 SLEEVE DETAIL
NOT TO SCALE



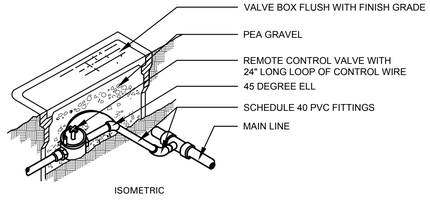
02 POP-UP LAWN SPRAY ASSEMBLY
NOT TO SCALE



03 ROTARY HEAD
NOT TO SCALE

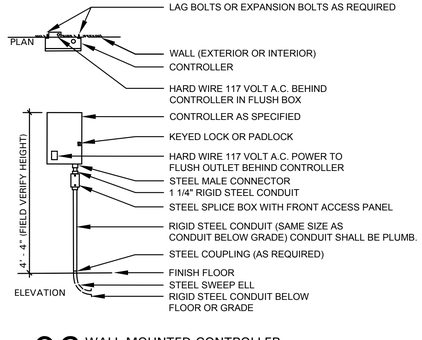


04 QUICK COUPLER
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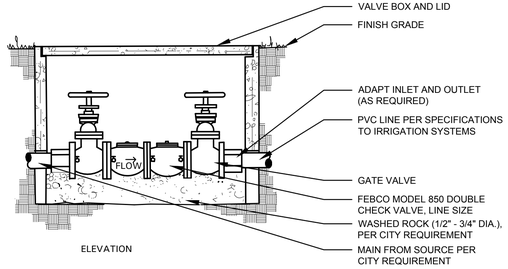
ISOMETRIC

05 REMOTE CONTROL VALVE
NOT TO SCALE



ELEVATION

06 WALL MOUNTED CONTROLLER
NOT TO SCALE



ELEVATION

07 BACKFLOW PREVENTER
NOT TO SCALE

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

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

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS

PROFESSIONAL SEAL



03.19.20

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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

PROJECT NUMBER: PMA032

SHEET TITLE

IRRIGATION SPECIFICATIONS AND DETAILS

SHEET NUMBER

L3.02

ISSUE DATE: 03-20-2020



BLOCK 1
MAN ADDITION
I, PAGE 373
C.C.T.

F
ESTATES
PAGE 26
.T.

Site - West
Scale: 1 inch= 20 Ft.

Project Name: PMA Rockwall	Project # :
Client: ARIO	Date:3/16/2020
Drawn By: CWelborn	Version:

HOSSLEY
LIGHTING ASSOCIATES
AN EMPLOYEE OWNED COMPANY

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.

S.W. PARKWAY

SP2
MH: 20

SP2
MH: 20

SP2
MH: 20

SP2
MH: 20

SP2
MH: 20

SP4
MH: 20

PROPOSED LOT 2
3.63 AC

Site - East
Scale: 1 inch= 20 Ft.

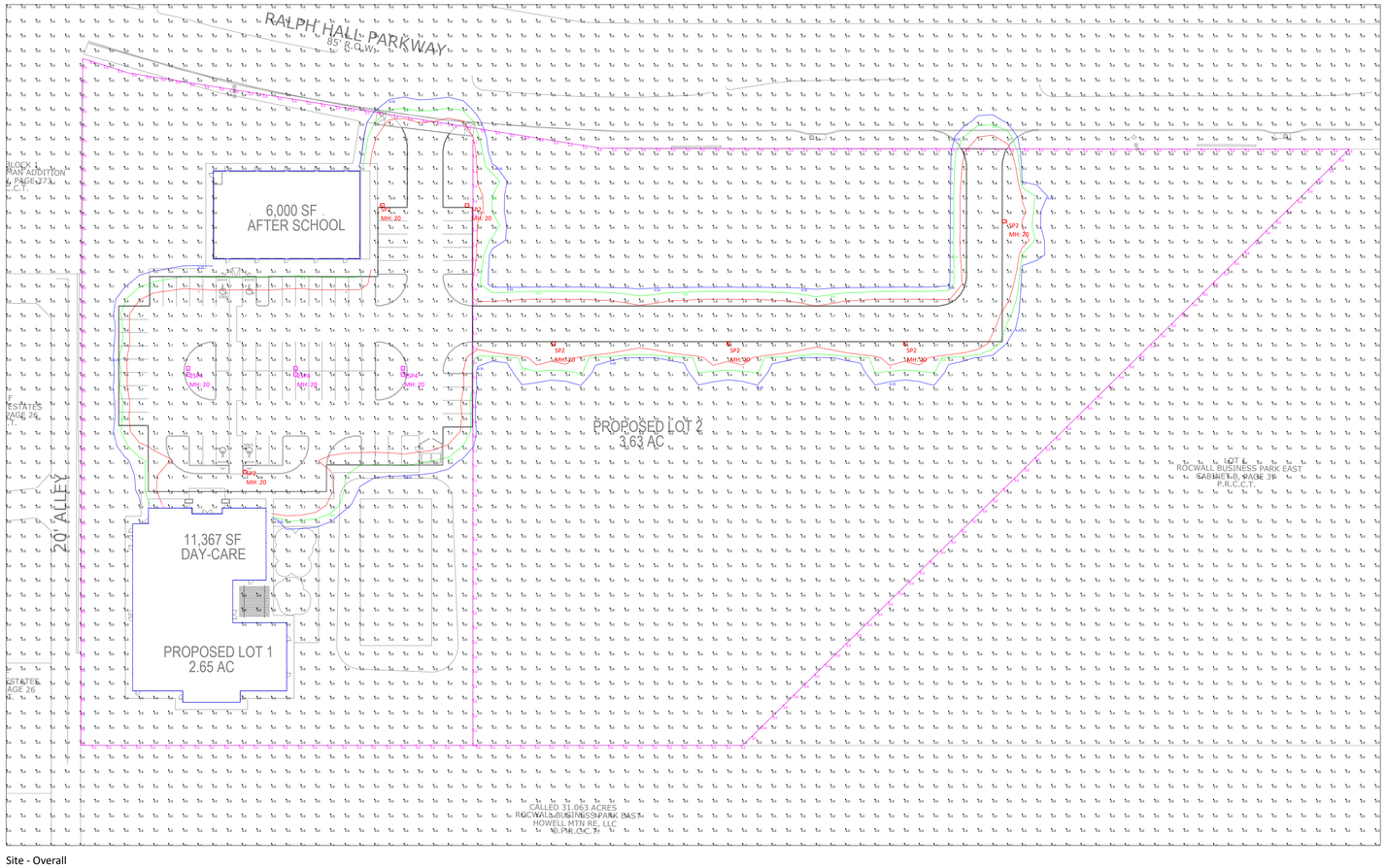
Project Name: PMA Rockwall	Project # :
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Drawn By: CWelborn	Version:

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Luminaire Schedule									
Symbol	Label	Qty	Arrangement	Manufacturer & Part Number	LLF	Lum. Lumens	Lum. Watts	Total Watts	Filename
	2SP4	3	BACK-BACK	BEACON VP-L-64L-135-4K7-4 | 2@180DEGREES	0.900	14935	130.874	785.244	VP-L-64L-135-4K7-4 (7).ies
	SP2	7	SINGLE	BEACON VP-L-64L-135-4K7-2	0.900	17761	137.6	963.2001	VP-L-64L-135-4K7-2 (3).ies

Calculation Summary										
Label	CalcType	Units	PtSpcLr	PtSpcTb	Avg	Max	Min	Avg/Min	Max/Min	Description
Grade	Illuminance	Fc	10	10	0.22	12.4	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
Property Line	Illuminance	Fc	10	N.A.	0.14	2.4	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
East Drive	Illuminance	Fc			3.64	10.3	0.9	4.04	11.44	
Parking Lot & Drives	Illuminance	Fc			2.94	12.4	0.5	5.88	24.80	



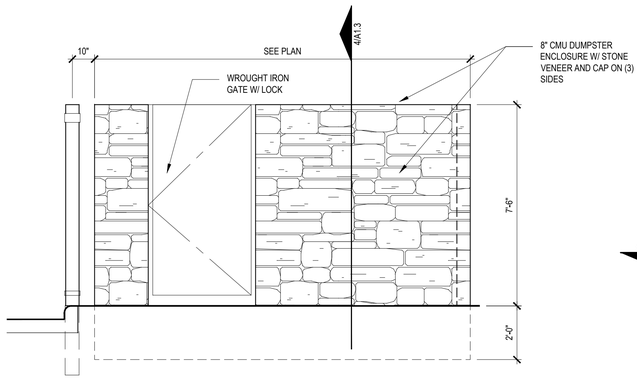
Site - Overall
Scale: 1 inch= 50 Ft.

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

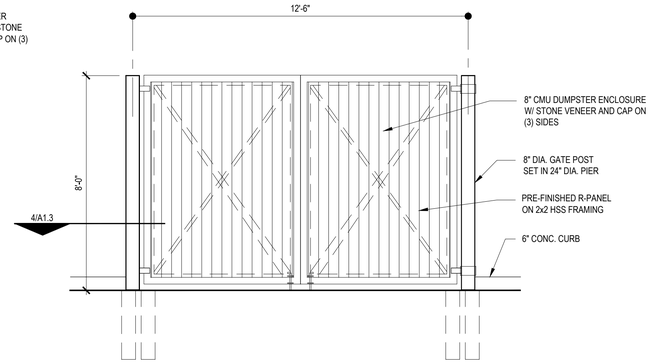
Project Name: PMA Rockwall	Project # :
Client: ARIO	Date:3/16/2020
Drawn By: CWelborn	Version:

HOSSLEY
LIGHTING ASSOCIATES
AN EMPLOYEE OWNED COMPANY

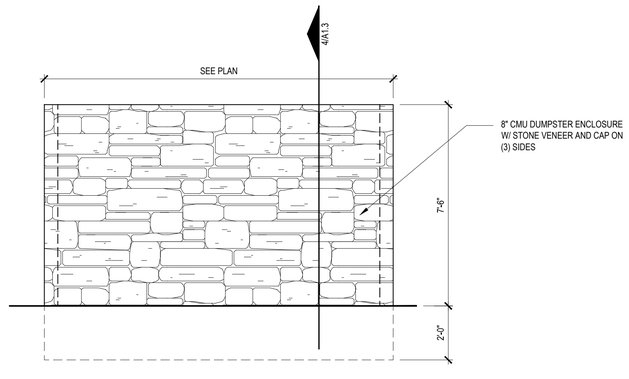
THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.



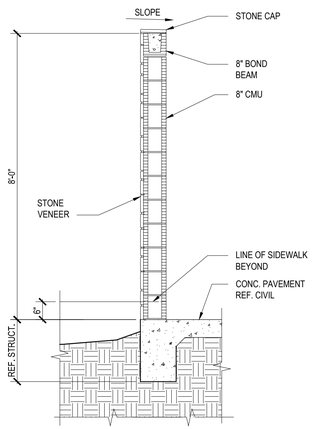
1 DUMPSTER ENCLOSURE-SIDE
SCALE: 3/8= 1'-0"



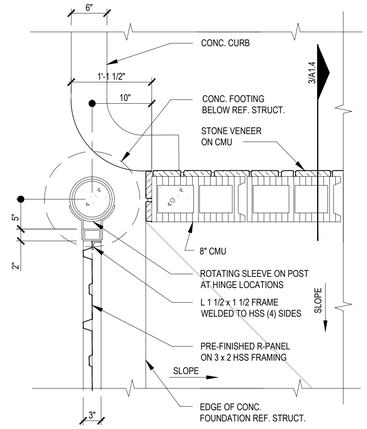
2 DUMPSTER ENCLOSURE-FRONT
SCALE: 3/8= 1'-0"



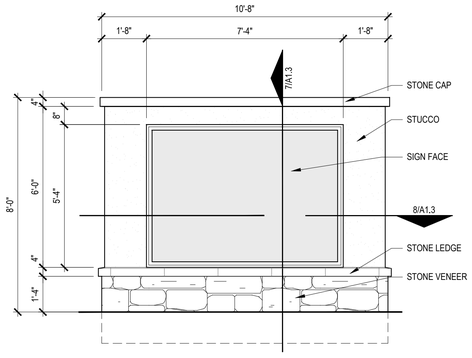
3 DUMPSTER ENCLOSURE-REAR
SCALE: 3/8= 1'-0"



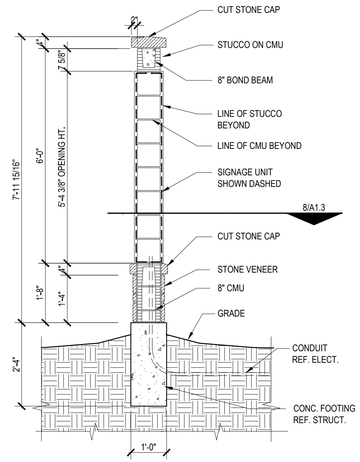
4 DUMPSTER WALL SECTION
SCALE: 1/2= 1'-0"



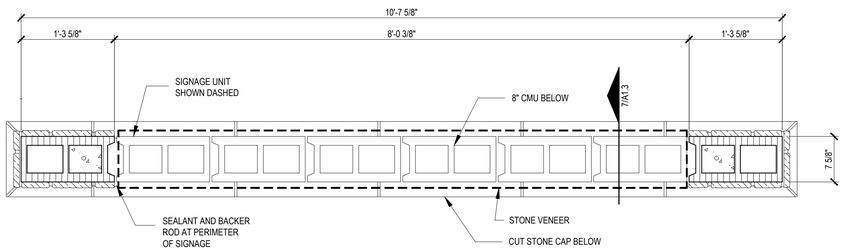
5 DUMPSTER GATE PLAN DETAIL
SCALE: 1"= 1'-0"



6 MONUMENT SIGN - ELEVATION
SCALE: 3/8= 1'-0"



7 MONUMENT SIGN SECTION
SCALE: 1/2= 1'-0"



8 MONUMENT SIGN PLAN
SCALE: 1" = 1'-0"

OMEGA DESIGN

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

Revisions:

#	DATE	COMMENTS

REGISTERED ARCHITECT
Glenn Hoop
74939
STATE OF TEXAS

MAR. 20, 2020
EXPIRES SEPT. 30, 2020

PROJECT

PINNACLE MONTESSORI OF ROCKWALL

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

PROJECT #
SRC 032

OWNER

Lakeside Kids, LLC
5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:
SITE DETAILS

SHEET NO.
A1.3

ISSUE DATE: MARCH 20, 20

Z:\Architecture\032 Rockwall\A1.3- Site Details.dwg, 3/20/2020 9:44:29 AM

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	April 28, 2020
APPLICANT:	Jared Helmberger, PE; *Epsilon Land Development*
CASE NUMBER:	SP2020-006; *Site Plan for Pinnacle Montessori Academy*

SUMMARY

Discuss and consider a request by Jared Helmberger, PE of Epsilon Land Development on behalf of Jim Vaudagna of Dallas East for the approval of a *Site Plan* for a strip retail center and daycare facility on a 6.28-acre parcel of land identified as Lot 5 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [SH-205], and take any action necessary.

BACKGROUND

On December 7, 1981, the City Council approved *Ordinance No. 81-33* [*Case No. A1981-002*] annexing the subject property into the City of Rockwall. On January 4, 1982, the subject property was rezoned to Planned Development District 14 (PD-14) [*Ordinance No. 82-02*] for office, retail, light industrial, warehousing, hotels, medical facilities, and restaurant land uses as part of a zoning change that included 100.0-acres of land. Planned Development District 14 (PD-14) was amended on December 5, 1983 by *Ordinance No. 83-60* to change the site plan. This ordinance was again amended on October 5, 2009 by *Ordinance No. 09-42* [*Case No. Z2009-016*] changing the designation from Planned Development District 14 (PD-14) to Commercial (C) District. The subject property remains zoned Commercial (C) District and is currently vacant.

PURPOSE

The applicant -- *Jared Helmberger, PE of Epsilon Land Development* -- is requesting the approval of a site plan for a daycare facility and a strip retail center on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located on the southside of E. Ralph Hall Parkway, west of the intersection of E. Ralph Hall Parkway and S. Goliad Street (*SH-205*). The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Ralph Hall Parkway, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a portion of a large retail shopping center (*i.e. the Plaza at Rockwall*), which is situated on a 30.891-acre parcel of land identified as Lot 6, Block A, Rockwall Business Park East Addition. This property is zoned Commercial (C) District and situated within the IH-30 Overlay (IH-30 OV) District.

South: Directly south of the subject property is a 31.03-acre vacant tract of land (*i.e. Tract 18 of the J. D. McFarland Survey, Abstract No. 145*) and a couple of residential lots from the Flagstone Estates Subdivision. The vacant tract of land is zoned Commercial (C), and the Flagstone Estates Subdivision is zoned Planned Development District 54 (PD-54) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is a 6.036-acre parcel of land (*i.e. Lot 1, Block C, Rockwall Business Park East Addition*), which is currently occupied with a mini-warehouse facility (*i.e. the Vault Self-Storage*). Beyond this is a

1.6764-acre parcel of land (*i.e. Lot 1, Block B, Rockwall Business Park East Addition*), which is occupied by a strip retail center and a carwash (*i.e. Hacienda Carwash*). All of these properties are zoned Commercial (C) District.

West: Directly west of the subject property is the Flagstone Addition, which is an 81-lot single-family residential subdivision. Also, directly west of the subject property are two (2) retail/office buildings (*i.e. Salons Elite and Signature Signs and Graphics*). All of these properties are zoned Planned Development District 54 (PD-54) for Single-Family 10 (SF-10) District and Commercial (C) District land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

The applicant is proposing to construct an 11,367 SF daycare facility and a 5,998 SF multi-tenant strip retail building. The site plan shows that the subject property will be subdivided into two (2) lots (*i.e. Lot 5A = 2.65-Acres & Lot 5B = 3.63-Acres*) with the improvements all being on *Lot 5A*. Both properties will take access along Ralph Hall Parkway at existing median openings. The applicant will be required to construct a left turn lane at each opening per the City's standards. With the exception of the variances being requested the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*115.390 SF or 2.65-Acres; In Conformance*
Minimum Lot Frontage	*60'*	*~266.50; In Conformance*
Minimum Lot Depth	*100'*	*466.79' – 411.33'; In Conformance*
Minimum Front Yard Setback	*15'*	*30.3'; In Conformance*
Minimum Rear Yard Setback	*10'*	*X > 10'; In Conformance*
Minimum Side Yard Setback	*10'*	*X > 10'; In Conformance*
Minimum Side Yard Setback Adjacent to Residential	*20'*	*X > 20'; In Conformance*
Maximum Building Height	*60'*	*24' & ~25'; In Conformance*
Max Building/Lot Coverage	*60%*	*15.05%; In Conformance*
Minimum Number of Parking Spaces	*1/250 SF & 1/300 SF (62)*	*69 Parking Spaces; In Conformance*
Minimum Landscaping Percentage	*20%*	*21%; In Conformance*
Maximum Impervious Coverage	*85%-90%*	*50.21%; In Conformance*

TREESCAPE PLAN

According to the Treescape Plan submitted by the applicant there are a total of 4,975-caliper inches of tree on-site. The proposed development will require 2,064-caliper inches of tree to be removed from the site. Based on the applicant's landscape plan a total of 216-caliper inches of trees will be planted on the subject property with the development of the daycare and strip retail buildings. This will leave a balance of 66-caliper inches, which will need to be satisfied prior to the issuance of a building permit. According to Subsection 03.04, *Treescape Plan Review Process*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), "(a)s part of the treescape plan review process, the City has the right to request changes or adjustments in the layout and design of a development to save trees." In this case, staff does not have any additional recommendations for the Planning and Zoning Commission concerning the submitted treescape plan.

CONFORMANCE WITH THE CITY'S CODES

According to the Unified Development Code (UDC), "(t)he Commercial (C) District is the proper zoning classification for most types of commercial development (*e.g. larger shopping centers at major intersections, commercial strips along arterial roadways, etc.*) … the noise, traffic, litter, late night hours, and other influences that could be harmful to neighborhoods require adequate buffering and mitigating factors when locating adjacent to residential areas." In this case, the applicant does have adjacency to the Flagstone Estates Subdivision along the western property line of the subject property; however, the applicant is proposing to mitigate any negative effects of the proposed commercial use by incorporating a six (6) foot tall masonry screening wall along this property line and planting canopy trees on 20-foot centers. In addition, the building will be setback more than 30-feet from the property line and the applicant has oriented the building so that the play areas will face away from the residential subdivision. Staff should note that this screening standard conforms to the screening requirements contained in Subsection 05.02, *Landscape Screening*, of Article 08, *Landscape and Fence Standards*, of the UDC.

The UDC goes on to state that "(a)reas should not be zoned to Commercial (C) District unless they are located on or close to an arterial or major collector that is capable of carrying the additional traffic generated by land uses in this district." A major reason the subject property is currently zoned Commercial (C) District is due to its adjacency to E. Ralph Hall Parkway, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan and currently carries high volumes of traffic. The proposed land use and development appears to conform to the purpose and intent of the commercial district.

VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exceptions to the requirements of the Unified Development Code (UDC):

(1) *Building Articulation.*

(a) *Primary Building Facades*. According to Subsection 04.01(C)(1) of Article 05, District Development Standards, of the Unified Development Code (UDC), "(a) primary building façade is any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property." Specifically, a wall cannot extend three (3) times the walls height without having a primary architectural/entryway element. In this case, the west elevation of the daycare facility is directly adjacent to the Flagstone Estates Subdivision, and does not incorporate any vertical or horizontal projections. In addition, the strip retail building does not provide any horizontal projecting elements that would qualify as a primary architectural/entryway element on the south.

(b) *Secondary Building Facades*. According to Subsection 04.01(C)(2) of Article 05, District Development Standards, of the Unified Development Code (UDC), "(a) secondary building façade is any building façade that does not have a primary entryway or an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property." Specifically, a wall cannot extend three (3) times the walls height without having an architectural element. In this case, the south elevation of the daycare facility does not incorporate any vertical or horizontal projections. In addition, the strip retail building does not provide any horizontal projecting elements that would qualify as an architectural element on the north, west, and east elevations.

According to Subsection 09.01, *Exceptions to the General Standards*, "…an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC) where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." To request an exception the code goes on to require that a minimum of two (2) compensatory measures be provided for each exception requested. The purpose of the compensatory measures is to try to directly off-set the impact of requested exception. In this case the applicant has submitted a letter stating that they will be providing [*1*] 21% stone on the strip retail building, [*2*] 30% stone on the daycare facility, [*3*] a 20-foot landscape buffer in lieu of the required ten (10) foot landscape buffer, and [*4*] additional landscaping above and beyond the minimum requirements. These exceptions and the proposed compensatory measures are discretionary decisions for the Planning and Zoning Commission and require approval by a ¾-majority of those members present. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Southwest Residential District*. This district "…contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses …" In addition, the property is designated for *Commercial/Retail* land uses, which are "…characterized by single to multi-tenant commercial retail centers along major arterials …". In this case, the applicant's request appears to conform with all applicable guidelines of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB):

On April 14, 2020, staff solicited responses from the Architectural Review Board (ARB) concerning the applicant's submittal (*as a note a regular meeting was not held on April 14, 2020 due to the CDC's recommendations concerning COVID-19*). The email responses from the board indicated that the daycare building needed to tone down the entry element at the front of the property and that both buildings needed to better incorporated horizontal and vertical articulation into their design. Based on this information, the applicant revised the elevations and resubmitted on April 21, 2020. On April 28, 2020, the Architectural Review Board (ARB) held a virtual meeting to discuss this project. At this meeting the board requested that the applicant better define the blue color being used on the doors and canopies and protrude the front columns to provide a more articulation in the front façade of the retail building. The board did not have any comments concerning the daycare facility. The applicant has indicated that he will make all of the necessary changes requested by the board and resubmit revised elevations for the ARB's review and recommendation at the *April 28, 2020* meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for the approval of a site plan for a daycare facility and strip retail building, then staff would propose the following conditions of approval:

(1) Prior to the issuance of a building permit the applicant will need to replat the property in conformance to the approved site plan dedicating all required access easements;

(2) Prior to the issuance of a building permit the tree mitigation balance will need to be satisfied by either [*1*] planting the required number of trees on the subject property, [*2*] providing the Parks Department with the required number of trees, or [*3*] paying *20%* of the balance into the City's tree fund and planting the remaining balance on site or providing it to the Parks Department; and,

(3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

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]
- [ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

Other Application Fees:
- [ ] Tree Removal ($75.00)
- [ ] Variance Request ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address	N/A				
Subdivision	Rockwall Business Park East	Lot	5	Block	—
General Location	900 E. Ralph Hall Parkway				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	C			Current Use	Undeveloped
Proposed Zoning	C			Proposed Use	Day-Care / Retail
Acreage	6.28 Ac	Lots [Current]	1	Lots [Proposed]	2

[ ] ***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	Dallas East	[✓] Applicant	Epsilon Land Development
Contact Person	Jim Vaudagna	Contact Person	Jared Helmberger, P.E.
Address	1445 W. San Carlos St.	Address	811 S. Central Expwy #306
City, State & Zip	San Jose, CA 95126	City, State & Zip	Richardson, TX 75080
Phone		Phone	469-834-9979
E-Mail		E-Mail	jhelmberger@epsilonland.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared JAMES VAUDAGNA [*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 $_____, to cover the cost of this application, has been paid to the City of Rockwall on this the 10 day of MARCH, 20 20. 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."

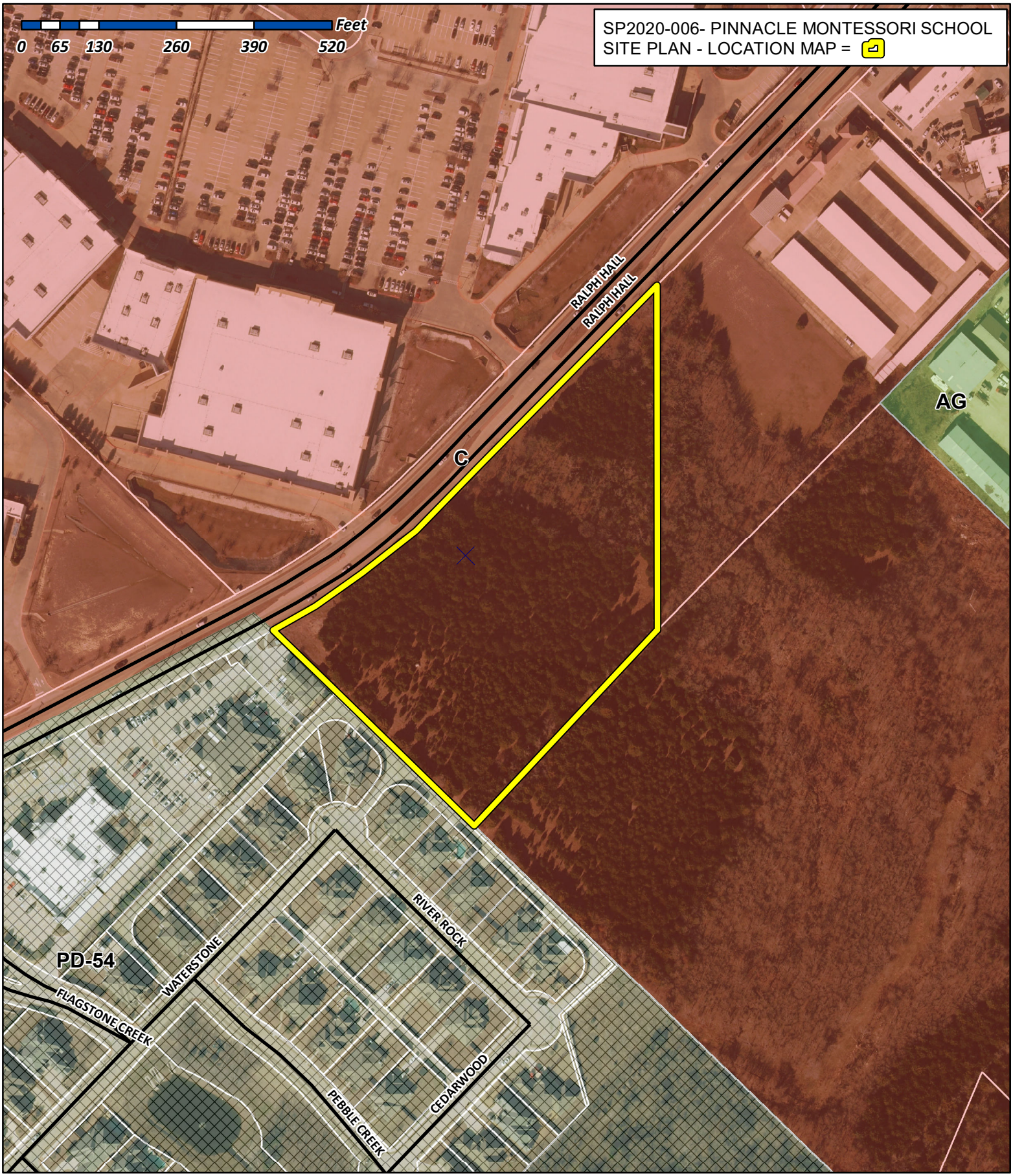
Given under my hand and seal of office on this the 10 *day of* MARCH, *20* 20.

Owner's Signature J. Vaudagna

Notary Public in and for the State of ~~Texas~~ CALIFORNIA

RIC LOUIE
Notary Public - California
Santa Clara County
Commission # 2248218
My Comm. Expires Jul 26, 2022

My Commission Expires



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.

Applicant: Epsilon Land Development
811 S. Central Expressway, #306
Richardson, TX 75080

On behalf of: Pinnacle Montessori Academy Franchise
100 N. Central Expressway, #1005
Richardson, TX 75080

Date: 05-06-2020

Subject: Variance Request – Pinnacle Montessori of Rockwall

The Pinnacle Montessori Academy Franchise is excited to bring our childcare center to the City of McKinney. Our schools are recognized for providing high quality, traditional Montessori programs for children 6 weeks to 9 years. Pinnacle Montessori's consistent recognition as a leading Montessori school in Texas is a testament to the dedication we have to our children and parents. The passion and commitment of our staff has helped us to become a premier childcare center. Our mission is to nurture the potential of the whole child and cultivate the growth of a diverse, international community. We provide a respectful and peaceful Montessori environment that promotes academic excellence.

We are currently under contract to purchase 2.65 gross acres, along Ralph Hall Parkway. The property is proposed to be developed as one lot, with a single owner. Two buildings are proposed on site: a ~12,000 SF Montessori Child Care Center and a ~6,000 SF "After-School" retail shell building. The "After-School" building will be designed as a retail shell building, and will be leased out to vendors that provide a complimentary use to the Child Care Center (i.e., karate class, dance class, tutoring).

To develop the site, we formally request two variances – one for each building, as they don't strictly adhere to the vertical and horizontal articulation set forth by the City. We've take measures to meet the recommendations from the Architecture Review Board, however, it is important to our Franchise Clients that their product adhere to a specific corporate standard.

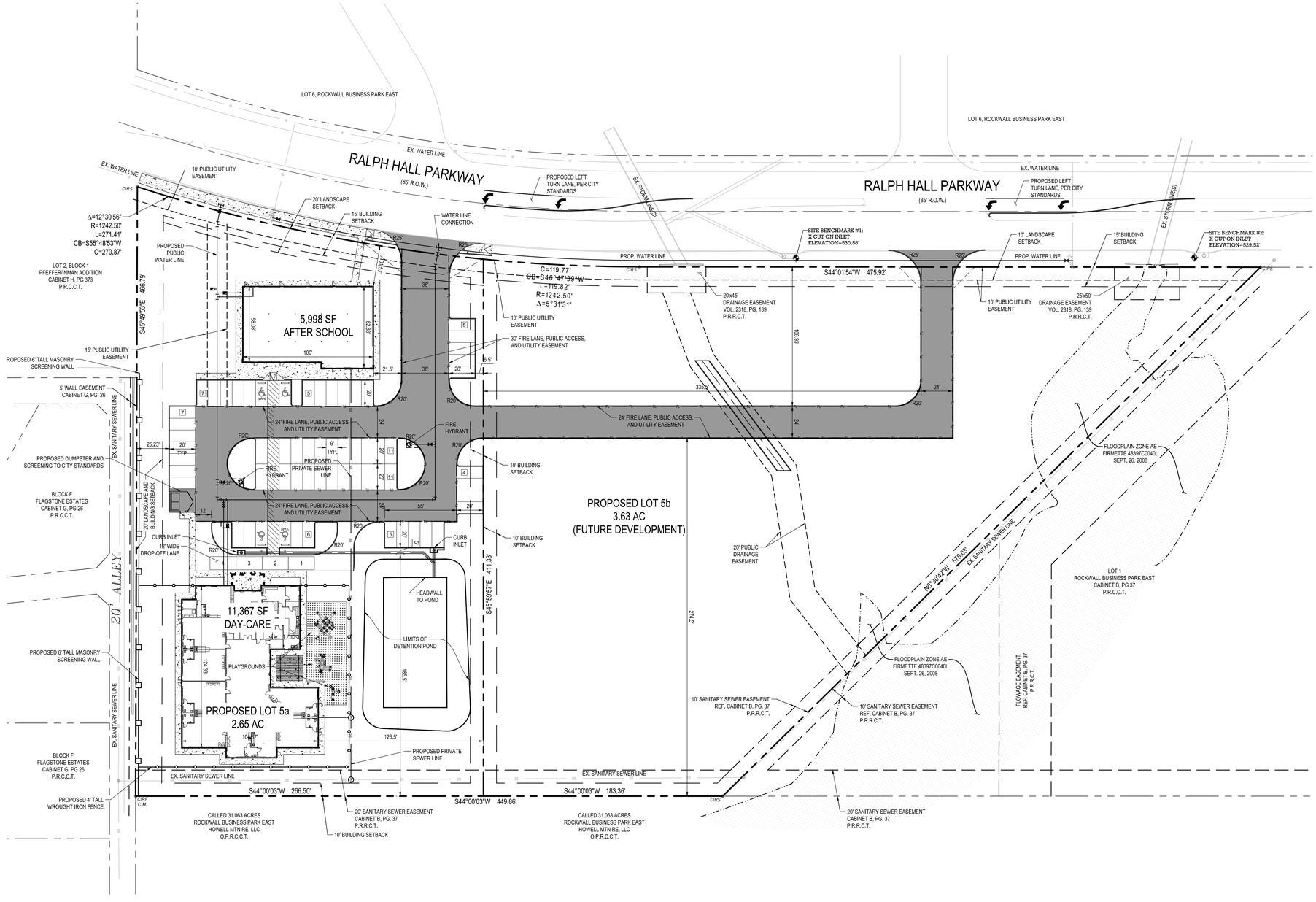
To compensate for these variance requests we've proposed the following measures:

- We are proposing 21% stone façade on the After School Building (With 40% façade coverage on the rear and sides)
- We are proposing 30% stone façade on the Montessori School Building
- We are proposing a 20' landscape buffer adjacent to Ralph Hall, in lieu of the 10' required
- We are proposing additional landscaping measures, beyond the minimum requirements

We appreciate your time and consideration reviewing these matters.

Sincerely,

Jared Helmberger, P.E.
Vice President of Engineering
jhelmberger@epsilonland.com



0 20 40 80

SCALE: 1" = 40'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- FLOODPLAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM LINE
- PROPOSED 6' SCREENING FENCE
- PROPOSED 4' WROUGHT IRON FENCE
- PROPOSED FIRE LANE
- PARKING COUNT

ZONING DATA

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

SITE DATA

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

GENERAL NOTES

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

PARKING DATA

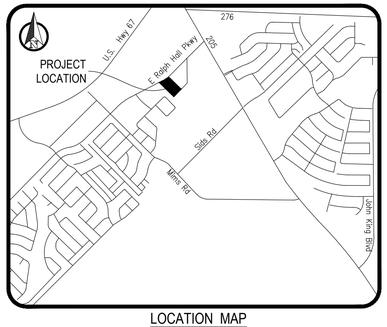
DAY-CARE:	
1 SPACE PER 300 SF	38 SPACES REQUIRED
RETAIL/OFFICE:	
1 SPACE/250 SQUARE FEET	24 SPACES REQUIRED
TOTAL SPACES REQUIRED:	*62 SPACES REQUIRED*
TOTAL SPACES PROVIDED:	*62 SPACES PROVIDED*
HANDICAP SPACES REQUIRED:	*3 SPACES REQUIRED*
VAN SPACES REQUIRED:	*1 SPACE REQUIRED*

811 Know what's below. 811 before you dig.

BENCHMARKS

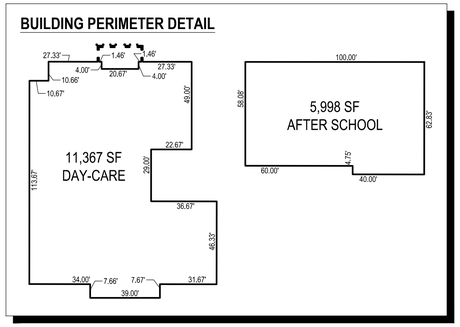
BENCHMARK #1: AN "X" CUT ON TOP OF THE NORTHEAST CORNER OF A INLET LOCATED 356'± FROM THE NORTHWEST CORNER OF LOT 5 IN THE EAST RIGHT-OF-WAY LINE OF RALPH HILL PARKWAY.
ELEVATION: 830.58'

BENCHMARK #2: AN "X" CUT ON TOP OF THE SOUTHEAST CORNER OF AN INLET LOCATED 51'± FROM THE NORTHWEST CORNER OF LOT 5 IN THE EAST RIGHT-OF-WAY LINE OF RALPH HILL PARKWAY.
ELEVATION: 529.52'



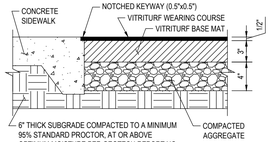
LOCATION MAP
1" = 1000'

BUILDING PERIMETER DETAIL



PAVING LEGEND

- FIRE LANE CONCRETE PAVEMENT
- SIDEWALK CONCRETE PAVEMENT
- PLAYGROUND SECTION (VITRITURF)



PLAYGROUND SECTION
N.T.S.

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE ROCKWALL PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, 2020.

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2020.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

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

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

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS

PROFESSIONAL SEAL

THESE PLANS WERE PREPARED UNDER THE GUIDANCE OF **JARED HELMBERGER, P.E. #130231** AND ARE CONSIDERED PRELIMINARY AND ARE NOT TO BE USED FOR CONSTRUCTION.

CLIENT INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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

PROJECT NUMBER: PMA032

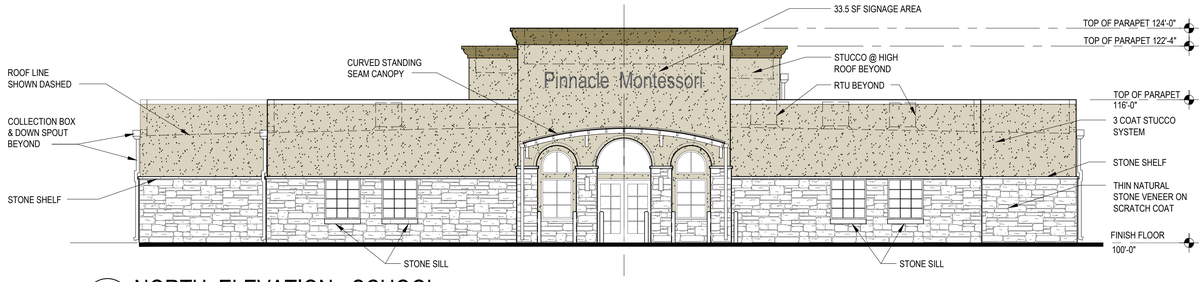
SHEET TITLE

SITE PLAN

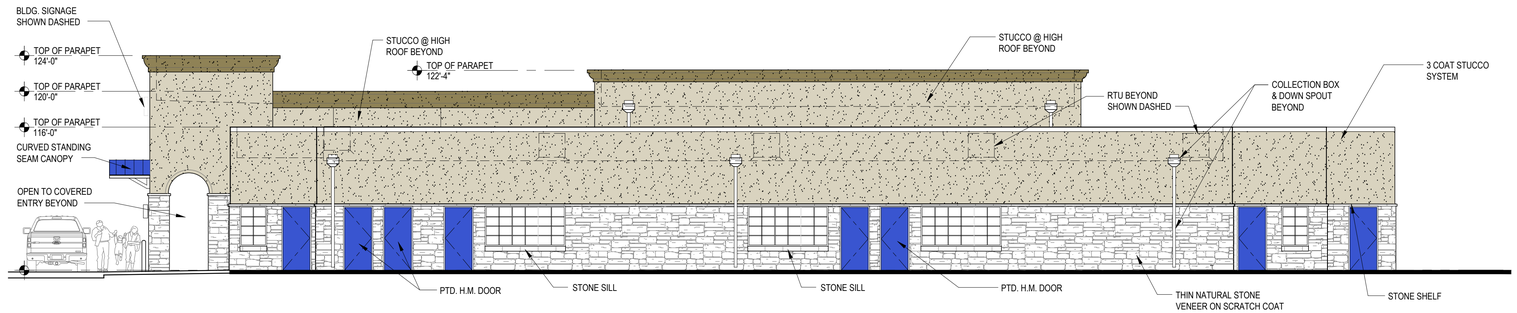
SHEET NUMBER

C1.00

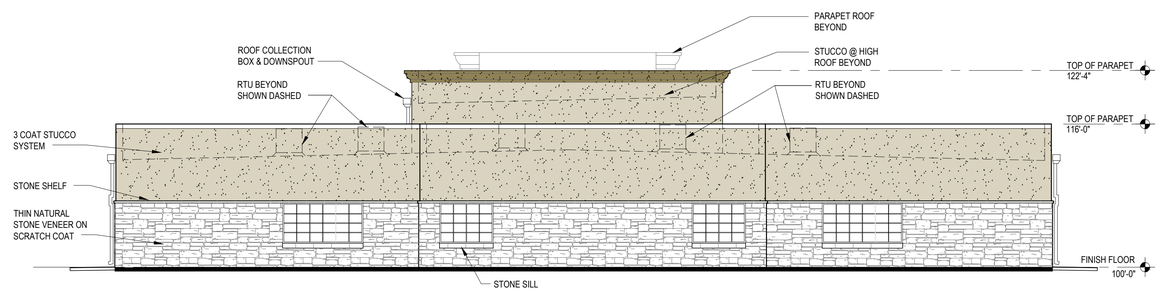
ISSUE DATE: 05-06-2020



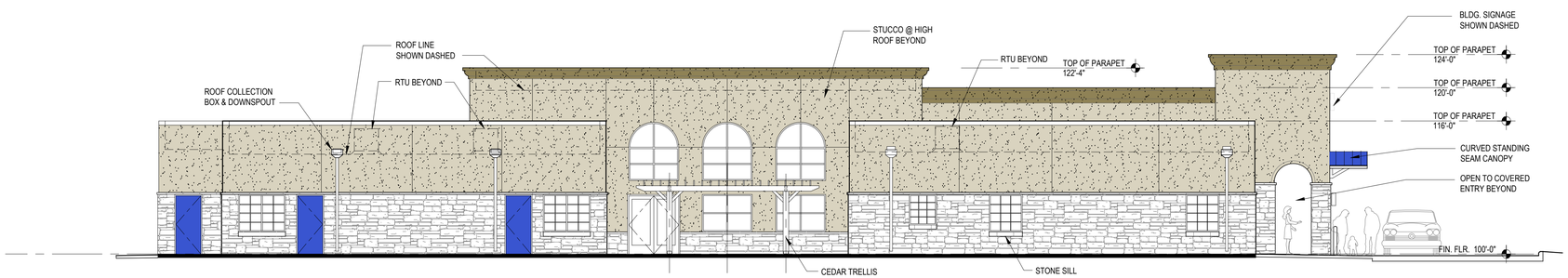
1 NORTH ELEVATION - SCHOOL
SCALE: 1/8" = 1'-0" (STREET ELEVATION)



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



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



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

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. WHERE EXTERIOR WALL MOUNTED LIGHTING PROTRUDES GREATER THAN 4" FROM WALL, BOTTOM OF FIXTURE TO BE 6'-8" A.F.F. MAXIMUM.
3. REFER TO CIVIL FOR FINISH FLOOR ELEVATIONS
3. REFER TO STRUCTURAL DRAWINGS FOR SLAB BREAKS
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS AND OTHER WEATHER EXPOSED AREAS.
5. ALL PATIOS, AND SIDEWALKS TO BE SLOPED 1/4 PER FOOT / 2% MAXIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
6. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING.
7. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & DRAWINGS FOR FINAL GRADING.
8. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER; STREET NUMBERS ONLY.
9. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.

SYMBOL LEGEND - ELEVATIONS

- THIN STONE STONE VENEER
- STUCCO
- 111 DOOR TAG
- A WINDOW TAG
- XX WALL SECTION TAG
- XX / AX.X DETAIL SECTION TAG
- T.O.P. 100'-0" XTH FLOOR — TOP OF PLATE
- T.O.D. 100'-0" XTH FLOOR — TOP OF DECK
- T.O.S. 100'-0" XTH FLOOR — TOP OF SLAB
- F.F. 100'-0" — FINISH FLOOR

SCHOOL BUILDING

BUILDING MATERIALS	SOUTH	NORTH	EAST	WEST	TOTALS	
	SF	SF	SF	SF	SF	%
STUCCO	1,006	972	1,480	1,529	4,987	57 %
THIN STONE VENEER	600	613	631	601	2,445	28 %
DOORS	0	42	105	168	315	4 %
WINDOWS	134	115	290	146	685	8 %
STONE WINDOW SILLS	17	9	12	18	56	1 %
STONE SHELF	27	25	34	35	121	1 %
STANDING SEAM CANOPY	0	12	9	9	30	1 %
TOTALS	1,784	1,845	2,579	2,524	8,732	100 %

NOTE:

THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.

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

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

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

OMEGA DESIGN

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

Revisions:

#	DATE	COMMENTS

REGISTERED ARCHITECT Glenn Hoopaugh 14939 STATE OF TEXAS

MAR. 20, 2020
EXPIRES SEPT. 30, 2020

PROJECT
PINNACLE MONTESSORI OF ROCKWALL
Site Address:
E. Ralph Hall and Plaza Drive
Rockwall, Texas

PROJECT #
SRC 032

OWNER

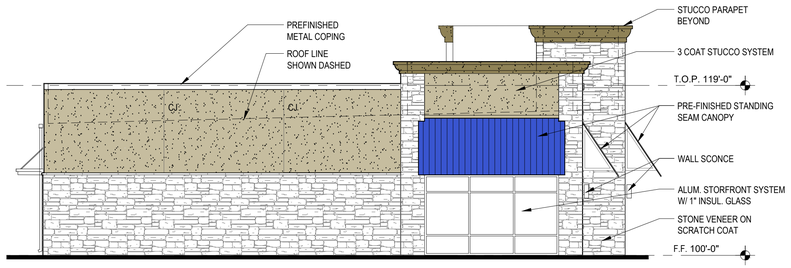
Lakeside Kids, LLC
5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:
SCHOOL BUILDING - EXTERIOR ELEVATIONS

SHEET NO.
A3.0

ISSUE DATE: MARCH 20, 202

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1 WEST ELEVATION

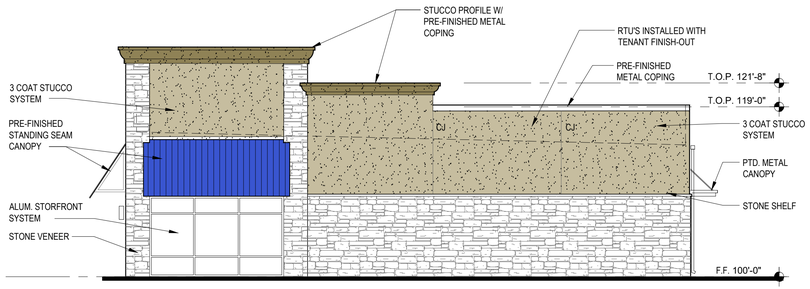
SCALE: 1/8= 1'-0"



2 SOUTH ELEVATION

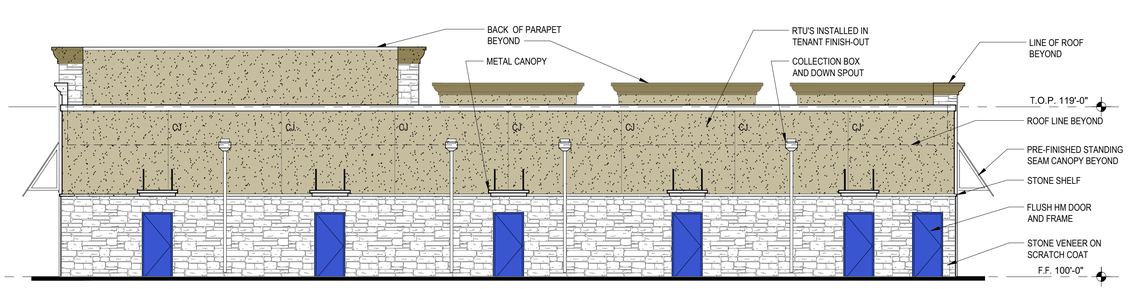
SCALE: 1/8= 1'-0"

FRONT ELEVATION



3 EAST ELEVATION

SCALE: 1/8= 1'-0"



4 NORTH ELEVATION

SCALE: 1/8= 1'-0"

STREET ELEVATION

SHELL BUILDING

BUILDING MATERIALS	NORTH		SOUTH		EAST		WEST		TOTALS	
	SF	%	SF	%	SF	%	SF	%	SF	%
STUCCO	498	39.4 %	498	39.4 %	798	16 %	916	48.5 %	2,710	27.9 %
STONE VENEER	519	41 %	519	41 %	206	4 %	741	39.3 %	1,985	20.4 %
ALUM. WINDOWS	135	10.6 %	135	10.6 %	3,450	68 %	0	0 %	3,951	40.7 %
DOORS	0	0 %	0	0 %	105	6.7 %	126	6.7 %	231	2.4 %
METAL CANOPY	102	8 %	102	8 %	500	24 %	70	3.7 %	774	8 %
STONE SHELF	11	1 %	11	1 %	4	0 %	33	1.8 %	59	0.6 %
TOTALS	1,265	100 %	1,265	100 %	5,060	100 %	1,886	100 %	9,710	100 %

NOTE:

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

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OMEGA DESIGN

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

Revisions:

#	DATE	COMMENTS
1	5 - 6 - 2020	CITY COMMENTS

REGISTERED ARCHITECT
Glenn Hopkins
14939
STATE OF TEXAS

MAR. 20, 2020
EXPIRES SEPT. 30, 2020

PROJECT

PINNACLE MONTESSORI OF ROCKWALL

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

PROJECT #
SRC 032

OWNER

Lakeside Kids, LLC

5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:

AFTER SCHOOL SHELL BLDG. - EXTERIOR ELEVATIONS

SHEET NO.

A3.2

ISSUE DATE: MARCH 20, 2020

Z:\Architecture\032 Rockwall\A3.2 - SHELL - EXTERIOR ELEVATIONS.dwg, 5/6/2020 1:41:54 PM

EXTERIOR MATERIAL SAMPLE BOARD

TRIM COLOR

DOVER WHITE, SW 6385
PAINTED TRIM BELOW CANOPY

HM DOORS

HM DOORS - Indigo Batik, SW 7602
STANDING SEAM CANOPY

WALL STUCCO

COLOR - STO #16031
ELEVATION LOCATIONS:
* STUCCO ABOVE STONE WAINSCOT
* STUCCO FINISH ON FRP ENTRY COLUMN COVERS

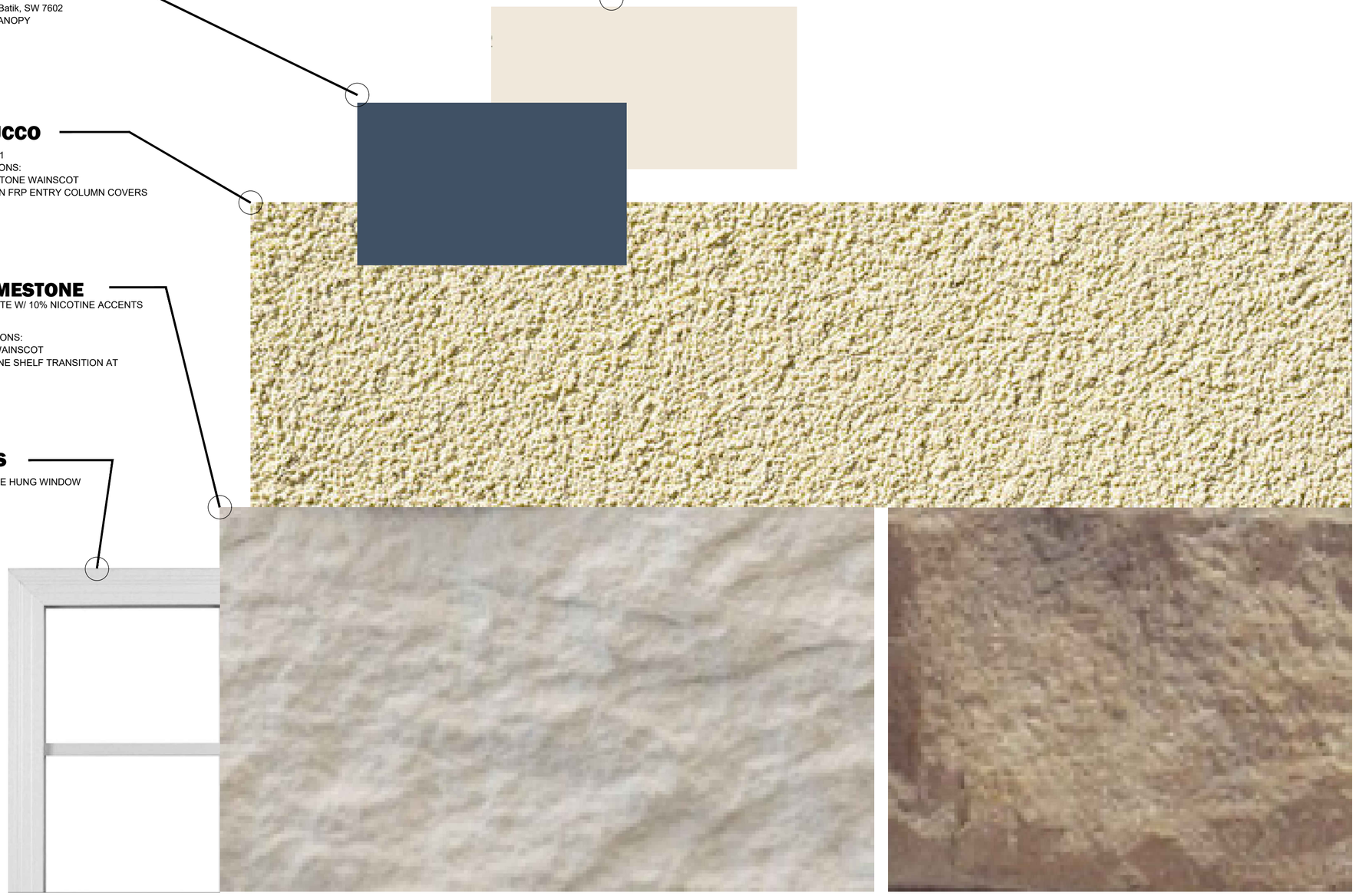
WHITE LIMESTONE

COLOR - HARD WHITE W/ 10% NICOTINE ACCENTS

ELEVATION LOCATIONS:
- STONE VENEER WAINSCOT
- 3" x 2'-0" CUT STONE SHELF TRANSITION AT BASE OF STUCCO

WINDOWS

FIBERGLASS SINGLE HUNG WINDOW
FRAME - WHITE



PROJECT

Pinnacle Montessori Acadamy of Rockwall

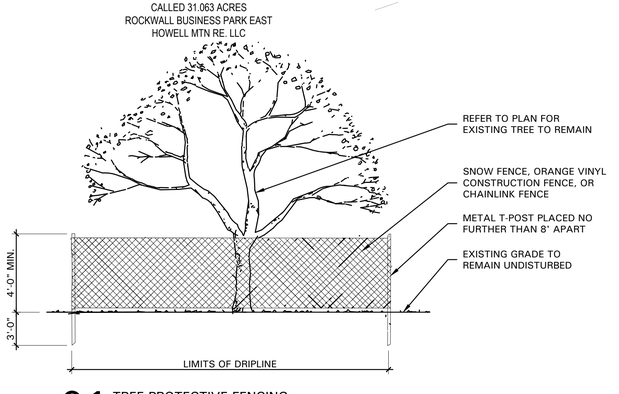
Site Address:
E. Ralph Hall Parkway and Plaza Drive
Rockwall, Texas

OMEGA DESIGN LLC
811 SOUTH CENTRAL EXPRESSWAY · SUITE 306
RICHARDSON, TEXAS 75080
214 462 7330



'TREE PRESERVATION NOTES

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
9. BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.



01 TREE PROTECTIVE FENCING
NOT TO SCALE

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01

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

LOCATION MAP
1" = 1000'

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

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

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

OMEGA DESIGN, LLC
811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080
TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS
1	05.06.20	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIAN ALLEN
2240
STATE OF TEXAS
05/07/20

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS
PROJECT NUMBER: PMA032

SHEET TITLE

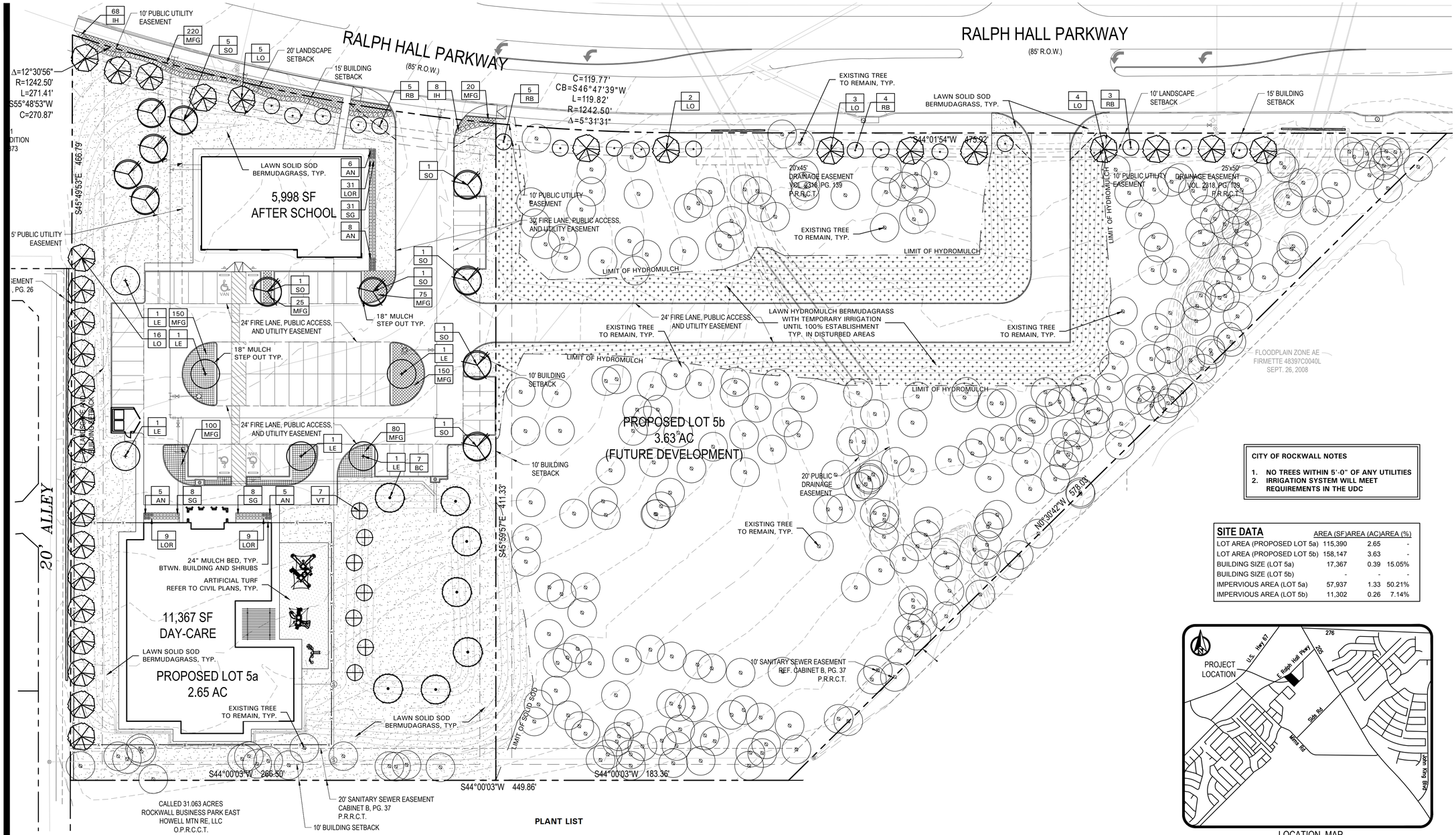
TREE PRESERVATION PLAN

SHEET NUMBER

L1.01

ISSUE DATE: 03-20-2020

TREE SURVEY FIELD DATA				
No.	Dia. (inches)	Species (common name)	Status	Mitigation (inches)
1659	6	Cedar	TO BE REMOVED	
1660	8	Cedar	TO BE REMOVED	
1661	18	Cedar	TO REMAIN	
1662	6	Cedar	TO BE REMOVED	
1663	6	Cedar	TO BE REMOVED	
1664	6	Cedar	TO BE REMOVED	
1665	6	Cedar	TO BE REMOVED	
1666	6	Cedar	TO BE REMOVED	
1667	6	Cedar	TO BE REMOVED	
1668	6	Cedar	TO REMAIN	
1669	6	Cedar	TO REMAIN	
1670	6	Cedar	TO BE REMOVED	
1671	8	Cedar	TO BE REMOVED	
1672	6	Cedar	TO BE REMOVED	
1673	6	Cedar	TO BE REMOVED	
1674	6	Cedar	TO BE REMOVED	
1675	12	Cedar	TO BE REMOVED	6
1676	8	Cedar	TO REMAIN	
1677	12	Cedar	TO BE REMOVED	6
1678	6	Cedar	TO REMAIN	
1679	6	Cedar	TO REMAIN	
1680	6	Cedar	TO REMAIN	
1681	6	Cedar	TO REMAIN	
1682	6	Cedar	TO REMAIN	
1683	6	Cedar	TO REMAIN	
1684	6	Cedar	TO REMAIN	
1685	12	Cedar	TO BE REMOVED	6
1686	6	Cedar	TO REMAIN	
1687	10	Cedar	TO REMAIN	
1688	6	Cedar	TO REMAIN	
1689	6	Cedar	TO REMAIN	
1690	6	Cedar	TO REMAIN	
1691	6	Cedar	TO REMAIN	
1692	6	Cedar	TO REMAIN	
1693	14	Cedar	TO REMAIN	
1694	10	Cedar	TO REMAIN	
1695	8	Cedar	TO REMAIN	
1695	6	Cedar	TO REMAIN	
1696	6	Cedar	TO REMAIN	
1697	16	Cedar	TO REMAIN	
1698	6	Cedar	TO REMAIN	
1699	6	Cedar	TO REMAIN	
1700	18	Cedar	TO REMAIN	
1838	12	Hackberry	TO REMAIN	
1839	12	Hackberry	TO REMAIN	
1840	8	Green Ash	TO REMAIN	
1841	10	Hackberry	TO REMAIN	
1842	10	Hackberry	TO REMAIN	
1843	12	Gulf Black Willow	TO REMAIN	
1844	10	Gulf Black Willow	TO REMAIN	
1845	10	Cottonwood	TO REMAIN	
1846	6	Green Ash	TO REMAIN	
1847	6	Cottonwood	TO REMAIN	
1848	6	Hackberry	TO BE REMOVED	DECLINE
1849	12	Hackberry	TO BE REMOVED	6
1850	8	Hackberry	TO BE REMOVED	DECLINE
1851	6	Green Ash	TO BE REMOVED	6
1852	6	American Elm	TO BE REMOVED	6
1853	6	Hackberry	TO BE REMOVED	
1854	12	Hackberry	TO BE REMOVED	6
1855	8	Hackberry	TO BE REMOVED	DECLINE
1856	6	Hackberry	TO BE REMOVED	DECLINE
1857	12	Hackberry	TO REMAIN	
1858	12	Cedar Elm	TO REMAIN	
1859	6	Hackberry	TO REMAIN	
1860	10	Hackberry	TO REMAIN	
1861	8	American Elm	TO REMAIN	
1862	8	Cedar Elm	TO REMAIN	
1863	8	Cedar	TO REMAIN	
1864	10	American Elm	TO REMAIN	
1865	6	Hackberry	TO REMAIN	
1866	6	Hackberry	TO REMAIN	
1867	10	Cottonwood	TO BE REMOVED	
1868	8	Hackberry	TO BE REMOVED	DECLINE
1869	6	Hackberry	TO BE REMOVED	DECLINE
1870	6	Hackberry	TO BE REMOVED	
1871	10	Hackberry	TO BE REMOVED	
1872	6	Hackberry	TO BE REMOVED	
1873	10	American Elm	TO BE REMOVED	10
1874	8	Hackberry	TO BE REMOVED	
1875	6	Hackberry	TO BE REMOVED	
1876	8	Cedar	TO BE REMOVED	
1877	6	Hackberry	TO BE REMOVED	
1878	6	Cedar	TO BE REMOVED	
1879	8	Hackberry	TO BE REMOVED	
1880	10	Hackberry	TO BE REMOVED	
1881	8	Hackberry	TO BE REMOVED	
1882	6	Hackberry	TO BE REMOVED	
1883	6	Hackberry	TO REMAIN	
1884	6	Hackberry	TO REMAIN	
1885	12	Cedar	TO REMAIN	
1886	10	Cedar	TO REMAIN	
1887	12	Cedar	TO REMAIN	
1888	8	American Elm	TO BE REMOVED	8
1889	8	Cedar	TO BE REMOVED	
1890	12	Cedar	TO REMAIN	
1891	6	Hackberry	TO REMAIN	
1892	8	Cedar	TO BE REMOVED	
1893	6	Cedar	TO BE REMOVED	
1894	10	Green Ash	TO BE REMOVED	10
1895	6	Cedar	TO BE REMOVED	
1896	22	Cottonwood	TO BE REMOVED	
1897	8	Hackberry	TO BE REMOVED	
1898	12	Cedar	TO BE REMOVED	6
1899	10	Cedar	TO BE REMOVED	
2017	6	Cedar	TO REMAIN	
2018	6	Cedar	TO REMAIN	
2020	6	Cedar	TO REMAIN	
2022	14	Cedar	TO BE REMOVED	7
2023	10	Cedar	TO BE REMOVED	
2024	6	Cedar	TO BE REMOVED	
2025	6	Cedar	TO BE REMOVED	
2026	6	Cedar	TO BE REMOVED	
2027	24	Cedar	TO REMAIN	
2028	6	Cedar	TO REMAIN	
2029	10	Cedar	TO REMAIN	
2030	6	Cedar	TO REMAIN	
2031	8	Cedar	TO REMAIN	
2032	10	Cedar	TO REMAIN	
2033	20	Cedar	TO REMAIN	
2034	6	Cedar	TO REMAIN	
2035	6	Cedar	TO BE REMOVED	
2036	6	Cedar	TO BE REMOVED	
2037	6	Cedar	TO BE REMOVED	
2038	6	Cedar	TO BE REMOVED	
2039	6	Cedar	TO BE REMOVED	
2040	6	Cedar	TO BE REMOVED	
2041	6	Cedar	TO BE REMOVED	
2042	6	Cedar	TO BE REMOVED	
2043	6	Cedar	TO BE REMOVED	
2044	6	Cedar	TO BE REMOVED	
2045	6	Cedar	TO BE REMOVED	
2046	10	American Elm	TO BE REMOVED	10
2047	6	Cedar	TO REMAIN	
2048	12	Green Ash	TO BE REMOVED	12
2049	8	Cedar	TO BE REMOVED	
2050	10	Green Ash	TO BE REMOVED	10
2051	10	Pecan	TO REMAIN	
2052	6	Cedar	TO REMAIN	
2053	10	Cedar	TO REMAIN	
2054	6	Cedar	TO REMAIN	
2055	10	Cedar	TO REMAIN	
2056	6	Cedar	TO REMAIN	
2057	6	Cedar	TO BE REMOVED	
2058	6	Cedar	TO BE REMOVED	
2059	6	Cedar	TO BE REMOVED	
2060	6	Cedar	TO REMAIN	
2061	6	Cedar	TO BE REMOVED	
2062	6	Cedar	TO REMAIN	
2063	6	Cedar	TO BE REMOVED	
2064	10	Cottonwood	TO REMAIN	
2065	6	Cedar	TO REMAIN	
2066	8	Cedar	TO REMAIN	
2067	6	Cedar	TO REMAIN	
2068	6	Cedar	TO BE REMOVED	
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2073	6	Cedar	TO BE REMOVED	
2074	6	Cedar	TO BE REMOVED	
2075	6	Cedar	TO BE REMOVED	
2076	10	Cedar	TO REMAIN	
2077	6	Cedar	TO BE REMOVED	
2078	14	Cedar	TO BE REMOVED	7
2079	6	Cedar	TO BE REMOVED	
2080	6	Cedar	TO BE REMOVED	
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2084	6	Cedar	TO BE REMOVED	
2085	8	Cedar	TO REMAIN	
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2090	6	Cedar	TO BE REMOVED	
2091	6	Cedar	TO BE REMOVED	
2092	16	Cedar	TO BE REMOVED	8
2093	6	Cedar	TO BE REMOVED	
2095	6	Cedar	TO REMAIN	
2096	16	Cedar	TO REMAIN	
2097	6	Cedar	TO BE REMOVED	
2098	6	Cedar	TO REMAIN	
2099	6	Cedar	TO BE REMOVED	
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2303	8	Cedar	TO BE REMOVED	
2304	6	Cedar	TO BE REMOVED	
2305	6	Cedar	TO BE REMOVED	
2306	6	Cedar	TO BE REMOVED	
2307	6	Cedar	TO BE REMOVED	
2308	6	Cedar	TO BE REMOVED	
2309	6	Cedar	TO BE REMOVED	
2310	10	Cedar	TO BE REMOVED	
2311	6	Cedar	TO BE REMOVED	
2312	8	Cedar	TO BE REMOVED	
2313	6	Cedar	TO BE REMOVED	
2314	6	Cedar	TO BE REMOVED	
2315	6	Cedar	TO BE REMOVED	
2316	10	Cedar	TO BE REMOVED	
2317	10	Cedar	TO BE REMOVED	
2318	6	Cedar	TO BE REMOVED	
2319	8	Cedar	TO BE REMOVED	
2320	6	Cedar	TO BE REMOVED	
2321	10	Cedar	TO BE REMOVED	
2322	6	Cedar	TO BE REMOVED	
2323	10	Cedar	TO BE REMOVED	
2324	12	Cedar	TO BE REMOVED	6
2325	6	Cedar	TO BE REMOVED	
2326	6	Cedar	TO BE REMOVED	
2327	6	Cedar	TO BE REMOVED	
2328	12	Cedar	TO BE REMOVED	6
2329	6	Cedar	TO BE REMOVED	
2330	8	Cedar	TO BE REMOVED	
2331	6	Cedar	TO BE REMOVED	
2332	22	Cedar	TO BE REMOVED	11
2333	6	Cedar	TO BE REMOVED	
2335	8	Cedar	TO BE REMOVED	
2336	6	Cedar	TO BE REMOVED	
2337	8	Cedar	TO BE REMOVED	
2338	6	Cedar	TO BE REMOVED	
2339	12	Cedar	TO BE REMOVED	6
2340	10	Cedar	TO BE REMOVED	
2341	6	Cedar	TO BE REMOVED	
2342	6	Cedar	TO BE REMOVED	
2343	6	Cedar	TO BE REMOVED	
2344	6	Cedar	TO BE REMOVED	
2345	10	Cedar	TO BE REMOVED	
2346	12	Cedar	TO BE REMOVED	6
2347	14	Cedar	TO BE REMOVED	7
2348	8	Cedar	TO BE REMOVED	
2349	12	Cedar	TO BE REMOVED	6
2350	6	Cedar	TO BE REMOVED	
2351	12	Cedar	TO BE REMOVED	6
2352	18	Cedar	TO BE REMOVED	9
2353	14	Cedar	TO BE REMOVED	7
2354	12	Cedar	TO BE REMOVED	6
2355	14	Cedar	TO REMAIN	
2356	16	Cedar	TO REMAIN	
2357	8	Cedar	TO BE REMOVED	
2358	8	Cedar	TO BE REMOVED	
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2360	8	Cedar	TO BE REMOVED	
2361	8	Cedar	TO REMAIN	
2362	6	Cedar	TO BE REMOVED	
2363	6	Cedar	TO REMAIN	
2364	10	Cedar	TO REMAIN	
2365	10	Cedar	TO REMAIN	
2366	12	Cedar	TO REMAIN	
2367	14	Cedar	TO REMAIN	
2368	8	Cedar	TO REMAIN	
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2373	6	Cedar	TO BE REMOVED	
2375	10	Cedar	TO BE REMOVED	
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2377	10	Cedar	TO BE REMOVED	
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2380	6	Cedar	TO BE REMOVED	
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2389	6	Cedar	TO BE REMOVED	
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2400	6	Cedar	TO BE REMOVED	
2401	12	Cedar	TO BE REMOVED	6
2402	6	Cedar	TO BE REMOVED	
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2415	6	Cedar	TO REMAIN	
2416	6	Cedar	TO REMAIN	
2417	6	Cedar	TO REMAIN	
2418	8	Cedar	TO REMAIN	
2419	10	Cedar	TO REMAIN	
2420	10	Cedar	TO REMAIN	
2421	6	Cedar	TO REMAIN	
2422	8	Cedar	TO REMAIN	
2423	12	Cedar	TO REMAIN	
2424	8	Cedar	TO REMAIN	
2425	16	Cedar	TO REMAIN	
2426	14	Cedar	TO REMAIN	
2427	8	Cedar	TO REMAIN	
2428	10	Cedar	TO REMAIN	
2429	10	Hackberry	TO REMAIN	
2430	8	Hackberry	TO REMAIN	
2431	10	Hackberry	TO REMAIN	
2432	14	American Elm	TO REMAIN	
2433	6	Cedar	TO BE REMOVED	DECLINE
2434	6	Cedar	TO REMAIN	
2435	6	Cedar	TO REMAIN	
2436	8	Cedar	TO REMAIN	
2438	8	Cedar	TO REMAIN	
2439	6	Cedar	TO REMAIN	
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2456	6	Cedar	TO REMAIN	
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2468	6	Cedar	TO REMAIN	
2469	6	Cedar	TO REMAIN	
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2471	8	Cedar	TO REMAIN	
2472	6	Cedar	TO REMAIN	
2473	14	Cedar	TO REMAIN	
2474	6	Cedar	TO REMAIN	
2475	8	Green Ash	TO REMAIN	
2476	6	Cedar	TO REMAIN	
2477	6	Cedar	TO REMAIN	
2478	8	Cedar	TO REMAIN	
2479	6	Cedar	TO BE REMOVED	
2480	8	Cedar	TO BE REMOVED	
2481	6	Cedar	TO REMAIN	
2482	8	Cedar	TO BE REMOVED	
2483	6	Cedar	TO BE REMOVED	
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2495	6	Cedar	TO REMAIN	
2496	8	Cedar	TO REMAIN	
2497	6	Cedar	TO REMAIN	
2498	6	Cedar	TO REMAIN	
2499	12	Cedar	TO REMAIN	
2500	6	Cedar	TO REMAIN	
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2502	8	Cedar	TO REMAIN	
2503	6	Cedar	TO REMAIN	
2504	8	Cedar	TO REMAIN	
2505	8	Cedar	TO REMAIN	
2507	6	Cedar	TO REMAIN	
2508	8	Cedar	TO REMAIN	
2509	6	Cedar	TO REMAIN	
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2524	8	Cedar	TO REMAIN	
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2530	8	Cedar	TO REMAIN	
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2549	8	Cedar	TO BE REMOVED	
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2551	8	Cedar	TO BE REMOVED	
2552	6	Cedar	TO BE REMOVED	
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2557	6	Cedar	TO BE REMOVED	
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2559	6	Cedar	TO BE REMOVED	
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2588	6	Cedar	TO REMAIN	
2589	8	Cedar	TO REMAIN	
2591	6	Cedar	TO REMAIN	
2592	6	Cedar	TO REMAIN	
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2595	6	Cedar	TO REMAIN	
2596	8	Cedar	TO REMAIN	
2597	8	Cedar	TO REMAIN	
2598	8	Cedar	TO REMAIN	
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2623	10	Cedar	TO REMAIN	
2624	10	Cedar	TO REMAIN	
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2626	8	Cedar	TO REMAIN	
2627	8	Cedar	TO REMAIN	
2628	12	Cedar	TO REMAIN	
2629	10	Cedar	TO REMAIN	
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2632	10	Cedar	TO REMAIN	
2633	6	Gulf Black Willow	TO REMAIN	
2634	6	Cedar	TO REMAIN	
2635	8	Cedar	TO REMAIN	
2636	6	Cedar	TO REMAIN	
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2679	6	Cedar	TO REMAIN	
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2683	8	Cedar	TO REMAIN	
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2697	6	Cedar	TO REMAIN	
2698	6	Cedar	TO REMAIN	
2699	6	Cedar	TO REMAIN	
2700	8	Cedar	TO REMAIN	
2901	6	Cedar	TO BE REMOVED	
2902	12	Cedar	TO BE REMOVED	6
2903	6	Cedar	TO BE REMOVED	
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2906	6	Cedar	TO BE REMOVED	
2907	8	Cedar	TO BE REMOVED	
2908	10	Cedar	TO REMAIN	
2909	10	Cottonwood	TO REMAIN	
2910	8	Cedar	TO REMAIN	
2911	6	Cedar	TO REMAIN	
2913	6	Cedar	TO REMAIN	
2914	8	Cedar	TO BE REMOVED	
2915	6	Cedar	TO BE REMOVED	
2916	6	Cedar	TO BE REMOVED	
2917	6	Cedar	TO BE REMOVED	
2918	6	Cedar	TO BE REMOVED	
2919	8	Cedar	TO BE REMOVED	
2920	8	Cedar	TO REMAIN	
2921	6	Cedar	TO REMAIN	
2922	8	Cedar	TO REMAIN	
2923	8	Cedar	TO REMAIN	
2924	6	Cottonwood	TO REMAIN	
2925	6	Cedar	TO BE REMOVED	
2926	6	Cedar	TO BE REMOVED	
2927	8	Cedar	TO BE REMOVED	
2928	6	Cedar	TO BE REMOVED	
2929	6	Cedar	TO BE REMOVED	
2930	6	Cedar	TO BE REMOVED	
2931	16	Cottonwood	TO REMAIN	
2932	22	Cedar	TO BE REMOVED	11
2933	14	Cedar	TO BE REMOVED	7



CITY OF ROCKWALL NOTES

1. **NO TREES WITHIN 5'-0" OF ANY UTILITIES**
2. **IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC**

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

LOCATION MAP
1" = 1000'

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	TYPE	QTY.	SIZE	REMARKS
	TREES					
BC	*Taxodium distichum*	Bald Cypress	Canopy	7	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
LE	*Ulmus parvifolia 'Sempervirens'*	Lacebark Elm	Canopy	6	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
LO	*Quercus virginiana*	Live Oak	Canopy	30	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
RB	*Cercis canadensis 'Oklahoma'*	Oklahoma Redbud	Accent	17	30 gal.	container grown, 8' ht., 4' spread min.
SO	*Quercus shumardii*	Shumard Red Oak	Canopy	11	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
VT	*Vitex agnus-castus*	Vitex	Accent	7	2" cal.	B&B or container grown, 8' ht., 4' spread, 3 trunk min.
			Total Canopy Trees:	54		
			Total Accent Trees:	24		
	SHRUBS/GROUNDCOVER					
AN	*Juniperus tobira 'Andorra'*	Andorra Juniper		24	5 gal.	container full, 20" spread, 24" o.c.
IH	*Raphiolepsis indica 'Clara'*	Indian Hawthorne 'Clara'		75	5 gal.	container full, 24" spread, 36" o.c.
LOR	*Loropetalum chinensis 'Plum Delight'*	Loropetalum 'Plum Delight'		49	3 gal.	container full, 18" spread, 24" o.c.
MFG	*Nassella tenuissima*	Mexican Feathergrass		820	1 gal.	container full, 24" o.c.
SG	*Salvia greggii 'Red'*	Salvia Greggii 'Red'		47	5 gal.	container full, 20" spread 24" o.c.
	Cynodon dactylon	Common Bermudagrass				solid sod, refer to Solid Sod Notes

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

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

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

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

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

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS
1	05.06.20	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIAN JAMES
2240
STATE OF TEXAS
05/07/20

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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

PROJECT NUMBER: PMA032

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L2.01

ISSUE DATE: 03-20-2020

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. CONTRACTOR SHALL CROWN ALL LANDSCAPE ISLANDS TO 6" HEIGHT, TYPICAL AND UNIFORM THROUGHOUT THE SITE.
6. CONTRACTOR SHALL OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF FINE GRADING, CROWNS, AND BERMS PRIOR TO INSTALLING LANDSCAPE. NOTIFY LANDSCAPE ARCHITECT 72 HOURS IN ADVANCE TO SCHEDULE A SITE VISIT.
7. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
8. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
9. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
10. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
11. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

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

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL PROVIDE AN ADD ALTERNATE PRICE TO INSTALL (2") TWO INCHES OF IMPORTED TOPSOIL ON ALL LAWN AREAS IN LIEU OF USING EXISTING TOPSOIL ON-SITE. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM LAND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
7. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
8. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

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

HYDROMULCH NOTES

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

LANDSCAPE TABULATIONS - Lot 5a

THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFFER

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

RALPH HALL PARKWAY: 272 l.f.

Required	Provided
10' wide buffer	20' wide buffer
(5) trees, 3" cal.	(5) trees, 3" cal.
(5) accent trees	(5) accent trees

RESIDENTIAL BUFFER

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

Residential Adjacency: 320 l.f.

Required	Provided
20' wide buffer	20' wide buffer
(16) trees, 3" cal.	(16) trees, 3" cal.

PARKING LOT LANDSCAPING

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

Total interior parking lot area: 23,980 s.f.
Total parking spaces: 64 spaces

Required	Provided
1,199 s.f. (5%)	4,288 s.f.
(7) trees, 3" cal.	(12) trees, 3" cal.

SITE LANDSCAPING

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

Total site: 273,538 s.f.

Required	Provided
41,031 s.f. (15%)	56,373 s.f. (21%)
20,516 s.f. (50%)	24,603 s.f. (60%)

DETENTION BASIN LANDSCAPING

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

Detention Basin Area: 5,362 s.f.

Required	Provided
(7) trees, 3" cal.	(7) trees, 3" cal.
(7) accent trees	(7) accent trees

LANDSCAPE TABULATIONS - Lot 5b

THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFER

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

RALPH HALL PARKWAY: 596 l.f.

Required	Provided
10' wide buffer	10' wide buffer
(12) trees, 3" cal.	(9) trees, 3" cal.
(12) accent trees	(12) accent trees
	(3) existing trees

CITY OF ROCKWALL NOTES

1. **NO TREES WITHIN 5'-0" OF ANY UTILITIES**
2. **IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC**

N

SCALE: 1" = 30'-0"

0 15 30 60

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

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

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS
1	05.06.20	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
LORI ANN WALTERS
2240
STATE OF TEXAS
05/07/20

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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

PROJECT NUMBER: PMA032

SHEET TITLE

LANDSCAPE NOTES

SHEET NUMBER

L2.02

ISSUE DATE: 03-20-2020

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

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

1.2 DESCRIPTION OF WORK

A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) – plant material

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

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

1.5 JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

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

B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.
5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:
1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
6. Remove rejected plant material immediately from job site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.

D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:
1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   a. Clay – between 7-27 percent
   b. Silt – between 15-25 percent
   c. Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.

B. Staking Material for Shade Trees: refer to details.

C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:
1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that,when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ⅓ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

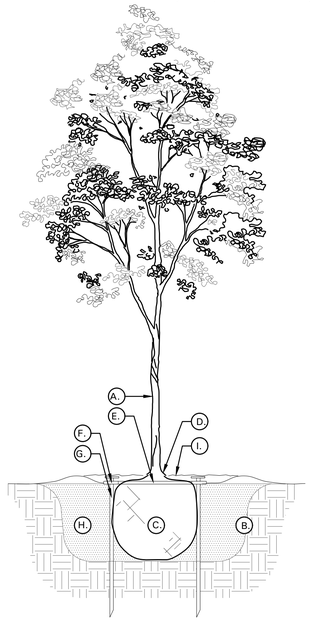
P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:
1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be ½" maximum height above final finished grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
5. Do not install steel edging along sidewalks or curbs.
6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



TREE PLANTING DETAIL LEGEND AND NOTES

A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP ⅓ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.

F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.

G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

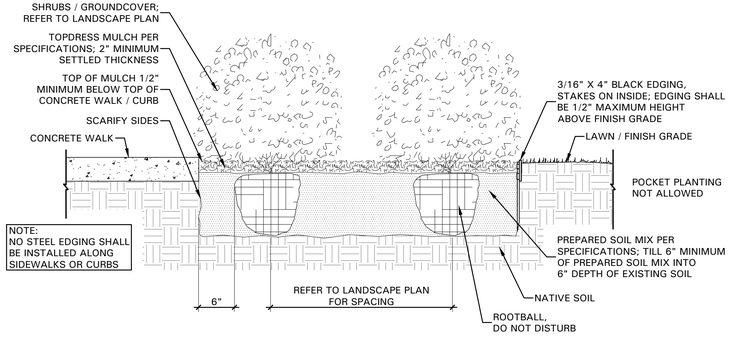
I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

J. TREE STAKES:
TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM:
Tree Stake Solutions
ATTN: Jeff Tuley
(903) 678-6143
jeff@treestakesolutions.com
www.treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.

01 TREE PLANTING DETAIL
NOT TO SCALE



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

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

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

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS
1	05.06.20	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIANN HALL
2248
STATE OF TEXAS
05/07/20

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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

PROJECT NUMBER: PMA032

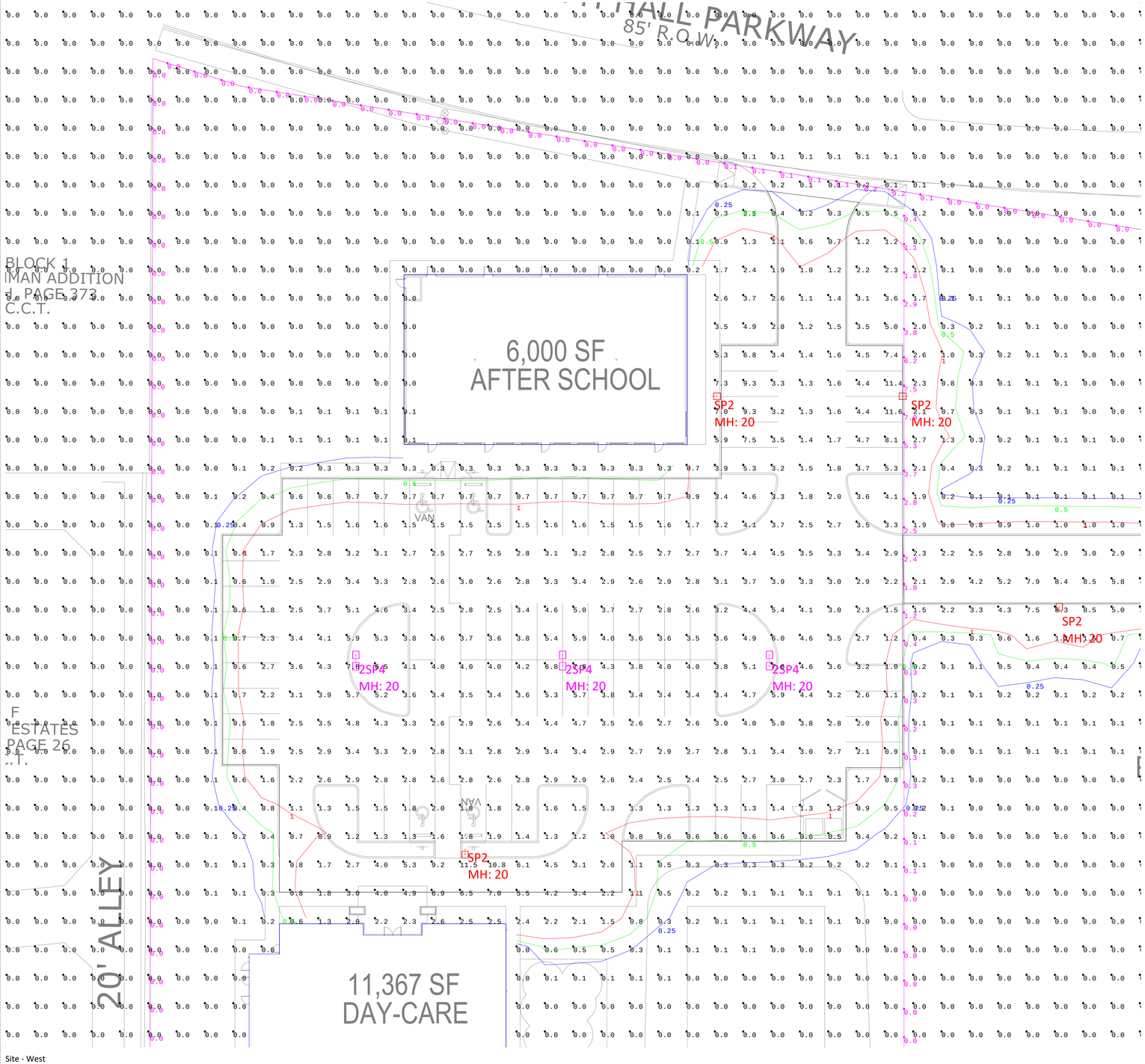
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LANDSCAPE SPECIFICATIONS AND DETAILS

SHEET NUMBER

L2.03

ISSUE DATE: 03-20-2020



BLOCK 1
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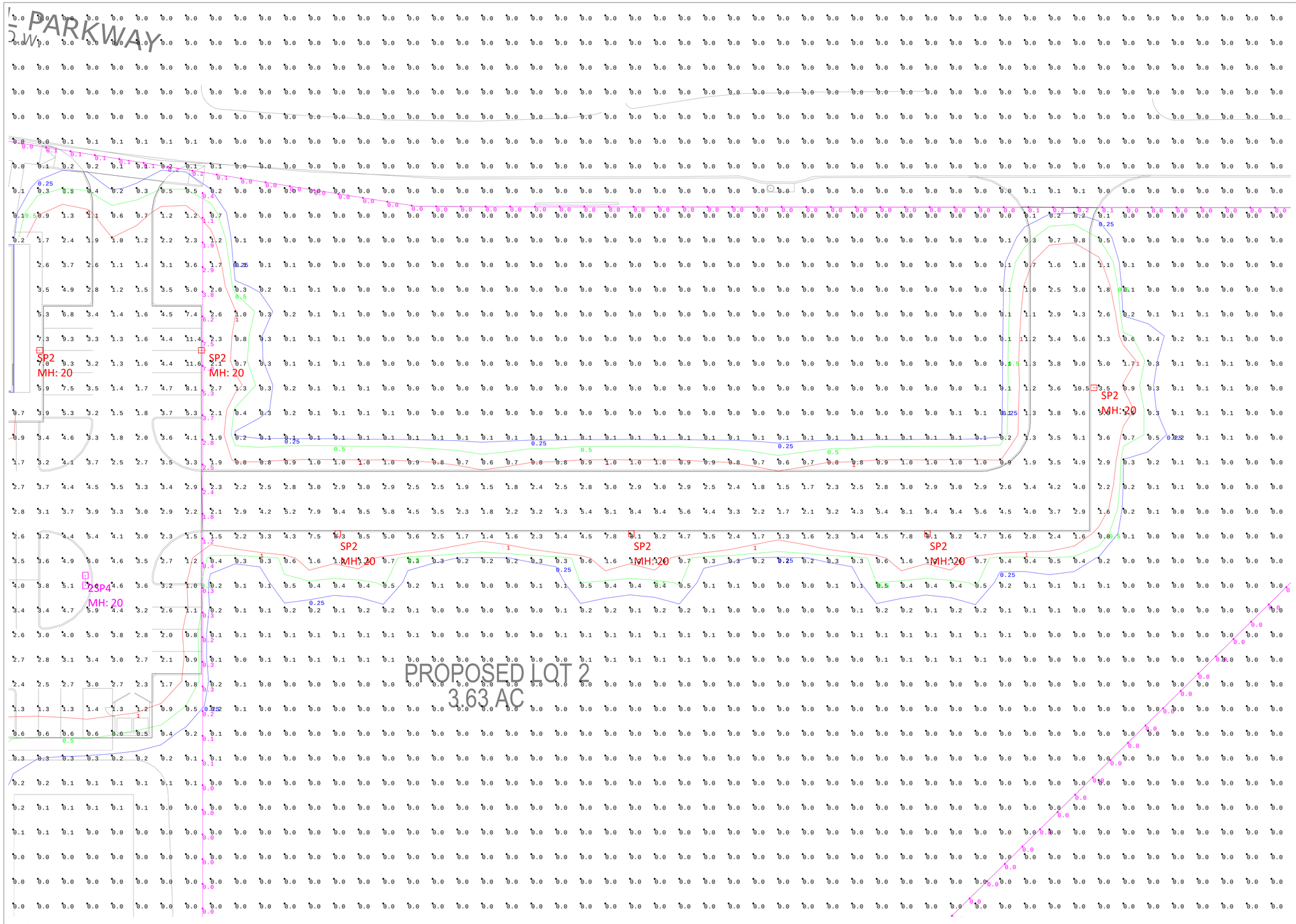
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ESTATES
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Site - West
Scale: 1 inch= 20 Ft.

Project Name: PMA Rockwall	Project # :
Client: ARIO	Date:5/6/2020
Drawn By: CWelborn	Version:

HOSSLEY
LIGHTING ASSOCIATES
AN EMPLOYEE OWNED COMPANY

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.



Site - East
Scale: 1 inch= 20 Ft.

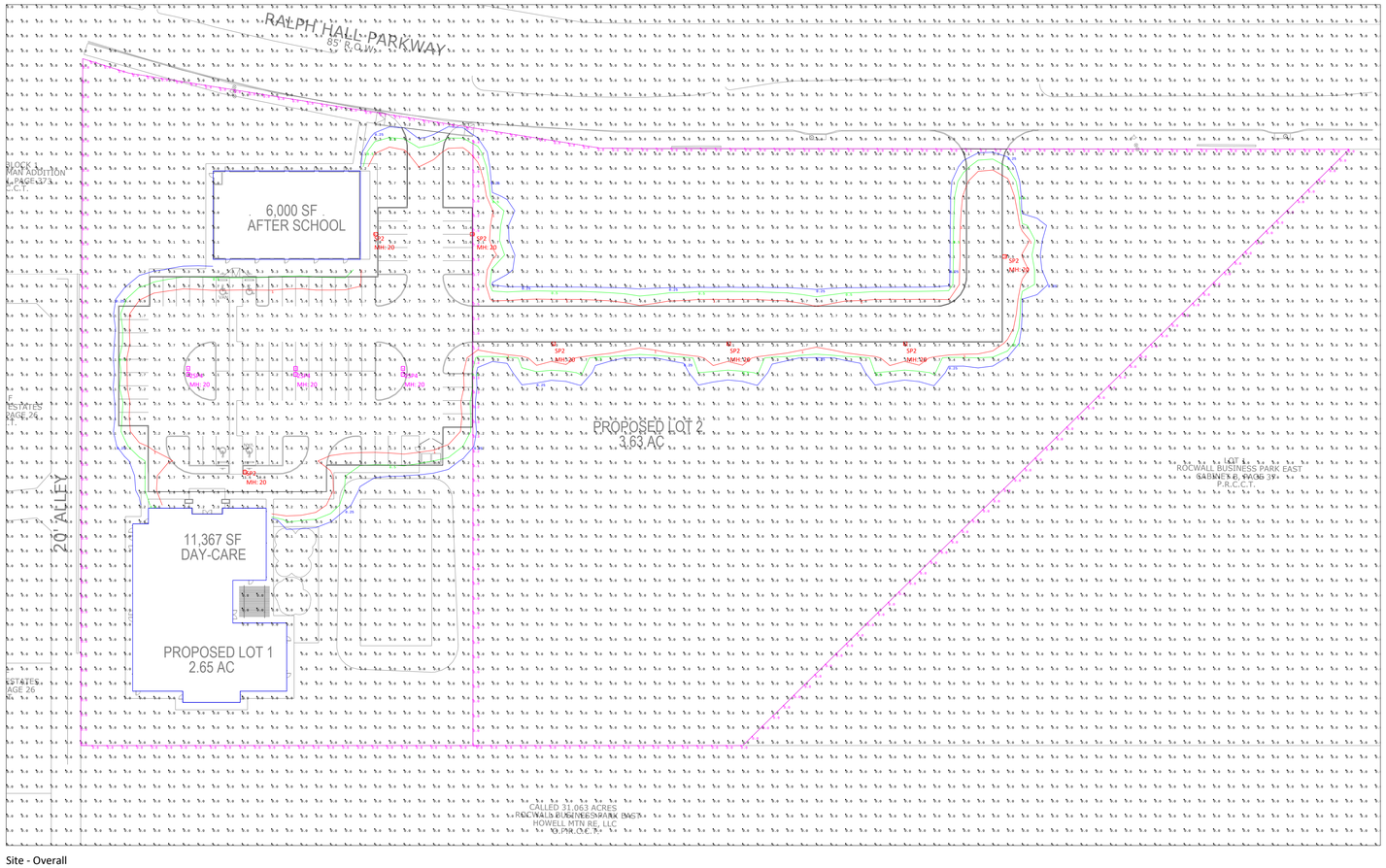
Project Name: PMA Rockwall	Project # :
Client: ARIO	Date:5/6/2020
Drawn By: CWelborn	Version:

HOSSLEY
LIGHTING ASSOCIATES
AN EMPLOYEE OWNED COMPANY

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Luminaire Schedule									
Symbol	Label	Qty	Arrangement	Manufacturer & Part Number	LLF	Lum. Lumens	Lum. Watts	Total Watts	Filename
	2SP4	3	BACK-BACK	BEACON VP-L-64L-135-4K7-4 | 2@180DEGREES	0.900	14935	130.874	785.244	VP-L-64L-135-4K7-4 (7).ies
	SP2	7	SINGLE	BEACON VP-L-64L-135-4K7-2	0.900	17761	137.6	963.2001	VP-L-64L-135-4K7-2 (3).ies

Calculation Summary										
Label	CalcType	Units	PtSpcLr	PtSpcTb	Avg	Max	Min	Avg/Min	Max/Min	Description
Grade	Illuminance	Fc	10	10	0.22	11.6	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
Property Line	Illuminance	Fc	10	N.A.	0.20	7.9	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
East Drive	Illuminance	Fc			3.69	10.5	0.1	36.90	105.00	
Parking Lot & Drives	Illuminance	Fc			3.00	11.6	0.2	15.00	58.00	



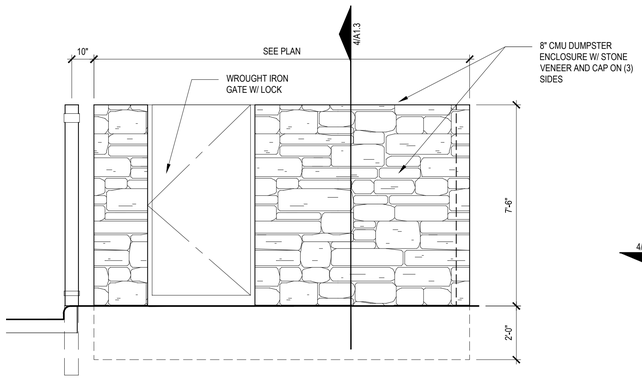
Site - Overall
Scale: 1 inch= 50 Ft.

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

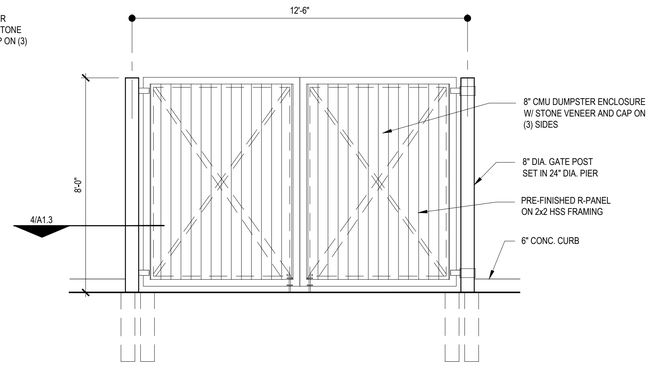
Project Name: PMA Rockwall	Project # :
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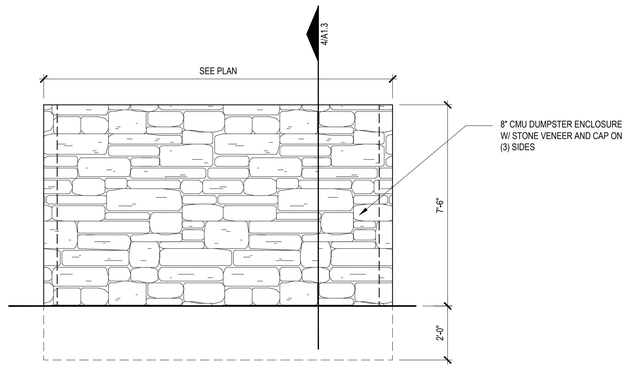
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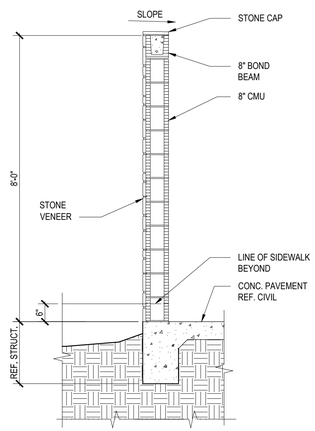
1 DUMPSTER ENCLOSURE-SIDE
SCALE: 3/8= 1'-0"



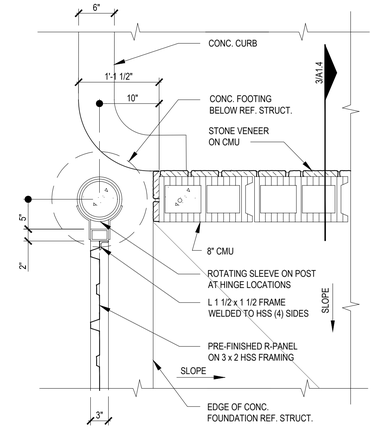
2 DUMPSTER ENCLOSURE-FRONT
SCALE: 3/8= 1'-0"



3 DUMPSTER ENCLOSURE-REAR
SCALE: 3/8= 1'-0"



4 DUMPSTER WALL SECTION
SCALE: 1/2= 1'-0"



5 DUMPSTER GATE PLAN DETAIL
SCALE: 1"= 1'-0"

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

Revisions:		
#	DATE	COMMENTS

REGISTERED ARCHITECT
Glenn Hopper
14939
STATE OF TEXAS

MAR. 20, 2020
EXPIRES SEPT. 30, 2020

PROJECT

PINNACLE MONTESSORI OF ROCKWALL

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

PROJECT #
SRC 032

OWNER

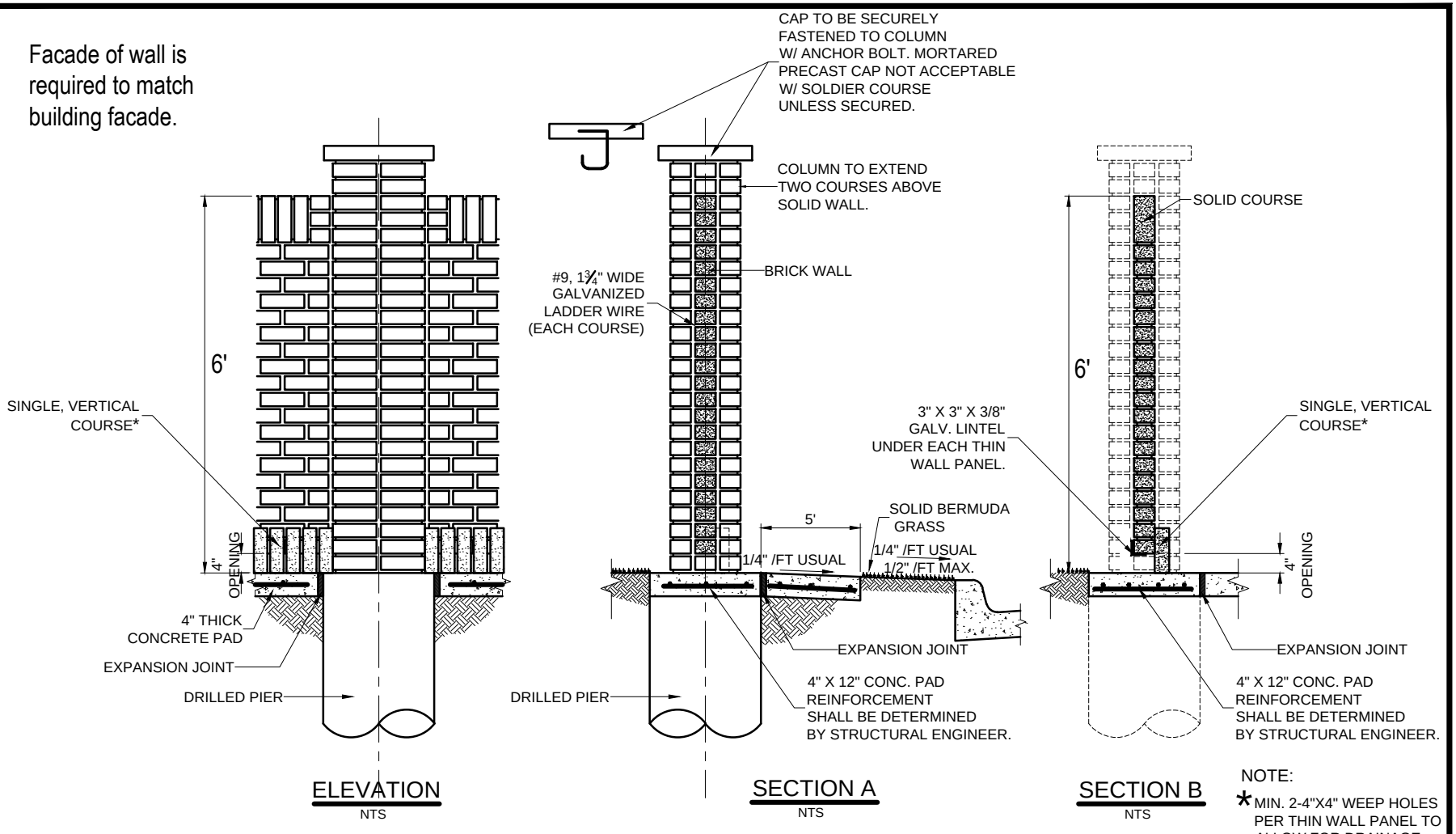
Lakeside Kids, LLC
5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:
SITE DETAILS

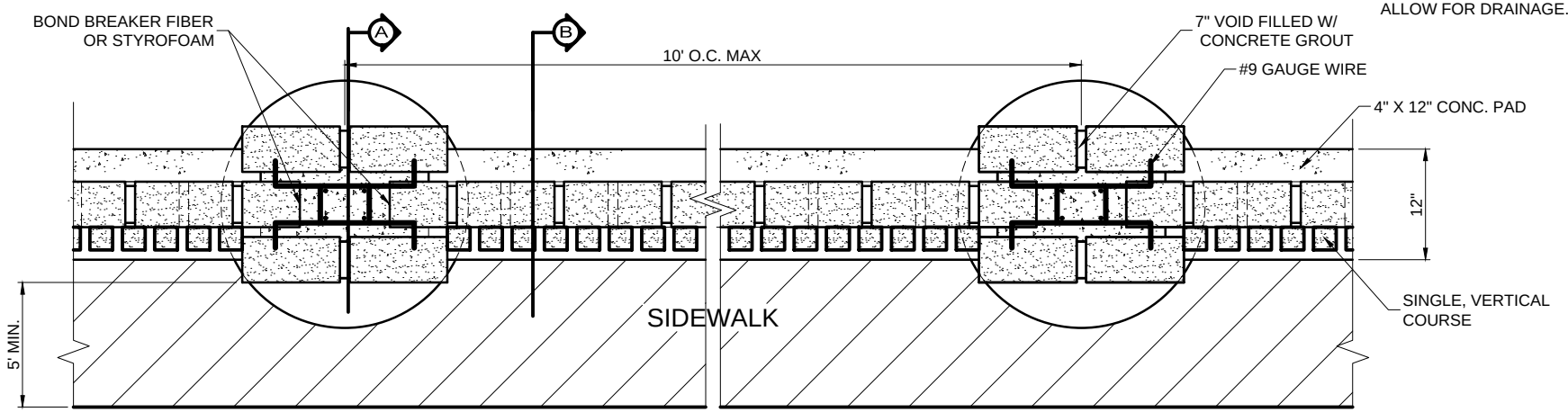
SHEET NO.
A1.3

BRICK OR STONE SCREENING WALL
PLAN, ELEVATION & SECTION

Facade of wall is required to match building facade.



NOTE:
* MIN. 2-4"X4" WEEP HOLES PER THIN WALL PANEL TO ALLOW FOR DRAINAGE.



PLAN
NTS

STANDARD CONSTRUCTION DETAILS
SCREENING WALL/RETAINING WALL

DATE: SEPT 1991

REV DATE: MAY 2017

SHEET : SD-R03

Lee, Henry

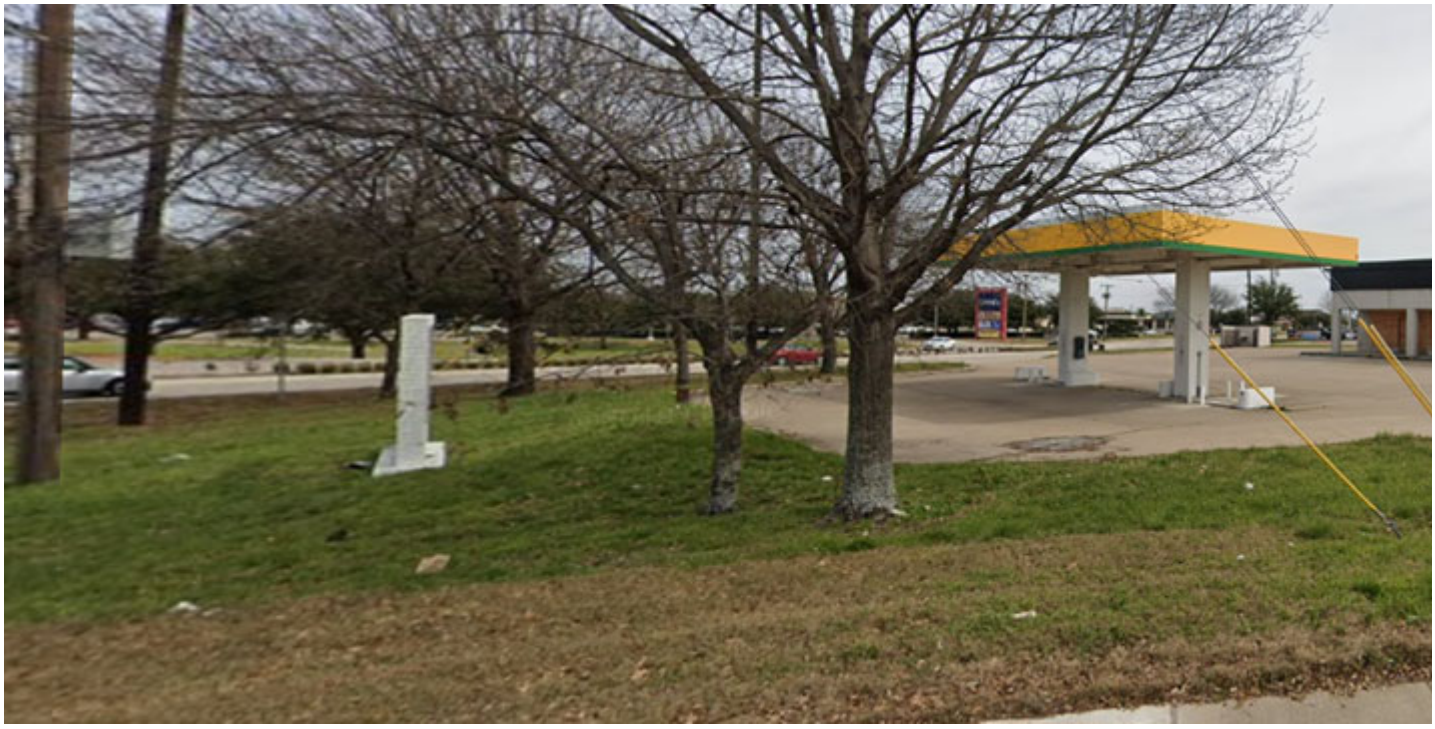
From: Lindsay Mitchell [redacted]
Sent: Tuesday, April 7, 2020 11:42 PM
To: Miller, Ryan
Subject: Re: ARB Meeting for April 14, 2020

I am definitely in agreement with the staff that the current (shell station) building needs to be re-vamped to match and conform to surrounding buildings. That building has always been an eye sore and now is a great time to demand something more aesthetically pleasing.
The Montessori Academy should conform to surrounding buildings as well. I am not seeing an attachment showing plans for this project.

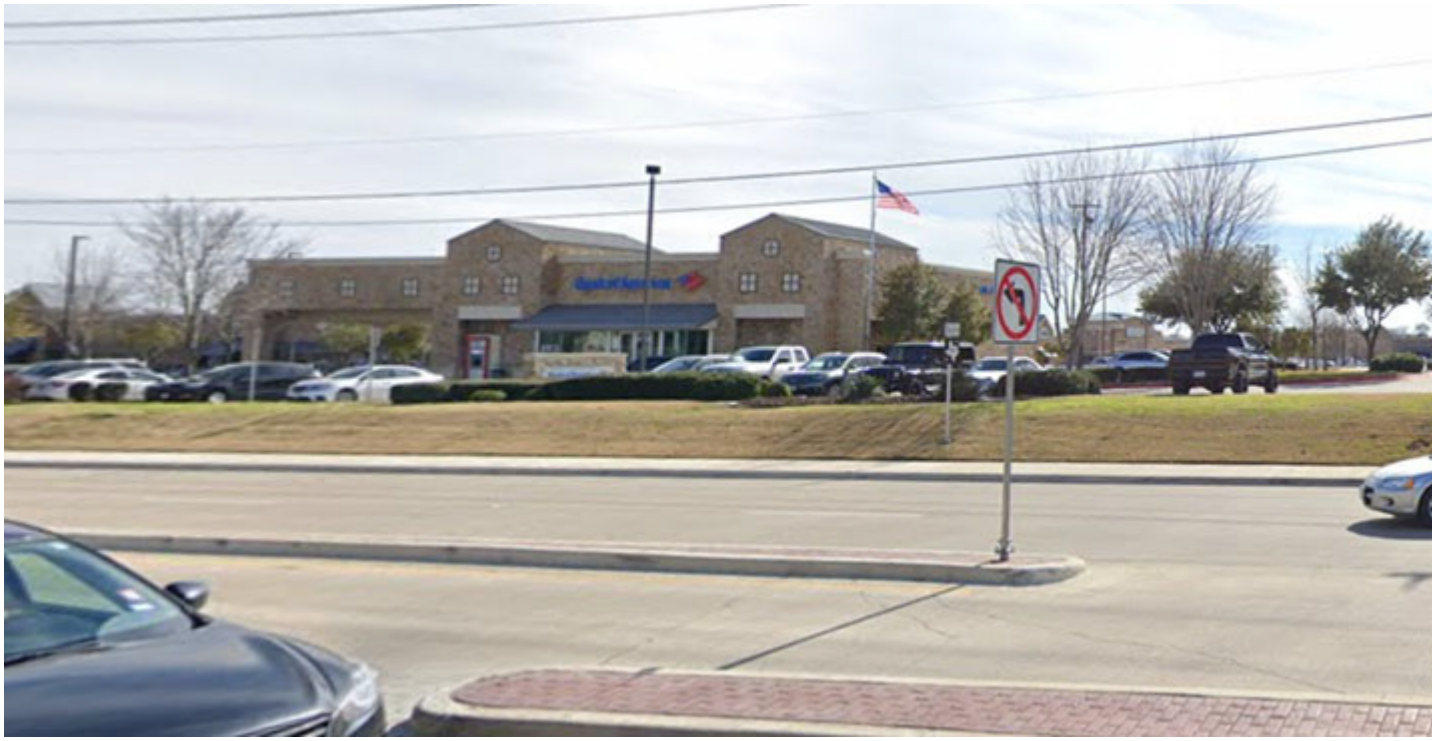
On Tue, Apr 7, 2020 at 3:23 PM Miller, Ryan <RMiller@rockwall.com> wrote:

> Good Afternoon Board Members …
>
> Due to the current situation and the City Council's directive to not hold any unnecessary, in person meetings, the Architectural Review Board (ARB) meeting for April 14th will not be held at City Hall. In substitution, we are soliciting your comments via email, and will be assembling them into one (1) recommendation that can be sent to the Planning and Zoning Commission at their meeting on April 14th. Please review the packets and agenda accessible via the below link, and the comments and analysis provided by staff below, and provide us with any recommendations concerning these cases by this *Friday, April 10, 2020* (*you can simply reply to this email*). Staff will assemble the comments and send out a recommendation Monday morning for your review, revisions and/or approval. If you have any questions concerning this process or one of the cases please feel free to give one of us a call to discuss. In closing, I just wanted to thank you all for your continued dedication to the City of Rockwall, and hopefully we can get back to having our usual meeting soon. Thank you and stay well.
>
> ARB PACKET LINK: https://drive.google.com/open?id=1ObtjYnTuHbgEqTSFLtHkqBdYOlojPJLx
>
> SP2020-004: SITE PLAN FOR 2901 RIDGE ROAD
>
> *Staff Issues:*
>
> 1. This building will require variances to the overlay district standards for materials (i.e. stone), horizontal and vertical articulation, four (4) sided architecture, and flat roof design on a building less than 5,000 SF.
>
> *Staff Comments and Analysis:*
>
> Currently, there is a vacant gas station located on this site. Due to the high visibility of this existing structure and the future visibility of the proposed structure, staff is of the opinion that incorporating stone on this building will help the overall design. With regard to the roof design the ARB has recommended flat roof designs when it complements adjacent buildings, and in this case it is part of a greater shopping center that has a flat roof design. The horizontal and vertical articulation should match the adjacent center; however, it may be beneficial for the applicant to increase the depth of the parapet and demonstrate that both sides of the parapet will be finished same materials. Looking at the four (4) sided architecture, the building would benefit from incorporating additional elements to the back of the building due to the high visibility from the adjacent shopping center.
>
> *Images:*

1. Current Building



2. Adjacent Shopping Center



3. Example of 4-Side Building in Shopping Center (Rear and Front) Built Under Overlay District Requirements





SP2020-006: SITE PLAN FOR PINNACLE MONTESSORI ACADEMY

Staff Issues:

1. The Daycare does not appear to meet our current articulation standards; however, without a roof plan this is difficult to verify.
2. The Strip Center does not meet the articulation requirements on the back side of the building.

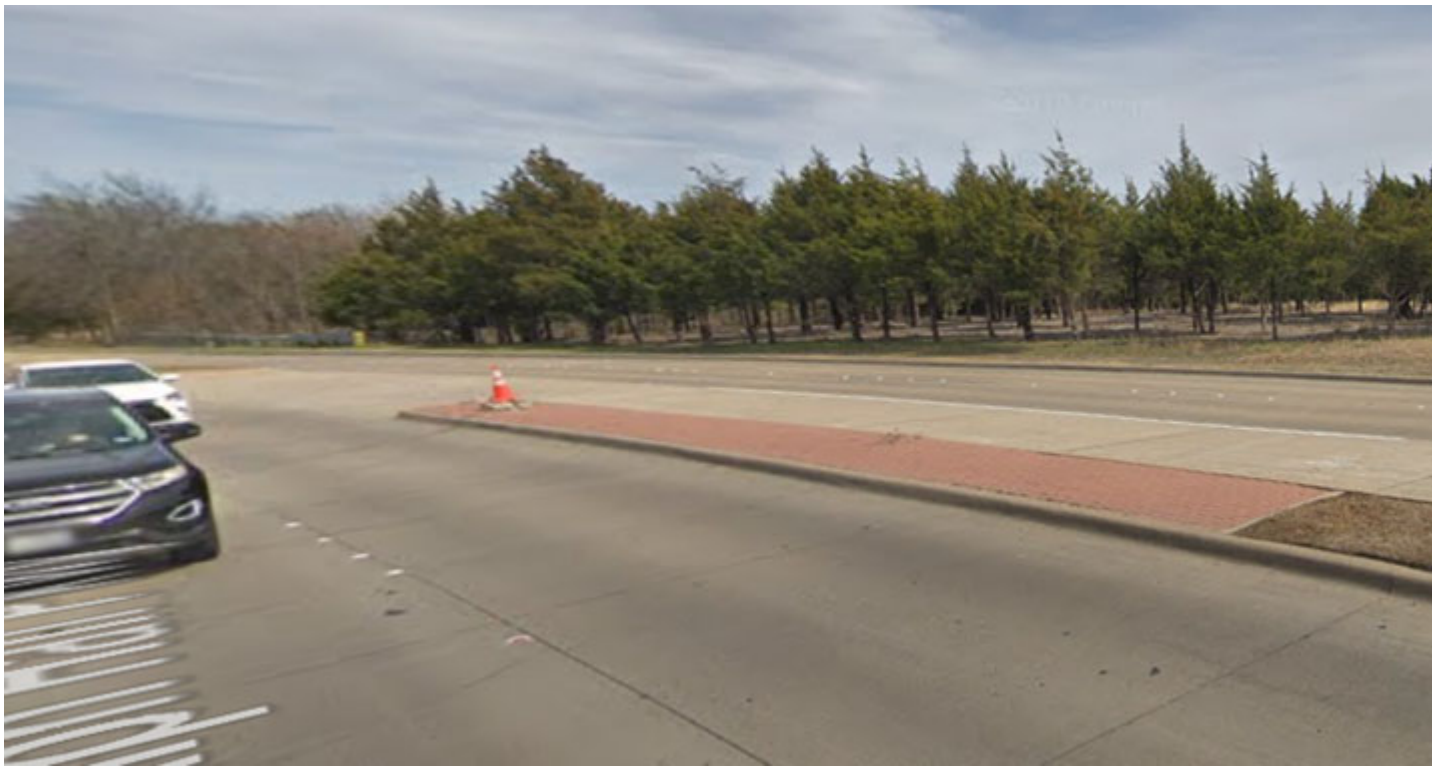
Staff Comments and Analysis:

Day Care Building. This building needs the Boards help. The current building elevations do not match any of the aesthetics in the area. The adjacent buildings (pictured below) were constructed to a residential scale. The entry element (i.e. the Jurassic Park Gate) in the front supporting the canopy is out of scale with the remainder of the building (i.e. the tiered height of the building). The wainscoting appears to be to high for the remainder of the building, and the material blends are monotonous.

Strip Center. The flat extended parapets would benefit from a different massing and need to indicate that they are finished on all sides (i.e. that they are not TPO). The parapet at the edges of the building on the front façade have a disproportionate leave out at the corners. The material variations seem to be too proportional. The pillars in the front could incorporate additional materials and could extend further upward.

Images:

1. Subject Property.



2. Adjacent Properties.



3. Shopping Center North of the Subject Property (i.e. Across Ralph Hall Parkway).



Ryan C. Miller, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

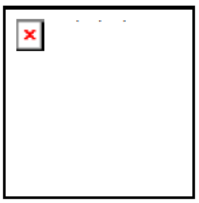
NOTES

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--



Lindsay Mitchell
[redacted]

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Lee, Henry

From: Derek Deckard [redacted]
Sent: Thursday, April 9, 2020 11:24 AM
To: Gamez, Angelica; Miller, Ryan
Cc: Gonzales, David; Brooks, Korey
Subject: RE: ARB Meeting for April 14, 2020

The existing gas station site really needs to follow all city requirements. It is really the most visible site I have seen since joining. And to have a chance to clean up that corner would be great. It need to compliment surrounding sites and have the vertical and horizontal articulation. I would not bend on the materials either.

Same comments for the School. This is a high visable site and the neighboring buildings along that stretch present a nice coheisive look and that needs to be continued.

Derek Deckard

Wade Construction Group
[redacted]

From: Gamez, Angelica
Sent: Thursday, April 9, 2020 10:19 AM
To: Miller, Ryan ; [redacted]
Cc: Gonzales, David ; Brooks, Korey
Subject: RE: ARB Meeting for April 14, 2020

Good morning,

Just a reminder to please turn in your case comments at your earliest convenience. Should you have any questions or concerns over any of the cases, please let the Planning Department know and we'll be happy to assist you. Thank you and have a great weekend!

Thank you,

Angelica Gamez

Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

From: Miller, Ryan
Sent: Tuesday, April 7, 2020 3:24 PM
To: [redacted]
Cc: Gonzales, David <DGonzales@rockwall.com>; Brooks, Korey <kbrooks@rockwall.com>; Gamez, Angelica <AGamez@rockwall.com>
Subject: ARB Meeting for April 14, 2020

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ARB PACKET LINK: https://drive.google.com/open?id=1ObtjYnTuHbgEqTSFLtHkqBdYOlojPJLx

SP2020-004: SITE PLAN FOR 2901 RIDGE ROAD

Staff Issues:

(1) This building will require variances to the overlay district standards for materials (i.e. stone), horizontal and vertical articulation, four (4) sided architecture, and flat roof design on a building less than 5,000 SF.

Staff Comments and Analysis:

Currently, there is a vacant gas station located on this site. Due to the high visibility of this existing structure and the future visibility of the proposed structure, staff is of the opinion that incorporating stone on this building will help the overall design. With regard to the roof design the ARB has recommended flat roof designs when it complements adjacent buildings, and in this case it is part of a greater shopping center that has a flat roof design. The horizontal and vertical articulation should match the adjacent center; however, it may be beneficial for the applicant to increase the depth of the parapet and demonstrate that both sides of the parapet will be finished same materials. Looking at the four (4) sided architecture, the building would benefit from incorporating additional elements to the back of the building due to the high visibility from the adjacent shopping center.

Images:

(1) Current Building



(2) Adjacent Shopping Center



(3) Example of 4-Side Building in Shopping Center (Rear and Front) Built Under Overlay District Requirements





SP2020-006: SITE PLAN FOR PINNACLE MONTESSORI ACADEMY

Staff Issues:

(1) The Daycare does not appear to meet our current articulation standards; however, without a roof plan this is difficult to verify.
(2) The Strip Center does not meet the articulation requirements on the back side of the building.

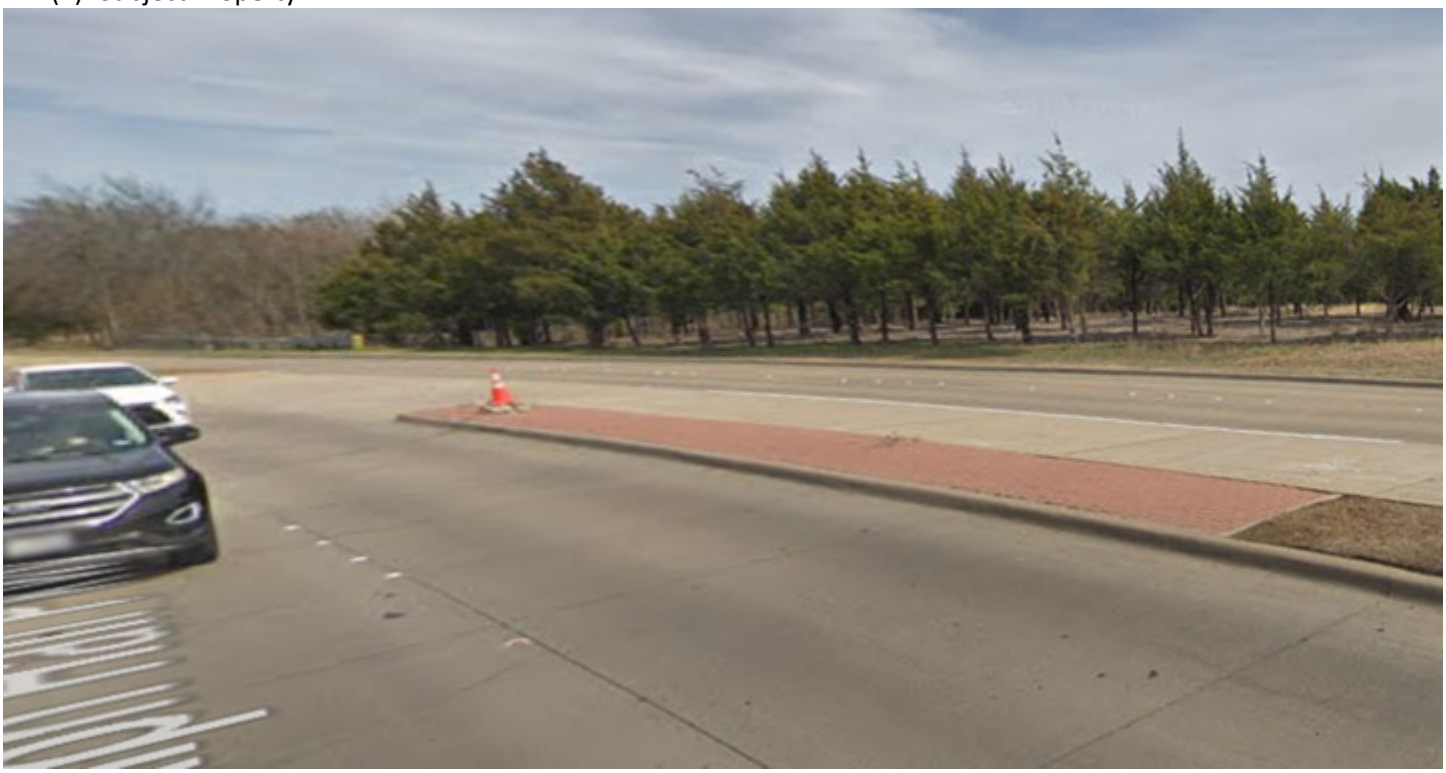
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Day Care Building. This building needs the Boards help. The current building elevations do not match any of the aesthetics in the area. The adjacent buildings (pictured below) were constructed to a residential scale. The entry element (i.e. the Jurassic Park Gate) in the front supporting the canopy is out of scale with the remainder of the building (i.e. the tiered height of the building). The wainscoting appears to be to high for the remainder of the building, and the material blends are monotonous.

Strip Center. The flat extended parapets would benefit from a different massing and need to indicate that they are finished on all sides (i.e. that they are not TPO). The parapet at the edges of the building on the front façade have a disproportionate leave out at the corners. The material variations seem to be too proportional. The pillars in the front could incorporate additional materials and could extend further upward.

Images:

(1) Subject Property.



(2) Adjacent Properties.



(3) Shopping Center North of the Subject Property (i.e. Across Ralph Hall Parkway).



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Lee, Henry

From: Ashlei Neill [redacted]
Sent: Monday, April 13, 2020 3:51 PM
To: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Re: ARB Meeting for April 14, 2020

Ryan, David & Korey - My apologies for the delay in responding...I'm terribly sorry!
After reviewing the staff's notes, comments and analysis, I concur with the the concerns and recommendations for items SP2020-004 located at 2901 Ridge Road and SP2020-006 located at 900 E Ralph Hall Pkwy.
The high visibility of the proposed strip center is of great concern, as is the consistency of look with existing surrounding structures.
The proposed daycare should be renamed the Alamo Daycare given the existing elevation. Applicant should revise with improvements to include an accurate perspective and improved aesthetics.

Thank you,
Ashlei

Ashlei Neill
[redacted]

From: Miller, Ryan
Sent: Monday, April 13, 2020 8:05 AM
To: [redacted]
Cc: Gonzales, David ; Brooks, Korey ; Gamez, Angelica
Subject: RE: ARB Meeting for April 14, 2020

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Board Members ... Just a reminder that we are trying to get comments in lieu of having in person meetings. As of right now we have comments from two (2) board members. Our goal is to have at a minimum a quorums worth of opinions before taking the recommendations forward to the Planning and Zoning Commission. If you could please provide us with your opinions today it would be greatly appreciated. Thanks.

Ryan C. Miller, AICP
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helpful links | City of Rockwall Website | Planning & Zoning Division Website | Municipal Code Website
GIS Division Website | City of Rockwall Interactive Maps | UNIFIED DEVELOPMENT CODE

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From: Miller, Ryan
Sent: Tuesday, April 7, 2020 3:24 PM
To: [redacted]
Cc: Gonzales, David ; Brooks, Korey ; Gamez, Angelica
Subject: ARB Meeting for April 14, 2020

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Images:

1. Current Building



2. Adjacent Shopping Center



3. Example of 4-Side Building in Shopping Center (Rear and Front) Built Under Overlay District Requirements





SP2020-006: SITE PLAN FOR PINNACLE MONTESSORI ACADEMY

Staff Issues:

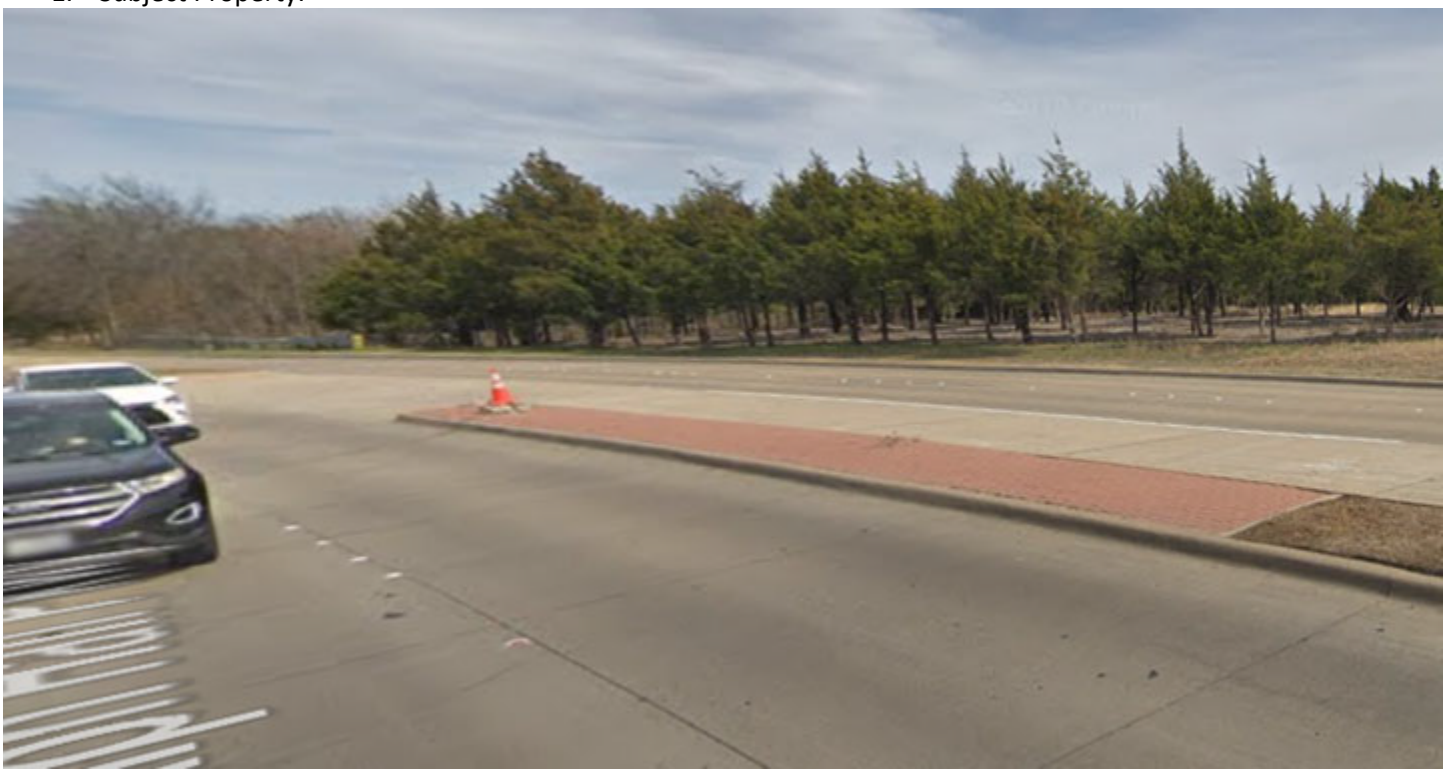
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2. The Strip Center does not meet the articulation requirements on the back side of the building.

Staff Comments and Analysis:

Day Care Building. This building needs the Boards help. The current building elevations do not match any of the aesthetics in the area. The adjacent buildings (pictured below) were constructed to a residential scale. The entry element (i.e. the Jurassic Park Gate) in the front supporting the canopy is out of scale with the remainder of the building

(i.e. the tiered height of the building). The wainscoting appears to be to high for the remainder of the building, and the material blends are monotonous.
Strip Center. The flat extended parapets would benefit from a different massing and need to indicate that they are finished on all sides (i.e. that they are not TPO). The parapet at the edges of the building on the front façade have a disproportionate leave out at the corners. The material variations seem to be too proportional. The pillars in the front could incorporate additional materials and could extend further upward.
Images:

1. Subject Property.



2. Adjacent Properties.



3. Shopping Center North of the Subject Property (i.e. Across Ralph Hall Parkway).



Ryan C. Miller, AICP
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Lee, Henry

From: Julien Meyrat [redacted]
Sent: Monday, April 13, 2020 3:13 PM
To: Miller, Ryan
Subject: Re: ARB Meeting for April 14, 2020

Ryan,

It was a pleasure talking with you on the phone about these two cases. To summarize:

01_SP2020-004- This small retail building needs conform to the overlay district requirements with regards to vertical and horizontal articulation, four-sided architecture. Flat roof is fine, and some kind of bumpout or tower element on the back wall, whether in the middle bay or at the corner bays could work.

02_SP2020-006- The Montessori building should incorporate a more traditional residential motif at the front (the Jurassic gate looks too alien to the surrounding context), such as a pitched gable roof and arched entryway. The after-school care building is too flat, and has the look of cheap tilt-up. The breaks in the parapet as shown are fine, but the façade needs more relief, with pilasters projecting slightly proud of overall face of the building. It would be recommended that the architecture of this building relates in some way tot he Montessori building. The flat segmented arch doesn't relate to anything nearby.

There you go,

Julien Meyrat, AIA
[redacted]

From: Miller, Ryan
Sent: Monday, April 13, 2020 1:05 PM
To: [redacted]
Cc: Gonzales, David ; Brooks, Korey ; Gamez, Angelica
Subject: RE: ARB Meeting for April 14, 2020

Board Members … Just a reminder that we are trying to get comments in lieu of having in person meetings. As of right now we have comments from two (2) board members. Our goal is to have at a minimum a quorums worth of opinions before taking the recommendations forward to the Planning and Zoning Commission. If you could please provide us with your opinions today it would be greatly appreciated. Thanks.

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From: Miller, Ryan
Sent: Tuesday, April 7, 2020 3:24 PM
To: [redacted]
Cc: Gonzales, David ; Brooks, Korey ; Gamez, Angelica
Subject: ARB Meeting for April 14, 2020

Good Afternoon Board Members …

Due to the current situation and the City Council's directive to not hold any unnecessary, in person meetings, the Architectural Review Board (ARB) meeting for April 14th will not be held at City Hall. In substitution, we are soliciting your comments via email, and will be assembling them into one (1) recommendation that can be sent to the Planning and Zoning Commission at their meeting on April 14th. Please review the packets and agenda accessible via the below link, and the comments and analysis provided by staff below, and provide us with any recommendations concerning these cases by this *Friday, April 10, 2020* (*you can simply reply to this email*). Staff will assemble the comments and send out a recommendation Monday morning for your review, revisions and/or approval. If you have any questions concerning this process or one of the cases please feel free to give one of us a call to discuss. In closing, I just wanted to thank you all for your continued dedication to the City of Rockwall, and hopefully we can get back to having our usual meeting soon. Thank you and stay well.

ARB PACKET LINK: https://drive.google.com/open?id=1ObtjYnTuHbgEqTSFLtHkqBdYOlojPJLx

SP2020-004: SITE PLAN FOR 2901 RIDGE ROAD

Staff Issues:

1. This building will require variances to the overlay district standards for materials (i.e. stone), horizontal and vertical articulation, four (4) sided architecture, and flat roof design on a building less than 5,000 SF.

Staff Comments and Analysis:

Currently, there is a vacant gas station located on this site. Due to the high visibility of this existing structure and the future visibility of the proposed structure, staff is of the opinion that incorporating stone on this building will help the overall design. With regard to the roof design the ARB has recommended flat roof designs when it complements adjacent buildings, and in this case it is part of a greater shopping center that has a flat roof design. The horizontal and vertical articulation should match the adjacent center; however, it may be beneficial for the applicant to increase the depth of the parapet and demonstrate that both sides of the parapet will be finished same materials. Looking at the four (4) sided architecture, the building would benefit from incorporating additional elements to the back of the building due to the high visibility from the adjacent shopping center.

Images:

1. Current Building



2. Adjacent Shopping Center



3. Example of 4-Side Building in Shopping Center (Rear and Front) Built Under Overlay District Requirements





SP2020-006: SITE PLAN FOR PINNACLE MONTESSORI ACADEMY

Staff Issues:

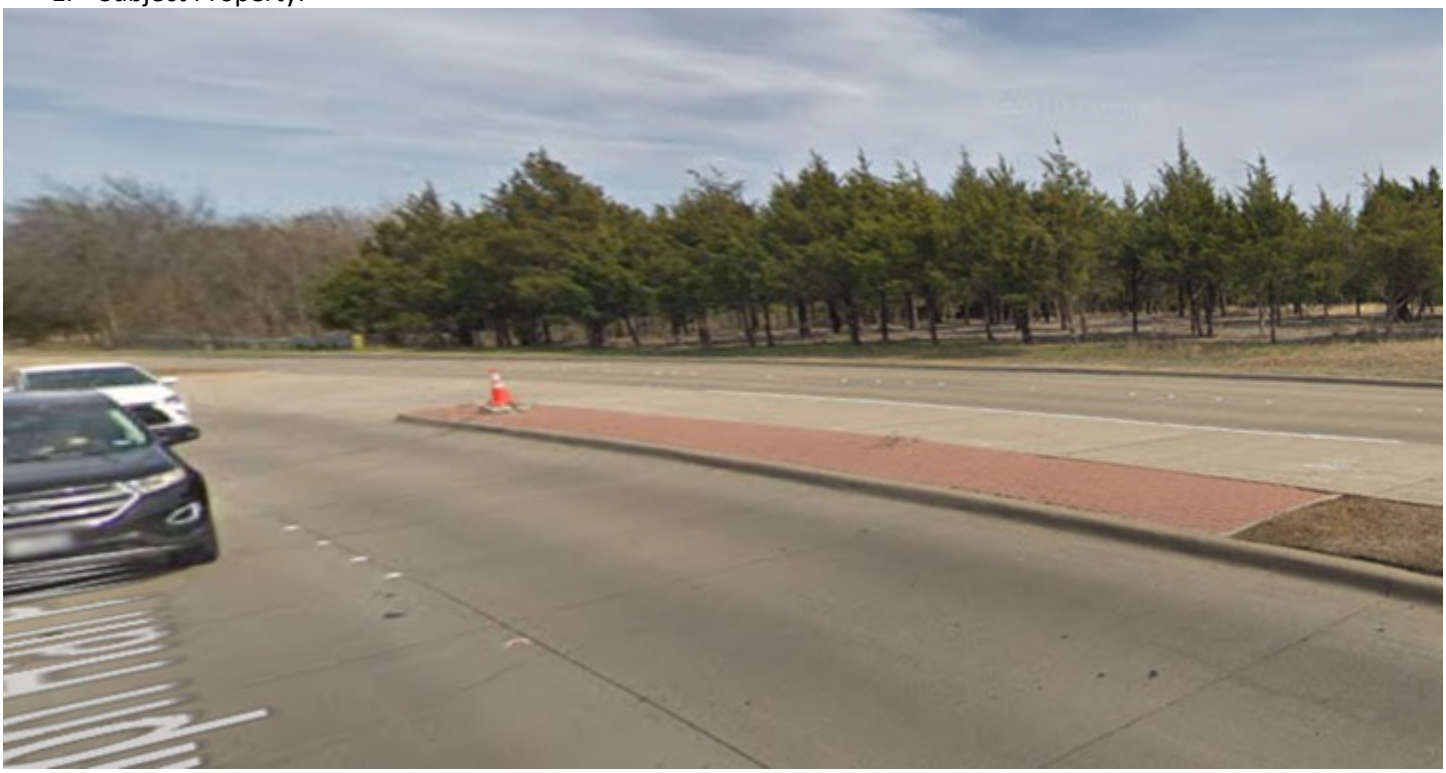
1. The Daycare does not appear to meet our current articulation standards; however, without a roof plan this is difficult to verify.
2. The Strip Center does not meet the articulation requirements on the back side of the building.

Staff Comments and Analysis:

Day Care Building. This building needs the Boards help. The current building elevations do not match any of the aesthetics in the area. The adjacent buildings (pictured below) were constructed to a residential scale. The entry element (i.e. the Jurassic Park Gate) in the front supporting the canopy is out of scale with the remainder of the building

(i.e. the tiered height of the building). The wainscoting appears to be to high for the remainder of the building, and the material blends are monotonous.
Strip Center. The flat extended parapets would benefit from a different massing and need to indicate that they are finished on all sides (i.e. that they are not TPO). The parapet at the edges of the building on the front façade have a disproportionate leave out at the corners. The material variations seem to be too proportional. The pillars in the front could incorporate additional materials and could extend further upward.
Images:

1. Subject Property.



2. Adjacent Properties.



3. Shopping Center North of the Subject Property (i.e. Across Ralph Hall Parkway).



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Lee, Henry

From: Rick Johnson [redacted]
Sent: Monday, April 13, 2020 9:36 AM
To: Miller, Ryan
Subject: Re: ARB Meeting for April 14, 2020

I agree with Staff recommendations on both projects.

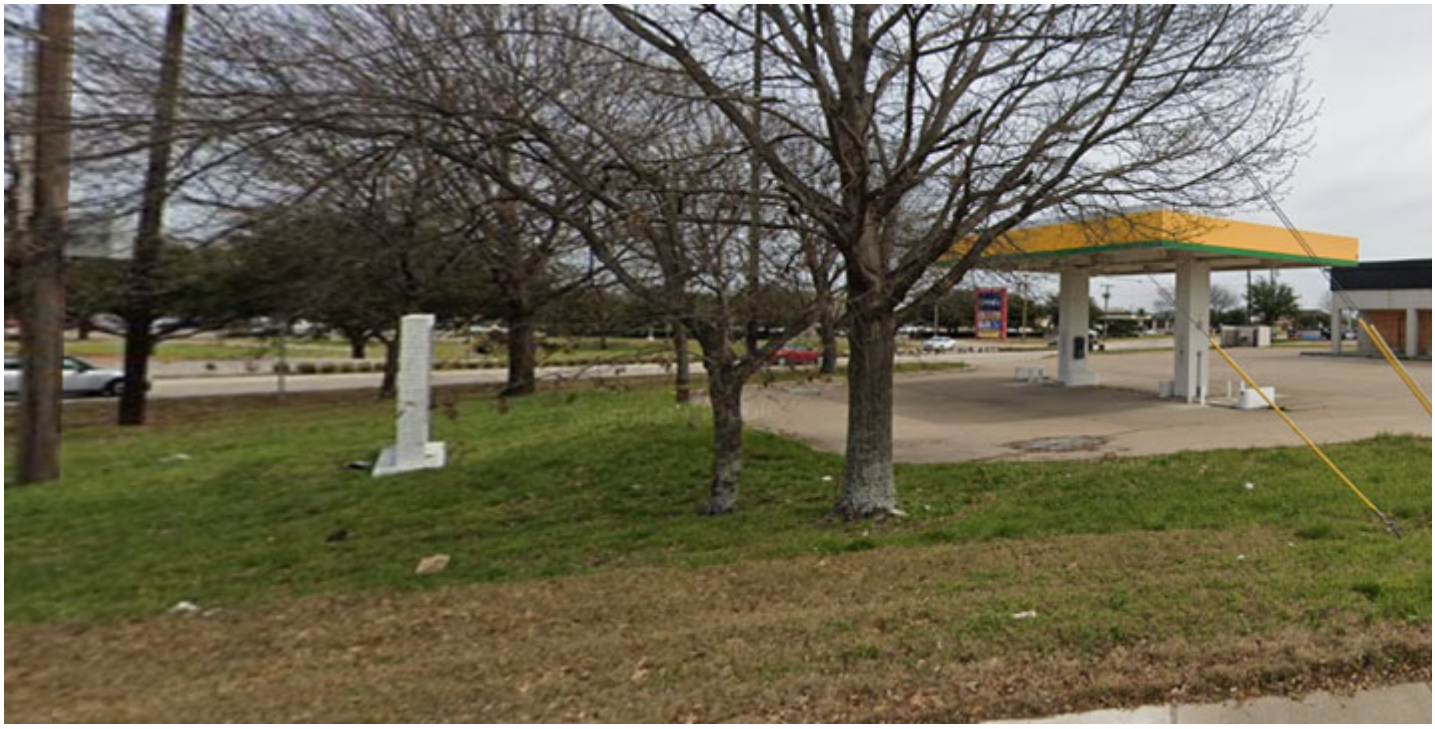
Being that the corner gas station is high visibility it should blend with surrounding architecture. It should be dressed up as much as possible.

The Day Care should match or be in tune with adjacent property, Signature Signs and Salon.

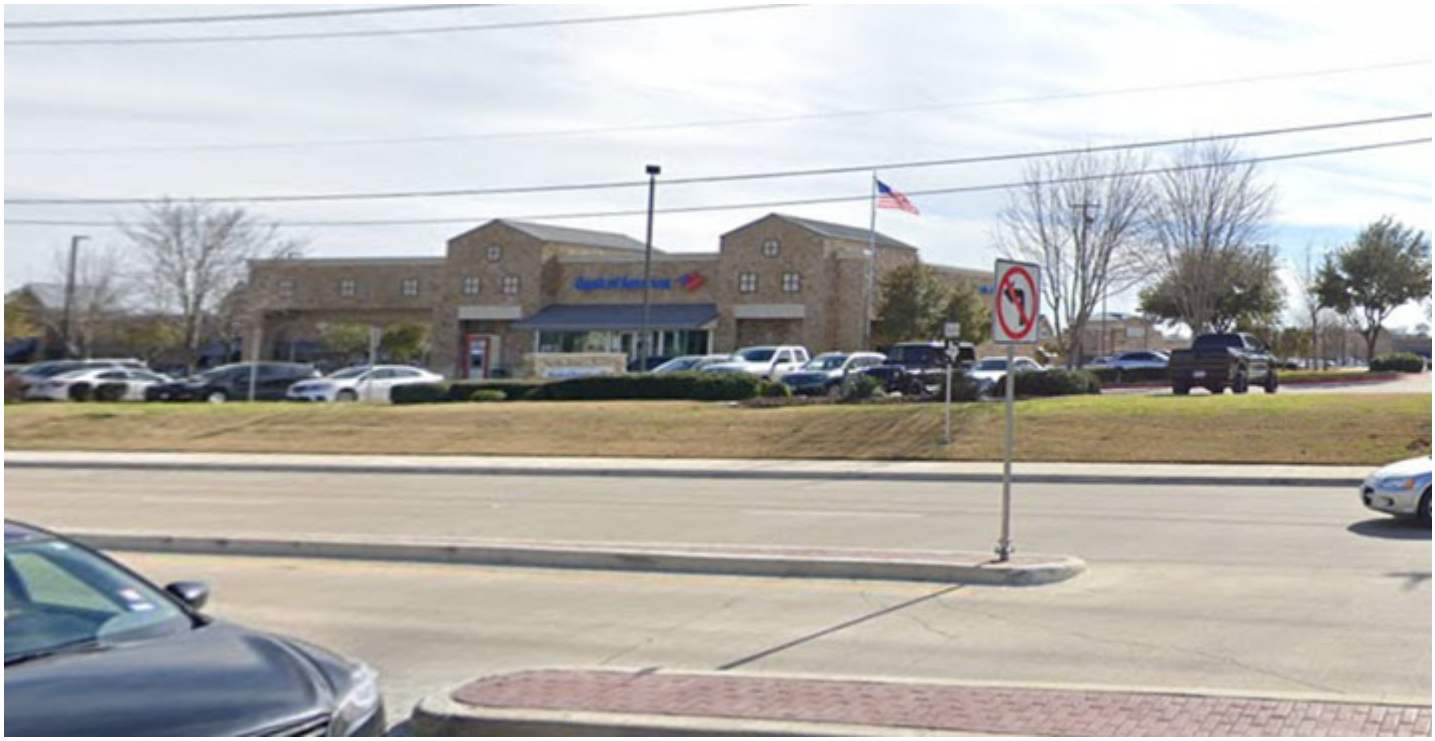
On Tue, Apr 7, 2020 at 3:23 PM Miller, Ryan <RMiller@rockwall.com> wrote:

> Good Afternoon Board Members …
>
> Due to the current situation and the City Council's directive to not hold any unnecessary, in person meetings, the Architectural Review Board (ARB) meeting for April 14th will not be held at City Hall. In substitution, we are soliciting your comments via email, and will be assembling them into one (1) recommendation that can be sent to the Planning and Zoning Commission at their meeting on April 14th. Please review the packets and agenda accessible via the below link, and the comments and analysis provided by staff below, and provide us with any recommendations concerning these cases by this *Friday, April 10, 2020* (*you can simply reply to this email*). Staff will assemble the comments and send out a recommendation Monday morning for your review, revisions and/or approval. If you have any questions concerning this process or one of the cases please feel free to give one of us a call to discuss. In closing, I just wanted to thank you all for your continued dedication to the City of Rockwall, and hopefully we can get back to having our usual meeting soon. Thank you and stay well.
>
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>
> SP2020-004: SITE PLAN FOR 2901 RIDGE ROAD
>
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>
> *Staff Comments and Analysis:*
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3. Example of 4-Side Building in Shopping Center (Rear and Front) Built Under Overlay District Requirements





SP2020-006: SITE PLAN FOR PINNACLE MONTESSORI ACADEMY

Staff Issues:

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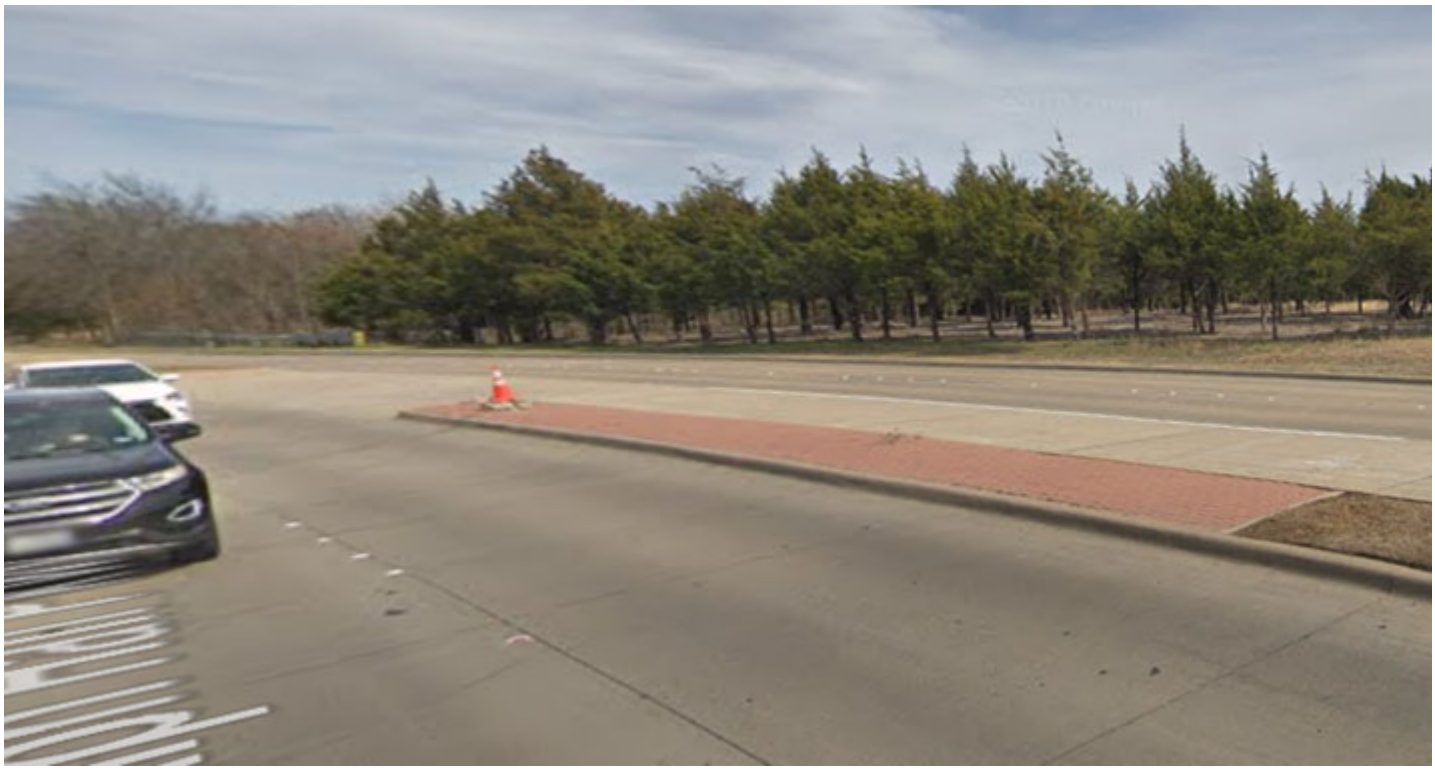
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Strip Center. The flat extended parapets would benefit from a different massing and need to indicate that they are finished on all sides (i.e. that they are not TPO). The parapet at the edges of the building on the front façade have a disproportionate leave out at the corners. The material variations seem to be too proportional. The pillars in the front could incorporate additional materials and could extend further upward.

Images:

1. Subject Property.



2. Adjacent Properties.



3. Shopping Center North of the Subject Property (i.e. Across Ralph Hall Parkway).



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Lee, Henry

From: [redacted]
Sent: Wednesday, April 15, 2020 3:30 PM
To: Miller, Ryan
Cc: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Received; thanks Ryan.

Do you want us to resubmit pdf's directly to you ?

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

From: Miller, Ryan
Sent: Wednesday, April 15, 2020 3:24 PM
To: [redacted]
Cc: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Jared … Attached are the comments for SP2020-006.

Adjacent Properties.



Shopping Center North of the Subject Property (i.e. Across Ralph Hall Parkway).



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From: [redacted]
Sent: Wednesday, April 15, 2020 3:13 PM
To: Brooks, Korey <kbrooks@rockwall.com>
Cc: Miller, Ryan <RMiller@rockwall.com>; [redacted]
Subject: Pinnacle Montessori Site Plan

Korey –

I saw the comments for our project in the agenda for last nights meeting. Do you want us to simply address all of these comments and send a updated drawings to you?

Some of the comments we'd hope to recognize and defer to the engineering review phase, i.e. analysis of the floodplain limits. Please advise.

Jared Helmberger, P.E.
Vice President of Engineering

Epsilon Land Development
[redacted]

From: [redacted]
Sent: Tuesday, April 14, 2020 1:55 PM
To: 'Brooks, Korey' <kbrooks@rockwall.com>
Subject: RE: Development Cases Submitted on March 20, 2020

Korey –

Good afternoon. We're looking forward to the zoom meeting this afternoon. I'll be representing our project as the applicant.

To ensure we're following everything appropriately I wanted to verify that all I need to do is login to the meeting today and wait to answer any questions that may arise. If you need anything further or there are any other procedures I need to be aware of, please let me know.

Thanks,

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Thursday, March 26, 2020 11:27 AM
To: 'jhelmberger@epsilonland.com' [redacted]
Cc: Brooks, Korey <kbrooks@rockwall.com>
Subject: RE: Development Cases Submitted on March 20, 2020

Jared,

The Planning and Zoning 'Work Session' is scheduled for April 14th and the P&Z regular meeting for action is scheduled for April 28th. Please see the message below. Additionally, you will have ARB meeting(s) on these same dates. I have included Korey Brooks, your case manager, on this email who will be your contact person moving forward should any of these dates change. He will also be providing you with staff comments regarding you case prior to the April 14th meeting.

Thank you,

DAVID GONZALES, AICP
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From: [redacted]
Sent: Thursday, March 26, 2020 11:18 AM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Development Cases Submitted on March 20, 2020

David –

Thanks for the call yesterday. I wanted to verify a few items. Your call stated that the P&Z meeting with be on 4/14. However, the message below states 4/28.

I want to verify so I can ensure that our team is at the appropriate meeting at the appropriate time.

Thanks,

Jared Helmberger, P.E.
Senior Project Manager
Epsilon Land Development
[redacted]

From: Gamez, Angelica <AGamez@rockwall.com>
Sent: Wednesday, March 25, 2020 8:41 AM
Cc: Miller, Ryan <RMiller@rockwall.com>; Brooks, Korey <kbrooks@rockwall.com>; Gonzales, David <DGonzales@rockwall.com>; Gamez, Angelica <AGamez@rockwall.com>; Planning <planning@rockwall.com>
Subject: Development Cases Submitted on March 20, 2020

Applicants of Development Cases Submitted on March 20, 2020:

Please be advised that in compliance with the City of Rockwall's Emergency Declaration -- *announced by Mayor Pruitt on March 19, 2020* -- all board and commission meetings that were scheduled prior to April 7, 2020 have been cancelled. This means that the meeting dates for your cases will be tentatively rescheduled as follows:

- Planning and Zoning Work Session meeting will be held on *April 14, 2020*. *
- Planning and Zoning Public Hearing meeting will be held on *April 28, 2020*. *
- City Council Public Hearing will be held on *May 4, 2020*. (*1st Reading of Ordinance*) [*if Applicable*]
- City Council meeting will be held on *May 18, 2020*. (*2nd Reading of Ordinance*) [*if Applicable*]

*: *Architectural Review Board (ARB) meetings will be held at 5:00 PM prior to the Planning and Zoning Commission.*
NOTE: All meetings will be held at 6:00 PM at City Hall.

If your item is on the *Action* or *Consent Agenda* sections of the April 14, 2020 agenda, your case will be scheduled for the *May 4, 2020* City Council meeting (*if City Council*

action is required). It should also be noted that in order to comply with the Local, County, and State Emergency Declarations, the City of Rockwall is currently pursuing alternative meeting formats as a precautionary measure and to help comply with social distancing. Planning Department staff will contact all applicants with any changes or additional information. If you have any additional questions or comments please contact (972) 771-7745 or email planning@rockwall.com. Once cases have been assigned you should receive your comments from your case manager who will be your primary contact moving forward. In addition to this email, staff will be calling the contacts listed on your development application to convey this information.

We apologize for the inconvenience and thank you for your patience as we move forward.

Thank you,

Planning and Zoning Department of the City of Rockwall

972.771.7745 Office
385 S. Goliad St.
Rockwall, TX 75087
http://www.rockwall.com/planning/

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Lee, Henry

From: [redacted]
Sent: Thursday, April 16, 2020 1:54 PM
To: Miller, Ryan
Cc: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Thanks for sending over Ryan; we've forwarded onto our client and the architect and they should be putting together a package that addresses most of these comment.

If for some reason they can't address by the end of next week I'll give you a heads up.

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

From: Miller, Ryan
Sent: Thursday, April 16, 2020 1:29 PM
To: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Jared … As I said in the meeting the other night, we solicited comments from the board via email this time around. Some of the comments below may be a little rough and if you need me to decipher let me know. For the final meeting on the 28th we plan on having the board available via Zoom. If you have any questions please let me know. Thanks.

Day Care

- The Montessori building should incorporate a more traditional residential motif at the front (the Jurassic Park gate looks too alien to the surrounding context), such as a pitched gable roof and arched entryway.
- It need to compliment surrounding sites and have the vertical and horizontal articulation.
- The Montessori Academy should conform to surrounding buildings as well.
- The current building elevations do not match any of the aesthetics in the area. The adjacent buildings (were constructed to a residential scale. The entry element (i.e. the Jurassic Park Gate) in the front supporting the canopy is out of scale with the remainder of the building (i.e. the tiered height of the building). The wainscoting appears to be too high for the remainder of the building, and the material blends are monotonous.

Strip Center

- The after-school care building is too flat, and has the look of cheap tilt-up. The breaks in the parapet as shown are fine, but the façade needs more relief, with pilasters projecting slightly proud of overall face of the building. It would be recommended that the architecture of this building relates in some way to the Montessori building. The flat segmented arch doesn't relate to anything nearby.
- Applicant should revise with improvements to include an accurate perspective and improved aesthetics.
- This is a high visible site and the neighboring buildings along that stretch present a nice cohesive look and that needs to be continued.

- The flat extended parapets would benefit from a different massing and need to indicate that they are finished on all sides (i.e. that they are not TPO). The parapet at the edges of the building on the front façade have a disproportionate leave out at the corners. The material variations seem to be too proportional. The pillars in the front could incorporate additional materials and could extend further upward.

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From: [redacted]
Sent: Thursday, April 16, 2020 8:01 AM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Ryan –

Do you happen to have the recommendations from the ARB? I'd like to get those over to our architect.

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Wednesday, April 15, 2020 3:24 PM
To: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Jared … Attached are the comments for SP2020-006.

Adjacent Properties.



Shopping Center North of the Subject Property (i.e. Across Ralph Hall Parkway).



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GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

From: [redacted]
Sent: Thursday, March 26, 2020 11:18 AM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Development Cases Submitted on March 20, 2020

David –

Thanks for the call yesterday. I wanted to verify a few items. Your call stated that the P&Z meeting with be on 4/14. However, the message below states 4/28.

I want to verify so I can ensure that our team is at the appropriate meeting at the appropriate time.

Thanks,

Jared Helmberger, P.E.
Senior Project Manager
Epsilon Land Development
[redacted]

From: Gamez, Angelica <AGamez@rockwall.com>
Sent: Wednesday, March 25, 2020 8:41 AM
Cc: Miller, Ryan <RMiller@rockwall.com>; Brooks, Korey <kbrooks@rockwall.com>; Gonzales, David <DGonzales@rockwall.com>;

Gamez, Angelica <AGamez@rockwall.com>; Planning <planning@rockwall.com>
Subject: Development Cases Submitted on March 20, 2020

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Lee, Henry

From: Miller, Ryan
Sent: Thursday, April 16, 2020 1:29 PM
To: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Jared … As I said in the meeting the other night, we solicited comments from the board via email this time around. Some of the comments below may be a little rough and if you need me to decipher let me know. For the final meeting on the 28th we plan on having the board available via Zoom. If you have any questions please let me know. Thanks.

Day Care

- The Montessori building should incorporate a more traditional residential motif at the front (the Jurassic Park gate looks too alien to the surrounding context), such as a pitched gable roof and arched entryway.
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Strip Center

- The after-school care building is too flat, and has the look of cheap tilt-up. The breaks in the parapet as shown are fine, but the façade needs more relief, with pilasters projecting slightly proud of overall face of the building. It would be recommended that the architecture of this building relates in some way to the Montessori building. The flat segmented arch doesn't relate to anything nearby.
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RYAN C. MILLER, AICP
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From: [redacted]
Sent: Thursday, April 16, 2020 8:01 AM
To: Miller, Ryan
Cc: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Ryan –

Do you happen to have the recommendations from the ARB? I'd like to get those over to our architect.

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Wednesday, April 15, 2020 3:24 PM
To: [redacted]
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Jared … Attached are the comments for SP2020-006.

Adjacent Properties.



Shopping Center North of the Subject Property (i.e. Across Ralph Hall Parkway).



RYAN C. MILLER, AICP
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Cc: Miller, Ryan <RMiller@rockwall.com>; [redacted]
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Jared Helmberger, P.E.
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Epsilon Land Development
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To: 'Brooks, Korey' <kbrooks@rockwall.com>
Subject: RE: Development Cases Submitted on March 20, 2020

Korey –

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Thanks,

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Jared,

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Thank you,

DAVID GONZALES, AICP
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Lee, Henry

From: [redacted]
Sent: Wednesday, April 22, 2020 11:17 AM
To: Miller, Ryan
Cc: [redacted]
Subject: RE: Pinnacle Montessori Site Plan
Attachments: Pages from Engineering Markups.pdf; 2020-04-22_Utility Exhibit.pdf

Ryan –

Following up on our call; our architect has confirmed he'll have the elevations complete by Friday. We will send over once we receive.

For us to finalize our site/landscape plan revisions we need some feedback on the attached items. I've provided text within the attachments detailing our questions. To summarize:

1. Our client wants to request the left turn lane, for our eastern drive entrance, be delayed until the eastern lot develops.
2. Requesting information from Engineering on the need for an internal water line loop, due to the loop being completed along Ralph Hall.

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

From: Miller, Ryan
Sent: Tuesday, April 21, 2020 5:31 PM
To: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Jared … I just wanted to check and see if you had the comments complete for the meeting on April 28th. They were due today. If not we can discuss in the morning. Thanks.

Ryan C. Miller, AICP
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From: [redacted]
Sent: Thursday, April 16, 2020 1:54 PM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Thanks for sending over Ryan; we've forwarded onto our client and the architect and they should be putting together a package that addresses most of these comment.

If for some reason they can't address by the end of next week I'll give you a heads up.

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

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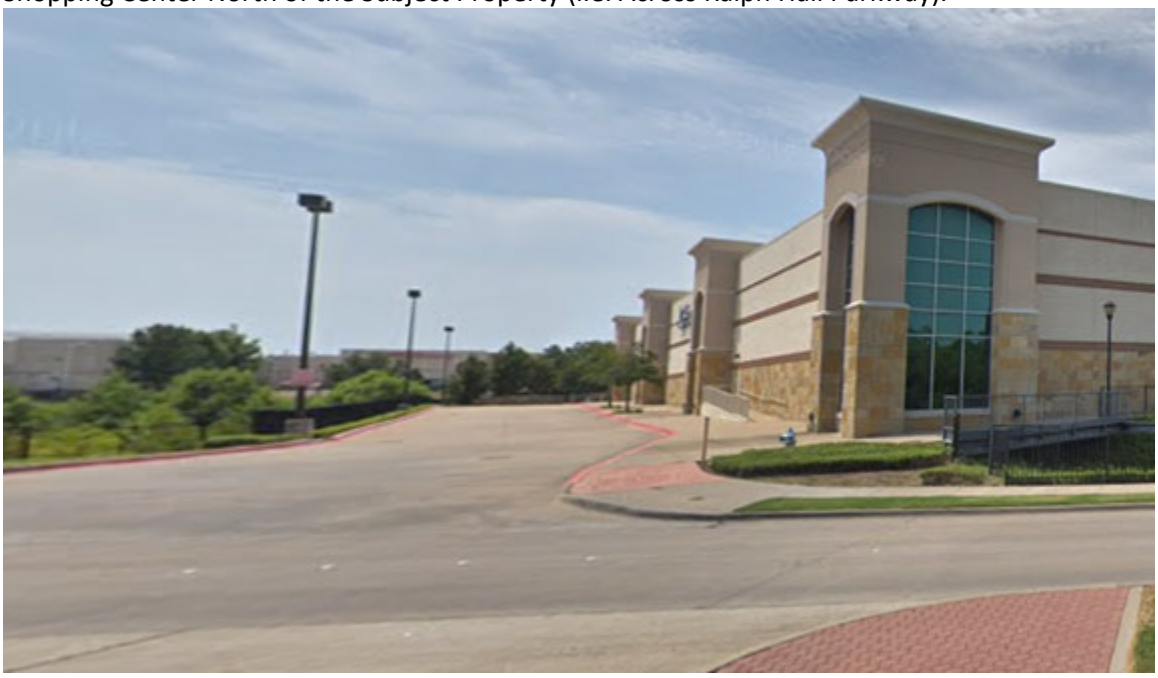
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Shopping Center North of the Subject Property (i.e. Across Ralph Hall Parkway).



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Lee, Henry

From: [redacted]
Sent: Thursday, May 7, 2020 7:58 AM
To: Gonzales, David
Cc: [redacted]
Subject: RE: Pinnacle Montessori Site Plan
Attachments: A1.3- Site Details-Dumpster.pdf

David –

Attached is the Architectural Site Detail Sheet with the monument sign items removed.

Once we get the updated tree preservation and landscape plans from sub this morning we'll send them right over.

Thanks,

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

From: Miller, Ryan
Sent: Wednesday, May 6, 2020 5:24 PM
To: [redacted]; Gonzales, David
Subject: RE: Pinnacle Montessori Site Plan

Jared … The items that are outstanding currently are:

(1) Revised Tree Preservation Plan
(2) Revised Landscape Plan
(3) Dumpster Screening Exhibit

When these items are complete (by tomorrow morning) please forward them over to David Gonzales (CC'ed on this email) in my office and he will get everything together for the P&Z. If you have any questions please let one of us know. Thanks.

Ryan C. Miller, AICP
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From: [redacted]
Sent: Wednesday, May 6, 2020 4:26 PM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: 'Melissa Black' [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Ryan –

Attached is the variance letter and the detail for the 6' tall masonry fence.

Once I get the tree preservation and landscape from our sub I will forward over. They're working on it now.

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Wednesday, May 6, 2020 4:00 PM
To: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Jared … Engineering is good with the widened driveway. Thanks.

Ryan C. Miller, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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From: [redacted]
Sent: Wednesday, May 6, 2020 3:37 PM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: 'Melissa Black' [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Ryan –

Summary of outstanding comments:

- ~~Updated site plan~~ – attached
  - To address the driveway alignment we relocated, but also widened it to 36' (let me know if you have any concern with this, we had to eliminate some parking spaces)
- ~~Updated elevation~~ - attached
- ~~Updated photometrics~~ – attached
- Updated landscape plan – coming soon
- Variance Letter – coming very soon
- ~~Detail for dumpster~~ – sent this am
- Detail for masonry fence – coming with variance letter

Let me know if I'm missing anything.

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Wednesday, May 6, 2020 8:53 AM
To: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Ryan C. Miller, AICP
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From [redacted]
Sent: Wednesday, May 6, 2020 8:47 AM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Ryan –

I believe Glenn's point is that the elevation is going to look the same, even though we'll be adding 4" of stone at the columns on the front of the retail shell. The best way to depict this would be on the floor plan – which I've updated on the attached site plan.

To summarize the additional comments you sent over last night:

- Need to show articulation on the entrance of the shell building – site plan has been updated to show the additional stone ledge on the shell building. The columns on the front of the building will protrude an additional 4".
- Detail for dumpster – this was included in our initial submittal; I've attached to this email.
- Detail for masonry fence – detail is attached.
- Tree mitigation; remaining balance of 59" – Landscape was expressed they could not fit any more trees on site. We were hoping to work with the city to pay into the tree fund for the remaining inches.
- Variances for articulation and photometrics – I'm not sure what you need on photometrics, we included a photometric plan with the initial submittal and received no comments. For articulation, I'm not 100% clear which building faces aren't meeting the requirement. Let me circle up with Glenn and I'll try to get you this letter this morning.

I'll give you a call this morning at 9:15 to discuss.

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Tuesday, May 5, 2020 5:22 PM
To: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Glenn … Can we please get updated elevations/building forms reflecting this? Thanks.

Ryan C. Miller, AICP
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From: [redacted]
Sent: Tuesday, May 5, 2020 3:48 PM
To: [redacted] Miller, Ryan <RMiller@rockwall.com>
Cc: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Ryan,
The stone pilasters on the shell building main elevation can be placed about 4€ or 5€ in front of the plane of stucco. This will create more depth on this elevation. The pilaster will then have a sloped stone cap.
The main entry elevation issued earlier will look the same. The plan detail will need to worked out to explain further.

Glenn Hooper, AIA, NCARB
[redacted]

From: [redacted]
Sent: Tuesday, May 5, 2020 2:56 PM
To: 'Miller, Ryan' <RMiller@rockwall.com>; [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Glenn ï¿½â€“

ï¿½

Roping you into the conversation. Can you provide a response to Ryan?

ï¿½

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

ï¿½

ï¿½

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Tuesday, May 5, 2020 2:53 PM
[redacted]
Subject: RE: Pinnacle Montessori Site Plan

ï¿½

Do they have the updated elevations showing conformance to their first note?ï¿½ Thanks.

ï¿½

ï¿½

Ryan C. Miller, AICP
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From: [redacted]
Sent: Tuesday, May 5, 2020 2:43 PM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

ï¿½

Ryan ï¿½â€“

ï¿½

Attached are the revised site, landscape, and tree preservation plans. We addressed all applicable comments.

The architect and owner provided these responses to the ARB's comments:

- The stone column can be constructed deeper to create an offset from the plane of the stucco.
- There is a note on sheet A3.0 below the symbol legends stating that the roof top equipment shall be screens from public view. The same will apply to the shell building. The roof top equipment will be screened with a parapet at each elevation. Roof top equipment is not shown because it will be included in the tenant finish-out construction.
- The blue color for the canopies and hollow metal exit doors is an accent color matching Sherwin Williams 7602 Indigo Batik. This is the Pinnacle Montessori corporate color.

Please let me know if you need any additional items for us to proceed to Planning and Zoning Commission.

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Monday, May 4, 2020 2:03 PM
To: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

It does ' thanks.

Ryan C. Miller, AICP
DIRECTOR OF PLANNING & ZONING ' Planning & Zoning Division ' City of Rockwall
972.772.6441 OFFICE
rmiller@rockwall.com
385 S. Goliad Street ' Rockwall, TX 75087

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From: [redacted]
Sent: Monday, May 4, 2020 11:11 AM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: [redacted]
Subject: RE: Pinnacle Montessori Site Plan
[redacted]
Ryan [redacted]
[redacted]
I[redacted]ve forwarded the comment to the Architect; I[redacted]m not certain how they[redacted]ll respond, but we should have revised versions of the entire submittal for you tomorrow.
[redacted]
To address the color [redacted] I don[redacted]t think the color comes through well on his pdfs. I got the specification from him, it[redacted]s Indigo Batik from Sherwin Williams (https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW7602-indigo-batik). Hope that helps.
[redacted]
Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]
[redacted]
[redacted]

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Monday, May 4, 2020 10:10 AM
To: [redacted]
Subject: RE: Pinnacle Montessori Site Plan
[redacted]
Jared [redacted] The ARB requested that the columns on the retail building be pulled to protrude out to give depth to the front.[redacted] They also wanted to know if the blue color used on the doors and canopies was an accurate depiction or if another color was planned.[redacted] Other than that they were fine with the changes made on the other building.[redacted] Staff did, however, want to get a note added to the elevations that indicated the HVAC/RTU[redacted]s would be completely screened and not be visible from any direction since they are not being dashed in.[redacted] If you have any additional questions please let me know.[redacted] Thanks.
[redacted]
[redacted]
Ryan C. Miller, AICP
DIRECTOR OF PLANNING & ZONING [redacted] Planning & Zoning Division [redacted] City of Rockwall
972.772.6441 OFFICE

rmiller@rockwall.com
385 S. Goliad Street ï¿½â€ï¿½ Rockwall, TX 75087

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From [redacted]
Sent: Monday, May 4, 2020 8:15 AM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: [redacted]
Subject: RE: Pinnacle Montessori Site Plan
ï¿½
Ryan ï¿½â€“
ï¿½
Were there any additional comments/considerations from ARB last week?
ï¿½
Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]
ï¿½
ï¿½

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Friday, April 24, 2020 11:11 AM
To: [redacted]
Subject: RE: Pinnacle Montessori Site Plan
ï¿½
Thanks ï¿½â€ï¿½ we sent them to ARB.
ï¿½
ï¿½
Ryan C. Miller, AICP
DIRECTOR OF PLANNING & ZONING ï¿½â€ï¿½ Planning & Zoning Division ï¿½â€ï¿½ City of Rockwall
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From: [redacted]
Sent: Friday, April 24, 2020 10:33 AM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Ryan ⋅€“

Attached are the updated elevations from the architect.

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Thursday, April 23, 2020 10:34 AM
To: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Jared ⋅€⋅ You can revisit it at the time of submittal, but I will tell you they have required the loop on almost all of our development submittals; so this may be an uphill battle with them. Let me know if you have any additional questions. Thanks.

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From: [redacted]
Sent: Thursday, April 23, 2020 10:32 AM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Ryan –

It doesn't look like we can avoid the left turn lanes. I believe the fire department requires two points of access and driveway spacing criteria forces us to line them up with the existing median breaks – which of course dictates we install the left turn lanes. We'll update our site plan accordingly.

I don't think we completely agree that an internal water loop will be more cost effective – we're willing to draw in a public water line loop for the site plan submittal; is there any way we can revisit this directly during engineering review?

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Thursday, April 23, 2020 10:13 AM
To: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Jared , See Sarah's responses below. The only way around the left hand turn lane would be to put in the drive without the median break. Let me know if you have any additional questions. Thanks.

Here you go.

> They will need to install the left turn lane for each driveway they install. The only way they may not need to install both turn lanes is if they only

install one driveway at this time. Each driveway they install will require a left turn lane to be installed.
The internal water loop will be needed for each of the buildings to have a domestic and fire line connection, and there will likely be at least one irrigation tap. Instead of having multiple service lines running through the property, it is more cost-effective to make a waterline loop on the property.

Thank you,
Sarah Johnston

Sarah Johnston, E.I.T.
Public Works ﷺ Engineering Division
City of Rockwall
385 S. Goliad
Rockwall, TX 75087
972-771-7746
972-771-7748 (fax)



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From: [redacted]
Sent: Wednesday, April 22, 2020 11:17 AM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Ryan ﷺ“

Following up on our call; our architect has confirmed heﷺ€™ll have the elevations complete by Friday. We will send over once we receive.

For us to finalize our site/landscape plan revisions we need some feedback on the attached items. I€™ve provided text within the attachments detailing our questions. To summarize:

- Our client wants to request the left turn lane, for our eastern drive entrance, be delayed until the eastern lot develops.
- Requesting information from Engineering on the need for an internal water line loop, due to the loop being completed along Ralph Hall.

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Tuesday, April 21, 2020 5:31 PM
To: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Jared € I just wanted to check and see if you had the comments complete for the meeting on April 28th. They were due today. If not we can discuss in the morning. Thanks.

Ryan C. Miller, AICP
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rmiller@rockwall.com
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From: [redacted]
Sent: Thursday, April 16, 2020 1:54 PM
To: Miller, Ryan <RMiller@rockwall.com>

Cc: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Thanks for sending over Ryan; we've forwarded onto our client and the architect and they should be putting together a package that addresses most of these comment.

If for some reason they can't address by the end of next week I'll give you a heads up.

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Thursday, April 16, 2020 1:29 PM
To: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Jared ,, As I said in the meeting the other night, we solicited comments from the board via email this time around. Some of the comments below may be a little rough and if you need me to decipher let me know. For the final meeting on the 28th we plan on having the board available via Zoom. If you have any questions please let me know. Thanks.

Day Care

The Montessori building should incorporate a more traditional residential motif at the front (the Jurassic Park gate looks too alien to the surrounding context), such as a pitched gable roof and arched entryway.
It need to compliment surrounding sites and have the vertical and horizontal articulation.
The Montessori Academy should conform to surrounding buildings as well.
The current building elevations do not match any of the aesthetics in the area. The adjacent buildings (were constructed to a residential scale. The entry element (i.e. the Jurassic Park Gate) in the front supporting the canopy is out of scale with the remainder of the building (i.e. the tiered height of the building). The wainscoting appears to be too high for the remainder of the building, and the material blends are monotonous.

Strip Center

The after-school care building is too flat, and has the look of cheap tilt-up. The breaks in the parapet as shown are fine, but the façade needs more relief, with pilasters projecting slightly proud of overall face of the building. It would be recommended that the architecture of this building

relates in some way to the Montessori building. The flat segmented arch doesn't relate to anything nearby.
Applicant should revise with improvements to include an accurate perspective and improved aesthetics.
This is a high visible site and the neighboring buildings along that stretch present a nice cohesive look and that needs to be continued.
The flat extended parapets would benefit from a different massing and need to indicate that they are finished on all sides (i.e. that they are not TPO). The parapet at the edges of the building on the front façade have a disproportionate leave out at the corners. The material variations seem to be too proportional. The pillars in the front could incorporate additional materials and could extend further upward.



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From: [redacted]
Sent: Thursday, April 16, 2020 8:01 AM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Ryan ï¿½â€“

Do you happen to have the recommendations from the ARB? Iï¿½â€™d like to get those over to our architect.

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

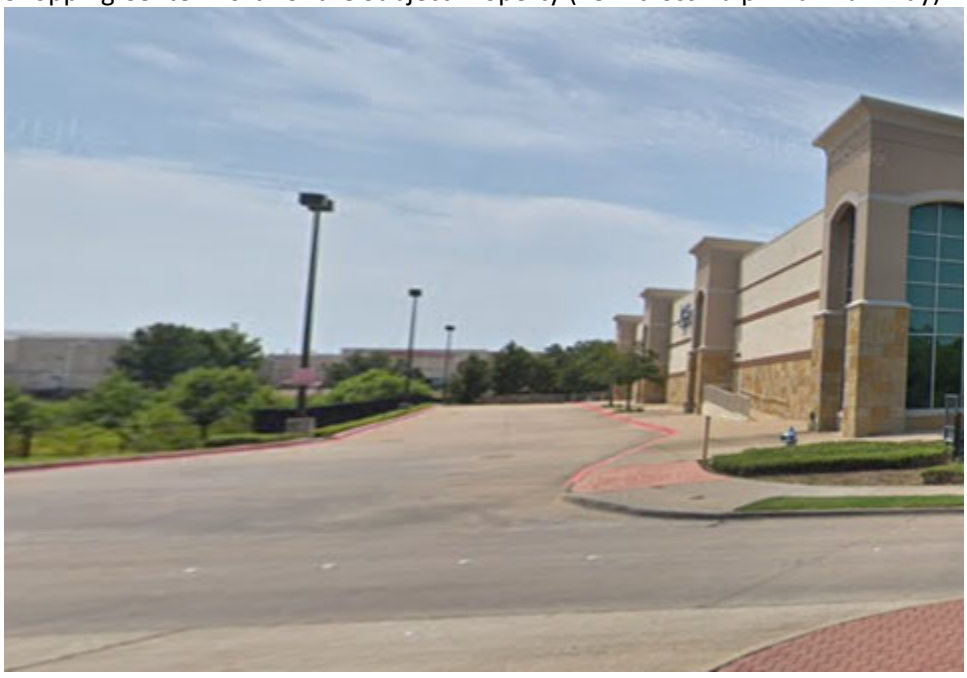
From: Miller, Ryan <RMiller@rockwall.com>
Sent: Wednesday, April 15, 2020 3:24 PM
To: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Jared ��€ Attached are the comments for SP2020-006.

Adjacent Properties.



Shopping Center North of the Subject Property (i.e. Across Ralph Hall Parkway).



Ryan C. Miller, AICP
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From: [redacted]
Sent: Wednesday, April 15, 2020 3:13 PM
To: Brooks, Korey <kbrooks@rockwall.com>
Cc: Miller, Ryan <RMiller@rockwall.com>; [redacted]
Subject: Pinnacle Montessori Site Plan
ï¿½
Korey ï¿½â€œ
ï¿½
I saw the comments for our project in the agenda for last nights meeting. Do you want us to simply address all of these comments and send a updated drawings to you?
ï¿½
Some of the comments weï¿½â€™d hope to recognize and defer to the engineering review phase, i.e. analysis of the floodplain limits. Please advise.
ï¿½
Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]
ï¿½
ï¿½

From: [redacted]
Sent: Tuesday, April 14, 2020 1:55 PM
To: 'Brooks, Korey' <kbrooks@rockwall.com>
Subject: RE: Development Cases Submitted on March 20, 2020
ï¿½
Korey ï¿½â€œ
ï¿½

Good afternoon. We€™re looking forward to the zoom meeting this afternoon. I€™ll be representing our project as the applicant.

To ensure we€™re following everything appropriately I wanted to verify that all I need to do is login to the meeting today and wait to answer any questions that may arise. If you need anything further or there are any other procedures I need to be aware of, please let me know.

Thanks,

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Thursday, March 26, 2020 11:27 AM
To: [redacted]
Cc: Brooks, Korey <kbrooks@rockwall.com>
Subject: RE: Development Cases Submitted on March 20, 2020

Jared,

The Planning and Zoning €˜Work Session€™ is scheduled for April 14th and the P&Z regular meeting for action is scheduled for April 28th. Please see the message below. Additionally, you will have ARB meeting(s) on these same dates. I have included Korey Brooks, your case manager, on this email who will be your contact person moving forward should any of these dates change. He will also be providing you with staff comments regarding you case prior to the April 14th meeting.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION € CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET € ROCKWALL, TX 75087

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From: [redacted]]
Sent: Thursday, March 26, 2020 11:18 AM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Development Cases Submitted on March 20, 2020

David €“

Jared Helmberger, P.E.
Senior Project Manager
Epsilon Land Development
[redacted]

From: Gamez, Angelica <AGamez@rockwall.com>
Sent: Wednesday, March 25, 2020 8:41 AM
Cc: Miller, Ryan <RMiller@rockwall.com>; Brooks, Korey <kbrooks@rockwall.com>; Gonzales, David <DGonzales@rockwall.com>; Gamez, Angelica <AGamez@rockwall.com>; Planning <planning@rockwall.com>
Subject: Development Cases Submitted on March 20, 2020

Applicants of Development Cases Submitted on March 20, 2020:

Please be advised that in compliance with the City of Rockwall's Emergency Declaration -- *announced by Mayor Pruitt on March 19, 2020* -- all board and commission meetings that were scheduled prior to April 7, 2020 have been cancelled. This means that the meeting dates for your cases will be tentatively rescheduled as follows:

Planning and Zoning Work Session meeting will be held on *April 14, 2020*. *
Planning and Zoning Public Hearing meeting will be held on *April 28, 2020*. *
City Council Public Hearing will be held on *May 4, 2020*. (*1st Reading of Ordinance*) [*if Applicable*]
City Council meeting will be held on *May 18, 2020*. (*2nd Reading of Ordinance*) [*if Applicable*]

*: *Architectural Review Board (ARB) meetings will be held at 5:00 PM prior to the Planning and Zoning Commission.*
NOTE: All meetings will be held at 6:00 PM at City Hall.

If your item is on the *Action* or *Consent Agenda* sections of the April 14, 2020 agenda, your case will be scheduled for the *May 4, 2020* City Council meeting (*if City Council action is required*). It should also be noted that in order to comply with the Local, County, and State Emergency Declarations, the City of Rockwall is currently pursuing alternative meeting formats as a precautionary measure and to help comply with social distancing. Planning Department staff will contact all applicants with any changes or additional information. If you have any additional questions or comments please contact (972) 771-7745 or email

planning@rockwall.com. Once cases have been assigned you should receive your comments from your case manager who will be your primary contact moving forward. In addition to this email, staff will be calling the contacts listed on your development application to convey this information.

We apologize for the inconvenience and thank you for your patience as we move forward.

Thank you,

Planning and Zoning Department of the City of Rockwall

972.771.7745 Office
385 S. Goliad St.
Rockwall, TX 75087
http://www.rockwall.com/planning/





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Lee, Henry

From: [redacted]
Sent: Thursday, May 7, 2020 9:29 AM
To: Gonzales, David
Cc: [redacted]
Subject: RE: Pinnacle Montessori Site Plan
Attachments: 20041_PMA Rockwall - 20.05.07.pdf

David –

Attached are the remaining landscape and tree preservation items.

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

From: Gonzales, David
Sent: Thursday, May 7, 2020 8:40 AM
To: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Thank you, Jared.

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

From: [redacted]
Sent: Thursday, May 7, 2020 7:58 AM
To: Gonzales, David <DGonzales@rockwall.com>
Cc: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

David –

Attached is the Architectural Site Detail Sheet with the monument sign items removed.

Once we get the updated tree preservation and landscape plans from sub this morning we'll send them right over.

Thanks,

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Wednesday, May 6, 2020 5:24 PM
To: [redacted]; Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Pinnacle Montessori Site Plan

Jared … The items that are outstanding currently are:

(1) Revised Tree Preservation Plan
(2) Revised Landscape Plan
(3) Dumpster Screening Exhibit

When these items are complete (by tomorrow morning) please forward them over to David Gonzales (CC'ed on this email) in my office and he will get everything together for the P&Z. If you have any questions please let one of us know. Thanks.

Ryan C. Miller, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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From: [redacted]
Sent: Wednesday, May 6, 2020 4:26 PM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: 'Melissa Black' [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Ryan –

Attached is the variance letter and the detail for the 6' tall masonry fence.

Once I get the tree preservation and landscape from our sub I will forward over. They're working on it now.

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Wednesday, May 6, 2020 4:00 PM
To: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Jared … Engineering is good with the widened driveway. Thanks.

Ryan C. Miller, AICP
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From: [redacted]
Sent: Wednesday, May 6, 2020 3:37 PM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: 'Melissa Black' [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Ryan –

Summary of outstanding comments:

- ~~Updated site plan~~ – attached

    - To address the driveway alignment we relocated, but also widened it to 36' (let me know if you have any concern with this, we had to eliminate some parking spaces)
- ~~Updated elevation~~ - attached
- ~~Updated photometrics~~ – attached
- Updated landscape plan – coming soon
- Variance Letter – coming very soon
- ~~Detail for dumpster~~ – sent this am
- Detail for masonry fence – coming with variance letter

Let me know if I'm missing anything.

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Wednesday, May 6, 2020 8:53 AM
To: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Ryan C. Miller, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
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From: [redacted]
Sent: Wednesday, May 6, 2020 8:47 AM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: 'Melissa Black' [redacted]'

[redacted]
Subject: RE: Pinnacle Montessori Site Plan

Ryan –

I believe Glenn's point is that the elevation is going to look the same, even though we'll be adding 4" of stone at the columns on the front of the retail shell. The best way to depict this would be on the floor plan – which I've updated on the attached site plan.

To summarize the additional comments you sent over last night:

- Need to show articulation on the entrance of the shell building – site plan has been updated to show the additional stone ledge on the shell building. The columns on the front of the building will protrude an additional 4".
- Detail for dumpster – this was included in our initial submittal; I've attached to this email.
- Detail for masonry fence – detail is attached.
- Tree mitigation; remaining balance of 59" – Landscape was expressed they could not fit any more trees on site. We were hoping to work with the city to pay into the tree fund for the remaining inches.
- Variances for articulation and photometrics – I'm not sure what you need on photometrics, we included a photometric plan with the initial submittal and received no comments. For articulation, I'm not 100% clear which building faces aren't meeting the requirement. Let me circle up with Glenn and I'll try to get you this letter this morning.

I'll give you a call this morning at 9:15 to discuss.

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Tuesday, May 5, 2020 5:22 PM
To: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Glenn … Can we please get updated elevations/building forms reflecting this? Thanks.

Ryan C. Miller, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE

RMILLER@ROCKWALL.COM
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From: [redacted]
Sent: Tuesday, May 5, 2020 3:48 PM
To: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Ryan,
The stone pilasters on the shell building main elevation can be placed about 4€ or 5€ in front of the plane of stucco. This will create more depth on this elevation. The pilaster will then have a sloped stone cap.
The main entry elevation issued earlier will look the same. The plan detail will need to worked out to explain further.

Glenn Hooper, AIA, NCARB
ARCHITECT
[redacted]

From: [redacted]
Sent: Tuesday, May 5, 2020 2:56 PM
To: 'Miller, Ryan' <RMiller@rockwall.com>; 'Glenn Hooper'
[redacted]
Subject: RE: Pinnacle Montessori Site Plan

Glenn €“

Roping you into the conversation. Can you provide a response to Ryan?

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Tuesday, May 5, 2020 2:53 PM
To: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Do they have the updated elevations showing conformance to their first note? Thanks.

Ryan C. Miller, AICP
DIRECTOR OF PLANNING & ZONING Planning & Zoning Division City of Rockwall
972.772.6441 OFFICE
rmiller@rockwall.com
385 S. Goliad Street Rockwall, TX 75087

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From [redacted]
Sent: Tuesday, May 5, 2020 2:43 PM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Ryan –

Attached are the revised site, landscape, and tree preservation plans. We addressed all applicable comments.

The architect and owner provided these responses to the ARB's comments:

The stone column can be constructed deeper to create an offset from the plane of the stucco.

There is a note on sheet A3.0 below the symbol legends stating that the roof top equipment shall be screens from public view. The same will apply to the shell building. The roof top equipment will be screened with a parapet at each elevation. Roof top equipment is not shown because it will be included in the tenant finish-out construction.

The blue color for the canopies and hollow metal exit doors is an accent color matching Sherwin Williams 7602 Indigo Batik. This is the Pinnacle Montessori corporate color.

Please let me know if you need any additional items for us to proceed to Planning and Zoning Commission.

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Monday, May 4, 2020 2:03 PM
To: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

It does ��€ thanks.

Ryan C. Miller, AICP
DIRECTOR OF PLANNING & ZONING ��€ Planning & Zoning Division ��€ City of Rockwall
972.772.6441 OFFICE
rmiller@rockwall.com
385 S. Goliad Street ��€ Rockwall, TX 75087

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From: [redacted]
Sent: Monday, May 4, 2020 11:11 AM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Ryan

I've forwarded the comment to the Architect; I'm not certain how they'll respond, but we should have revised versions of the entire submittal for you tomorrow.

To address the color – I don't think the color comes through well on his pdfs. I got the specification from him, it's Indigo Batik from Sherwin Williams (https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW7602-indigo-batik). Hope that helps.

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Monday, May 4, 2020 10:10 AM
To: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Jared – The ARB requested that the columns on the retail building be pulled to protrude out to give depth to the front. They also wanted to know if the blue color used on the doors and canopies was an accurate depiction or if another color was planned. Other than that they were fine with the changes made on the other building. Staff did, however, want to get a note added to the elevations that indicated the HVAC/RTU's would be completely screened and not be visible from any direction since they are not being dashed in. If you have any additional questions please let me know. Thanks.

Ryan C. Miller, AICP
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rmiller@rockwall.com
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From: [redacted]
Sent: Monday, May 4, 2020 8:15 AM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Ryan ⁄€“

Were there any additional comments/considerations from ARB last week?

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Friday, April 24, 2020 11:11 AM
To: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Thanks ⁄€⁄ we sent them to ARB.

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From: [redacted]
Sent: Friday, April 24, 2020 10:33 AM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: [redacted]
Subject: RE: Pinnacle Montessori Site Plan
[redacted]
Ryan [redacted]
[redacted]
Attached are the updated elevations from the architect.
[redacted]
Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]
[redacted]
[redacted]

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Thursday, April 23, 2020 10:34 AM
To: [redacted]
Subject: RE: Pinnacle Montessori Site Plan
[redacted]
Jared [redacted] You can revisit it at the time of submittal, but I will tell you they have required the loop on almost all of our development submittals; so this may be an uphill battle with them.[redacted] Let me know if you have any additional questions.[redacted] Thanks.
[redacted]
[redacted]
Ryan C. Miller, AICP
DIRECTOR OF PLANNING & ZONING [redacted] Planning & Zoning Division [redacted] City of Rockwall
972.772.6441 OFFICE
rmiller@rockwall.com
385 S. Goliad Street [redacted] Rockwall, TX 75087

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From: [redacted]
Sent: Thursday, April 23, 2020 10:32 AM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: [redacted]
Subject: RE: Pinnacle Montessori Site Plan
[redacted]
Ryan [redacted]
[redacted]
It doesn[redacted]t look like we can avoid the left turn lanes. I believe the fire department requires two points of access and driveway spacing criteria forces us to line them up with the existing median breaks [redacted] which of course dictates we install the left turn lanes. We[redacted]ll update our site plan accordingly.
[redacted]
I don[redacted]t think we completely agree that an internal water loop will be more cost effective [redacted] we[redacted]re willing to draw in a public water line loop for the site plan submittal; is there any way we can revisit this directly during engineering review?
[redacted]
Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]
[redacted]
[redacted]

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Thursday, April 23, 2020 10:13 AM
To: [redacted]
Subject: RE: Pinnacle Montessori Site Plan
[redacted]
Jared [redacted] See Sarah[redacted]s responses below.[redacted] The only way around the left hand turn lane would be to put in the drive without the median break.[redacted] Let me know if you have any additional questions.[redacted] Thanks.
[redacted]
Here you go.

> They will need to install the left turn lane for each driveway they install. The only way they may not need to install both turn lanes is if they only install one driveway at this time. Each driveway they install will require a left turn lane to be installed.
> The internal water loop will be needed for each of the buildings to have a domestic and fire line connection, and there will likely be at least one irrigation tap. Instead of having multiple service lines running through

the property, it is more cost-effective to make a waterline loop on the property.

Thank you,
Sarah Johnston

Sarah Johnston, E.I.T.
Public Works ‚€“ Engineering Division
City of Rockwall
385 S. Goliad
Rockwall, TX 75087
_972-771-7746_
972-771-7748 (fax)



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From: [redacted]
Sent: Wednesday, April 22, 2020 11:17 AM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Ryan ‚€“

Following up on our call; our architect has confirmed he‚€™ll have the elevations complete by Friday. We will send over once we receive.

For us to finalize our site/landscape plan revisions we need some feedback on the attached items. I‚€™ve provided text within the attachments detailing our questions. To summarize:

Our client wants to request the left turn lane, for our eastern drive entrance, be delayed until the eastern lot develops.
Requesting information from Engineering on the need for an internal water line loop, due to the loop being completed along Ralph Hall.

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Tuesday, April 21, 2020 5:31 PM
To: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Jared ��€ I just wanted to check and see if you had the comments complete for the meeting on April 28th. They were due today. If not we can discuss in the morning. Thanks.

Ryan C. Miller, AICP
DIRECTOR OF PLANNING & ZONING ��€ Planning & Zoning Division ��€ City of Rockwall
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rmiller@rockwall.com
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From: [redacted]
Sent: Thursday, April 16, 2020 1:54 PM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Thanks for sending over Ryan; we€™ve forwarded onto our client and the architect and they should be putting together a package that addresses most of these comment.

If for some reason they can€™t address by the end of next week I€™ll give you a heads up.

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Thursday, April 16, 2020 1:29 PM
To: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Jared €€ As I said in the meeting the other night, we solicited comments from the board via email this time around. Some of the comments below may be a little rough and if you need me to decipher let me know. For the final meeting on the 28th we plan on having the board available via Zoom. If you have any questions please let me know. Thanks.

Day Care

The Montessori building should incorporate a more traditional residential motif at the front (the Jurassic Park gate looks too alien to the surrounding context), such as a pitched gable roof and arched entryway.
It need to compliment surrounding sites and have the vertical and horizontal articulation.
The Montessori Academy should conform to surrounding buildings as well.
The current building elevations do not match any of the aesthetics in the area. The adjacent buildings (were constructed to a residential scale. The entry element (i.e. the Jurassic Park Gate) in the front supporting the canopy is out of scale with the remainder of the building (i.e. the tiered height of the building). The wainscoting appears to be too high for the remainder of the building, and the material blends are monotonous.

Strip Center

The after-school care building is too flat, and has the look of cheap tilt-up. The breaks in the parapet as shown are fine, but the façade needs more relief, with pilasters projecting slightly proud of overall face of the building. It would be recommended that the architecture of this building relates in some way to the Montessori building. The flat segmented arch doesn't relate to anything nearby.
Applicant should revise with improvements to include an accurate perspective and improved aesthetics.

This is a high visible site and the neighboring buildings along that stretch present a nice cohesive look and that needs to be continued.
The flat extended parapets would benefit from a different massing and need to indicate that they are finished on all sides (i.e. that they are not TPO). The parapet at the edges of the building on the front façade have a disproportionate leave out at the corners. The material variations seem to be too proportional. The pillars in the front could incorporate additional materials and could extend further upward.

Ryan C. Miller, AICP
DIRECTOR OF PLANNING & ZONING ï¿½â€ï¿½ Planning & Zoning Division ï¿½â€ï¿½ City of Rockwall
972.772.6441 OFFICE
rmiller@rockwall.com
385 S. Goliad Street ï¿½â€ï¿½ Rockwall, TX 75087

helpful links | City of Rockwall Website | Planning & Zoning Division Website | Municipal Code Website
GIS Division Website | City of Rockwall Interactive Maps | UNIFIED DEVELOPMENT CODE

NOTES
1) *APPOINTED AND ELECTED OFFICIALS*: BY *REPLYING ALL* TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT.ï¿½ PLEASE REPLY ONLY TO THE SENDER.
2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

From: [redacted]
Sent: Thursday, April 16, 2020 8:01 AM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Ryan ï¿½â€“

Do you happen to have the recommendations from the ARB? Iï¿½â€™d like to get those over to our architect.

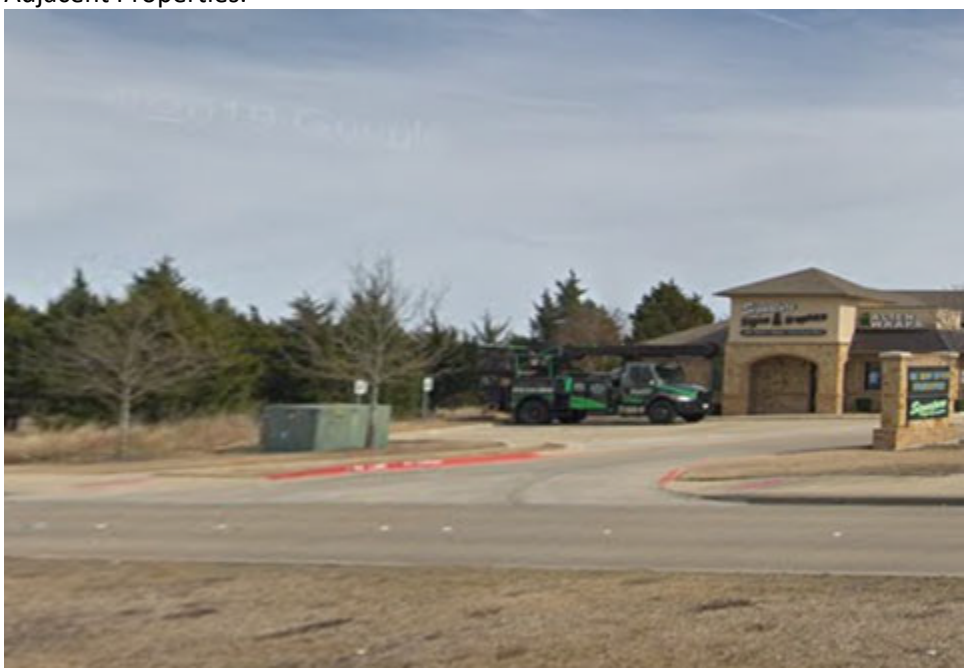
Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
811 S Central Expressway, Suite 306
Richardson, TX 75080
Direct: 214-462-7330

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Wednesday, April 15, 2020 3:24 PM
To: [redacted]

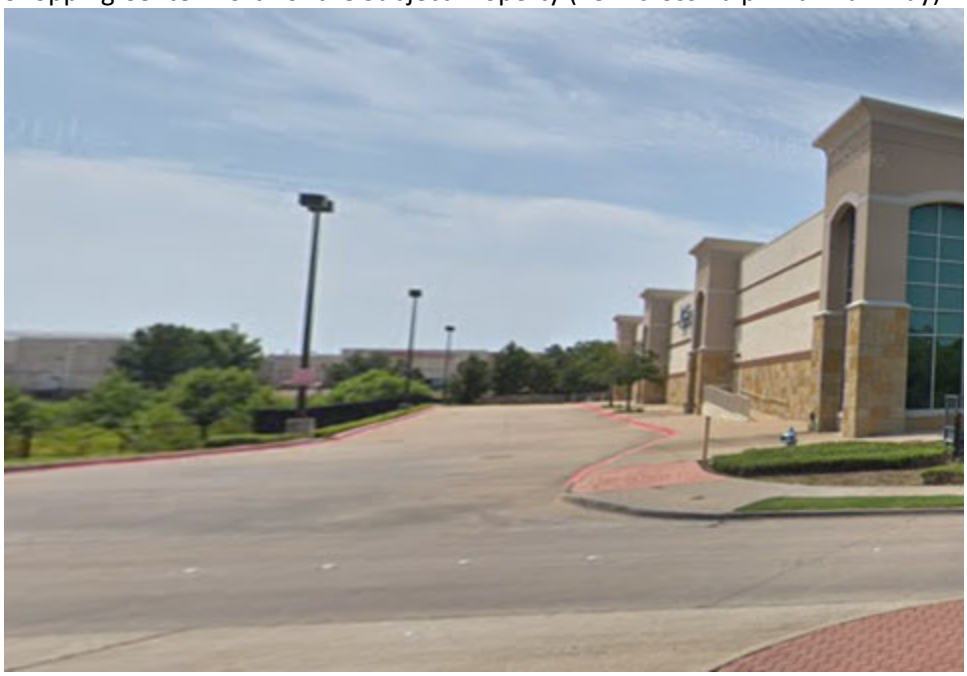
Cc: [redacted]
Subject: RE: Pinnacle Montessori Site Plan

Jared ï¿½â€ï¿½ Attached are the comments for SP2020-006.

Adjacent Properties.



Shopping Center North of the Subject Property (i.e. Across Ralph Hall Parkway).



Ryan C. Miller, AICP
DIRECTOR OF PLANNING & ZONING ï¿½â€ï¿½ Planning & Zoning Division ï¿½â€ï¿½ City of Rockwall
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From: [redacted]
Sent: Wednesday, April 15, 2020 3:13 PM
To: Brooks, Korey <kbrooks@rockwall.com>
Cc: Miller, Ryan <RMiller@rockwall.com>; [redacted]
Subject: Pinnacle Montessori Site Plan

Korey €“

I saw the comments for our project in the agenda for last nights meeting. Do you want us to simply address all of these comments and send a updated drawings to you?

Some of the comments we€™d hope to recognize and defer to the engineering review phase, i.e. analysis of the floodplain limits. Please advise.

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

From: [redacted]
Sent: Tuesday, April 14, 2020 1:55 PM
To: 'Brooks, Korey' <kbrooks@rockwall.com>
Subject: RE: Development Cases Submitted on March 20, 2020

Korey €“

Good afternoon. We€™re looking forward to the zoom meeting this afternoon. I€™ll be representing our project as the applicant.

To ensure we€™re following everything appropriately I wanted to verify that all I need to do is login to the meeting today and wait to answer any questions that may arise. If you need anything further or there are any other procedures I need to be aware of, please let me know.

Thanks,

Jared Helmberger, P.E.
Vice President of Engineering
Epsilon Land Development
[redacted]

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Thursday, March 26, 2020 11:27 AM
To: [redacted]
Cc: Brooks, Korey <kbrooks@rockwall.com>
Subject: RE: Development Cases Submitted on March 20, 2020

Jared,

The Planning and Zoning €˜Work Session€™ is scheduled for April 14th and the P&Z regular meeting for action is scheduled for April 28th. Please see the message below. Additionally, you will have ARB meeting(s) on these same dates. I have included Korey Brooks, your case manager, on this email who will be your contact person moving forward should any of these dates change. He will also be providing you with staff comments regarding you case prior to the April 14th meeting.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION € CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET € ROCKWALL, TX 75087

From: [redacted]
Sent: Thursday, March 26, 2020 11:18 AM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Development Cases Submitted on March 20, 2020

David €“

Thanks for the call yesterday. I wanted to verify a few items. Your call stated that the P&Z meeting with be on 4/14. However, the message below states 4/28.

I want to verify so I can ensure that our team is at the appropriate meeting at the appropriate time.

Thanks,

Jared Helmberger, P.E.
Senior Project Manager
Epsilon Land Development
[redacted]

From: Gamez, Angelica <AGamez@rockwall.com>
Sent: Wednesday, March 25, 2020 8:41 AM
Cc: Miller, Ryan <RMiller@rockwall.com>; Brooks, Korey <kbrooks@rockwall.com>; Gonzales, David <DGonzales@rockwall.com>; Gamez, Angelica <AGamez@rockwall.com>; Planning <planning@rockwall.com>
Subject: Development Cases Submitted on March 20, 2020

Applicants of Development Cases Submitted on March 20, 2020:

Please be advised that in compliance with the City of Rockwall's Emergency Declaration -- *announced by Mayor Pruitt on March 19, 2020* -- all board and commission meetings that were scheduled prior to April 7, 2020 have been cancelled. This means that the meeting dates for your cases will be tentatively rescheduled as follows:

Planning and Zoning Work Session meeting will be held on *April 14, 2020*. *
Planning and Zoning Public Hearing meeting will be held on *April 28, 2020*. *
City Council Public Hearing will be held on *May 4, 2020*. (*1st Reading of Ordinance*) [*if Applicable*]
City Council meeting will be held on *May 18, 2020*. (*2nd Reading of Ordinance*) [*if Applicable*]

*: *Architectural Review Board (ARB) meetings will be held at 5:00 PM prior to the Planning and Zoning Commission.*
NOTE: All meetings will be held at 6:00 PM at City Hall.

If your item is on the *Action* or *Consent Agenda* sections of the April 14, 2020 agenda, your case will be scheduled for the *May 4, 2020* City Council meeting (*if City Council action is required*). It should also be noted that in order to comply with the Local, County, and State Emergency Declarations, the City of Rockwall is currently pursuing alternative meeting formats as a precautionary measure and to help comply with social distancing. Planning Department staff will contact all applicants with any changes or additional information. If you have any additional questions or comments please contact (972) 771-7745 or email planning@rockwall.com. Once cases have been assigned you should receive your comments from your case manager who will be your primary contact moving forward. In addition to this email, staff will be calling the contacts listed on your development application to convey this information.

We apologize for the inconvenience and thank you for your patience as we move forward.

Thank you,

Planning and Zoning Department of the City of Rockwall

972.771.7745 Office
385 S. Goliad St.
Rockwall, TX 75087
http://www.rockwall.com/planning/

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Lee, Henry

From: Gonzales, David
Sent: Saturday, May 9, 2020 3:05 PM
To: [redacted]
Cc: Miller, Ryan
Subject: P&Z Meeting
Attachments: 05_SP2020-006.pdf; 00_Agenda.pdf

Jared,

The Rockwall Planning and Zoning Commission meeting will be held in person in the City Council Chambers at 6:00 p.m. on Tuesday, May 12, 2020; however, as an alternative to attending the meeting in person you/and or your representative(s) may join the meeting remotely via Zoom. If you plan on attending via Zoom, please see the attached agenda for the instructions and link to register for the meeting. I am also attaching staff's report for your review.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

May 14, 2020

TO: Jared Helmberger, PE
Epsilon Land Development
811 S. Central Expressway, Suite 306
Richardson, TX 75080

CC: Jim Vaudagna
Dallas East
1445 W. San Carlos Street
San Jose, CA 95126

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2020-006; Site Plan for Pinnacle Montessori School (Daycare) and Strip Retail Center

Mr. Helmberger:

This letter serves to notify you that the above referenced site plan case, that you submitted for consideration by the City of Rockwall, was approved by the Planning and Zoning Commission on May 12, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

(1) Prior to the issuance of a building permit the applicant will need to replat the property in conformance to the approved site plan dedicating all required access easements;

(2) Prior to the issuance of a building permit the tree mitigation balance will need to be satisfied by either [1] planting the required number of trees on the subject property, [2] providing the Parks Department with the required number of trees, or [3] paying 20% of the balance into the City's tree fund and planting the remaining balance on site or providing it to the Parks Department; and,

(3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On May 12, 2020, the Planning and Zoning Commission made a motion to approve the site plan and variances. The motion was approved by a vote of 7-0.

Prior to submitting your civil engineering plans to the Engineering Department, you will need to submit bonded and digital copies of the site plan showing that all outstanding comments have been addressed. Please note that site plans that have not been completed within two (2) years of the final approval date shall be deemed to have expired. An extension may be granted by the Planning and Zoning Commission upon submission of a written request at least 90-days prior to the expiration date. Should you have any questions or concerns regarding your site plan or the site plan process, please feel free to contact me a (972) 771-7745.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning