PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2022-006 **P&Z DATE** 02/28/22 **CC DATE**_____ **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:_____

_____

_____

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_____

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. P2022-006

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 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	950 E and 962 E Ralph Hall Parkwy, Rockwall, TX 75032				
SUBDIVISION		LOT	5A & 5B	BLOCK	
GENERAL LOCATION	Rockwall Business Park East, 6.280 acres situated in J.D. McFarland Survey~ Abstract 145, Rockwall County				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C	CURRENT USE	Commercial
PROPOSED ZONING	C	PROPOSED USE	Commercial/ Retail
ACREAGE	6.280 Acres	LOTS [CURRENT]	5	LOTS [PROPOSED]	5A & 5B

☑ ***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	Buffalo Country Properties LLC	☑ APPLICANT	SRC Land Building and Real Estate LLC
CONTACT PERSON	Rajesh Malviya	CONTACT PERSON	Dnyanada Nevgi
ADDRESS	5909 Beth Dr	ADDRESS	811 S Central Expressway, Suite 306
CITY, STATE & ZIP	Plano, TX 75093	CITY, STATE & ZIP	Richardson, TX 75080
PHONE	(214) 454-6944	PHONE	214-396-3737
E-MAIL	nrmalviya@yahoo.com	E-MAIL	pm@srclandbuilding.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAJESH MALVIYA [*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 $ 425.6, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 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."

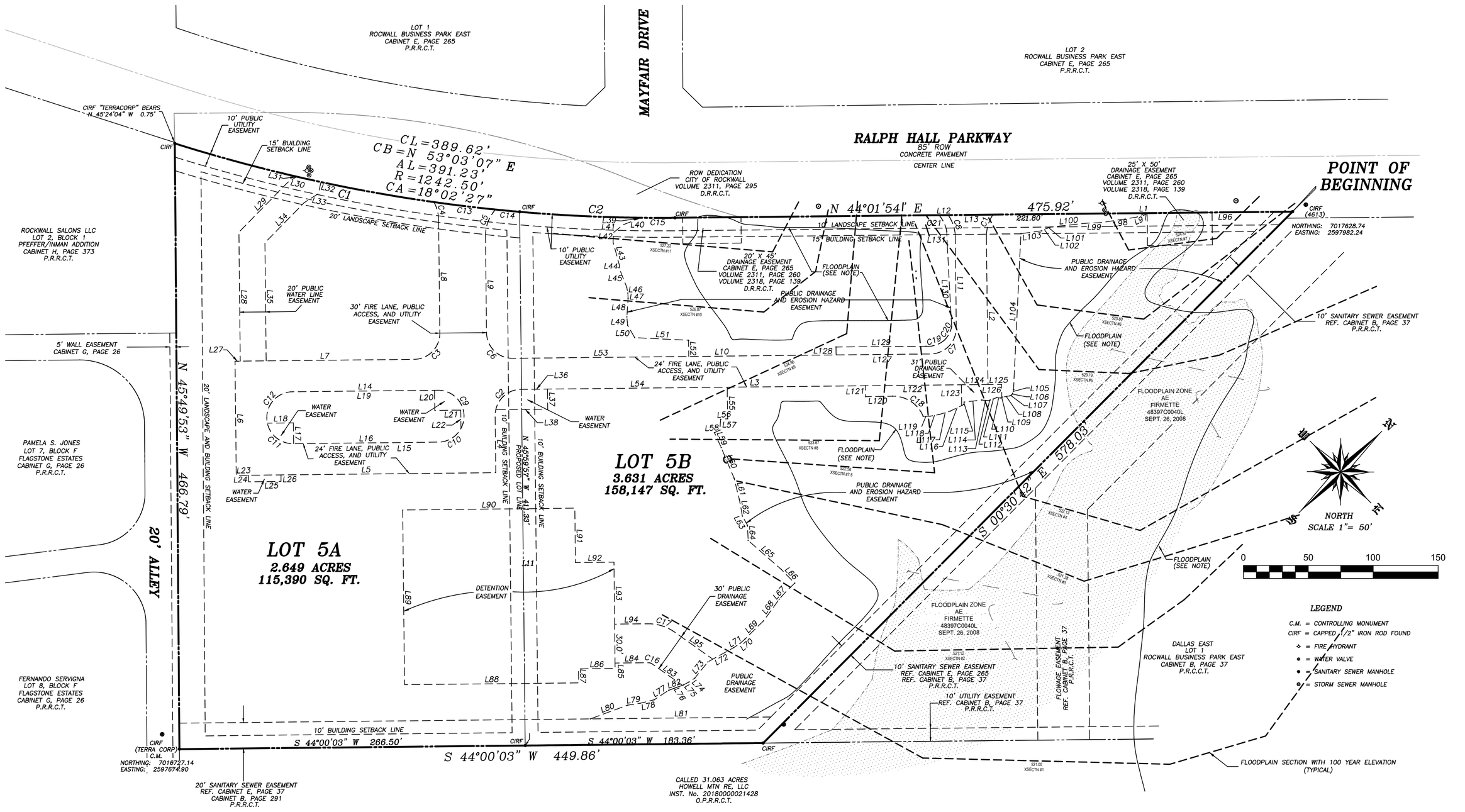
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* February, *20* 23

OWNER'S SIGNATURE Rajesh Malviya

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sharon Ivey

SHARON IVEY
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-15-24
Notary ID # 12609564-2

MY COMMISSION EXPIRES 9.15.2024



CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	34°10'40"	30.00'	17.90'	S 28°54'37" E	17.63'
C2	90°00'00"	20.00'	31.42'	S 00°59'57" E	28.28'
C3	90°00'00"	20.00'	31.42'	N 00°59'57" W	28.28'
C4	27°41'10"	30.00'	14.50'	N 59°50'32" W	14.36'
C5	42°34'40"	30.00'	22.29'	S 24°42'37" E	21.78'
C6	90°00'00"	20.00'	31.42'	N 89°00'03" E	28.28'
C7	90°00'00"	20.00'	31.42'	N 00°59'57" W	28.28'
C8	34°41'02"	30.00'	18.16'	N 63°20'28" W	17.88'
C9	118°57'18"	20.00'	41.52'	S 76°31'18" E	34.46'
C10	61°02'42"	20.00'	21.31'	S 13°28'42" W	20.32'
C11	78°27'47"	20.00'	27.39'	S 83°13'56" W	25.30'
C12	101°32'13"	20.00'	35.44'	N 06°46'04" W	30.98'
C13	2°12'08"	1242.50'	47.76'	N 51°31'12" E	47.75'
C14	0°47'38"	1348.94'	18.69'	N 49°59'16" E	18.69'
C15	1°15'07"	1242.50'	27.15'	S 44°39'27" W	27.15'
C16	35°55'37"	5.00'	3.14'	S 61°57'51" W	3.08'
C17	35°55'37"	35.00'	21.95'	N 61°57'51" E	21.59'
C18	68°53'31"	25.00'	30.06'	S 77°55'46" W	28.28'
C19	48°00'03"	19.15'	16.04'	N 25°09'13" E	15.58'
C20	32°02'49"	20.13'	11.26'	N 18°04'26" W	11.11'
C21	30°59'41"	26.14'	14.14'	N 70°39'48" W	13.97'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 44°01'54" W	230.87'
L2	S 45°59'57" E	114.01'
L3	S 44°00'03" W	360.00'
L4	S 45°59'57" E	44.00'
L5	S 44°00'03" W	200.00'
L6	N 45°59'57" W	88.00'
L7	N 44°00'03" E	138.00'
L8	N 45°59'57" W	87.09'
L9	S 45°59'57" E	74.48'
L10	N 44°00'03" E	322.00'
L11	N 45°59'57" W	69.81'
L12	N 44°01'54" E	7.04'
L13	N 44°01'54" E	34.51'
L14	N 44°00'03" E	112.00'
L15	S 44°00'03" W	112.00'
L16	S 44°00'03" W	111.50'
L17	N 45°59'57" W	16.00'
L18	S 44°00'03" W	20.10'
L19	N 44°00'03" E	109.50'
L20	S 45°59'57" E	15.50'
L21	N 44°00'03" E	20.00'
L22	S 45°59'57" E	14.18'
L23	N 44°00'03" E	9.50'
L24	S 45°59'57" E	5.00'
L25	N 44°00'03" E	25.00'
L26	N 45°59'57" W	5.00'
L27	N 44°00'03" E	4.00'
L28	N 45°59'57" W	99.37'
L29	N 00°59'57" W	53.75'
L30	N 12°09'43" E	7.01'
L31	N 32°50'17" W	0.86'
L32	S 32°50'17" E	9.14'
L33	S 12°09'43" W	12.99'
L34	S 00°59'57" E	43.15'
L35	S 45°59'57" E	91.08'
L36	N 44°00'03" E	20.50'
L37	S 45°59'57" E	15.50'
L38	S 44°00'03" W	39.99'
L39	S 11°37'05" W	1.71'
L40	S 22°53'33" W	12.72'
L41	S 04°35'18" W	9.18'
L42	S 43°45'30" E	7.41'
L43	S 60°43'23" E	18.94'
L44	S 25°00'34" E	11.36'
L45	S 66°53'11" E	16.18'
L46	S 56°16'27" E	4.61'
L47	S 48°01'53" E	14.02'
L48	S 41°40'43" E	14.37'
L49	S 50°27'14" E	6.45'
L50	S 75°09'50" E	11.02'
L51	N 47°20'09" E	41.55'
L52	S 45°59'57" E	12.51'
L53	S 44°00'03" W	135.62'
L54	N 44°00'03" E	138.56'
L55	S 45°59'57" E	24.35'
L56	S 40°30'31" W	5.35'
L57	S 41°34'24" E	8.35'
L58	S 19°42'40" W	4.66'
L59	S 69°52'43" E	12.67'
L60	S 68°13'22" E	25.60'
L61	S 59°09'17" E	17.16'
L62	S 55°40'29" E	12.78'
L63	S 74°35'01" E	8.02'
L64	S 47°58'33" E	11.68'
L65	N 85°51'43" E	33.95'
L66	S 89°55'55" E	14.73'

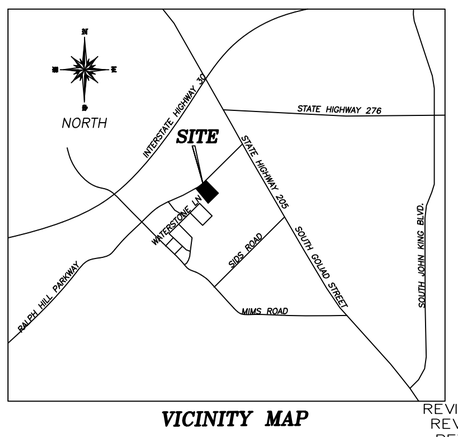
LINE TABLE		
LINE	BEARING	DISTANCE
L67	S 04°10'29" E	6.89'
L68	S 09°27'26" E	20.63'
L69	S 00°11'15" W	19.92'
L70	S 03°08'39" W	5.24'
L71	S 11°03'41" W	5.73'
L72	S 15°37'24" W	22.82'
L73	S 06°31'56" E	16.13'
L74	S 11°17'00" W	5.49'
L75	S 16°45'35" W	4.66'
L76	S 24°50'52" W	12.10'
L77	S 11°08'57" W	13.29'
L78	S 30°41'04" W	11.25'
L79	S 36°01'01" W	9.83'
L80	S 24°22'44" W	30.57'
L81	N 44°00'03" E	139.12'
L82	N 24°50'52" E	11.27'
L83	S 79°55'40" W	28.55'
L84	S 44°00'03" W	25.68'
L85	S 45°59'57" E	4.16'
L86	S 44°00'02" W	28.18'
L87	S 45°59'57" E	10.83'
L88	S 44°00'03" W	134.20'
L89	N 45°59'57" W	134.66'
L90	N 44°00'03" E	132.66'
L91	S 45°59'57" E	41.91'
L92	N 44°00'02" E	29.72'
L93	S 45°59'57" E	47.76'
L94	N 44°00'03" E	25.68'
L95	N 79°55'40" E	36.03'
L96	S 44°01'54" W	113.31'
L97	S 19°43'02" W	7.35'
L98	S 35°53'34" W	28.50'
L99	S 42°56'22" W	9.98'
L100	S 38°30'44" W	28.79'
L101	S 24°47'11" W	2.57'
L102	S 18°10'06" W	4.58'
L103	S 36°51'51" W	16.20'
L104	S 42°41'37" E	120.25'
L105	S 33°02'15" E	13.00'
L106	S 11°45'56" E	11.45'
L107	S 16°24'25" W	1.63'
L108	S 35°21'28" W	5.49'
L109	S 18°42'48" W	1.66'
L110	S 48°46'38" W	3.22'
L111	S 25°02'09" W	5.26'
L112	S 07°32'59" W	10.99'
L113	S 50°06'48" W	5.83'
L114	S 37°53'17" W	13.54'
L115	S 35°25'15" E	1.92'
L116	S 18°33'37" W	11.53'
L117	N 27°36'40" E	10.91'
L118	S 34°12'13" W	6.97'
L119	S 43°29'01" W	4.17'
L120	S 43°29'01" W	20.66'
L121	N 45°59'57" W	8.42'
L122	N 44°00'03" E	73.83'
L123	N 45°59'57" W	16.04'
L124	N 44°00'03" E	20.50'
L125	N 44°00'03" E	10.50'
L126	N 45°59'57" W	10.15'
L127	S 44°00'03" W	72.84'
L128	N 45°59'57" W	6.11'
L129	N 44°07'08" E	69.36'
L130	N 48°29'11" W	63.30'
L131	N 47°27'09" W	10.13'

FLOOD NOTE:

Floodplain shown is based on the Floodplain Information Study prepared for the Pinnacle Montessori located in Rockwall, Texas and prepared by: JARED HELMBERGER PE
GRADING PLAN – SHEET C2.00 ISSUE DATE: 12/20/2020

GENERAL NOTES:

1. *The original copy will have original signatures, stamp seal and an impression seal.*
2. *Copyright 2020, Surdukan Surveying, Inc.*
3. *This survey is being provided solely for the use of the current parties.*
4. *This survey is subject to all easements of record.*
5. *It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83–54.*
6. *The basis of bearings, horizontal and vertical position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, Vertical position are referenced to NAVD88 using (GEIOD03).*



VICINITY MAP

REVISED FEBRUARY 14, 2022
REVISED OCTOBER 18, 2021
REVISED AUGUST 17, 2021
JUNE 24, 2020

Job No. 2020–03 CASE NO.: _____

REPLAT

ROCKWALL BUSINESS PARK EAST LOT 5A & LOT 5B

AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
BEING A REPLAT OF LOT 5
ROCKWALL BUSINESS PARK EAST
LOTS 1, 2, 3, 4, & 5
CABINET E, SLIDE 265
6.280 Acres Situated In The
J.D. McFARLAND SURVEY ~ ABSTRACT 145
ROCKWALL COUNTY, TEXAS
SHEET 1 OF 2

Owner
LAKESIDE KIDS, LLC
ATTN: MONA AGARWAL
5909 BETH DRIVE
PLANO, TEXAS 75093
TELEPHONE 423 943–1203

Surveyor
SURDUKAN SURVEYING, INC.
DAVID J. SURDUKAN, R.P.L.S. 4613
P.O. BOX 126
ANNA, TEXAS 75409
TELEPHONE 972 924–8200

OWNERS' CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

WHEREAS, Lakeside Kids, LLC *being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being all of Lot 5 of ROCKWALL BUSINESS PARK EAST, LOTS 1, 2 ,3 ,4, & 5, an Addition to the City of Rockwall, Rockwall County, Texas according to the Map or Plat thereof recorded in Cabinet E, Page 265 of the Plat Records of Rockwall County, Texas and more particularly described in metes and bounds as follows;*

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the north corner of said Lot 5, said corner also being the west corner of Lot 1, Rockwall Business Park East, an addition to the City of Rockwall, as recorded in Cabinet B, Page 37 of the Plat Records of Rockwall County, Texas, said iron rod being in the southeast right–of–way of Ralph Hall Parkway, an 85' right–of–way;

THENCE S 00°30'42" E a distance of 578.03' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE S 44°00'03" W a distance of 449.86' to a 1/2" iron rod with plastic cap stamped "TERRA CORP" found for corner in the east line of Block F of the Flagstone Estate an addition to the City of Rockwall and recorded in Cabinet G, Page 26 of the Plat Records of Rockwall County, Texas;

THENCE N 45°49'53" W a distance of 466.79' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for the northeast corner of Lot 2, Block 1 of the Pfeffer/Inman Addition an addition to the City of Rockwall and recorded in Cabinet H, Page 373 of the Plat Records of Rockwall County, Texas, and said iron rod being in the southeast right–of–way of Ralph Hall Parkway at the beginning of a non–tangent curve to the left;

THENCE along said curve to the left following the southeast right–of–way of Ralph Hall Parkway through a central angle of 18°02'27", a radius of 1242.50', an arc length of 391.23', with a chord bearing of N 46°47'39" E, and a chord length of 389.62' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE N 44°01'54" E continuing with the southeast right–of–way of Ralph Hall Parkway a distance of 475.92' to the POINT OF BEGINNING and containing 273,537 Square Feet or 6.280 Acres of land.

OWNERS' DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the replat of ***ROCKWALL BUSINESS PARK EAST, LOT 5A & LOT 5B*** *to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ROCKWALL BUSINESS PARK EAST, LOT 5A & LOT 5B subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;*

1. *No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.*
2. *Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.*
3. *The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.*
4. *The developer and subdivision engineer shall bear total responsibility for storm drain improvements.*
5. *The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.*
6. *No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or*
7. *Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.*

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

LAKESIDE KIDS, LLC

_____
Mona Agarwal
Managing Partner

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared Mona Agarwal, *a Managing Partner of Lakeside Kids, LLC, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that* Mona Agarwal *executed the same for the purpose and considerations therein expressed and in the capacity stated.*

Given under my hand and seal of the office this the ___ day of _____, 2021,

_____
Notary Public, State of Texas

_____
My Commission Expires

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, a Registered Professional Land Surveyor, licensed by the State of Texas. affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

_____ _____
David J. Surdukan *Date*
R.P.L.S. 4613

CITY OF ROCKWALL'S CERTIFICATE

_____ _____
Planning & Zoning Commission, Chairman *Date*

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2021.

_____ _____ _____
Mayor, City of Rockwall *City Secretary* *City Engineer*

REPLAT

ROCKWALL BUSINESS PARK EAST
LOT 5A & LOT 5B

AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
BEING A REPLAT OF LOT 5
ROCKWALL BUSINESS PARK EAST
LOTS 1, 2, 3, 4, & 5
CABINET E, SLIDE 265
6.280 Acres Situated In The
J.D. McFARLAND SURVEY ~ ABSTRACT 145
ROCKWALL COUNTY, TEXAS

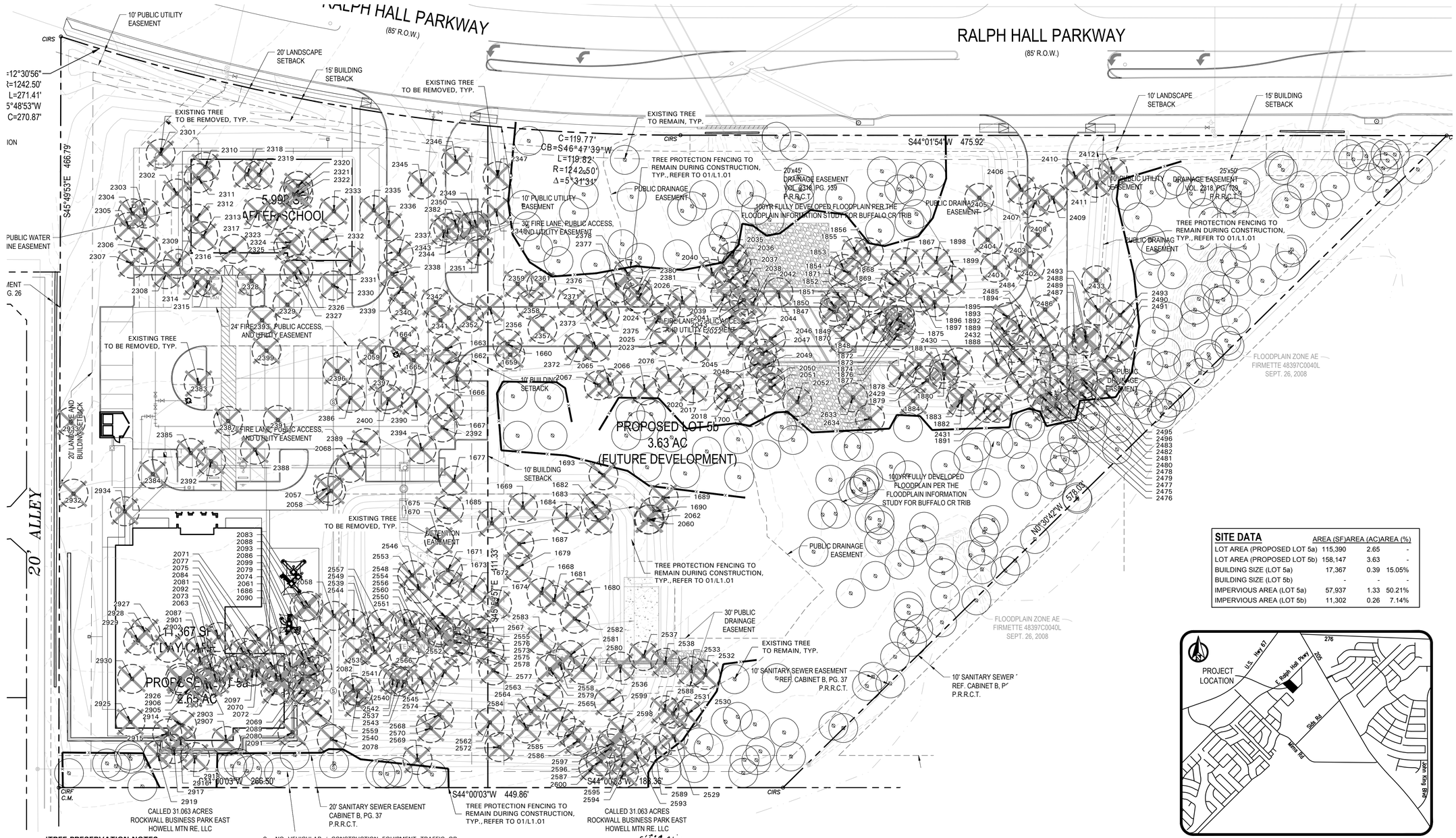
SHEET 2 OF 2

Owner
LAKESIDE KIDS, LLC
ATTN: MONA AGARWAL
5909 BETH DRIVE
PLANO, TEXAS 75093
TELEPHONE 423 943–1203

Surveyor
SURDUKAN SURVEYING, INC.
DAVID J. SURDUKAN, R.P.L.S. 4613
P.O. BOX 126
ANNA, TEXAS 75409
TELEPHONE 972 924–8200

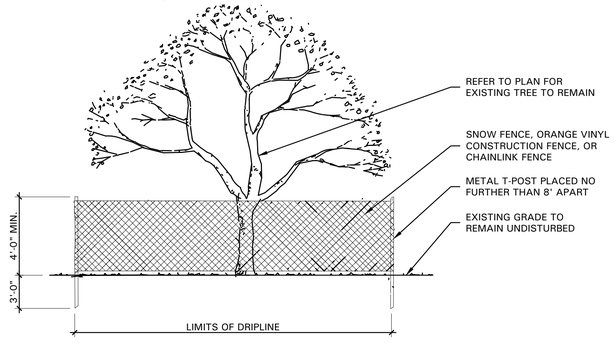
REVISED FEBRUARY 14, 2022
REVISED OCTOBER 18, 2021
REVISED AUGUST 17, 2021
JUNE 24, 2020

Job No. 2020–03 CASE NO.: _____



'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
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIAN ALLEN
2240
STATE OF TEXAS
12/06/21

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

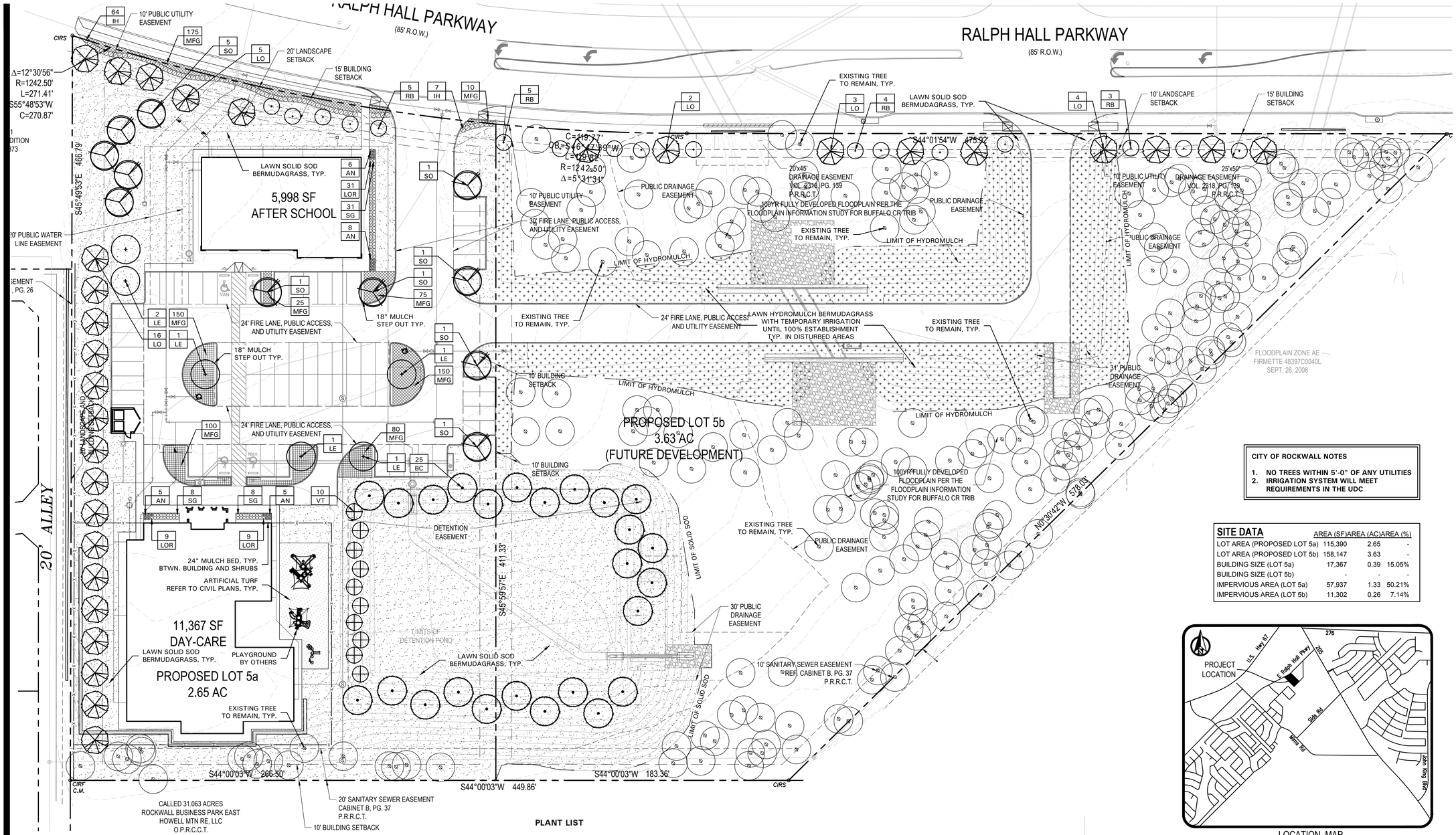
TREE PRESERVATION PLAN

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 BE REMOVED	
1669	6	Cedar	TO BE REMOVED	
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 BE REMOVED	
1680	6	Cedar	TO BE REMOVED	
1681	6	Cedar	TO BE REMOVED	
1682	6	Cedar	TO BE REMOVED	
1683	6	Cedar	TO BE REMOVED	
1684	6	Cedar	TO BE REMOVED	
1685	12	Cedar	TO BE REMOVED	6
1686	6	Cedar	TO REMAIN	
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1688	6	Cedar	TO REMAIN	
1689	6	Cedar	TO BE REMOVED	
1690	6	Cedar	TO BE REMOVED	
1691	6	Cedar	TO REMAIN	
1692	6	Cedar	TO REMAIN	
1693	14	Cedar	TO BE REMOVED	7
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 BE REMOVED	9
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	
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2018	6	Cedar	TO BE REMOVED	
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2486	6	Cedar	TO BE REMOVED	
2487	6	Cedar	TO BE REMOVED	
2488	6	Cedar	TO BE REMOVED	
2489	6	Cedar	TO BE REMOVED	
2490	8	Cedar	TO BE REMOVED	
2491	8	Cedar	TO BE REMOVED	
2492	6	Cedar	TO REMAIN	
2493	8	Cedar	TO BE REMOVED	
2494	6	Cedar	TO REMAIN	
2495	6	Cedar	TO BE REMOVED	
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2501	6	Cedar	TO REMAIN	
2502	8	Cedar	TO REMAIN	
2503	6	Cedar	TO REMAIN	
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2507	6	Cedar	TO REMAIN	
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2515	12	Cedar	TO REMAIN	
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2517	6	Cedar	TO REMAIN	
2519	6	Cedar	TO REMAIN	
2520	6	Cedar	TO REMAIN	
2521	6	Cedar	TO REMAIN	
2522	8	Cedar	TO REMAIN	
2523	8	Cedar	TO REMAIN	
2524	8	Cedar	TO REMAIN	
2525	6	Cedar	TO REMAIN	
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2527	6	Cedar	TO REMAIN	
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2537	8	Cedar	TO BE REMOVED	
2538	8	Cedar	TO BE REMOVED	
2539	10	Cedar	TO BE REMOVED	
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2540	6	Cedar	TO BE REMOVED	
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2542	6	Cedar	TO BE REMOVED	
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2544	6	Cedar	TO BE REMOVED	
2545	8	Cedar	TO BE REMOVED	
2546	10	Cedar	TO BE REMOVED	
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2550	8	Cedar	TO BE REMOVED	
2551	8	Cedar	TO BE REMOVED	
2552	6	Cedar	TO BE REMOVED	
2553	6	Cedar	TO BE REMOVED	
2554	6	Cedar	TO BE REMOVED	
2555	6	Cedar	TO BE REMOVED	
2556	6	Cedar	TO BE REMOVED	
2557	6	Cedar	TO BE REMOVED	
2558	6	Cedar	TO BE REMOVED	
2559	6	Cedar	TO BE REMOVED	
2560	8	Cedar	TO BE REMOVED	
2562	12	Cedar	TO BE REMOVED	6
2563	14	Cedar	TO BE REMOVED	7
2564	6	Cedar	TO BE REMOVED	
2565	12	Cedar	TO BE REMOVED	6
2566	10	Cedar	TO BE REMOVED	
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 BE REMOVED	7
2580	10	Cedar	TO BE REMOVED	
2581	6	Cedar	TO BE REMOVED	
2582	10	Cedar	TO BE REMOVED	
2583	10	Cedar	TO BE REMOVED	
2584	12	Cedar	TO BE REMOVED	6
2585	10	Cedar	TO BE REMOVED	
2586	12	Cedar	TO BE REMOVED	6
2587	8	Cedar	TO BE REMOVED	
2588	6	Cedar	TO BE REMOVED	
2589	8	Cedar	TO BE REMOVED	
2591	6	Cedar	TO REMAIN	
2592	6	Cedar	TO REMAIN	
2593	12	Cedar	TO BE REMOVED	6
2594	8	Cedar	TO REMAIN	
2595	6	Cedar	TO REMAIN	
2596	8	Cedar	TO REMAIN	
2597	8	Cedar	TO REMAIN	
2598	8	Cedar	TO BE REMOVED	
2599	10	Cedar	TO BE REMOVED	
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2607	10	Cedar	TO REMAIN	
2608	8	Cedar	TO REMAIN	
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2612	12	Cedar	TO REMAIN	
2613	6	Cedar	TO REMAIN	
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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	
2631	10	Cedar	TO REMAIN	
2632	10	Cedar	TO REMAIN	
2633	6	Gulf Black Willow	TO BE REMOVED	
2634	6	Cedar	TO BE REMOVED	
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	
2643	10	Cedar	TO REMAIN	
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	
2667	8	Cedar	TO REMAIN	
2668	12	Cedar	TO REMAIN	
2669	8	Cedar	TO REMAIN	
2670	8	Cedar	TO REMAIN	
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2672	12	Cedar	TO REMAIN	
2673	6	Cedar	TO REMAIN	
2674	6	Cedar	TO REMAIN	
2675	6	Cedar	TO REMAIN	
2676	6	Cedar	TO REMAIN	
2677	6	Cedar	TO REMAIN	
2678	6	Cedar	TO REMAIN	
2679	6	Cedar	TO REMAIN	
2680	12	Cedar	TO REMAIN	
2681	10	Cedar	TO REMAIN	
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	
2693	10	Cedar	TO REMAIN	
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



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	25	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	10	2" cal.	B&B or container grown, 8' ht., 4' spread, 3 trunk min.
			Total Canopy Trees:	72		
			Total Accent Trees:	27		
	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'		71	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		765	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
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIAN JAMES
2248
STATE OF TEXAS
12/06/21

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, 4" cal.	(5) trees, 4" 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, 4" cal.	(16) trees, 4" cal.

PARKING LOT LANDSCAPING

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

Total interior parking lot area: 23,980 s.f.
Total parking spaces: 64 spaces

Required	Provided
1,199 s.f. (5%)	4,288 s.f.
(7) trees, 4" cal.	(12) trees, 4" cal.

SITE LANDSCAPING

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

Total site: 273,538 s.f.

Required	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: 8,051 s.f.

Required	Provided
(10) trees, 4" cal.	(10) trees, 4" cal.
(10) accent trees	(10) 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, 4" cal.	(9) trees, 4" 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

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PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
LORI ANN WALSH
2240
STATE OF TEXAS

12/06/21

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.

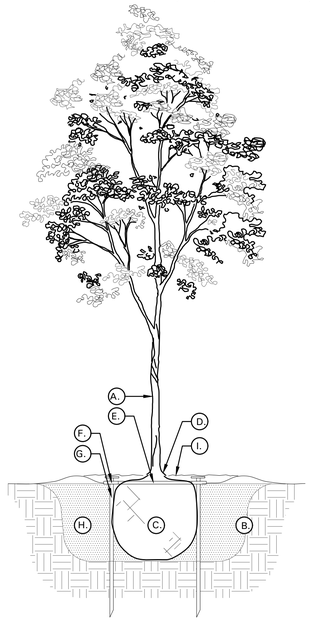
P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, broken and badly bruised branches 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.

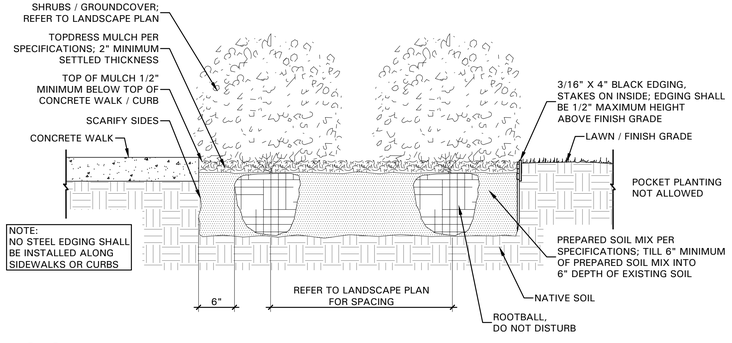
I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

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
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIANN HAMM
2240
STATE OF TEXAS
12/06/21

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

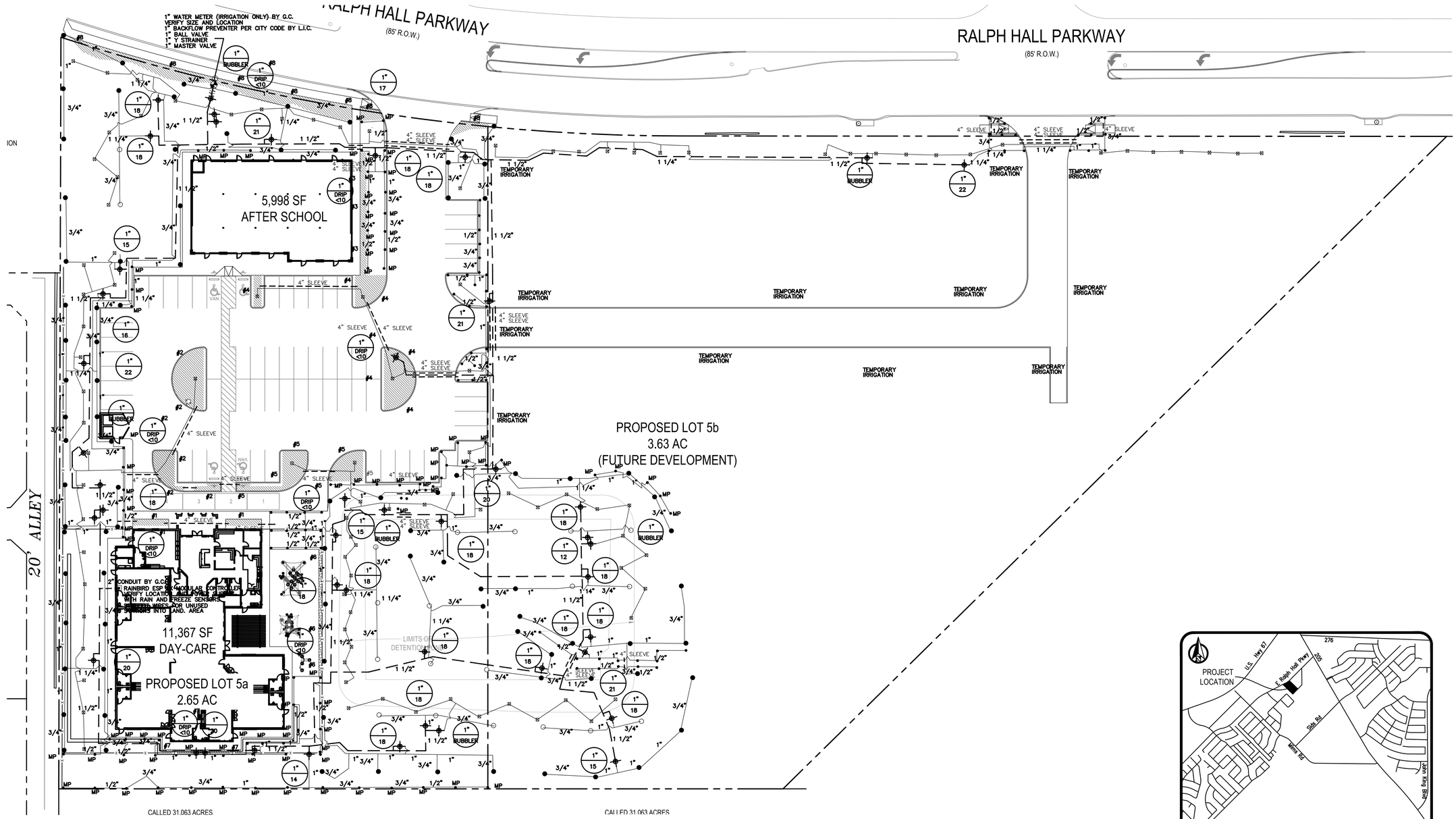
SHEET TITLE

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	½"
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

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

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PROFESSIONAL SEAL

STATE OF TEXAS
JOHN JAY WINGFIELD
851
LICENSED IRRIGATOR
12/06/21

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.

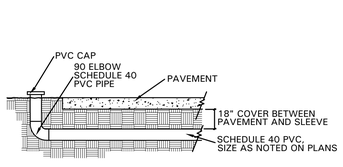
D. Check each section of spray heads for operating pressure and balance to other sections by use of flow adjustment on top of each valve.

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.

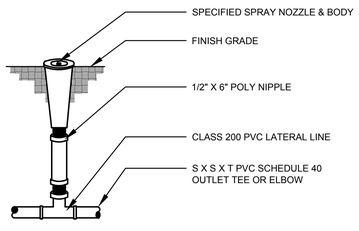
3.11 SYSTEM DEMONSTRATION

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.

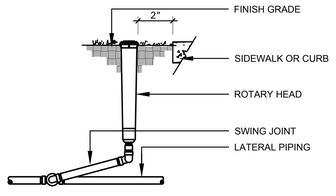
END OF SECTION



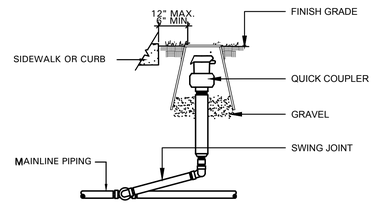
01 SLEEVE DETAIL
NOT TO SCALE



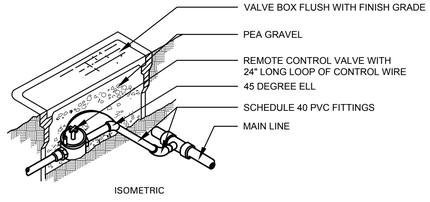
02 POP-UP LAWN SPRAY ASSEMBLY
NOT TO SCALE



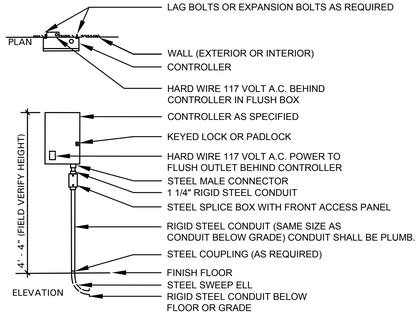
03 ROTARY HEAD
NOT TO SCALE



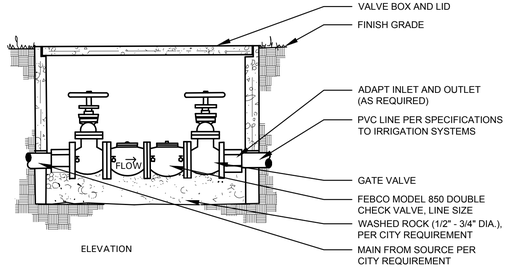
04 QUICK COUPLER
NOT TO SCALE



05 REMOTE CONTROL VALVE
NOT TO SCALE



06 WALL MOUNTED CONTROLLER
NOT TO SCALE



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
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments

PROFESSIONAL SEAL



OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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

PROJECT NUMBER: PMA032

SHEET TITLE

IRRIGATION SPECIFICATIONS AND DETAILS

SHEET NUMBER

L3.02

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. P2022-006

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 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	950 E and 962 E Ralph Hall Parkwy, Rockwall, TX 75032				
SUBDIVISION		LOT	5A & 5B	BLOCK	
GENERAL LOCATION	Rockwall Business Park East, 6.280 acres situated in J.D. McFarland Survey~ Abstract 145, Rockwall County				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C	CURRENT USE	Commercial
PROPOSED ZONING	C	PROPOSED USE	Commercial/ Retail
ACREAGE	6.280 Acres	LOTS [CURRENT]	5	LOTS [PROPOSED]	5A & 5B

☑ ***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	Buffalo Country Properties LLC	☑ APPLICANT	SRC Land Building and Real Estate LLC
CONTACT PERSON	Rajesh Malviya	CONTACT PERSON	Dnyanada Nevgi
ADDRESS	5909 Beth Dr	ADDRESS	811 S Central Expressway, Suite 306
CITY, STATE & ZIP	Plano, TX 75093	CITY, STATE & ZIP	Richardson, TX 75080
PHONE	(214) 454-6944	PHONE	214-396-3737
E-MAIL	nrmalviya@yahoo.com	E-MAIL	pm@srclandbuilding.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAJESH MALVIYA [*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 $ 425.6, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 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."

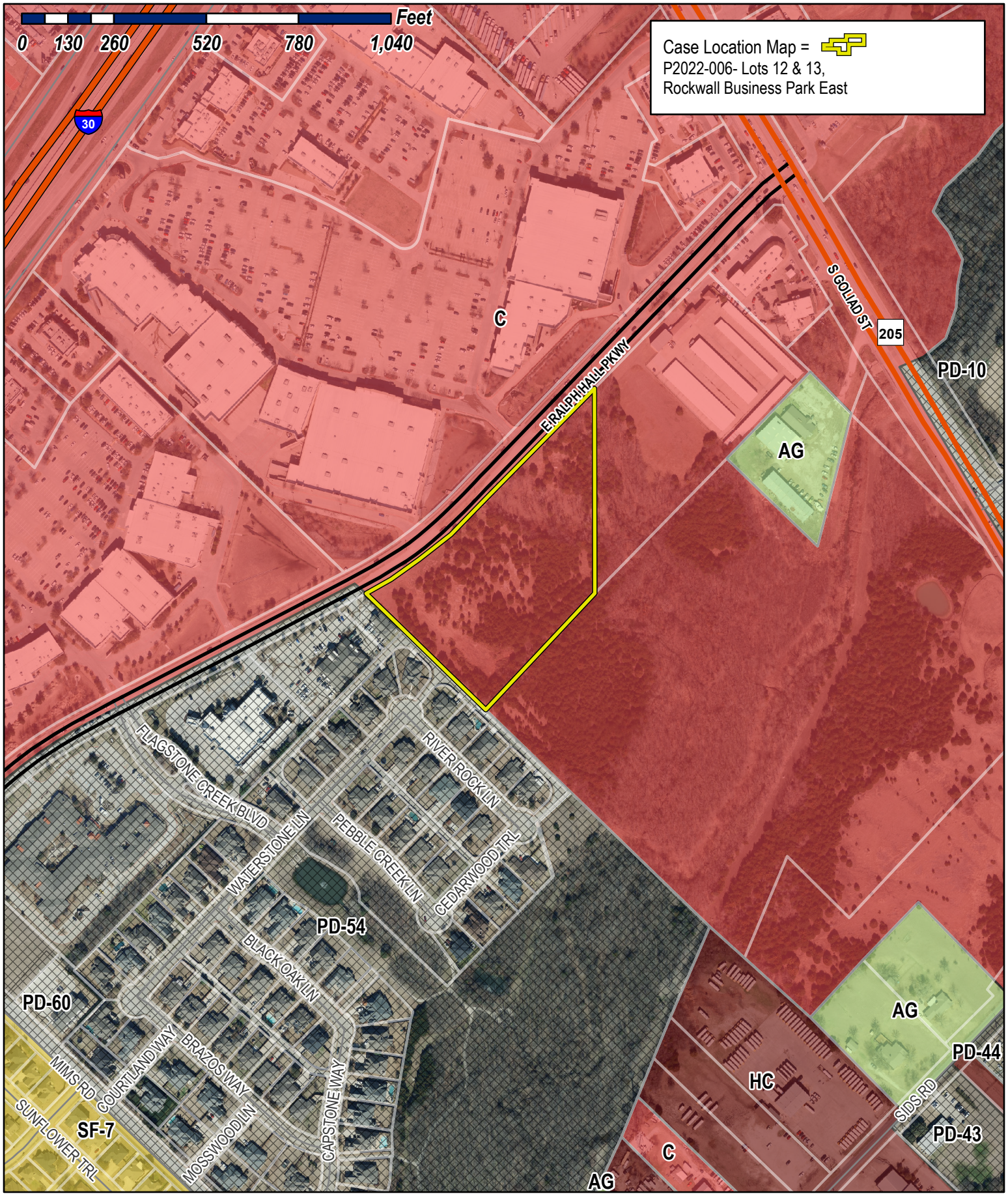
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* February, *20* 23

OWNER'S SIGNATURE Rajesh Malviya

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sharon Ivey

SHARON IVEY
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-15-24
Notary ID # 12609564-2

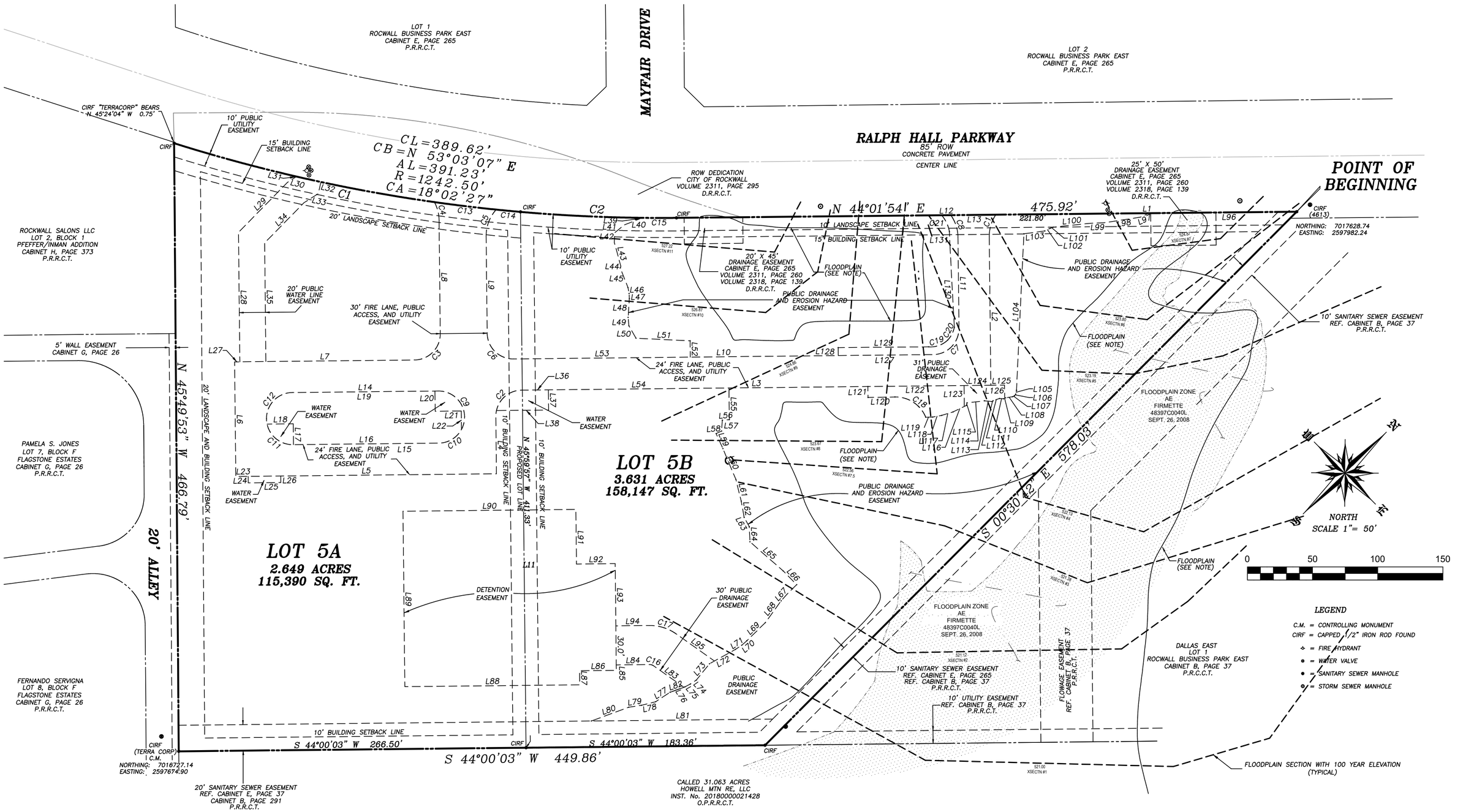
MY COMMISSION EXPIRES 9.15.2024



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.



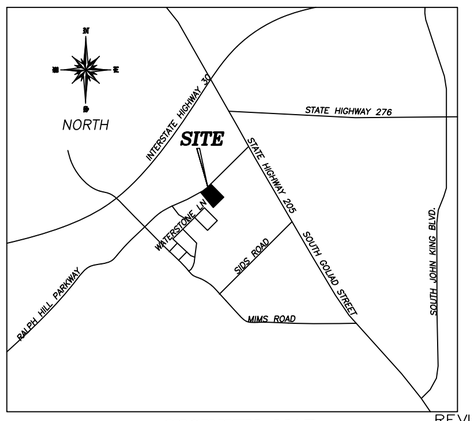
CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	34°10'40"	30.00'	17.90'	S 28°54'37" E	17.63'
C2	90°00'00"	20.00'	31.42'	S 00°59'57" E	28.28'
C3	90°00'00"	20.00'	31.42'	N 00°59'57" W	28.28'
C4	27°41'10"	30.00'	14.50'	N 59°50'32" W	14.36'
C5	42°34'40"	30.00'	22.29'	S 24°42'37" E	21.78'
C6	90°00'00"	20.00'	31.42'	N 89°00'03" E	28.28'
C7	90°00'00"	20.00'	31.42'	N 00°59'57" W	28.28'
C8	34°41'02"	30.00'	18.16'	N 63°20'28" W	17.88'
C9	118°57'18"	20.00'	41.52'	S 76°31'18" E	34.46'
C10	61°02'42"	20.00'	21.31'	S 13°28'42" W	20.32'
C11	78°27'47"	20.00'	27.39'	S 83°13'56" W	25.30'
C12	101°32'13"	20.00'	35.44'	N 06°46'04" W	30.98'
C13	2°12'08"	1242.50'	47.76'	N 51°31'12" E	47.75'
C14	0°47'38"	1348.94'	18.69'	N 49°59'16" E	18.69'
C15	1°15'07"	1242.50'	27.15'	S 44°39'27" W	27.15'
C16	35°55'37"	5.00'	3.14'	S 61°57'51" W	3.08'
C17	35°55'37"	35.00'	21.95'	N 61°57'51" E	21.59'
C18	68°53'31"	25.00'	30.06'	S 77°55'46" W	28.28'
C19	48°00'03"	19.15'	16.04'	N 25°09'13" E	15.58'
C20	32°02'49"	20.13'	11.26'	N 18°04'26" W	11.11'
C21	30°59'41"	26.14'	14.14'	N 70°39'48" W	13.97'

FLOOD NOTE:

Floodplain shown is based on the Floodplain Information Study prepared for the Pinnacle Montessori located in Rockwall, Texas and prepared by: JARED HELMBERGER PE
GRADING PLAN – SHEET C2.00 ISSUE DATE: 12/20/2020

GENERAL NOTES:

1. *The original copy will have original signatures, stamp seal and an impression seal.*
2. *Copyright 2020, Surdukan Surveying, Inc.*
3. *This survey is being provided solely for the use of the current parties.*
4. *This survey is subject to all easements of record.*
5. *It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83–54.*
6. *The basis of bearings, horizontal and vertical position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, Vertical position are referenced to NAVD88 using (GEIOD03).*



VICINITY MAP

REVISED FEBRUARY 14, 2022
REVISED OCTOBER 18, 2021
REVISED AUGUST 17, 2021
JUNE 24, 2020

Job No. 2020–03

CASE NO.: _____

REPLAT

ROCKWALL BUSINESS PARK EAST LOT 5A & LOT 5B

AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
BEING A REPLAT OF LOT 5
ROCKWALL BUSINESS PARK EAST
LOTS 1, 2, 3, 4, & 5
CABINET E, SLIDE 265
6.280 Acres Situated In The
J.D. McFARLAND SURVEY ~ ABSTRACT 145
ROCKWALL COUNTY, TEXAS
SHEET 1 OF 2

Owner

LAKESIDE KIDS, LLC
ATTN: MONA AGARWAL
5909 BETH DRIVE
PLANO, TEXAS 75093
TELEPHONE 423 943–1203

Surveyor

SURDUKAN SURVEYING, INC.
DAVID J. SURDUKAN, R.P.L.S. 4613
P.O. BOX 126
ANNA, TEXAS 75409
TELEPHONE 972 924–8200

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 44°01'54" W	230.87'
L2	S 45°59'57" E	114.01'
L3	S 44°00'03" W	360.00'
L4	S 45°59'57" E	44.00'
L5	S 44°00'03" W	200.00'
L6	N 45°59'57" W	88.00'
L7	N 44°00'03" E	138.00'
L8	N 45°59'57" W	87.09'
L9	S 45°59'57" E	74.48'
L10	N 44°00'03" E	322.00'
L11	N 45°59'57" W	69.81'
L12	N 44°01'54" E	7.04'
L13	N 44°01'54" E	34.51'
L14	N 44°00'03" E	112.00'
L15	S 44°00'03" W	112.00'
L16	S 44°00'03" W	111.50'
L17	N 45°59'57" W	16.00'
L18	S 44°00'03" W	20.10'
L19	N 44°00'03" E	109.50'
L20	S 45°59'57" E	15.50'
L21	N 44°00'03" E	20.00'
L22	S 45°59'57" E	14.18'
L23	N 44°00'03" E	9.50'
L24	S 45°59'57" E	5.00'
L25	N 44°00'03" E	25.00'
L26	N 45°59'57" W	5.00'
L27	N 44°00'03" E	4.00'
L28	N 45°59'57" W	99.37'
L29	N 00°59'57" W	53.75'
L30	N 12°09'43" E	7.01'
L31	N 32°50'17" W	0.86'
L32	S 32°50'17" E	9.14'
L33	S 12°09'43" W	12.99'
L34	S 00°59'57" E	43.15'
L35	S 45°59'57" E	91.08'
L36	N 44°00'03" E	20.50'
L37	S 45°59'57" E	15.50'
L38	S 44°00'03" W	39.99'
L39	S 11°37'05" W	1.71'
L40	S 22°53'33" W	12.72'
L41	S 04°35'18" W	9.18'
L42	S 43°45'30" E	7.41'
L43	S 60°43'23" E	18.94'
L44	S 25°00'34" E	1.36'
L45	S 66°53'11" E	16.18'
L46	S 56°16'27" E	4.61'
L47	S 48°01'53" E	4.02'
L48	S 41°40'43" E	14.37'
L49	S 50°27'14" E	6.45'
L50	S 75°09'50" E	11.02'
L51	N 47°20'09" E	41.55'
L52	S 45°59'57" E	12.51'
L53	S 44°00'03" W	135.62'
L54	N 44°00'03" E	138.56'
L55	S 45°59'57" E	24.35'
L56	S 40°30'31" W	5.35'
L57	S 41°34'24" E	8.35'
L58	S 19°42'40" W	4.66'
L59	S 69°52'43" E	12.67'
L60	S 68°13'22" E	25.60'
L61	S 59°09'17" E	17.16'
L62	S 55°40'29" E	12.78'
L63	S 74°35'01" E	8.02'
L64	S 47°58'33" E	11.68'
L65	N 85°51'43" E	33.95'
L66	S 89°55'55" E	14.73'

LINE TABLE		
LINE	BEARING	DISTANCE
L67	S 04°10'29" E	6.89'
L68	S 09°27'26" E	20.63'
L69	S 00°11'15" W	19.92'
L70	S 03°08'39" W	5.24'
L71	S 11°03'41" W	5.73'
L72	S 15°37'24" W	22.82'
L73	S 06°31'56" E	16.13'
L74	S 11°17'00" W	5.49'
L75	S 16°45'35" W	4.66'
L76	S 24°50'52" W	12.10'
L77	S 11°08'57" W	13.29'
L78	S 30°41'04" W	11.25'
L79	S 36°01'01" W	9.83'
L80	S 24°22'44" W	30.57'
L81	N 44°00'03" E	139.12'
L82	N 24°50'52" E	11.27'
L83	S 79°55'40" W	28.55'
L84	S 44°00'03" W	25.68'
L85	S 45°59'57" E	4.16'
L86	S 44°00'02" W	28.18'
L87	S 45°59'57" E	10.83'
L88	S 44°00'03" W	134.20'
L89	N 45°59'57" W	134.66'
L90	N 44°00'03" E	132.66'
L91	S 45°59'57" E	41.91'
L92	N 44°00'02" E	29.72'
L93	S 45°59'57" E	47.76'
L94	N 44°00'03" E	25.68'
L95	N 79°55'40" E	36.03'
L96	S 44°01'54" W	113.31'
L97	S 19°43'02" W	7.35'
L98	S 35°53'34" W	28.50'
L99	S 42°56'22" W	9.98'
L100	S 38°30'44" W	28.79'
L101	S 24°47'11" W	2.57'
L102	S 18°10'06" W	4.58'
L103	S 36°51'51" W	16.20'
L104	S 42°41'37" E	120.25'
L105	S 33°02'15" E	3.00'
L106	S 11°45'56" E	1.45'
L107	S 16°24'25" W	1.63'
L108	S 35°21'28" W	5.49'
L109	S 18°42'48" W	1.66'
L110	S 48°46'38" W	3.22'
L111	S 25°02'09" W	5.26'
L112	S 07°32'59" W	0.99'
L113	S 50°06'48" W	5.83'
L114	S 37°53'17" W	13.54'
L115	S 35°25'15" E	1.92'
L116	S 18°33'37" W	11.53'
L117	N 27°36'40" E	0.91'
L118	S 34°12'13" W	6.97'
L119	S 43°29'01" W	4.17'
L120	S 43°29'01" W	20.66'
L121	N 45°59'57" W	8.42'
L122	N 44°00'03" E	73.83'
L123	N 45°59'57" W	16.04'
L124	N 44°00'03" E	20.50'
L125	N 44°00'03" E	10.50'
L126	N 45°59'57" W	10.15'
L127	S 44°00'03" W	72.84'
L128	N 45°59'57" W	6.11'
L129	N 44°07'08" E	69.36'
L130	N 48°29'11" W	63.30'
L131	N 47°27'09" W	10.13'

OWNERS' CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

WHEREAS, Lakeside Kids, LLC *being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being all of Lot 5 of ROCKWALL BUSINESS PARK EAST, LOTS 1, 2 ,3 ,4, & 5, an Addition to the City of Rockwall, Rockwall County, Texas according to the Map or Plat thereof recorded in Cabinet E, Page 265 of the Plat Records of Rockwall County, Texas and more particularly described in metes and bounds as follows;*

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the north corner of said Lot 5, said corner also being the west corner of Lot 1, Rockwall Business Park East, an addition to the City of Rockwall, as recorded in Cabinet B, Page 37 of the Plat Records of Rockwall County, Texas, said iron rod being in the southeast right-of-way of Ralph Hall Parkway, an 85' right-of-way;

THENCE S 00°30'42" E a distance of 578.03' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE S 44°00'03" W a distance of 449.86' to a 1/2" iron rod with plastic cap stamped "TERRA CORP" found for corner in the east line of Block F of the Flagstone Estate an addition to the City of Rockwall and recorded in Cabinet G, Page 26 of the Plat Records of Rockwall County, Texas;

THENCE N 45°49'53" W a distance of 466.79' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for the northeast corner of Lot 2, Block 1 of the Pfeffer/Inman Addition an addition to the City of Rockwall and recorded in Cabinet H, Page 373 of the Plat Records of Rockwall County, Texas, and said iron rod being in the southeast right-of-way of Ralph Hall Parkway at the beginning of a non-tangent curve to the left;

THENCE along said curve to the left following the southeast right-of-way of Ralph Hall Parkway through a central angle of 18°02'27", a radius of 1242.50', an arc length of 391.23', with a chord bearing of N 46°47'39" E, and a chord length of 389.62' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE N 44°01'54" E continuing with the southeast right-of-way of Ralph Hall Parkway a distance of 475.92' to the POINT OF BEGINNING and containing 273,537 Square Feet or 6.280 Acres of land.

OWNERS' DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the replat of ***ROCKWALL BUSINESS PARK EAST, LOT 5A & LOT 5B*** *to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ROCKWALL BUSINESS PARK EAST, LOT 5A & LOT 5B subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;*

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

LAKESIDE KIDS, LLC

_____
Mona Agarwal
Managing Partner

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared Mona Agarwal, *a* Managing Partner *of Lakeside Kids, LLC, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that* Mona Agarwal *executed the same for the purpose and considerations therein expressed and in the capacity stated.*

Given under my hand and seal of the office this the ___ day of _____, 2021,

_____
Notary Public, State of Texas

_____
My Commission Expires

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, a Registered Professional Land Surveyor, licensed by the State of Texas. affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

_____ _____
David J. Surdukan *Date*
R.P.L.S. 4613

CITY OF ROCKWALL'S CERTIFICATE

_____ _____
Planning & Zoning Commission, Chairman *Date*

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2021.

_____ _____ _____
Mayor, City of Rockwall *City Secretary* *City Engineer*

REPLAT

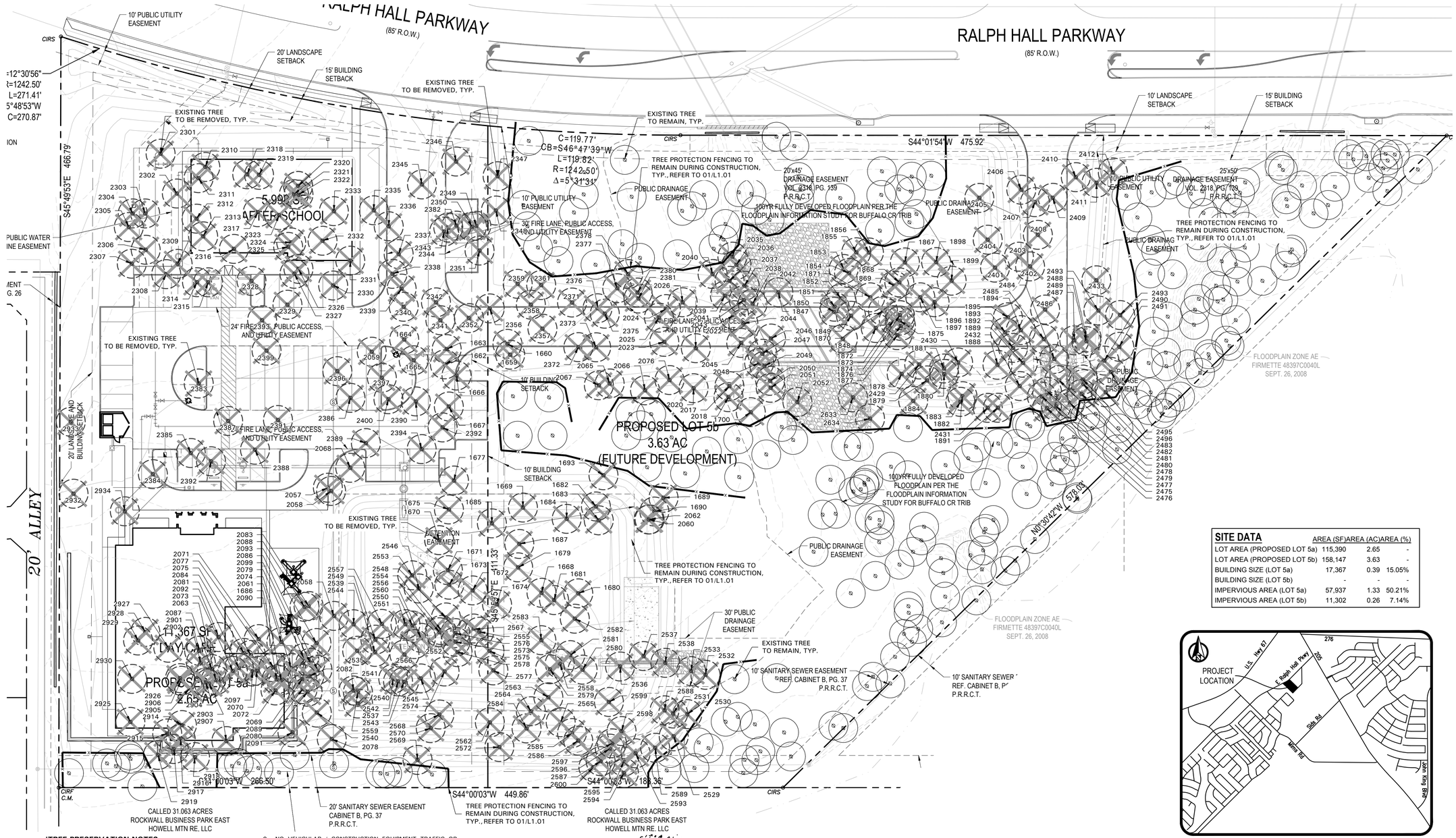
ROCKWALL BUSINESS PARK EAST
LOT 5A & LOT 5B

AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
BEING A REPLAT OF LOT 5
ROCKWALL BUSINESS PARK EAST
LOTS 1, 2, 3, 4, & 5
CABINET E, SLIDE 265
6.280 Acres Situated In The
J.D. McFARLAND SURVEY ~ ABSTRACT 145
ROCKWALL COUNTY, TEXAS
SHEET 2 OF 2

Owner
LAKESIDE KIDS, LLC
ATTN: MONA AGARWAL
5909 BETH DRIVE
PLANO, TEXAS 75093
TELEPHONE 423 943-1203

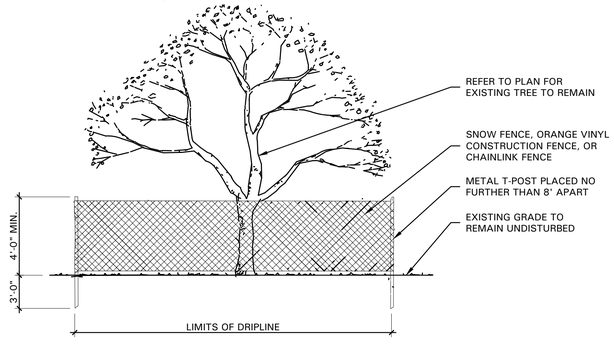
Surveyor
SURDUKAN SURVEYING, INC.
DAVID J. SURDUKAN, R.P.L.S. 4613
P.O. BOX 126
ANNA, TEXAS 75409
TELEPHONE 972 924-8200

REVISED FEBRUARY 14, 2022
REVISED OCTOBER 18, 2021
REVISED AUGUST 17, 2021
JUNE 24, 2020
Job No. 2020-03
CASE NO.: _____



'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
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIAN ALLEN
2240
STATE OF TEXAS
12/06/21

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

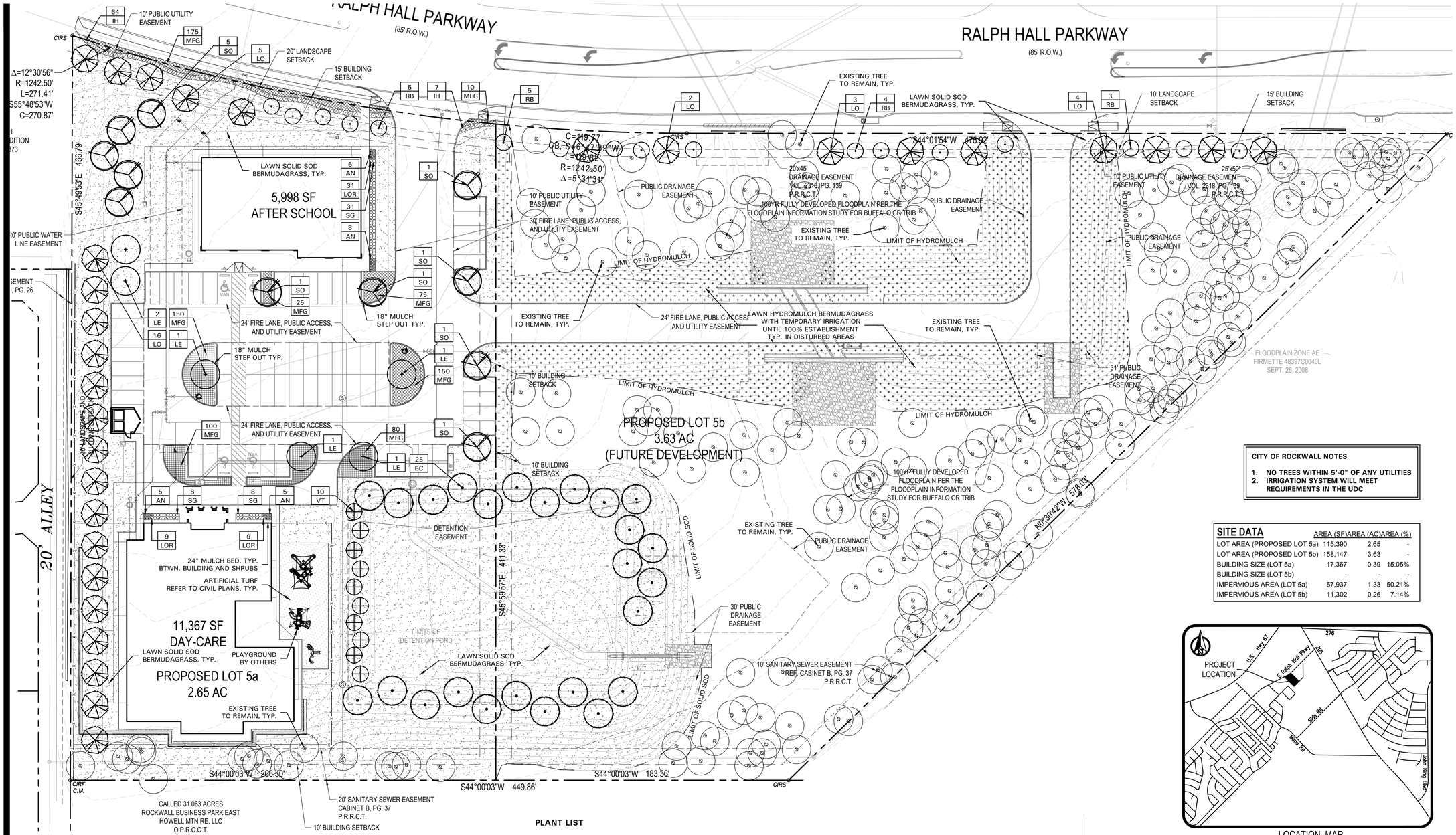
TREE PRESERVATION PLAN

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 BE REMOVED	
1669	6	Cedar	TO BE REMOVED	
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 BE REMOVED	
1680	6	Cedar	TO BE REMOVED	
1681	6	Cedar	TO BE REMOVED	
1682	6	Cedar	TO BE REMOVED	
1683	6	Cedar	TO BE REMOVED	
1684	6	Cedar	TO BE REMOVED	
1685	12	Cedar	TO BE REMOVED	6
1686	6	Cedar	TO REMAIN	
1687	10	Cedar	TO BE REMOVED	
1688	6	Cedar	TO REMAIN	
1689	6	Cedar	TO BE REMOVED	
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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
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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
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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	
2693	10	Cedar	TO REMAIN	
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



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	25	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	10	2" cal.	B&B or container grown, 8' ht., 4' spread, 3 trunk min.
			Total Canopy Trees:	72		
			Total Accent Trees:	27		
	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'		71	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		765	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
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIAN JAMES
2248
STATE OF TEXAS
12/06/21

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, 4" cal.	(5) trees, 4" 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, 4" cal.	(16) trees, 4" cal.

PARKING LOT LANDSCAPING

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

Total interior parking lot area: 23,980 s.f.
Total parking spaces: 64 spaces

Required	Provided
1,199 s.f. (5%)	4,288 s.f.
(7) trees, 4" cal.	(12) trees, 4" cal.

SITE LANDSCAPING

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

Total site: 273,538 s.f.

Required	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: 8,051 s.f.

Required	Provided
(10) trees, 4" cal.	(10) trees, 4" cal.
(10) accent trees	(10) 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, 4" cal.	(9) trees, 4" 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
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
LORI ANN WALSH
2240
STATE OF TEXAS

12/06/21

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.

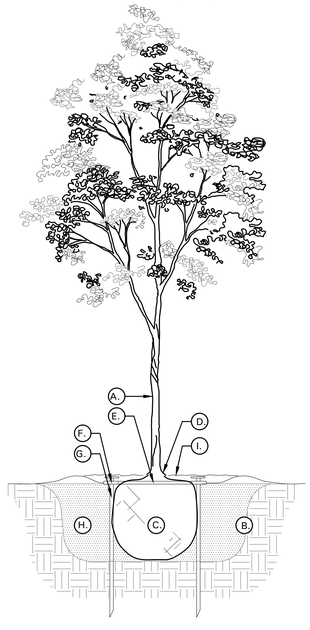
P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, broken and badly bruised branches 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.

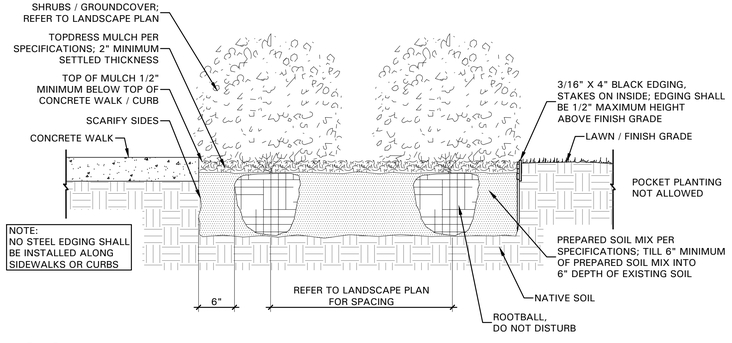
I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

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
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIANN HAMM
2240
STATE OF TEXAS
12/06/21

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

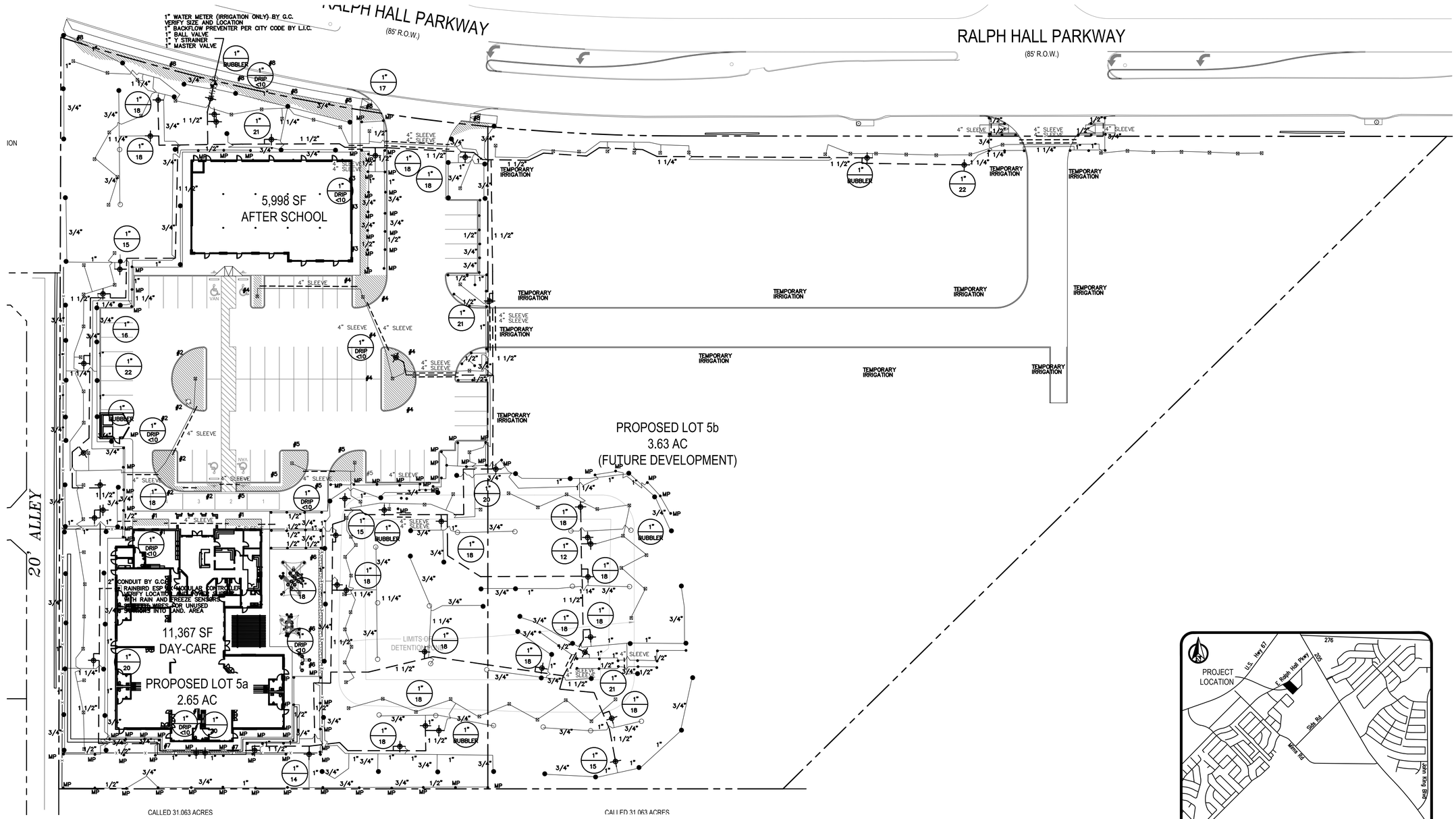
SHEET TITLE

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	½"
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

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
2	10.13.20	City Comments
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4	12.06.21	City Comments

PROFESSIONAL SEAL

STATE OF TEXAS
JOHN JAY WINGFIELD
851
LICENSED IRRIGATOR
12/06/21

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.

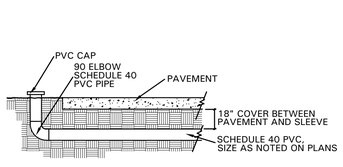
D. Check each section of spray heads for operating pressure and balance to other sections by use of flow adjustment on top of each valve.

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.

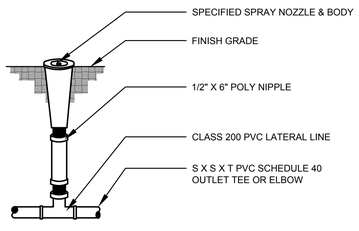
3.11 SYSTEM DEMONSTRATION

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.

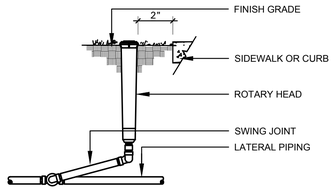
END OF SECTION



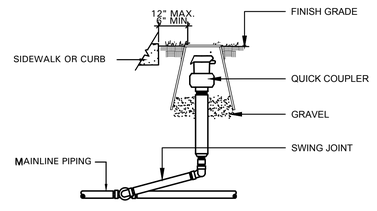
01 SLEEVE DETAIL
NOT TO SCALE



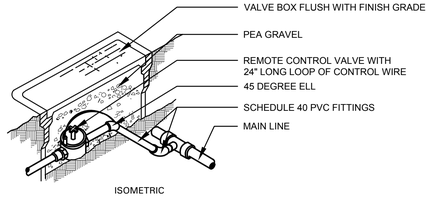
02 POP-UP LAWN SPRAY ASSEMBLY
NOT TO SCALE



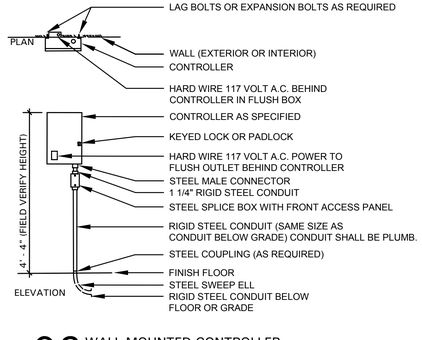
03 ROTARY HEAD
NOT TO SCALE



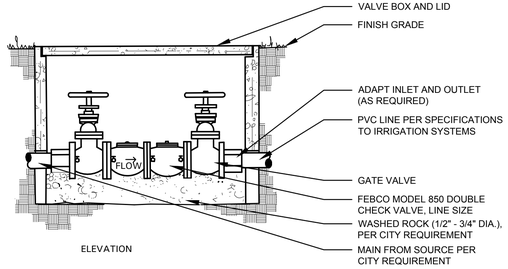
04 QUICK COUPLER
NOT TO SCALE



05 REMOTE CONTROL VALVE
NOT TO SCALE



06 WALL MOUNTED CONTROLLER
NOT TO SCALE



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
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments

PROFESSIONAL SEAL



OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

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

PROJECT NUMBER: PMA032

SHEET TITLE

IRRIGATION SPECIFICATIONS AND DETAILS

SHEET NUMBER

L3.02

ISSUE DATE: 03-20-2020

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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:	February 28, 2022
APPLICANT:	Dnyanada Nevgi; *SRC Land Building and Real Estate, LLC*
CASE NUMBER:	P2022-006; *Replat for Lots 13 & 14, Rockwall Business Park East Addition*

SUMMARY

Consider a request by Dnyanada Nevgi of the SRC Land Building and Real Estate, LLC on behalf of Rajesh Malviya of Buffalo Country Properties, LLC for the approval of a ***Replat*** for Lots 13 & 14 of the Rockwall Business Park East Addition being a 6.280-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, situated on the southside of Ralph Hall Parkway west of the intersection of Ralph Hall Parkway and S. Goliad Street [*SH-205*], and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a ***Replat*** for a 6.280-acre parcel of land (*i.e. Lots 13 & 14 of the Rockwall Business Park East Addition*) for the purpose of establishing two (2) lots (*i.e. Lots 13 & 14, Rockwall Business Park East Addition*). Prior to the applicant's submittal for this ***Replat***, a site plan for the subject property was approved by the Planning and Zoning Commission for a *Daycare Facility* and a *Strip Retail Center* [*Case No. SP2020-006*].

- ☑ The subject property was annexed by the City Council on December 7, 1981 by *Ordinance No. 81-33* [*Case No. A1981-002*]. 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, warehouse, hotel, medical facility, and restaurant land uses. The zoning change included 100.00-acres of land. On December 5, 1983, the City Council approved an amendment to Planned Development District 14 (PD-14) by *Ordinance No. 83-60* to change the concept 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.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this ***Replat*** by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the ***Replat*** for *Lots 13 & 14, Rockwall Business Park East Addition*, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

(2) Any construction resulting from the approval of this ***Replat*** 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.

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 2/25/2022

PROJECT NUMBER:	P2022-006	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	Lots 13 & 14, Rockwall Business Park East	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:	950 E RALPH HALL PKWY, ROCKWALL, 75032	CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION: Consider a request by Dnyanada Nevgi of the SRC Land Building and Real Estate, LLC on behalf of Rajesh Malviya of Buffalo Country Properties, LLC for the approval of a Replat for Lots 13 & 14 of the Rockwall Business Park Addition being a 6.280-acre parcel of land identified as Lot 5 of the Rockwall Business Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated on the southside of Ralph Hall Parkway west of the intersection of Ralph Hall Parkway and S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	02/25/2022	Approved w/ Comments

02/25/2022: P2022-006: Replat for Lots 13 & 14, Rockwall Business Park Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for approval of a Replat for Lots 13 & 14, Rockwall Business Park East Addition being a 6.280-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, situated on the southside of ralph Hall Parkway west of the intersection of Ralph Hall parkway and S. Goliad Street [SH-205], and take any action necessary.
I.2 For questions or comments concerning this case please contact Angelica Gamez in the Planning Department at (972) 772-6438 or email agamez@rockwall.com.
M.3 For reference, include the case number (P2022-006) in the lower right-hand corner of all pages on future submittals.
M.4 Please correct the Title Block to the following:

Replat
Lots 13 & 14, Rockwall Business Park East Addition
An Addition to the City of Rockwall, Texas
Being a Replat of Lot 5, Rockwall Business Park East Addition
Being 6.280 Acres
Situated in the J.D. McFarland Survey, Abstract 145
Rockwall County, Texas

M.5 Please label the State Plane Coordinates on Sheet 1.
M.6 Please correct the lot numbers from Lots 5A & 5B to Lots 13 & 14 on all areas of the plat.
M.7 Please add the following after item #6 in Owner's Dedication:

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may

be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

M.8 Please remove the “Storm Drainage Improvements Statement” (#7 in Owners Dedication) and add it to the “General Notes” section on the plat.
I.9 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.
M.10 Please review and correct all items listed by the Engineering Department.
I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval. The Planning and Zoning Commission Meeting for this case will be held on February 28, 2022.
I.12 Although this agenda item may be on the consent agenda, a representative must be present for all meetings.
I.13 The projected City Council Meeting date for this case will be March 7, 2022.
I.14 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff’s comments from all City Departments and any applicable conditions of approval contained in staff’s case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	02/24/2022	Needs Review

02/24/2022: - Remove irrigation plans from set. They will be approved with a separate building permit.
- Make the floodplain cross section text large, it is hard to read.
- Update the drainage and detention easement to say "Public drainage and erosion hazard easement"
- Extend the drainage easement line to the south property line.
- Add note 6, "The property owner is responsible for the maintenance, repair, and replacement of all drainage and detention systems in easements on the property.
- Update the flood study information, "Michael H Boyd, P.E, Boyd Hydrology PLLC, Dates 9-24-2021"
- There is a tree on top of the proposed sewer line. The installation will kill the tree. Add this tree to the list of removed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	02/22/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/22/2022	Approved

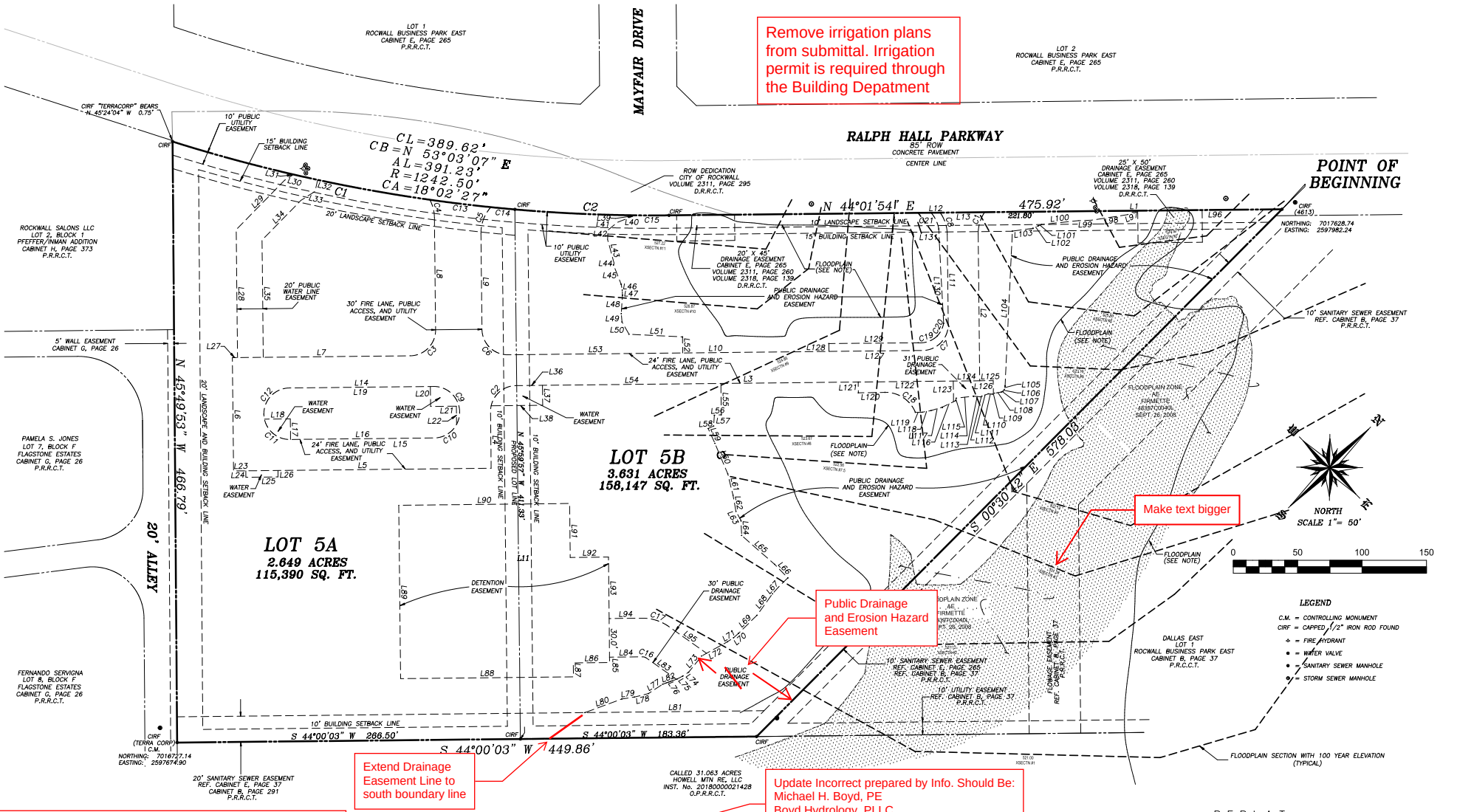
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	02/25/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/22/2022	Approved w/ Comments

02/22/2022: 1. Tree mitigation approved
2. Landscape plan approved



Add note:
6. The property owner is responsible for the maintenance, repair, and replacement of all drainage and detention systems in easements on the property.

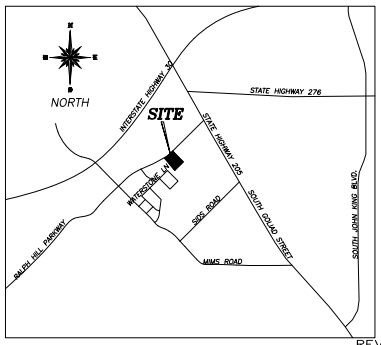
CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	34°10'40"	30.00'	17.90'	S 28°54'37" E	17.63'
C2	90°00'00"	20.00'	31.42'	S 00°59'57" E	28.28'
C3	90°00'00"	20.00'	31.42'	N 00°59'57" W	28.28'
C4	27°41'10"	30.00'	14.50'	N 59°50'32" W	14.36'
C5	42°34'40"	30.00'	22.29'	S 24°42'57" E	21.78'
C6	90°00'00"	20.00'	31.42'	N 89°00'03" E	28.28'
C7	90°00'00"	20.00'	31.42'	N 00°59'57" W	28.28'
C8	34°41'02"	30.00'	18.16'	N 63°20'28" W	17.88'
C9	118°57'18"	20.00'	41.52'	S 76°31'18" E	34.46'
C10	61°02'42"	20.00'	21.31'	S 13°28'42" W	20.32'
C11	78°27'47"	20.00'	27.39'	S 83°13'56" W	25.30'
C12	101°32'13"	20.00'	35.44'	N 06°46'04" W	30.98'
C13	2°12'08"	1242.50'	47.76'	N 51°31'12" E	47.75'
C14	0°47'38"	1348.94'	18.69'	N 49°59'16" E	18.69'
C15	1°15'07"	1242.50'	27.15'	S 44°39'27" W	27.15'
C16	35°55'37"	5.00'	3.14'	S 61°57'51" W	3.08'
C17	35°55'37"	35.00'	21.95'	N 61°57'51" E	21.59'
C18	68°53'51"	25.00'	30.06'	S 77°55'46" W	28.28'
C19	48°00'03"	19.15'	16.04'	N 25°09'13" E	15.58'
C20	32°02'49"	20.13'	11.26'	N 18°04'26" W	11.11'
C21	30°59'41"	26.14'	14.14'	N 70°39'48" W	13.97'

FLOOD NOTE:

Floodplain shown is based on the Floodplain Information Study prepared for the Pinnacle Montessori located in Rockwall, Texas and prepared by: ~~JARED HELMBERGER PE~~ ~~GRADING PLAN - SHEET C2.00 ISSUE DATE: 12/20/2020~~

GENERAL NOTES:

1. The original copy will have original signatures, stamp seal and an impression seal.
2. Copyright 2020, Surdukan Surveying, Inc.
3. This survey is being provided solely for the use of the current parties.
4. This survey is subject to all easements of record.
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
6. The basis of bearings, horizontal and vertical position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, Vertical position are referenced to NAVD88 using (GEOID03).



VICINITY MAP

REPLAT

ROCKWALL BUSINESS PARK EAST LOT 5A & LOT 5B

AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
BEING A REPLAT OF LOT 5
ROCKWALL BUSINESS PARK EAST
LOTS 1, 2, 3, 4, & 5
CABINET E, SLIDE 265
6.280 Acres Situated In The
J.D. McFARLAND SURVEY ~ ABSTRACT 145
ROCKWALL COUNTY, TEXAS
SHEET 1 OF 2

Owner
LAKESIDE KIDS, LLC
ATTN: MONA AGARWAL
5909 BETH DRIVE
PLANO, TEXAS 75093
TELEPHONE 423 943-1203

Surveyor
SURDUKAN SURVEYING, INC.
DAVID J. SURDUKAN, R.P.L.S. 4613
P.O. BOX 126
ANNA, TEXAS 75409
TELEPHONE 972 924-8200

REVISED FEBRUARY 14, 2022
REVISED OCTOBER 18, 2021
REVISED AUGUST 17, 2021
JUNE 24, 2020

Job No. 2020-03 CASE NO.: _____



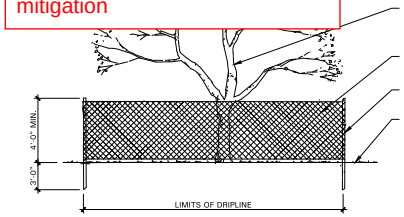
SITE DATA

	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%

'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.

This tree will need to be removed. Add to the list for mitigation



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

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

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

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

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

REVISIONS

#	DATE	COMMENTS
1	06.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments

PROFESSIONAL SEAL
12/06/21

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: PIN4032

SHEET TITLE
TREE PRESERVATION PLAN

SHEET NUMBER
L1.01

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. P2022-006

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 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	950 E and 962 E Ralph Hall Parkwy, Rockwall, TX 75032				
SUBDIVISION		LOT	5A & 5B	BLOCK	
GENERAL LOCATION	Rockwall Business Park East, 6.280 acres situated in J.D. McFarland Survey~ Abstract 145, Rockwall County				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C	CURRENT USE	Commercial
PROPOSED ZONING	C	PROPOSED USE	Commercial/ Retail
ACREAGE	6.280 Acres	LOTS [CURRENT]	5	LOTS [PROPOSED]	5A & 5B

☑ ***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	Buffalo Country Properties LLC	☑ APPLICANT	SRC Land Building and Real Estate LLC
CONTACT PERSON	Rajesh Malviya	CONTACT PERSON	Dnyanada Nevgi
ADDRESS	5909 Beth Dr	ADDRESS	811 S Central Expressway, Suite 306
CITY, STATE & ZIP	Plano, TX 75093	CITY, STATE & ZIP	Richardson, TX 75080
PHONE	(214) 454-6944	PHONE	214-396-3737
E-MAIL	nrmalviya@yahoo.com	E-MAIL	pm@srclandbuilding.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAJESH MALVIYA [*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 $ 425.6, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 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."

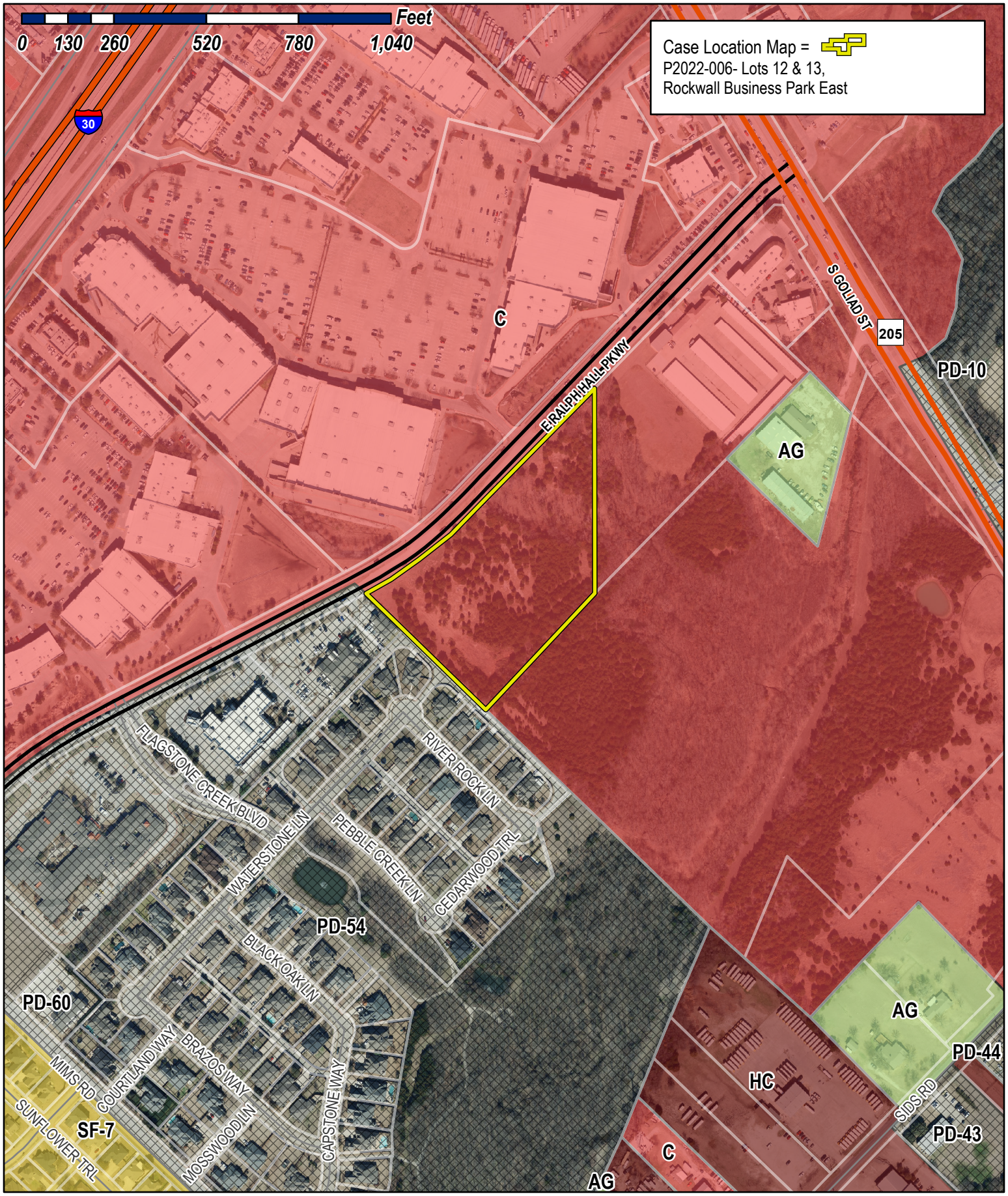
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* February, *20* 23

OWNER'S SIGNATURE Rajesh Malviya

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sharon Ivey

SHARON IVEY
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-15-24
Notary ID # 12609564-2

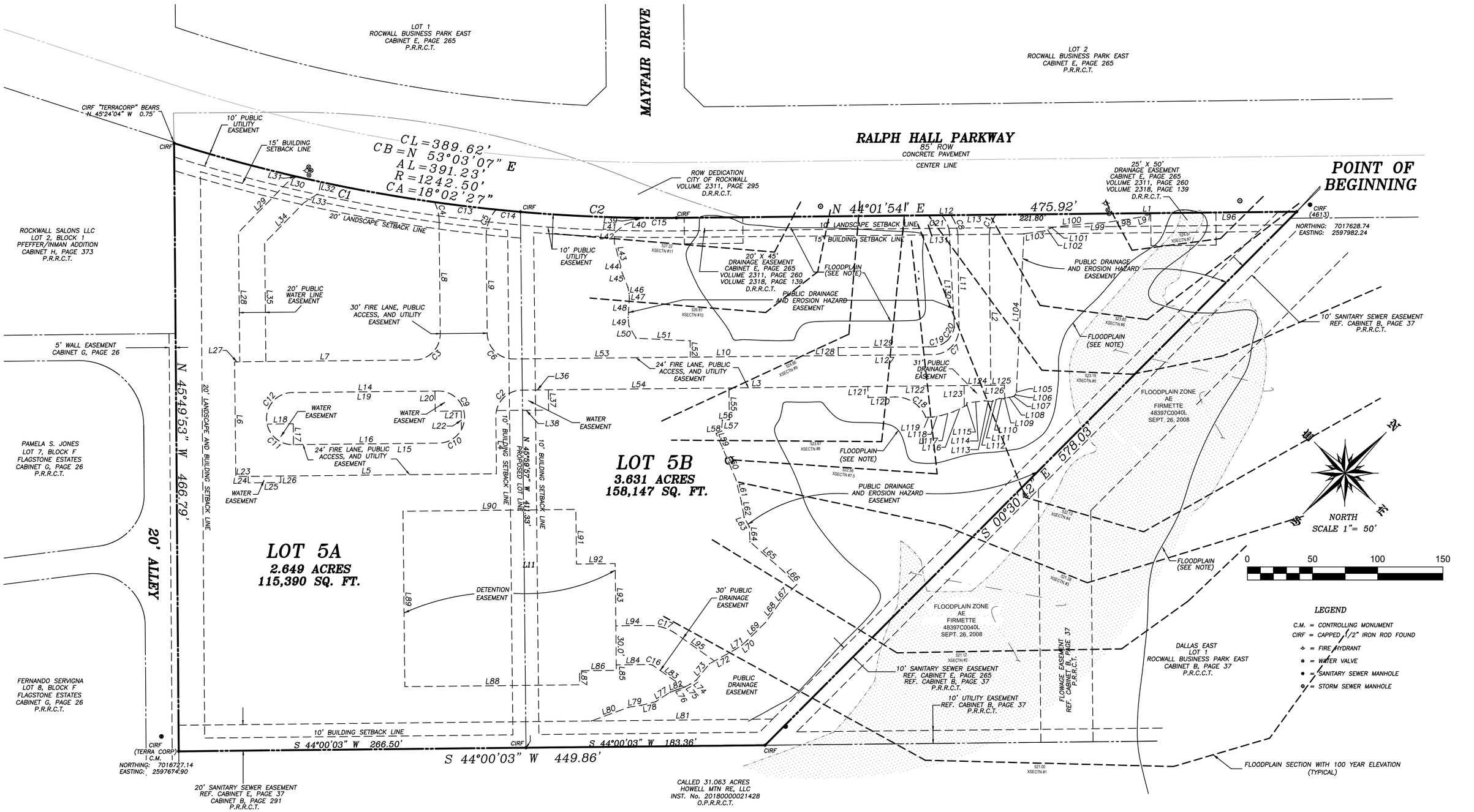
MY COMMISSION EXPIRES 9.15.2024



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.



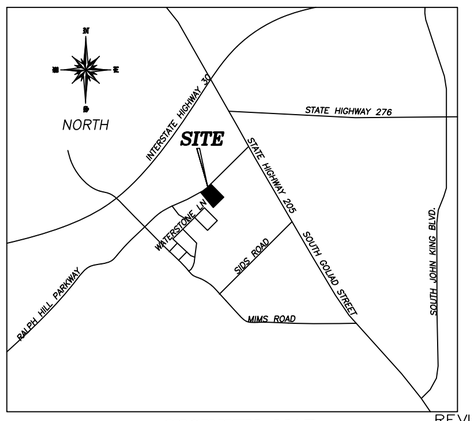
CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	34°10'40"	30.00'	17.90'	S 28°54'37" E	17.63'
C2	90°00'00"	20.00'	31.42'	S 00°59'57" E	28.28'
C3	90°00'00"	20.00'	31.42'	N 00°59'57" W	28.28'
C4	27°41'10"	30.00'	14.50'	N 59°50'32" W	14.36'
C5	42°34'40"	30.00'	22.29'	S 24°42'37" E	21.78'
C6	90°00'00"	20.00'	31.42'	N 89°00'03" E	28.28'
C7	90°00'00"	20.00'	31.42'	N 00°59'57" W	28.28'
C8	34°41'02"	30.00'	18.16'	N 63°20'28" W	17.88'
C9	118°57'18"	20.00'	41.52'	S 76°31'18" E	34.46'
C10	61°02'42"	20.00'	21.31'	S 13°28'42" W	20.32'
C11	78°27'47"	20.00'	27.39'	S 83°13'56" W	25.30'
C12	101°32'13"	20.00'	35.44'	N 06°46'04" W	30.98'
C13	2°12'08"	1242.50'	47.76'	N 51°31'12" E	47.75'
C14	0°47'38"	1348.94'	18.69'	N 49°59'16" E	18.69'
C15	1°15'07"	1242.50'	27.15'	S 44°39'27" W	27.15'
C16	35°55'37"	5.00'	3.14'	S 61°57'51" W	3.08'
C17	35°55'37"	35.00'	21.95'	N 61°57'51" E	21.59'
C18	68°53'31"	25.00'	30.06'	S 77°55'46" W	28.28'
C19	48°00'03"	19.15'	16.04'	N 25°09'13" E	15.58'
C20	32°02'49"	20.13'	11.26'	N 18°04'26" W	11.11'
C21	30°59'41"	26.14'	14.14'	N 70°39'48" W	13.97'

FLOOD NOTE:

Floodplain shown is based on the Floodplain Information Study prepared for the Pinnacle Montessori located in Rockwall, Texas and prepared by: JARED HELMBERGER PE
GRADING PLAN – SHEET C2.00 ISSUE DATE: 12/20/2020

GENERAL NOTES:

1. *The original copy will have original signatures, stamp seal and an impression seal.*
2. *Copyright 2020, Surdukan Surveying, Inc.*
3. *This survey is being provided solely for the use of the current parties.*
4. *This survey is subject to all easements of record.*
5. *It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83–54.*
6. *The basis of bearings, horizontal and vertical position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, Vertical position are referenced to NAVD88 using (GEIOD03).*



VICINITY MAP

REVISED FEBRUARY 14, 2022
REVISED OCTOBER 18, 2021
REVISED AUGUST 17, 2021
JUNE 24, 2020

Job No. 2020–03

CASE NO.: _____

REPLAT

ROCKWALL BUSINESS PARK EAST LOT 5A & LOT 5B

AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
BEING A REPLAT OF LOT 5
ROCKWALL BUSINESS PARK EAST
LOTS 1, 2, 3, 4, & 5
CABINET E, SLIDE 265
6.280 Acres Situated In The
J.D. McFARLAND SURVEY ~ ABSTRACT 145
ROCKWALL COUNTY, TEXAS
SHEET 1 OF 2

Owner

LAKESIDE KIDS, LLC
ATTN: MONA AGARWAL
5909 BETH DRIVE
PLANO, TEXAS 75093
TELEPHONE 423 943–1203

Surveyor

SURDUKAN SURVEYING, INC.
DAVID J. SURDUKAN, R.P.L.S. 4613
P.O. BOX 126
ANNA, TEXAS 75409
TELEPHONE 972 924–8200

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 44°01'54" W	230.87'
L2	S 45°59'57" E	114.01'
L3	S 44°00'03" W	360.00'
L4	S 45°59'57" E	44.00'
L5	S 44°00'03" W	200.00'
L6	N 45°59'57" W	88.00'
L7	N 44°00'03" E	138.00'
L8	N 45°59'57" W	87.09'
L9	S 45°59'57" E	74.48'
L10	N 44°00'03" E	322.00'
L11	N 45°59'57" W	69.81'
L12	N 44°01'54" E	7.04'
L13	N 44°01'54" E	34.51'
L14	N 44°00'03" E	112.00'
L15	S 44°00'03" W	112.00'
L16	S 44°00'03" W	111.50'
L17	N 45°59'57" W	16.00'
L18	S 44°00'03" W	20.10'
L19	N 44°00'03" E	109.50'
L20	S 45°59'57" E	15.50'
L21	N 44°00'03" E	20.00'
L22	S 45°59'57" E	14.18'
L23	N 44°00'03" E	9.50'
L24	S 45°59'57" E	5.00'
L25	N 44°00'03" E	25.00'
L26	N 45°59'57" W	5.00'
L27	N 44°00'03" E	4.00'
L28	N 45°59'57" W	99.37'
L29	N 00°59'57" W	53.75'
L30	N 12°09'43" E	7.01'
L31	N 32°50'17" W	0.86'
L32	S 32°50'17" E	9.14'
L33	S 12°09'43" W	12.99'
L34	S 00°59'57" E	43.15'
L35	S 45°59'57" E	91.08'
L36	N 44°00'03" E	20.50'
L37	S 45°59'57" E	15.50'
L38	S 44°00'03" W	39.99'
L39	S 11°37'05" W	1.71'
L40	S 22°53'33" W	12.72'
L41	S 04°35'18" W	9.18'
L42	S 43°45'30" E	7.41'
L43	S 60°43'23" E	18.94'
L44	S 25°00'34" E	1.36'
L45	S 66°53'11" E	16.18'
L46	S 56°16'27" E	4.61'
L47	S 48°01'53" E	4.02'
L48	S 41°40'43" E	14.37'
L49	S 50°27'14" E	6.45'
L50	S 75°09'50" E	11.02'
L51	N 47°20'09" E	41.55'
L52	S 45°59'57" E	12.51'
L53	S 44°00'03" W	135.62'
L54	N 44°00'03" E	138.56'
L55	S 45°59'57" E	24.35'
L56	S 40°30'31" W	5.35'
L57	S 41°34'24" E	8.35'
L58	S 19°42'40" W	4.66'
L59	S 69°52'43" E	12.67'
L60	S 68°13'22" E	25.60'
L61	S 59°09'17" E	17.16'
L62	S 55°40'29" E	12.78'
L63	S 74°35'01" E	8.02'
L64	S 47°58'33" E	11.68'
L65	N 85°51'43" E	33.95'
L66	S 89°55'55" E	14.73'

LINE TABLE		
LINE	BEARING	DISTANCE
L67	S 04°10'29" E	6.89'
L68	S 09°27'26" E	20.63'
L69	S 00°11'15" W	19.92'
L70	S 03°08'39" W	5.24'
L71	S 11°03'41" W	5.73'
L72	S 15°37'24" W	22.82'
L73	S 06°31'56" E	16.13'
L74	S 11°17'00" W	5.49'
L75	S 16°45'35" W	4.66'
L76	S 24°50'52" W	12.10'
L77	S 11°08'57" W	13.29'
L78	S 30°41'04" W	11.25'
L79	S 36°01'01" W	9.83'
L80	S 24°22'44" W	30.57'
L81	N 44°00'03" E	139.12'
L82	N 24°50'52" E	11.27'
L83	S 79°55'40" W	28.55'
L84	S 44°00'03" W	25.68'
L85	S 45°59'57" E	4.16'
L86	S 44°00'02" W	28.18'
L87	S 45°59'57" E	10.83'
L88	S 44°00'03" W	134.20'
L89	N 45°59'57" W	134.66'
L90	N 44°00'03" E	132.66'
L91	S 45°59'57" E	41.91'
L92	N 44°00'02" E	29.72'
L93	S 45°59'57" E	47.76'
L94	N 44°00'03" E	25.68'
L95	N 79°55'40" E	36.03'
L96	S 44°01'54" W	113.31'
L97	S 19°43'02" W	7.35'
L98	S 35°53'34" W	28.50'
L99	S 42°56'22" W	9.98'
L100	S 38°30'44" W	28.79'
L101	S 24°47'11" W	2.57'
L102	S 18°10'06" W	4.58'
L103	S 36°51'51" W	16.20'
L104	S 42°41'37" E	120.25'
L105	S 33°02'15" E	3.00'
L106	S 11°45'56" E	1.45'
L107	S 16°24'25" W	1.63'
L108	S 35°21'28" W	5.49'
L109	S 18°42'48" W	1.66'
L110	S 48°46'38" W	3.22'
L111	S 25°02'09" W	5.26'
L112	S 07°32'59" W	0.99'
L113	S 50°06'48" W	5.83'
L114	S 37°53'17" W	13.54'
L115	S 35°25'15" E	1.92'
L116	S 18°33'37" W	11.53'
L117	N 27°36'40" E	0.91'
L118	S 34°12'13" W	6.97'
L119	S 43°29'01" W	4.17'
L120	S 43°29'01" W	20.66'
L121	N 45°59'57" W	8.42'
L122	N 44°00'03" E	73.83'
L123	N 45°59'57" W	16.04'
L124	N 44°00'03" E	20.50'
L125	N 44°00'03" E	10.50'
L126	N 45°59'57" W	10.15'
L127	S 44°00'03" W	72.84'
L128	N 45°59'57" W	6.11'
L129	N 44°07'08" E	69.36'
L130	N 48°29'11" W	63.30'
L131	N 47°27'09" W	10.13'

OWNERS' CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

WHEREAS, Lakeside Kids, LLC *being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being all of Lot 5 of ROCKWALL BUSINESS PARK EAST, LOTS 1, 2 ,3 ,4, & 5, an Addition to the City of Rockwall, Rockwall County, Texas according to the Map or Plat thereof recorded in Cabinet E, Page 265 of the Plat Records of Rockwall County, Texas and more particularly described in metes and bounds as follows;*

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the north corner of said Lot 5, said corner also being the west corner of Lot 1, Rockwall Business Park East, an addition to the City of Rockwall, as recorded in Cabinet B, Page 37 of the Plat Records of Rockwall County, Texas, said iron rod being in the southeast right-of-way of Ralph Hall Parkway, an 85' right-of-way;

THENCE S 00°30'42" E a distance of 578.03' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE S 44°00'03" W a distance of 449.86' to a 1/2" iron rod with plastic cap stamped "TERRA CORP" found for corner in the east line of Block F of the Flagstone Estate an addition to the City of Rockwall and recorded in Cabinet G, Page 26 of the Plat Records of Rockwall County, Texas;

THENCE N 45°49'53" W a distance of 466.79' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for the northeast corner of Lot 2, Block 1 of the Pfeffer/Inman Addition an addition to the City of Rockwall and recorded in Cabinet H, Page 373 of the Plat Records of Rockwall County, Texas, and said iron rod being in the southeast right-of-way of Ralph Hall Parkway at the beginning of a non-tangent curve to the left;

THENCE along said curve to the left following the southeast right-of-way of Ralph Hall Parkway through a central angle of 18°02'27", a radius of 1242.50', an arc length of 391.23', with a chord bearing of N 46°47'39" E, and a chord length of 389.62' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE N 44°01'54" E continuing with the southeast right-of-way of Ralph Hall Parkway a distance of 475.92' to the POINT OF BEGINNING and containing 273,537 Square Feet or 6.280 Acres of land.

OWNERS' DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the replat of ***ROCKWALL BUSINESS PARK EAST, LOT 5A & LOT 5B*** *to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ROCKWALL BUSINESS PARK EAST, LOT 5A & LOT 5B subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;*

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

LAKESIDE KIDS, LLC

_____
Mona Agarwal
Managing Partner

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared Mona Agarwal, *a* Managing Partner *of Lakeside Kids, LLC, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that* Mona Agarwal *executed the same for the purpose and considerations therein expressed and in the capacity stated.*

Given under my hand and seal of the office this the ___ day of _____, 2021,

_____
Notary Public, State of Texas

_____
My Commission Expires

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, a Registered Professional Land Surveyor, licensed by the State of Texas. affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

_____ _____
David J. Surdukan *Date*
R.P.L.S. 4613

CITY OF ROCKWALL'S CERTIFICATE

_____ _____
Planning & Zoning Commission, Chairman *Date*

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2021.

_____ _____ _____
Mayor, City of Rockwall *City Secretary* *City Engineer*

REPLAT

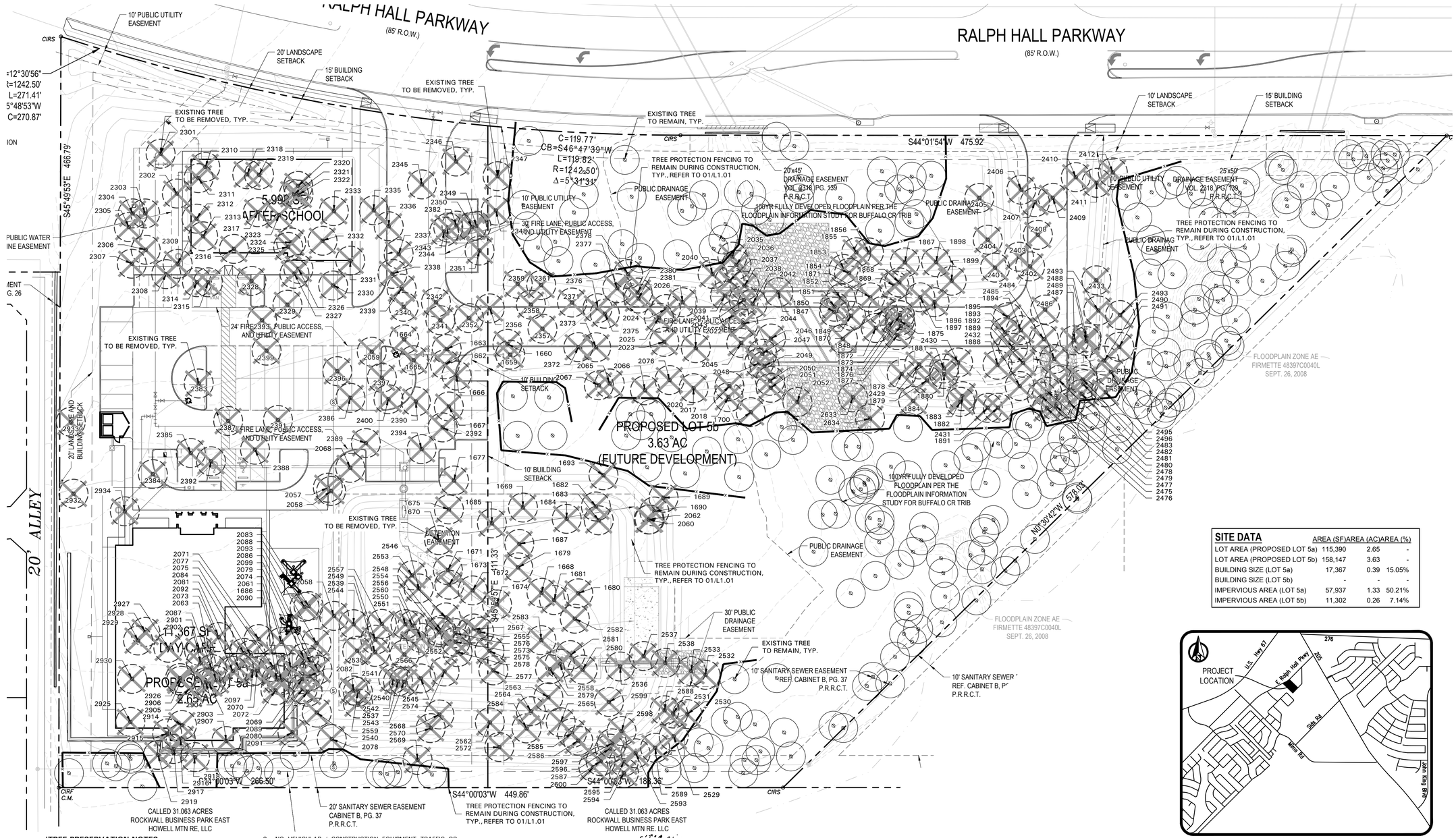
ROCKWALL BUSINESS PARK EAST
LOT 5A & LOT 5B

AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
BEING A REPLAT OF LOT 5
ROCKWALL BUSINESS PARK EAST
LOTS 1, 2, 3, 4, & 5
CABINET E, SLIDE 265
6.280 Acres Situated In The
J.D. McFARLAND SURVEY ~ ABSTRACT 145
ROCKWALL COUNTY, TEXAS
SHEET 2 OF 2

Owner
LAKESIDE KIDS, LLC
ATTN: MONA AGARWAL
5909 BETH DRIVE
PLANO, TEXAS 75093
TELEPHONE 423 943-1203

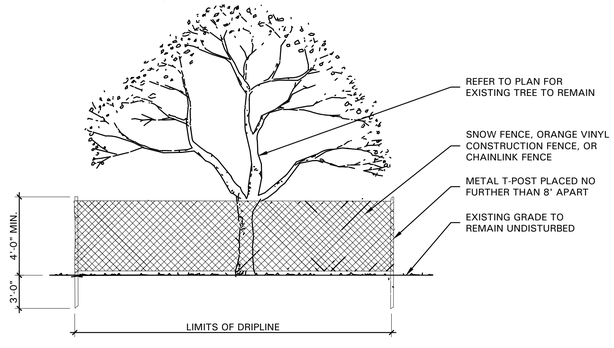
Surveyor
SURDUKAN SURVEYING, INC.
DAVID J. SURDUKAN, R.P.L.S. 4613
P.O. BOX 126
ANNA, TEXAS 75409
TELEPHONE 972 924-8200

REVISED FEBRUARY 14, 2022
REVISED OCTOBER 18, 2021
REVISED AUGUST 17, 2021
JUNE 24, 2020
Job No. 2020-03
CASE NO.: _____



'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
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIAN ALLEN
2240
STATE OF TEXAS
12/06/21

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

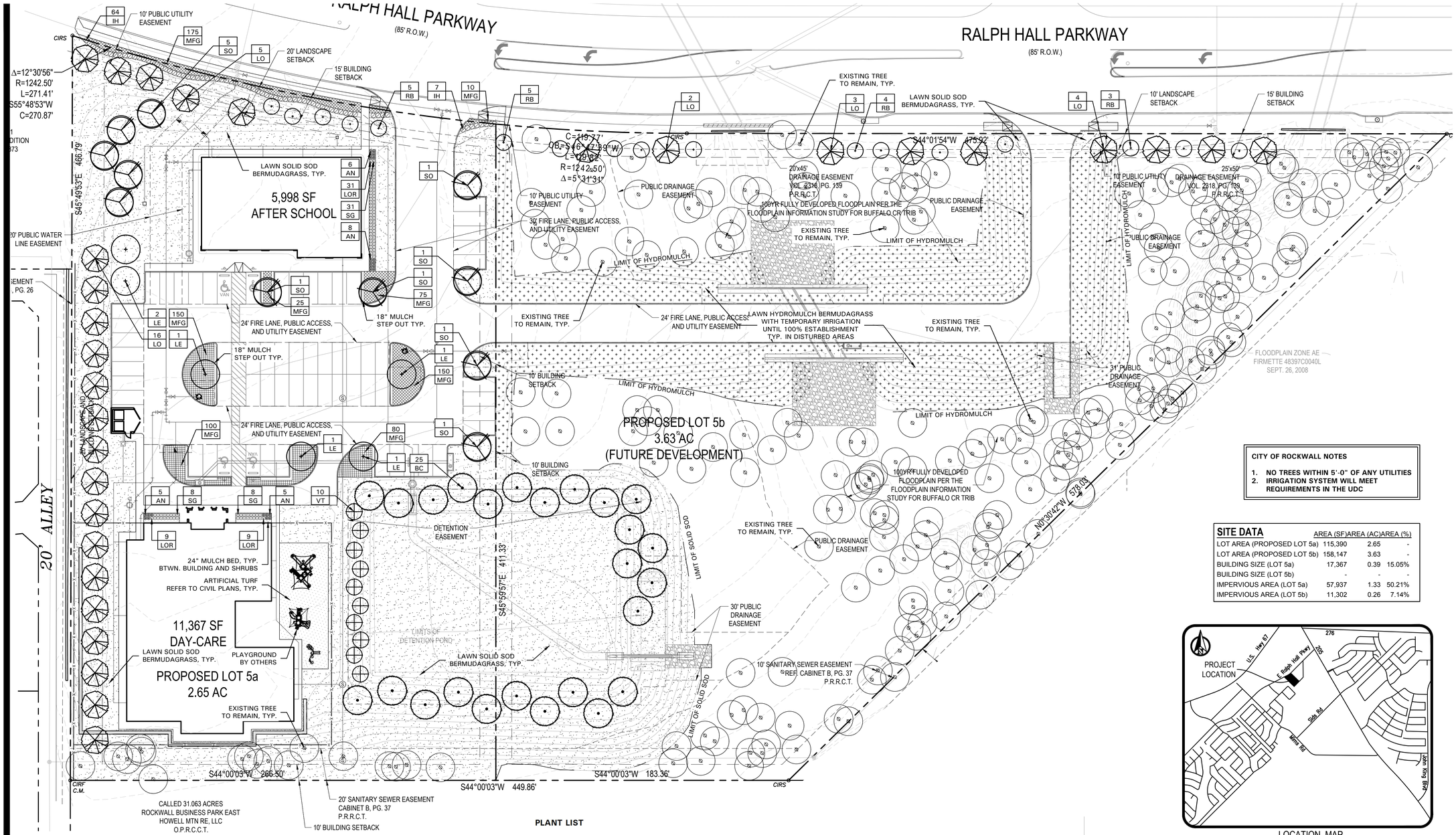
TREE PRESERVATION PLAN

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 BE REMOVED	
1669	6	Cedar	TO BE REMOVED	
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 BE REMOVED	
1680	6	Cedar	TO BE REMOVED	
1681	6	Cedar	TO BE REMOVED	
1682	6	Cedar	TO BE REMOVED	
1683	6	Cedar	TO BE REMOVED	
1684	6	Cedar	TO BE REMOVED	
1685	12	Cedar	TO BE REMOVED	6
1686	6	Cedar	TO REMAIN	
1687	10	Cedar	TO BE REMOVED	
1688	6	Cedar	TO REMAIN	
1689	6	Cedar	TO BE REMOVED	
1690	6	Cedar	TO BE REMOVED	
1691	6	Cedar	TO REMAIN	
1692	6	Cedar	TO REMAIN	
1693	14	Cedar	TO BE REMOVED	7
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 BE REMOVED	9
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 BE REMOVED	
1884	6	Hackberry	TO BE REMOVED	
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1888	8	American Elm	TO BE REMOVED	8
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1890	12	Cedar	TO REMAIN	
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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 BE REMOVED	
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2020	6	Cedar	TO BE REMOVED	
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2034	6	Cedar	TO REMAIN	
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2037	6	Cedar	TO BE REMOVED	
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2044	6	Cedar	TO BE REMOVED	
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2046	10	American Elm	TO BE REMOVED	10
2047	6	Cedar	TO BE REMOVED	
2048	12	Green Ash	TO BE REMOVED	12
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2050	10	Green Ash	TO BE REMOVED	10
2051	10	Pecan	TO BE REMOVED	
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2098	6	Cedar	TO REMAIN	
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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	
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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
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2358	8	Cedar	TO BE REMOVED	
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2382	6	Cedar	TO BE REMOVED	
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2391	6	Cedar	TO BE REMOVED	
2392	6	Cedar	TO BE REMOVED	
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2394	8	Cedar	TO BE REMOVED	
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2397	6	Cedar	TO BE REMOVED	
2399	6	Cedar	TO BE REMOVED	
2400	6	Cedar	TO BE REMOVED	
2401	12	Cedar	TO BE REMOVED	6
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2403	8	Cedar	TO BE REMOVED	
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2413	8	Cedar	TO REMAIN	
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2415	6	Cedar	TO REMAIN	
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2423	12	Cedar	TO REMAIN	
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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 BE REMOVED	
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	
2440	6	Cedar	TO REMAIN	
2441	6	Cedar	TO REMAIN	
2442	6	Cedar	TO REMAIN	
2443	6	Cedar	TO REMAIN	
2444	6	Cedar	TO REMAIN	
2445	6	Cedar	TO REMAIN	
2446	14	Cedar	TO REMAIN	
2447	6	Cedar	TO REMAIN	
2448	12	Cedar	TO REMAIN	
2449	6	Cedar	TO REMAIN	
2450	8	Cedar	TO REMAIN	
2451	8	Cedar	TO REMAIN	
2452	8	Cedar	TO REMAIN	
2453	8	Cedar	TO REMAIN	
2454	6	Cedar	TO REMAIN	
2455	6	Cedar	TO REMAIN	
2456	6	Cedar	TO REMAIN	
2457	8	Cedar	TO REMAIN	
2458	8	Cedar	TO REMAIN	
2459	16	Cedar	TO REMAIN	
2460	6	Cedar	TO REMAIN	
2461	6	Cedar	TO REMAIN	
2462	6	Cedar	TO REMAIN	
2463	10	Cedar	TO REMAIN	
2464	6	Cedar	TO REMAIN	
2465	10	Cedar	TO REMAIN	
2466	8	Cedar	TO REMAIN	
2467	6	Cedar	TO REMAIN	
2468	6	Cedar	TO REMAIN	
2469	6	Cedar	TO REMAIN	
2470	8	Cedar	TO REMAIN	
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 BE REMOVED	8
2476	6	Cedar	TO BE REMOVED	
2477	6	Cedar	TO BE REMOVED	
2478	8	Cedar	TO BE REMOVED	
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2480	8	Cedar	TO BE REMOVED	
2481	6	Cedar	TO BE REMOVED	
2482	8	Cedar	TO BE REMOVED	
2483	6	Cedar	TO BE REMOVED	
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2488	6	Cedar	TO BE REMOVED	
2489	6	Cedar	TO BE REMOVED	
2490	8	Cedar	TO BE REMOVED	
2491	8	Cedar	TO BE REMOVED	
2492	6	Cedar	TO REMAIN	
2493	8	Cedar	TO BE REMOVED	
2494	6	Cedar	TO REMAIN	
2495	6	Cedar	TO BE REMOVED	
2496	8	Cedar	TO BE REMOVED	
2497	6	Cedar	TO REMAIN	
2498	6	Cedar	TO REMAIN	
2499	12	Cedar	TO REMAIN	
2500	6	Cedar	TO REMAIN	
2501	6	Cedar	TO REMAIN	
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	
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2510	6	Cedar	TO REMAIN	
2511	6	Cedar	TO REMAIN	
2512	8	Cedar	TO REMAIN	
2513	8	Cedar	TO REMAIN	
2514	10	Cedar	TO REMAIN	
2515	12	Cedar	TO REMAIN	
2516	8	Cedar	TO REMAIN	
2517	6	Cedar	TO REMAIN	
2519	6	Cedar	TO REMAIN	
2520	6	Cedar	TO REMAIN	
2521	6	Cedar	TO REMAIN	
2522	8	Cedar	TO REMAIN	
2523	8	Cedar	TO REMAIN	
2524	8	Cedar	TO REMAIN	
2525	6	Cedar	TO REMAIN	
2526	6	Cedar	TO REMAIN	
2527	6	Cedar	TO REMAIN	
2528	6	Cedar	TO REMAIN	
2529	6	Cedar	TO BE REMOVED	
2530	8	Cedar	TO BE REMOVED	
2531	6	Cedar	TO BE REMOVED	
2532	6	Cedar	TO BE REMOVED	
2533	6	Cedar	TO BE REMOVED	
2535	6	Cedar	TO BE REMOVED	
2536	10	Cedar	TO BE REMOVED	
2537	10	Cedar	TO BE REMOVED	
2537	8	Cedar	TO BE REMOVED	
2538	8	Cedar	TO BE REMOVED	
2539	10	Cedar	TO BE REMOVED	
2540	6	Cedar	TO BE REMOVED	
2540	6	Cedar	TO BE REMOVED	
2541	6	Cedar	TO BE REMOVED	
2542	6	Cedar	TO BE REMOVED	
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2545	8	Cedar	TO BE REMOVED	
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2551	8	Cedar	TO BE REMOVED	
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2553	6	Cedar	TO BE REMOVED	
2554	6	Cedar	TO BE REMOVED	
2555	6	Cedar	TO BE REMOVED	
2556	6	Cedar	TO BE REMOVED	
2557	6	Cedar	TO BE REMOVED	
2558	6	Cedar	TO BE REMOVED	
2559	6	Cedar	TO BE REMOVED	
2560	8	Cedar	TO BE REMOVED	
2562	12	Cedar	TO BE REMOVED	6
2563	14	Cedar	TO BE REMOVED	7
2564	6	Cedar	TO BE REMOVED	
2565	12	Cedar	TO BE REMOVED	6
2566	10	Cedar	TO BE REMOVED	
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 BE REMOVED	7
2580	10	Cedar	TO BE REMOVED	
2581	6	Cedar	TO BE REMOVED	
2582	10	Cedar	TO BE REMOVED	
2583	10	Cedar	TO BE REMOVED	
2584	12	Cedar	TO BE REMOVED	6
2585	10	Cedar	TO BE REMOVED	
2586	12	Cedar	TO BE REMOVED	6
2587	8	Cedar	TO BE REMOVED	
2588	6	Cedar	TO BE REMOVED	
2589	8	Cedar	TO BE REMOVED	
2591	6	Cedar	TO REMAIN	
2592	6	Cedar	TO REMAIN	
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2594	8	Cedar	TO REMAIN	
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2597	8	Cedar	TO REMAIN	
2598	8	Cedar	TO BE REMOVED	
2599	10	Cedar	TO BE REMOVED	
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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	
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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	
2631	10	Cedar	TO REMAIN	
2632	10	Cedar	TO REMAIN	
2633	6	Gulf Black Willow	TO BE REMOVED	
2634	6	Cedar	TO BE REMOVED	
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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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	
2667	8	Cedar	TO REMAIN	
2668	12	Cedar	TO REMAIN	
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2670	8	Cedar	TO REMAIN	
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2672	12	Cedar	TO REMAIN	
2673	6	Cedar	TO REMAIN	
2674	6	Cedar	TO REMAIN	
2675	6	Cedar	TO REMAIN	
2676	6	Cedar	TO REMAIN	
2677	6	Cedar	TO REMAIN	
2678	6	Cedar	TO REMAIN	
2679	6	Cedar	TO REMAIN	
2680	12	Cedar	TO REMAIN	
2681	10	Cedar	TO REMAIN	
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	
2693	10	Cedar	TO REMAIN	
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



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	25	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	10	2" cal.	B&B or container grown, 8' ht., 4' spread, 3 trunk min.
			Total Canopy Trees:	72		
			Total Accent Trees:	27		
	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'		71	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		765	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
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIAN JAMES
2248
STATE OF TEXAS
12/06/21

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, 4" cal.	(5) trees, 4" 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, 4" cal.	(16) trees, 4" cal.

PARKING LOT LANDSCAPING

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

Total interior parking lot area: 23,980 s.f.
Total parking spaces: 64 spaces

Required	Provided
1,199 s.f. (5%)	4,288 s.f.
(7) trees, 4" cal.	(12) trees, 4" cal.

SITE LANDSCAPING

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

Total site: 273,538 s.f.

Required	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: 8,051 s.f.

Required	Provided
(10) trees, 4" cal.	(10) trees, 4" cal.
(10) accent trees	(10) 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, 4" cal.	(9) trees, 4" 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
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
LORI ANN WALSH
2240
STATE OF TEXAS

12/06/21

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.

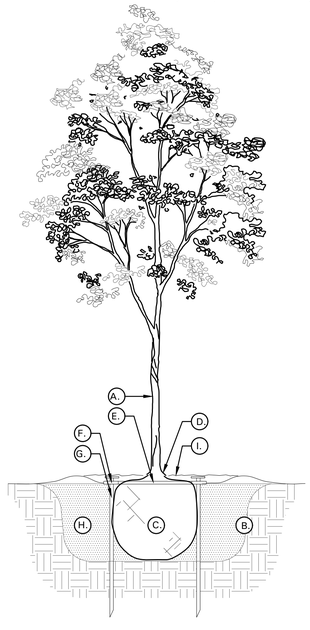
P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, broken and badly bruised branches 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.

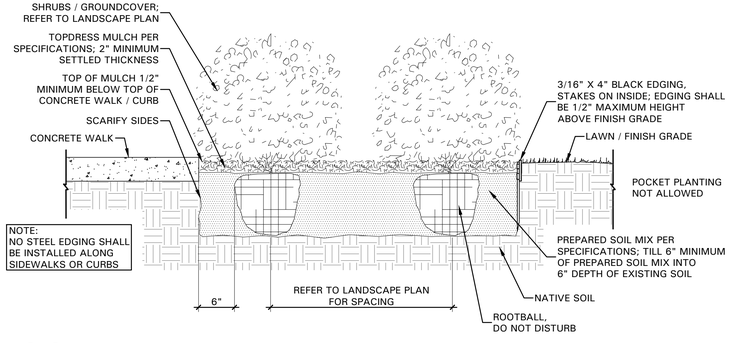
I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

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
2	10.13.20	City Comments
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4	12.06.21	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIANN HAMM
2240
STATE OF TEXAS
12/06/21

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

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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:	March 15, 2022
APPLICANT:	Dnyanada Nevgi; *SRC Land Building and Real Estate, LLC*
CASE NUMBER:	P2022-006; *Replat for Lots 13 & 14, Rockwall Business Park East Addition*

SUMMARY

Consider a request by Dnyanada Nevgi of the SRC Land Building and Real Estate, LLC on behalf of Rajesh Malviya of Buffalo Country Properties, LLC for the approval of a *Replat* for Lots 13 & 14 of the Rockwall Business Park East Addition being a 6.280-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, situated on the southside of Ralph Hall Parkway west of the intersection of Ralph Hall Parkway and S. Goliad Street [*SH-205*], and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a *Replat* for a 6.280-acre parcel of land (*i.e. Lots 13 & 14 of the Rockwall Business Park East Addition*) for the purpose of establishing two (2) lots (*i.e. Lots 13 & 14, Rockwall Business Park East Addition*). Prior to the applicant's submittal for this *Replat*, a site plan for the subject property was approved by the Planning and Zoning Commission for a *Daycare Facility* and a *Strip Retail Center* [*Case No. SP2020-006*].

- ☑ The subject property was annexed by the City Council on December 7, 1981 by *Ordinance No. 81-33* [*Case No. A1981-002*]. 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, warehouse, hotel, medical office, and restaurant land uses. The zoning change included 100.00-acres of land. On December 5, 1983, the City Council approved an amendment to Planned Development District 14 (PD-14) [*Ordinance No. 83-60*] changing the concept 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.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this *Replat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Replat* for *Lots 13 & 14, Rockwall Business Park East Addition*, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

(2) Any construction resulting from the approval of this ***Replat*** 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.

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 2/25/2022

PROJECT NUMBER:	P2022-006	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	Lots 13 & 14, Rockwall Business Park East	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:	950 E RALPH HALL PKWY, ROCKWALL, 75032	CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION: Consider a request by Dnyanada Nevgi of the SRC Land Building and Real Estate, LLC on behalf of Rajesh Malviya of Buffalo Country Properties, LLC for the approval of a Replat for Lots 13 & 14 of the Rockwall Business Park Addition being a 6.280-acre parcel of land identified as Lot 5 of the Rockwall Business Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated on the southside of Ralph Hall Parkway west of the intersection of Ralph Hall Parkway and S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	02/25/2022	Approved w/ Comments

02/25/2022: P2022-006: Replat for Lots 13 & 14, Rockwall Business Park Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for approval of a Replat for Lots 13 & 14, Rockwall Business Park East Addition being a 6.280-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, situated on the southside of ralph Hall Parkway west of the intersection of Ralph Hall parkway and S. Goliad Street [SH-205], and take any action necessary.
I.2 For questions or comments concerning this case please contact Angelica Gamez in the Planning Department at (972) 772-6438 or email agamez@rockwall.com.
M.3 For reference, include the case number (P2022-006) in the lower right-hand corner of all pages on future submittals.
M.4 Please correct the Title Block to the following:

Replat
Lots 13 & 14, Rockwall Business Park East Addition
An Addition to the City of Rockwall, Texas
Being a Replat of Lot 5, Rockwall Business Park East Addition
Being 6.280 Acres
Situated in the J.D. McFarland Survey, Abstract 145
Rockwall County, Texas

M.5 Please label the State Plane Coordinates on Sheet 1.
M.6 Please correct the lot numbers from Lots 5A & 5B to Lots 13 & 14 on all areas of the plat.
M.7 Please add the following after item #6 in Owner's Dedication:

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may

be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

M.8 Please remove the “Storm Drainage Improvements Statement” (#7 in Owners Dedication) and add it to the “General Notes” section on the plat.
I.9 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.
M.10 Please review and correct all items listed by the Engineering Department.
I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval. The Planning and Zoning Commission Meeting for this case will be held on February 28, 2022.
I.12 Although this agenda item may be on the consent agenda, a representative must be present for all meetings.
I.13 The projected City Council Meeting date for this case will be March 7, 2022.
I.14 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff’s comments from all City Departments and any applicable conditions of approval contained in staff’s case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	02/24/2022	Needs Review

02/24/2022: - Remove irrigation plans from set. They will be approved with a separate building permit.
- Make the floodplain cross section text large, it is hard to read.
- Update the drainage and detention easement to say "Public drainage and erosion hazard easement"
- Extend the drainage easement line to the south property line.
- Add note 6, "The property owner is responsible for the maintenance, repair, and replacement of all drainage and detention systems in easements on the property.
- Update the flood study information, "Michael H Boyd, P.E, Boyd Hydrology PLLC, Dates 9-24-2021"
- There is a tree on top of the proposed sewer line. The installation will kill the tree. Add this tree to the list of removed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	02/22/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/22/2022	Approved

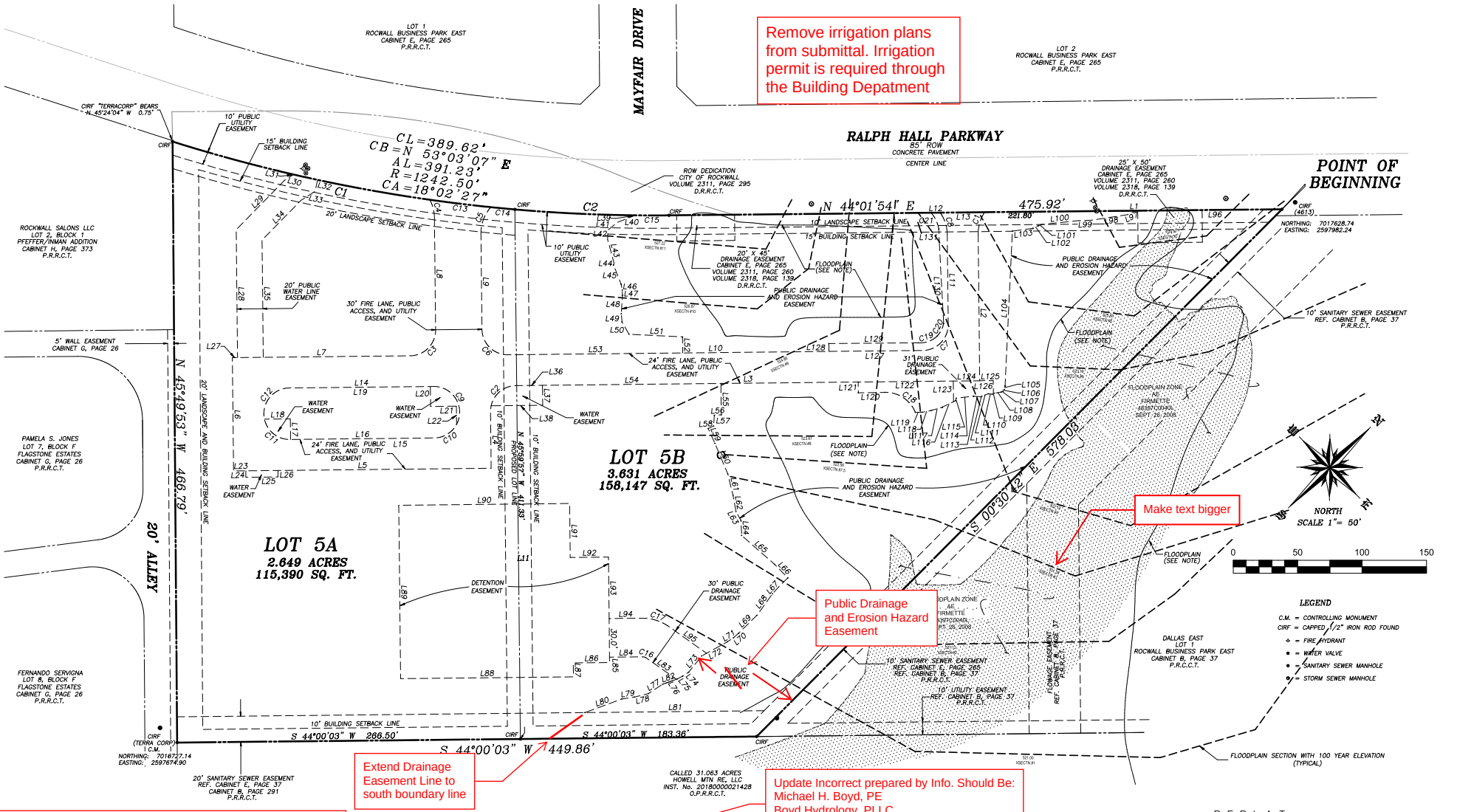
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	02/25/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/22/2022	Approved w/ Comments

02/22/2022: 1. Tree mitigation approved
2. Landscape plan approved



Add note:
6. The property owner is responsible for the maintenance, repair, and replacement of all drainage and detention systems in easements on the property.

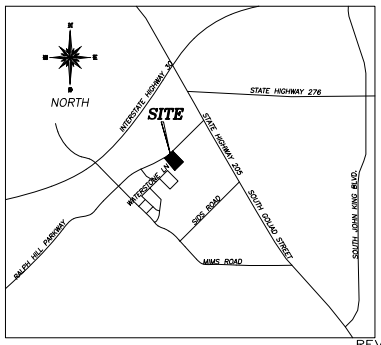
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C21	30°59'41"	26.14'	14.14'	N 70°39'48" W	13.97'

FLOOD NOTE:

Floodplain shown is based on the Floodplain Information Study prepared for the Pinnacle Montessori located in Rockwall, Texas and prepared by: ~~JARED HELMBERGER PE~~ ~~GRADING PLAN - SHEET C2.00 ISSUE DATE: 12/20/2020~~

GENERAL NOTES:

1. The original copy will have original signatures, stamp seal and an impression seal.
2. Copyright 2020, Surdukan Surveying, Inc.
3. This survey is being provided solely for the use of the current parties.
4. This survey is subject to all easements of record.
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6. The basis of bearings, horizontal and vertical position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, Vertical position are referenced to NAVD88 using (GEOID03).



VICINITY MAP

REPLAT

ROCKWALL BUSINESS PARK EAST LOT 5A & LOT 5B

AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
BEING A REPLAT OF LOT 5
ROCKWALL BUSINESS PARK EAST
LOTS 1, 2, 3, 4, & 5
CABINET E, SLIDE 265
6.280 Acres Situated In The
J.D. McFARLAND SURVEY ~ ABSTRACT 145
ROCKWALL COUNTY, TEXAS
SHEET 1 OF 2

Owner
LAKESIDE KIDS, LLC
ATTN: MONA AGARWAL
5909 BETH DRIVE
PLANO, TEXAS 75093
TELEPHONE 423 943-1203

Surveyor
SURDUKAN SURVEYING, INC.
DAVID J. SURDUKAN, R.P.L.S. 4613
P.O. BOX 126
ANNA, TEXAS 75409
TELEPHONE 972 924-8200

REVISED FEBRUARY 14, 2022
REVISED OCTOBER 18, 2021
REVISED AUGUST 17, 2021
JUNE 24, 2020

Job No. 2020-03 CASE NO.: _____



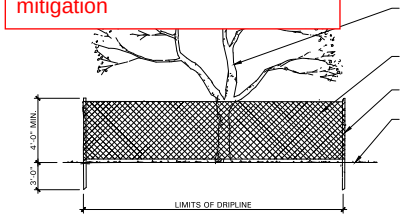
SITE DATA

	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%

'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.

This tree will need to be removed. Add to the list for mitigation



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

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

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

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

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

REVISIONS

#	DATE	COMMENTS
1	06.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments

PROFESSIONAL SEAL
12/06/21

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: PIN4032

SHEET TITLE
TREE PRESERVATION PLAN

SHEET NUMBER
L1.01

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. P2022-006

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 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	950 E and 962 E Ralph Hall Parkwy, Rockwall, TX 75032				
SUBDIVISION		LOT	5A & 5B	BLOCK	
GENERAL LOCATION	Rockwall Business Park East, 6.280 acres situated in J.D. McFarland Survey~ Abstract 145, Rockwall County				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C	CURRENT USE	Commercial
PROPOSED ZONING	C	PROPOSED USE	Commercial/ Retail
ACREAGE	6.280 Acres	LOTS [CURRENT]	5	LOTS [PROPOSED]	5A & 5B

☑ ***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	Buffalo Country Properties LLC	☑ APPLICANT	SRC Land Building and Real Estate LLC
CONTACT PERSON	Rajesh Malviya	CONTACT PERSON	Dnyanada Nevgi
ADDRESS	5909 Beth Dr	ADDRESS	811 S Central Expressway, Suite 306
CITY, STATE & ZIP	Plano, TX 75093	CITY, STATE & ZIP	Richardson, TX 75080
PHONE	(214) 454-6944	PHONE	214-396-3737
E-MAIL	nrmalviya@yahoo.com	E-MAIL	pm@srclandbuilding.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAJESH MALVIYA [*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 $ 425.6, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 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."

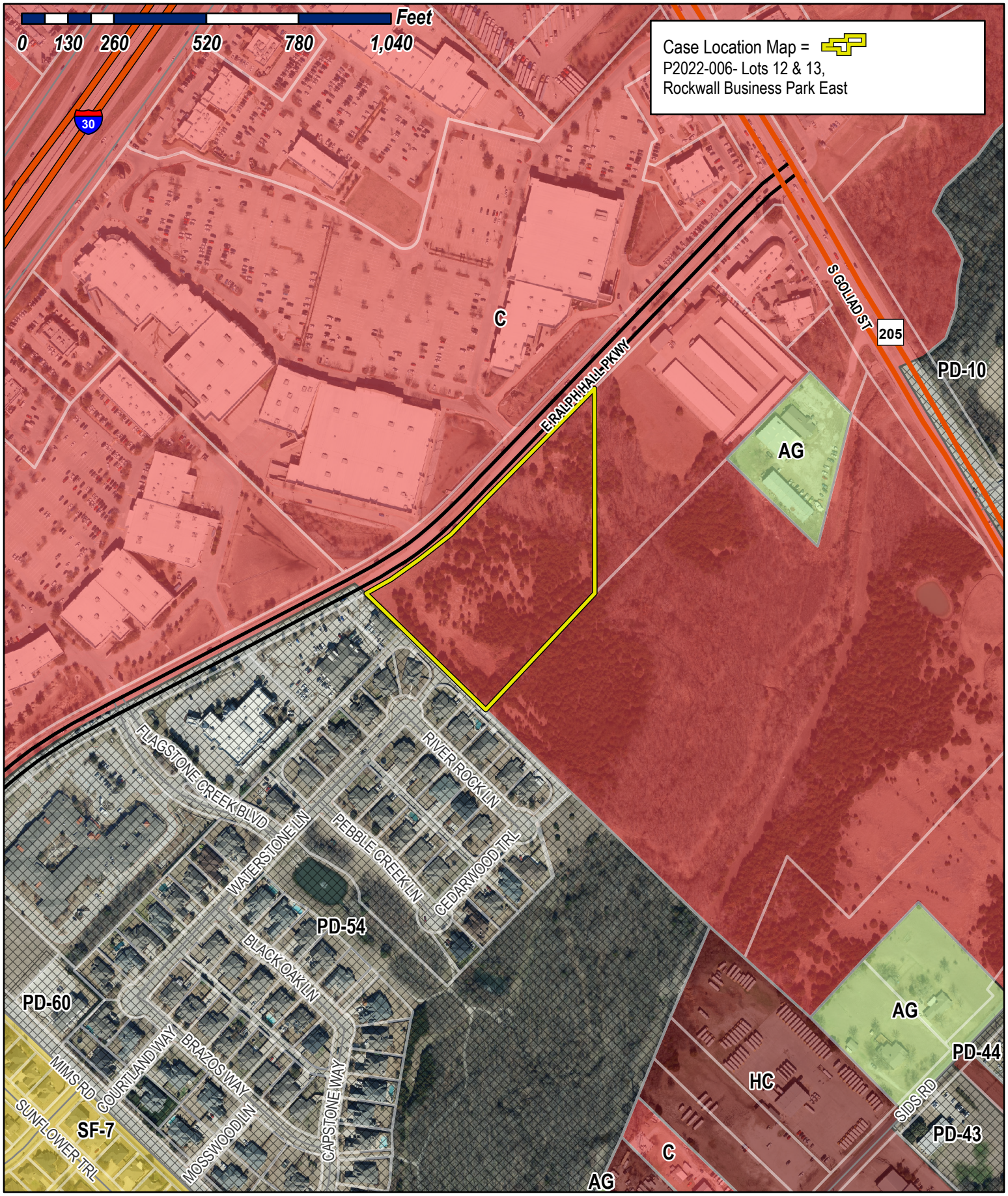
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* February, *20* 23

OWNER'S SIGNATURE Rajesh Malviya

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sharon Ivey

SHARON IVEY
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-15-24
Notary ID # 12609564-2

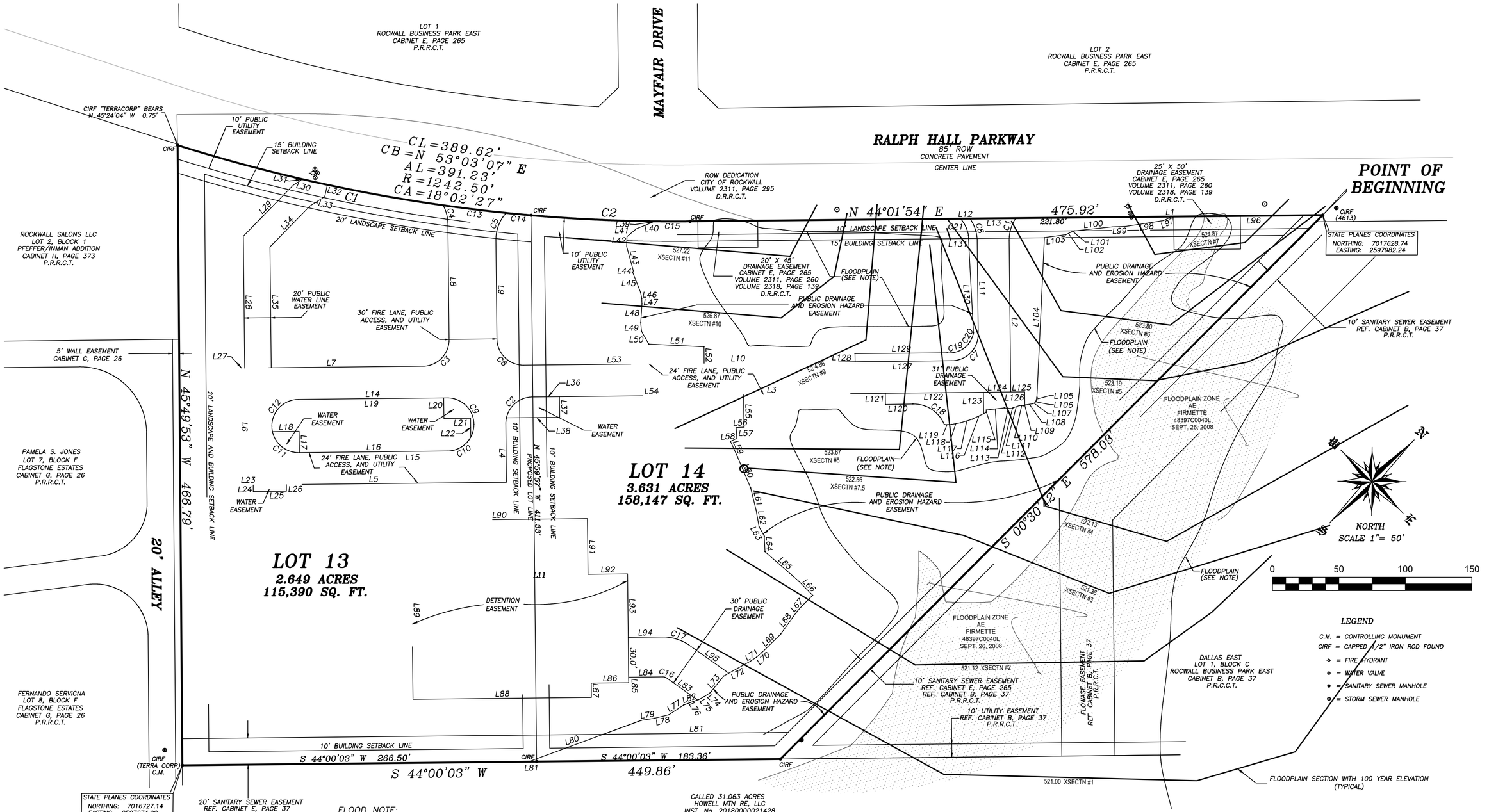
MY COMMISSION EXPIRES 9.15.2024



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.



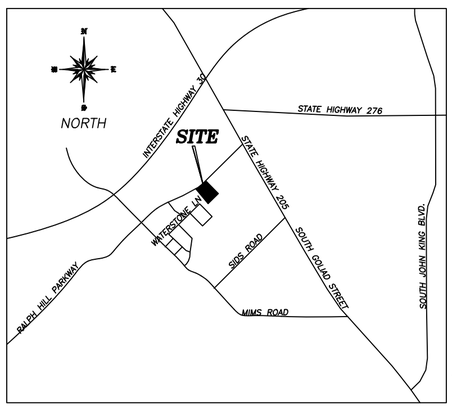
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VICINITY MAP

REPLAT

ROCKWALL BUSINESS PARK EAST ADDITION LOT 13 & LOT 14

AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
BEING A REPLAT OF LOT 5
ROCKWALL BUSINESS PARK EAST
LOTS 1, 2, 3, 4, & 5
CABINET E, SLIDE 265
6.280 Acres Situated In The
J.D. McFARLAND SURVEY ~ ABSTRACT 145
ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

Owner
BUFFALO COUNTRY PROPERTIES LLC
ATTN: RAJESH MALVIYA
12050 RESEARCH RD, #9305
FRISCO, TX 75033
TELEPHONE (214) 454-6944

Owner
HERITAGE MONTESSORI ACADEMY OF ALLEN LLC
ATTN: HERSON CASTELLON
811 S CENTRAL EXPY STE 306
RICHARDSON, TEXAS, 75080
TELEPHONE (214)236-9402

Surveyor
SURDUKAN SURVEYING, INC.
DAVID J. SURDUKAN, R.P.L.S. 4613
P.O. BOX 126
ANNA, TEXAS 75409
TELEPHONE 972 924-8200

REVISED MARCH 3, 2022
REVISED FEBRUARY 14, 2022
REVISED OCTOBER 18, 2021
REVISED AUGUST 17, 2021
JUNE 24, 2020

Job No. 2020-03

CASE NO.: P2022-006

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 44°01'54" W	230.87'
L2	S 45°59'57" E	114.01'
L3	S 44°00'03" W	360.00'
L4	S 45°59'57" E	44.00'
L5	S 44°00'03" W	200.00'
L6	N 45°59'57" W	88.00'
L7	N 44°00'03" E	138.00'
L8	N 45°59'57" W	87.09'
L9	S 45°59'57" E	74.48'
L10	N 44°00'03" E	322.00'
L11	N 45°59'57" W	69.81'
L12	N 44°01'54" E	7.04'
L13	N 44°01'54" E	34.51'
L14	N 44°00'03" E	112.00'
L15	S 44°00'03" W	112.00'
L16	S 44°00'03" W	111.50'
L17	N 45°59'57" W	16.00'
L18	S 44°00'03" W	20.10'
L19	N 44°00'03" E	109.50'
L20	S 45°59'57" E	15.50'
L21	N 44°00'03" E	20.00'
L22	S 45°59'57" E	14.18'
L23	N 44°00'03" E	9.50'
L24	S 45°59'57" E	5.00'
L25	N 44°00'03" E	25.00'
L26	N 45°59'57" W	5.00'
L27	N 44°00'03" E	4.00'
L28	N 45°59'57" W	99.37'
L29	N 00°59'57" W	53.75'
L30	N 12°09'43" E	7.01'
L31	N 32°50'17" W	0.86'
L32	S 32°50'17" E	9.14'
L33	S 12°09'43" W	12.99'
L34	S 00°59'57" E	43.15'
L35	S 45°59'57" E	91.08'
L36	N 44°00'03" E	20.50'
L37	S 45°59'57" E	15.50'
L38	S 44°00'03" W	39.99'
L39	S 11°37'05" W	1.71'
L40	S 22°53'33" W	12.72'
L41	S 04°35'18" W	9.18'
L42	S 43°45'30" E	7.41'
L43	S 60°43'23" E	18.94'
L44	S 25°00'34" E	1.36'
L45	S 66°53'11" E	16.18'
L46	S 56°16'27" E	4.61'
L47	S 48°01'53" E	4.02'
L48	S 41°40'43" E	14.37'
L49	S 50°27'14" E	6.45'
L50	S 75°09'50" E	11.02'
L51	N 47°20'09" E	41.55'
L52	S 45°59'57" E	12.51'
L53	S 44°00'03" W	135.62'
L54	N 44°00'03" E	138.56'
L55	S 45°59'57" E	24.35'
L56	S 40°30'31" W	5.35'
L57	S 41°34'24" E	8.35'
L58	S 19°42'40" W	4.66'
L59	S 69°52'43" E	12.67'
L60	S 68°13'22" E	25.60'
L61	S 59°09'17" E	17.16'
L62	S 55°40'29" E	12.78'
L63	S 74°35'01" E	8.02'
L64	S 47°58'33" E	11.68'
L65	N 85°51'43" E	33.95'
L66	S 89°55'55" E	14.73'

LINE TABLE		
LINE	BEARING	DISTANCE
L67	S 04°10'29" E	6.89'
L68	S 09°27'26" E	20.63'
L69	S 00°11'15" W	19.92'
L70	S 03°08'39" W	5.24'
L71	S 11°03'41" W	5.73'
L72	S 15°37'24" W	22.82'
L73	S 06°31'56" E	16.13'
L74	S 11°17'00" W	5.49'
L75	S 16°45'35" W	4.66'
L76	S 24°50'52" W	12.10'
L77	S 11°08'57" W	13.29'
L78	S 30°41'04" W	11.25'
L79	S 36°01'01" W	9.83'
L80	S 24°22'44" W	90.13'
L81	N 44°00'03" E	5.78'
L82	N 24°50'52" E	11.27'
L83	S 79°55'40" W	28.55'
L84	S 44°00'03" W	25.68'
L85	S 45°59'57" E	4.16'
L86	S 44°00'02" W	28.18'
L87	S 45°59'57" E	10.83'
L88	S 44°00'03" W	134.20'
L89	N 45°59'57" W	134.66'
L90	N 44°00'03" E	132.66'
L91	S 45°59'57" E	41.91'
L92	N 44°00'02" E	29.72'
L93	S 45°59'57" E	47.76'
L94	N 44°00'03" E	25.68'
L95	N 79°55'40" E	36.03'
L96	S 44°01'54" W	113.31'
L97	S 19°43'02" W	7.35'
L98	S 35°53'34" W	28.50'
L99	S 42°56'22" W	9.98'
L100	S 38°30'44" W	28.79'
L101	S 24°47'11" W	2.57'
L102	S 18°10'06" W	4.58'
L103	S 36°51'51" W	16.20'
L104	S 42°41'37" E	120.25'
L105	S 33°02'15" E	3.00'
L106	S 11°45'56" E	1.45'
L107	S 16°24'25" W	1.63'
L108	S 35°21'28" W	5.49'
L109	S 18°42'48" W	1.66'
L110	S 48°46'38" W	3.22'
L111	S 25°02'09" W	5.26'
L112	S 07°32'59" W	0.99'
L113	S 50°06'48" W	5.83'
L114	S 37°53'17" W	13.54'
L115	S 35°25'15" E	1.92'
L116	S 18°33'37" W	11.53'
L117	N 27°36'40" E	0.91'
L118	S 34°12'13" W	6.97'
L119	S 43°29'01" W	4.17'
L120	S 43°29'01" W	20.66'
L121	N 45°59'57" W	8.42'
L122	N 44°00'03" E	73.83'
L123	N 45°59'57" W	16.04'
L124	N 44°00'03" E	20.50'
L125	N 44°00'03" E	10.50'
L126	N 45°59'57" W	10.15'
L127	S 44°00'03" W	72.84'
L128	N 45°59'57" W	6.11'
L129	N 44°07'08" E	69.36'
L130	N 48°29'11" W	63.30'
L131	N 47°27'09" W	10.13'

OWNERS' CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

WHEREAS, Buffalo Country Properties, LLC, *and Heritage Montessori Academy of Allen, LLC, being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being all of Lot 5 of ROCKWALL BUSINESS PARK EAST, LOTS 1, 2 ,3 ,4, & 5, an Addition to the City of Rockwall, Rockwall County, Texas according to the Map or Plat thereof recorded in Cabinet E, Page 265 of the Plat Records of Rockwall County, Texas and more particularly described in metes and bounds as follows;*

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the north corner of said Lot 5, said corner also being the west corner of Lot 1, Rockwall Business Park East, an addition to the City of Rockwall, as recorded in Cabinet B, Page 37 of the Plat Records of Rockwall County, Texas, said iron rod being in the southeast right-of-way of Ralph Hall Parkway, an 85' right-of-way;

THENCE S 00°30'42" E a distance of 578.03' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE S 44°00'03" W a distance of 449.86' to a 1/2" iron rod with plastic cap stamped "TERRA CORP" found for corner in the east line of Block F of the Flagstone Estate an addition to the City of Rockwall and recorded in Cabinet G, Page 26 of the Plat Records of Rockwall County, Texas;

THENCE N 45°49'53" W a distance of 466.79' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for the northeast corner of Lot 2, Block 1 of the Pfeffer/Inman Addition an addition to the City of Rockwall and recorded in Cabinet H, Page 373 of the Plat Records of Rockwall County, Texas, and said iron rod being in the southeast right-of-way of Ralph Hall Parkway at the beginning of a non-tangent curve to the left;

THENCE along said curve to the left following the southeast right-of-way of Ralph Hall Parkway through a central angle of 18°02'27", a radius of 1242.50', an arc length of 391.23', with a chord bearing of N 46°47'39" E, and a chord length of 389.62' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE N 44°01'54" E continuing with the southeast right-of-way of Ralph Hall Parkway a distance of 475.92' to the POINT OF BEGINNING and containing 273,537 Square Feet or 6.280 Acres of land.

OWNERS' DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the replat of ROCKWALL BUSINESS PARK EAST ADDITION, LOT 13 & LOT 14 to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ROCKWALL BUSINESS PARK EAST ADDITION, LOT 13 & LOT 14 subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercialrate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

BUFFALO COUNTRY PROPERTIES, LLC

_____
Rajesh Malviya
Managing Partner

HERITAGE MONTESSORI ACADEMY OF ALLEN, LLC

_____
Herson Castellon
Manager

STATE OF TEXAS
COUNTY OF ROCKWALL)

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared Rajesh Malviya, *a* Managing Partner *of* Buffalo Country Properties, LLC, *known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that* Rajesh Malviya *executed the same for the purpose and considerations therein expressed and in the capacity stated.*

Given under my hand and seal of the office this the ___ day of _____, 2022,

_____
Notary Public, State of Texas

_____
My Commission Expires

STATE OF TEXAS
COUNTY OF ROCKWALL)

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared Herson Castellon, *a* Manager *of Heritage Montessori Academy of Allen, LLC known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that* Herson Castellon *executed the same for the purpose and considerations therein expressed and in the capacity stated.*

Given under my hand and seal of the office this the ___ day of _____, 2022,

_____
Notary Public, State of Texas

_____
My Commission Expires

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, a Registered Professional Land Surveyor, licensed by the State of Texas. affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

_____ _____
David J. Surdukan *Date*
R.P.L.S. 4613

CITY OF ROCKWALL'S CERTIFICATE

_____ _____
Planning & Zoning Commission, Chairman *Date*

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2022.

_____ _____ _____
Mayor, City of Rockwall *City Secretary* *City Engineer*

REPLAT

ROCKWALL BUSINESS PARK EAST ADDITION LOT 13 & LOT 14

AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
BEING A REPLAT OF LOT 5
ROCKWALL BUSINESS PARK EAST
LOTS 1, 2, 3, 4, & 5
CABINET E, SLIDE 265
6.280 Acres Situated In The
J.D. McFARLAND SURVEY ~ ABSTRACT 145
ROCKWALL COUNTY, TEXAS
SHEET 2 OF 2

Owner
BUFFALO COUNTRY PROPERTIES LLC
ATTN: RAJESH MALVIYA
12050 RESEARCH RD, #9305
FRISCO, TX 75033
TELEPHONE (214) 454-6944

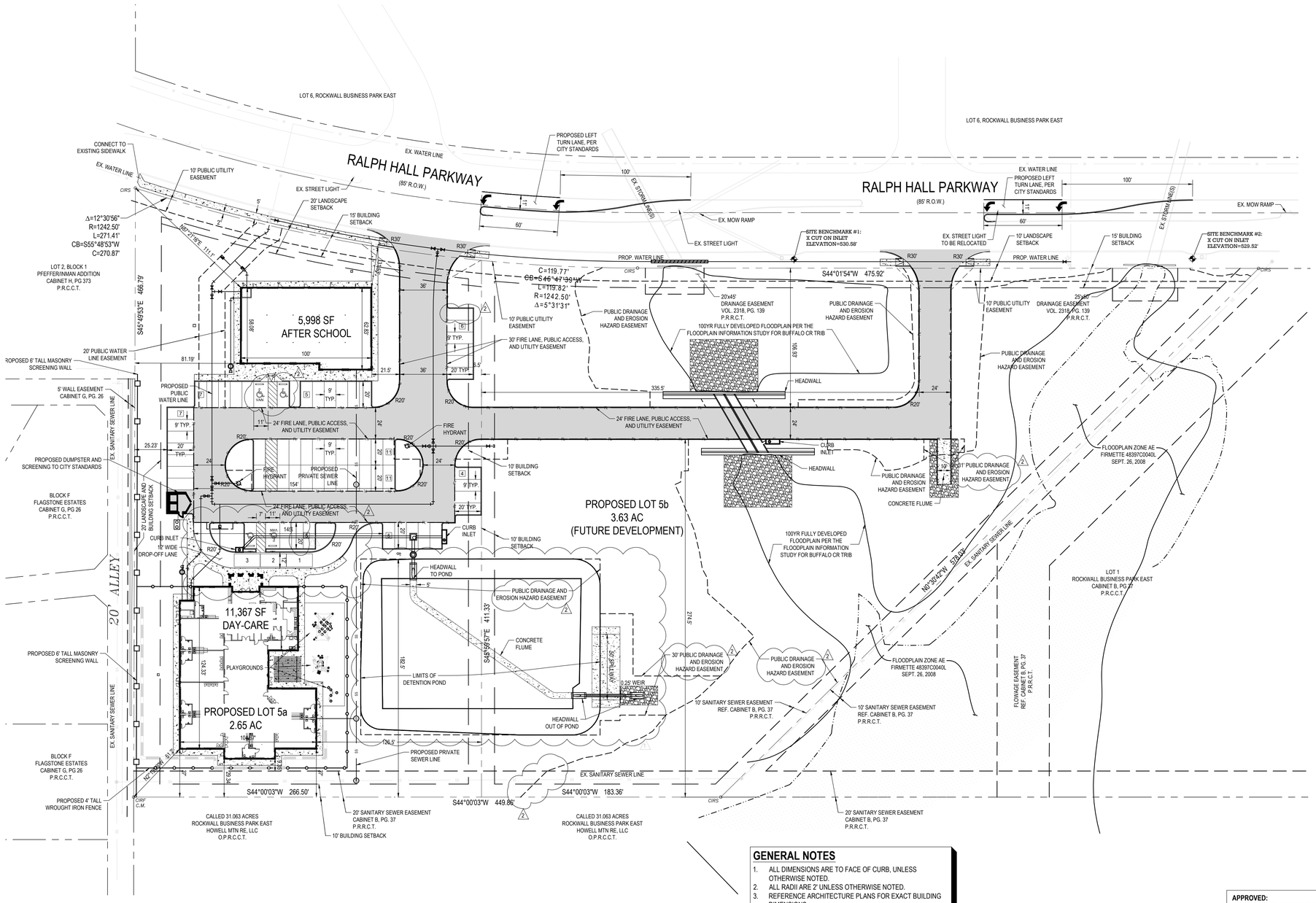
Owner
HERITAGE MONTESSORI ACADEMY OF ALLEN LLC
ATTN: HERSON CASTELLON
811 S CENTRAL EXPY STE 306
RICHARDSON, TEXAS, 75080
TELEPHONE (214)236-9402

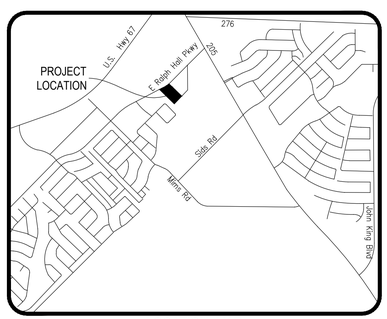
Surveyor
SURDUKAN SURVEYING, INC.
DAVID J. SURDUKAN, R.P.L.S. 4613
P.O. BOX 126
ANNA, TEXAS 75409
TELEPHONE 972 924-8200

REVISED MARCH 3, 2022
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Job No. 2020-03

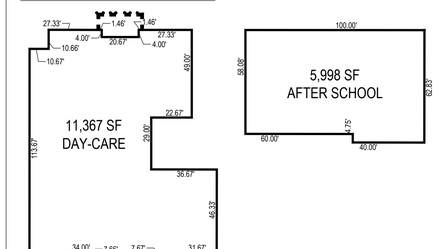
CASE NO.: P2022-006





LOCATION MAP
1" = 1000'

BUILDING PERIMETER DETAIL



GENERAL NOTES

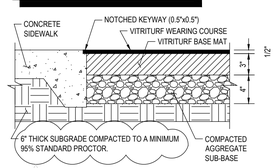
1. ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
2. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
3. REFERENCE ARCHITECTURE PLANS FOR EXACT BUILDING DIMENSIONS.
4. FIRE LANE IS TO BE STRIPED IN ACCORDANCE WITH CITY STANDARDS.
5. ALL ADA ROUTES AND RAMPS ARE TO BE CONSTRUCTED TO ADA MINIMUM REQUIREMENTS.
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.

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

PAVING LEGEND

- FIRE LANE CONCRETE PAVEMENT
- SIDEWALK CONCRETE PAVEMENT
- PLAYGROUND SECTION (VITRITURF)



PLAYGROUND SECTION
N.T.S.

ZONING DATA

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

SITE DATA

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

PARKING DATA

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

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, MELISSA BLACK 811 S. CENTRAL EXPRESSWAY, #306 RICHARDSON, TX 75080

BEAR LAND CONSULTANTS

ADDRESS:
1808 BONNER ST.,
McKINNEY, TX 75069
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:

STATE OF TEXAS
JARED HELMBERGER
130231
LICENSED
PROFESSIONAL ENGINEER

ISSUE DATE: 12/20/2020

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

STATE OF TEXAS
HIEN TUONG NGUYEN
126133
LICENSED
PROFESSIONAL ENGINEER
02/25/2022

OMEGA DESIGN HAS REVIEWED COMMENTS ISSUED ON MAY 04, 2021 BY THE CITY OF ROCKWALL WITH RESPECT TO THESE HEREIN CONSTRUCTION PLANS ("PLANS") DESIGNED & PREPARED UNDER THE SEAL OF AND SUBMITTED BY JARED HELMBERGER, PE #130231. REVISIONS, ALTERATIONS & CHANGES ("REVISIONS") HAVE BEEN MADE TO THE "PLANS" IN ACCORDANCE WITH MAY 04, 2021, CITY OF ROCKWALL COMMENTS, AND DO NOT RELIEVE THE ENGINEER OF RECORD PRIOR TO NOVEMBER 10, 2021. REVISIONS MADE SUBSEQUENT TO NOVEMBER 10, 2021, ARE HEREIN IDENTIFIED BY "CLOUDS".

Revisions By Omega:

1	11/10/2021	PER CITY COMMENTS
2	02/25/2022	PER CITY AND ARCHITECT COMMENTS

PROJECT BENCHMARKS:

BM#1 - *AN "X" CUT ON TOP OF THE NORTHEAST CORNER OF A INLET LOCATED 356' S FROM THE NORTHWEST CORNER OF LOT 5 IN THE EAST RIGHT-OF-WAY LINE OF RALPH HILL PARKWAY.*
ELEVATION: 530.58'

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

PROJECT INFORMATION:

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

PROJECT NUMBER: PMA032

CLIENT INFORMATION:

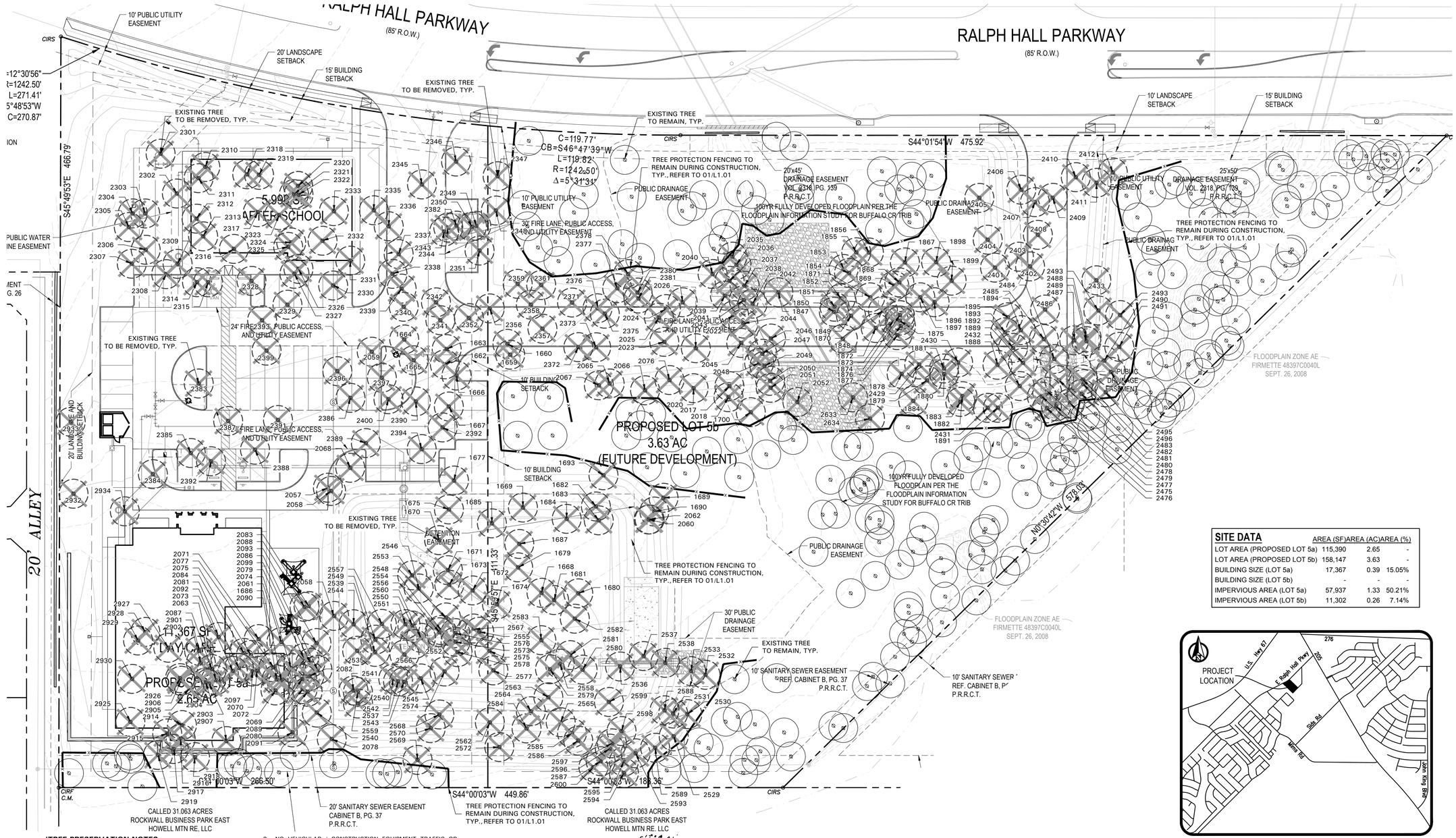
Buffalo Country Properties, LLC
12050 Research Road, #9305
Frisco, TX 75033

SHEET TITLE:

SITE PLAN

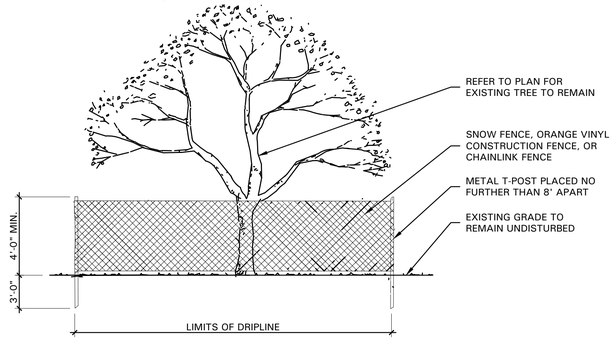
SHEET NUMBER:

C1.00



'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
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIAN ALLEN
2240
STATE OF TEXAS
12/06/21

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

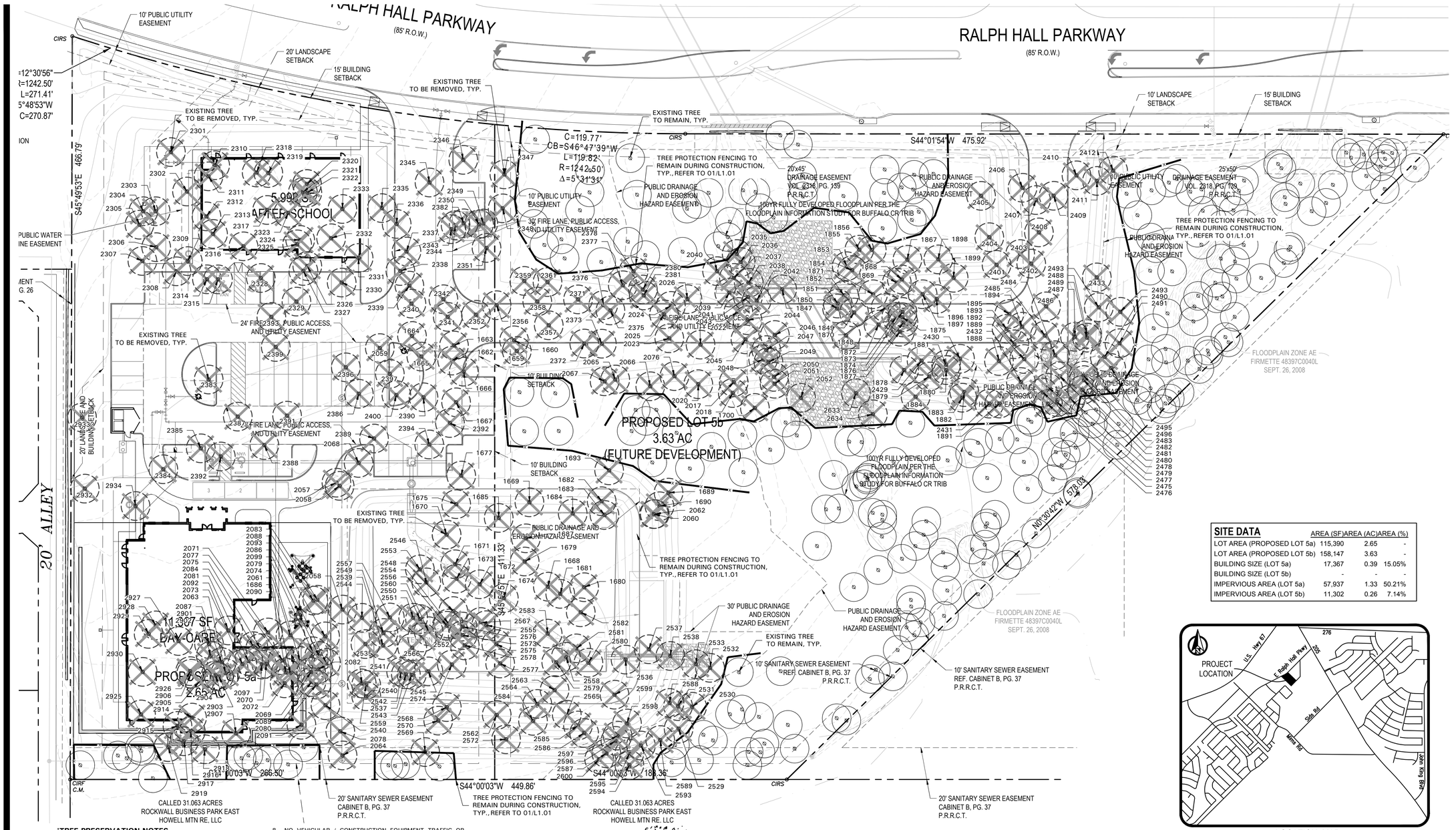
TREE PRESERVATION PLAN

SHEET NUMBER

L1.01

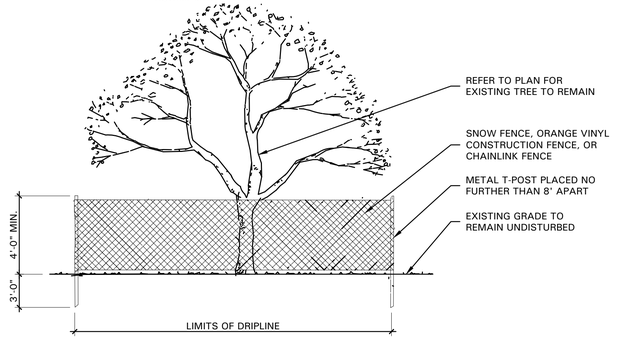
ISSUE DATE: 03-20-2020

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 BE REMOVED	
1669	6	Cedar	TO BE REMOVED	
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 BE REMOVED	
1680	6	Cedar	TO BE REMOVED	
1681	6	Cedar	TO BE REMOVED	
1682	6	Cedar	TO BE REMOVED	
1683	6	Cedar	TO BE REMOVED	
1684	6	Cedar	TO BE REMOVED	
1685	12	Cedar	TO BE REMOVED	6
1686	6	Cedar	TO REMAIN	
1687	10	Cedar	TO BE REMOVED	
1688	6	Cedar	TO REMAIN	
1689	6	Cedar	TO BE REMOVED	
1690	6	Cedar	TO BE REMOVED	
1691	6	Cedar	TO REMAIN	
1692	6	Cedar	TO REMAIN	
1693	14	Cedar	TO BE REMOVED	7
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 BE REMOVED	9
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 BE REMOVED	
1884	6	Hackberry	TO BE REMOVED	
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 BE REMOVED	
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 BE REMOVED	
2018	6	Cedar	TO BE REMOVED	
2020	6	Cedar	TO BE REMOVED	
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	
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2031	8	Cedar	TO REMAIN	
2032	10	Cedar	TO REMAIN	
2033	20	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	10
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	10
2051	10	Pecan	TO BE REMOVED	
2052	6	Cedar	TO BE REMOVED	
2053	10	Cedar	TO REMAIN	
2054	6	Cedar	TO REMAIN	
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2092	16	Cedar	TO BE REMOVED	8
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2099	6	Cedar	TO BE REMOVED	
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2353	14	Cedar	TO BE REMOVED	7
2354	12	Cedar	TO BE REMOVED	6
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2373	6	Cedar	TO BE REMOVED	
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2428	10	Cedar	TO REMAIN	
2429	10	Hackberry	TO REMAIN	
2430	8	Hackberry	TO REMAIN	
2431	10	Hackberry	TO BE REMOVED	
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	
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2501	6	Cedar	TO REMAIN	
2502	8	Cedar	TO REMAIN	
2503	6	Cedar	TO REMAIN	
2504	8	Cedar	TO REMAIN	
2505	8	Cedar	TO REMAIN	
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2508	8	Cedar	TO REMAIN	
2509	6	Cedar	TO REMAIN	
2510	6	Cedar	TO REMAIN	
2511	6	Cedar	TO REMAIN	
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2628	12	Cedar	TO REMAIN	
2629	10	Cedar	TO REMAIN	
2631	10	Cedar	TO REMAIN	
2632	10	Cedar	TO REMAIN	
2633	6	Gulf Black Willow	TO BE REMOVED	
2634	6	Cedar	TO BE REMOVED	
2635	8	Cedar	TO REMAIN	
2636	6	Cedar	TO REMAIN	
2637	6	Cedar	TO REMAIN	
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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



'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 5A, ROCKWALL BUSINESS PARK EAST
CASE NUMBER:	P2022-006
CURRENT OWNER:	BUFFALO COUNTRY PROPERTIES LLC, ATTN: RAJESH MALVIYA 12050 RESEARCH ROAD, #9305 FRISCO, TX 75033
DEVELOPER:	SRC LAND BUILDING AND REAL ESTATE LLC 811 S. CENTRAL EXPRESSWAY, SUITE 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
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIAN ALLEN
2240
STATE OF TEXAS
03/03/22

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: PIA0032

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 BE REMOVED	
1669	6	Cedar	TO BE REMOVED	
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 BE REMOVED	
1680	6	Cedar	TO BE REMOVED	
1681	6	Cedar	TO BE REMOVED	
1682	6	Cedar	TO BE REMOVED	
1683	6	Cedar	TO BE REMOVED	
1684	6	Cedar	TO BE REMOVED	
1685	12	Cedar	TO BE REMOVED	6
1686	6	Cedar	TO REMAIN	
1687	10	Cedar	TO BE REMOVED	
1688	6	Cedar	TO REMAIN	
1689	6	Cedar	TO BE REMOVED	
1690	6	Cedar	TO BE REMOVED	
1691	6	Cedar	TO REMAIN	
1692	6	Cedar	TO REMAIN	
1693	14	Cedar	TO BE REMOVED	7
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 BE REMOVED	9
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 BE REMOVED	
1884	6	Hackberry	TO BE REMOVED	
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 BE REMOVED	
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 BE REMOVED	
2018	6	Cedar	TO BE REMOVED	
2020	6	Cedar	TO BE REMOVED	
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	
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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	
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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	10
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	10
2051	10	Pecan	TO BE REMOVED	
2052	6	Cedar	TO BE REMOVED	
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	
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2061	6	Cedar	TO BE REMOVED	
2062	6	Cedar	TO BE REMOVED	
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2067	6	Cedar	TO BE REMOVED	
2068	6	Cedar	TO BE REMOVED	
2069	6	Cedar	TO BE REMOVED	
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2075	6	Cedar	TO BE REMOVED	
2076	10	Cedar	TO BE REMOVED	
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2078	14	Cedar	TO BE REMOVED	7
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2080	6	Cedar	TO BE REMOVED	
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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	
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2302	8	Cedar	TO BE REMOVED	
2303	8	Cedar	TO BE REMOVED	
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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	
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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	
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2327	6	Cedar	TO BE REMOVED	
2328	12	Cedar	TO BE REMOVED	6
2329	6	Cedar	TO BE REMOVED	
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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	
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2343	6	Cedar	TO BE REMOVED	
2344	6	Cedar	TO BE REMOVED	
2345	10	Cedar	TO BE REMOVED	
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2348	8	Cedar	TO BE REMOVED	
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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	
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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	
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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 BE REMOVED	
2379	6	Cedar	TO REMAIN	
2380	6	Cedar	TO BE REMOVED	
2381	6	Cedar	TO BE REMOVED	
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2383	6	Cedar	TO BE REMOVED	
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2401	12	Cedar	TO BE REMOVED	6
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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 BE REMOVED	
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	
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2520	6	Cedar	TO REMAIN	
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2536	10	Cedar	TO BE REMOVED	
2537	10	Cedar	TO BE REMOVED	
2537	8	Cedar	TO BE REMOVED	
2538	8	Cedar	TO BE REMOVED	
2539	10	Cedar	TO BE REMOVED	
2540	6	Cedar	TO BE REMOVED	
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2542	6	Cedar	TO BE REMOVED	
2543	12	Cedar	TO BE REMOVED	6
2544	6	Cedar	TO BE REMOVED	
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2559	6	Cedar	TO BE REMOVED	
2560	8	Cedar	TO BE REMOVED	
2562	12	Cedar	TO BE REMOVED	6
2563	14	Cedar	TO BE REMOVED	7
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2566	10	Cedar	TO BE REMOVED	
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
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2579	14	Cedar	TO BE REMOVED	7
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2581	6	Cedar	TO BE REMOVED	
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2583	10	Cedar	TO BE REMOVED	
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2588	6	Cedar	TO BE REMOVED	
2589	8	Cedar	TO BE REMOVED	
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2592	6	Cedar	TO REMAIN	
2593	12	Cedar	TO BE REMOVED	6
2594	8	Cedar	TO REMAIN	
2595	6	Cedar	TO REMAIN	
2596	8	Cedar	TO REMAIN	
2597	8	Cedar	TO REMAIN	
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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	
2630	6	Cedar	TO REMAIN	
2631	10	Cedar	TO REMAIN	
2632	10	Cedar	TO REMAIN	
2633	6	Gulf Black Willow	TO BE REMOVED	
2634	6	Cedar	TO BE REMOVED	
2635	8	Cedar	TO REMAIN	
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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	
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2644	10	Cedar	TO REMAIN	
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2646	12	Cedar	TO REMAIN	
2647	6	Cedar	TO REMAIN	
2648	6	Cedar	TO REMAIN	
2649	18	Cedar	TO REMAIN	
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2660	6	Cedar	TO REMAIN	
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2662	16	Cedar	TO REMAIN	
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2664	12	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
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	
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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

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

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

5,998 SF
AFTER SCHOOL

PROPOSED LOT 5b
3.63 AC
(FUTURE DEVELOPMENT)

11,367 SF
DAY-CARE

PROPOSED LOT 5a
2.65 AC

20' ALLEY

LAWN SOLID SOD BERMUDAGRASS, TYP.

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

24' FIRE LANE, PUBLIC ACCESS, AND UTILITY EASEMENT

18" MULCH STEP OUT TYP.

10' PUBLIC UTILITY EASEMENT

20' LANDSCAPE SETBACK

15' BUILDING SETBACK

10' BUILDING SETBACK

30' FIRE LANE, PUBLIC ACCESS, AND UTILITY EASEMENT

PUBLIC DRAINAGE AND EROSION HAZARD EASEMENT

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.

100YR FULLY DEVELOPED FLOODPLAIN PER THE FLOODPLAIN INFORMATION STUDY FOR BUFFALO CR TRIB

LIMIT OF HYDROMULCH

EXISTING TREE TO REMAIN, TYP.

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

ARTIFICIAL TURF REFER TO CIVIL PLANS, TYP.

PLAYGROUND BY OTHERS

LIMITS OF DETENTION POND

LIMIT OF SOLID SOD

30' PUBLIC DRAINAGE AND EROSION HAZARD EASEMENT

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.

CALLED 31.063 ACRES ROCKWALL BUSINESS PARK EAST HOWELL MTN RE, LLC

FLOODPLAIN ZONE AE FIRMETTE 48397C0040L SEPT. 26, 2008

PUBLIC WATER LINE EASEMENT

S44°01'54"W 475.92'

S45°49'57"E 466.79'

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'

C=419.27'
CB=S46°47'39"W
CH=419.27'
R=1242.50'
Δ=5°31'31"

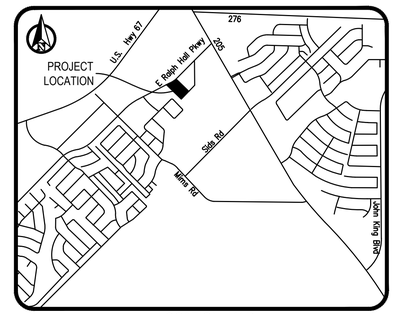
R=1242.50'
L=271.41'
Δ=12°30'56"
C=270.87'

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	25	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	10	2" cal.	B&B or container grown, 8' ht., 4' spread, 3 trunk min.
		Total Canopy Trees:		72		
		Total Accent Trees:		27		
	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'		71	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		765	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.

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

PROJECT NAME:	PINNACLE MONTESSORI ROCKWALL
EXISTING LEGAL DESCRIPTION:	LOT 5A, ROCKWALL BUSINESS PARK EAST
CASE NUMBER:	P2022-006
CURRENT OWNER:	BUFFALO COUNTRY PROPERTIES LLC, ATTN: RAJESH MALVIYA 12050 RESEARCH ROAD, #9305 FRISCO, TX 75033
DEVELOPER:	SRC LAND BUILDING AND REAL ESTATE LLC 811 S. CENTRAL EXPRESSWAY, SUITE 306 RICHARDSON, TX 75080

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
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIAN WILLIAMS
2249
STATE OF TEXAS
03/03/22

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, 4" cal.	(5) trees, 4" 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, 4" cal.	(16) trees, 4" cal.

PARKING LOT LANDSCAPING

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

Total interior parking lot area: 23,980 s.f.
Total parking spaces: 64 spaces

Required	Provided
1,199 s.f. (5%)	4,288 s.f.
(7) trees, 4" cal.	(12) trees, 4" cal.

SITE LANDSCAPING

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

Total site: 273,538 s.f.

Required	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: 8,051 s.f.

Required	Provided
(10) trees, 4" cal.	(10) trees, 4" cal.
(10) accent trees	(10) 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, 4" cal.	(9) trees, 4" 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

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PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
ADRIANN WALKER
2240
STATE OF TEXAS
03/03/22

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.

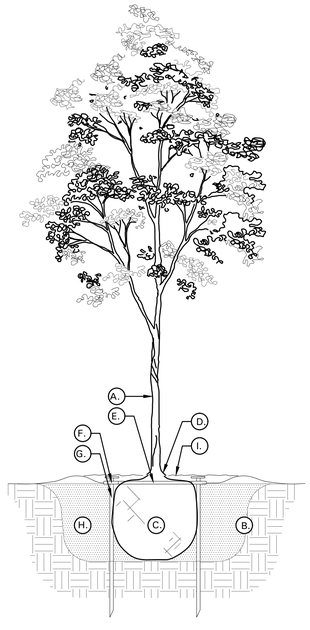
P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, broken and badly bruised branches 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



01 TREE PLANTING DETAIL
NOT TO SCALE

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).

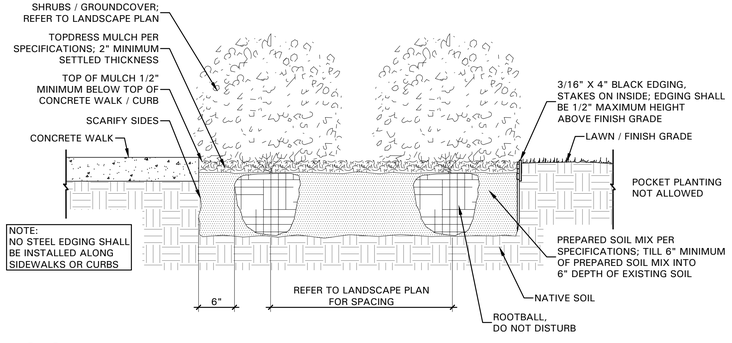
H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

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.



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
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIANN HAMMONS
2248
STATE OF TEXAS
03/03/22

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

LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
EXISTING STORM LINE	
PROPOSED STORM LINE	
PROPOSED RETAINING WALL	
SPOT GRADE - TOP OF SURFACE	X 100.00
MATCH EXISITNG	X 100.00 ME
TOP OF WALL	X 100.00 TW
BOTTOM OF WALL	X 100.00 BW

GRADING NOTES

1. REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL GRADING NOTES.
2. ALL ELEVATIONS SHOWN ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
3. CONTOURS AND SPOT GRADES SHOWN ARE ELEVATIONS AT THE TOP OF THE FINISHED SURFACE. THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD DOWN ALLOWANCE FOR THE THICKNESS OF PAVEMENT, SIDEWALK, TOPSOIL, MULCH, STONE, LANDSCAPING, RIP-RAP, AND OTHER SURFACE MATERIALS THAT WILL CONTRIBUTE TO THE TOP OF FINISHED GRADE.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE NO RUNOFF IS TRAPPED OR DIRECTED TOWARDS THE BUILDING.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND GRADING SUBCONTRACTOR TO ACQUIRE ANY REQUIRED GRADING PERMITS.
6. THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DRAINAGE AND DETENTION SYSTEMS IN EASEMENTS ON THE PROPERTY.

ACCESSIBLE ROUTE NOTES

(REFER TO ARCHITECTURAL PLANS FOR LOCATION)

1. CROSS FALL SHALL NOT EXCEED 2%.
2. RUNNING SLOPE SHALL NOT EXCEED 5% EXCLUSIVE OF LANDINGS, WHICH SHALL NOT EXCEED 2% CROSS FALL IN ANY DIRECTION.
3. HANDICAP PARKING SPACES AND AISLES SHALL NOT EXCEED 2% FALL IN ANY DIRECTION.
4. CURB RAMPS SHALL NOT HAVE MORE THAN A 6" RISE IN ELEVATION, AND EXCEED A 1:12 SLOPE.
5. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO CONSTRUCTION.

Table 1 - Computed 100-Year Water Surface Elevations for Buffalo Ck Tributary (cfs)

XSectn No	PRE-PROJECT			POST-PROJECT			Diff (ft)
	Q100	Cwsel	Ch Vel	Q100	Cwsel	Ch Vel	
1	725	521.00	1.81	725	521.00	1.81	0.00
2	725	521.12	2.33	725	521.12	2.33	0.00
3	725	521.38	6.04	725	521.38	6.04	0.00
	Stream Split at the Confluence Point						
4	384	522.12	2.24	384	522.13	2.37	+0.01
5	384	523.19	5.50	384	523.19	5.52	0.00
6	384	523.80	6.76	384	523.80	6.75	0.00
7	384	524.87	3.63	384	524.87	3.63	0.00
	End North Trib at Storm Drain "M" -- Begin South Trib						
7.5	328	522.53	5.07	328	522.56	5.27	+0.03
8	328	523.53	5.07	328	523.67	6.45	+0.14
9	328	524.86	4.05	Culvert 2-6'x4' mbc			
10	328	526.04	5.92	328	526.87	4.36	+0.83
11	328	526.94	6.49	328	527.22	5.23	+0.28

OMEGA ENGINEERING

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

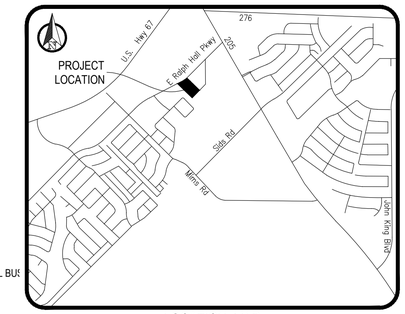
STATE OF TEXAS
HIEN TUONG NGUYEN
126133
LICENSED
PROFESSIONAL ENGINEER
02/25/2022

OMEGA DESIGN HAS REVIEWED COMMENTS ISSUED ON MAY 04, 2021 BY THE CITY OF ROCKWALL WITH RESPECT TO THESE HEREIN CONSTRUCTION PLANS ("PLANS") DESIGNED & PREPARED UNDER THE SEAL OF AND SUBMITTED BY JARED HELMBERGER, PE #130231. REVISIONS, ALTERATIONS & CHANGES ("REVISIONS") HAVE BEEN MADE TO THE "PLANS" IN ACCORDANCE WITH MAY 04, 2021, CITY OF ROCKWALL COMMENTS, AND DO NOT RELIEVE THE ENGINEER OF RECORD PRIOR TO NOVEMBER 10, 2021. REVISIONS MADE SUBSEQUENT TO NOVEMBER 10, 2021, ARE HEREIN IDENTIFIED BY "CLOUDS".

Revisions By Omega:

1	11/10/2021	PER CITY COMMENTS
2	02/25/2022	PER CITY COMMENTS

0 15 30 60
SCALE: 1" = 30'



LOCATION MAP
1" = 1000'

BEAR LAND CONSULTANTS

ADDRESS:
1808 BONNER ST.,
McKINNEY, TX 75069
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:

STATE OF TEXAS
JARED HELMBERGER
130231
LICENSED
PROFESSIONAL ENGINEER

ISSUE DATE: 12/20/2020

REVISION(S): DATE:

PROJECT BENCHMARKS:

BM#1 - *AN "X" CUT ON TOP OF THE NORTHEAST CORNER OF A INLET LOCATED 350' ± FROM THE NORTHWEST CORNER OF LOT 5 IN THE EAST RIGHT-OF-WAY LINE OF RALPH HILL PARKWAY.*
ELEVATION: 530.58'

BM#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'

PROJECT INFORMATION:

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

PROJECT NUMBER: PMA032

CLIENT INFORMATION:

Buffalo Country Properties, LLC
12050 Research Road, #9305
Frisco, TX 75033

SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

C2.00

LOT 6, ROCKWALL BUSINESS PARK EAST

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

10' PUBLIC UTILITY EASEMENT

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

LOT 2, BLOCK 1
PFEFFER/INMAN ADDITION
CABINET H, PG 373
P.R.C.C.T.

S49°53'E 466.79'

PRIVATE 12" PVC

INSTALL:
1 - 24"x24" DROP/ WYE INLET

20' PUBLIC WATER LINE EASEMENT

5' WALL EASEMENT
CABINET G, PG. 26

INSTALL
1 - 18"x18" AREA INLET

PRIVATE 8" PVC

CONNECT PIPES TO ROOF DRAINS. SEE MEP PLANS

5,998 SF
AFTER SCHOOL

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

XSECTN #11

10' PUBLIC UTILITY EASEMENT

30' FIRE LANE, PUBLIC ACCESS, AND UTILITY EASEMENT

XSECTN #10

SITE BENCHMARK #1:
X CUT ON INLET
ELEVATION=530.58'

S44°01'54"W 475.92'

20'x45' DRAINAGE EASEMENT
VOL. 2318, PG. 139
P.R.R.C.T.

PUBLIC DRAINAGE AND EROSION HAZARD EASEMENT

PUBLIC DRAINAGE AND EROSION HAZARD EASEMENT

INSTALL 231 SY OF GROUTED ROCK RIPRAP SEE SHEET C5.00 FOR MORE DETAIL

100YR FULLY DEVELOPED FLOODPLAIN PER THE FLOODPLAIN INFORMATION STUDY FOR BUFFALO CR TRIB

STA: 0+32.86, PRIVATE STORM LINE D
INSTALL
1 - TXDOT TYPE PW-1 HEADWALL
BEGIN 2-6'x4' RCB
FL 2-6'x4' (OUT): 522.04

46 LF OF 6'x4' RCB @ 0.52%

STA: 0+78.57, PRIVATE STORM LINE D
STA: 0+00.00, PRIVATE STORM LINE E
1 - CONNECT 21" RCP TO 6'x4' RCB @ 90°
FL 21" (IN): 523.96
FL 6'x4' (OUT): 522.83
F 1' (IN): 521.80
FL 6'x4' (OUT): 521.80

4 LF OF 21" RCP @ 20.83%

STA: 0+14.76, PRIVATE STORM LINE E
INSTALL
1 - 10' CURB INLET
TC: 530.20
FL 21" (OUT): 524.70

6 LF OF 6'x4' RCB @ 0.52%

52 LF OF 6'x4' RCB @ 0.52%

10' FLUME PER DETAIL

5.5'

22'

STA: 0+85.06, PRIVATE STORM LINE D
INSTALL:
1 - TXDOT TYPE PW-1 HEADWALL
END 2-6'x4' RCB
FL 2-6'x4' (IN): 521.77

INSTALL 231 SY OF GROUTED ROCK RIPRAP SEE SHEET C5.00 FOR MORE DETAIL

XSECTN #1

XSECTN #2

XSECTN #3

XSECTN #4

XSECTN #5

XSECTN #6

XSECTN #7.5

XSECTN #8

PUBLIC DRAINAGE AND EROSION HAZARD EASEMENT

10' PUBLIC UTILITY EASEMENT

25'x60' DRAINAGE EASEMENT
VOL. 2318, PG. 139
P.R.R.C.T.

PUBLIC DRAINAGE AND EROSION HAZARD EASEMENT

31' PUBLIC DRAINAGE AND EROSION HAZARD EASEMENT

FLOODPLAIN ZONE AE
FIRMETTE 48397C0040L
SEPT. 26, 2008

24' FIRE LANE, PUBLIC ACCESS, AND UTILITY EASEMENT

24' FIRE LANE, PUBLIC ACCESS, AND UTILITY EASEMENT

PRIVATE 12" PVC

STA: 1+53.75, PRIVATE STORM LINE A
INSTALL:
1 - 18" 45° BEND
FL 18" (IN): 528.53
FL 18" (OUT): 528.53

INSTALL:
1 - 9'x9' AREA INLET
FL 6": 532.30

INSTALL:
1 - OIL/ WATER SEPARATOR

STA: 1+23.01, PRIVATE STORM LINE A
INSTALL
1 - 5' CURB INLET
& CONNECT 12" ROOF DRAIN TRUNK LINE TO INLET
TC: 533.62
FL 18" (OUT): 528.62

OWS; FL 6" (IN): 531.78

OWS; FL 6" (OUT): 531.48

16 LF OF 18" RCP @ 0.51% PRIVATE

36 LF OF 18" RCP @ 0.51% PRIVATE

1+00

PI: 1+53.75

85 LF OF 18" RCP @ 0.51% PRIVATE

PI: 0+32.00

STA: 0+32, PRIVATE STORM LINE A
STA: 0+00.00, PRIVATE STORM LINE B
INSTALL:
1 - 4' STORM SEWER MANHOLE & CONNECT 12" ROOF DRAIN TRUNK LINE TO INLET
RIM: 531.73
FL 18" (IN): 527.91
FL 21" (IN): 527.41
FL 24" (OUT): 527.41

22 LF OF 21" RCP @ 2.79% PRIVATE

STA: 0+22.25, PRIVATE STORM LINE B
INSTALL
1 - 10' CURB INLET
TC: 532.03
FL 21" (OUT): 528.03

14 LF OF 24" RCP @ 0.50% PRIVATE

18 LF OF 24" RCP @ 0.50% PRIVATE

100YR WSE: 529.56

FL 6" (IN): 530.73

STA: 1+17.25, PRIVATE STORM LINE A
INSTALL:
1 - 18" X 12" 90° CONNECTION FOR ROOF DRAIN TRUNK LINE
FL 18" (IN): 528.35
FL 18" (OUT): 528.35

STA: 0+18.25, PRIVATE STORM LINE A
INSTALL:
1 - HYDRODYNAMIC SEPARATOR
RIM: 531.51
FL 24" (IN): 527.34
FL 24" (OUT): 527.34
SEE SHEET C6.04 FOR DETAIL

STA: 0+00, PRIVATE STORM LINE A
INSTALL:
1 - SLOPED HDWL
BEGIN 24" RCP
FL 24" (IN): 527.25

PUBLIC DRAINAGE AND EROSION HAZARD EASEMENT

S45°59'57"E 411.33'

11,367 SF
DAY-CARE

PROPOSED LOT 5a
2.65 AC

PROPOSED LOT 5b
3.63 AC
(FUTURE DEVELOPMENT)

20' ALLEY

CONNECT PIPES TO ROOF DRAINS. SEE MEP PLANS

PRIVATE 12" PVC

PRIVATE 8" PVC

INSTALL:
1 - 18"x18" DROP/ WYE INLET

PRIVATE 12" PVC

100YR WSE: 529.56

5.76'

21.52'

SEE SHEET C2.06 FOR OUTFALL DETAIL

30' PUBLIC DRAINAGE AND EROSION HAZARD EASEMENT

PUBLIC DRAINAGE AND EROSION HAZARD EASEMENT

F FLUME PER DETAIL

5.76' WIDE CONCRETE LOW FLOW CHANNEL

0.25' DEEP

28.88'

14.5'

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

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

5.76'

29.76'

INSTALL 40 SY OF GROUTED ROCK RIPRAP SEE SHEET C5.00 FOR MORE DETAIL

STA: 0+54.05, PRIVATE STORM LINE C
INSTALL:
1 - SLOPED HDWL
1 - TRASH RACK PER DETAIL
1 - STEEL PLATE COVERING OUTFALL WITH 6" DIAMETER HOLE CUT IN AT THE FLOWLINE ELEVATION
END 18" RCP
FL 18" (OUT): 525.65

54 LF OF 18" RCP PIPE @ 1.50% PRIVATE

STA: 0+00, PRIVATE STORM LINE C
INSTALL:
1 - SLOPED HDWL
BEGIN 18" RCP
FL 524.80

S44°00'03"W 266.50'

S44°00'03"W 183.36'

S44°00'03"W 449.86'

N0°30'42"W 578.03'

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

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

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

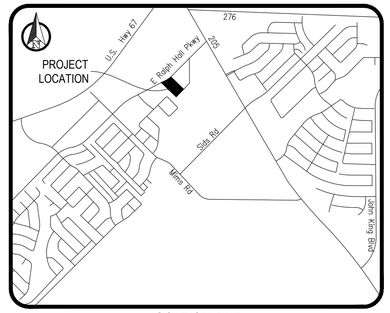
BLOCK F
FLAGSTONE ESTATES
CABINET G, PG 26
P.R.C.C.T.

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

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

Table 1 - Computed 100-Year Water Surface Elevations for Buffalo Ck Tributary (cfs)

XSectn No	PRE-PROJECT			POST-PROJECT			Diff (ft)
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4	384	522.12	2.24	384	522.13	2.37	+0.01
5	384	523.19	5.50	384	523.19	5.52	0.00
6	384	523.80	6.76	384	523.80	6.75	0.00
7	384	524.87	3.63	384	524.87	3.63	0.00
	End North Trib at Storm Drain "M" -- Begin South Trib						
7.5	328	522.53	5.07	328	522.56	5.27	+0.03
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10	328	526.04	5.92	328	526.87	4.36	+0.83
11	328	526.94	6.49	328	527.22	5.23	+0.28



LOCATION MAP
1" = 1000'

SCALE: 1" = 30'

FINISHED GROUND @ 1% MINIMUM

2.5' 1% SLOPE 2.5' 1% SLOPE

6" MINIMUM WASHED ROCK WITH CONTINOUS FILTER FABRIC. UNLESS SPECIFICALLY DELETED BY THE OWNER. WASHED ROCK SHALL BE GAP GRADED 1½"

4" MINIMUM CONCRETE NO. 3 BARS AT 18" CENTERS BOTH WAYS 15" LAP ON SPLICES

NOTES:
1. FILL AREAS SHALL BE COMPACTED TO 95% STD. PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT PRIOR TO CHANNEL EXCAVATION.
2. ALL CONCRETE SHALL BE 3,000 PSI (5.5 SACK/CY)

5' FLUME DETAIL
N.T.S.

FINISHED GROUND

0.5' 5' 2% SLOPE 5' 2% SLOPE 0.5'

0.5' DEEP

6" MINIMUM WASHED ROCK WITH CONTINOUS FILTER FABRIC. UNLESS SPECIFICALLY DELETED BY THE OWNER. WASHED ROCK SHALL BE GAP GRADED 1½"

4" MINIMUM CONCRETE NO. 3 BARS AT 18" CENTERS BOTH WAYS 15" LAP ON SPLICES

NOTES:
1. FILL AREAS SHALL BE COMPACTED TO 95% STD. PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT PRIOR TO CHANNEL EXCAVATION.
2. ALL CONCRETE SHALL BE 3,000 PSI (5.5 SACK/CY)

10' FLUME DETAIL
N.T.S.

METHOD: MANNING'S EQUATION
CONTRIBUTING DRAINAGE AREA: 0.14 ac
100 YR FLOW: 1.23 cfs
ROUGHNESS COEFFICIENT: 0.015
CHANNEL SLOPE: 25%
FLOW DEPTH: 0.07 ft
FLOW AREA: 0.23 ft²
WETTED PERIMETER: 6.85 ft
TOP WIDTH: 6.85 ft
VELOCITY HEAD: 0.43 ft
VELOCITY: 5.24 ft/s

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING WATER LINE
- PROPOSED WATER LINE
- SANITARY SEWER LINE
- PROPOSED STORM LINE
- PROPOSED ROOF DRAIN LINE

BEAR
LAND CONSULTANTS

ADDRESS:
1808 BONNER ST.,
McKINNEY, TX 75069
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:

STATE OF TEXAS
JARED HELMBERGER
130231
LICENSED
PROFESSIONAL ENGINEER

ISSUE DATE: 12/20/2020

REVISION(S): DATE:

PROJECT BENCHMARKS:

BM#1 - *AN "X" CUT ON TOP OF THE NORTHEAST CORNER OF A INLET LOCATED 356' S FROM THE NORTHWEST CORNER OF LOT 5 IN THE EAST RIGHT-OF-WAY LINE OF RALPH HILL PARKWAY.*
ELEVATION: 530.58'

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

PROJECT INFORMATION:

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

PROJECT NUMBER: PMA032

CLIENT INFORMATION:

Buffalo Country Properties, LLC
12050 Research Road, #9305
Frisco, TX 75033

OMEGA DESIGN

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

STATE OF TEXAS
HIEN TUONG NGUYEN
126133
LICENSED
PROFESSIONAL ENGINEER
NGUYEN TUONG HIEN
01/26/2022

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Revisions By Omega:

1	11/10/2021	PER CITY COMMENTS
2	01/26/2022	PER CITY COMMENTS

SHEET TITLE:

DRAINAGE PLAN

SHEET NUMBER:

C2.04

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	March 21, 2022
APPLICANT:	Dnyanada Nevgi; *SRC Land Building and Real Estate, LLC*
CASE NUMBER:	P2022-006; *Replat for Lots 13 & 14, Rockwall Business Park East Addition*

SUMMARY

Consider a request by Dnyanada Nevgi of the SRC Land Building and Real Estate, LLC on behalf of Rajesh Malviya of Buffalo Country Properties, LLC for the approval of a *Replat* for Lots 13 & 14 of the Rockwall Business Park East Addition being a 6.280-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, situated on the southside of Ralph Hall Parkway west of the intersection of Ralph Hall Parkway and S. Goliad Street [*SH-205*], and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a *Replat* for a 6.280-acre parcel of land (*i.e. Lots 13 & 14 of the Rockwall Business Park East Addition*) for the purpose of establishing two (2) lots (*i.e. Lots 13 & 14, Rockwall Business Park East Addition*). Prior to the applicant's submittal for this *Replat*, a site plan for the subject property was approved by the Planning and Zoning Commission for a *Daycare Facility* and a *Strip Retail Center* [*Case No. SP2020-006*].

- ☑ The subject property was annexed by the City Council on December 7, 1981 by *Ordinance No. 81-33* [*Case No. A1981-002*]. 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, warehouse, hotel, medical office, and restaurant land uses. The zoning change included 100.00-acres of land. On December 5, 1983, the City Council approved an amendment to Planned Development District 14 (PD-14) [*Ordinance No. 83-60*] changing the concept 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.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this *Replat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Replat* for *Lots 13 & 14, Rockwall Business Park East Addition*, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

(2) Any construction resulting from the approval of this *Replat* 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 March 15, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the *Replat* by a vote of 4-0, with Commissioners Thomas, Conway, and Chodun absent.

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 2/25/2022

PROJECT NUMBER:	P2022-006	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	Lots 13 & 14, Rockwall Business Park East	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:	950 E RALPH HALL PKWY, ROCKWALL, 75032	CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION: Consider a request by Dnyanada Nevgi of the SRC Land Building and Real Estate, LLC on behalf of Rajesh Malviya of Buffalo Country Properties, LLC for the approval of a Replat for Lots 13 & 14 of the Rockwall Business Park Addition being a 6.280-acre parcel of land identified as Lot 5 of the Rockwall Business Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated on the southside of Ralph Hall Parkway west of the intersection of Ralph Hall Parkway and S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	02/25/2022	Approved w/ Comments

02/25/2022: P2022-006: Replat for Lots 13 & 14, Rockwall Business Park Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for approval of a Replat for Lots 13 & 14, Rockwall Business Park East Addition being a 6.280-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, situated on the southside of ralph Hall Parkway west of the intersection of Ralph Hall parkway and S. Goliad Street [SH-205], and take any action necessary.
I.2 For questions or comments concerning this case please contact Angelica Gamez in the Planning Department at (972) 772-6438 or email agamez@rockwall.com.
M.3 For reference, include the case number (P2022-006) in the lower right-hand corner of all pages on future submittals.
M.4 Please correct the Title Block to the following:

Replat
Lots 13 & 14, Rockwall Business Park East Addition
An Addition to the City of Rockwall, Texas
Being a Replat of Lot 5, Rockwall Business Park East Addition
Being 6.280 Acres
Situated in the J.D. McFarland Survey, Abstract 145
Rockwall County, Texas

M.5 Please label the State Plane Coordinates on Sheet 1.
M.6 Please correct the lot numbers from Lots 5A & 5B to Lots 13 & 14 on all areas of the plat.
M.7 Please add the following after item #6 in Owner's Dedication:

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may

be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

M.8 Please remove the “Storm Drainage Improvements Statement” (#7 in Owners Dedication) and add it to the “General Notes” section on the plat.
I.9 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.
M.10 Please review and correct all items listed by the Engineering Department.
I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval. The Planning and Zoning Commission Meeting for this case will be held on February 28, 2022.
I.12 Although this agenda item may be on the consent agenda, a representative must be present for all meetings.
I.13 The projected City Council Meeting date for this case will be March 7, 2022.
I.14 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff’s comments from all City Departments and any applicable conditions of approval contained in staff’s case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	02/24/2022	Needs Review

02/24/2022: - Remove irrigation plans from set. They will be approved with a separate building permit.
- Make the floodplain cross section text large, it is hard to read.
- Update the drainage and detention easement to say "Public drainage and erosion hazard easement"
- Extend the drainage easement line to the south property line.
- Add note 6, "The property owner is responsible for the maintenance, repair, and replacement of all drainage and detention systems in easements on the property.
- Update the flood study information, "Michael H Boyd, P.E, Boyd Hydrology PLLC, Dates 9-24-2021"
- There is a tree on top of the proposed sewer line. The installation will kill the tree. Add this tree to the list of removed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	02/22/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/22/2022	Approved

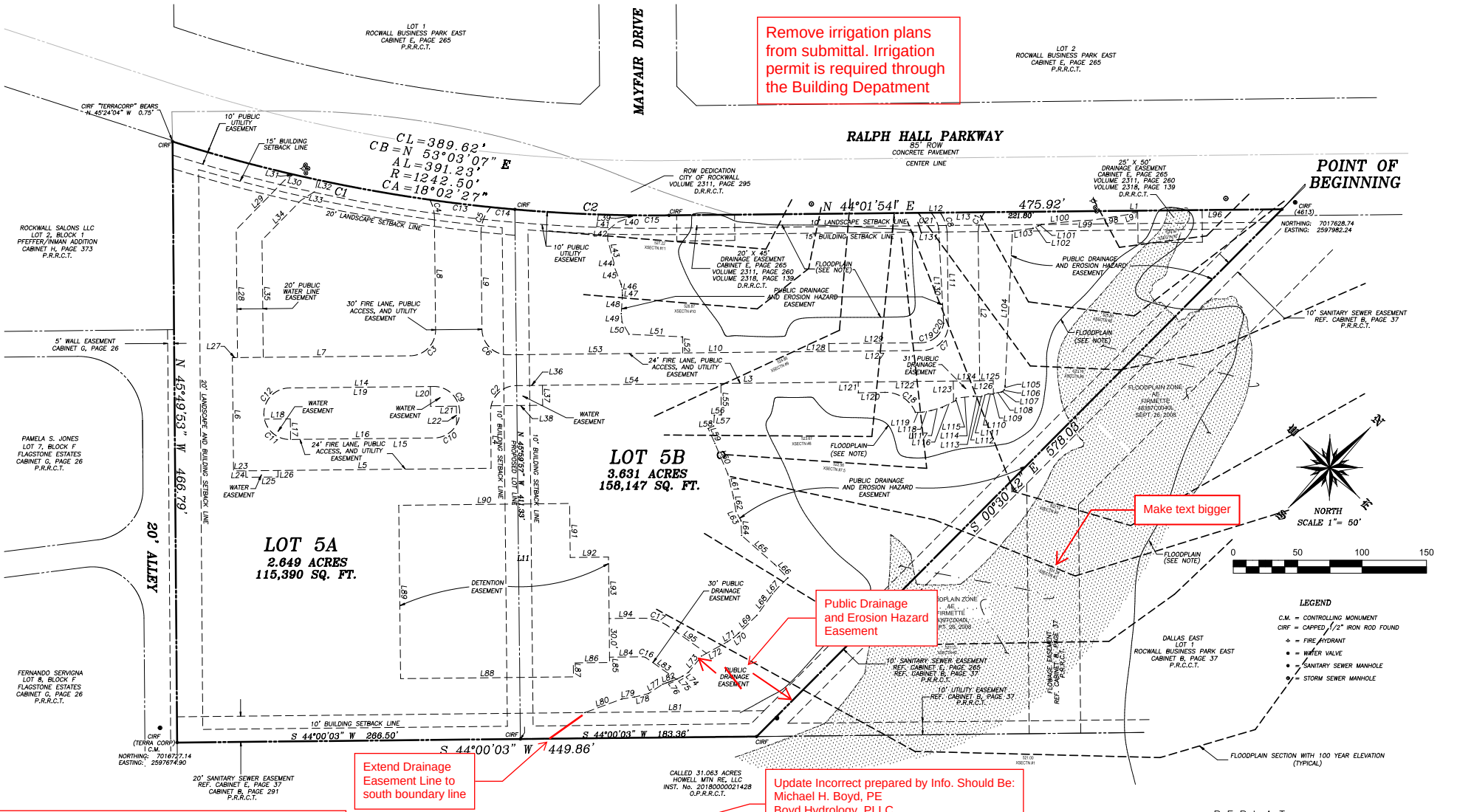
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	02/25/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/22/2022	Approved w/ Comments

02/22/2022: 1. Tree mitigation approved
2. Landscape plan approved



Add note:
6. The property owner is responsible for the maintenance, repair, and replacement of all drainage and detention systems in easements on the property.

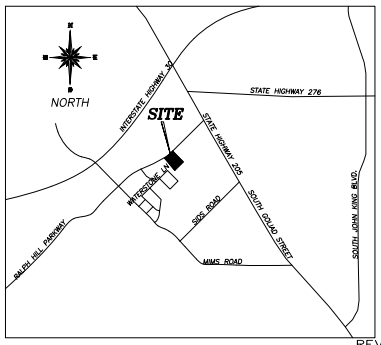
CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	34°10'40"	30.00'	17.90'	S 28°54'37" E	17.63'
C2	90°00'00"	20.00'	31.42'	S 00°59'57" E	28.28'
C3	90°00'00"	20.00'	31.42'	N 00°59'57" W	28.28'
C4	27°41'10"	30.00'	14.50'	N 59°50'32" W	14.36'
C5	42°34'40"	30.00'	22.29'	S 24°42'57" E	21.78'
C6	90°00'00"	20.00'	31.42'	N 89°00'03" E	28.28'
C7	90°00'00"	20.00'	31.42'	N 00°59'57" W	28.28'
C8	34°41'02"	30.00'	18.16'	N 63°20'28" W	17.88'
C9	118°57'18"	20.00'	41.52'	S 76°31'18" E	34.46'
C10	61°02'42"	20.00'	21.31'	S 13°28'42" W	20.32'
C11	78°27'47"	20.00'	27.39'	S 83°13'56" W	25.30'
C12	101°32'13"	20.00'	35.44'	N 06°46'04" W	30.98'
C13	2°12'08"	1242.50'	47.76'	N 51°31'12" E	47.75'
C14	0°47'38"	1348.94'	18.69'	N 49°59'16" E	18.69'
C15	1°15'07"	1242.50'	27.15'	S 44°39'27" W	27.15'
C16	35°55'37"	5.00'	3.14'	S 61°57'51" W	3.08'
C17	35°55'37"	35.00'	21.95'	N 61°57'51" E	21.59'
C18	68°53'51"	25.00'	30.06'	S 77°55'46" W	28.28'
C19	48°00'03"	19.15'	16.04'	N 25°09'13" E	15.58'
C20	32°02'49"	20.13'	11.26'	N 18°04'26" W	11.11'
C21	30°59'41"	26.14'	14.14'	N 70°39'48" W	13.97'

FLOOD NOTE:

Floodplain shown is based on the Floodplain Information Study prepared for the Pinnacle Montessori located in Rockwall, Texas and prepared by: ~~JARED HELMBERGER PE~~ ~~GRADING PLAN - SHEET C2.00 ISSUE DATE: 12/20/2020~~

GENERAL NOTES:

1. The original copy will have original signatures, stamp seal and an impression seal.
2. Copyright 2020, Surdukan Surveying, Inc.
3. This survey is being provided solely for the use of the current parties.
4. This survey is subject to all easements of record.
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
6. The basis of bearings, horizontal and vertical position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, Vertical position are referenced to NAVD88 using (GEOID03).



VICINITY MAP

REPLAT

ROCKWALL BUSINESS PARK EAST LOT 5A & LOT 5B

AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
BEING A REPLAT OF LOT 5
ROCKWALL BUSINESS PARK EAST
LOTS 1, 2, 3, 4, & 5
CABINET E, SLIDE 265
6.280 Acres Situated In The
J.D. McFARLAND SURVEY ~ ABSTRACT 145
ROCKWALL COUNTY, TEXAS
SHEET 1 OF 2

Owner
LAKESIDE KIDS, LLC
ATTN: MONA AGARWAL
5909 BETH DRIVE
PLANO, TEXAS 75093
TELEPHONE 423 943-1203

Surveyor
SURDUKAN SURVEYING, INC.
DAVID J. SURDUKAN, R.P.L.S. 4613
P.O. BOX 126
ANNA, TEXAS 75409
TELEPHONE 972 924-8200

REVISED FEBRUARY 14, 2022
REVISED OCTOBER 18, 2021
REVISED AUGUST 17, 2021
JUNE 24, 2020

Job No. 2020-03 CASE NO.: _____



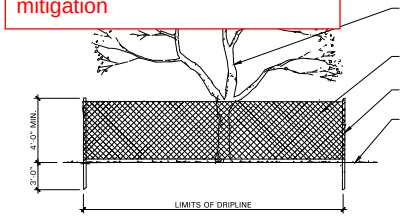
SITE DATA

	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%

'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.

This tree will need to be removed. Add to the list for mitigation



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

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

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

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

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

REVISIONS

#	DATE	COMMENTS
1	06.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments

PROFESSIONAL SEAL
12/06/21

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: PIN4032

SHEET TITLE
TREE PRESERVATION PLAN

SHEET NUMBER
L1.01

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. P2022-006

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 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	950 E and 962 E Ralph Hall Parkwy, Rockwall, TX 75032				
SUBDIVISION		LOT	5A & 5B	BLOCK	
GENERAL LOCATION	Rockwall Business Park East, 6.280 acres situated in J.D. McFarland Survey~ Abstract 145, Rockwall County				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C	CURRENT USE	Commercial
PROPOSED ZONING	C	PROPOSED USE	Commercial/ Retail
ACREAGE	6.280 Acres	LOTS [CURRENT]	5	LOTS [PROPOSED]	5A & 5B

☑ ***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	Buffalo Country Properties LLC	☑ APPLICANT	SRC Land Building and Real Estate LLC
CONTACT PERSON	Rajesh Malviya	CONTACT PERSON	Dnyanada Nevgi
ADDRESS	5909 Beth Dr	ADDRESS	811 S Central Expressway, Suite 306
CITY, STATE & ZIP	Plano, TX 75093	CITY, STATE & ZIP	Richardson, TX 75080
PHONE	(214) 454-6944	PHONE	214-396-3737
E-MAIL	nrmalviya@yahoo.com	E-MAIL	pm@srclandbuilding.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAJESH MALVIYA [*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 $ 425.6, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 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."

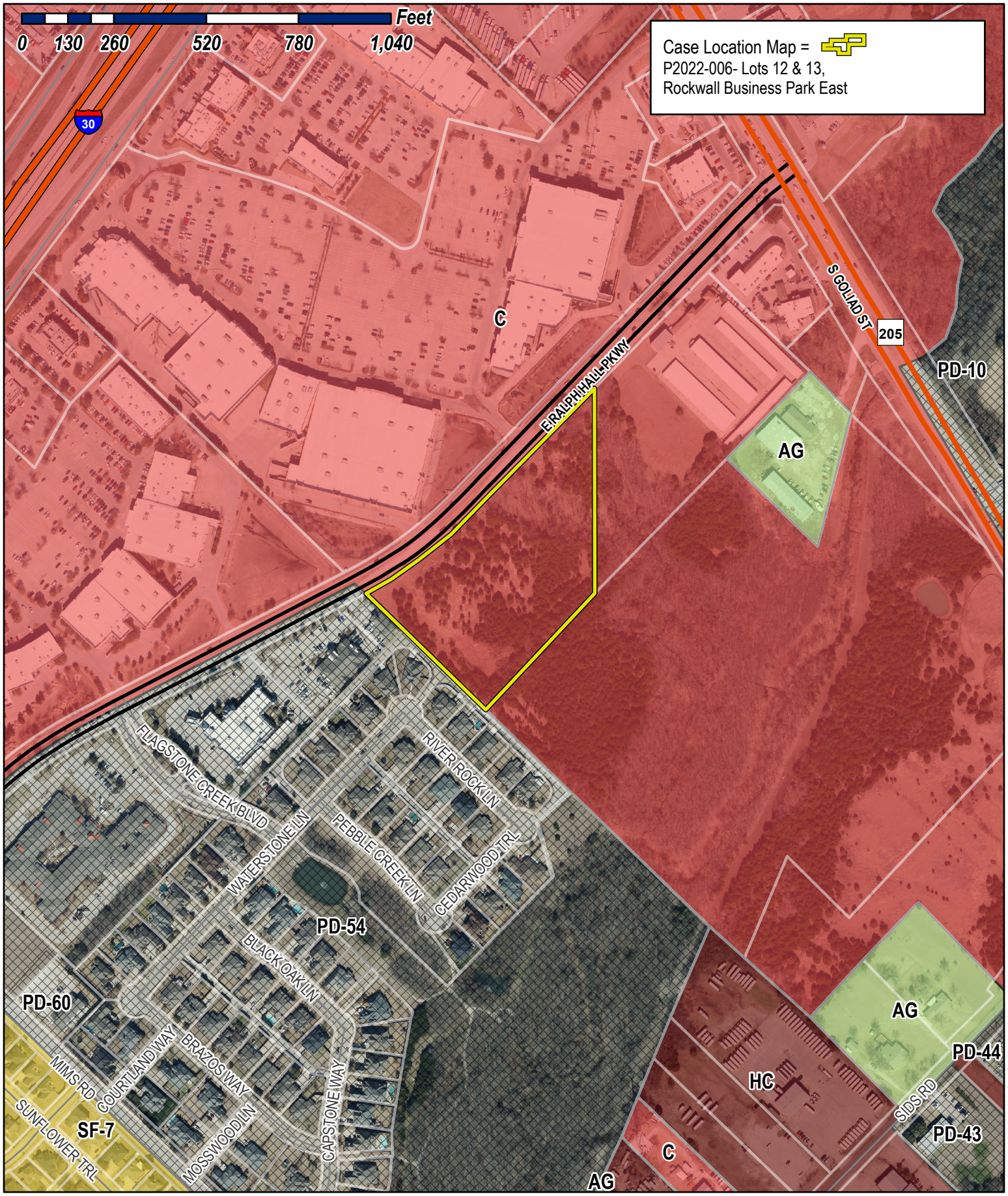
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* February, *20* 23

OWNER'S SIGNATURE Rajesh Malviya

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sharon Ivey

SHARON IVEY
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-15-24
Notary ID # 12609564-2

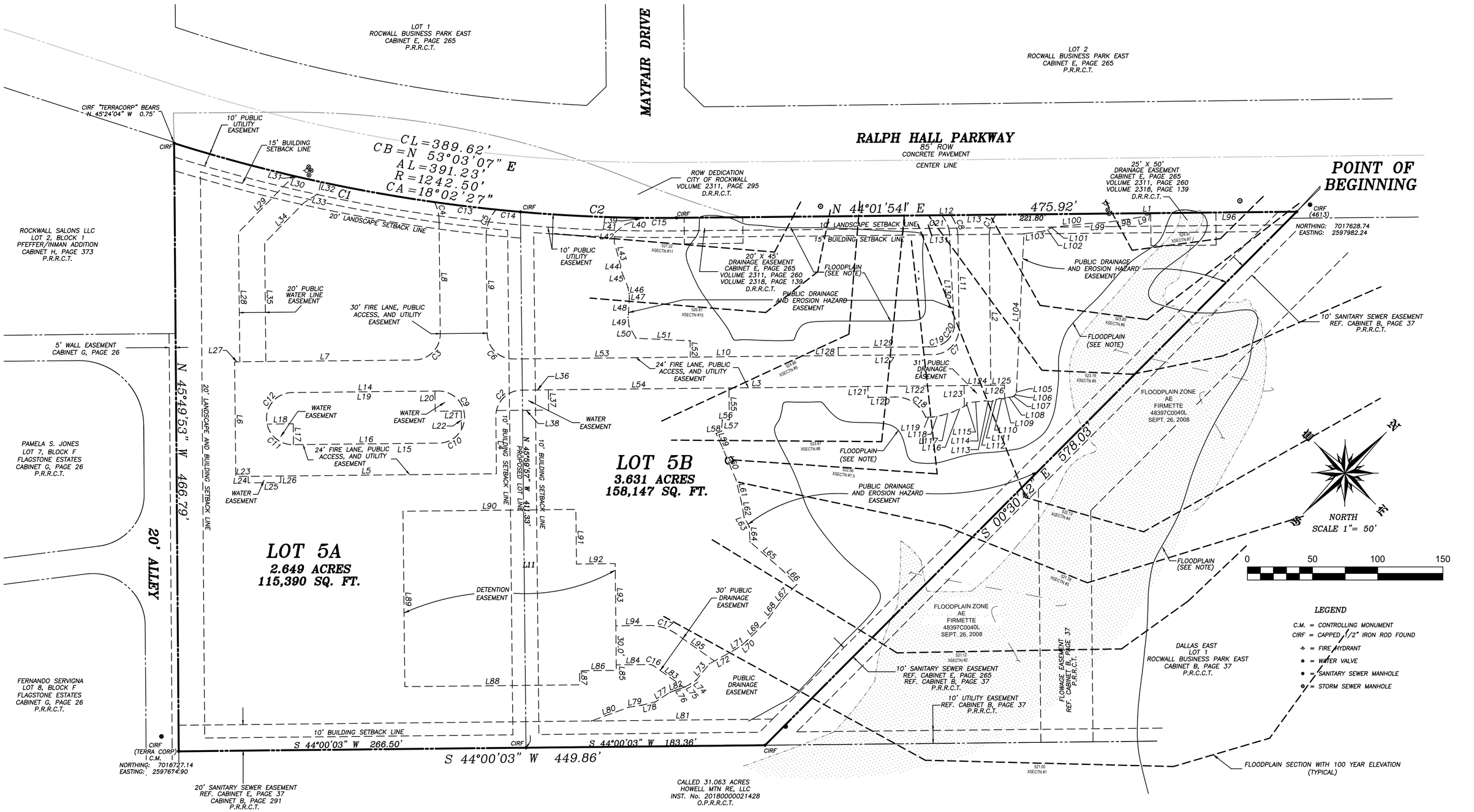
MY COMMISSION EXPIRES 9.15.2024



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.



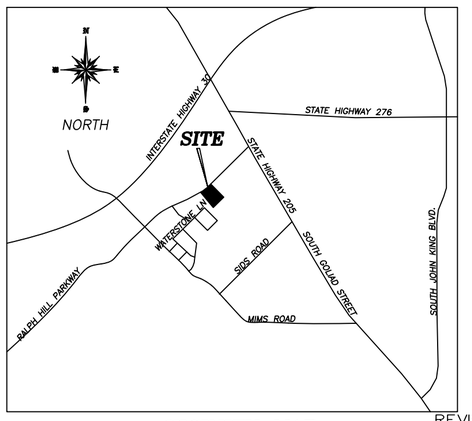
CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	34°10'40"	30.00'	17.90'	S 28°54'37" E	17.63'
C2	90°00'00"	20.00'	31.42'	S 00°59'57" E	28.28'
C3	90°00'00"	20.00'	31.42'	N 00°59'57" W	28.28'
C4	27°41'10"	30.00'	14.50'	N 59°50'32" W	14.36'
C5	42°34'40"	30.00'	22.29'	S 24°42'37" E	21.78'
C6	90°00'00"	20.00'	31.42'	N 89°00'03" E	28.28'
C7	90°00'00"	20.00'	31.42'	N 00°59'57" W	28.28'
C8	34°41'02"	30.00'	18.16'	N 63°20'28" W	17.88'
C9	118°57'18"	20.00'	41.52'	S 76°31'18" E	34.46'
C10	61°02'42"	20.00'	21.31'	S 13°28'42" W	20.32'
C11	78°27'47"	20.00'	27.39'	S 83°13'56" W	25.30'
C12	101°32'13"	20.00'	35.44'	N 06°46'04" W	30.98'
C13	2°12'08"	1242.50'	47.76'	N 51°31'12" E	47.75'
C14	0°47'38"	1348.94'	18.69'	N 49°59'16" E	18.69'
C15	1°15'07"	1242.50'	27.15'	S 44°39'27" W	27.15'
C16	35°55'37"	5.00'	3.14'	S 61°57'51" W	3.08'
C17	35°55'37"	35.00'	21.95'	N 61°57'51" E	21.59'
C18	68°53'31"	25.00'	30.06'	S 77°55'46" W	28.28'
C19	48°00'03"	19.15'	16.04'	N 25°09'13" E	15.58'
C20	32°02'49"	20.13'	11.26'	N 18°04'26" W	11.11'
C21	30°59'41"	26.14'	14.14'	N 70°39'48" W	13.97'

FLOOD NOTE:

Floodplain shown is based on the Floodplain Information Study prepared for the Pinnacle Montessori located in Rockwall, Texas and prepared by: JARED HELMBERGER PE
GRADING PLAN – SHEET C2.00 ISSUE DATE: 12/20/2020

GENERAL NOTES:

1. *The original copy will have original signatures, stamp seal and an impression seal.*
2. *Copyright 2020, Surdukan Surveying, Inc.*
3. *This survey is being provided solely for the use of the current parties.*
4. *This survey is subject to all easements of record.*
5. *It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83–54.*
6. *The basis of bearings, horizontal and vertical position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, Vertical position are referenced to NAVD88 using (GEIOD03).*



VICINITY MAP

REVISED FEBRUARY 14, 2022
REVISED OCTOBER 18, 2021
REVISED AUGUST 17, 2021
JUNE 24, 2020

Job No. 2020–03

CASE NO.: _____

REPLAT

ROCKWALL BUSINESS PARK EAST LOT 5A & LOT 5B

AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
BEING A REPLAT OF LOT 5
ROCKWALL BUSINESS PARK EAST
LOTS 1, 2, 3, 4, & 5
CABINET E, SLIDE 265
6.280 Acres Situated In The
J.D. McFARLAND SURVEY ~ ABSTRACT 145
ROCKWALL COUNTY, TEXAS
SHEET 1 OF 2

Owner

LAKESIDE KIDS, LLC
ATTN: MONA AGARWAL
5909 BETH DRIVE
PLANO, TEXAS 75093
TELEPHONE 423 943–1203

Surveyor

SURDUKAN SURVEYING, INC.
DAVID J. SURDUKAN, R.P.L.S. 4613
P.O. BOX 126
ANNA, TEXAS 75409
TELEPHONE 972 924–8200

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 44°01'54" W	230.87'
L2	S 45°59'57" E	114.01'
L3	S 44°00'03" W	360.00'
L4	S 45°59'57" E	44.00'
L5	S 44°00'03" W	200.00'
L6	N 45°59'57" W	88.00'
L7	N 44°00'03" E	138.00'
L8	N 45°59'57" W	87.09'
L9	S 45°59'57" E	74.48'
L10	N 44°00'03" E	322.00'
L11	N 45°59'57" W	69.81'
L12	N 44°01'54" E	7.04'
L13	N 44°01'54" E	34.51'
L14	N 44°00'03" E	112.00'
L15	S 44°00'03" W	112.00'
L16	S 44°00'03" W	111.50'
L17	N 45°59'57" W	16.00'
L18	S 44°00'03" W	20.10'
L19	N 44°00'03" E	109.50'
L20	S 45°59'57" E	15.50'
L21	N 44°00'03" E	20.00'
L22	S 45°59'57" E	14.18'
L23	N 44°00'03" E	9.50'
L24	S 45°59'57" E	5.00'
L25	N 44°00'03" E	25.00'
L26	N 45°59'57" W	5.00'
L27	N 44°00'03" E	4.00'
L28	N 45°59'57" W	99.37'
L29	N 00°59'57" W	53.75'
L30	N 12°09'43" E	7.01'
L31	N 32°50'17" W	0.86'
L32	S 32°50'17" E	9.14'
L33	S 12°09'43" W	12.99'
L34	S 00°59'57" E	43.15'
L35	S 45°59'57" E	91.08'
L36	N 44°00'03" E	20.50'
L37	S 45°59'57" E	15.50'
L38	S 44°00'03" W	39.99'
L39	S 11°37'05" W	1.71'
L40	S 22°53'33" W	12.72'
L41	S 04°35'18" W	9.18'
L42	S 43°45'30" E	7.41'
L43	S 60°43'23" E	18.94'
L44	S 25°00'34" E	1.36'
L45	S 66°53'11" E	16.18'
L46	S 56°16'27" E	4.61'
L47	S 48°01'53" E	4.02'
L48	S 41°40'43" E	14.37'
L49	S 50°27'14" E	6.45'
L50	S 75°09'50" E	11.02'
L51	N 47°20'09" E	41.55'
L52	S 45°59'57" E	12.51'
L53	S 44°00'03" W	135.62'
L54	N 44°00'03" E	138.56'
L55	S 45°59'57" E	24.35'
L56	S 40°30'31" W	5.35'
L57	S 41°34'24" E	8.35'
L58	S 19°42'40" W	4.66'
L59	S 69°52'43" E	12.67'
L60	S 68°13'22" E	25.60'
L61	S 59°09'17" E	17.16'
L62	S 55°40'29" E	12.78'
L63	S 74°35'01" E	8.02'
L64	S 47°58'33" E	11.68'
L65	N 85°51'43" E	33.95'
L66	S 89°55'55" E	14.73'

LINE TABLE		
LINE	BEARING	DISTANCE
L67	S 04°10'29" E	6.89'
L68	S 09°27'26" E	20.63'
L69	S 00°11'15" W	19.92'
L70	S 03°08'39" W	5.24'
L71	S 11°03'41" W	5.73'
L72	S 15°37'24" W	22.82'
L73	S 06°31'56" E	16.13'
L74	S 11°17'00" W	5.49'
L75	S 16°45'35" W	4.66'
L76	S 24°50'52" W	12.10'
L77	S 11°08'57" W	13.29'
L78	S 30°41'04" W	11.25'
L79	S 36°01'01" W	9.83'
L80	S 24°22'44" W	30.57'
L81	N 44°00'03" E	139.12'
L82	N 24°50'52" E	11.27'
L83	S 79°55'40" W	28.55'
L84	S 44°00'03" W	25.68'
L85	S 45°59'57" E	4.16'
L86	S 44°00'02" W	28.18'
L87	S 45°59'57" E	10.83'
L88	S 44°00'03" W	134.20'
L89	N 45°59'57" W	134.66'
L90	N 44°00'03" E	132.66'
L91	S 45°59'57" E	41.91'
L92	N 44°00'02" E	29.72'
L93	S 45°59'57" E	47.76'
L94	N 44°00'03" E	25.68'
L95	N 79°55'40" E	36.03'
L96	S 44°01'54" W	113.31'
L97	S 19°43'02" W	7.35'
L98	S 35°53'34" W	28.50'
L99	S 42°56'22" W	9.98'
L100	S 38°30'44" W	28.79'
L101	S 24°47'11" W	2.57'
L102	S 18°10'06" W	4.58'
L103	S 36°51'51" W	16.20'
L104	S 42°41'37" E	120.25'
L105	S 33°02'15" E	3.00'
L106	S 11°45'56" E	1.45'
L107	S 16°24'25" W	1.63'
L108	S 35°21'28" W	5.49'
L109	S 18°42'48" W	1.66'
L110	S 48°46'38" W	3.22'
L111	S 25°02'09" W	5.26'
L112	S 07°32'59" W	0.99'
L113	S 50°06'48" W	5.83'
L114	S 37°53'17" W	13.54'
L115	S 35°25'15" E	1.92'
L116	S 18°33'37" W	11.53'
L117	N 27°36'40" E	0.91'
L118	S 34°12'13" W	6.97'
L119	S 43°29'01" W	4.17'
L120	S 43°29'01" W	20.66'
L121	N 45°59'57" W	8.42'
L122	N 44°00'03" E	73.83'
L123	N 45°59'57" W	16.04'
L124	N 44°00'03" E	20.50'
L125	N 44°00'03" E	10.50'
L126	N 45°59'57" W	10.15'
L127	S 44°00'03" W	72.84'
L128	N 45°59'57" W	6.11'
L129	N 44°07'08" E	69.36'
L130	N 48°29'11" W	63.30'
L131	N 47°27'09" W	10.13'

OWNERS' CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

WHEREAS, Lakeside Kids, LLC *being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being all of Lot 5 of ROCKWALL BUSINESS PARK EAST, LOTS 1, 2 ,3 ,4, & 5, an Addition to the City of Rockwall, Rockwall County, Texas according to the Map or Plat thereof recorded in Cabinet E, Page 265 of the Plat Records of Rockwall County, Texas and more particularly described in metes and bounds as follows;*

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the north corner of said Lot 5, said corner also being the west corner of Lot 1, Rockwall Business Park East, an addition to the City of Rockwall, as recorded in Cabinet B, Page 37 of the Plat Records of Rockwall County, Texas, said iron rod being in the southeast right-of-way of Ralph Hall Parkway, an 85' right-of-way;

THENCE S 00°30'42" E a distance of 578.03' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE S 44°00'03" W a distance of 449.86' to a 1/2" iron rod with plastic cap stamped "TERRA CORP" found for corner in the east line of Block F of the Flagstone Estate an addition to the City of Rockwall and recorded in Cabinet G, Page 26 of the Plat Records of Rockwall County, Texas;

THENCE N 45°49'53" W a distance of 466.79' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for the northeast corner of Lot 2, Block 1 of the Pfeffer/Inman Addition an addition to the City of Rockwall and recorded in Cabinet H, Page 373 of the Plat Records of Rockwall County, Texas, and said iron rod being in the southeast right-of-way of Ralph Hall Parkway at the beginning of a non-tangent curve to the left;

THENCE along said curve to the left following the southeast right-of-way of Ralph Hall Parkway through a central angle of 18°02'27", a radius of 1242.50', an arc length of 391.23', with a chord bearing of N 46°47'39" E, and a chord length of 389.62' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE N 44°01'54" E continuing with the southeast right-of-way of Ralph Hall Parkway a distance of 475.92' to the POINT OF BEGINNING and containing 273,537 Square Feet or 6.280 Acres of land.

OWNERS' DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the replat of ***ROCKWALL BUSINESS PARK EAST, LOT 5A & LOT 5B*** *to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ROCKWALL BUSINESS PARK EAST, LOT 5A & LOT 5B subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;*

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

LAKESIDE KIDS, LLC

_____
Mona Agarwal
Managing Partner

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared Mona Agarwal, *a* Managing Partner *of Lakeside Kids, LLC, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that* Mona Agarwal *executed the same for the purpose and considerations therein expressed and in the capacity stated.*

Given under my hand and seal of the office this the ___ day of _____, 2021,

_____
Notary Public, State of Texas

_____
My Commission Expires

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, a Registered Professional Land Surveyor, licensed by the State of Texas. affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

_____ _____
David J. Surdukan *Date*
R.P.L.S. 4613

CITY OF ROCKWALL'S CERTIFICATE

_____ _____
Planning & Zoning Commission, Chairman *Date*

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2021.

_____ _____ _____
Mayor, City of Rockwall *City Secretary* *City Engineer*

REPLAT

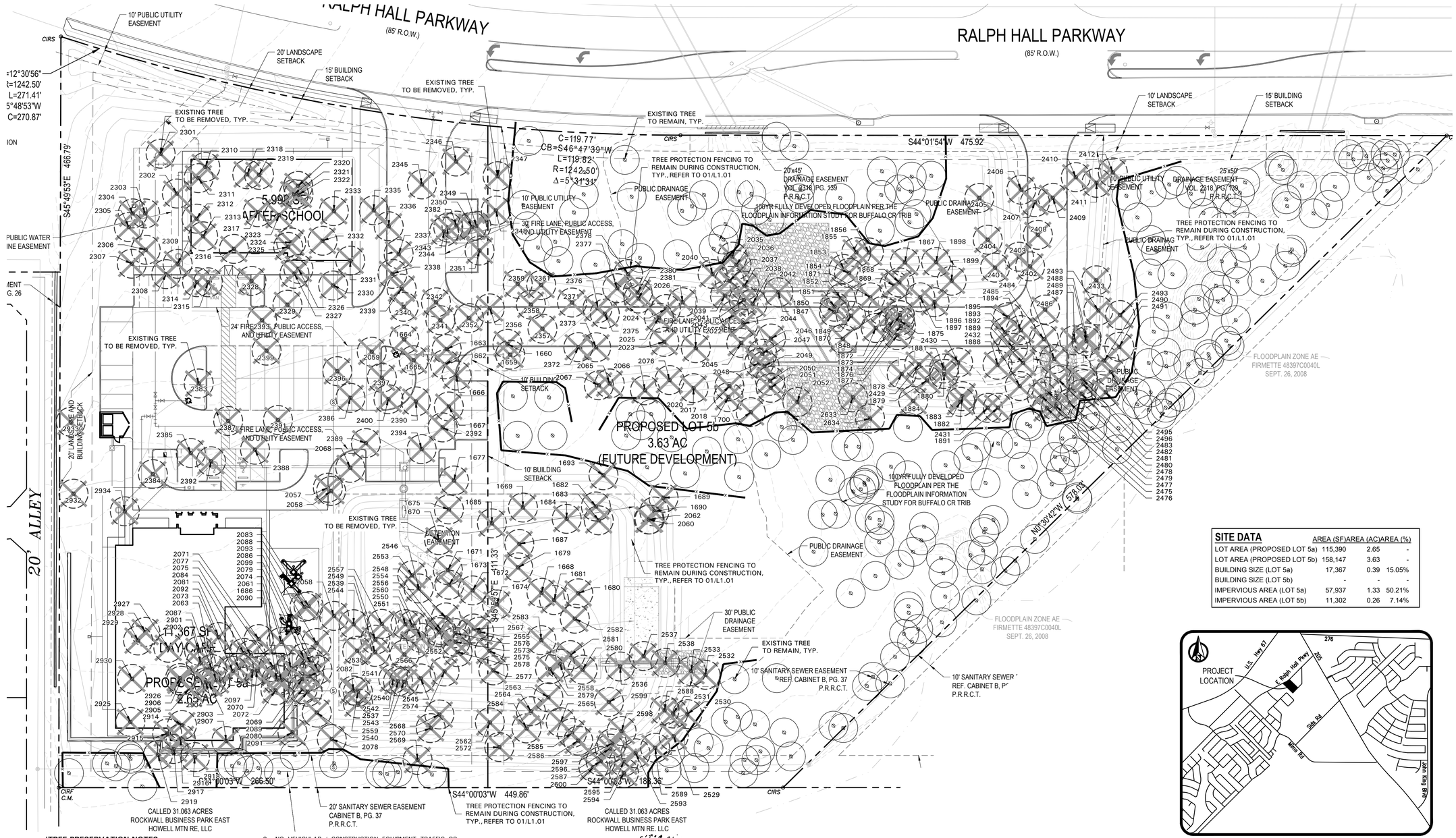
ROCKWALL BUSINESS PARK EAST
LOT 5A & LOT 5B

AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
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CABINET E, SLIDE 265
6.280 Acres Situated In The
J.D. McFARLAND SURVEY ~ ABSTRACT 145
ROCKWALL COUNTY, TEXAS
SHEET 2 OF 2

Owner
LAKESIDE KIDS, LLC
ATTN: MONA AGARWAL
5909 BETH DRIVE
PLANO, TEXAS 75093
TELEPHONE 423 943-1203

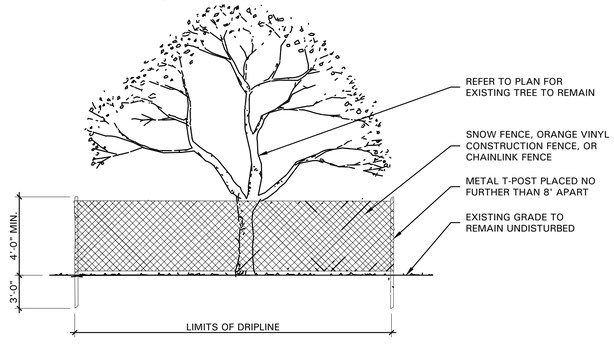
Surveyor
SURDUKAN SURVEYING, INC.
DAVID J. SURDUKAN, R.P.L.S. 4613
P.O. BOX 126
ANNA, TEXAS 75409
TELEPHONE 972 924-8200

REVISED FEBRUARY 14, 2022
REVISED OCTOBER 18, 2021
REVISED AUGUST 17, 2021
JUNE 24, 2020
Job No. 2020-03
CASE NO.: _____



'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
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIAN ALLEN
2240
STATE OF TEXAS
12/06/21

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

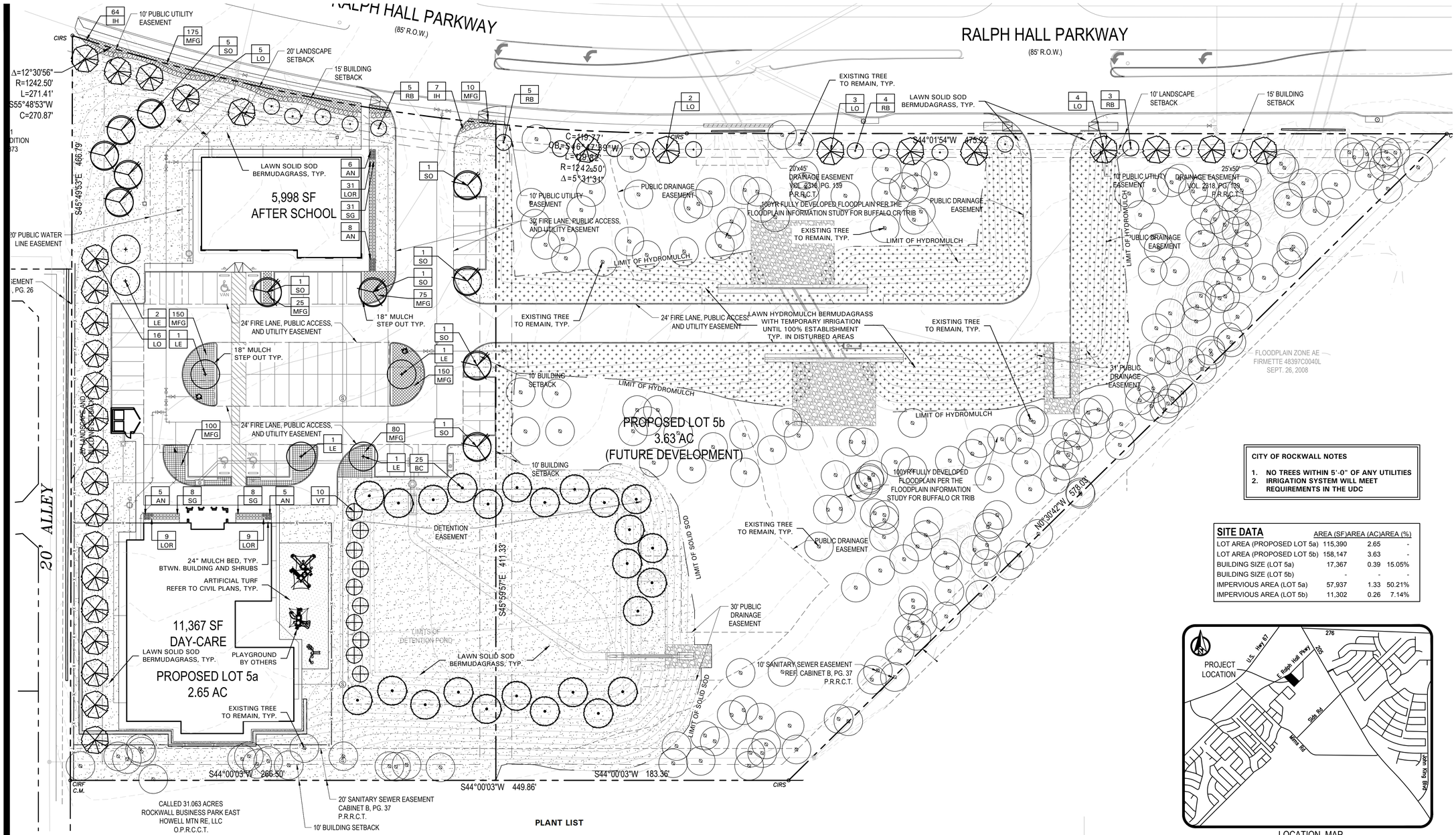
TREE PRESERVATION PLAN

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 BE REMOVED	
1669	6	Cedar	TO BE REMOVED	
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	
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1676	8	Cedar	TO REMAIN	
1677	12	Cedar	TO BE REMOVED	6
1678	6	Cedar	TO REMAIN	
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1684	6	Cedar	TO BE REMOVED	
1685	12	Cedar	TO BE REMOVED	6
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1687	10	Cedar	TO BE REMOVED	
1688	6	Cedar	TO REMAIN	
1689	6	Cedar	TO BE REMOVED	
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1695	8	Cedar	TO REMAIN	
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1696	6	Cedar	TO REMAIN	
1697	16	Cedar	TO REMAIN	
1698	6	Cedar	TO REMAIN	
1699	6	Cedar	TO REMAIN	
1700	18	Cedar	TO BE REMOVED	9
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	
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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	
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1882	6	Hackberry	TO BE REMOVED	
1883	6	Hackberry	TO BE REMOVED	
1884	6	Hackberry	TO BE REMOVED	
1885	12	Cedar	TO REMAIN	
1886	10	Cedar	TO REMAIN	
1887	12	Cedar	TO REMAIN	
1888	8	American Elm	TO BE REMOVED	8
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1890	12	Cedar	TO REMAIN	
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1899	10	Cedar	TO BE REMOVED	
2017	6	Cedar	TO BE REMOVED	
2018	6	Cedar	TO BE REMOVED	
2020	6	Cedar	TO BE REMOVED	
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2048	12	Green Ash	TO BE REMOVED	12
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2430	8	Hackberry	TO REMAIN	
2431	10	Hackberry	TO BE REMOVED	
2432	14	American Elm	TO REMAIN	
2433	6	Cedar	TO BE REMOVED	DECLINE
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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	
2643	10	Cedar	TO REMAIN	
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	
2667	8	Cedar	TO REMAIN	
2668	12	Cedar	TO REMAIN	
2669	8	Cedar	TO REMAIN	
2670	8	Cedar	TO REMAIN	
2671	8	Cedar	TO REMAIN	
2672	12	Cedar	TO REMAIN	
2673	6	Cedar	TO REMAIN	
2674	6	Cedar	TO REMAIN	
2675	6	Cedar	TO REMAIN	
2676	6	Cedar	TO REMAIN	
2677	6	Cedar	TO REMAIN	
2678	6	Cedar	TO REMAIN	
2679	6	Cedar	TO REMAIN	
2680	12	Cedar	TO REMAIN	
2681	10	Cedar	TO REMAIN	
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	
2693	10	Cedar	TO REMAIN	
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



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	25	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	10	2" cal.	B&B or container grown, 8' ht., 4' spread, 3 trunk min.
			Total Canopy Trees:	72		
			Total Accent Trees:	27		
	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'		71	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		765	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
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIAN JAMES
2248
STATE OF TEXAS
12/06/21

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, 4" cal.	(5) trees, 4" 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, 4" cal.	(16) trees, 4" cal.

PARKING LOT LANDSCAPING

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

Total interior parking lot area: 23,980 s.f.
Total parking spaces: 64 spaces

Required	Provided
1,199 s.f. (5%)	4,288 s.f.
(7) trees, 4" cal.	(12) trees, 4" cal.

SITE LANDSCAPING

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

Total site: 273,538 s.f.

Required	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: 8,051 s.f.

Required	Provided
(10) trees, 4" cal.	(10) trees, 4" cal.
(10) accent trees	(10) 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, 4" cal.	(9) trees, 4" 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
2	10.13.20	City Comments
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PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
LORI ANN WALSH
2240
STATE OF TEXAS

12/06/21

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.

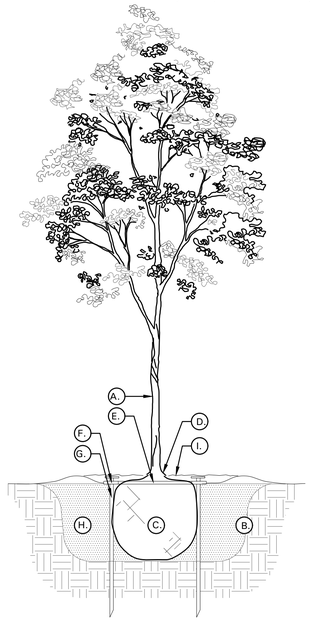
P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, broken and badly bruised branches 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.

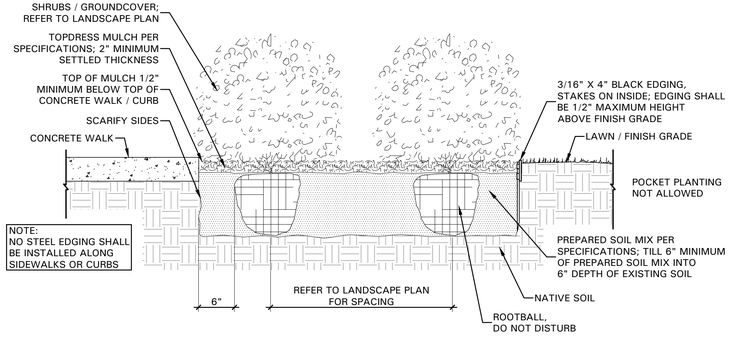
I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

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
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIANN HAMM
2240
STATE OF TEXAS
12/06/21

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

March 29, 2022

TO: Dnyanada Nevgi
811 S. Central Expressway, Suite 306
Richardson, TX 75080

COPY: Rajesh Malviya
5909 Beth Drive
Plano, TX 75093

FROM: Angelica Gamez
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2022-006; *Replat for Lots 12 & 13, Rockwall Business Park East Addition*

To Whom It May Concern:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on March 21, 2022.

Planning and Zoning Commission
On March 15, 2022, the Planning and Zoning Commission approved a motion to approve the *Replat* by a vote of 4-0, with Commissioners Chodun, Thomas, and Conway absent.

City Council
On March 21, 2022, the City Council approved a motion to approve the *Replat* by a vote of 6-0, with Council Member Campbell absent.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- the following:

(1) One (1) set(s) of mylar copies of the plat.
(2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
(3) A check for the filing fees (confirm fees with staff) made out to the *Rockwall County Clerk's Office*.

Please note that the filling fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between *September 1st* and *December 31st*, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional $4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6488.

Sincerely,

Angelica Gamez
Planning Coordinator