PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2022-001 **P&Z DATE**_____ **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:_____

_____

_____

_____

_____

_____

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.

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	SEC of F.M. 552 & F.M. 1141		
SUBDIVISION	Nelson Lakes	LOT	BLOCK
GENERAL LOCATION			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	120.900	LOTS [CURRENT]	LOTS [PROPOSED] 260

☒ ***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	Qualico Development(U.S.), Inc.	☐ APPLICANT	Corwin Engineering, Inc.
CONTACT PERSON	Kyle Tressler	CONTACT PERSON	Chase Finch
ADDRESS	6950 TPC Drive, Ste. 350	ADDRESS	200 W. Belmont, Ste. E
CITY, STATE & ZIP	McKinney, Texas 75070	CITY, STATE & ZIP	Allen, Texas 75013
PHONE	469-659-6152	PHONE	972-396-1200
E-MAIL	kyle.tressler@qualico.com	E-MAIL	cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick, Qualico Dev. [*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 $ 2668.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12 *DAY OF* January *, 20*22*. 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 12 *DAY OF* January *, 20*22

OWNER'S SIGNATURE John Vick. Asst Sec.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
ALETA MOORE
Notary ID #124316105
My Commission Expires
April 23, 2023

MY COMMISSION EXPIRES 4-23-23

CITY OF ROCKWALL GRID SYSTEM COORDINATES
X: 2602343.282 Y: 7040467.443
ELEV = 539.0

F.M. 552 (80' R.O.W.)

EX. 80' R.O.W.

PROPOSED 100' R.O.W.

15' FARMERS ELEC. ESMT. VOL. 5070, PG. 320

N89° 24'07"E 1689.33'

N44° 13'32"E 70.07'

N89° 24'17"E 565.91'

20' FARMERS ELEC. LANDSCAPE ESMT. VOL. 5070, PG. 320

LOT 17 BLK A
2.541 AC.
OPEN SPACE/DRAINAGE ESMT.

20' R.O.W. DEDICATION

N89° 24'17"E 830.01'

LOT 19 BLK B - OPEN SPACE - 0.630 AC.

HAYGOOD ROAD (50' R.O.W.)

TILLEY COURT (50' R.O.W.)

ELLERSLIE COURT (50' R.O.W.)

MORRIS STREET (50' R.O.W.)

STRATFORD ROAD (50' R.O.W.)

CHATSWORTH ROAD

F.M. 1141 (80' R.O.W.)

10' R.O.W. DEDICATION

NOTTINGHAM ROAD (50' R.O.W.)

N00° 54'08"W 1939.20'

S89° 01'01"W 1292.27'

CITY OF ROCKWALL
VOL. 4695, PG. 35

CITY OF ROCKWALL GRID SYSTEM COORDINATES
X: 2602033.685 Y: 7038508.057
ELEV. = 569.5

N88° 55'07"E 192.95'

N43° 55'17"E 56.64'

N88° 55'07"E 683.77'

CITY LIMITS

N89° 24'17"E 79.19'

20' SAN. SWR. ESMT.

N88° 55'12"E 697.81'

15' FARMERS ELEC. ESMT. VOL. 5070, PG. 320

20' FARMERS ELEC. LANDSCAPE ESMT. VOL. 5070, PG. 320

N43° 54'57"E 107.47'

N88° 55'07"E 1285.88'

NCRS EASEMENT

SAN. SWR. ESMT.

N00° 00'00"W 67.73'

N89° 59'34"E 129.41'

EROSION HARZARD SETBACK EASEMENT

APPROX. LOCATION
100 YEAR FEMA FLOODPLAIN

APPROX. LOCATION
100 YEAR FEMA FLOODPLAIN
& NCRS EASEMENT

EROSION HARZARD SETBACK EASEMENT

S00° 35'10"E 2031.98'

LOT 43 BLK J
45.585 AC.
OPEN SPACE/DRAINAGE ESMT.

LOT 39 BLK J
AMENITY CENTER
1.312 AC.

LOT 11 BLK E
0.952 AC.
OPEN SPACE

HUNTWICK WAY (50' R.O.W.)

GLENWOOD LANE (50' R.O.W.)

BYRNE LANE (50' R.O.W.)

LOT 22 BLK F
0.699 AC
OPEN SPACE

DALTON RANCH
VOL. 6, PG. 59

100' PROPOSED R.O.W.
90' EX. R.O.W.
45' 45'
10' R.O.W. DEDICATION

CLAIRMONT DRIVE

CONCORD LANE (50' R.O.W.)

MACBETH LANE

ATWOOD LANE (50' R.O.W.)

WICKERSHAM ROAD (50' R.O.W.)

EROSION HARZARD SETBACK EASEMENT

APPROX. LOCATION
100 YEAR FEMA FLOODPLAIN
& NCRS EASEMENT

N89° 01'11"E 1257.22'

32.5' R.O.W. DEDICATION

NORTH COUNTY LANE

S89° 34'35"W 1352.18'

KARL DANIEL ERWIN
VOL. 6424, PG. 27

CITY LIMITS

NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

0 50 100 200
SCALE: 1" = 100'

N

25' X 25' VISIBILITY ESMT.
R.O.W.
ALL STREET INTERSECTIONS
VISIBILITY & SIDWALK EASEMENT DETAIL
N.T.S.

F.M. 552
PROJECT LOCATION
F.M. 1141
JOHN KING
CITY LIMITS
LOCATION MAP
N.T.S.

LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION

PD SITE PLAN
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-36, BLOCK I
LOTS 1-44, BLOCK J
TOTAL ACRES 120.900
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6
OUT OF THE
J.M. GLASS SURVEY, ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

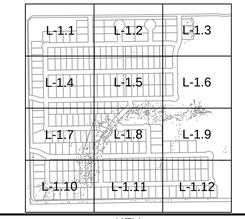
OWNER
QUALICO DEVELOPMENT(U.S.), INC.
6950 TPC DRIVE, STE. 350
McKINNEY, TEXAS 75070

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JANUARY 2022 SCALE 1" = 100'

CASE #P2022-XXX





PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	CERCIS RENIFORMIS `OKLAHOMA` / OKLAHOMA RED BUD
	ILEX VOMITORIA / YAUPON HOLLY
	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	QUERCUS SHUMARDII / SHUMARD RED OAK
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA / CEDAR ELM

SHRUBS	BOTANICAL / COMMON NAME
	HESPERALOE PARVIFLORA / RED YUCCA
	LOROPETALUM CHINENSE `PURPLE DIAMOND` / FRINGE FLOWER
	MUHLENBERGIA CAPILLARIS / PINK MUHLY
	NASSELLA TENUISSIMA `PONY TAILS` / MEXICAN FEATHER GRASS
	SALVIA GREGGII / AUTUMN SAGE

6' WROUGHT IRON FENCE

6' CEDARWOOD FENCE

N

GRAPHIC SCALE

120 0 60 120 240

(IN FEET)
1 inch = 120 ft.

PD CALCULATIONS		
	REQUIRED	PROVIDED
FM 552:		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (1779')	54 CANOPY TREES AND 72 ACCENT TREES	54 CANOPY TREES AND 72 ACCENT TREES
FM 1141:		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (1433)	43 CANOPY TREES AND 57 ACCENT TREES	43 CANOPY TREES AND 57 ACCENT TREES
NORTH COUNTRY LANE		
EASTERN RED CEDAR PLANTED 15' O.C. (1936 LINEAR FEET)	129 TREES	129 TREES

TOTAL MITIGATION	REQ.	PROV.
TOTAL CREDITS PROVIDED		
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-552	752.0	752.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	532.0	532.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG N COUNTRY LN	708.0	708.0
INCHES OF TREES TO BE PLANTED ON RESIDENTIAL LOTS (12 INCHES/LOT)	3,120.0	3,120.0
INCHES OF TREE TO BE PLANTED IN OPEN SPACE LOTS	26.3	27.0
TOTALS	**5,138.3**	**5,139.0**

NOTES:
1. ALL TREES SHALL BE A MINIMUM OF 5' FROM ALL UTILITIES.
2. IRRIGATION WILL MEET REQUIREMENTS OF UDC.
3. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MINIMUM OF 1" IN HEIGHT AS DETERMINED BY THE CITY.

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094| 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

NELSON LAKE
ROCKWALL, TEXAS

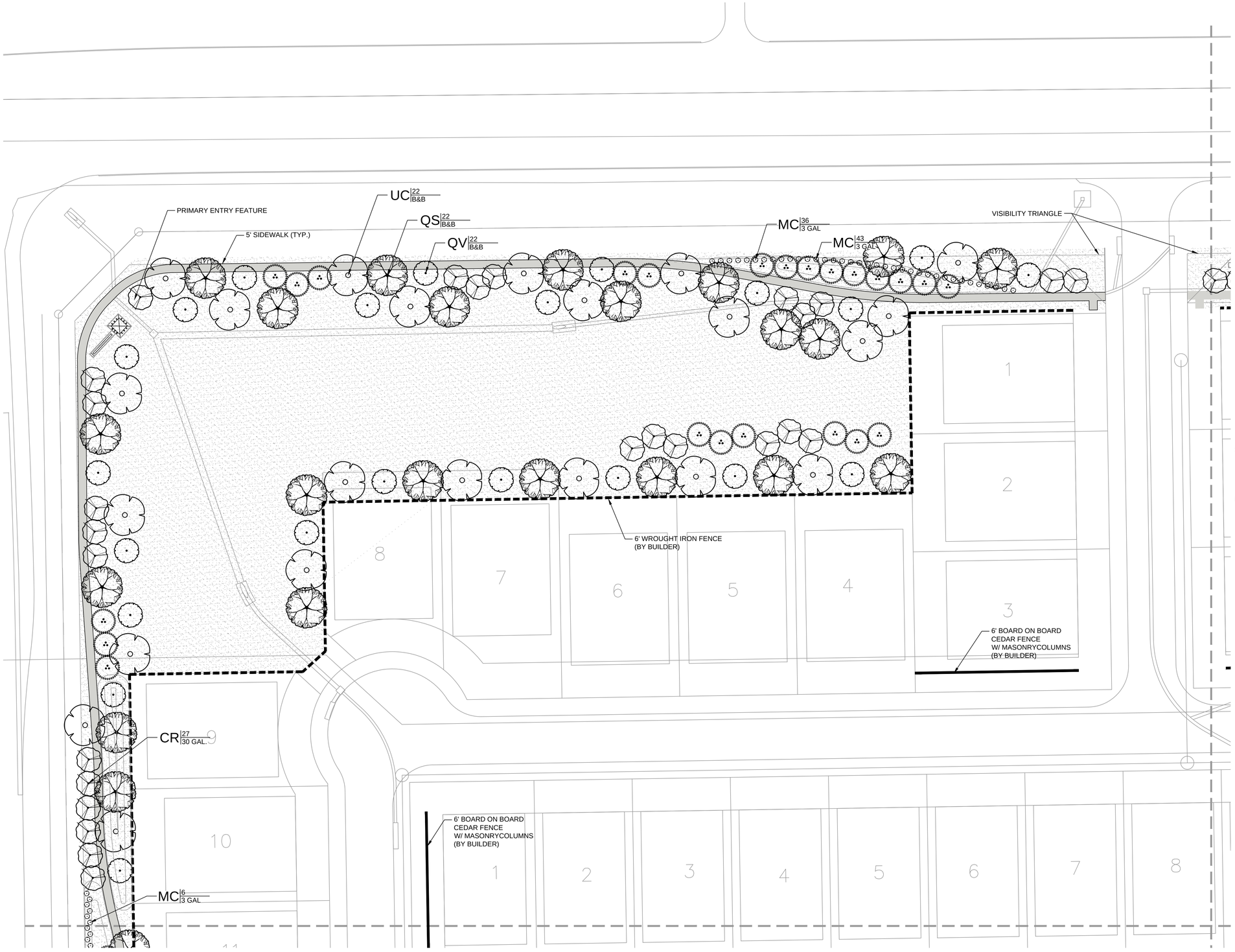
OVERALL LANDSCAPE PLAN

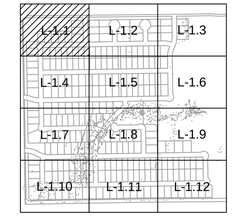
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

PRELIMINARY
FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
Michael A. Wilson
L.A.#3068

SHEET NUMBER
L-1.0





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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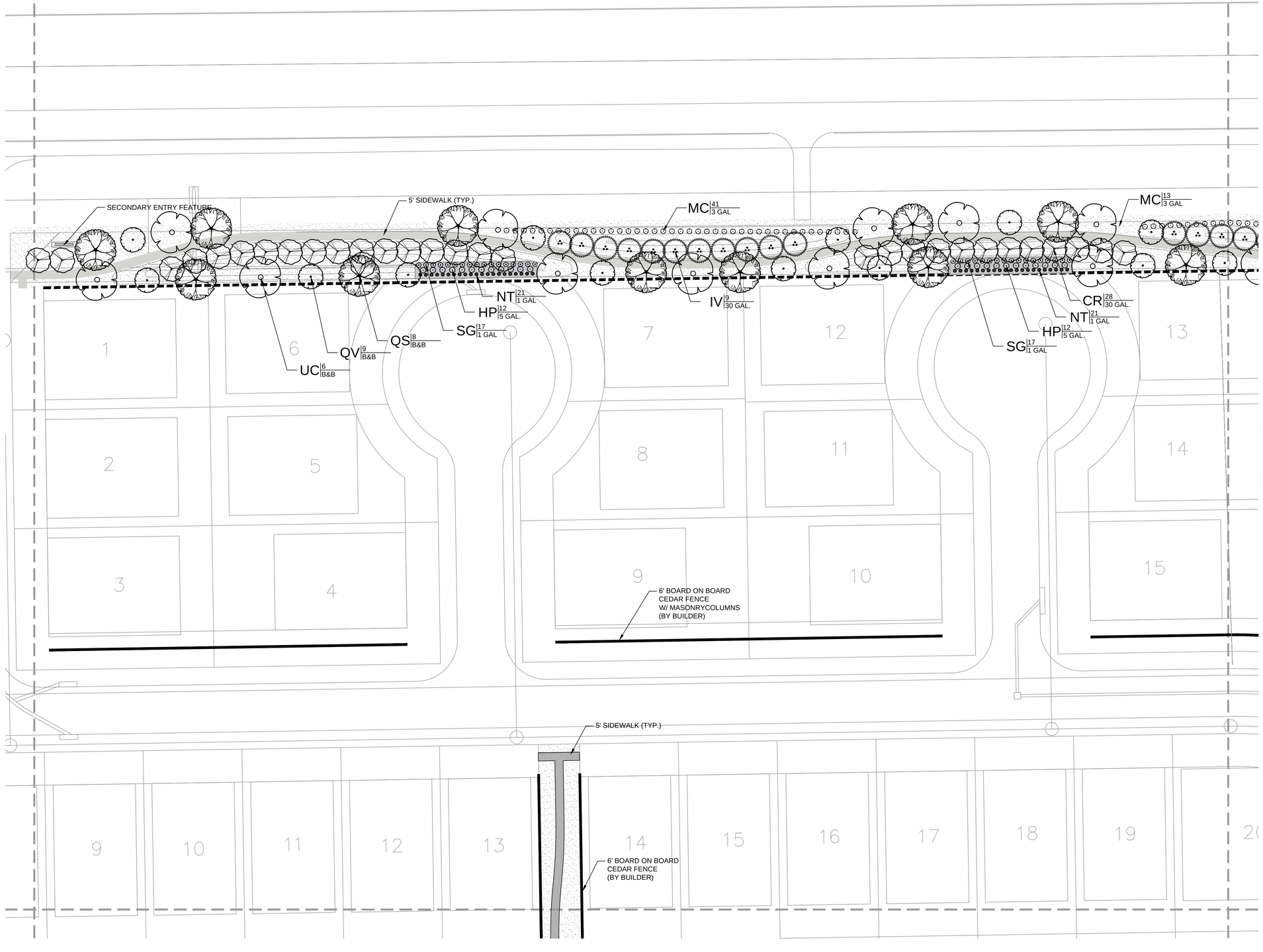
LANDSCAPE PLAN ENLARGEMENT (1 OF 12)

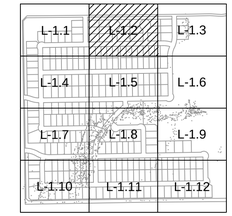
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KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
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NELSON LAKE
ROCKWALL, TEXAS

LANDSCAPE PLAN ENLARGEMENT (2 OF 12)

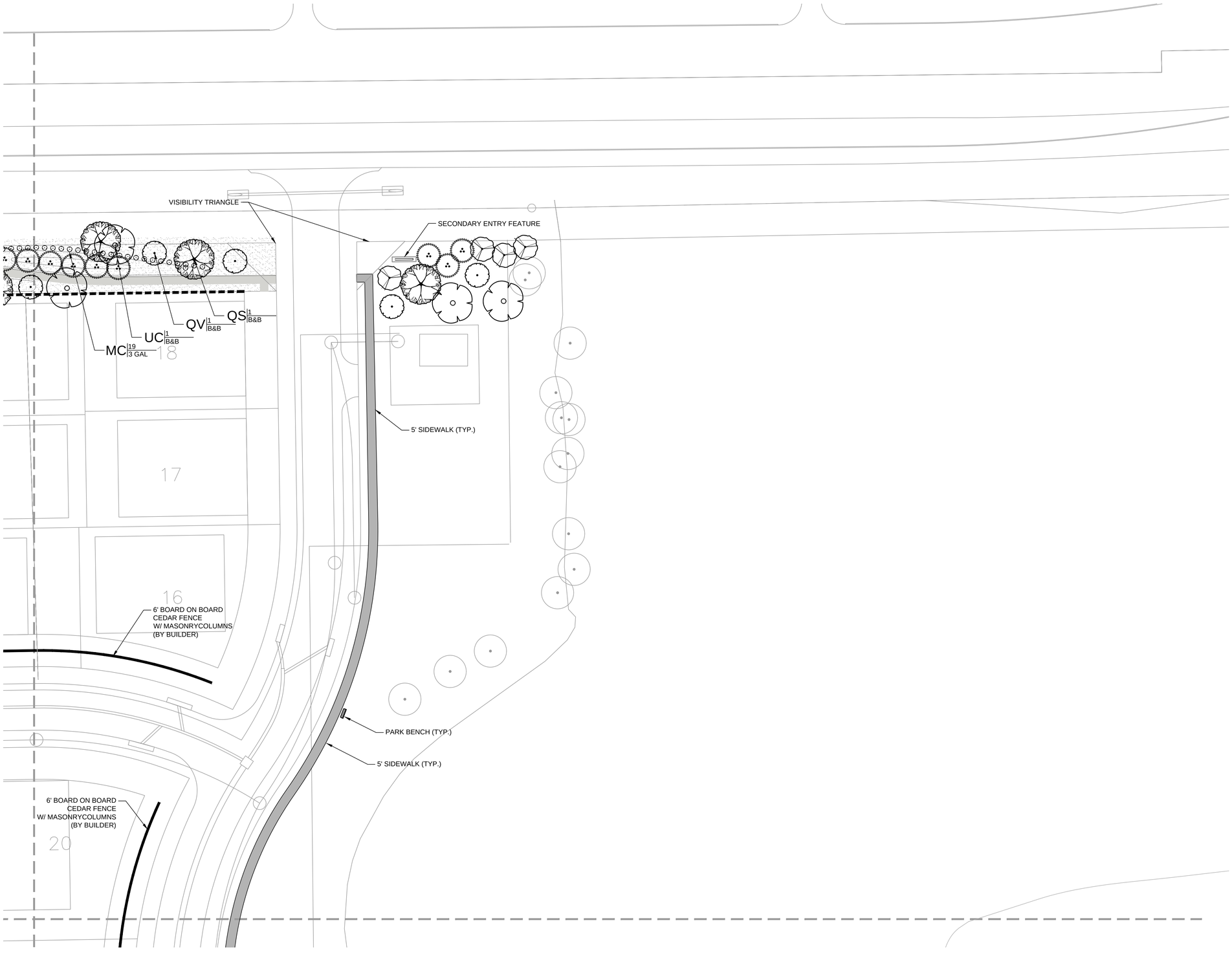
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L.A.#3068

SHEET NUMBER

L-1.2





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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ROCKWALL, TEXAS

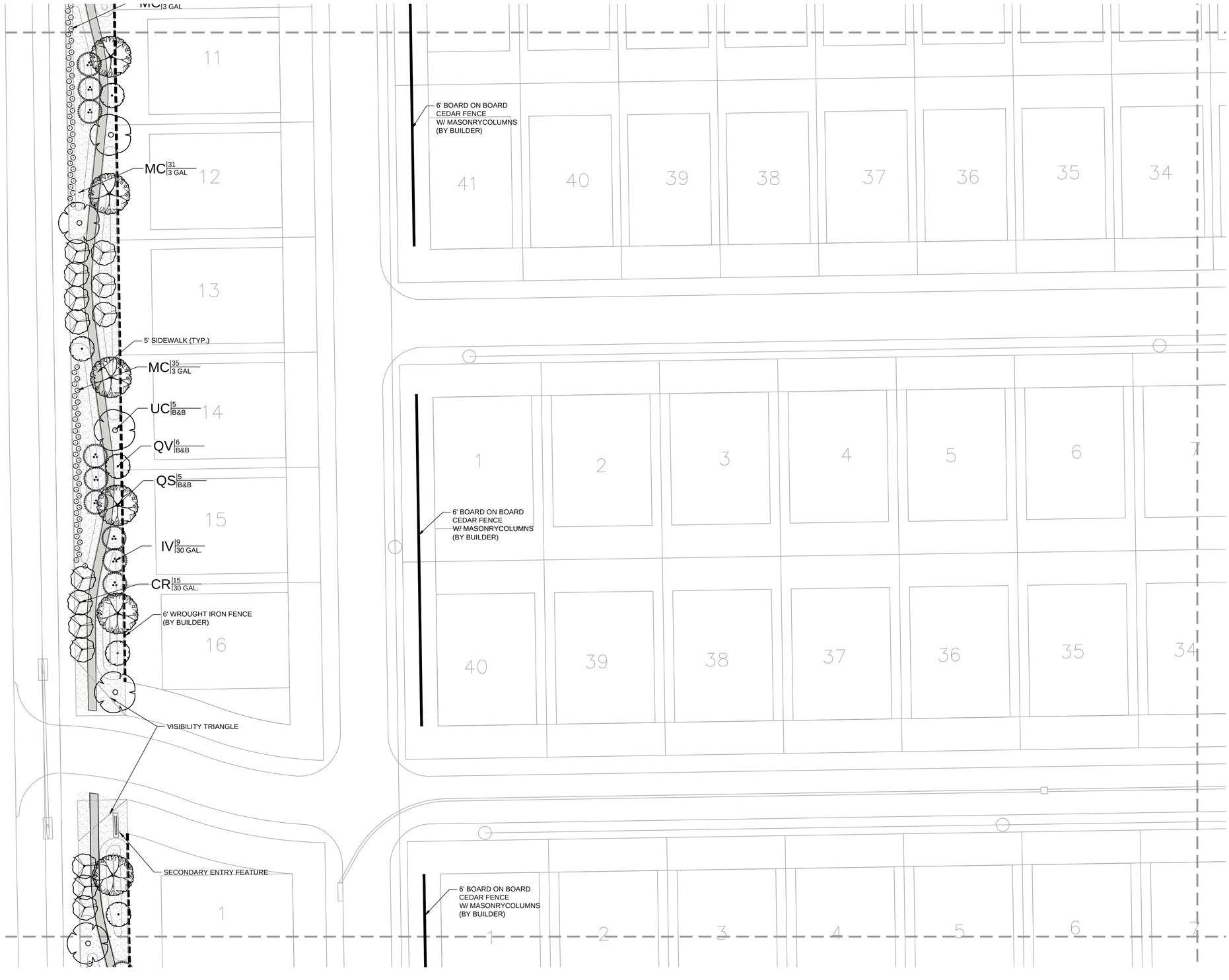
LANDSCAPE PLAN ENLARGEMENT (3 OF 12)

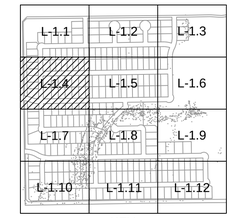
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SHEET NUMBER
L-1.3





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
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NELSON LAKE
ROCKWALL, TEXAS

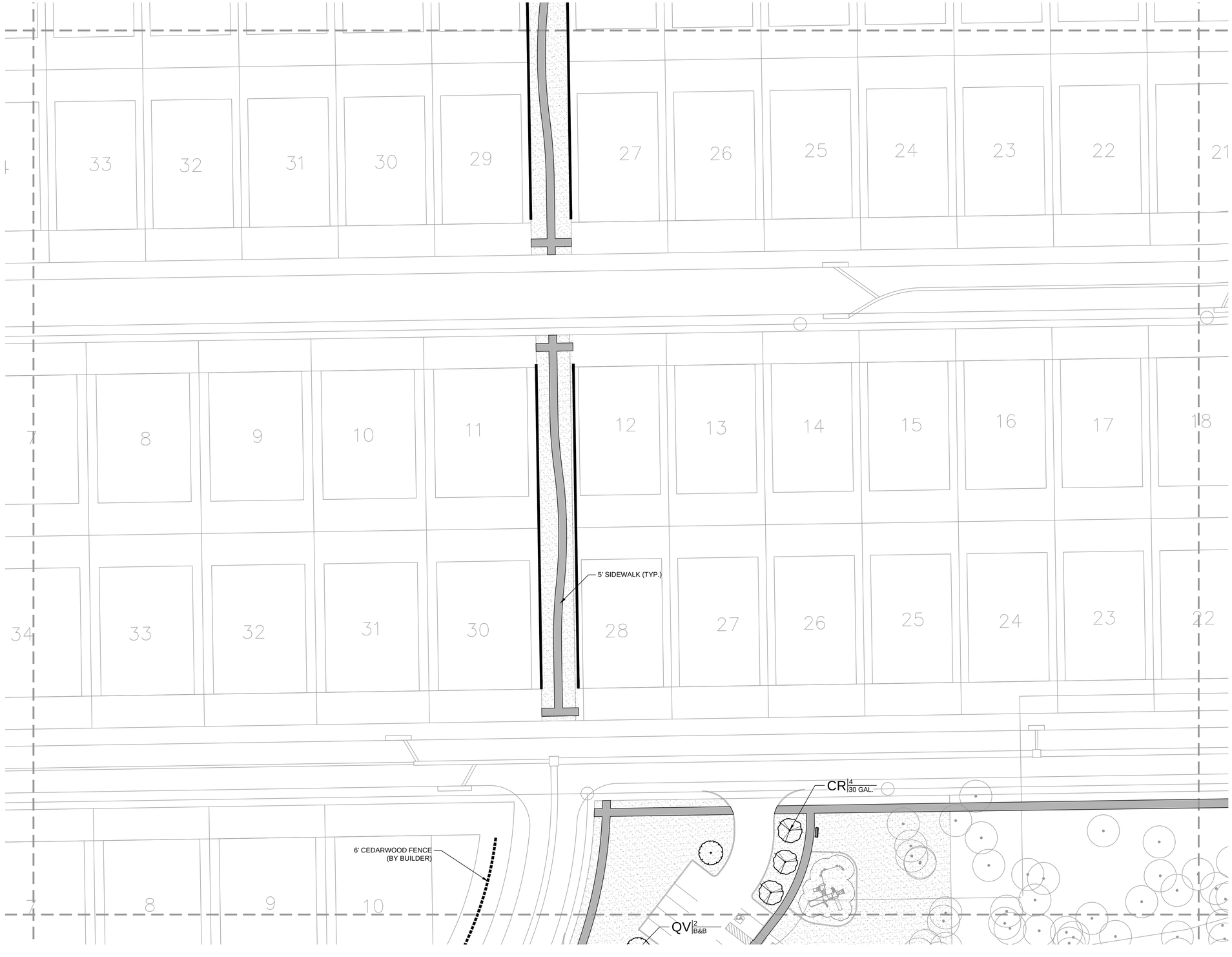
LANDSCAPE PLAN ENLARGEMENT (4 OF 12)

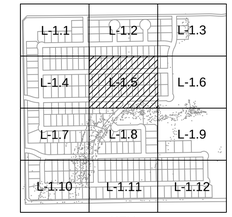
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L.A.#3068

SHEET NUMBER
L-1.4





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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NELSON LAKE
ROCKWALL, TEXAS

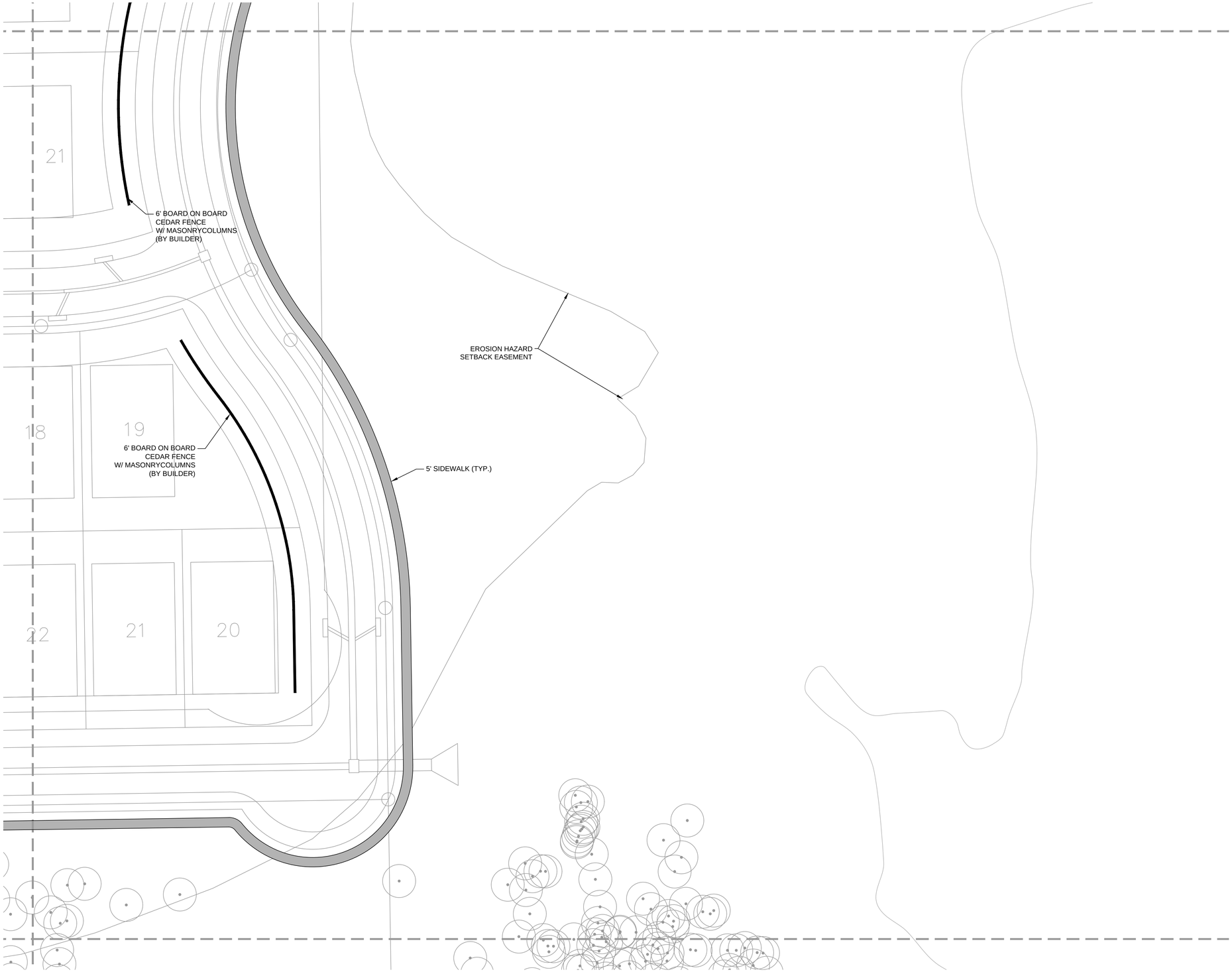
LANDSCAPE PLAN ENLARGEMENT (5 OF 12)

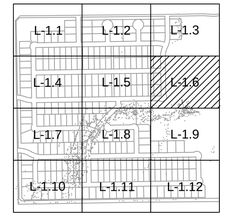
No.	Date	Revision Description

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Michael A. Wilson
L.A.#3068

SHEET NUMBER
L-1.5





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

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LANDSCAPE PLAN ENLARGEMENT (6 OF 12)

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MC | 23 | 3 GAL

CR | 7 | 30 GAL.

MC | 15 | 3 GAL

QV | 4 | B&B

QS | 6 | B&B

MC | 23 | 3 GAL

IV | 10 | 30 GAL.

UC | 5 | B&B

6' CEDARWOOD FENCE
(BY BUILDER)

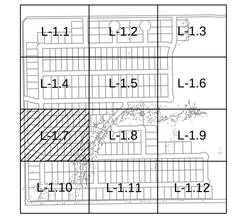
6' WROUGHT IRON FENCE
(BY BUILDER)

PRIMARY ENTRY FEATURE

VISIBILITY TRIANGLE

5' SIDEWALK (TYP.)

MC | 2 | 3 GAL



KEY

PLANT SCHEDULE

TREES	COMMON NAME
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	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

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	MEXICAN FEATHER GRASS
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GROUND COVERS	COMMON NAME
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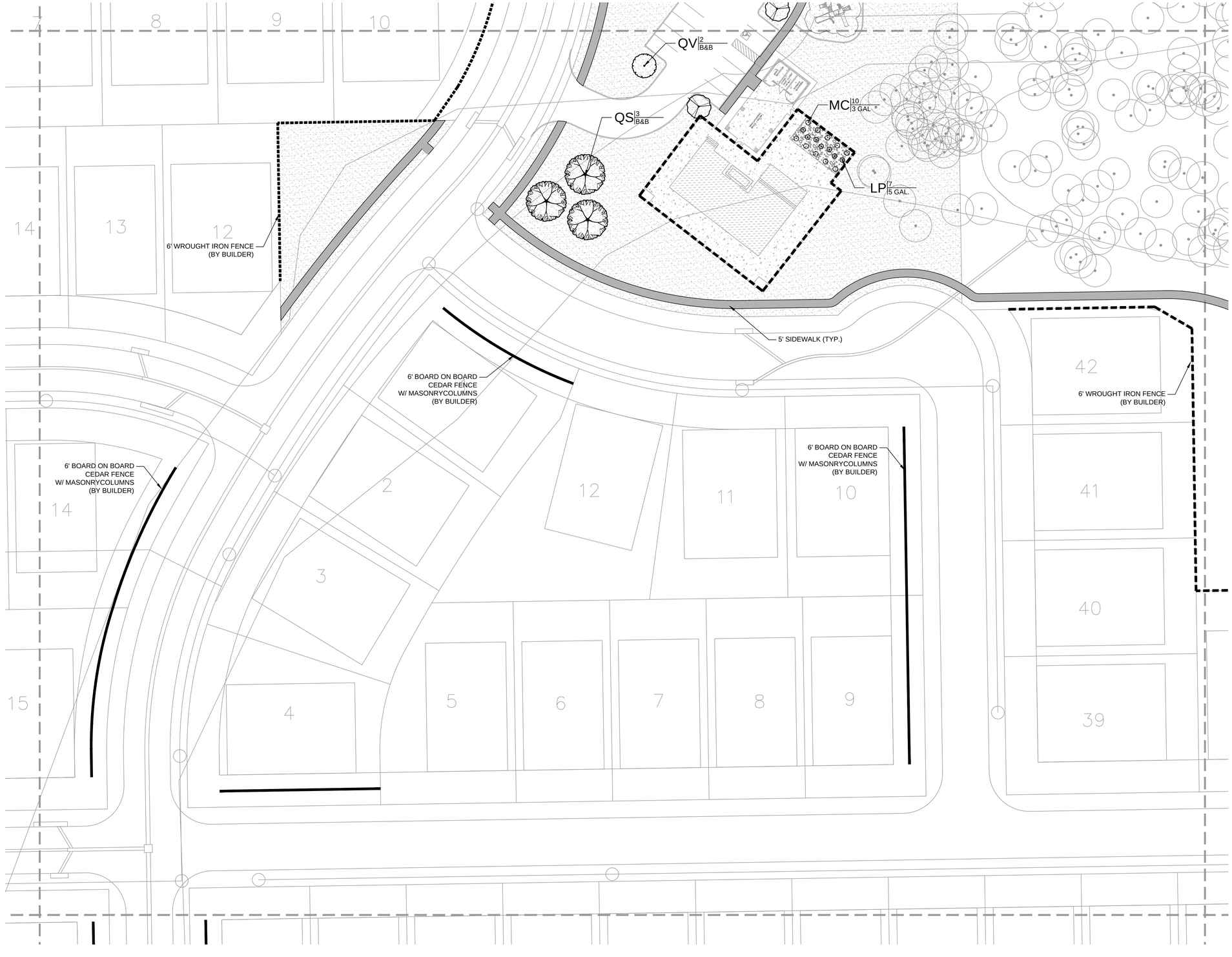
LANDSCAPE PLAN ENLARGEMENT (7 OF 12)

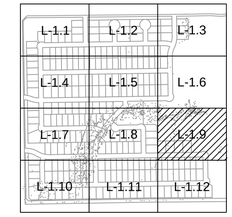
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L-1.7





KEY

PLANT SCHEDULE

TREES	COMMON NAME
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	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

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(IN FEET)
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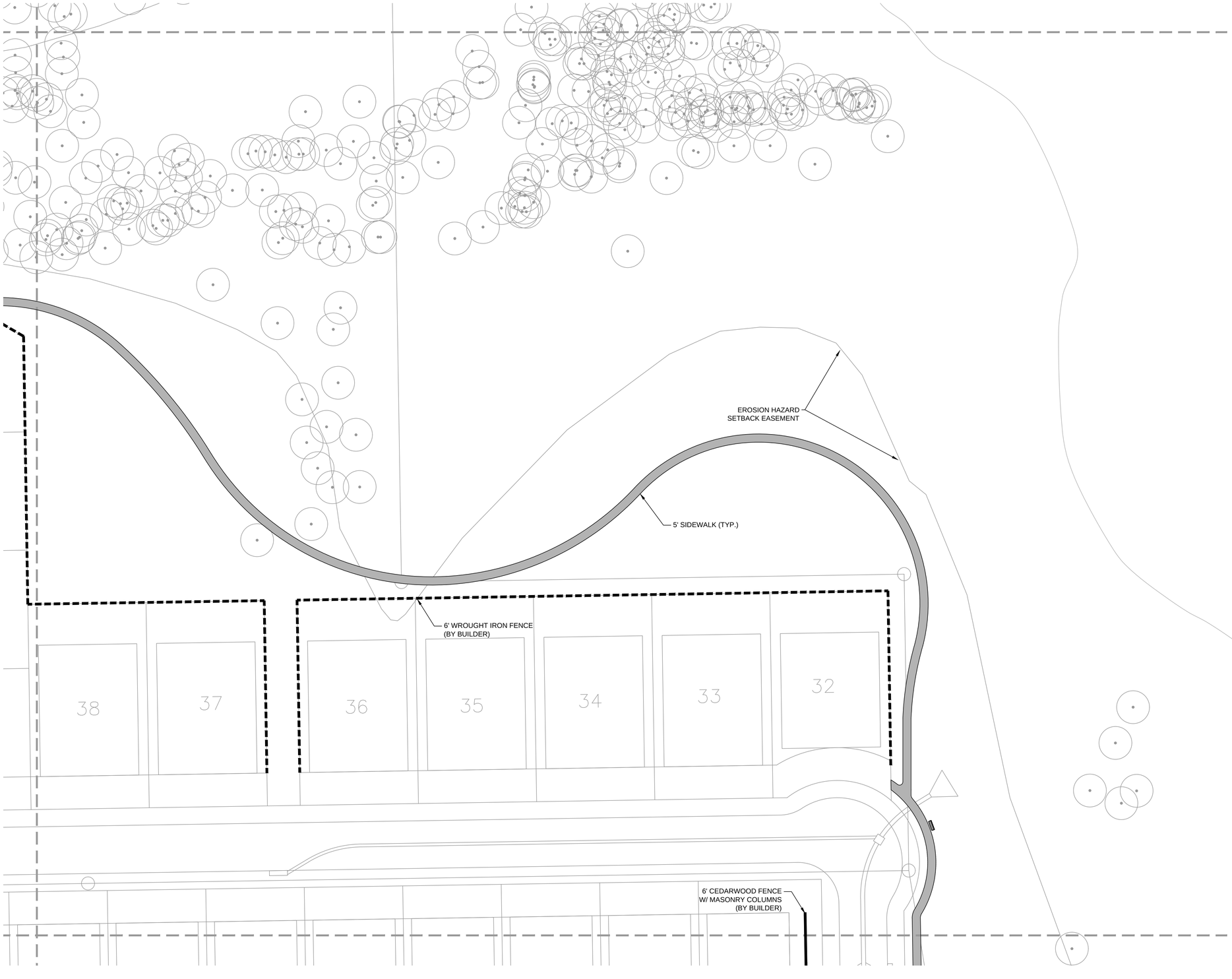
LANDSCAPE PLAN ENLARGEMENT (9 OF 12)

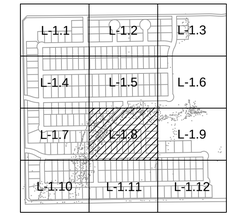
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SHEET NUMBER
L-1.8





KEY

PLANT SCHEDULE

TREES	COMMON NAME
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	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

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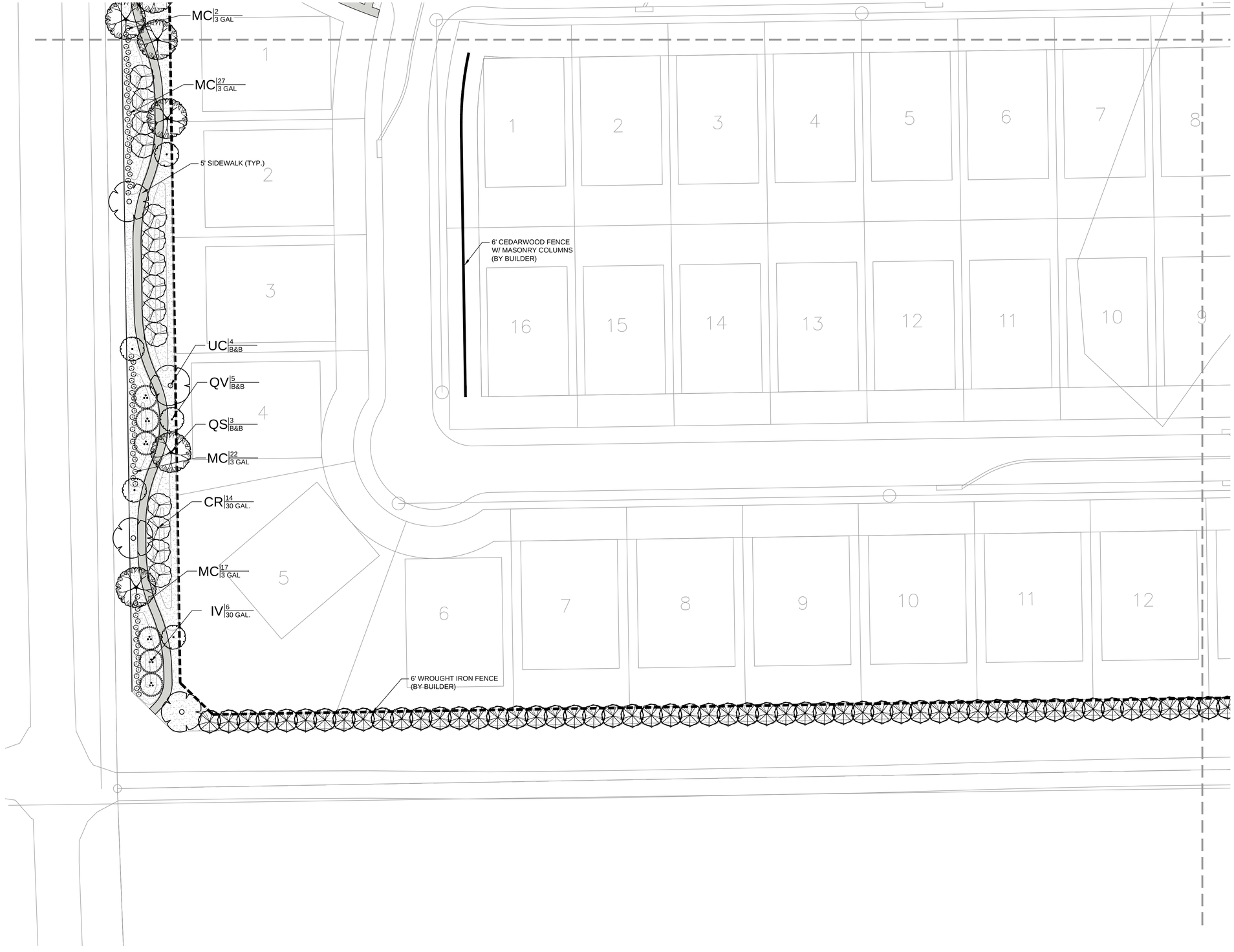
LANDSCAPE PLAN ENLARGEMENT (8 OF 12)

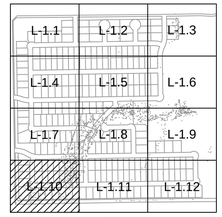
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SHEET NUMBER
L-1.9





KEY

PLANT SCHEDULE

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	YAUPON HOLLY
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	SOUTHERN LIVE OAK
	CEDAR ELM

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GROUND COVERS	COMMON NAME
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	RIVER ROCK

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GRAPHIC SCALE

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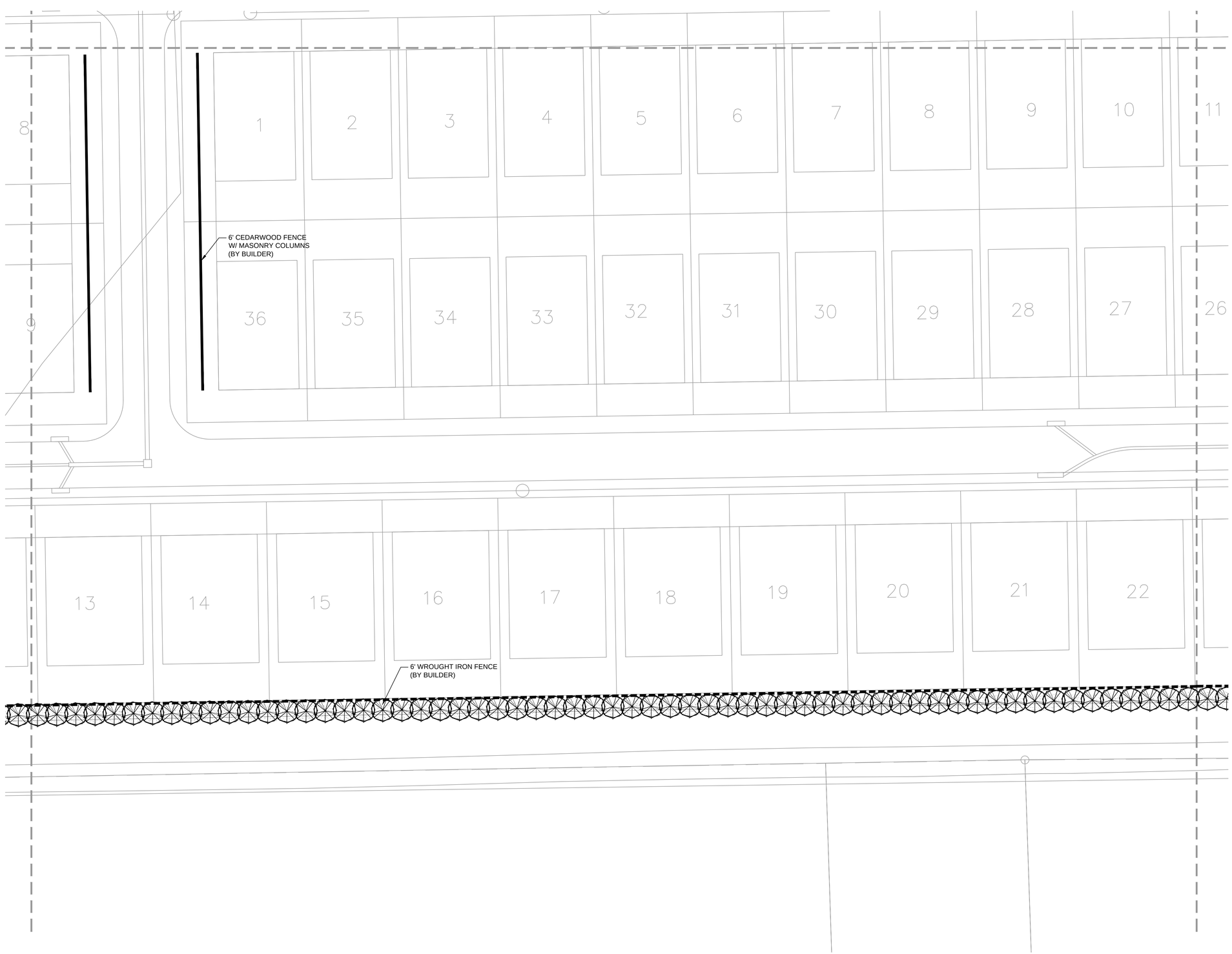
LANDSCAPE PLAN ENLARGEMENT (10 OF 12)

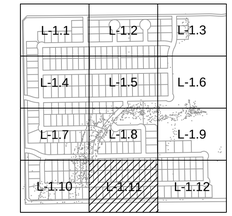
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L-1.10





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GRAPHIC SCALE

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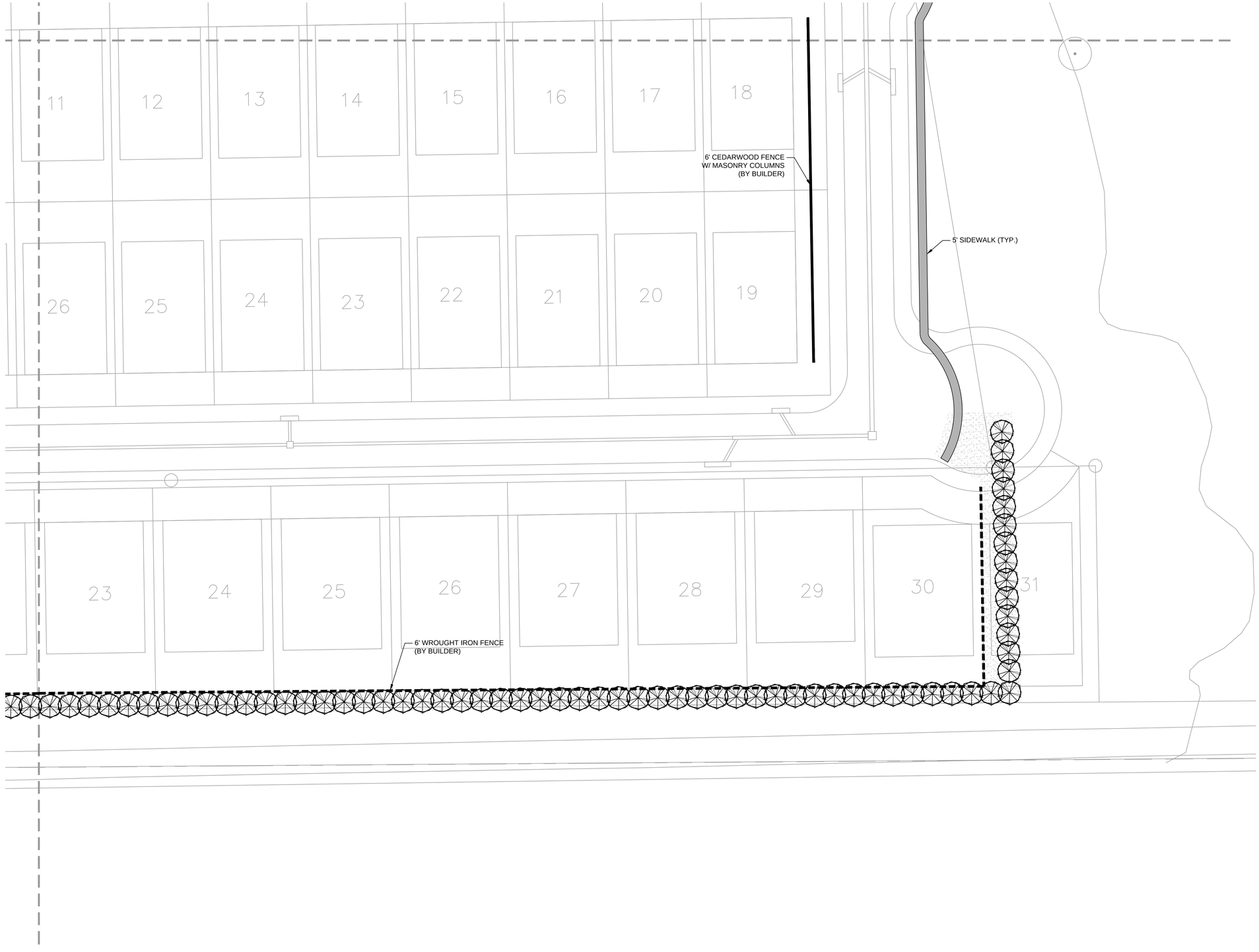
LANDSCAPE PLAN ENLARGEMENT (11 OF 12)

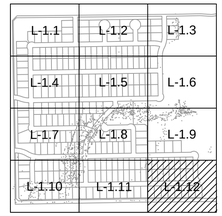
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SHEET NUMBER
L-1.11





KEY

PLANT SCHEDULE

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	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
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	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

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LANDSCAPE PLAN ENLARGEMENT (12 OF 12)

No.	Date	Revision Description

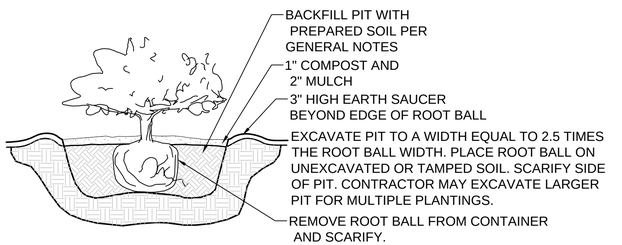
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GENERAL NOTES:

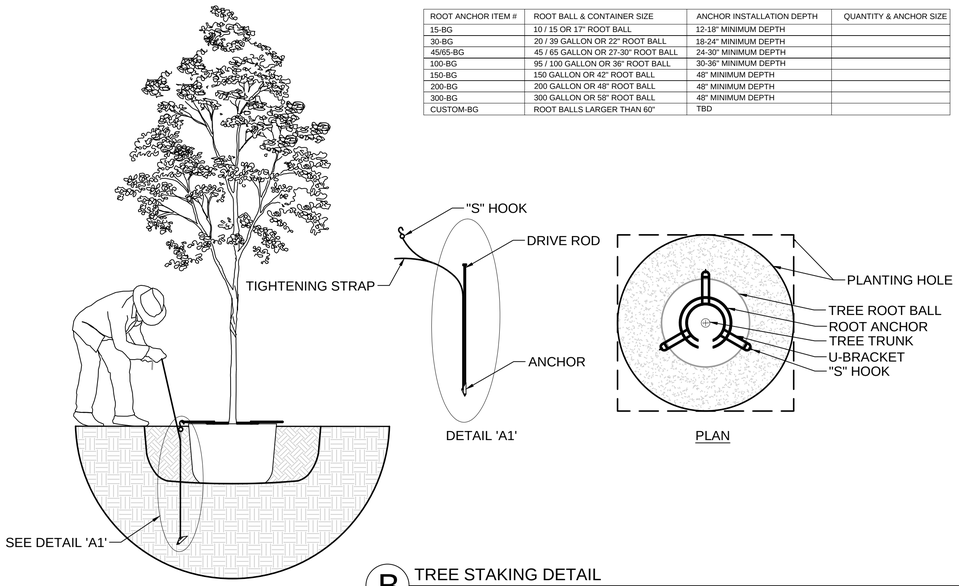
1. LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED BY HIS/HER WORK.
2. CONTRACTOR SHALL ADVISE THE OWNER AND LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
3. IF A DISCREPANCY BETWEEN DRAWINGS AND PLANT SCHEDULE IS FOUND, THE DRAWINGS SHALL TAKE PRECEDENT OVER THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK.'
5. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
6. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE ARCHITECT
7. ALL DISTURBED AREAS NOT INDICATED AS PLANTING BEDS SHALL BE SODDED OR SEEDED BY CONTRACTOR TO PROVIDE AN ESTABLISHED TURF AREA.
8. CONTRACTOR SHALL REMOVE REASONABLE AMOUNT OF STONES, DEAD ROOTS, DETRITUS AND OTHER UNDESIRABLE MATERIAL FROM EXISTING SOIL.
9. IF ROCKS ARE ENCOUNTERED, REMOVE TO A DEPTH OF 3" AND ADD 3" OF FRIABLE FERTILE TOPSOIL TO ALL SODDED AREAS. CONTRACTOR TO ENSURE THAT SITE IS GRADED ACCORDING TO THE ENGINEERS GRADING PLAN.
10. LAWN AREAS SHALL HAVE 3" MINIMUM FRIABLE TOPSOIL AND BE TREATED WITH FERTILIZER APPLIED AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET.
11. SOIL PREPARATION FOR PLANTING BEDS SHALL BE AS FOLLOWS:
    -3ΔOF ORGANIC COMPOST
    -20 POUNDS OF ORGANIC FERTILIZER/ 1,000 SF OF BED AREA
    -TILL BED TO A DEPTH OF 6Δ TO 8Δ
    -CHECK SOIL ACIDITY. SOIL ACIDITY SHOULD RANGE FROM 5.0 TO 7.0 PH. REGULATE IF NECESSARY.
12. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM 3" OF NATIVE HARDWOOD MULCH.
13. TREE PLANTING PITS SHALL BE CLEARED OF UNDESIRABLE MATERIAL AND BACKFILLED WITH PREPARED TOP SOIL. PLACE 1" OF COMPOST AND 3" OF SHREDDED HARDWOOD MULCH ON TOP OF ROOT BALL..
14. THE CONTRACTOR WILL BE HELD LIABLE FOR ANY DAMAGE CAUSED TO TREES DUE TO IMPROPER STAKING METHODS, INCLUDING ABSENCE OF STAKING THROUGHOUT THE WARRANTY PERIOD.
15. TREES SHALL BE PLANTED AT LEAST 2.5 FEET FROM ANY RIGHT-OR-WAY LINE, CURB, WALK OR FIRE HYDRANT, AND OUTSIDE ALL UTILITY EASEMENTS.
16. TREES SHALL BE PLANTED AT LEAST 8 FEET FROM ANY PUBLIC UTILITY LINE WHERE POSSIBLE. IN THE EVENT THIS IS NOT POSSIBLE, CONTRACTOR SHALL INSTALL A ROOT BARRIER, PER THE DETAIL(S) NOTED ON THIS SHEET.
17. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 7 FEET FROM FINISH SURFACE.
18. CONTRACTOR SHALL WARRANTY ANY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER THE FINAL ACCEPTANCE. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION IN ACCORDANCE WITH THE SEASON. DEAD, DAMAGED OR DESTROYED PLANT MATERIAL SHALL BE REPLACED IN KIND WITHIN THIRTY DAYS. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON PART OF THE OWNER.
19. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER OR WEEDS.
20. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVERSPRAY ON TREES IS PROHIBITED.
21. INSTALLING CONTRACTOR TO MAINTAIN LANDSCAPING FOR 30 DAYS FROM OWNER OCCUPANCY TO ESTABLISH PLANTS AND GRASS, MOWING AND TRIMMING TO BE INCLUDED.
22. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND RE-ESTABLISHED BE SOD. THESE AREAS SHALL BE IRRIGATED AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE. THIS IS TO INCLUDE ALL AREAS TO THE BACK OF CURB AROUND THE PROPERTY.
23. ANY HARDWOOD MULCHED BEDS ON SITE SHALL HAVE PERMEABLE WEED MAT INSTALLED PRIOR TO PLANT MATERIAL AND MULCH BEING INSTALLED.
24. ALL BEDDING AREAS WITH GROUND COVER (ASIAN JASMINE, WINTER CREEPER, ETC.) SHALL BE TOP DRESSED WITH HARDWOOD MULCH UNTIL GROUND COVER HAS COVERED AREA COMPLETELY.
25. ANY SWITCH GEAR DEVICES, ELECTRICAL TRANSFORMERS, TELEPHONE PEDESTALS, AND HVAC UNITS LOCATED ON THE PROPERTY ARE TO BE SCREENED. IF THESE DEVICES HAVE BEEN ALTERED FROM THE MOST RECENT PLANS, THE CONTRACTOR IS TO VERIFY PLACEMENT OF THESE UTILITIES AND CONTACT LANDSCAPE ARCHITECT FOR PLANT MATERIAL SPECIFICATIONS AND PLACEMENT.
26. LANDSCAPE CONTRACTOR SHALL NOT PLACE TOPSOIL OR MULCH ABOVE BRICK LEDGE OF THE BUILDING AND SHALL NOT BLOCK WEEP HOLES ON THE BUILDING.
27. IF THE GRADES ON SITE AT THE TIME THE LANDSCAPE CONTRACTOR IS SET TO BEGIN WORK DOES NOT ALLOW THE BRICK LEDGE AND WEEP HOLES TO REMAIN UNCOVERED, IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OR GENERAL CONTRACTOR IMMEDIATELY.



A SHRUB PLANTING DETAIL

NOT TO SCALE

ROOT ANCHOR ITEM #	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-BG	10 / 15 OR 17" ROOT BALL	12-18" MINIMUM DEPTH	
30-BG	20 / 39 GALLON OR 22" ROOT BALL	18-24" MINIMUM DEPTH	
45/65-BG	45 / 65 GALLON OR 27-30" ROOT BALL	24-30" MINIMUM DEPTH	
100-BG	95 / 100 GALLON OR 36" ROOT BALL	30-36" MINIMUM DEPTH	
150-BG	150 GALLON OR 42" ROOT BALL	48" MINIMUM DEPTH	
200-BG	200 GALLON OR 48" ROOT BALL	48" MINIMUM DEPTH	
300-BG	300 GALLON OR 58" ROOT BALL	48" MINIMUM DEPTH	
CUSTOM-BG	ROOT BALLS LARGER THAN 60"	TBD	



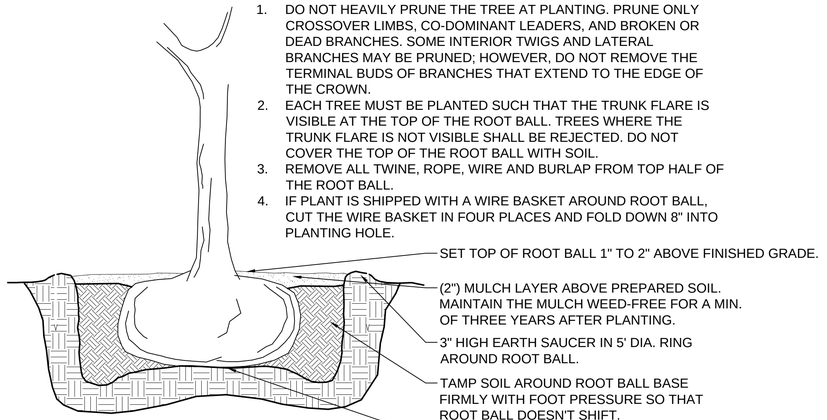
B TREE STAKING DETAIL

NOT TO SCALE

STEP 1:
- SET TREE IN PLANTING PIT.
- PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL.
- CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE.
- ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET.

STEP 2:
- DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL.
- SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE.

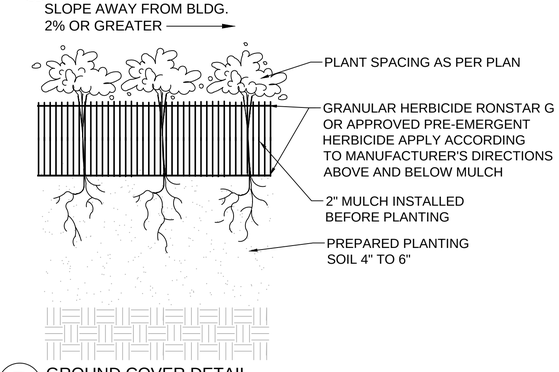
STEP 3:
- REMOVE DRIP ROD.
- REPEAT STEPS 1 &2 FOR ALL THREE (3) ANCHOR LOCATIONS.
- PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" TO 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR.
- PLACE "S" HOOK OVER THE END OF THE U-BRACKET.
- PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF THE ROOT BALL.
- TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY.



1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF THE ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.

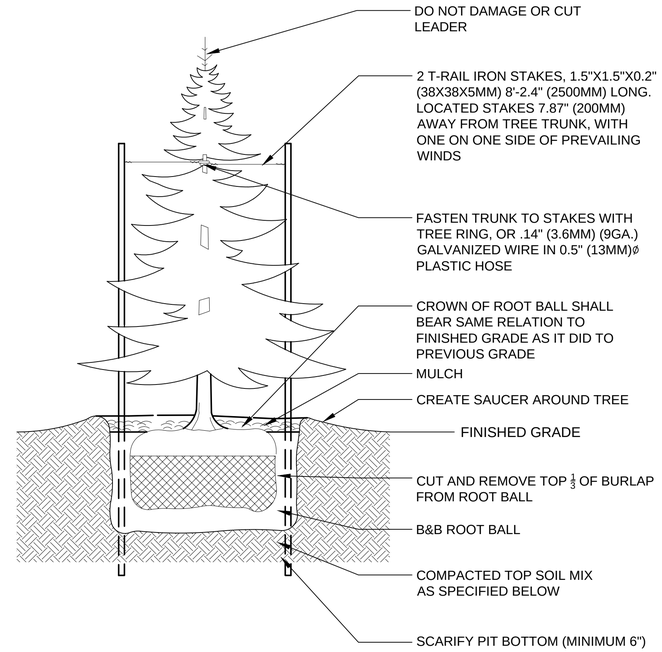
C TREE PLANTING DETAIL

NOT TO SCALE



D GROUND COVER DETAIL

NOT TO SCALE



SPECIFICATIONS:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
4. PROVIDE DRAINAGE FOR PLANTING PUT IN IMPERMEABLE SOIL
5. TOPSOIL MIX, SEE SPEC.

E CONIFEROUS TREE STAKING DETAIL

NOT TO SCALE

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BANISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094| 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

NELSON LAKE
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES (1 OF 3)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

PRELIMINARY
FOR REVIEW ONLY
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Michael A. Wilson
L.A.#3068

SHEET NUMBER

L-1.13

PLANT SCHEDULE						
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	98	CERCIS RENIFORMIS `OKLAHOMA` OKLAHOMA RED BUD	30 GAL.	3"	6`-8`	FULL, MATCHING, SYMMETRICAL
	69	ILEX VOMITORIA YAUPON HOLLY	30 GAL.	3"	6`-8`	FULL, MATCHING, SYMMETRICAL
	177	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	45 GAL.	4"	10`-12`	FULL, MATCHING, SYMMETRICAL
	56	QUERCUS SHUMARDII SHUMARD RED OAK	B&B	5"	12`-14`	FULL, MATCHING, SYMMETRICAL
	56	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	B&B	5"	12`-14`	FULL, MATCHING, SYMMETRICAL
	52	ULMUS CRASSIFOLIA CEDAR ELM	B&B	5"	12`-14`	FULL, MATCHING, SYMMETRICAL
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
	24	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	7	LOROPETALUM CHINENSE `PURPLE DIAMOND` FRINGE FLOWER	5 GAL	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	318	MUHLENBERGIA CAPILLARIS PINK MUHLY	5 GAL	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	42	NASSELLA TENUISSIMA `PONY TAILS` MEXICAN FEATHER GRASS	5 GAL	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	34	SALVIA GREGGII AUTUMN SAGE	5 GAL	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	NOTES			
	249,969 SF	CYNODON DACTYLON `TIF 419` BERMUDA GRASS	SOD			
	639 SF	RIVER ROCK	SOD			

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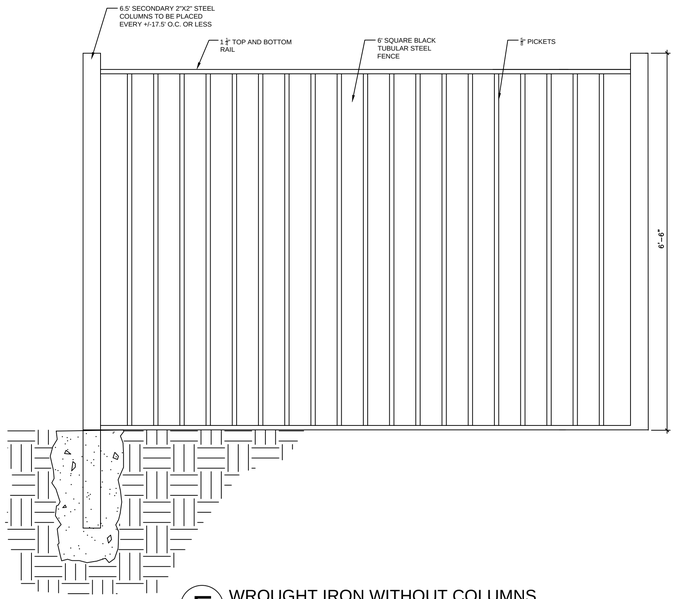
TREESCAPE PLAN TABLES (1 OF 3)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

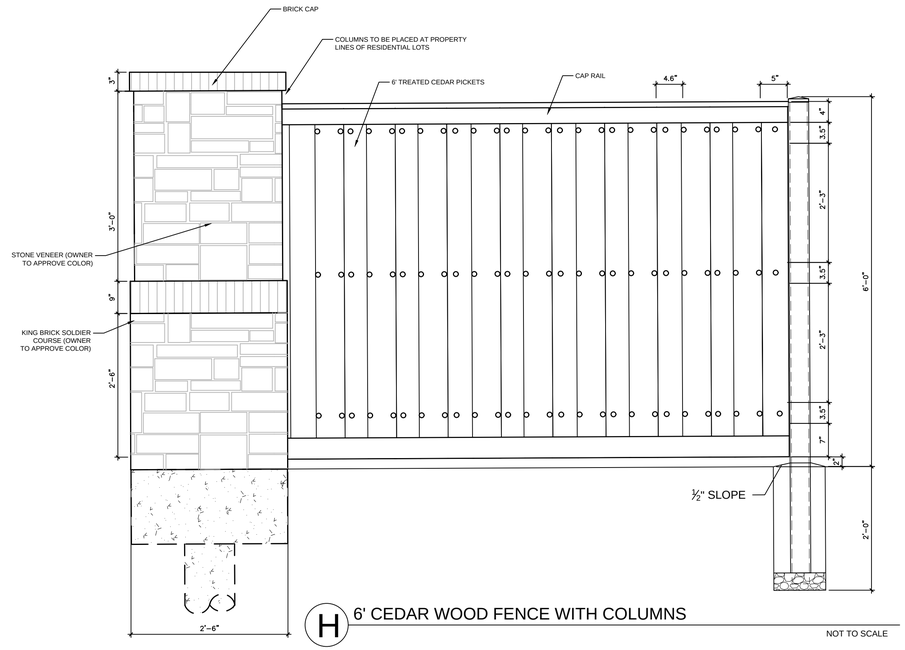
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L-1.14



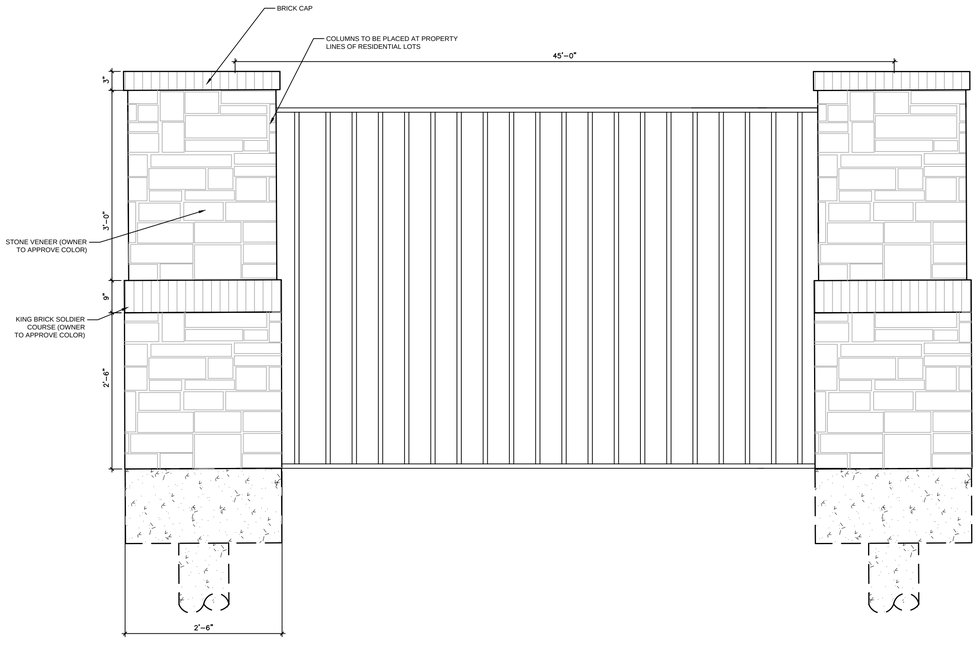
F WROUGHT IRON WITHOUT COLUMNS

NOT TO SCALE



H 6' CEDAR WOOD FENCE WITH COLUMNS

NOT TO SCALE



G WROUGHT IRON WITH COLUMNS

NOT TO SCALE

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ROCKWALL, TEXAS

TREESCAPE PLAN TABLES (1 OF 3)

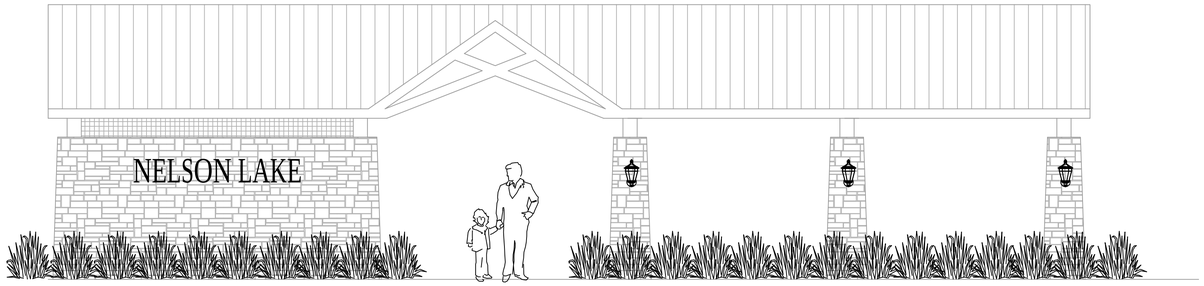
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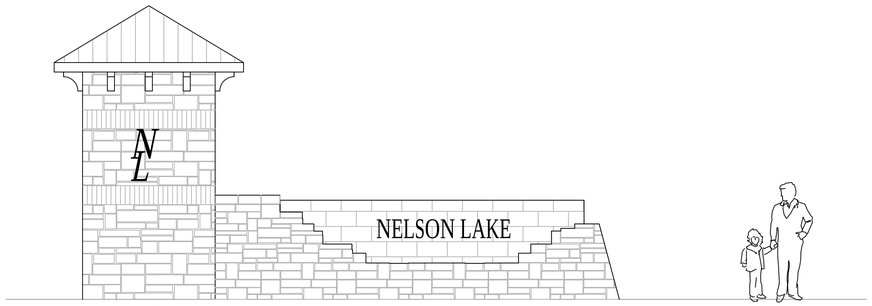
L-1.15



ELEVATION

I AMENITY CENTER

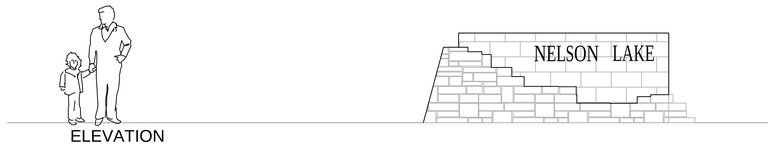
NOT TO SCALE



ELEVATION

J PRIMARY ENTRY GEATURE

NOT TO SCALE



ELEVATION

K SECONDARY ENTRY FEATURE

NOT TO SCALE

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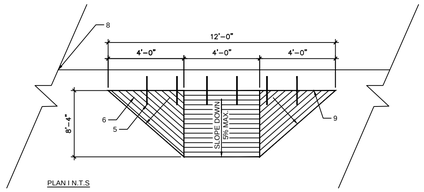
L-1.16

KEY:

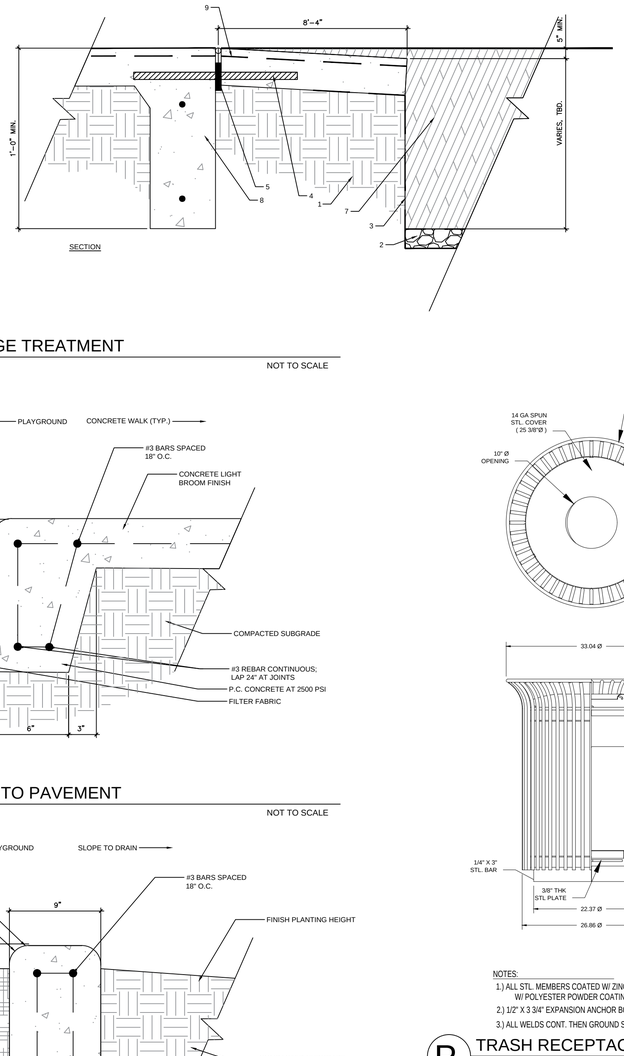
1. COMPACTED SUBGRADE TO 95% MAX DENSITY
2. 3" THICK DRAINAGE ROCK
3. FILTER FABRIC
4. 4" CONCRETE, 3000 PSI, ONE LAYER #3 BARS AT 18" O.C.E.W., MEDIUM BROOM FINISH PERPENDICULAR TO PEDESTRIAN TRAFFIC.
5. EXPANSION JOINT -3/4" CEDAR FULL DEPTH TO SUPPORT BACKER ROD/ZIP-STRI, SEAL WITH JOINT SEALANT SL-1 (COLOR TO MATCH CONCRETE; 1" DIA. SMOOTH DOWEL 18" LENGTH AT 18" O.C. MIN., GREASE AND CAP FULL LENGTH OF EXPOSED DOWEL.
6. TROWEL "V" GROOVES INTO SURFACE OF RAMP AS SHOWN AT 3" O.C. PERPENDICULAR TO PEDESTRIAN TRAFFIC
7. PLAY SURFACE (FIBER MULCH), 2" MIN. COVER ON RAMP
8. ADJACENT CONCRETE WALKWAY. THICKEN EDGE AT PLAYGROUND BOUNDARY TO 12" DEPTH X 8" W MIN., PLACE (2) #3 BARS CONTINUOUS
9. PLAY SURFACE TO THE TOP OF TRANSITION.

NOTE:

RAMP MUST BE LOCATED OUT OF
PLAY EQUIPMENT SAFETY/ FALL ZONE



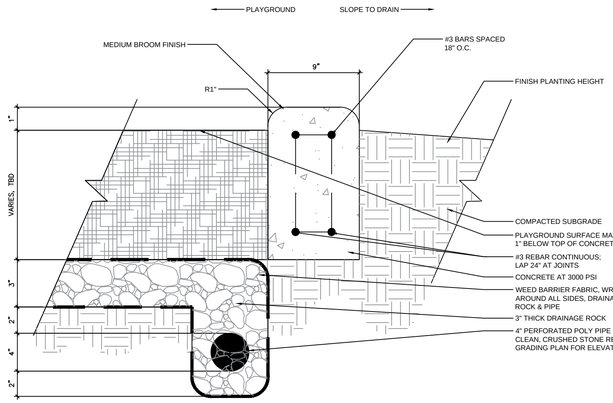
PLAN I N T S



SECTION

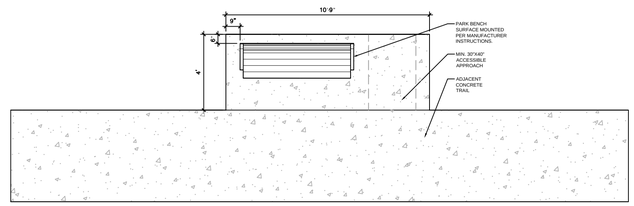
L PLAYGROUND RAMP/EDGE TREATMENT

NOT TO SCALE



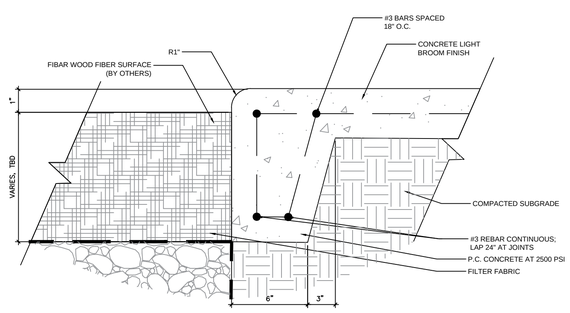
O PLAYGROUND DRAINAGE

NOT TO SCALE



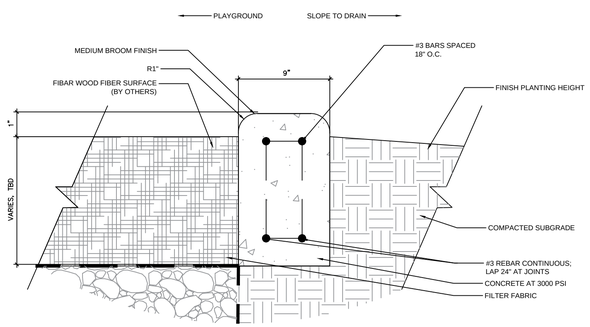
Q CONCRETE PAD UNDER PARK BENCH

NOT TO SCALE



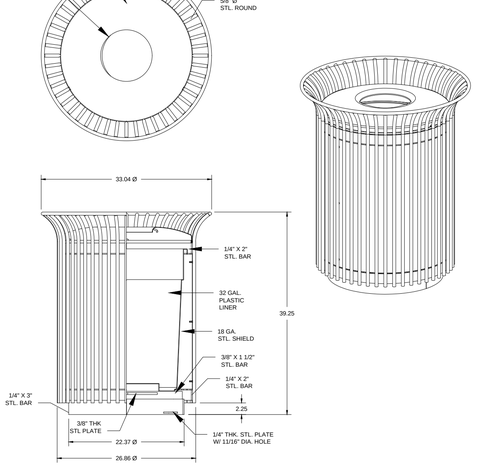
M PLAYGROUND SURFACE TO PAVEMENT

NOT TO SCALE



N PLAYGROUND CONTAINMENT BEAM

NOT TO SCALE

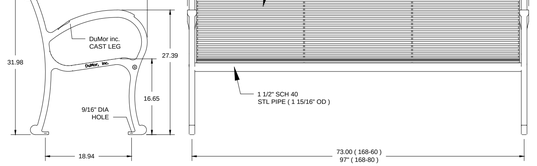


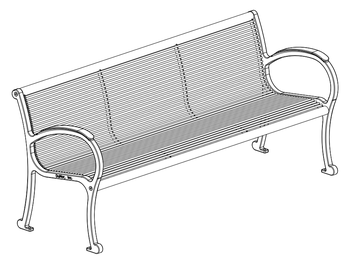
NOTES:

1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
3.) ALL WELDS CONT. THEN GROUND SMOOTH.

P TRASH RECEPTACLE- DUMOR 158 (OR APPROVED EQUAL)

NOT TO SCALE





NOTES

1.) ALL STL. MEMBERS COATED W/ ZINC RICH COATING THEN POLYESTER POWDER COATED.
2.) BENCH IS SHIPPED UNASSEMBLED.
3.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.

R PARK BENCH- DUMOR 168 (OR APPROVED EQUAL)

NOT TO SCALE

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TREESCAPE PLAN TABLES (1 OF 3)

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L.A.#3068

SHEET NUMBER

L-1.17

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DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	SEC of F.M. 552 & F.M. 1141		
SUBDIVISION	Nelson Lakes	LOT	BLOCK
GENERAL LOCATION			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	120.900	LOTS [CURRENT]	LOTS [PROPOSED] 260

☒ ***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	Qualico Development(U.S.), Inc.	☐ APPLICANT	Corwin Engineering, Inc.
CONTACT PERSON	Kyle Tressler	CONTACT PERSON	Chase Finch
ADDRESS	6950 TPC Drive, Ste. 350	ADDRESS	200 W. Belmont, Ste. E
CITY, STATE & ZIP	McKinney, Texas 75070	CITY, STATE & ZIP	Allen, Texas 75013
PHONE	469-659-6152	PHONE	972-396-1200
E-MAIL	kyle.tressler@qualico.com	E-MAIL	cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick, Qualico Dev. [*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 $ 2668.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12 *DAY OF* January *, 20*22*. 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."*

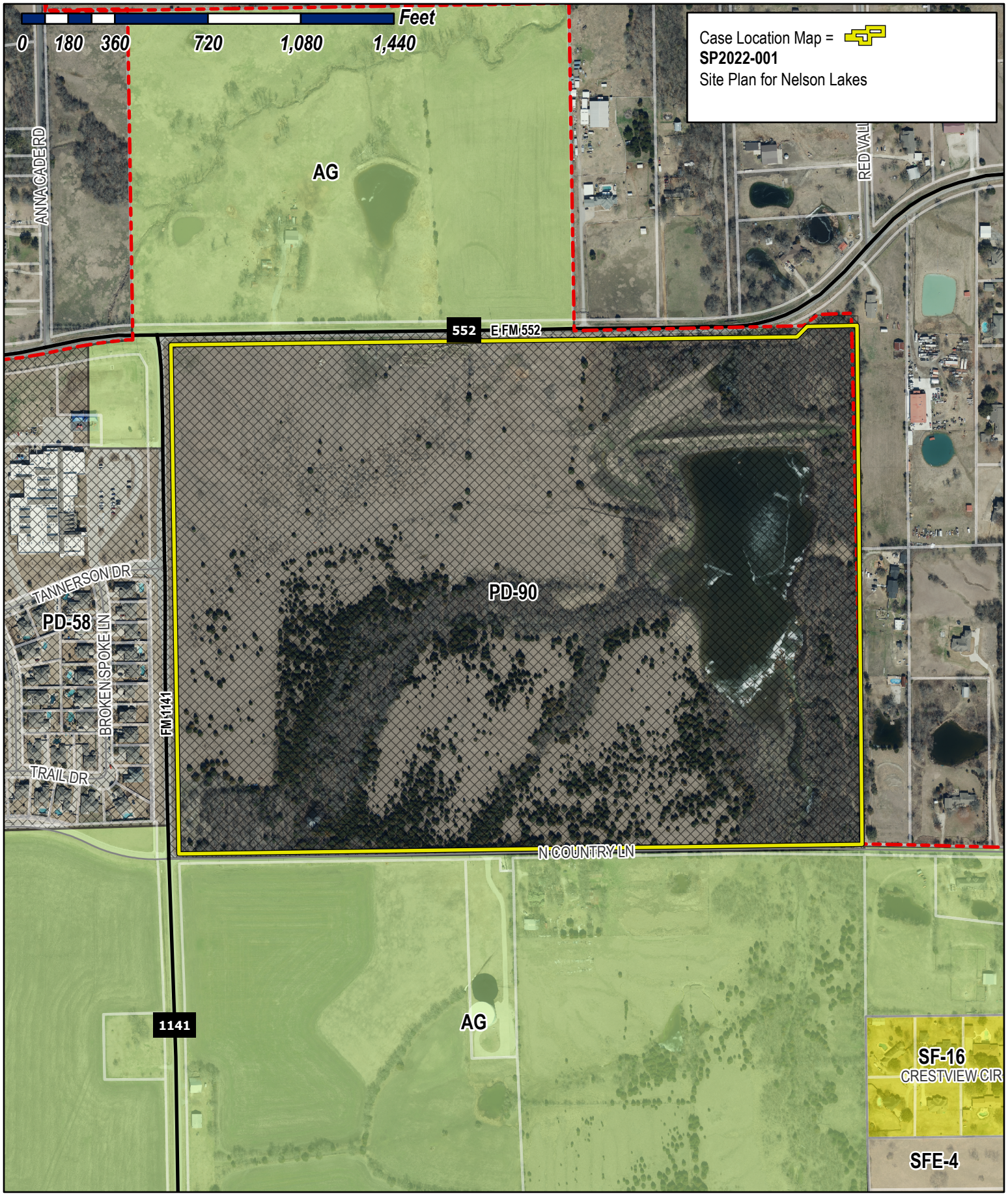
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 *DAY OF* January *, 20*22

OWNER'S SIGNATURE John Vick. Asst Sec.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
ALETA MOORE
Notary ID #124316105
My Commission Expires
April 23, 2023

MY COMMISSION EXPIRES 4-23-23



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.

CITY OF ROCKWALL GRID SYSTEM COORDINATES
X: 2602343.282 Y: 7040467.443
ELEV = 539.0

F.M. 552 (80' R.O.W.)

EX. 80' R.O.W.

PROPOSED 100' R.O.W.

15' FARMERS ELEC. ESMT. VOL. 5070, PG. 320

N89° 24'07"E 1689.33'

N44° 13'32"E 70.07'

N89° 24'17"E 565.91'

20' FARMERS ELEC. LANDSCAPE ESMT. VOL. 5070, PG. 320

LOT 17 BLK A
2.541 AC.
OPEN SPACE/DRAINAGE ESMT.

20' R.O.W. DEDICATION

N89° 24'17"E 830.01'

LOT 19 BLK B - OPEN SPACE - 0.630 AC.

HAYGOOD ROAD (50' R.O.W.)

TILLEY COURT (50' R.O.W.)

ELLERSLIE COURT (50' R.O.W.)

MORRIS STREET (50' R.O.W.)

STRATFORD ROAD (50' R.O.W.)

CHATSWORTH ROAD

F.M. 1141 (80' R.O.W.)

10' R.O.W. DEDICATION

NOTTINGHAM ROAD (50' R.O.W.)

N00° 54'08"W 1939.20'

S89° 01'01"W 1292.27'

CITY OF ROCKWALL
VOL. 4695, PG. 35

CITY OF ROCKWALL GRID SYSTEM COORDINATES
X: 2602033.685 Y: 7038508.057
ELEV. = 569.5

N88° 55'07"E 192.95'

N43° 55'17"E 56.64'

N88° 55'07"E 683.77'

CITY LIMITS

N89° 24'17"E 79.19'

20' SAN. SWR. ESMT.

N88° 55'12"E 697.81'

15' FARMERS ELEC. ESMT. VOL. 5070, PG. 320

20' FARMERS ELEC. LANDSCAPE ESMT. VOL. 5070, PG. 320

N43° 54'57"E 107.47'

N88° 55'07"E 1285.88'

NCRS EASEMENT

SAN. SWR. ESMT.

N00° 00'00"W 67.73'

N89° 59'34"E 129.41'

EROSION HARZARD SETBACK EASEMENT

APPROX. LOCATION
100 YEAR FEMA FLOODPLAIN

APPROX. LOCATION
100 YEAR FEMA FLOODPLAIN
& NCRS EASEMENT

EROSION HARZARD SETBACK EASEMENT

S00° 35'10"E 2031.98'

LOT 43 BLK J
45.585 AC.
OPEN SPACE/DRAINAGE ESMT.

LOT 39 BLK J
AMENITY CENTER
1.312 AC.

LOT 11 BLK E
0.952 AC.
OPEN SPACE

HUNTWICK WAY (50' R.O.W.)

GLENWOOD LANE (50' R.O.W.)

BYRNE LANE (50' R.O.W.)

LOT 22 BLK F
0.699 AC
OPEN SPACE

DALTON RANCH
VOL. 6, PG. 59

100' PROPOSED R.O.W.
90' EX. R.O.W.
45' 45'
10' R.O.W. DEDICATION

CLAIRMONT DRIVE

CONCORD LANE (50' R.O.W.)

MACBETH LANE

ATWOOD LANE (50' R.O.W.)

WICKERSHAM ROAD (50' R.O.W.)

EROSION HARZARD SETBACK EASEMENT

APPROX. LOCATION
100 YEAR FEMA FLOODPLAIN
& NCRS EASEMENT

N89° 01'11"E 1257.22'

32.5' R.O.W. DEDICATION

NORTH COUNTY LANE

S89° 34'35"W 1352.18'

KARL DANIEL ERWIN
VOL. 6424, PG. 27

CITY LIMITS

NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

0 50 100 200
SCALE: 1" = 100'

N

25' X 25' VISIBILITY ESMT.
R.O.W.
ALL STREET INTERSECTIONS
VISIBILITY & SIDWALK EASEMENT DETAIL
N.T.S.

F.M. 552
PROJECT LOCATION
F.M. 1141
JOHN KING
CITY LIMITS
LOCATION MAP
N.T.S.

LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION

PD SITE PLAN
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-36, BLOCK I
LOTS 1-44, BLOCK J
TOTAL ACRES 120.900
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6
OUT OF THE
J.M. GLASS SURVEY, ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

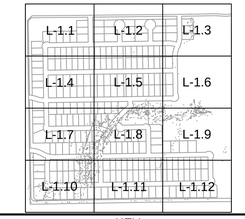
OWNER
QUALICO DEVELOPMENT(U.S.), INC.
6950 TPC DRIVE, STE. 350
McKINNEY, TEXAS 75070

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JANUARY 2022 SCALE 1" = 100'

CASE #P2022-XXX





PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	CERCIS RENIFORMIS `OKLAHOMA` / OKLAHOMA RED BUD
	ILEX VOMITORIA / YAUPON HOLLY
	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	QUERCUS SHUMARDII / SHUMARD RED OAK
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA / CEDAR ELM

SHRUBS	BOTANICAL / COMMON NAME
	HESPERALOE PARVIFLORA / RED YUCCA
	LOROPETALUM CHINENSE `PURPLE DIAMOND` / FRINGE FLOWER
	MUHLENBERGIA CAPILLARIS / PINK MUHLY
	NASSELLA TENUISSIMA `PONY TAILS` / MEXICAN FEATHER GRASS
	SALVIA GREGGII / AUTUMN SAGE

6' WROUGHT IRON FENCE

6' CEDARWOOD FENCE

N

GRAPHIC SCALE

120 0 60 120 240

(IN FEET)
1 inch = 120 ft.

PD CALCULATIONS		
	REQUIRED	PROVIDED
FM 552:		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (1779')	54 CANOPY TREES AND 72 ACCENT TREES	54 CANOPY TREES AND 72 ACCENT TREES
FM 1141:		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (1433)	43 CANOPY TREES AND 57 ACCENT TREES	43 CANOPY TREES AND 57 ACCENT TREES
NORTH COUNTRY LANE		
EASTERN RED CEDAR PLANTED 15' O.C. (1936 LINEAR FEET)	129 TREES	129 TREES

TOTAL MITIGATION	REQ.	PROV.
TOTAL CREDITS PROVIDED		
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-552	752.0	752.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	532.0	532.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG N COUNTRY LN	708.0	708.0
INCHES OF TREES TO BE PLANTED ON RESIDENTIAL LOTS (12 INCHES/LOT)	3,120.0	3,120.0
INCHES OF TREE TO BE PLANTED IN OPEN SPACE LOTS	26.3	27.0
TOTALS	**5,138.3**	**5,139.0**

NOTES:
1. ALL TREES SHALL BE A MINIMUM OF 5' FROM ALL UTILITIES.
2. IRRIGATION WILL MEET REQUIREMENTS OF UDC.
3. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MINIMUM OF 1" IN HEIGHT AS DETERMINED BY THE CITY.

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BANISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094| 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

NELSON LAKE
ROCKWALL, TEXAS

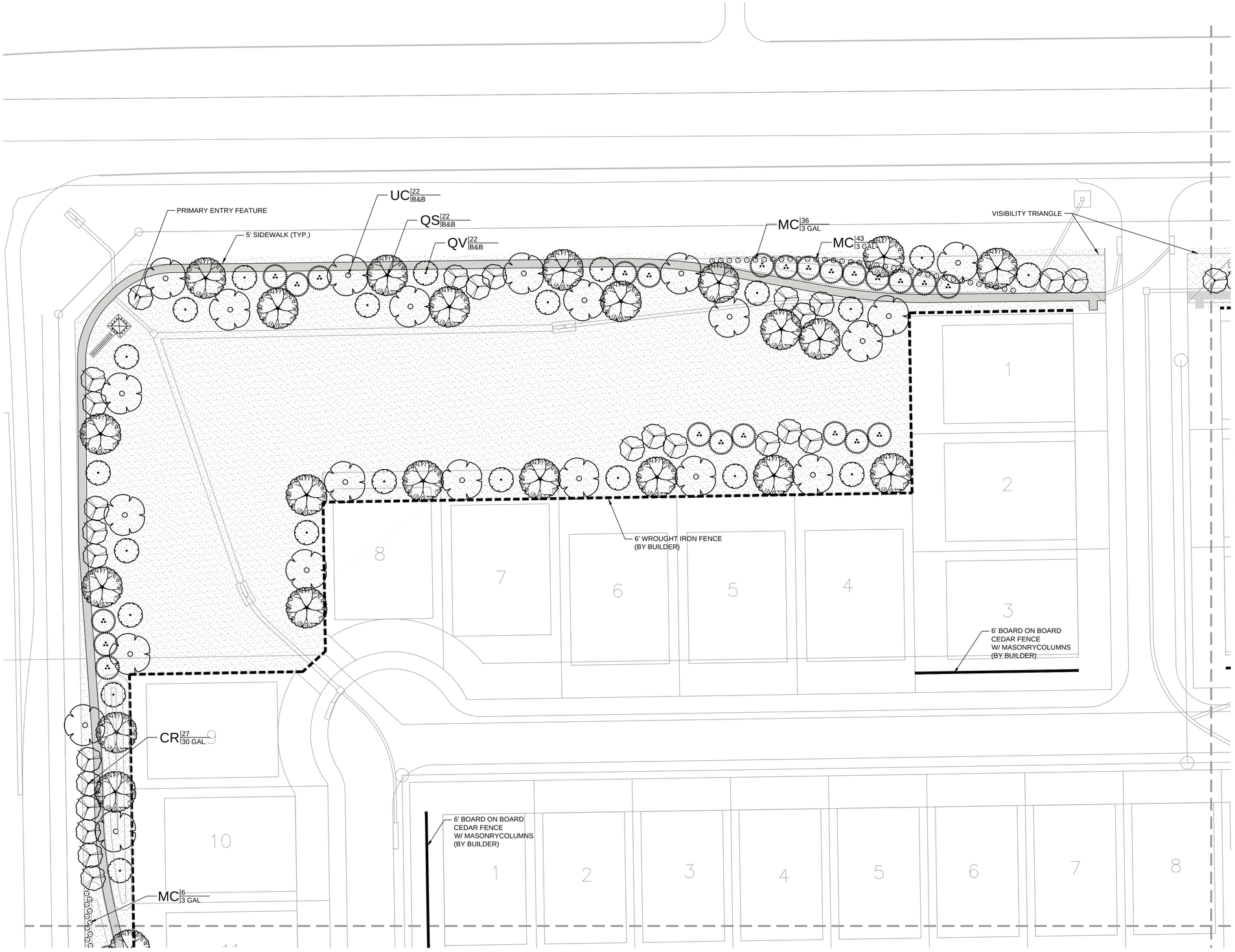
OVERALL LANDSCAPE PLAN

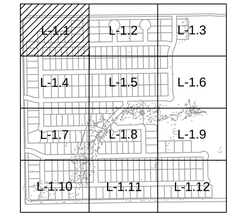
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

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Michael A. Wilson
L.A.#3068

SHEET NUMBER
L-1.0





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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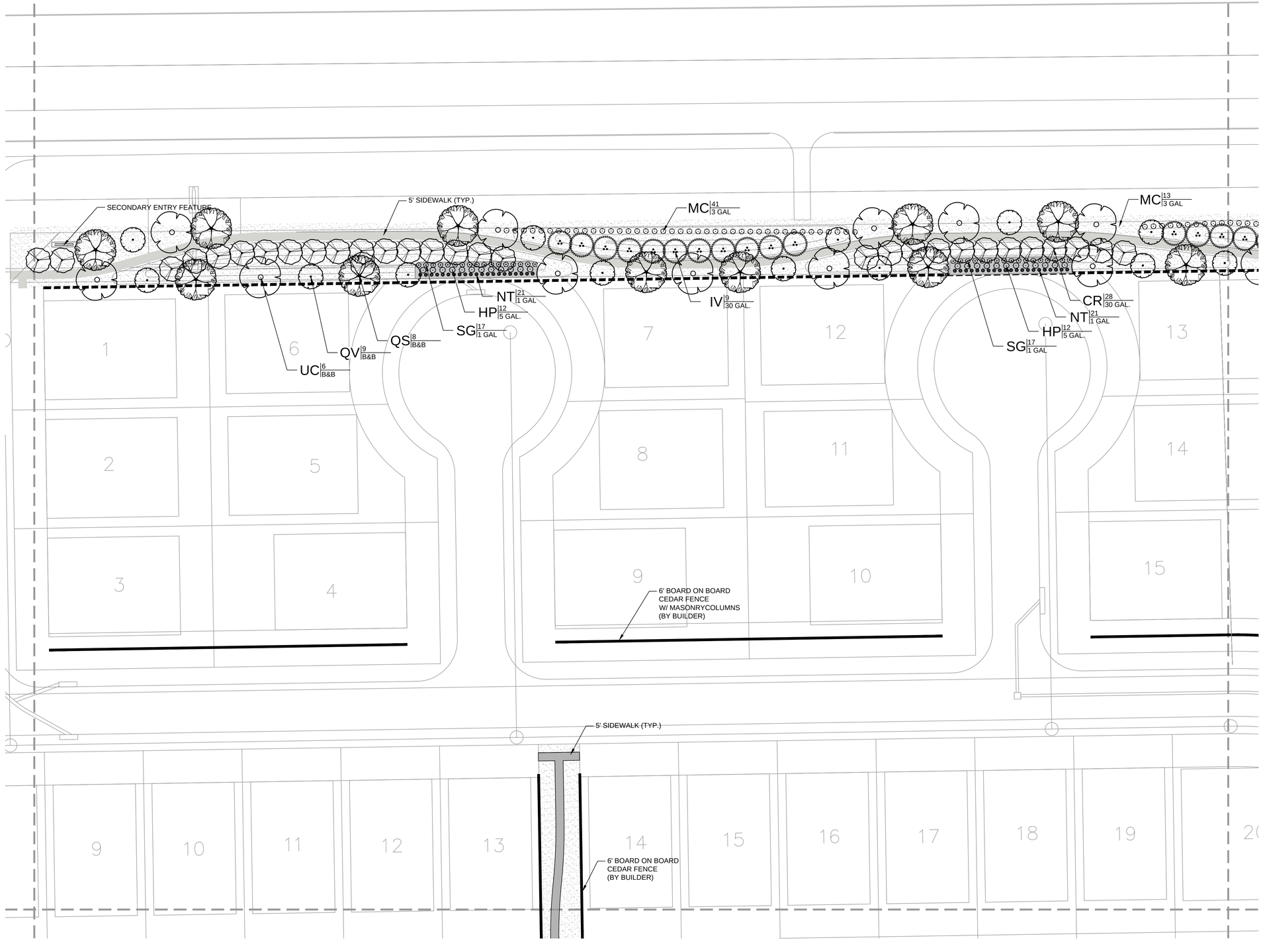
LANDSCAPE PLAN ENLARGEMENT (1 OF 12)

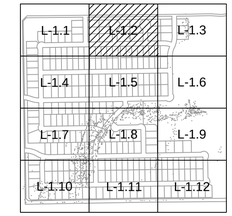
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KEY

PLANT SCHEDULE

TREES	COMMON NAME
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	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
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LANDSCAPE PLAN ENLARGEMENT (2 OF 12)

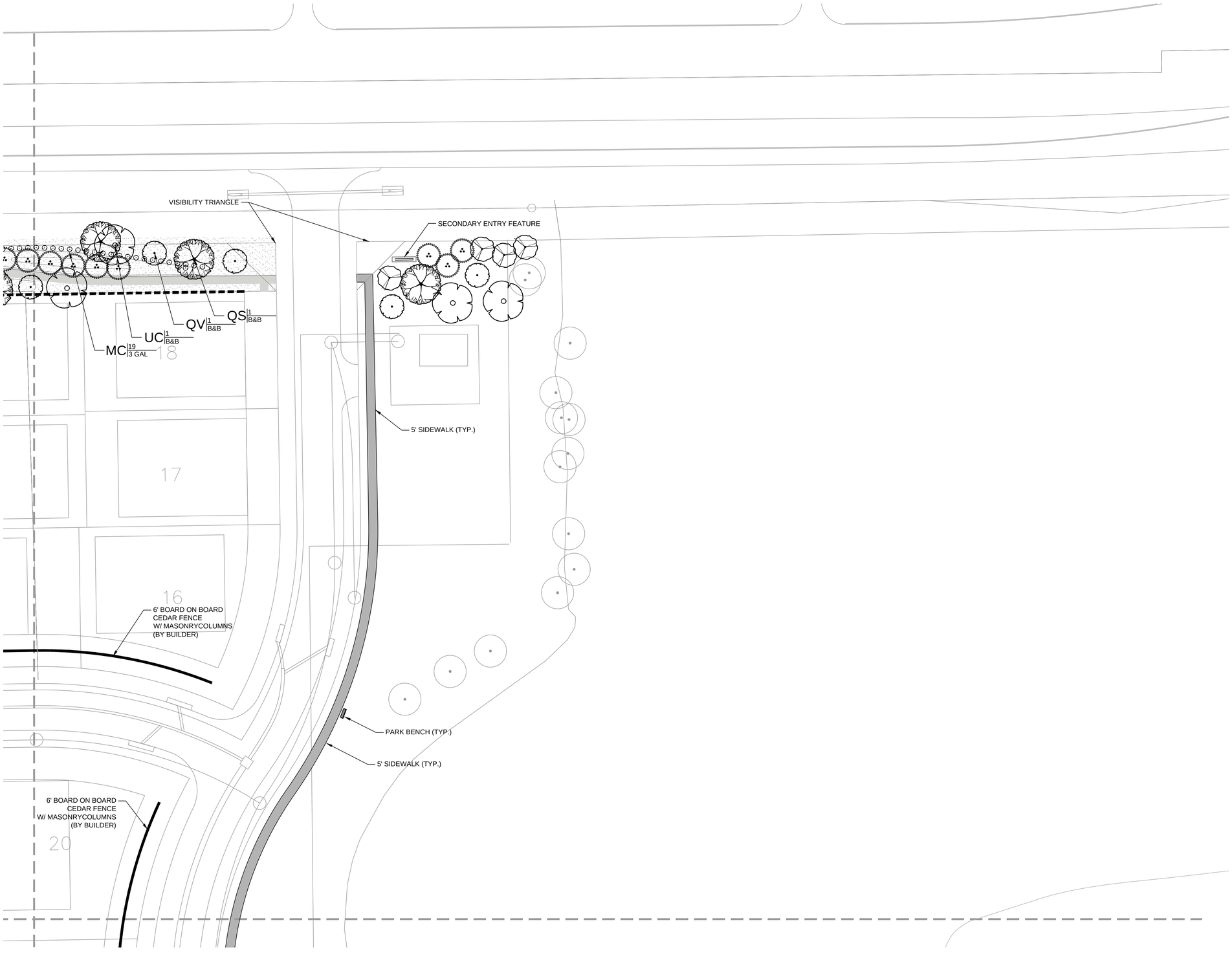
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SHEET NUMBER

L-1.2





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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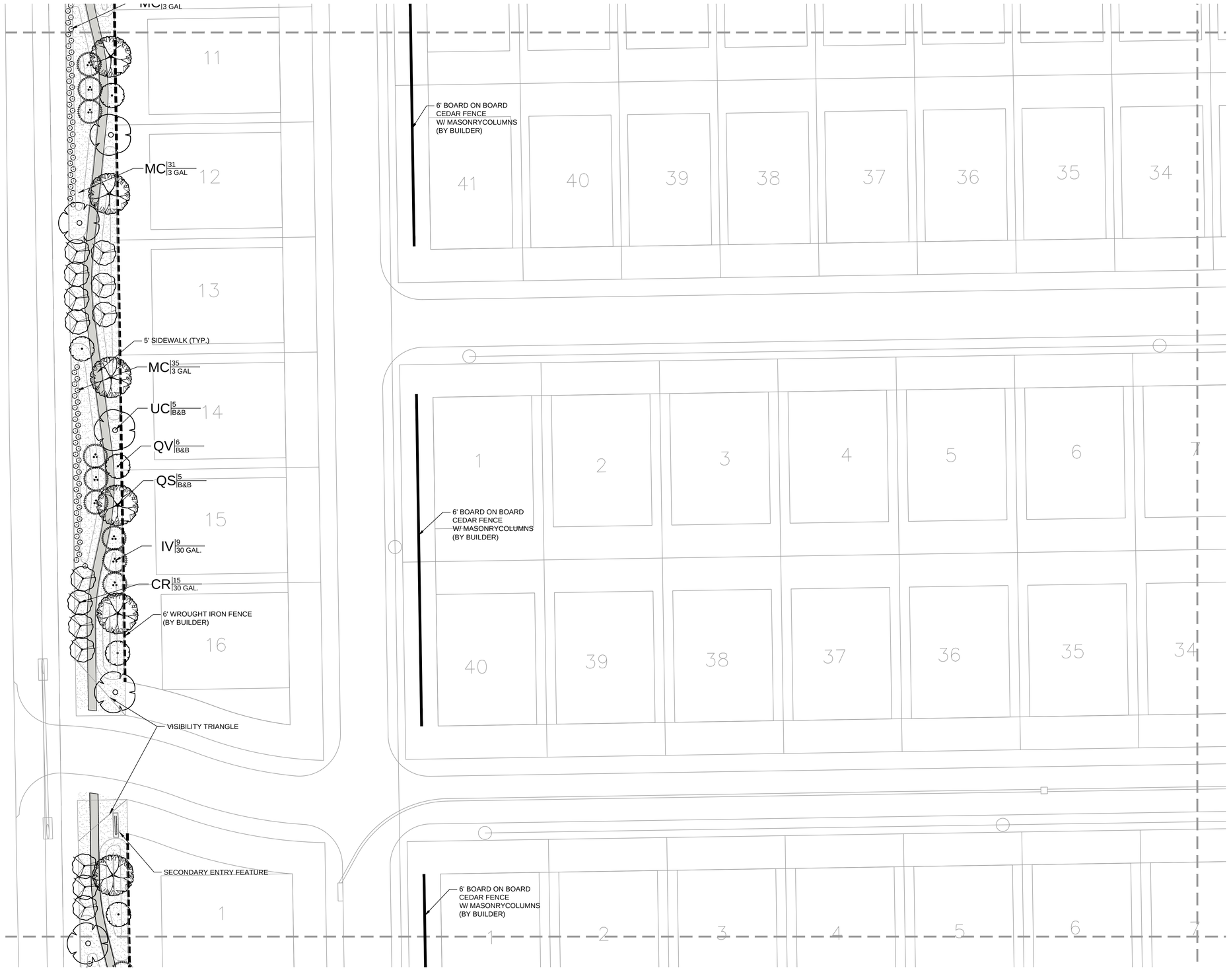
LANDSCAPE PLAN ENLARGEMENT (3 OF 12)

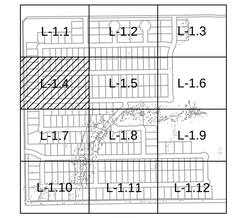
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KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

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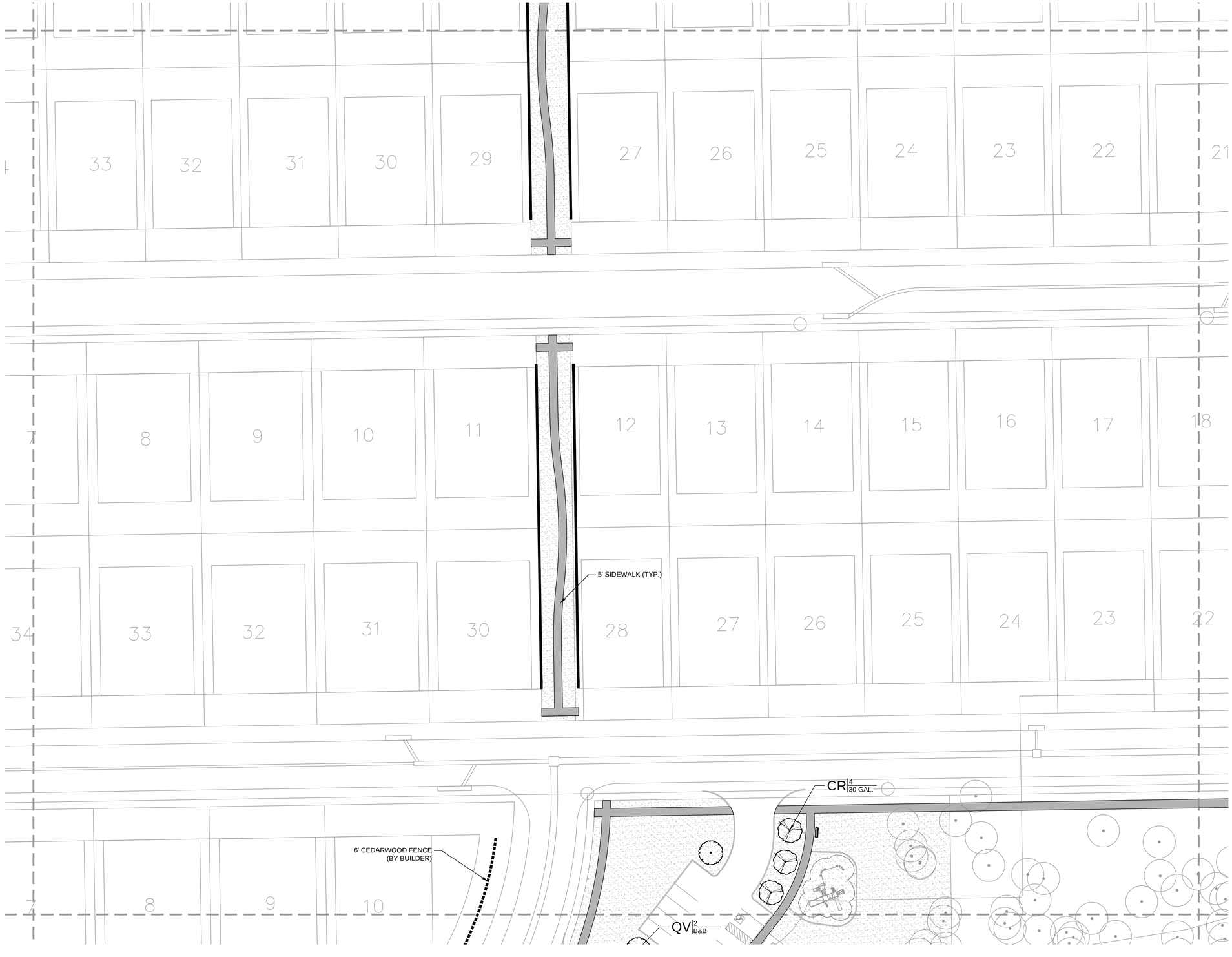
LANDSCAPE PLAN ENLARGEMENT (4 OF 12)

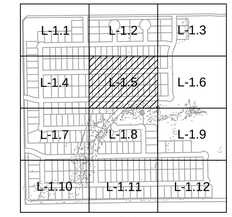
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SHEET NUMBER
L-1.4





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
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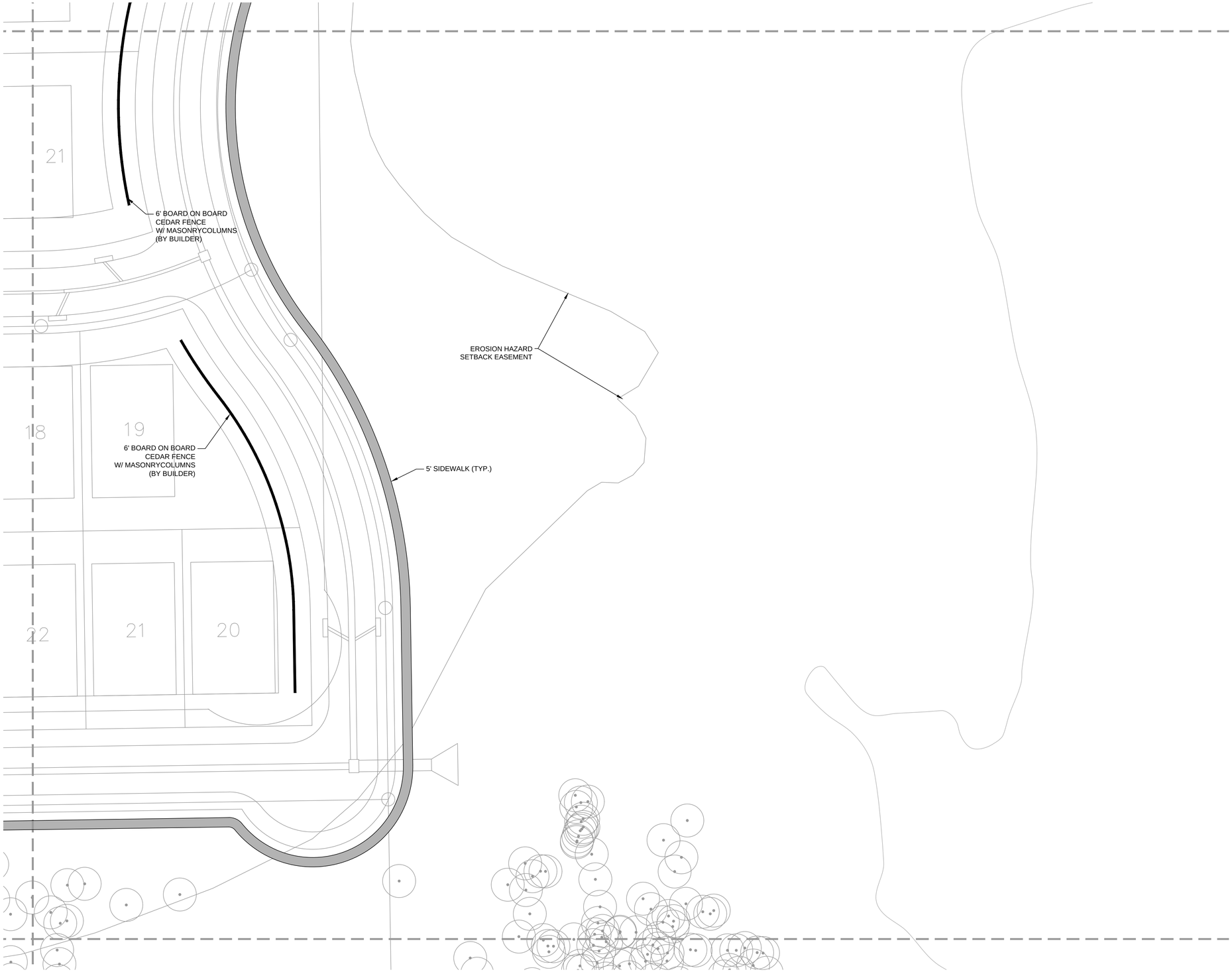
LANDSCAPE PLAN ENLARGEMENT (5 OF 12)

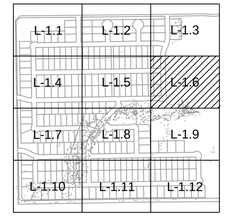
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KEY

PLANT SCHEDULE

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	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

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(IN FEET)
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NELSON LAKE
ROCKWALL, TEXAS

LANDSCAPE PLAN ENLARGEMENT (6 OF 12)

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L-1.6

MC | 23 | 3 GAL

CR | 7 | 30 GAL.

MC | 15 | 3 GAL

QV | 4 | B&B

QS | 6 | B&B

MC | 23 | 3 GAL

IV | 10 | 30 GAL.

UC | 5 | B&B

6' CEDARWOOD FENCE
(BY BUILDER)

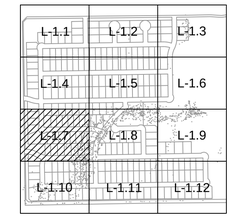
6' WROUGHT IRON FENCE
(BY BUILDER)

PRIMARY ENTRY FEATURE

VISIBILITY TRIANGLE

5' SIDEWALK (TYP.)

MC | 2 | 3 GAL



KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

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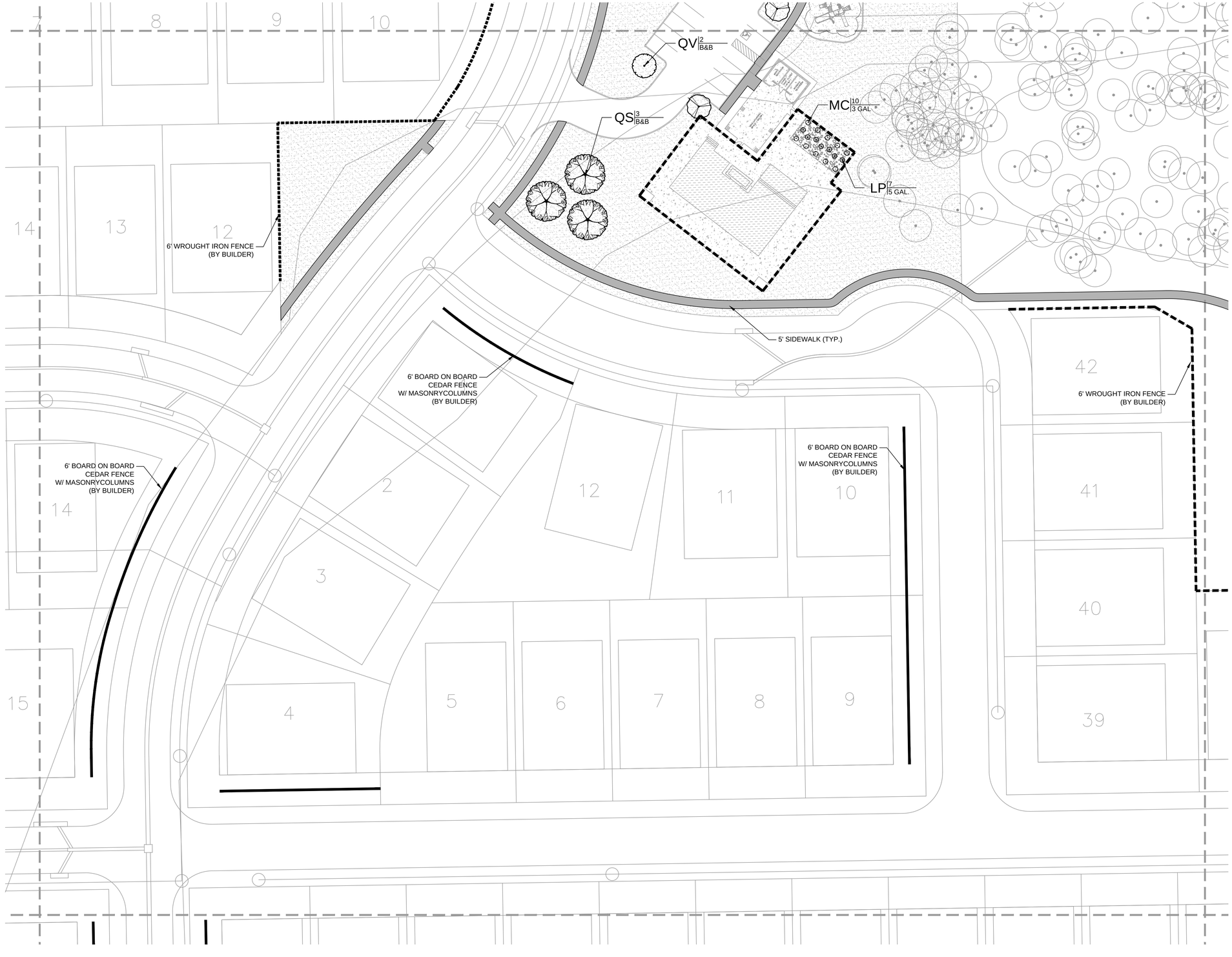
LANDSCAPE PLAN ENLARGEMENT (7 OF 12)

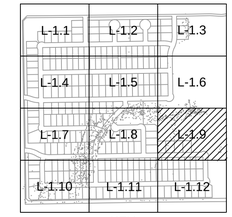
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SHEET NUMBER
L-1.7





KEY

PLANT SCHEDULE

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	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
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NELSON LAKE
ROCKWALL, TEXAS

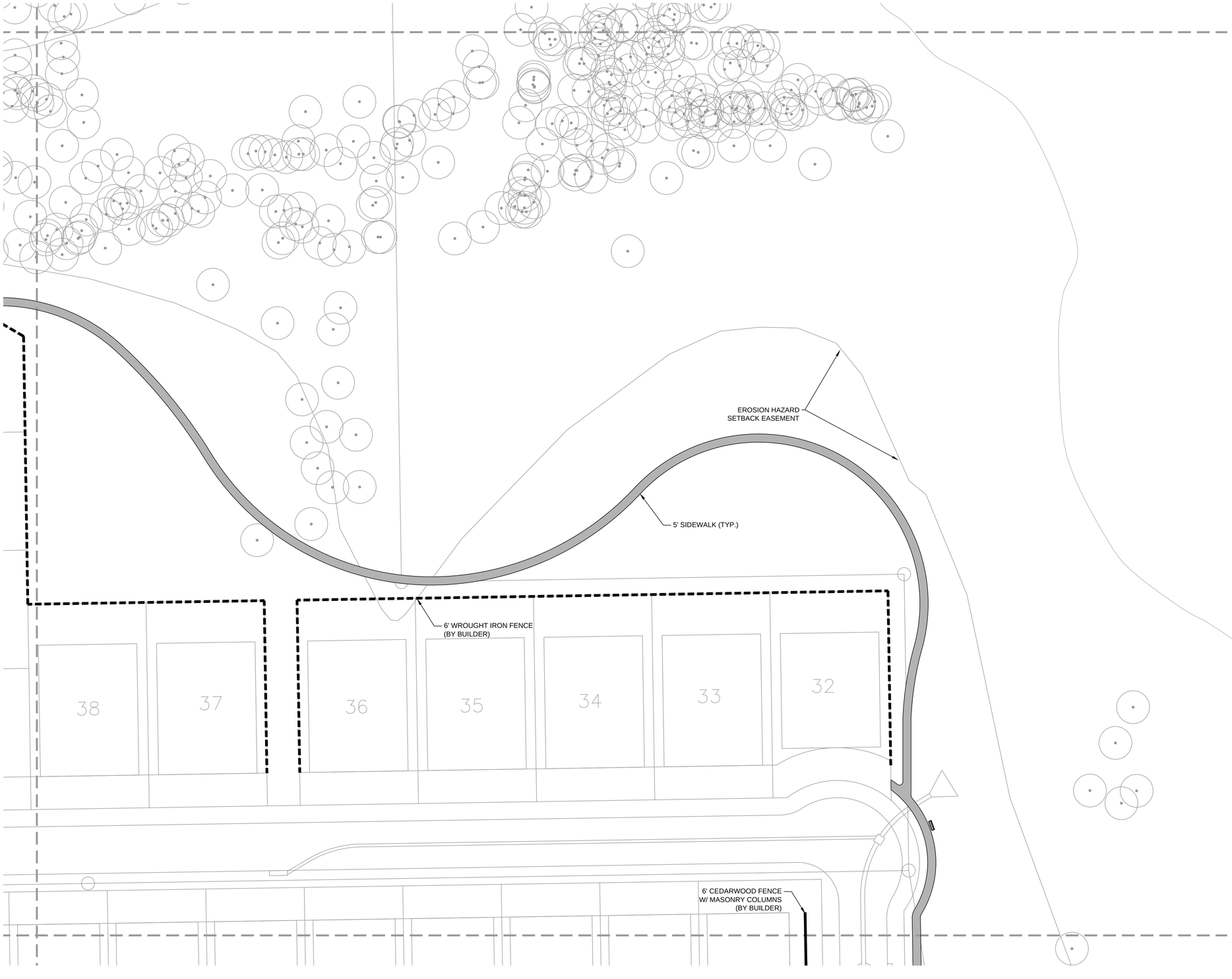
LANDSCAPE PLAN ENLARGEMENT (9 OF 12)

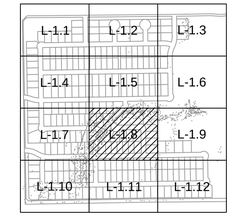
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SHEET NUMBER
L-1.8





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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REGISTRATION # F-10599 (TEXAS)

NELSON LAKE
ROCKWALL, TEXAS

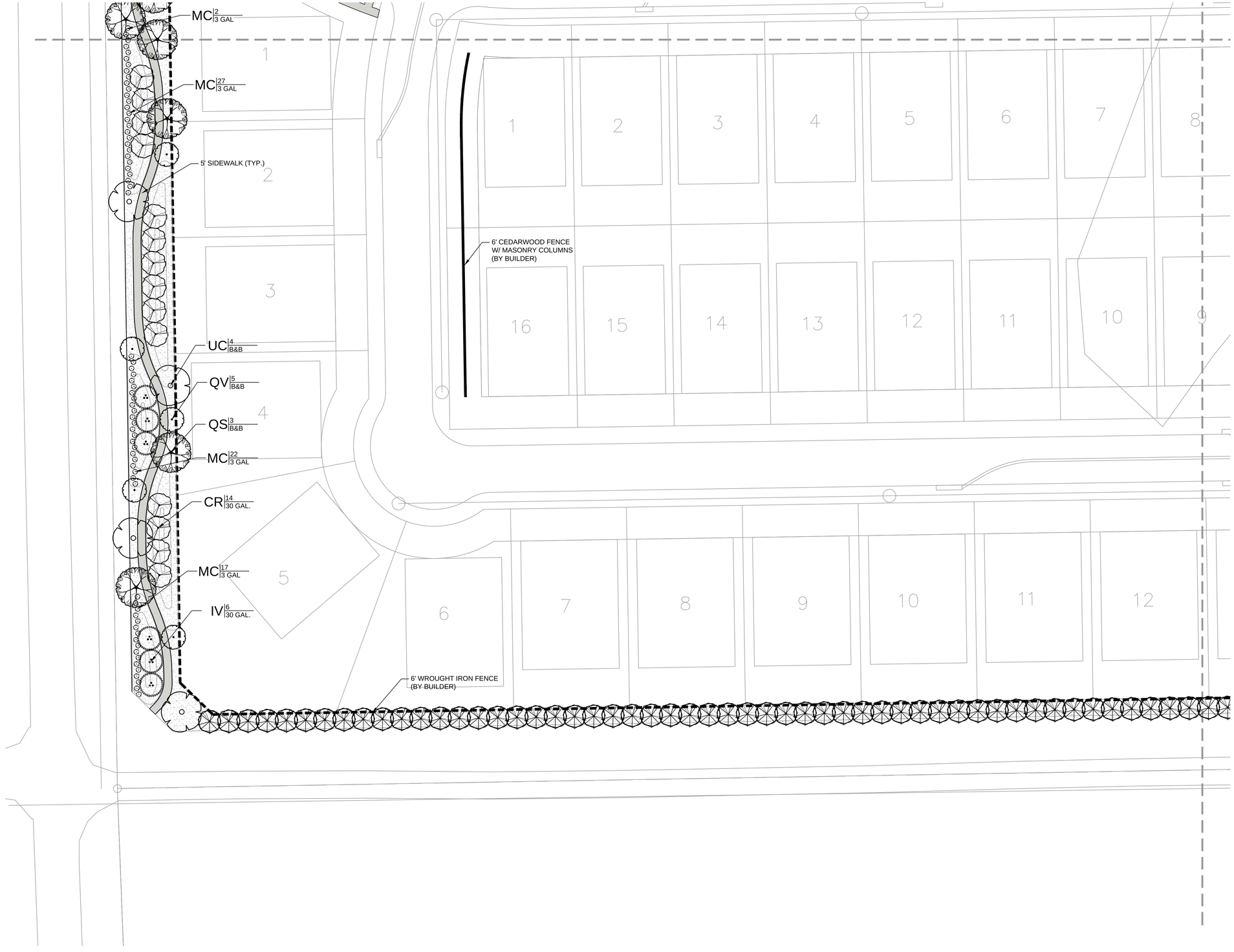
LANDSCAPE PLAN ENLARGEMENT (8 OF 12)

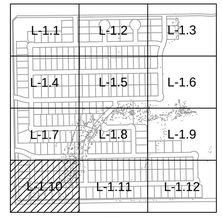
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Michael A. Wilson
L.A.#3068

SHEET NUMBER
L-1.9





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

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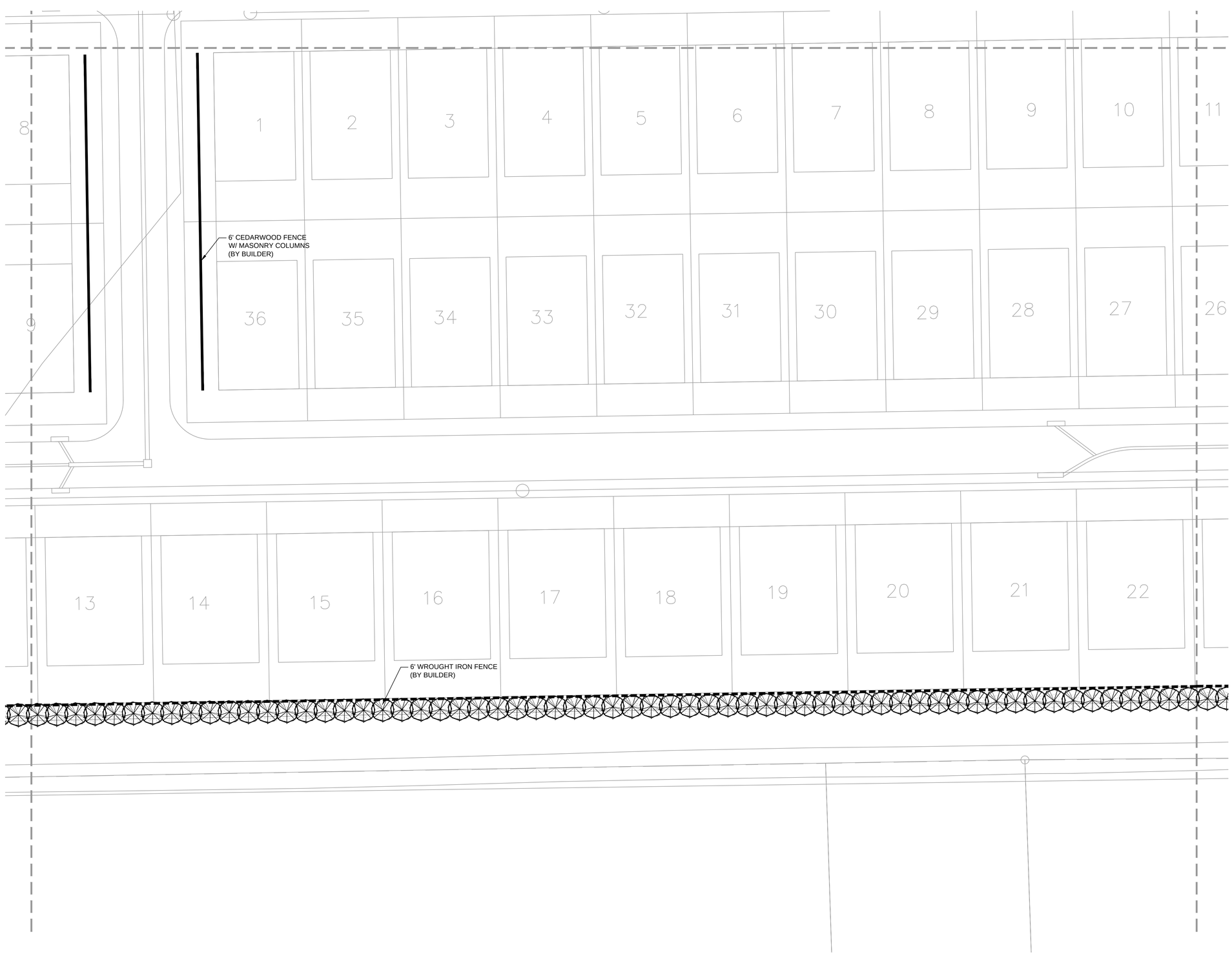
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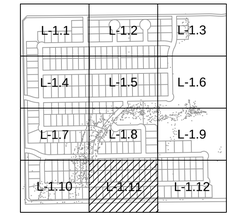
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	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
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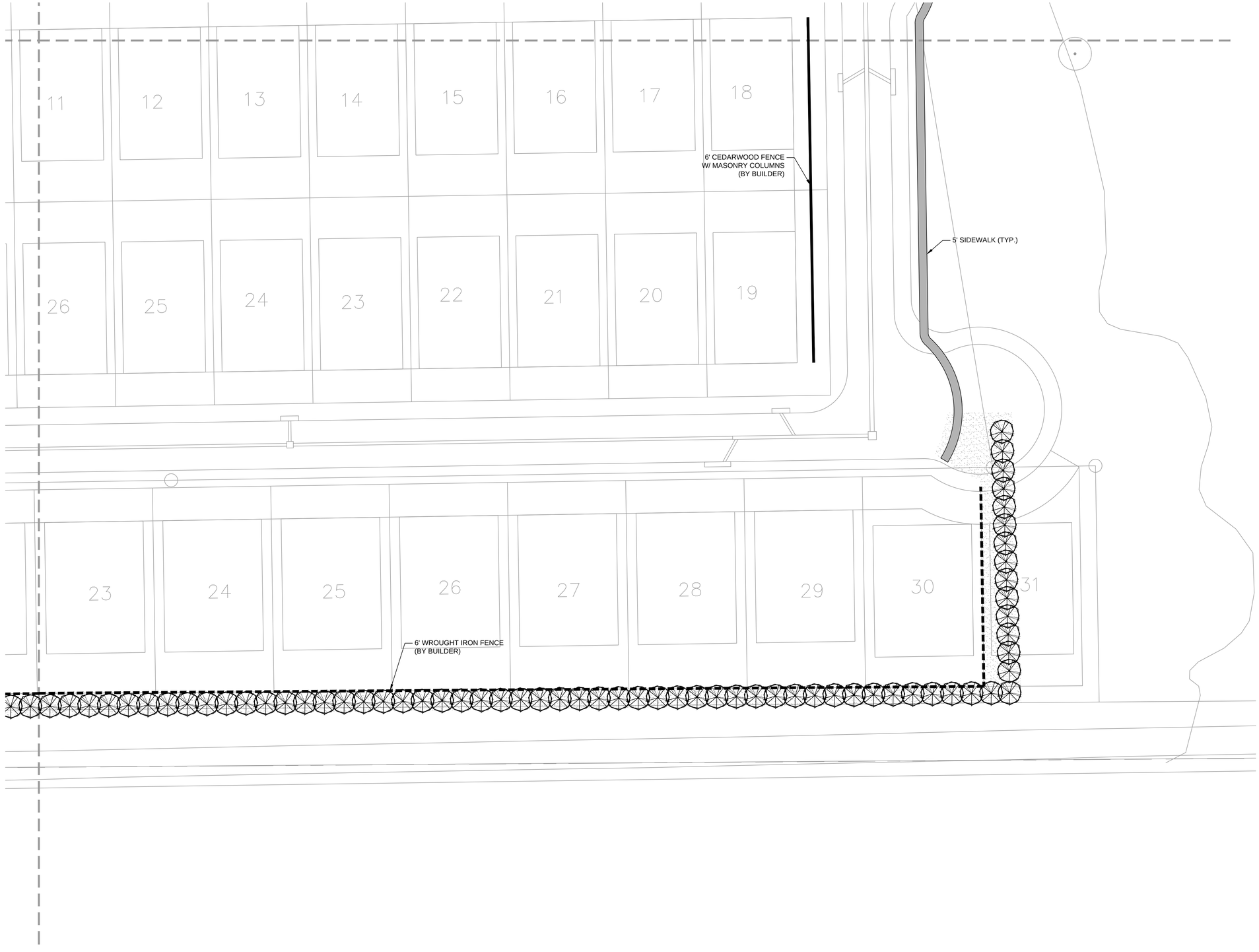
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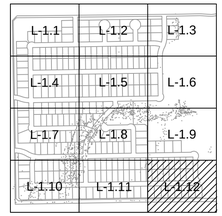
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KEY

PLANT SCHEDULE

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	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
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ROCKWALL, TEXAS

LANDSCAPE PLAN ENLARGEMENT (12 OF 12)

No.	Date	Revision Description

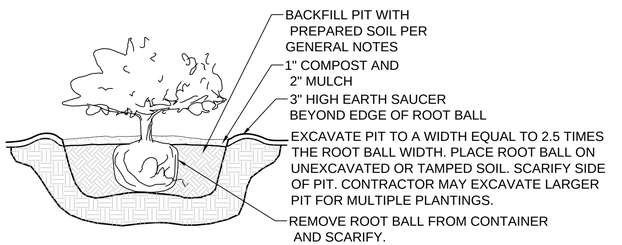
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GENERAL NOTES:

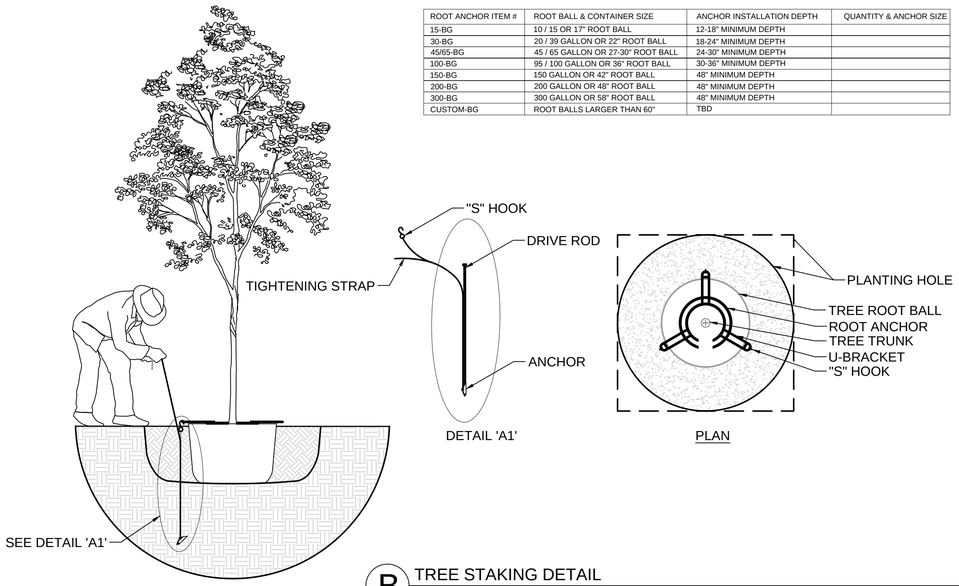
1. LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED BY HIS/HER WORK.
2. CONTRACTOR SHALL ADVISE THE OWNER AND LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
3. IF A DISCREPANCY BETWEEN DRAWINGS AND PLANT SCHEDULE IS FOUND, THE DRAWINGS SHALL TAKE PRECEDENT OVER THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK.'
5. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
6. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE ARCHITECT
7. ALL DISTURBED AREAS NOT INDICATED AS PLANTING BEDS SHALL BE SODDED OR SEEDED BY CONTRACTOR TO PROVIDE AN ESTABLISHED TURF AREA.
8. CONTRACTOR SHALL REMOVE REASONABLE AMOUNT OF STONES, DEAD ROOTS, DETRITUS AND OTHER UNDESIRABLE MATERIAL FROM EXISTING SOIL.
9. IF ROCKS ARE ENCOUNTERED, REMOVE TO A DEPTH OF 3" AND ADD 3" OF FRIABLE FERTILE TOPSOIL TO ALL SODDED AREAS. CONTRACTOR TO ENSURE THAT SITE IS GRADED ACCORDING TO THE ENGINEERS GRADING PLAN.
10. LAWN AREAS SHALL HAVE 3" MINIMUM FRIABLE TOPSOIL AND BE TREATED WITH FERTILIZER APPLIED AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET.
11. SOIL PREPARATION FOR PLANTING BEDS SHALL BE AS FOLLOWS:
    -3ΔOF ORGANIC COMPOST
    -20 POUNDS OF ORGANIC FERTILIZER/ 1,000 SF OF BED AREA
    -TILL BED TO A DEPTH OF 6Δ TO 8Δ
    -CHECK SOIL ACIDITY. SOIL ACIDITY SHOULD RANGE FROM 5.0 TO 7.0 PH. REGULATE IF NECESSARY.
12. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM 3" OF NATIVE HARDWOOD MULCH.
13. TREE PLANTING PITS SHALL BE CLEARED OF UNDESIRABLE MATERIAL AND BACKFILLED WITH PREPARED TOP SOIL. PLACE 1" OF COMPOST AND 3" OF SHREDDED HARDWOOD MULCH ON TOP OF ROOT BALL..
14. THE CONTRACTOR WILL BE HELD LIABLE FOR ANY DAMAGE CAUSED TO TREES DUE TO IMPROPER STAKING METHODS, INCLUDING ABSENCE OF STAKING THROUGHOUT THE WARRANTY PERIOD.
15. TREES SHALL BE PLANTED AT LEAST 2.5 FEET FROM ANY RIGHT-OR-WAY LINE, CURB, WALK OR FIRE HYDRANT, AND OUTSIDE ALL UTILITY EASEMENTS.
16. TREES SHALL BE PLANTED AT LEAST 8 FEET FROM ANY PUBLIC UTILITY LINE WHERE POSSIBLE. IN THE EVENT THIS IS NOT POSSIBLE, CONTRACTOR SHALL INSTALL A ROOT BARRIER, PER THE DETAIL(S) NOTED ON THIS SHEET.
17. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 7 FEET FROM FINISH SURFACE.
18. CONTRACTOR SHALL WARRANTY ANY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER THE FINAL ACCEPTANCE. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION IN ACCORDANCE WITH THE SEASON. DEAD, DAMAGED OR DESTROYED PLANT MATERIAL SHALL BE REPLACED IN KIND WITHIN THIRTY DAYS. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON PART OF THE OWNER.
19. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER OR WEEDS.
20. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVERSPRAY ON TREES IS PROHIBITED.
21. INSTALLING CONTRACTOR TO MAINTAIN LANDSCAPING FOR 30 DAYS FROM OWNER OCCUPANCY TO ESTABLISH PLANTS AND GRASS, MOWING AND TRIMMING TO BE INCLUDED.
22. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND RE-ESTABLISHED BE SOD. THESE AREAS SHALL BE IRRIGATED AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE. THIS IS TO INCLUDE ALL AREAS TO THE BACK OF CURB AROUND THE PROPERTY.
23. ANY HARDWOOD MULCHED BEDS ON SITE SHALL HAVE PERMEABLE WEED MAT INSTALLED PRIOR TO PLANT MATERIAL AND MULCH BEING INSTALLED.
24. ALL BEDDING AREAS WITH GROUND COVER (ASIAN JASMINE, WINTER CREEPER, ETC.) SHALL BE TOP DRESSED WITH HARDWOOD MULCH UNTIL GROUND COVER HAS COVERED AREA COMPLETELY.
25. ANY SWITCH GEAR DEVICES, ELECTRICAL TRANSFORMERS, TELEPHONE PEDESTALS, AND HVAC UNITS LOCATED ON THE PROPERTY ARE TO BE SCREENED. IF THESE DEVICES HAVE BEEN ALTERED FROM THE MOST RECENT PLANS, THE CONTRACTOR IS TO VERIFY PLACEMENT OF THESE UTILITIES AND CONTACT LANDSCAPE ARCHITECT FOR PLANT MATERIAL SPECIFICATIONS AND PLACEMENT.
26. LANDSCAPE CONTRACTOR SHALL NOT PLACE TOPSOIL OR MULCH ABOVE BRICK LEDGE OF THE BUILDING AND SHALL NOT BLOCK WEEP HOLES ON THE BUILDING.
27. IF THE GRADES ON SITE AT THE TIME THE LANDSCAPE CONTRACTOR IS SET TO BEGIN WORK DOES NOT ALLOW THE BRICK LEDGE AND WEEP HOLES TO REMAIN UNCOVERED, IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OR GENERAL CONTRACTOR IMMEDIATELY.



A SHRUB PLANTING DETAIL

NOT TO SCALE

ROOT ANCHOR ITEM #	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-BG	10 / 15 OR 17" ROOT BALL	12-18" MINIMUM DEPTH	
30-BG	20 / 39 GALLON OR 22" ROOT BALL	18-24" MINIMUM DEPTH	
45/65-BG	45 / 65 GALLON OR 27-30" ROOT BALL	24-30" MINIMUM DEPTH	
100-BG	95 / 100 GALLON OR 36" ROOT BALL	30-36" MINIMUM DEPTH	
150-BG	150 GALLON OR 42" ROOT BALL	48" MINIMUM DEPTH	
200-BG	200 GALLON OR 48" ROOT BALL	48" MINIMUM DEPTH	
300-BG	300 GALLON OR 58" ROOT BALL	48" MINIMUM DEPTH	
CUSTOM-BG	ROOT BALLS LARGER THAN 60"	TBD	



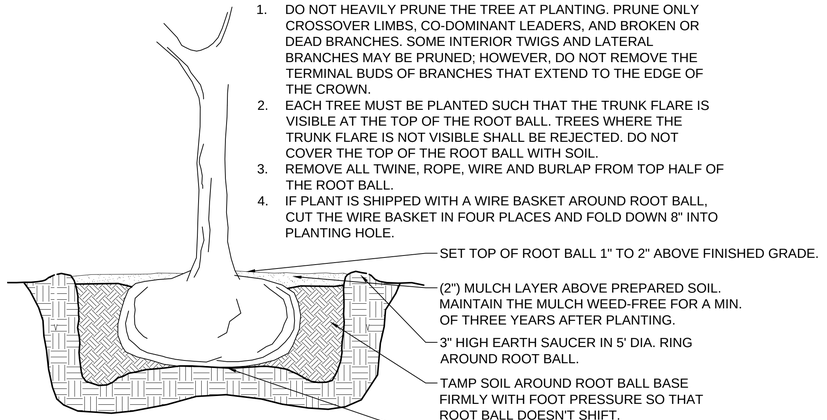
B TREE STAKING DETAIL

NOT TO SCALE

STEP 1:
- SET TREE IN PLANTING PIT.
- PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL.
- CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE.
- ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET.

STEP 2:
- DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL.
- SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE.

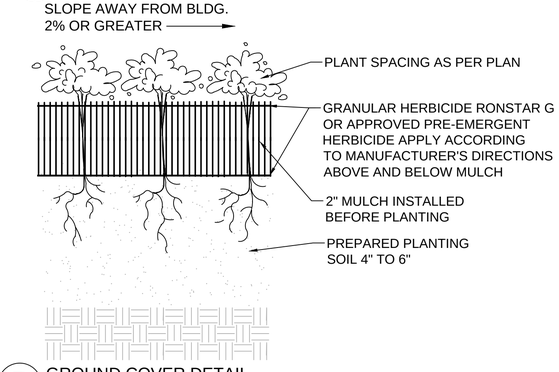
STEP 3:
- REMOVE DRIP ROD.
- REPEAT STEPS 1 &2 FOR ALL THREE (3) ANCHOR LOCATIONS.
- PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" TO 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR.
- PLACE "S" HOOK OVER THE END OF THE U-BRACKET.
- PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF THE ROOT BALL.
- TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY.



1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF THE ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.

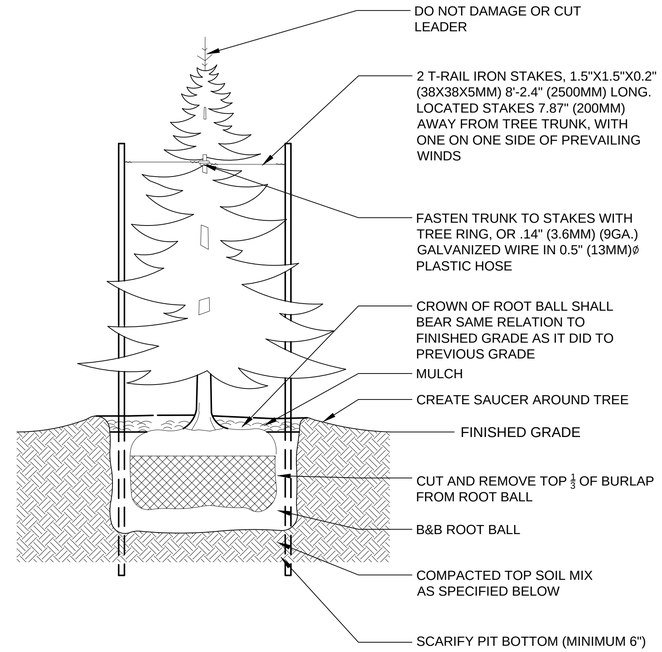
C TREE PLANTING DETAIL

NOT TO SCALE



D GROUND COVER DETAIL

NOT TO SCALE



SPECIFICATIONS:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
4. PROVIDE DRAINAGE FOR PLANTING PUT IN IMPERMEABLE SOIL
5. TOPSOIL MIX, SEE SPEC.

E CONIFEROUS TREE STAKING DETAIL

NOT TO SCALE

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TREESCAPE PLAN TABLES (1 OF 3)

No.	Date	Revision Description

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PLANT SCHEDULE						
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	98	CERCIS RENIFORMIS `OKLAHOMA` OKLAHOMA RED BUD	30 GAL.	3"	6`-8`	FULL, MATCHING, SYMMETRICAL
	69	ILEX VOMITORIA YAUPON HOLLY	30 GAL.	3"	6`-8`	FULL, MATCHING, SYMMETRICAL
	177	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	45 GAL.	4"	10`-12`	FULL, MATCHING, SYMMETRICAL
	56	QUERCUS SHUMARDII SHUMARD RED OAK	B&B	5"	12`-14`	FULL, MATCHING, SYMMETRICAL
	56	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	B&B	5"	12`-14`	FULL, MATCHING, SYMMETRICAL
	52	ULMUS CRASSIFOLIA CEDAR ELM	B&B	5"	12`-14`	FULL, MATCHING, SYMMETRICAL
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
	24	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	7	LOROPETALUM CHINENSE `PURPLE DIAMOND` FRINGE FLOWER	5 GAL	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	318	MUHLENBERGIA CAPILLARIS PINK MUHLY	5 GAL	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	42	NASSELLA TENUISSIMA `PONY TAILS` MEXICAN FEATHER GRASS	5 GAL	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	34	SALVIA GREGGII AUTUMN SAGE	5 GAL	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	NOTES			
	249,969 SF	CYNODON DACTYLON `TIF 419` BERMUDA GRASS	SOD			
	639 SF	RIVER ROCK	SOD			

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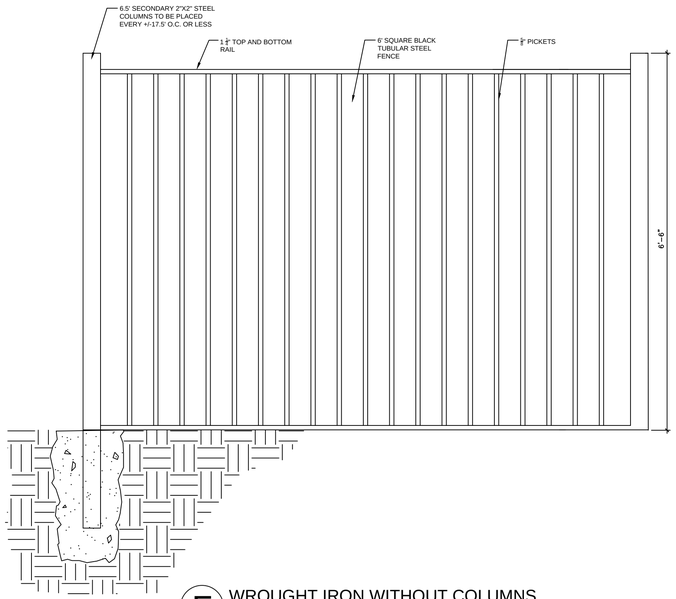
TREESCAPE PLAN TABLES (1 OF 3)

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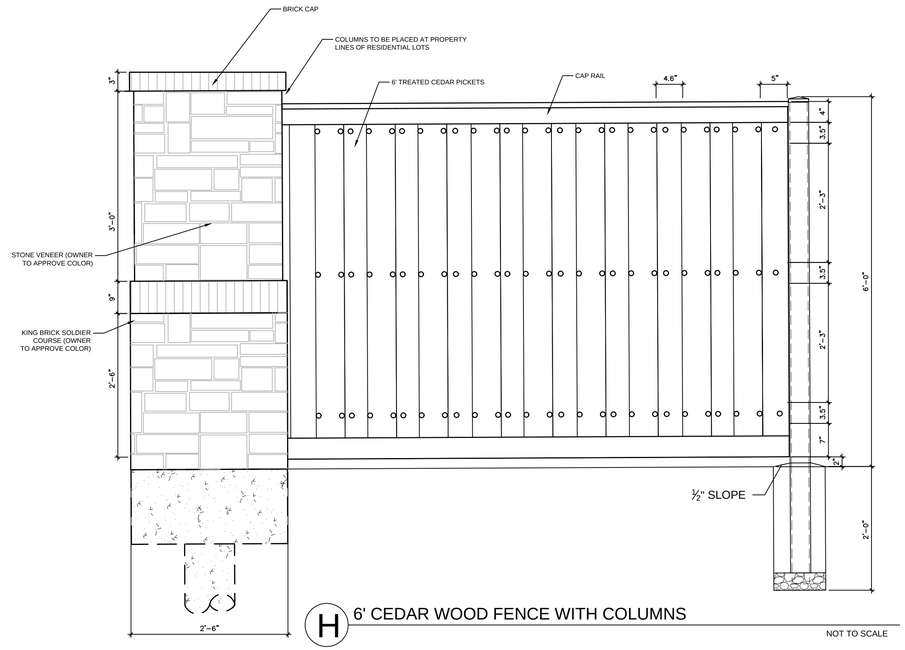
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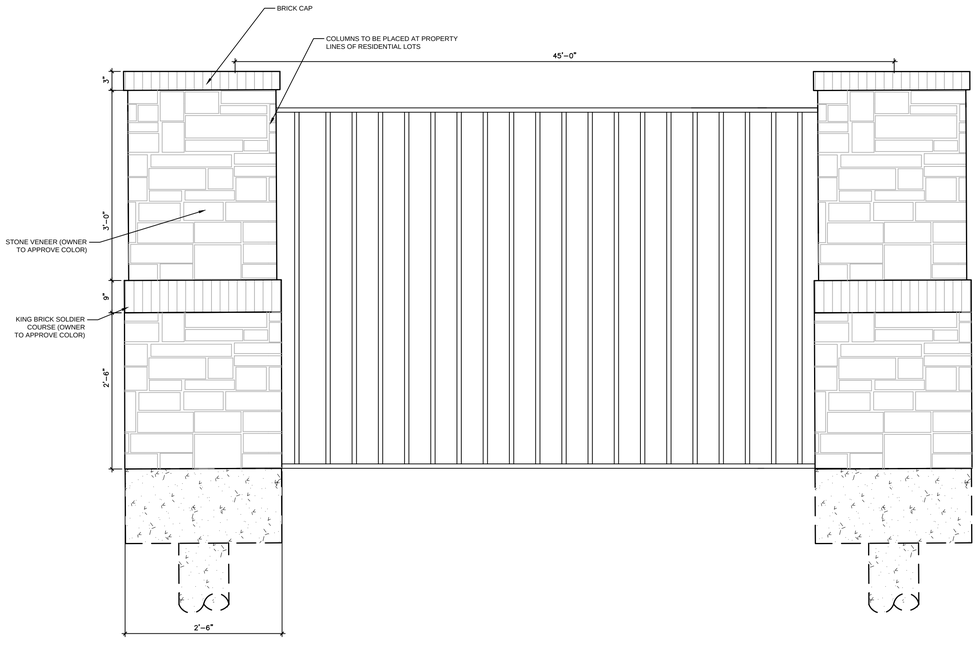
F WROUGHT IRON WITHOUT COLUMNS

NOT TO SCALE



H 6' CEDAR WOOD FENCE WITH COLUMNS

NOT TO SCALE



G WROUGHT IRON WITH COLUMNS

NOT TO SCALE

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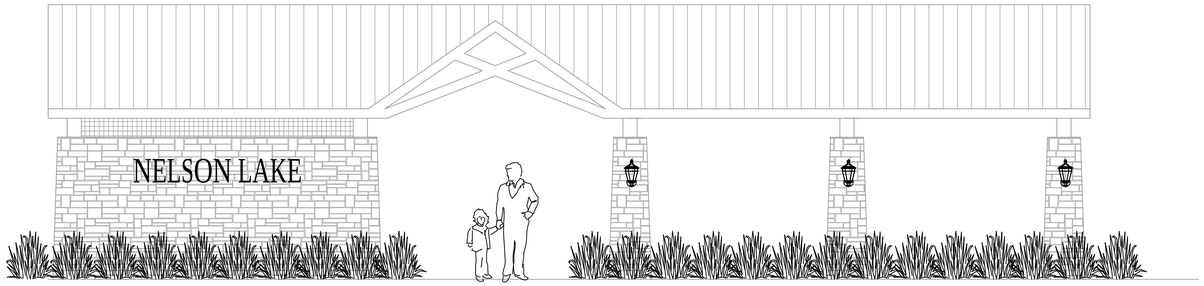
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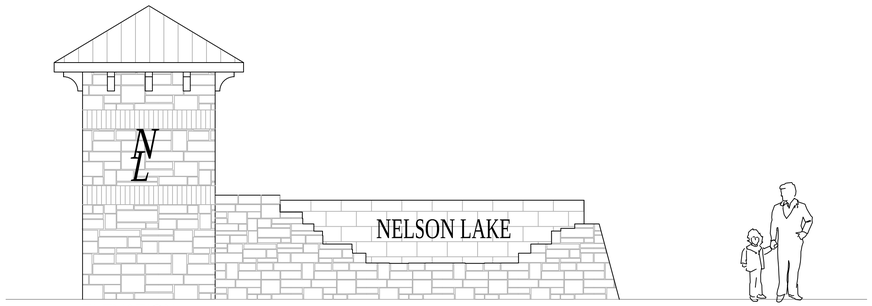
L-1.15



ELEVATION

I AMENITY CENTER

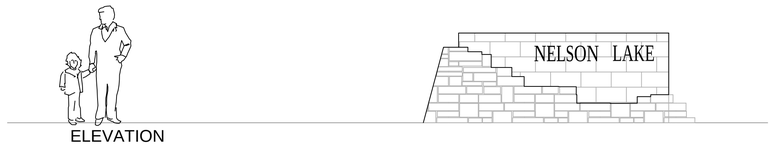
NOT TO SCALE



ELEVATION

J PRIMARY ENTRY GEATURE

NOT TO SCALE



ELEVATION

K SECONDARY ENTRY FEATURE

NOT TO SCALE

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094| 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

NELSON LAKE
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES (1 OF 3)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

PRELIMINARY
FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
Michael A. Wilson
L.A.#3068

SHEET NUMBER

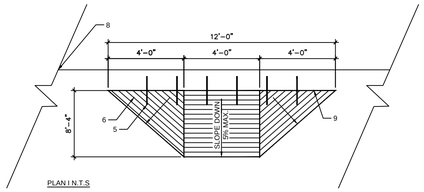
L-1.16

KEY:

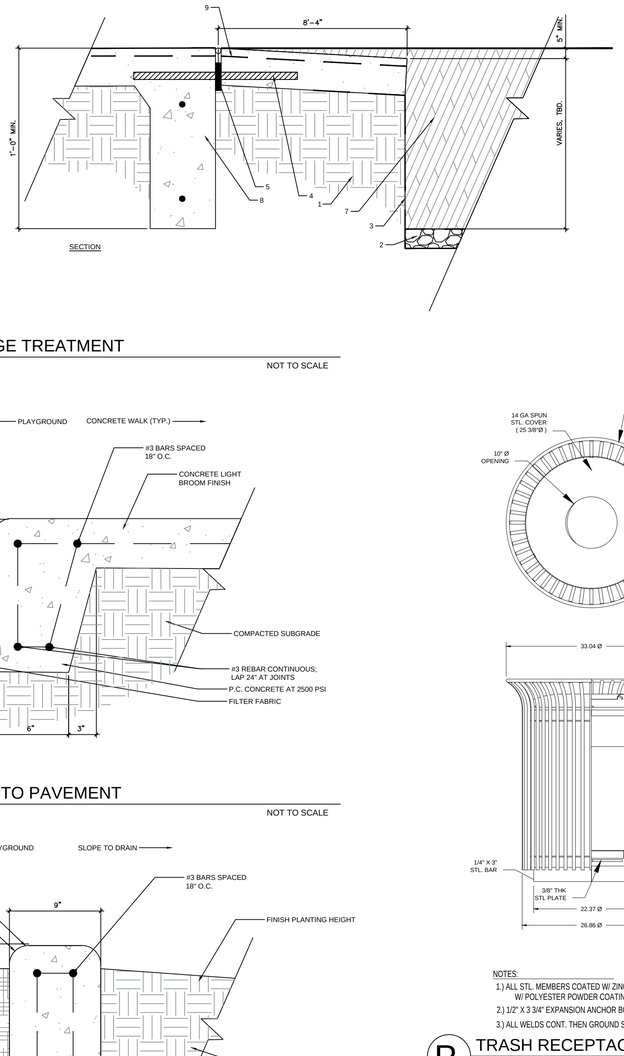
1. COMPACTED SUBGRADE TO 95% MAX DENSITY
2. 3" THICK DRAINAGE ROCK
3. FILTER FABRIC
4. 4" CONCRETE, 3000 PSI, ONE LAYER #3 BARS AT 18" O.C.E.W., MEDIUM BROOM FINISH PERPENDICULAR TO PEDESTRIAN TRAFFIC.
5. EXPANSION JOINT -3/4" CEDAR FULL DEPTH TO SUPPORT BACKER ROD/ZIP-STRI, SEAL WITH JOINT SEALANT SL-1 (COLOR TO MATCH CONCRETE; 1" DIA. SMOOTH DOWEL 18" LENGTH AT 18" O.C. MIN., GREASE AND CAP FULL LENGTH OF EXPOSED DOWEL.
6. TROWEL "V" GROOVES INTO SURFACE OF RAMP AS SHOWN AT 3" O.C. PERPENDICULAR TO PEDESTRIAN TRAFFIC
7. PLAY SURFACE (FIBER MULCH), 2" MIN. COVER ON RAMP
8. ADJACENT CONCRETE WALKWAY. THICKEN EDGE AT PLAYGROUND BOUNDARY TO 12" DEPTH X 8" W MIN., PLACE (2) #3 BARS CONTINUOUS
9. PLAY SURFACE TO THE TOP OF TRANSITION.

NOTE:

RAMP MUST BE LOCATED OUT OF
PLAY EQUIPMENT SAFETY/ FALL ZONE



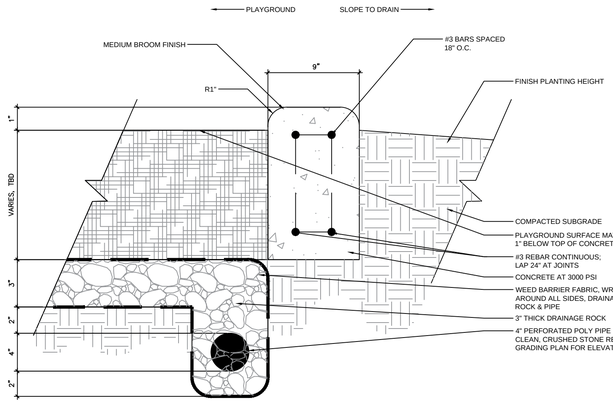
PLAN I N T S



SECTION

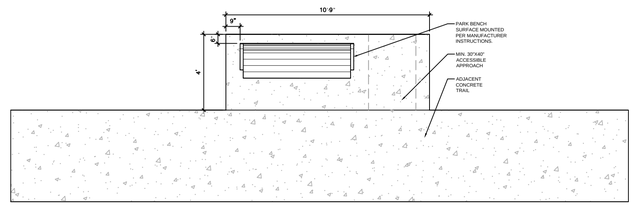
L PLAYGROUND RAMP/EDGE TREATMENT

NOT TO SCALE



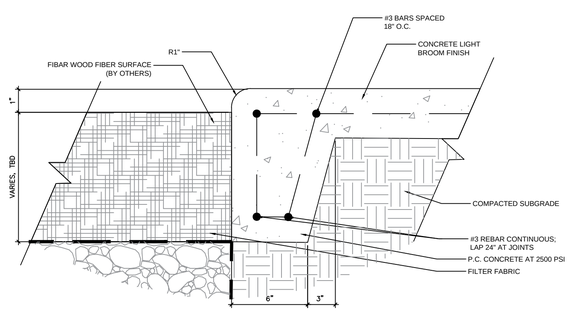
O PLAYGROUND DRAINAGE

NOT TO SCALE



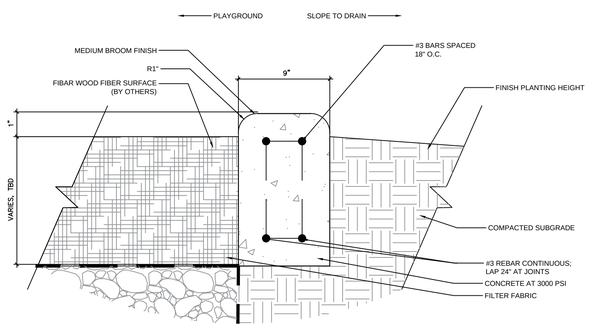
Q CONCRETE PAD UNDER PARK BENCH

NOT TO SCALE



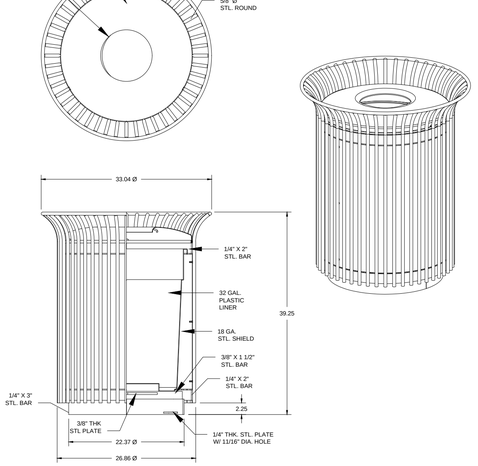
M PLAYGROUND SURFACE TO PAVEMENT

NOT TO SCALE



N PLAYGROUND CONTAINMENT BEAM

NOT TO SCALE

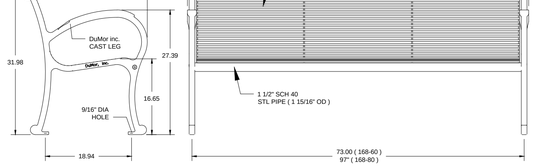


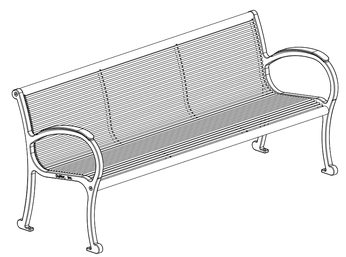
NOTES:

1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
3.) ALL WELDS CONT. THEN GROUND SMOOTH.

P TRASH RECEPTACLE- DUMOR 158 (OR APPROVED EQUAL)

NOT TO SCALE





NOTES

1.) ALL STL. MEMBERS COATED W/ ZINC RICH COATING THEN POLYESTER POWDER COATED.
2.) BENCH IS SHIPPED UNASSEMBLED.
3.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.

R PARK BENCH- DUMOR 168 (OR APPROVED EQUAL)

NOT TO SCALE

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REGISTRATION # F-10599 (TEXAS)

NELSON LAKE
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Michael A. Wilson
L.A.#3068

SHEET NUMBER

L-1.17

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PROJECT COMMENTS

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

DATE: 1/20/2022

PROJECT NUMBER:	SP2022-001	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for the Nelson Lake Subdivision	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	FM-1141 and FM-552	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Kyle Tressler of Qualico Development (US), Inc. for the approval of a Site Plan for the Nelson Lake Subdivision being a 120.90-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 90 (PD-90) for Single-Family 10 (SF-10) District land uses, generally located at the southeast corner of the intersection of FM-1141 and FM-552, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	01/20/2022	Needs Review

01/20/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for Phase 3 of the Nelson Lake Subdivision being a 120.90-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 90 (PD-90) for Single-Family 10 (SF-10) District land uses, generally located at the southeast corner of the intersection of FM-1141 and FM-552.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2022-001) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the requirements stipulated by Planned Development District 90 (PD-90), and the Development Standards of Article V, that are applicable to the subject property.

M.5 Provide the standard signature block with signature space for the Planning & Zoning Chairman and Planning Director on the Treescape Plan and all sheets of the Screening/Buffering Plans. (Subsection 03.04.A, of Article 11)

M.6 Please clarify the symbol for the Southern Live Oak, Sheet 1 and Sheet 15 have different symbols. Also, the symbol on Sheet 15 is the same as the Eastern Red Cedar.

M.7 Counting the trees on site, the plans meet the PD Ordinance requirements and the Landscape Buffer requirements. However, the mitigation balance does not equal zero when counting the canopy trees on site. I calculated a total of 4,666-inches of trees being planted; this would leave a mitigation balance of 472.3-inches. Please find a way to correct this mitigation balance.

M.8 The trees that cut north from North Country Lane split Lots 30 and 31, Block J; the trees should be along the east property line of Lot 31, Block J.

M.9 On the Site Plan there are 2 Lot 39, Block J and no Lot 44 Block J. Please make the necessary corrections to make the Site Plan and Final Plat consistent.

M.10 Please indicate the total open space as well as the open space in the floodplain on the Site Plan.

M.11 Within the Hardscape Plan provide an exhibit for a Wood Fence, that demonstrates they will have a decorative top rail or cap.

M.12 Provide staff with a Fence Location Exhibit. It should be similar to what is shown on Sheet 1 of the Landscape Plan, however the types of fence shall be color coded and each residential lots side and rear yard allowed fence type should be indicated.

M.13 The proposed amenity center on the hardscape plans depicts a pavilion with restroom facilities. A more substantive amenity center will be required; elevations for each side of the amenity center must be provided as well.

M.14 The current subdivision entry points have the required landscaping per the landscape buffer requirements, however to meet the requirements of the PD Ordinance, each subdivision entry point will require landscaping enhancements. Also, per the PD Ordinance the permanent subdivision signage must provide subdivision identity. Staff recommends changing the primary and secondary entry signage to a more substantive product that provides an individual identity for the subdivision, in order to meet the PD Ordinance.

I.15 Please note that failure to address all comments provided by staff by 3:00 PM on February 1, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.16 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on February 1, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the February 15, 2022 Planning & Zoning Meeting.

I.17 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on January 25, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on February 15, 2022.

I.18 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/19/2022	Needs Review

01/19/2022: M - ALL SHEETS; Label all street names, Show the water lines, Show tree separation from utility lines, Move all fences to be outside of easements, and Need to label all match lines.
M - The open space between Lots 37 and 38 on Clairmont is not shown on the plat.
M - Show and Label the 12" water line and fire hydrants along FM 552. Trees to be 10' from 12" line.
M - Move all retaining walls outside of the 10' utility easements.
M - Update the landscape plans to include lot 31 on the southside of Wickersham.

The following items are informational.
General Items:
I - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures allowed in easements.
M - Must include a 10' Utility easement along all street frontage.

I - Retaining walls 3' and over must be engineered.
I - All retaining walls must be rock or stone face. No smooth concrete walls.
I - Must include a 10' utility easement along all street frontage.

Drainage Items:
I - Detention is required if you increase the flow off the property. Drainage areas larger than 20 acres will need a detention study. Review fees apply.
I - Must conduct a flood study to delineate all localized 100year fully developed floodplain for all creeks/streams and draws.
I - Flood Study and LOMR required for removal of FEMA Floodplain and creek on property.
I - Detention Pond and Outfall must be above the floodplain elevation where adjacent.
I - If using the NRCS pond for detention then need permission for from NRCS to use as detention and any work in easement. No rise in water surface elevation allowed in floodplain.
I - Must have a wetlands/WOTUS determination for the existing pond on site.
I - Must have a flood study to change the limits of Nelson Lake or the floodplain. Review fees apply.
I - Must have written permission release from NRCS regarding their easement around the lakes and possible construction encroachment.
I - Must show and meet erosion hazard setback for all creeks/streams. Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.

Water and Wastewater Items:
I - Must have 8" sewer line minimum through the property and tie to the existing 15" sanitary sewer on the west side of FM 1141.
I - Must have 10" sewer line easement along Nelson Creek per master plan.
I - Proposed improvements required to the Stoney Hallow Lift station per infrastructure Study dated 11-12-2020 reference summary of findings and recommendations per memo.I
I - Proposed onsite Lift station will require Lift Station Study/Report. Review fees apply. All Lift Station and Force Main items shall conform to Section 5.4 of Standards of Design and Construction.
M - Look into moving the proposed Lift Station to Lot 42 off Street D. Access Drive for Lift Station to be off Street D not off FM 552. This is where the most down stream point in the wastewater basin for this subdivision and this location will allow for future connect to proposed interceptors called out in the Cities Wastewater Master Plan. Lot 42 can get moved next to lot 31 on Street K.
I - Will need permission from NRCS for any Lift Station site encroachment into existing NRCS easement.
I - Must pay the sewer pro-rata of no less than $350/acre for Stoney Hollow upgrades. The infrastructure study will determine the cost.
I - Review fees apply for the proposed lift station.
M - Must loop 8" water line on site. No dead-end lines allowed. Loop and connect waterline at Street O and N intersection into existing waterline in North Country Lane.
M - Must install a 12" water line along the FM 552 and FM 1141 Frontage per the Master Water Plan.
I - For wastewater creek crossing. No Aerial Crossings or Inverted Siphons allowed.
M - Must dedicate 20' permanent sanitary sewer easement for future Master Plan 10" sewer and 15' temporary easement for construction along Nelson Creek. And have 20' sanitary sewer easement from future 10" main to proposed lift station site for future decommissioning.
M- Stub sanitary sewer to North Country Lane right-of-way

Roadway Paving Items:
M - Required 10' utility easement required along all street frontage.
I - All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.
I - Alleys to be 20' ROW, 12' wide paving.
I - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
M - Must verify there is 85' of dedicated ROW for FM 1141. You must dedicate 42.5' from the CL.
I - Must verify TXDOT ROW for FM 552 with approved construction plans.
I - TxDOT TIA required. Review fees apply.
Streets Intersecting FM 552 and 1141 shall have 30'x30' ROW clips
M - All easement clips at internal intersecting ROWs to also be a Sidewalk Easement.
M - Get rid of eyebrow on Street I and P. Curve Streets, Min. 250' Radius. Must 90 at intersections.

Landscaping:

I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
M - "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	01/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/14/2022	Approved w/ Comments

01/14/2022: Add Eulcid Dr street name and change Street 'I' label to Macbeth Ln.

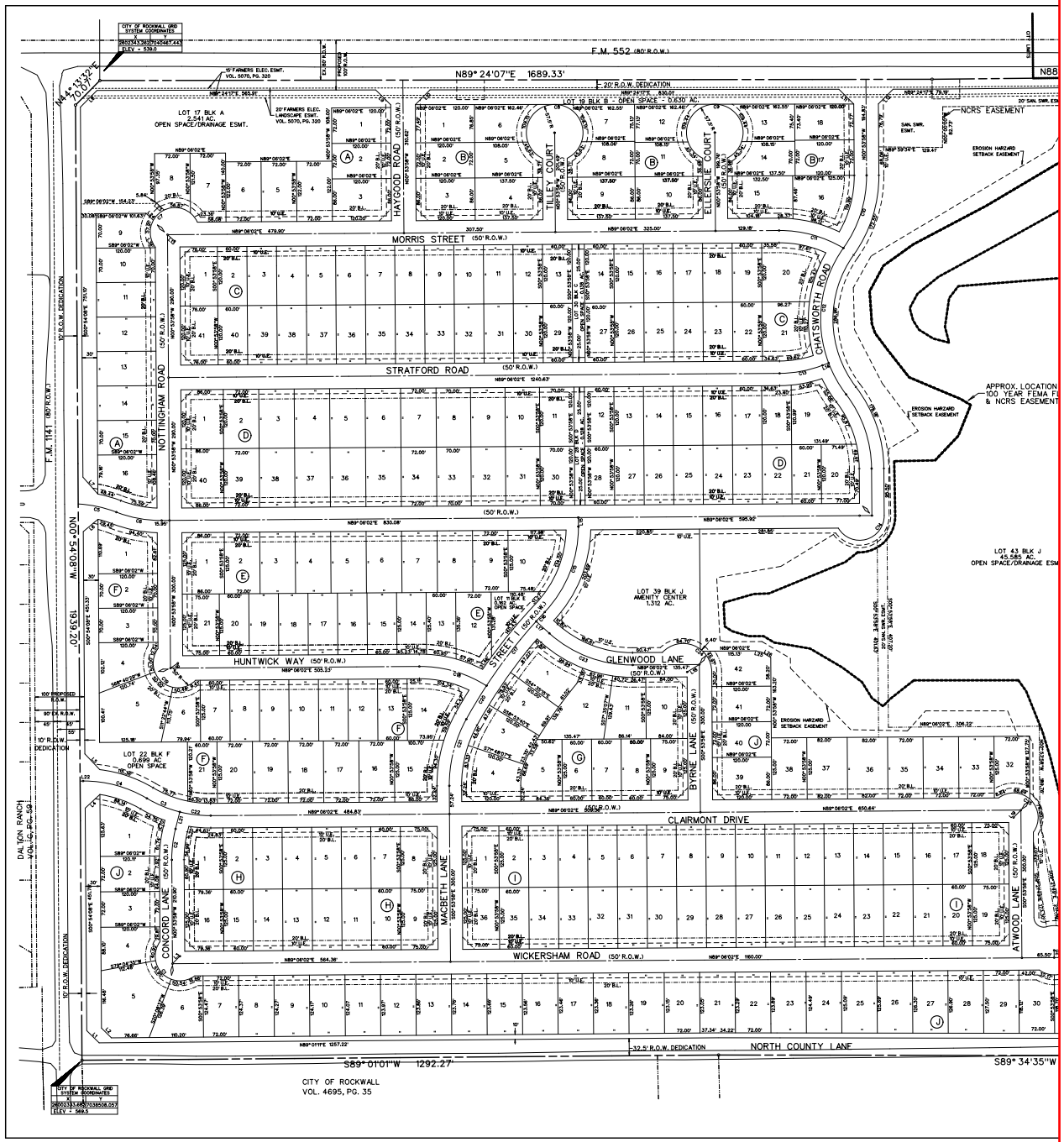
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	01/20/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/18/2022	Approved w/ Comments

01/18/2022: SP2022-001 / P2022-003 (Site Plan / Final Plat)
Park District 26
Cash In Lieu of Land: $1,048.00 x 260 lots = $272,480.00
Pro Rata Equipment Fee: $992.00 x 260 lots = $257,920.00T
Total per lot x lots = $2,040.00 x 260 lots = $530,400.00

Please provide tree mitigation plans
01/18/2022: Please disregard the tree mitigation plan comment as it was already provided earlier.



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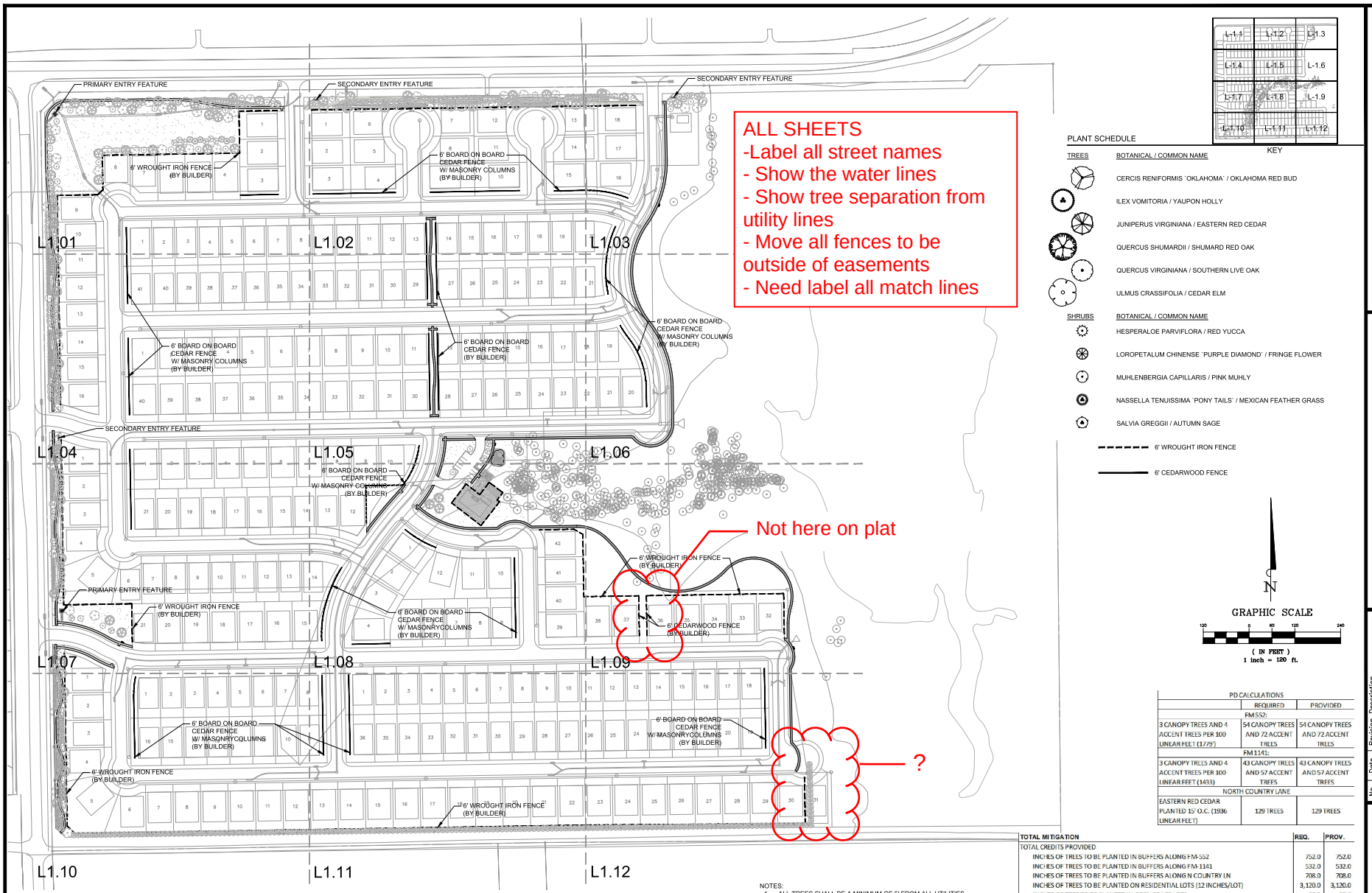
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ALL SHEETS
-Label all street names
- Show the water lines
- Show tree separation from utility lines
- Move all fences to be outside of easements
- Need label all match lines

KEY

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	CERCIS RENIFORMIS `OKLAHOMA` / OKLAHOMA RED BUD
	ILEX VOMITORIA / YAUPON HOLLY
	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	QUERCUS SHUMARDII / SHUMARD RED OAK
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA / CEDAR ELM
SHRUBS	**BOTANICAL / COMMON NAME**
	HESPERALOE PARVIFLORA / RED YUCCA
	LOROPETALUM CHINENSE `PURPLE DIAMOND` / FRINGE FLOWER
	MUHLENBERGIA CAPILLARIS / PINK MUHLY
	NASSELLA TENUISSIMA `PONY TAILS` / MEXICAN FEATHER GRASS
	SALVIA GREGGII / AUTUMN SAGE
	6' WROUGHT IRON FENCE
	6' CEDARWOOD FENCE

N

GRAPHIC SCALE

120 0 60 120 240

(IN FEET)
1 inch = 120 ft.

PD CALCULATIONS

	REQUIRED	PROVIDED
	FM552:	
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (179')	54 CANOPY TREES AND 72 ACCENT TREES	54 CANOPY TREES AND 72 ACCENT TREES
	FM1141:	
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (1433)	43 CANOPY TREES AND 57 ACCENT TREES	43 CANOPY TREES AND 57 ACCENT TREES
	NORTH COUNTRY LANE	
EASTERN RED CEDAR PLANTED 15' O.C. (1936 LINEAR FEET)	129 TREES	129 TREES

TOTAL MITIGATION	REQ.	PROV.
TOTAL CREDITS PROVIDED		
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-552	752.0	752.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	532.0	532.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG N COUNTRY LN	708.0	708.0
INCHES OF TREES TO BE PLANTED ON RESIDENTIAL LOTS (12 INCHES/LOT)	3,120.0	3,120.0
INCHES OF TREE TO BE PLANTED IN OPEN SPACE LOTS	26.3	27.0
TOTAL S	5,138.3	5,139.0

NOTES:
1. ALL TREES SHALL BE A MINIMUM OF 5' FROM ALL UTILITIES.
2. IRRIGATION WILL MEET REQUIREMENTS OF UDC.
3. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MINIMUM OF 1" IN HEIGHT AS DETERMINED BY THE CITY.

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REGISTRATION # F-10599 (TEXAS)

NELSON LAKE
ROCKWALL, TEXAS

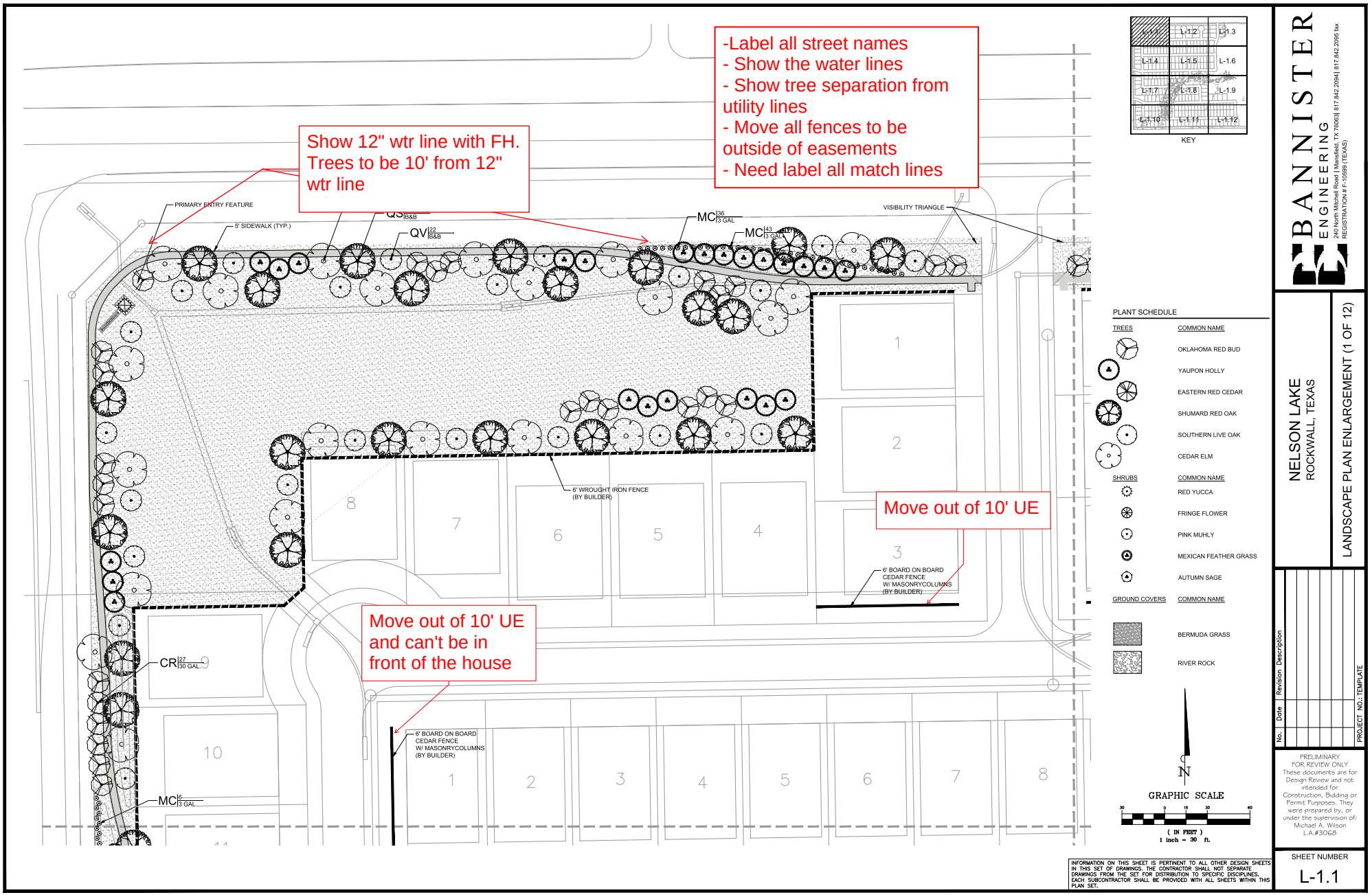
OVERALL LANDSCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

PRELIMINARY
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SHEET NUMBER
L-1.0



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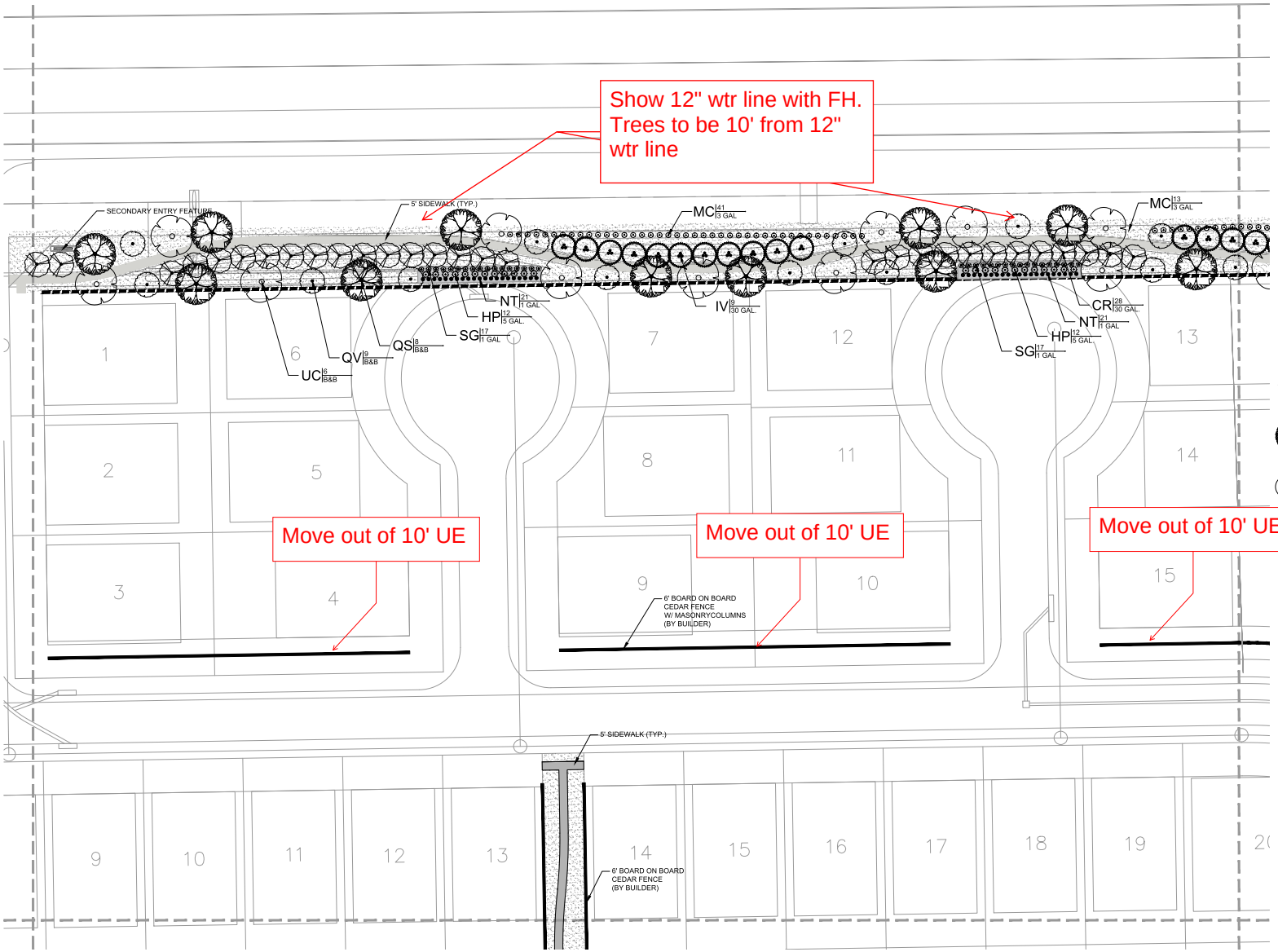
LANDSCAPE PLAN ENLARGEMENT (1 OF 12)

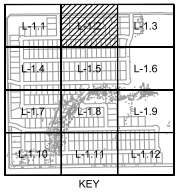
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Michael A. Wilson
L.A.#3068

SHEET NUMBER
L-1.1





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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NELSON LAKE
ROCKWALL, TEXAS

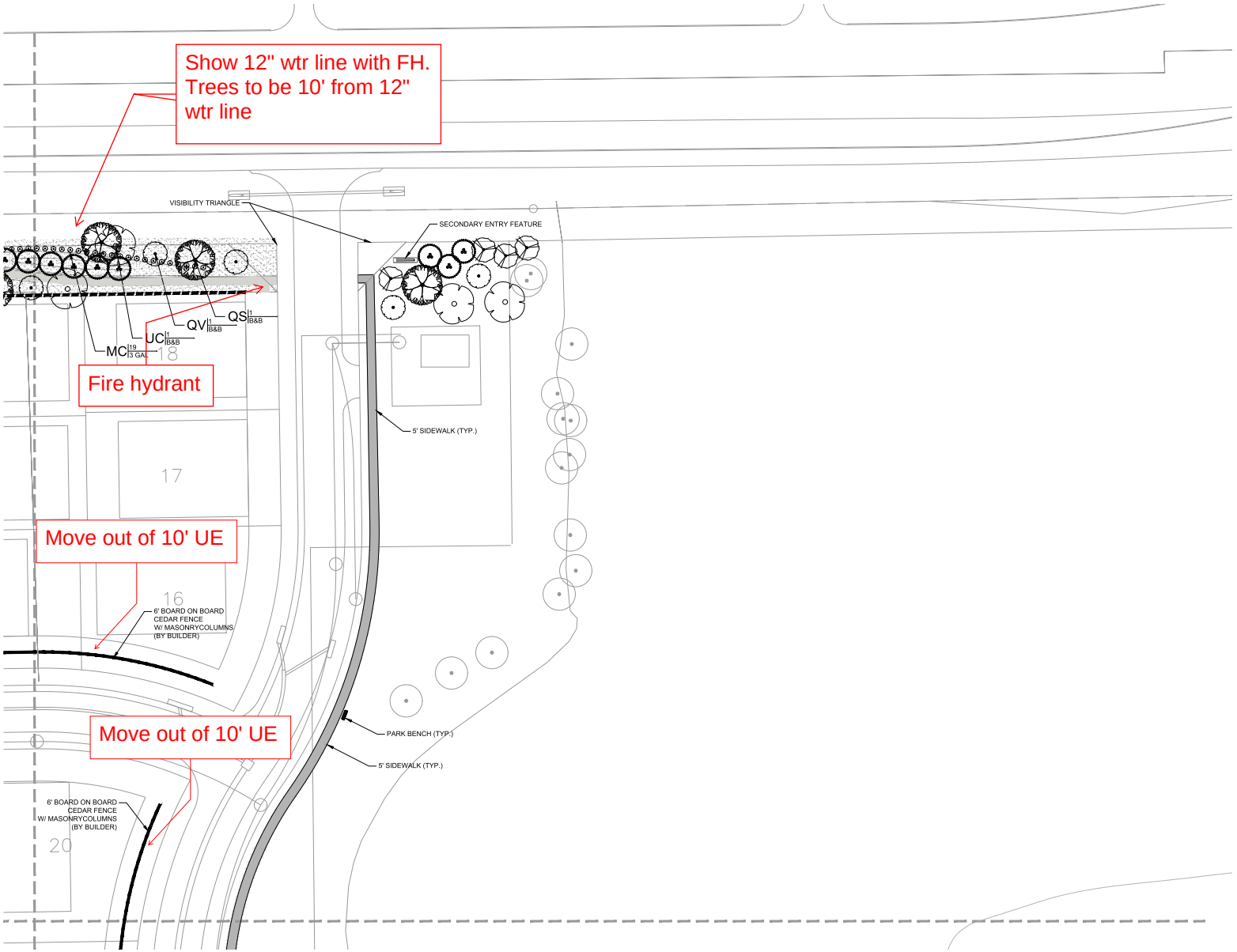
LANDSCAPE PLAN ENLARGEMENT (2 OF 12)

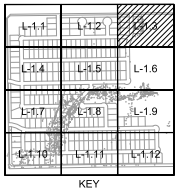
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SHEET NUMBER
L-1.2





PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
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NELSON LAKE
ROCKWALL, TEXAS

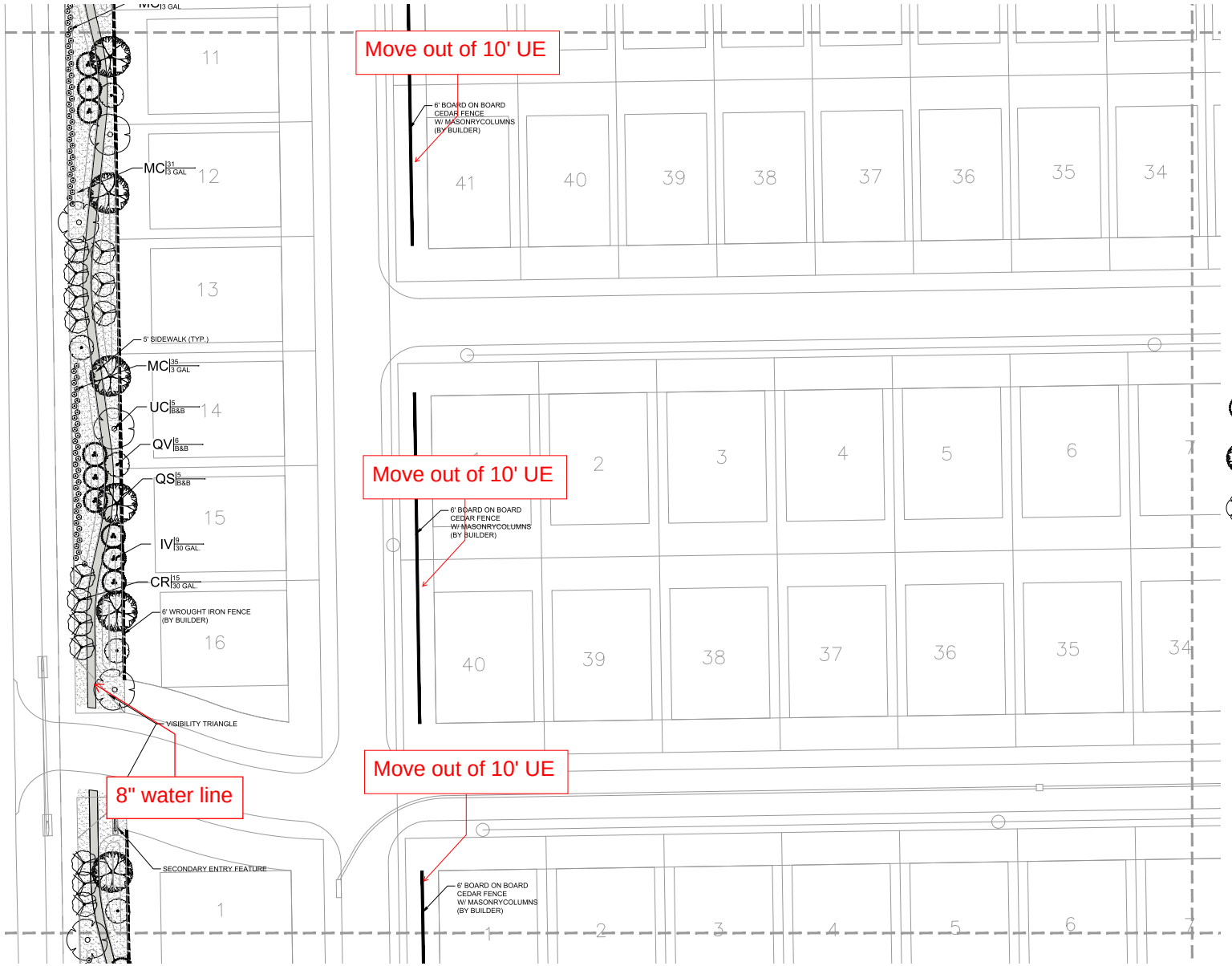
LANDSCAPE PLAN ENLARGEMENT (3 OF 12)

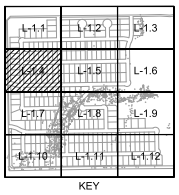
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L.A.#3068

SHEET NUMBER
L-1.3





PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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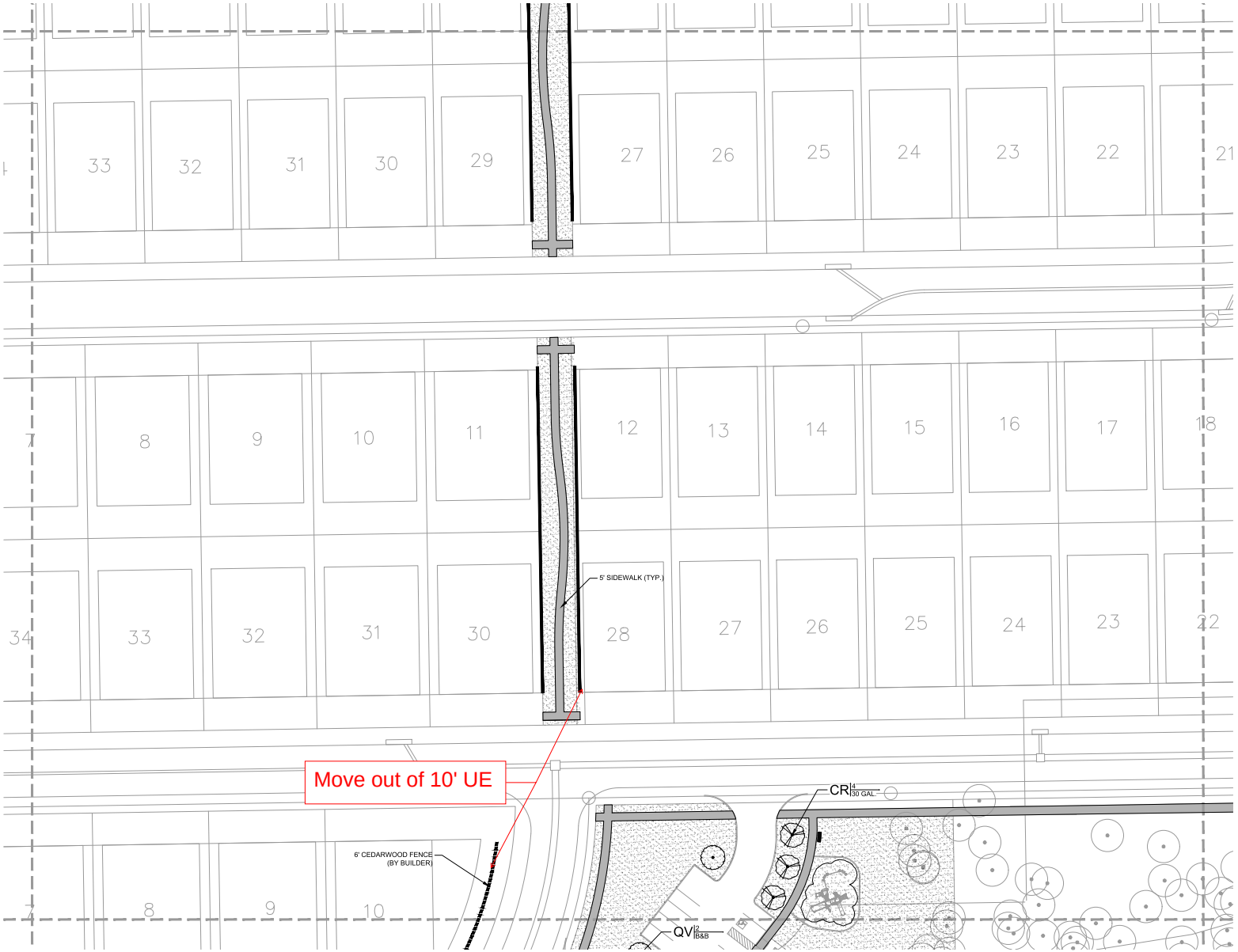
LANDSCAPE PLAN ENLARGEMENT (4 OF 12)

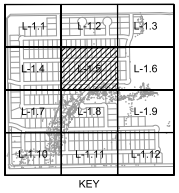
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SHEET NUMBER
L-1.4





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
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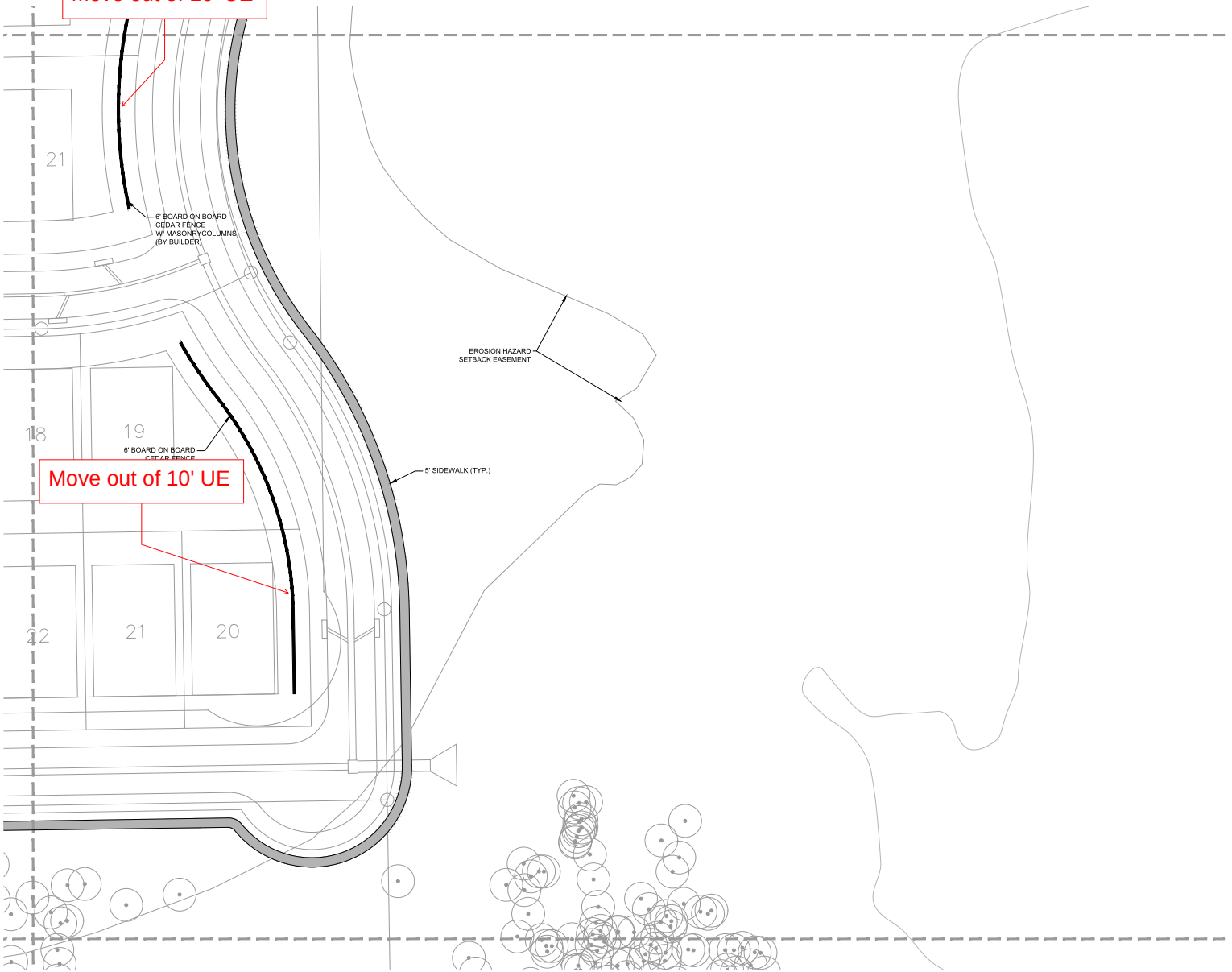
LANDSCAPE PLAN ENLARGEMENT (5 OF 12)

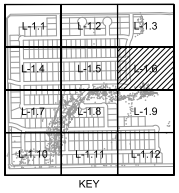
No.	Date	Revision Description

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SHEET NUMBER
L-1.5





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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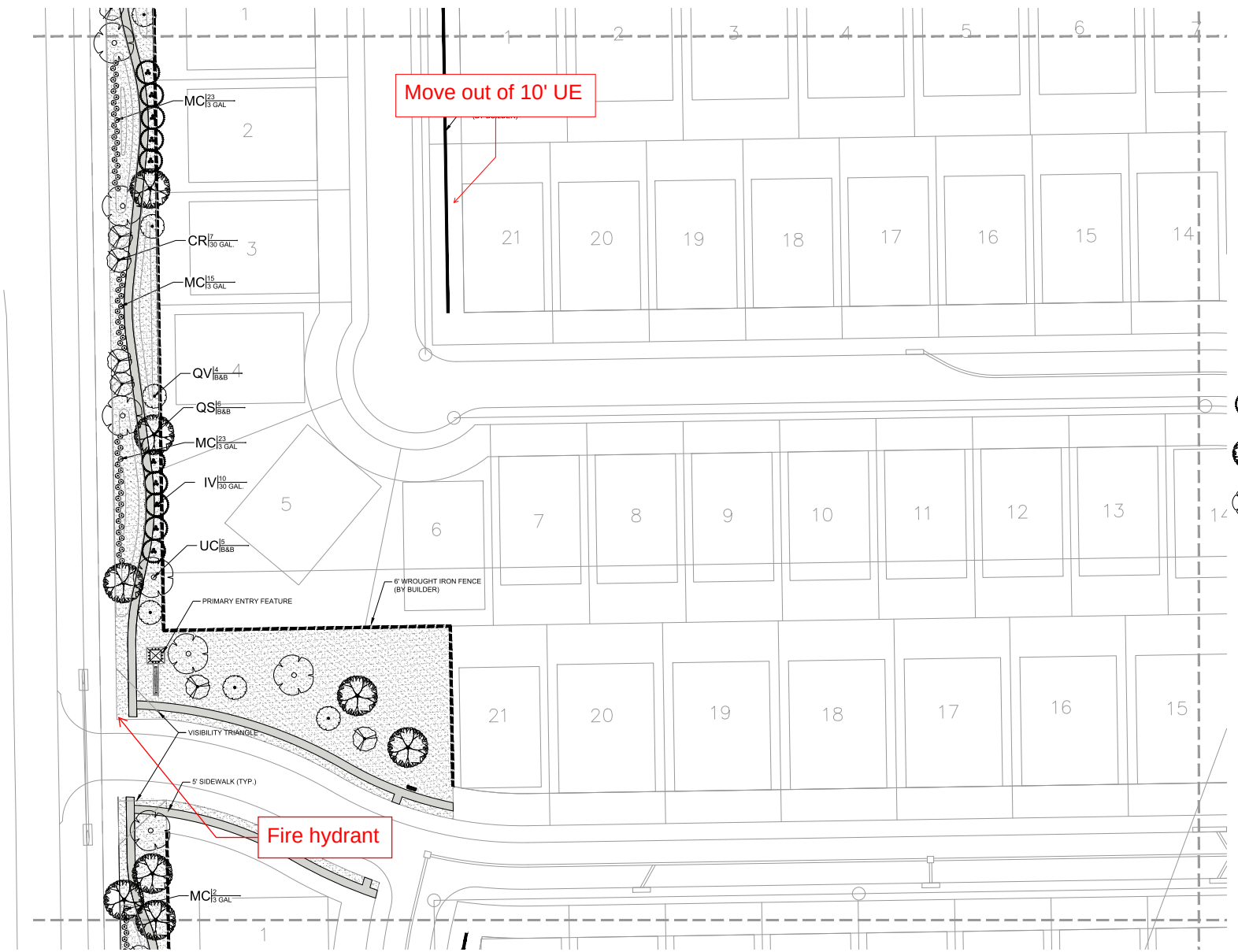
LANDSCAPE PLAN ENLARGEMENT (6 OF 12)

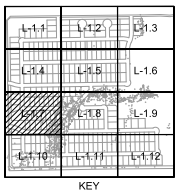
No.	Date	Revision Description

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SHEET NUMBER
L-1.6





PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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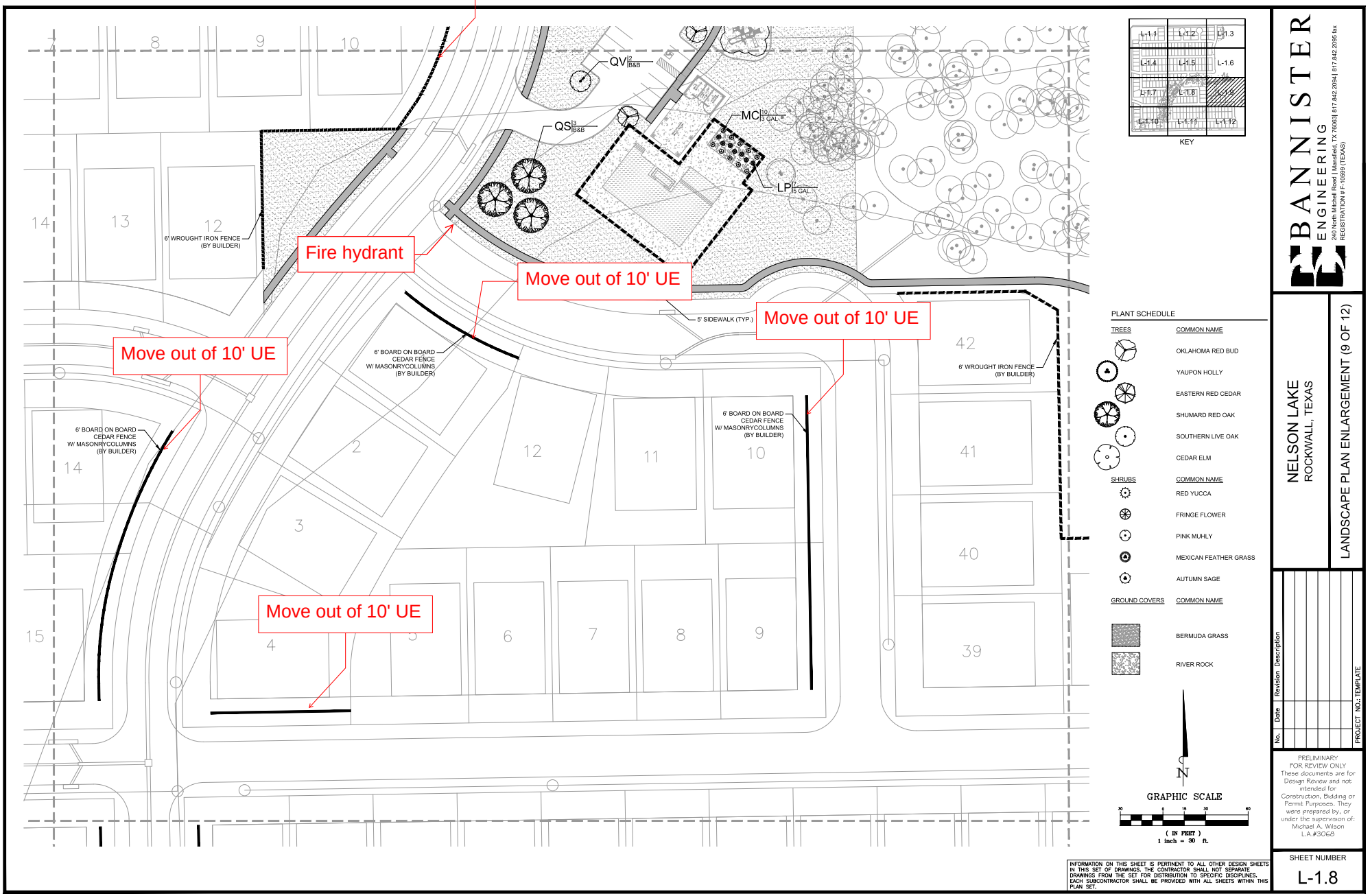
LANDSCAPE PLAN ENLARGEMENT (7 OF 12)

No.	Date	Revision Description

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L-1.7



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ROCKWALL, TEXAS

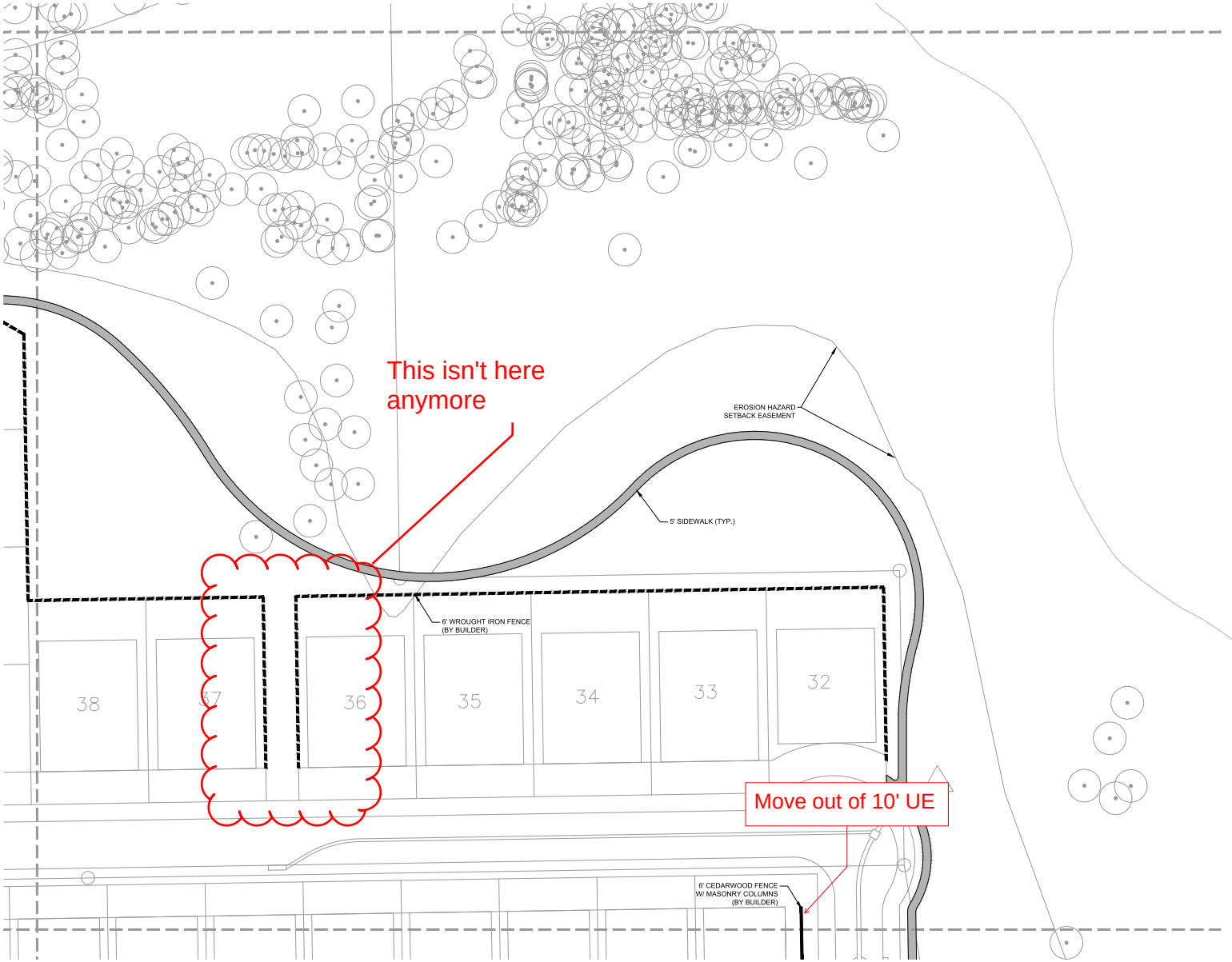
LANDSCAPE PLAN ENLARGEMENT (9 OF 12)

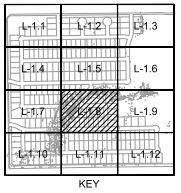
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L.A.#3068

SHEET NUMBER
L-1.8





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
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ROCKWALL, TEXAS

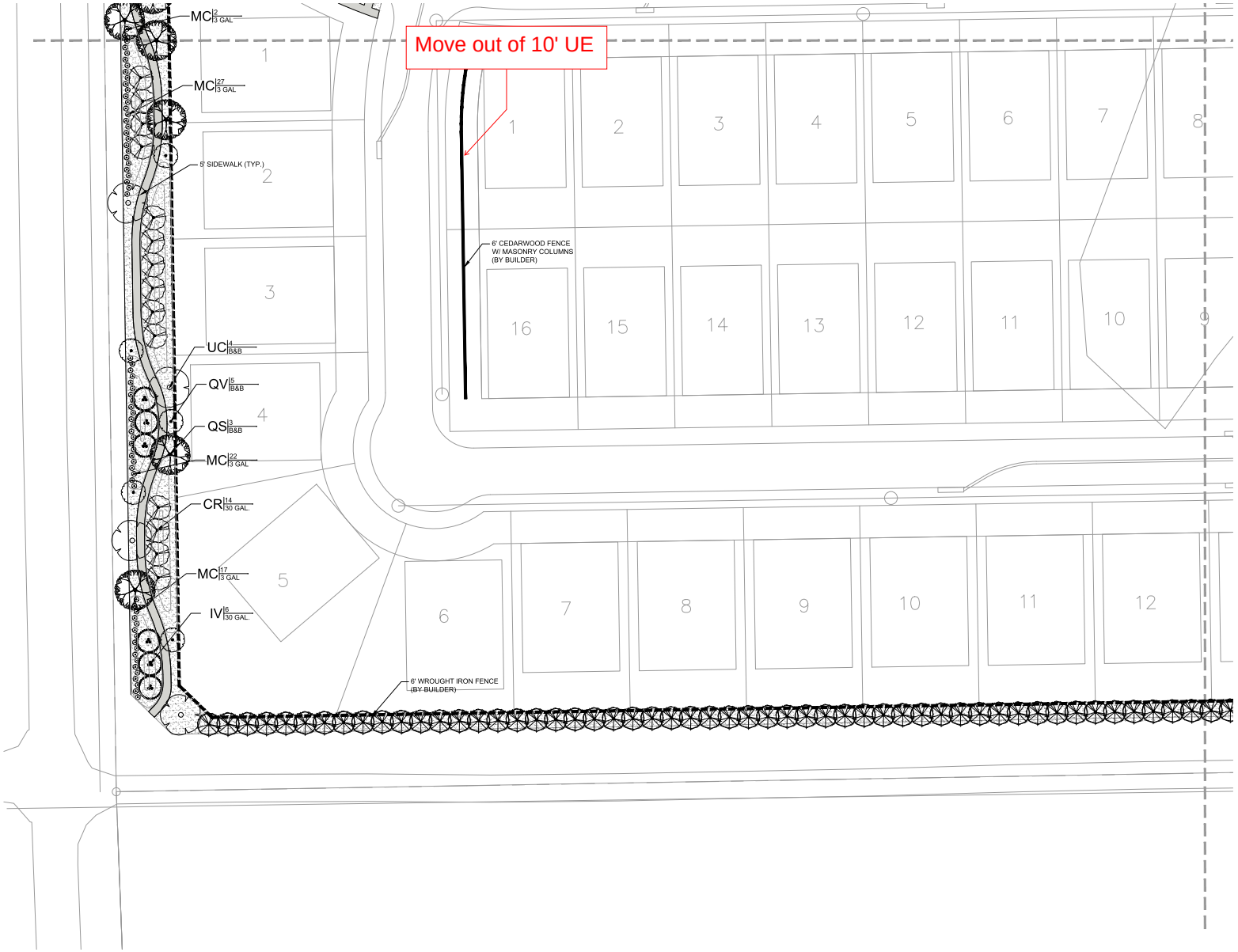
LANDSCAPE PLAN ENLARGEMENT (8 OF 12)

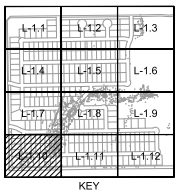
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SHEET NUMBER
L-1.9





PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
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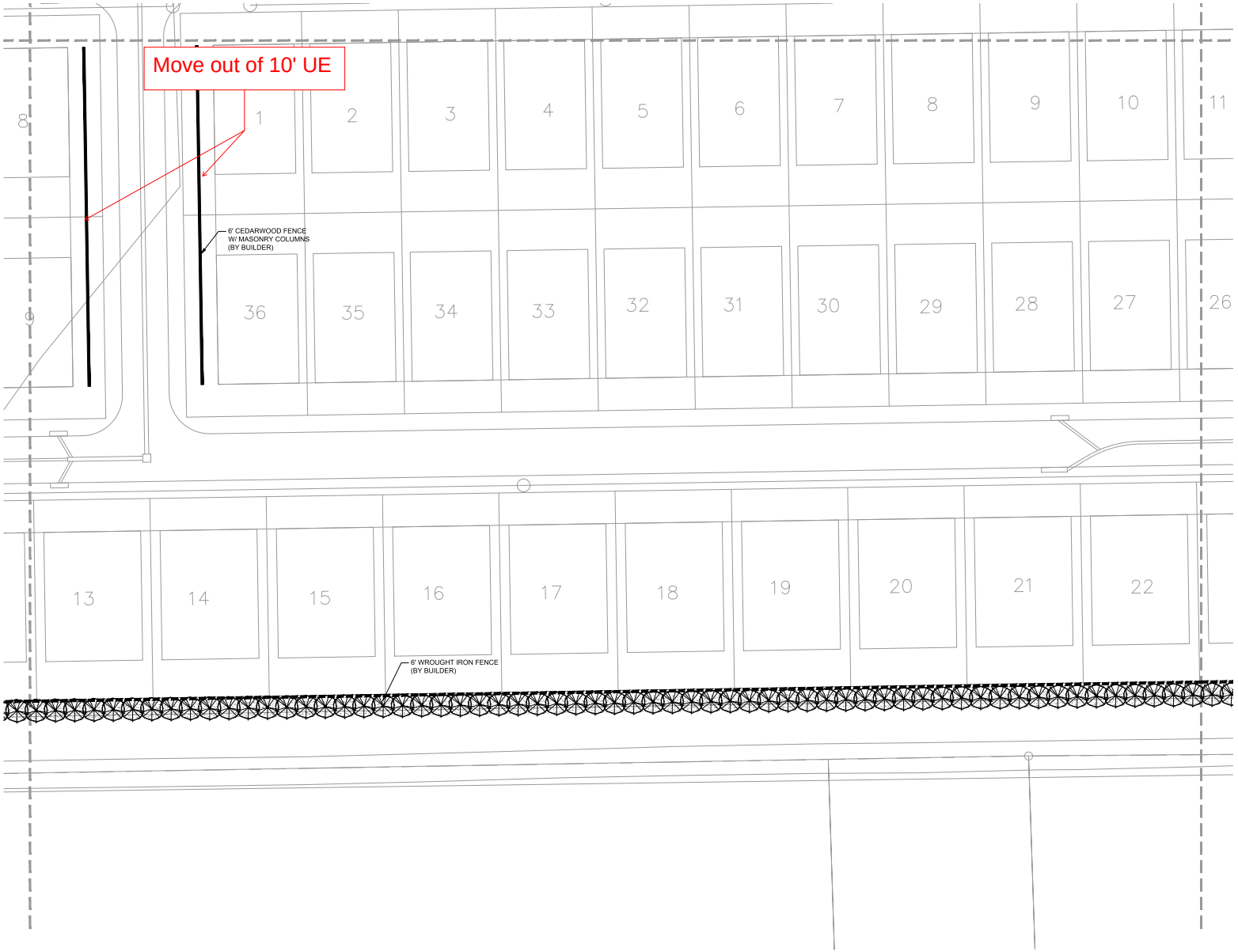
LANDSCAPE PLAN ENLARGEMENT (10 OF 12)

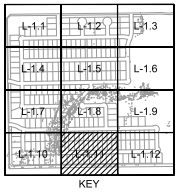
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SHEET NUMBER
L-1.10





PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

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(IN FEET)
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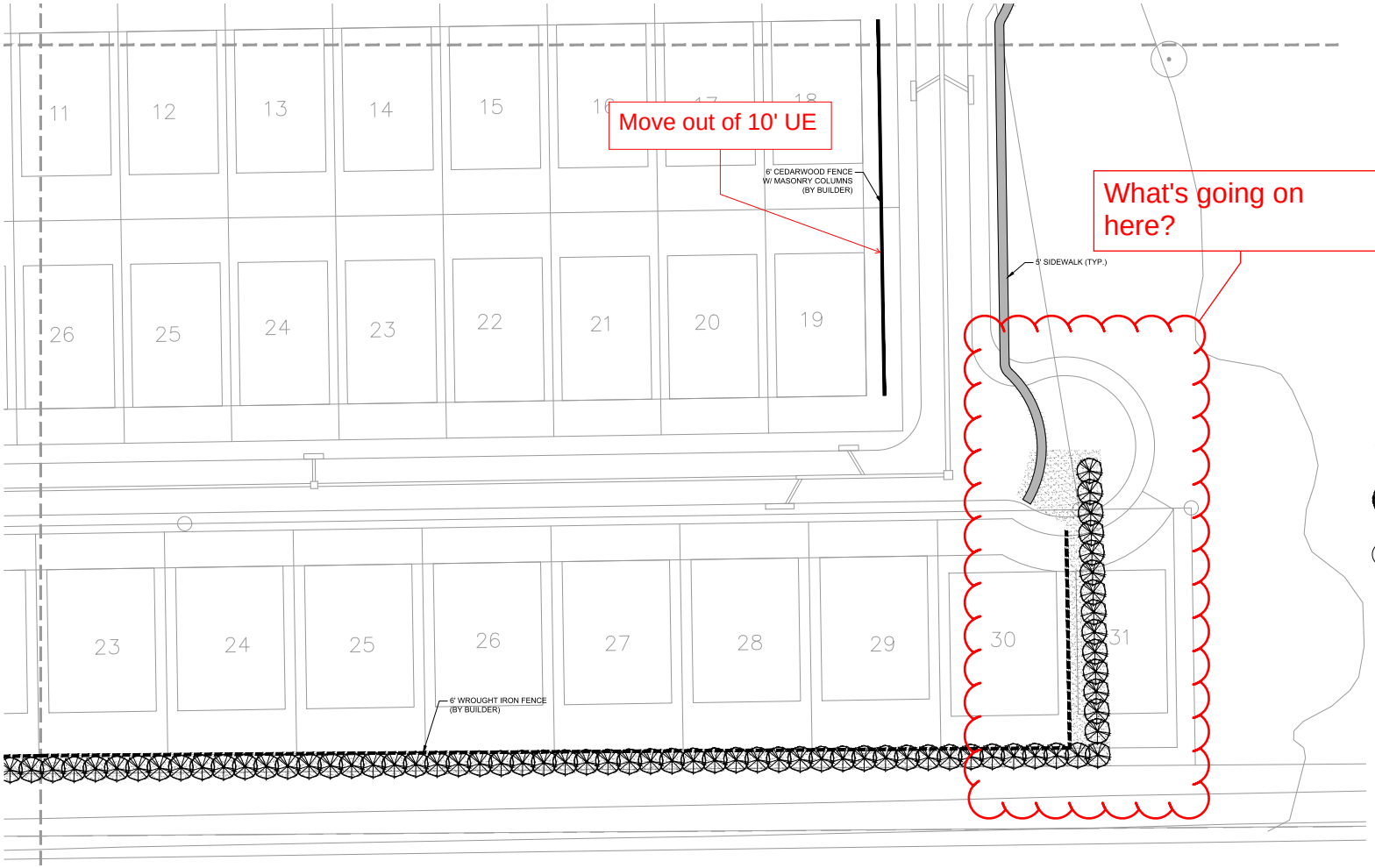
LANDSCAPE PLAN ENLARGEMENT (11 OF 12)

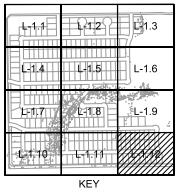
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SHEET NUMBER
L-1.11





PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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BANISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

NELSON LAKE
ROCKWALL, TEXAS

LANDSCAPE PLAN ENLARGEMENT (12 OF 12)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

PRELIMINARY
FOR REVIEW ONLY
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Michael A. Wilson
L.A.#3068

SHEET NUMBER
L-1.12

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	SEC of F.M. 552 & F.M. 1141		
SUBDIVISION	Nelson Lakes	LOT	BLOCK
GENERAL LOCATION			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	120.900	LOTS [CURRENT]	LOTS [PROPOSED] 260

☒ ***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	Qualico Development(U.S.), Inc.	☐ APPLICANT	Corwin Engineering, Inc.
CONTACT PERSON	Kyle Tressler	CONTACT PERSON	Chase Finch
ADDRESS	6950 TPC Drive, Ste. 350	ADDRESS	200 W. Belmont, Ste. E
CITY, STATE & ZIP	McKinney, Texas 75070	CITY, STATE & ZIP	Allen, Texas 75013
PHONE	469-659-6152	PHONE	972-396-1200
E-MAIL	kyle.tressler@qualico.com	E-MAIL	cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick, Qualico Dev. [*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 $ 2668.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12 *DAY OF* January *, 20*22*. 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."*

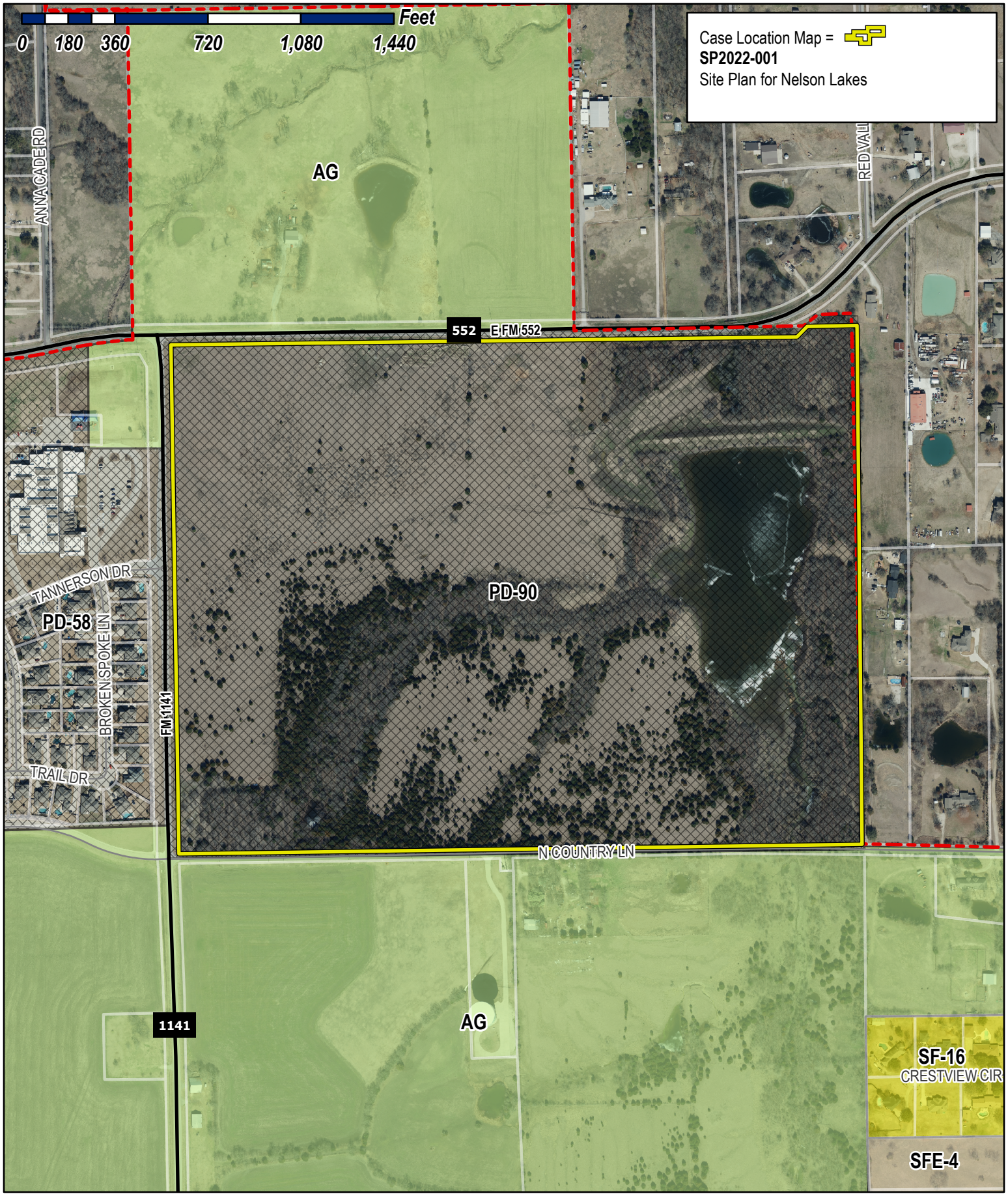
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 *DAY OF* January *, 20*22

OWNER'S SIGNATURE John Vick. Asst Sec.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
ALETA MOORE
Notary ID #124316105
My Commission Expires
April 23, 2023

MY COMMISSION EXPIRES 4-23-23



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.

CITY OF ROCKWALL GRID SYSTEM COORDINATES
X: 2602343.282 Y: 7040467.443
ELEV = 539.0

F.M. 552 (80' R.O.W.)

EX. 80' R.O.W.

PROPOSED 100' R.O.W.

15' FARMERS ELEC. ESMT. VOL. 5070, PG. 320

N89° 24'07"E 1689.33'

N44° 13'32"E 70.07'

N89° 24'17"E 565.91'

20' FARMERS ELEC. LANDSCAPE ESMT. VOL. 5070, PG. 320

LOT 17 BLK A
2.541 AC.
OPEN SPACE/DRAINAGE ESMT.

20' R.O.W. DEDICATION

N89° 24'17"E 830.01'

LOT 19 BLK B - OPEN SPACE - 0.630 AC.

HAYGOOD ROAD (50' R.O.W.)

TILLEY COURT (50' R.O.W.)

ELLERSLIE COURT (50' R.O.W.)

MORRIS STREET (50' R.O.W.)

STRATFORD ROAD (50' R.O.W.)

CHATSWORTH ROAD

F.M. 1141 (80' R.O.W.)

10' R.O.W. DEDICATION

NOTTINGHAM ROAD (50' R.O.W.)

N00° 54'08"W 1939.20'

S89° 01'01"W 1292.27'

CITY OF ROCKWALL
VOL. 4695, PG. 35

CITY OF ROCKWALL GRID SYSTEM COORDINATES
X: 2602033.685 Y: 7038508.057
ELEV. = 569.5

N88° 55'07"E 192.95'

N43° 55'17"E 56.64'

N88° 55'07"E 683.77'

CITY LIMITS

N89° 24'17"E 79.19'

20' SAN. SWR. ESMT.

N88° 55'12"E 697.81'

15' FARMERS ELEC. ESMT. VOL. 5070, PG. 320

20' FARMERS ELEC. LANDSCAPE ESMT. VOL. 5070, PG. 320

N43° 54'57"E 107.47'

N88° 55'07"E 1285.88'

NCRS EASEMENT

SAN. SWR. ESMT.

N00° 00'00"W 67.73'

N89° 59'34"E 129.41'

EROSION HARZARD SETBACK EASEMENT

APPROX. LOCATION
100 YEAR FEMA FLOODPLAIN

APPROX. LOCATION
100 YEAR FEMA FLOODPLAIN
& NCRS EASEMENT

EROSION HARZARD SETBACK EASEMENT

S00° 35'10"E 2031.98'

LOT 43 BLK J
45.585 AC.
OPEN SPACE/DRAINAGE ESMT.

LOT 39 BLK J
AMENITY CENTER
1.312 AC.

LOT 11 BLK E
0.952 AC.
OPEN SPACE

HUNTWICK WAY (50' R.O.W.)

GLENWOOD LANE (50' R.O.W.)

BYRNE LANE (50' R.O.W.)

LOT 22 BLK F
0.699 AC
OPEN SPACE

DALTON RANCH
VOL. 6, PG. 59

100' PROPOSED R.O.W.
90' EX. R.O.W.
45' 45'
10' R.O.W. DEDICATION

CLAIRMONT DRIVE

CONCORD LANE (50' R.O.W.)

MACBETH LANE

ATWOOD LANE (50' R.O.W.)

WICKERSHAM ROAD (50' R.O.W.)

EROSION HARZARD SETBACK EASEMENT

APPROX. LOCATION
100 YEAR FEMA FLOODPLAIN
& NCRS EASEMENT

N89° 01'11"E 1257.22'

32.5' R.O.W. DEDICATION

NORTH COUNTY LANE

S89° 34'35"W 1352.18'

KARL DANIEL ERWIN
VOL. 6424, PG. 27

CITY LIMITS

NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

0 50 100 200
SCALE: 1" = 100'

N

25' X 25' VISIBILITY ESMT.
R.O.W.
ALL STREET INTERSECTIONS
VISIBILITY & SIDWALK EASEMENT DETAIL
N.T.S.

F.M. 552
PROJECT LOCATION
F.M. 1141
JOHN KING
CITY LIMITS
LOCATION MAP
N.T.S.

LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION

PD SITE PLAN
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-36, BLOCK I
LOTS 1-44, BLOCK J
TOTAL ACRES 120.900
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6
OUT OF THE
J.M. GLASS SURVEY, ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

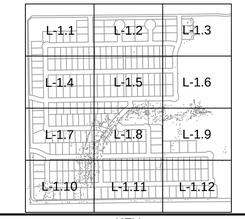
OWNER
QUALICO DEVELOPMENT(U.S.), INC.
6950 TPC DRIVE, STE. 350
McKINNEY, TEXAS 75070

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JANUARY 2022 SCALE 1" = 100'

CASE #P2022-XXX





PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	CERCIS RENIFORMIS `OKLAHOMA` / OKLAHOMA RED BUD
	ILEX VOMITORIA / YAUPON HOLLY
	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	QUERCUS SHUMARDII / SHUMARD RED OAK
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA / CEDAR ELM

SHRUBS	BOTANICAL / COMMON NAME
	HESPERALOE PARVIFLORA / RED YUCCA
	LOROPETALUM CHINENSE `PURPLE DIAMOND` / FRINGE FLOWER
	MUHLENBERGIA CAPILLARIS / PINK MUHLY
	NASSELLA TENUISSIMA `PONY TAILS` / MEXICAN FEATHER GRASS
	SALVIA GREGGII / AUTUMN SAGE

6' WROUGHT IRON FENCE

6' CEDARWOOD FENCE

N

GRAPHIC SCALE

120 0 60 120 240

(IN FEET)
1 inch = 120 ft.

PD CALCULATIONS		
	REQUIRED	PROVIDED
FM 552:		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (1779')	54 CANOPY TREES AND 72 ACCENT TREES	54 CANOPY TREES AND 72 ACCENT TREES
FM 1141:		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (1433)	43 CANOPY TREES AND 57 ACCENT TREES	43 CANOPY TREES AND 57 ACCENT TREES
NORTH COUNTRY LANE		
EASTERN RED CEDAR PLANTED 15' O.C. (1936 LINEAR FEET)	129 TREES	129 TREES

TOTAL MITIGATION	REQ.	PROV.
TOTAL CREDITS PROVIDED		
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-552	752.0	752.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	532.0	532.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG N COUNTRY LN	708.0	708.0
INCHES OF TREES TO BE PLANTED ON RESIDENTIAL LOTS (12 INCHES/LOT)	3,120.0	3,120.0
INCHES OF TREE TO BE PLANTED IN OPEN SPACE LOTS	26.3	27.0
TOTALS	**5,138.3**	**5,139.0**

NOTES:
1. ALL TREES SHALL BE A MINIMUM OF 5' FROM ALL UTILITIES.
2. IRRIGATION WILL MEET REQUIREMENTS OF UDC.
3. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MINIMUM OF 1" IN HEIGHT AS DETERMINED BY THE CITY.

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BANISTER ENGINEERING
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REGISTRATION # F-10599 (TEXAS)

NELSON LAKE
ROCKWALL, TEXAS

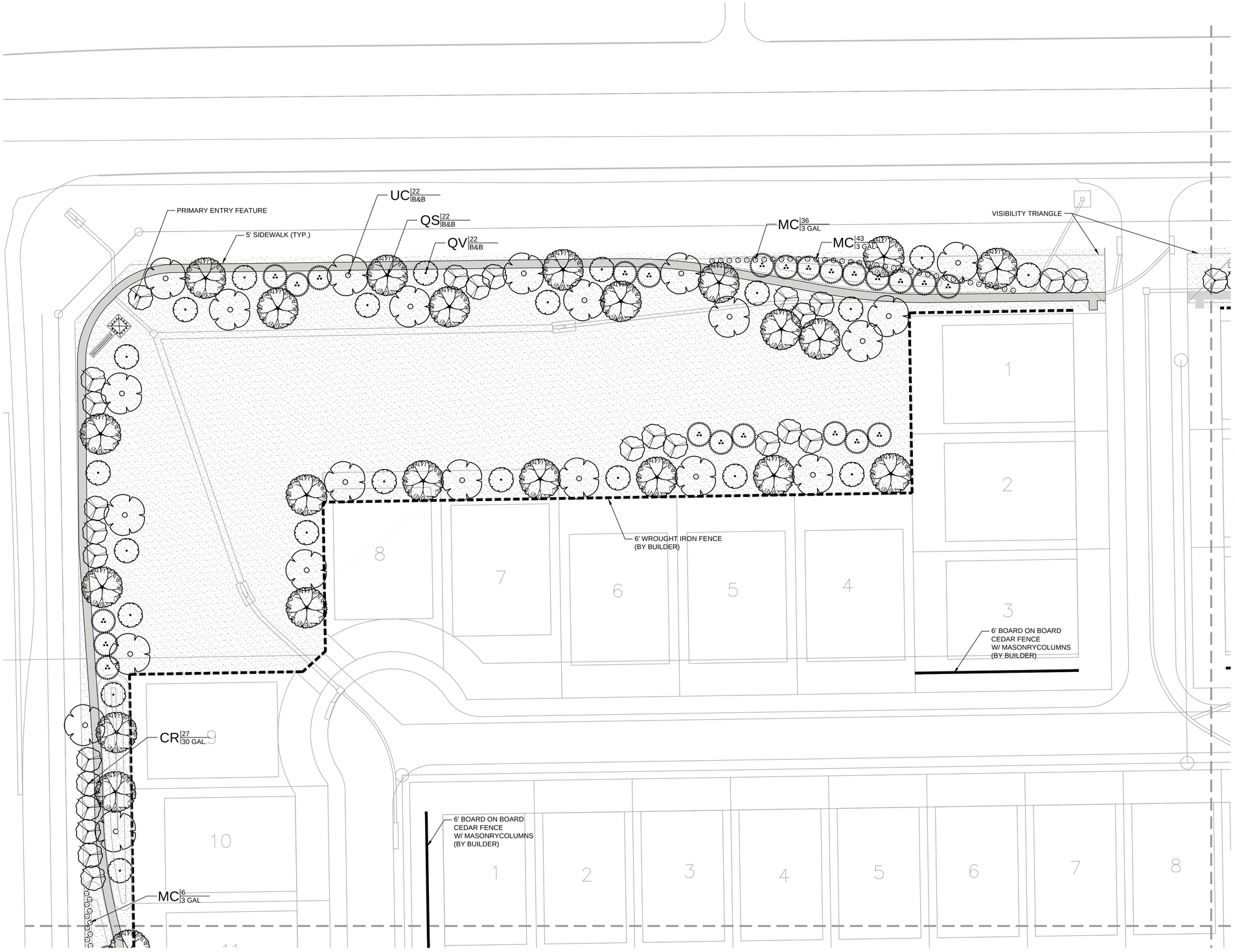
OVERALL LANDSCAPE PLAN

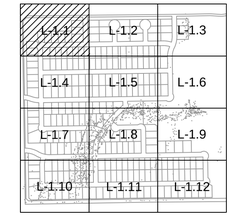
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

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Michael A. Wilson
L.A.#3068

SHEET NUMBER
L-1.0





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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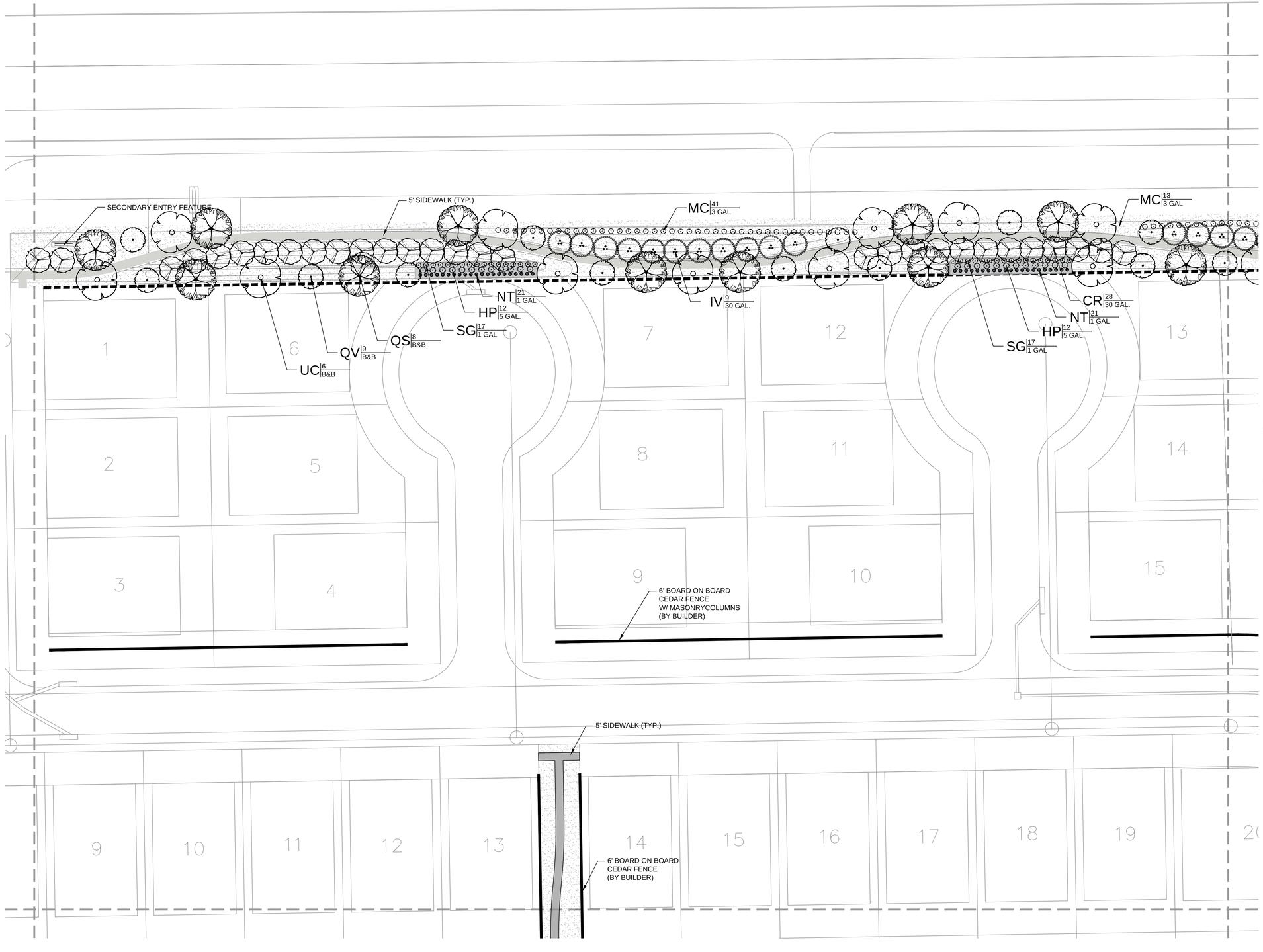
LANDSCAPE PLAN ENLARGEMENT (1 OF 12)

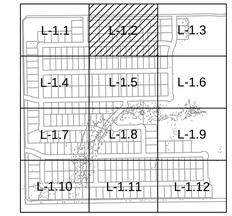
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SHEET NUMBER
L-1.1





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
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NELSON LAKE
ROCKWALL, TEXAS

LANDSCAPE PLAN ENLARGEMENT (2 OF 12)

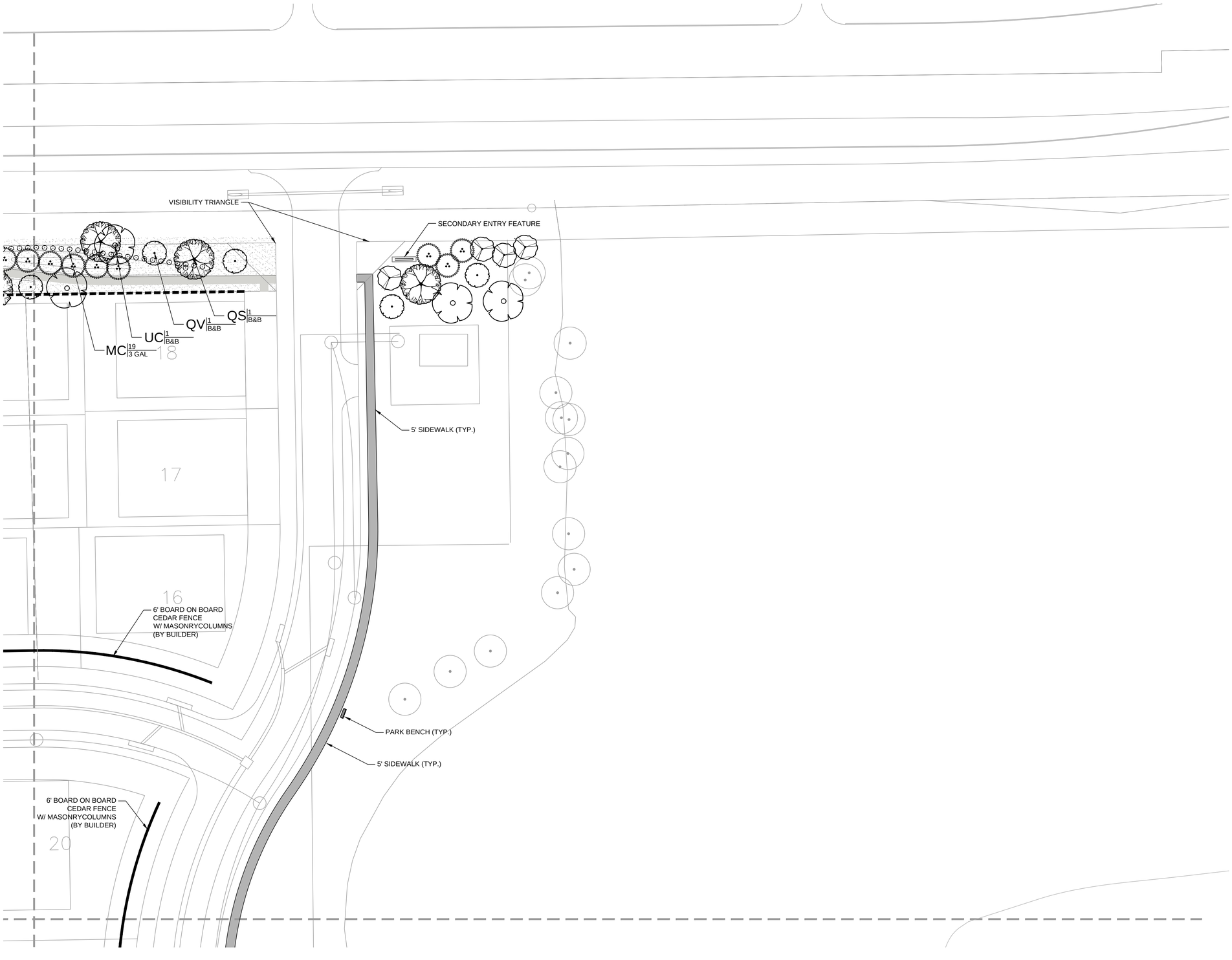
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L.A.#3068

SHEET NUMBER

L-1.2





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

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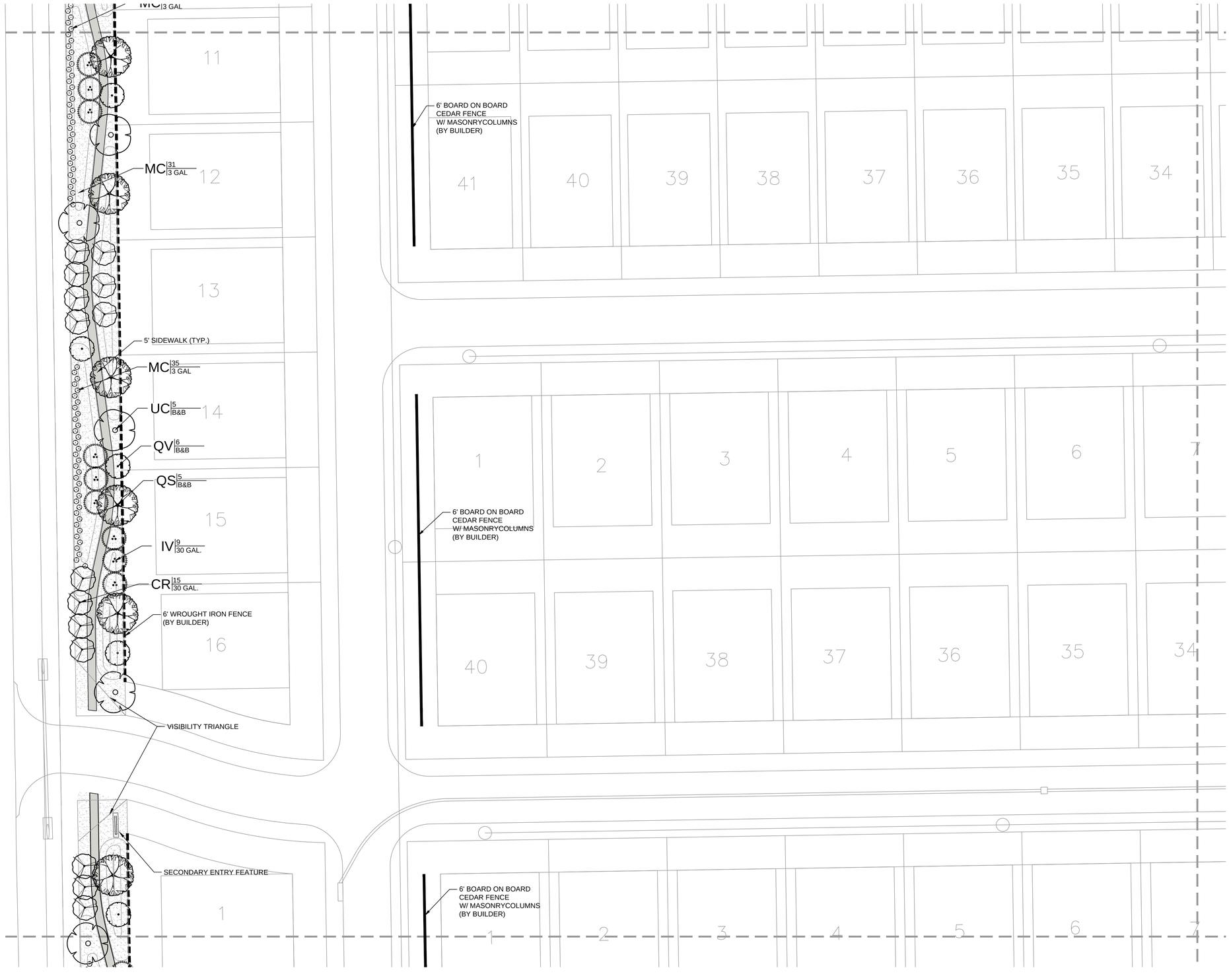
LANDSCAPE PLAN ENLARGEMENT (3 OF 12)

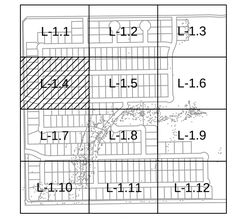
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L.A.#3068

SHEET NUMBER
L-1.3





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

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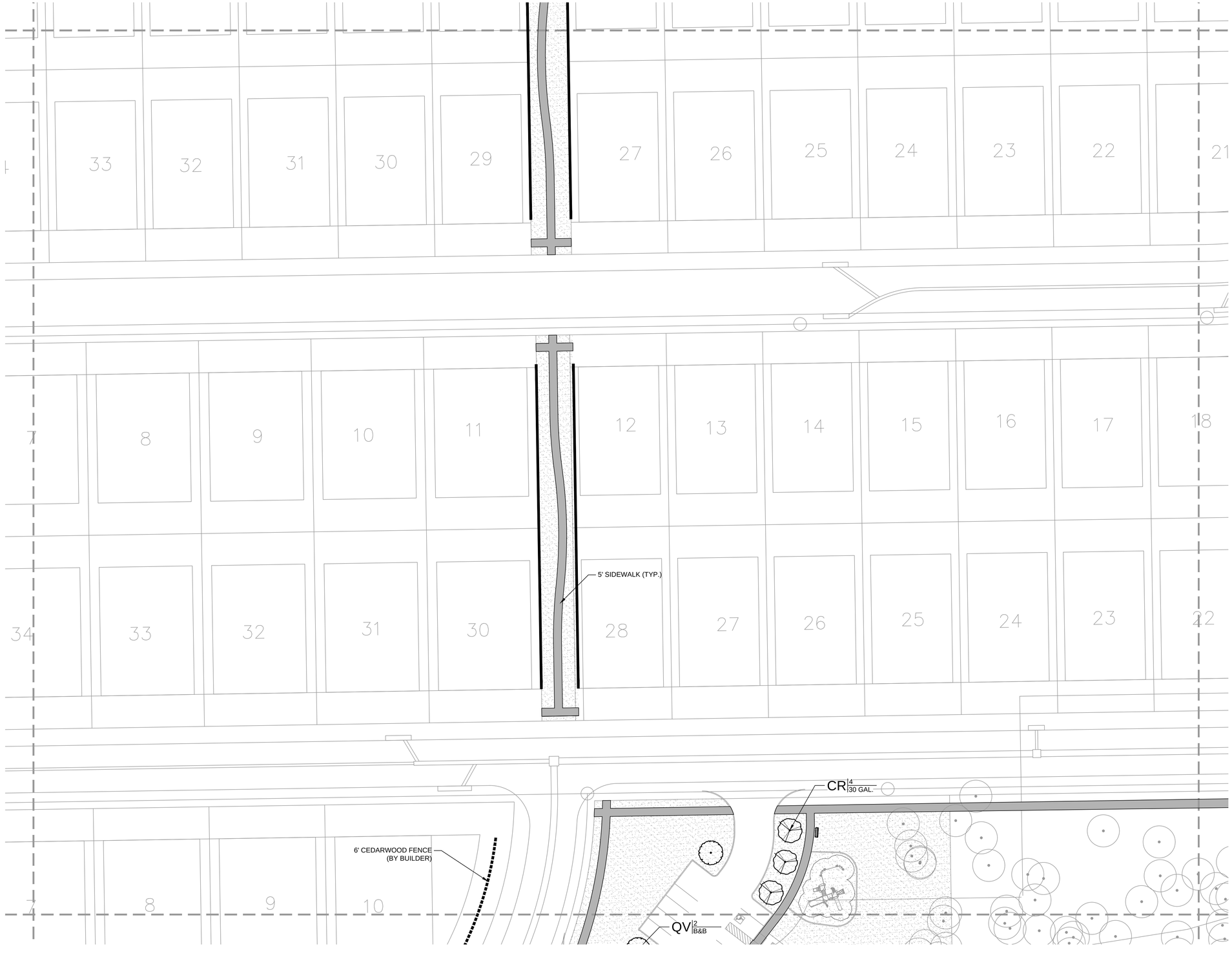
LANDSCAPE PLAN ENLARGEMENT (4 OF 12)

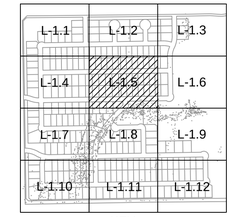
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L.A.#3068

SHEET NUMBER
L-1.4





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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ROCKWALL, TEXAS

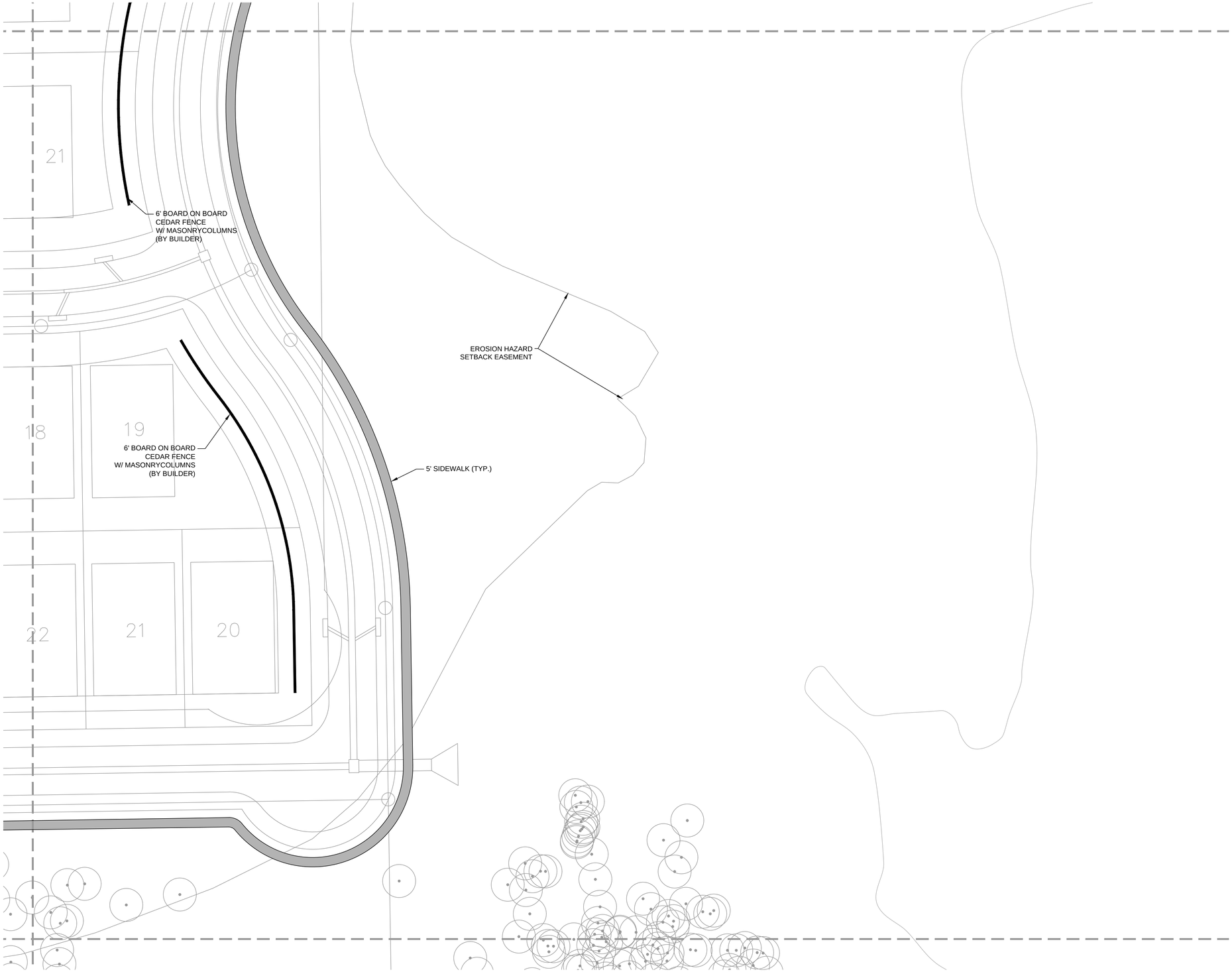
LANDSCAPE PLAN ENLARGEMENT (5 OF 12)

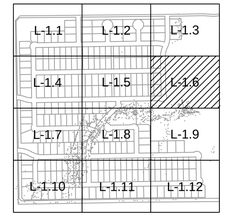
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Michael A. Wilson
L.A.#3068

SHEET NUMBER
L-1.5





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

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LANDSCAPE PLAN ENLARGEMENT (6 OF 12)

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MC | 23 | 3 GAL

CR | 7 | 30 GAL.

MC | 15 | 3 GAL

QV | 4 | B&B

QS | 6 | B&B

MC | 23 | 3 GAL

IV | 10 | 30 GAL.

UC | 5 | B&B

6' CEDARWOOD FENCE
(BY BUILDER)

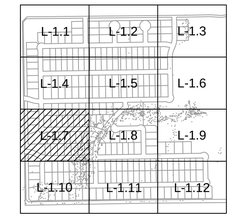
6' WROUGHT IRON FENCE
(BY BUILDER)

PRIMARY ENTRY FEATURE

VISIBILITY TRIANGLE

5' SIDEWALK (TYP.)

MC | 2 | 3 GAL



KEY

PLANT SCHEDULE

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	YAUPON HOLLY
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	SHUMARD RED OAK
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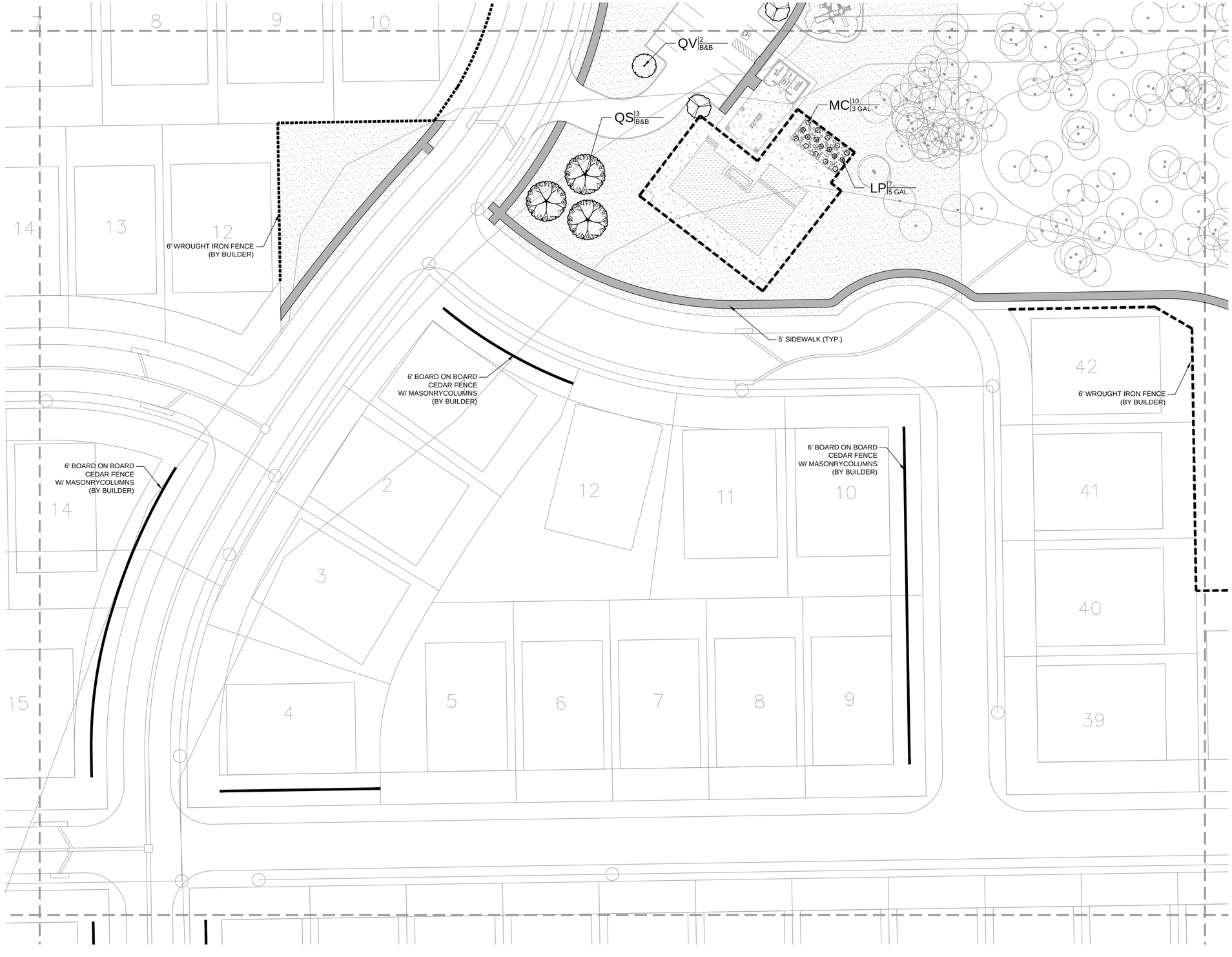
LANDSCAPE PLAN ENLARGEMENT (7 OF 12)

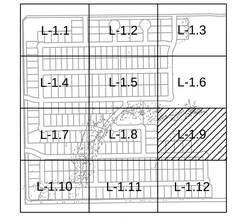
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KEY

PLANT SCHEDULE

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	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
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GROUND COVERS	COMMON NAME
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	RIVER ROCK

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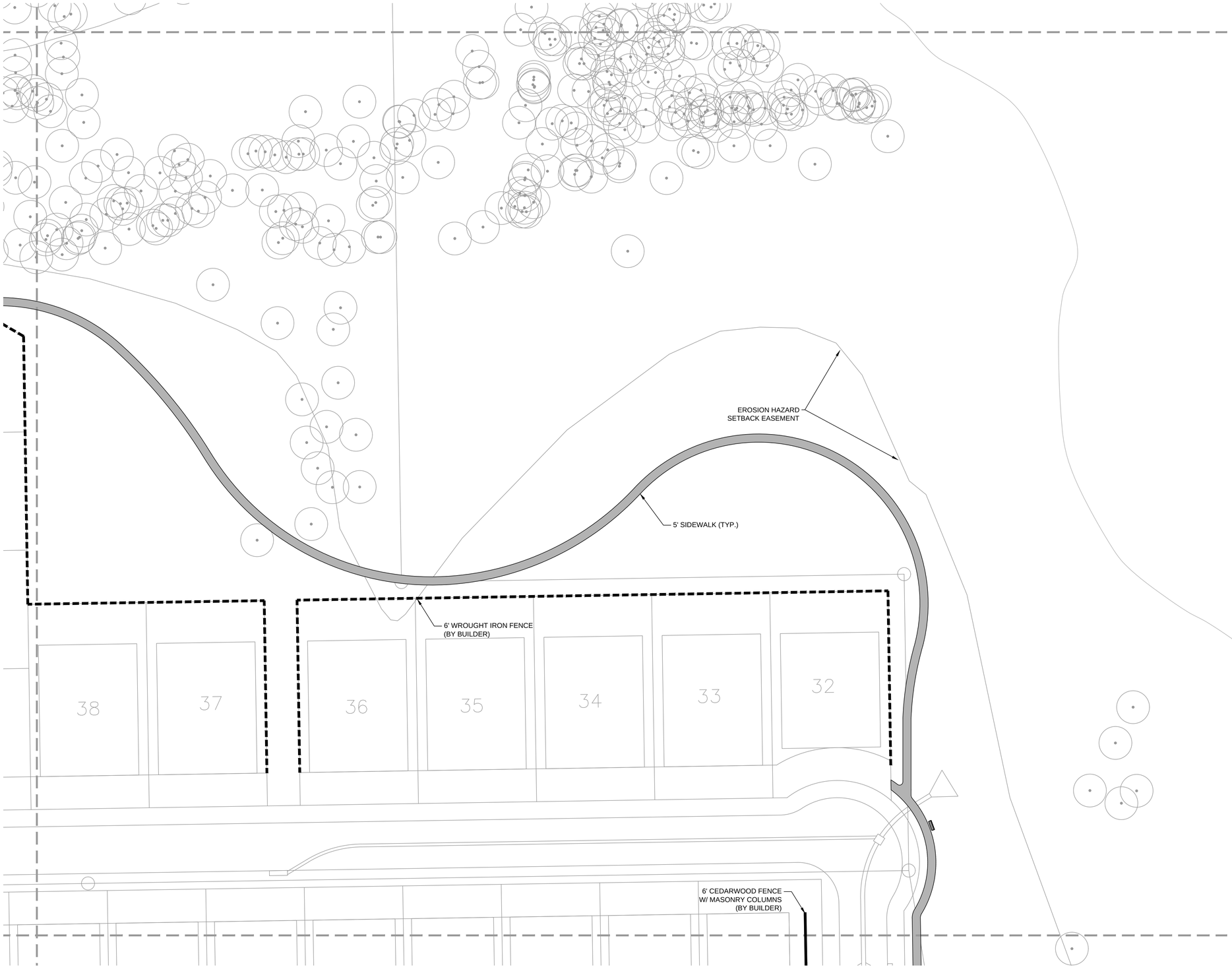
LANDSCAPE PLAN ENLARGEMENT (9 OF 12)

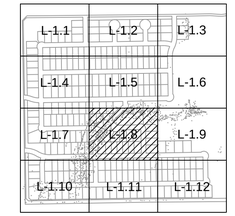
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KEY

PLANT SCHEDULE

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	YAUPON HOLLY
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SHRUBS	COMMON NAME
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	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
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	RIVER ROCK

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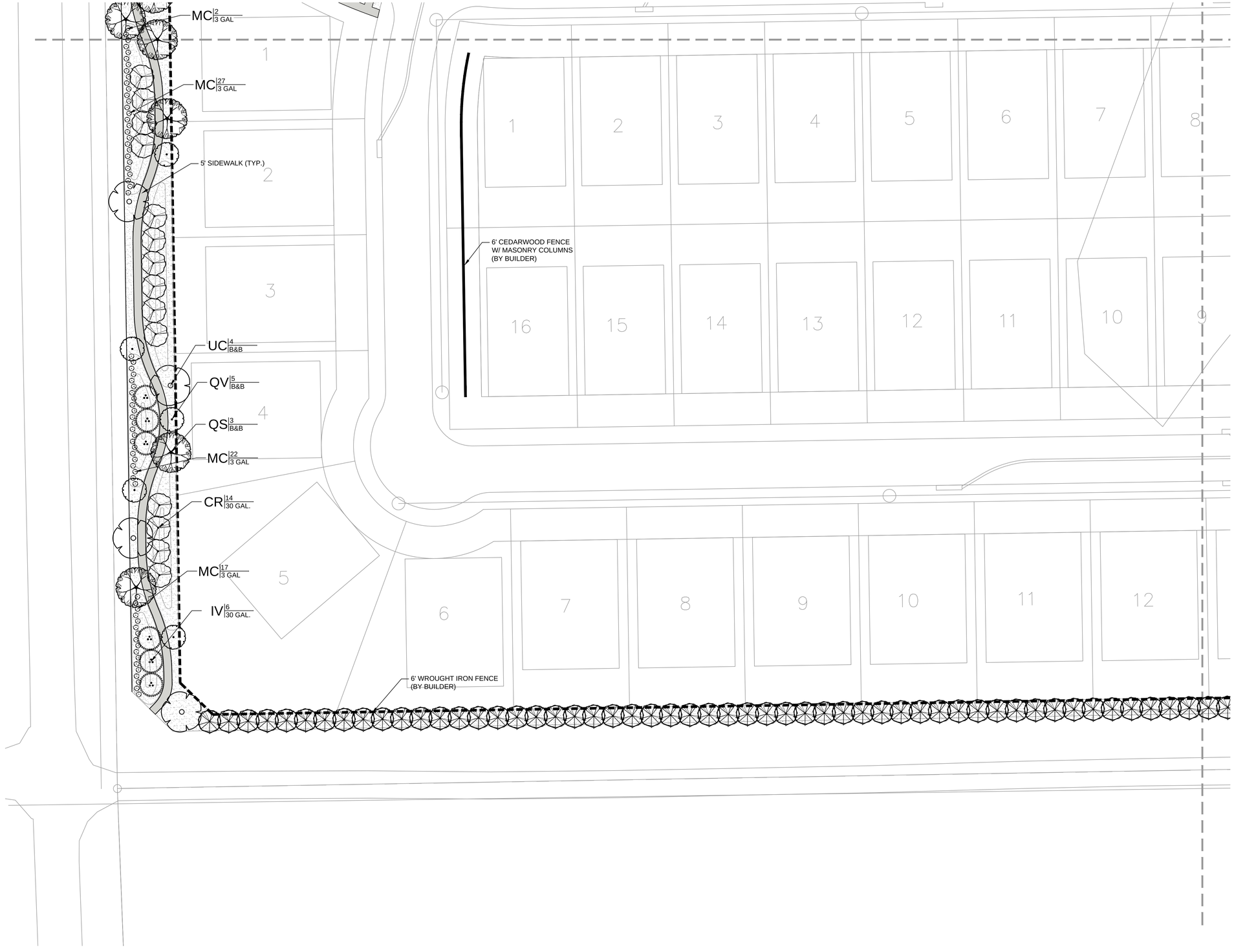
LANDSCAPE PLAN ENLARGEMENT (8 OF 12)

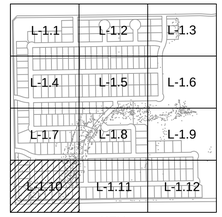
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KEY

PLANT SCHEDULE

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GROUND COVERS	COMMON NAME
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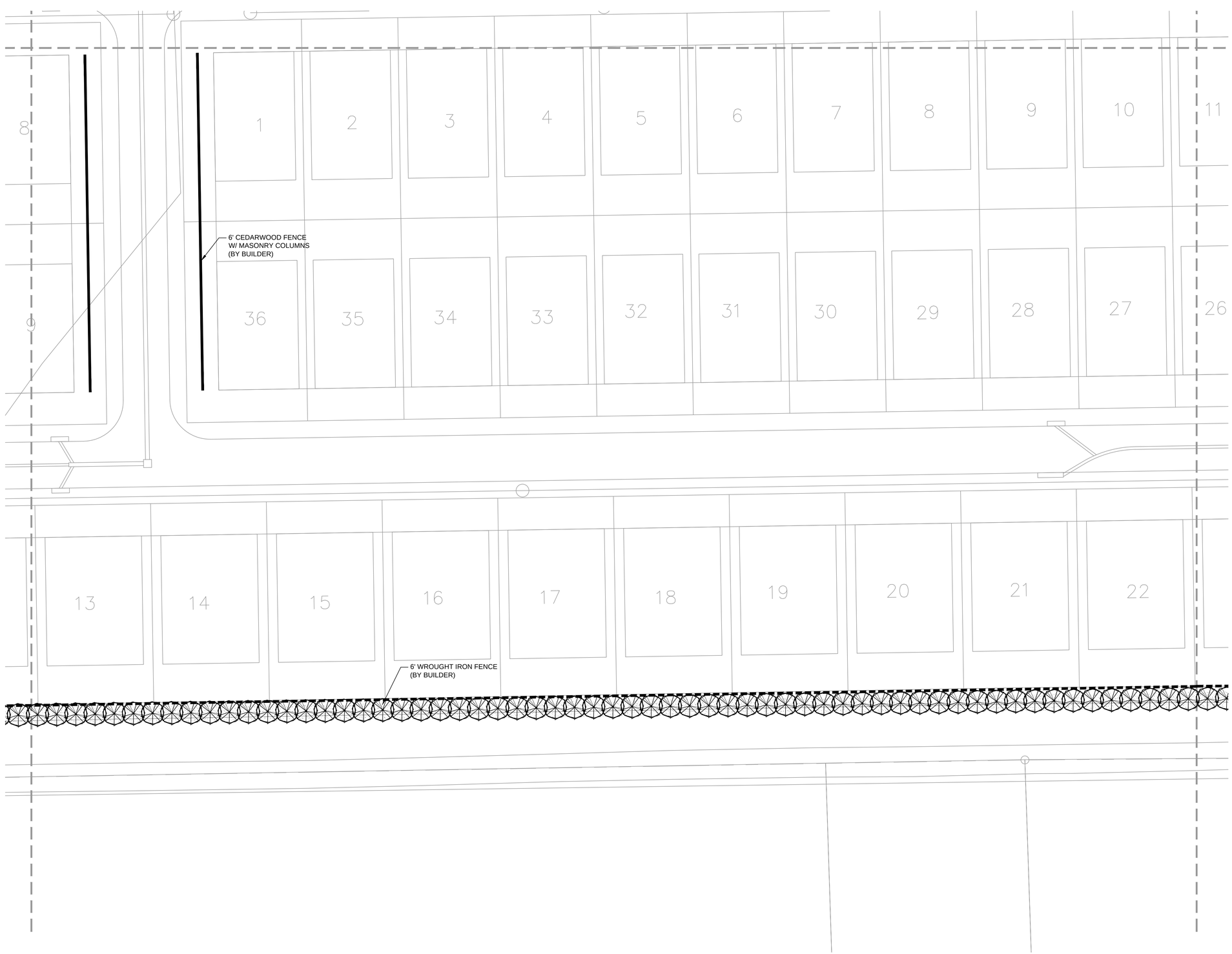
LANDSCAPE PLAN ENLARGEMENT (10 OF 12)

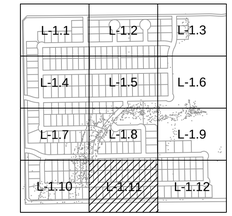
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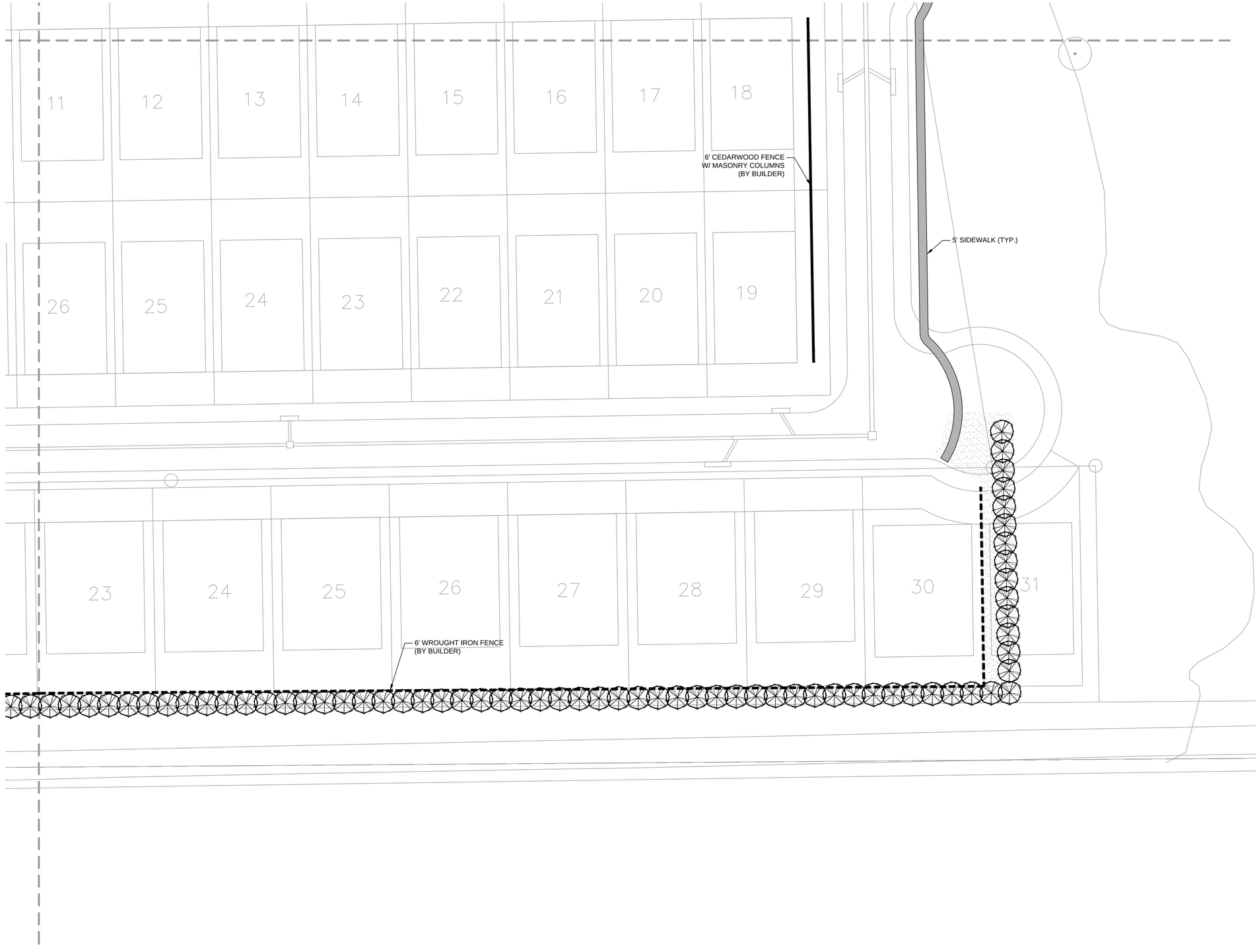
LANDSCAPE PLAN ENLARGEMENT (11 OF 12)

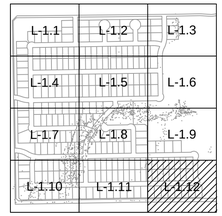
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SHEET NUMBER
L-1.11





KEY

PLANT SCHEDULE

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	SHUMARD RED OAK
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SHRUBS	COMMON NAME
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GROUND COVERS	COMMON NAME
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	RIVER ROCK

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LANDSCAPE PLAN ENLARGEMENT (12 OF 12)

No.	Date	Revision Description

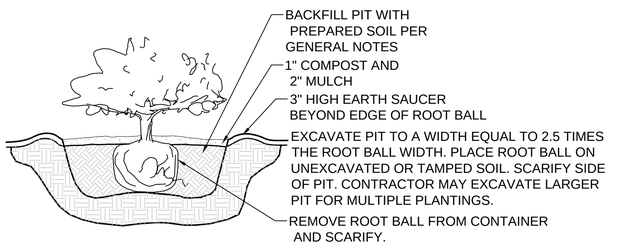
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GENERAL NOTES:

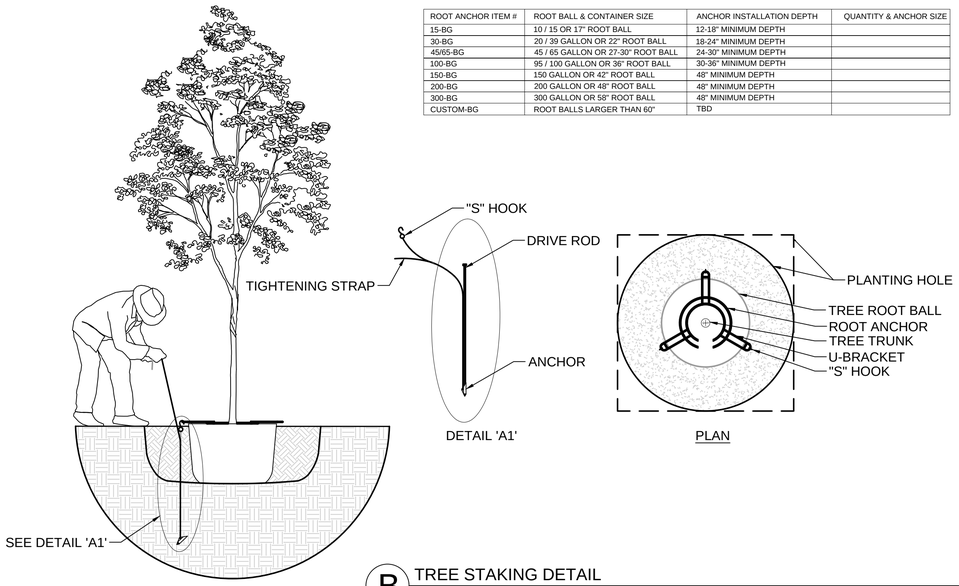
1. LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED BY HIS/HER WORK.
2. CONTRACTOR SHALL ADVISE THE OWNER AND LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
3. IF A DISCREPANCY BETWEEN DRAWINGS AND PLANT SCHEDULE IS FOUND, THE DRAWINGS SHALL TAKE PRECEDENT OVER THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK.'
5. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
6. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE ARCHITECT
7. ALL DISTURBED AREAS NOT INDICATED AS PLANTING BEDS SHALL BE SODDED OR SEEDED BY CONTRACTOR TO PROVIDE AN ESTABLISHED TURF AREA.
8. CONTRACTOR SHALL REMOVE REASONABLE AMOUNT OF STONES, DEAD ROOTS, DETRITUS AND OTHER UNDESIRABLE MATERIAL FROM EXISTING SOIL.
9. IF ROCKS ARE ENCOUNTERED, REMOVE TO A DEPTH OF 3" AND ADD 3" OF FRIABLE FERTILE TOPSOIL TO ALL SODDED AREAS. CONTRACTOR TO ENSURE THAT SITE IS GRADED ACCORDING TO THE ENGINEERS GRADING PLAN.
10. LAWN AREAS SHALL HAVE 3" MINIMUM FRIABLE TOPSOIL AND BE TREATED WITH FERTILIZER APPLIED AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET.
11. SOIL PREPARATION FOR PLANTING BEDS SHALL BE AS FOLLOWS:
    -3ΔOF ORGANIC COMPOST
    -20 POUNDS OF ORGANIC FERTILIZER/ 1,000 SF OF BED AREA
    -TILL BED TO A DEPTH OF 6Δ TO 8Δ
    -CHECK SOIL ACIDITY. SOIL ACIDITY SHOULD RANGE FROM 5.0 TO 7.0 PH. REGULATE IF NECESSARY.
12. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM 3" OF NATIVE HARDWOOD MULCH.
13. TREE PLANTING PITS SHALL BE CLEARED OF UNDESIRABLE MATERIAL AND BACKFILLED WITH PREPARED TOP SOIL. PLACE 1" OF COMPOST AND 3" OF SHREDDED HARDWOOD MULCH ON TOP OF ROOT BALL..
14. THE CONTRACTOR WILL BE HELD LIABLE FOR ANY DAMAGE CAUSED TO TREES DUE TO IMPROPER STAKING METHODS, INCLUDING ABSENCE OF STAKING THROUGHOUT THE WARRANTY PERIOD.
15. TREES SHALL BE PLANTED AT LEAST 2.5 FEET FROM ANY RIGHT-OR-WAY LINE, CURB, WALK OR FIRE HYDRANT, AND OUTSIDE ALL UTILITY EASEMENTS.
16. TREES SHALL BE PLANTED AT LEAST 8 FEET FROM ANY PUBLIC UTILITY LINE WHERE POSSIBLE. IN THE EVENT THIS IS NOT POSSIBLE, CONTRACTOR SHALL INSTALL A ROOT BARRIER, PER THE DETAIL(S) NOTED ON THIS SHEET.
17. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 7 FEET FROM FINISH SURFACE.
18. CONTRACTOR SHALL WARRANTY ANY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER THE FINAL ACCEPTANCE. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION IN ACCORDANCE WITH THE SEASON. DEAD, DAMAGED OR DESTROYED PLANT MATERIAL SHALL BE REPLACED IN KIND WITHIN THIRTY DAYS. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON PART OF THE OWNER.
19. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER OR WEEDS.
20. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVERSPRAY ON TREES IS PROHIBITED.
21. INSTALLING CONTRACTOR TO MAINTAIN LANDSCAPING FOR 30 DAYS FROM OWNER OCCUPANCY TO ESTABLISH PLANTS AND GRASS, MOWING AND TRIMMING TO BE INCLUDED.
22. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND RE-ESTABLISHED BE SOD. THESE AREAS SHALL BE IRRIGATED AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE. THIS IS TO INCLUDE ALL AREAS TO THE BACK OF CURB AROUND THE PROPERTY.
23. ANY HARDWOOD MULCHED BEDS ON SITE SHALL HAVE PERMEABLE WEED MAT INSTALLED PRIOR TO PLANT MATERIAL AND MULCH BEING INSTALLED.
24. ALL BEDDING AREAS WITH GROUND COVER (ASIAN JASMINE, WINTER CREEPER, ETC.) SHALL BE TOP DRESSED WITH HARDWOOD MULCH UNTIL GROUND COVER HAS COVERED AREA COMPLETELY.
25. ANY SWITCH GEAR DEVICES, ELECTRICAL TRANSFORMERS, TELEPHONE PEDESTALS, AND HVAC UNITS LOCATED ON THE PROPERTY ARE TO BE SCREENED. IF THESE DEVICES HAVE BEEN ALTERED FROM THE MOST RECENT PLANS, THE CONTRACTOR IS TO VERIFY PLACEMENT OF THESE UTILITIES AND CONTACT LANDSCAPE ARCHITECT FOR PLANT MATERIAL SPECIFICATIONS AND PLACEMENT.
26. LANDSCAPE CONTRACTOR SHALL NOT PLACE TOPSOIL OR MULCH ABOVE BRICK LEDGE OF THE BUILDING AND SHALL NOT BLOCK WEEP HOLES ON THE BUILDING.
27. IF THE GRADES ON SITE AT THE TIME THE LANDSCAPE CONTRACTOR IS SET TO BEGIN WORK DOES NOT ALLOW THE BRICK LEDGE AND WEEP HOLES TO REMAIN UNCOVERED, IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OR GENERAL CONTRACTOR IMMEDIATELY.



A SHRUB PLANTING DETAIL

NOT TO SCALE

ROOT ANCHOR ITEM #	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-BG	10 / 15 OR 17" ROOT BALL	12-18" MINIMUM DEPTH	
30-BG	20 / 39 GALLON OR 22" ROOT BALL	18-24" MINIMUM DEPTH	
45/65-BG	45 / 65 GALLON OR 27-30" ROOT BALL	24-30" MINIMUM DEPTH	
100-BG	95 / 100 GALLON OR 36" ROOT BALL	30-36" MINIMUM DEPTH	
150-BG	150 GALLON OR 42" ROOT BALL	48" MINIMUM DEPTH	
200-BG	200 GALLON OR 48" ROOT BALL	48" MINIMUM DEPTH	
300-BG	300 GALLON OR 58" ROOT BALL	48" MINIMUM DEPTH	
CUSTOM-BG	ROOT BALLS LARGER THAN 60"	TBD	



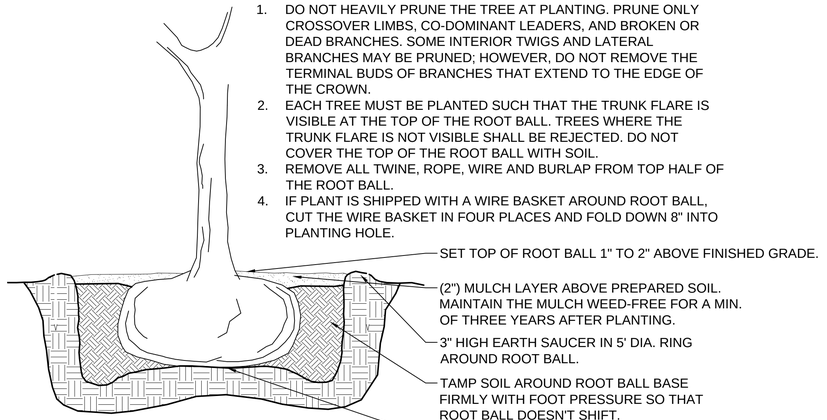
B TREE STAKING DETAIL

NOT TO SCALE

STEP 1:
- SET TREE IN PLANTING PIT.
- PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL.
- CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE.
- ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET.

STEP 2:
- DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL.
- SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE.

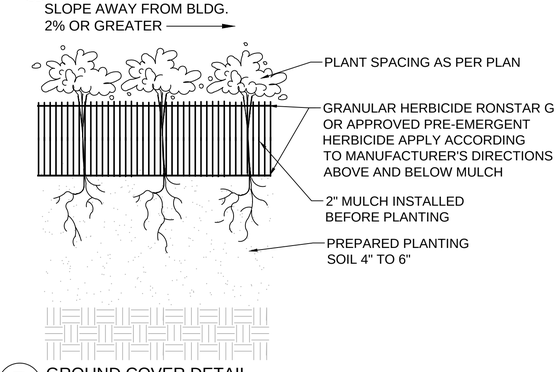
STEP 3:
- REMOVE DRIP ROD.
- REPEAT STEPS 1 &2 FOR ALL THREE (3) ANCHOR LOCATIONS.
- PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" TO 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR.
- PLACE "S" HOOK OVER THE END OF THE U-BRACKET.
- PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF THE ROOT BALL.
- TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY.



1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF THE ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.

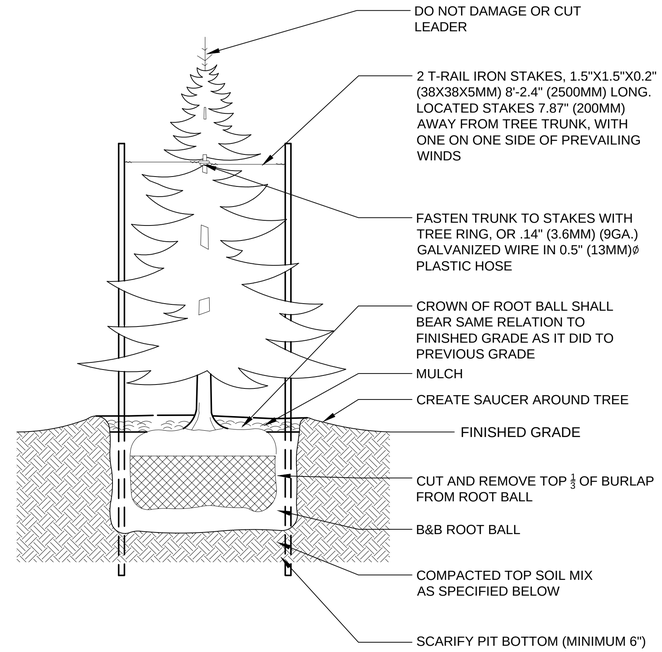
C TREE PLANTING DETAIL

NOT TO SCALE



D GROUND COVER DETAIL

NOT TO SCALE



SPECIFICATIONS:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
4. PROVIDE DRAINAGE FOR PLANTING PUT IN IMPERMEABLE SOIL
5. TOPSOIL MIX, SEE SPEC.

E CONIFEROUS TREE STAKING DETAIL

NOT TO SCALE

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BANISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094| 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

NELSON LAKE
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES (1 OF 3)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

PRELIMINARY
FOR REVIEW ONLY
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Michael A. Wilson
L.A.#3068

SHEET NUMBER

L-1.13

PLANT SCHEDULE						
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	98	CERCIS RENIFORMIS `OKLAHOMA` OKLAHOMA RED BUD	30 GAL.	3"	6`-8`	FULL, MATCHING, SYMMETRICAL
	69	ILEX VOMITORIA YAUPON HOLLY	30 GAL.	3"	6`-8`	FULL, MATCHING, SYMMETRICAL
	177	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	45 GAL.	4"	10`-12`	FULL, MATCHING, SYMMETRICAL
	56	QUERCUS SHUMARDII SHUMARD RED OAK	B&B	5"	12`-14`	FULL, MATCHING, SYMMETRICAL
	56	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	B&B	5"	12`-14`	FULL, MATCHING, SYMMETRICAL
	52	ULMUS CRASSIFOLIA CEDAR ELM	B&B	5"	12`-14`	FULL, MATCHING, SYMMETRICAL
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
	24	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	7	LOROPETALUM CHINENSE `PURPLE DIAMOND` FRINGE FLOWER	5 GAL	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	318	MUHLENBERGIA CAPILLARIS PINK MUHLY	5 GAL	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	42	NASSELLA TENUISSIMA `PONY TAILS` MEXICAN FEATHER GRASS	5 GAL	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	34	SALVIA GREGGII AUTUMN SAGE	5 GAL	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	NOTES			
	249,969 SF	CYNODON DACTYLON `TIF 419` BERMUDA GRASS	SOD			
	639 SF	RIVER ROCK	SOD			

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NELSON LAKE
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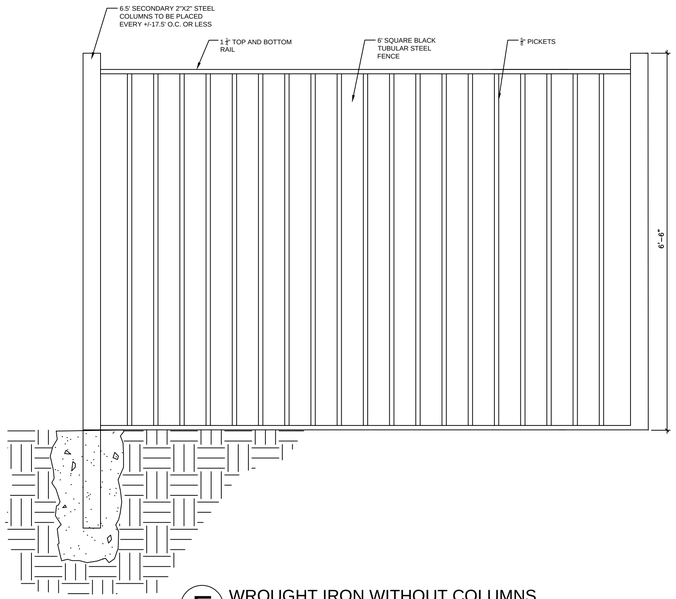
TREESCAPE PLAN TABLES (1 OF 3)

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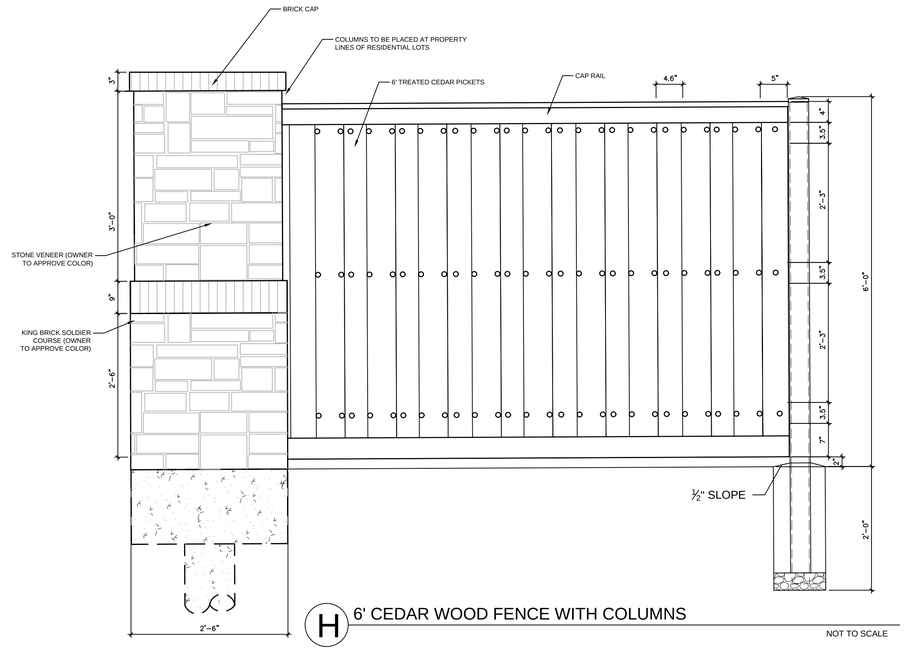
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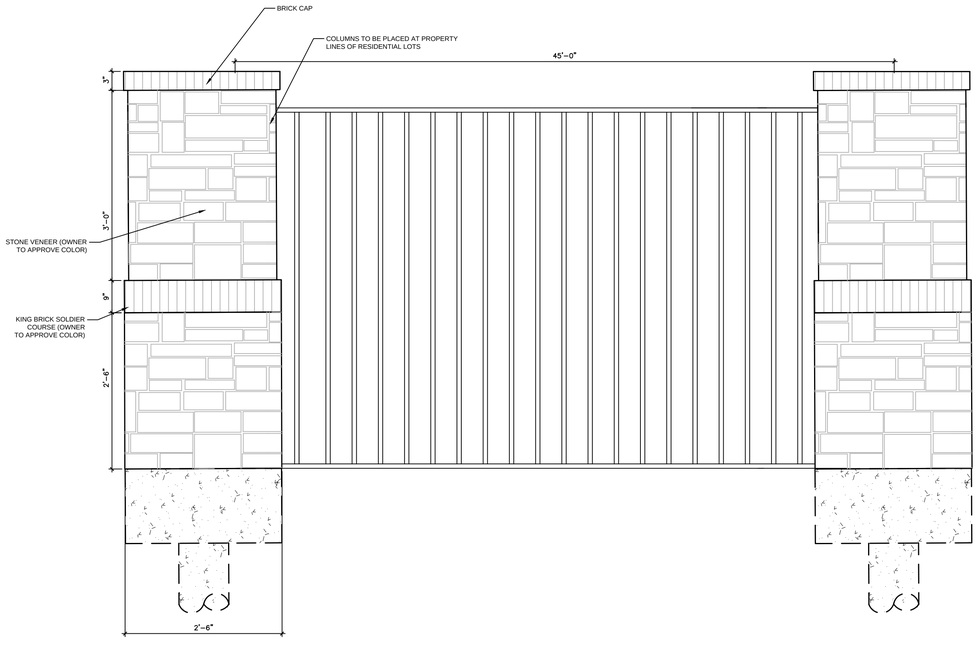
F WROUGHT IRON WITHOUT COLUMNS

NOT TO SCALE



H 6' CEDAR WOOD FENCE WITH COLUMNS

NOT TO SCALE



G WROUGHT IRON WITH COLUMNS

NOT TO SCALE

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TREESCAPE PLAN TABLES (1 OF 3)

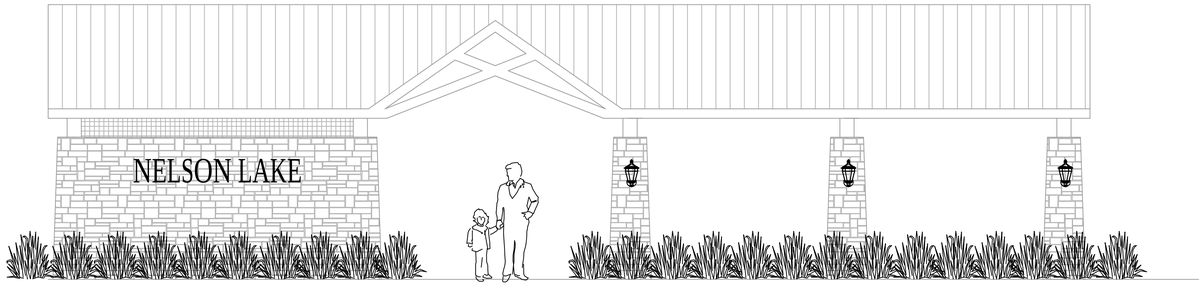
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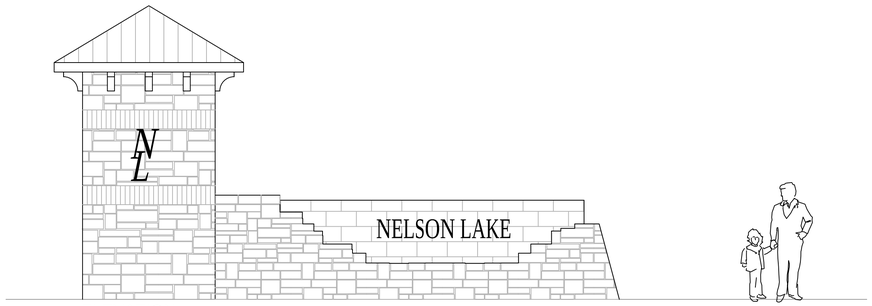
L-1.15



ELEVATION

I AMENITY CENTER

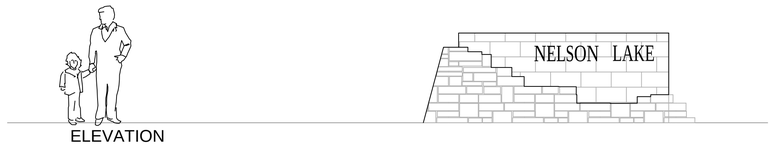
NOT TO SCALE



ELEVATION

J PRIMARY ENTRY GEATURE

NOT TO SCALE



ELEVATION

K SECONDARY ENTRY FEATURE

NOT TO SCALE

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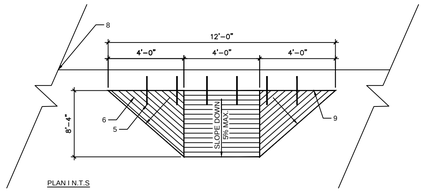
L-1.16

KEY:

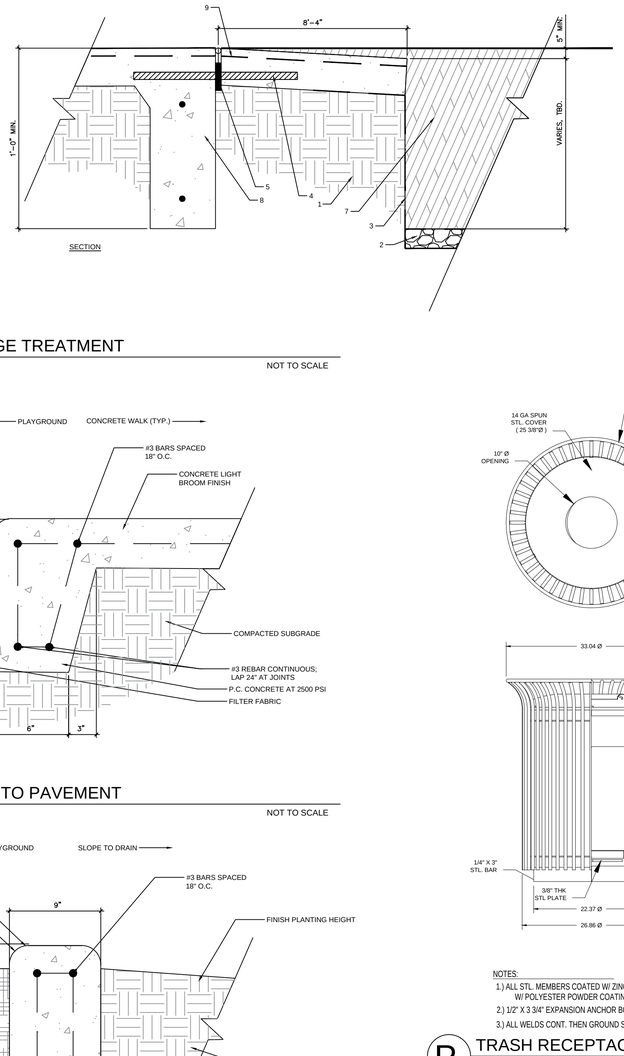
1. COMPACTED SUBGRADE TO 95% MAX DENSITY
2. 3" THICK DRAINAGE ROCK
3. FILTER FABRIC
4. 4" CONCRETE, 3000 PSI, ONE LAYER #3 BARS AT 18" O.C.E.W., MEDIUM BROOM FINISH PERPENDICULAR TO PEDESTRIAN TRAFFIC.
5. EXPANSION JOINT -3/4" CEDAR FULL DEPTH TO SUPPORT BACKER ROD/ZIP-STRI, SEAL WITH JOINT SEALANT SL-1 (COLOR TO MATCH CONCRETE; 1" DIA. SMOOTH DOWEL 18" LENGTH AT 18" O.C. MIN., GREASE AND CAP FULL LENGTH OF EXPOSED DOWEL.
6. TROWEL "V" GROOVES INTO SURFACE OF RAMP AS SHOWN AT 3" O.C. PERPENDICULAR TO PEDESTRIAN TRAFFIC
7. PLAY SURFACE (FIBER MULCH), 2" MIN. COVER ON RAMP
8. ADJACENT CONCRETE WALKWAY. THICKEN EDGE AT PLAYGROUND BOUNDARY TO 12" DEPTH X 8" W MIN., PLACE (2) #3 BARS CONTINUOUS
9. PLAY SURFACE TO THE TOP OF TRANSITION.

NOTE:

RAMP MUST BE LOCATED OUT OF
PLAY EQUIPMENT SAFETY/ FALL ZONE



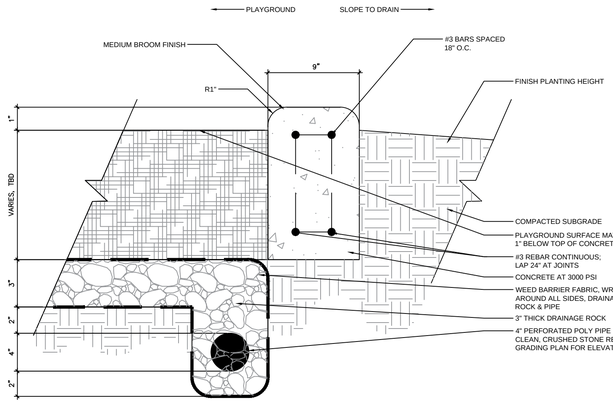
PLAN I N T S



SECTION

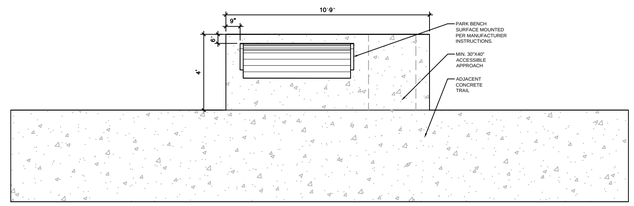
L PLAYGROUND RAMP/EDGE TREATMENT

NOT TO SCALE



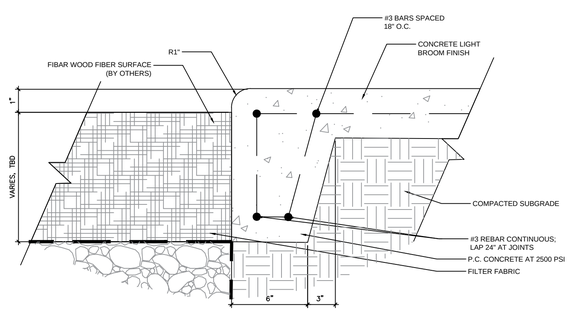
O PLAYGROUND DRAINAGE

NOT TO SCALE



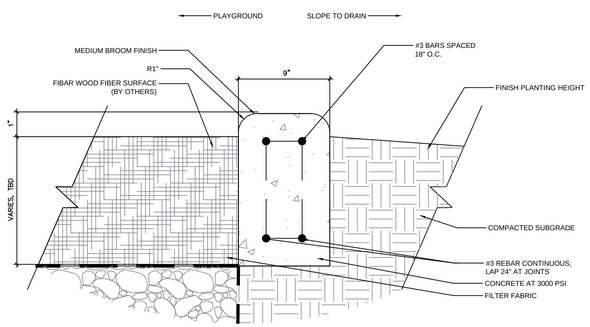
Q CONCRETE PAD UNDER PARK BENCH

NOT TO SCALE



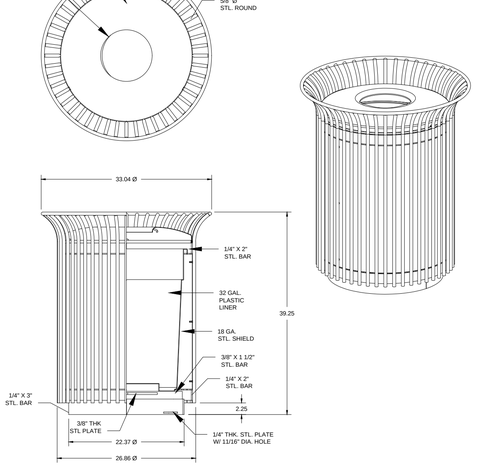
M PLAYGROUND SURFACE TO PAVEMENT

NOT TO SCALE



N PLAYGROUND CONTAINMENT BEAM

NOT TO SCALE

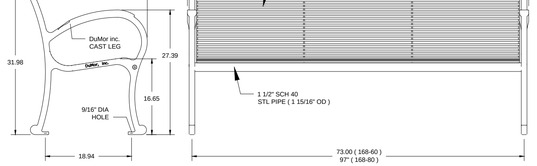


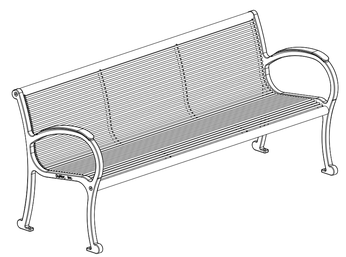
NOTES:

1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
3.) ALL WELDS CONT. THEN GROUND SMOOTH.

P TRASH RECEPTACLE- DUMOR 158 (OR APPROVED EQUAL)

NOT TO SCALE





NOTES

1.) ALL STL. MEMBERS COATED W/ ZINC RICH COATING THEN POLYESTER POWDER COATED.
2.) BENCH IS SHIPPED UNASSEMBLED.
3.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.

R PARK BENCH- DUMOR 168 (OR APPROVED EQUAL)

NOT TO SCALE

BANNISTER ENGINEERING
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SHEET NUMBER

L-1.17

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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
FROM:	Henry Lee, *Planner*
DATE:	February 15, 2022
SUBJECT:	SP2022-001; *Site Plan for the Nelson Lakes Subdivision*

The applicant, Chase Finch of Corwin Engineering, Inc., is requesting the approval of a site plan for the Nelson Lakes Subdivision. The subject property is a 120.90-acre tract of land (*i.e. Tract 2 of the J. M. Gass Survey, Abstract No. 88*) generally located at the southeast corner of the intersection of FM-1141 and FM-552. Following the development schedule outlined in Planned Development District 90 (PD-90), the Nelson Lakes Subdivision has been approved for a *Preliminary Plat* [*Case No. P2021-014*]; no master plat is required as the subdivision is being constructed in one (1) phase. It should be noted that concurrently with the site plan request the applicant has submit a *Final Plat* [*Case No. P2022-003*]. As part of this case, the applicant has submitted a site plan, landscape plan, and hardscape plan for the proposed subdivision.

The submitted site plan, landscape plan, and hardscape plan conform to the technical requirements contained within Planned Development District 90 (PD-90) and the Unified Development Code (UDC). The site plan depicts how the 260 residential lots and eight (8) open space lots will be constructed. The landscape plan shows three (3) canopy and four (4) accent trees per 100-linear feet of frontage along FM-1141 and FM-549 -- *per the requirements within Planned Development District 90 (PD-90)* -- as well as a berm. The landscape plan also provides a table that indicates that three (3) trees will be provided per residential lot. This was required to meet the tree mitigation requirements for the subdivision. The hardscape plans include details for the primary and secondary entry monuments signage, as well as the amenity center's elevations. Included in the hardscape plan is a fence exhibit showing the types of fencing and where they will be located per the requirements of Planned Development District 90 (PD-90) (*Ordinance No. 21-09*). Since the site plan conforms with all applicable technical requirements of Planned Development District 90 (PD-90) and the Unified Development Code (UDC), this case is being placed on the consent agenda. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the *February 15, 2022* Planning and Zoning Commission meeting.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	SEC of F.M. 552 & F.M. 1141		
SUBDIVISION	Nelson Lakes	LOT	BLOCK
GENERAL LOCATION			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	120.900	LOTS [CURRENT]	LOTS [PROPOSED] 260

☒ ***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	Qualico Development(U.S.), Inc.	☐ APPLICANT	Corwin Engineering, Inc.
CONTACT PERSON	Kyle Tressler	CONTACT PERSON	Chase Finch
ADDRESS	6950 TPC Drive, Ste. 350	ADDRESS	200 W. Belmont, Ste. E
CITY, STATE & ZIP	McKinney, Texas 75070	CITY, STATE & ZIP	Allen, Texas 75013
PHONE	469-659-6152	PHONE	972-396-1200
E-MAIL	kyle.tressler@qualico.com	E-MAIL	cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick, Qualico Dev. [*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 $ 2668.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12 *DAY OF* January *, 20*22*. 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."*

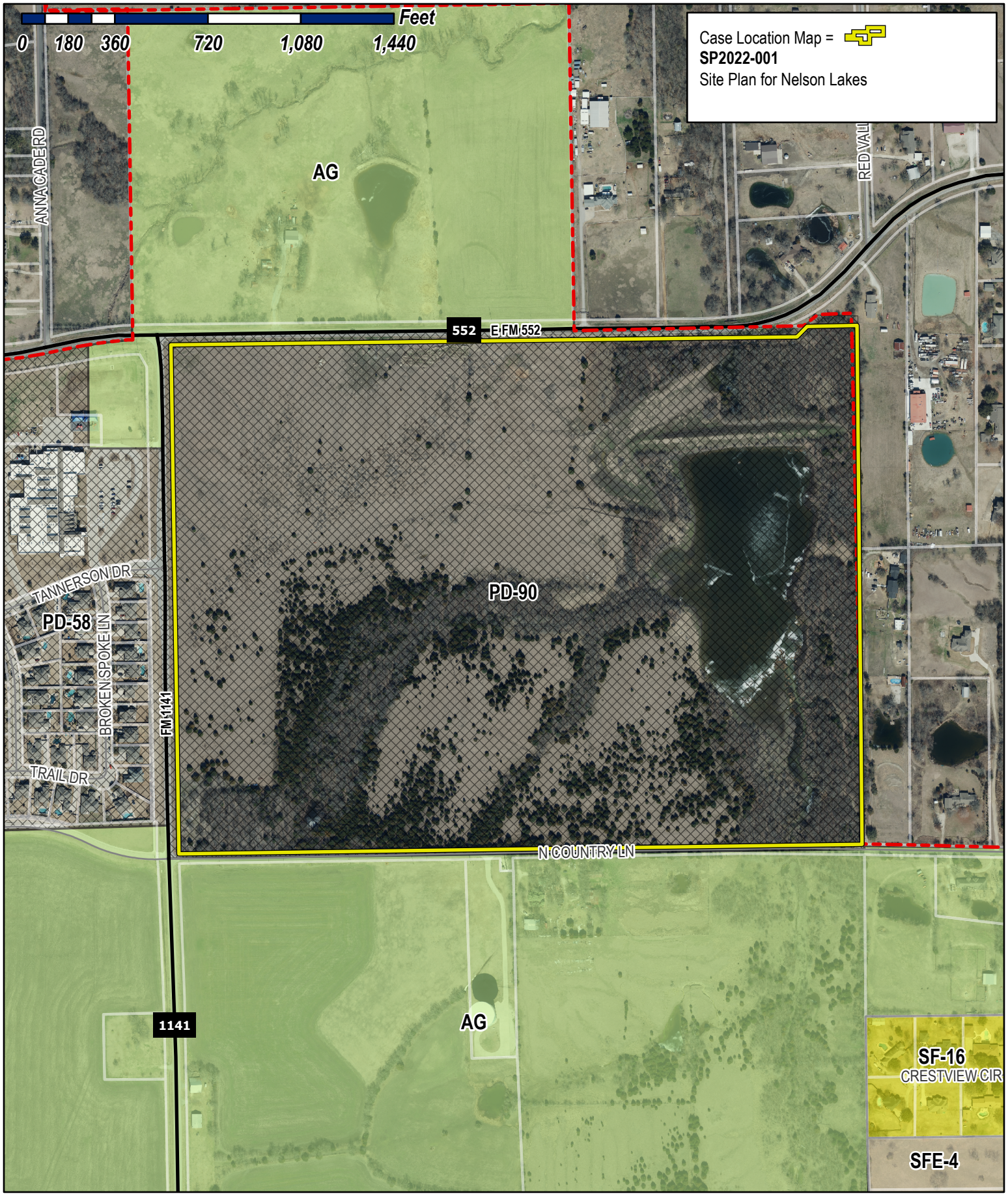
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 *DAY OF* January *, 20*22

OWNER'S SIGNATURE John Vick. Asst Sec.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
ALETA MOORE
Notary ID #124316105
My Commission Expires
April 23, 2023

MY COMMISSION EXPIRES 4-23-23



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.

CITY OF ROCKWALL GRID SYSTEM COORDINATES
X: 2602343.282 Y: 7040467.443
ELEV = 539.0

F.M. 552 (80' R.O.W.)

EX. 80' R.O.W.

PROPOSED 100' R.O.W.

15' FARMERS ELEC. ESMT. VOL. 5070, PG. 320

N89° 24'07"E 1689.33'

N44° 13'32"E 70.07'

N89° 24'17"E 565.91'

20' FARMERS ELEC. LANDSCAPE ESMT. VOL. 5070, PG. 320

LOT 17 BLK A
2.541 AC.
OPEN SPACE/DRAINAGE ESMT.

20' R.O.W. DEDICATION

N89° 24'17"E 830.01'

LOT 19 BLK B - OPEN SPACE - 0.630 AC.

HAYGOOD ROAD (50' R.O.W.)

TILLEY COURT (50' R.O.W.)

ELLERSLIE COURT (50' R.O.W.)

MORRIS STREET (50' R.O.W.)

STRATFORD ROAD (50' R.O.W.)

CHATSWORTH ROAD

F.M. 1141 (80' R.O.W.)

10' R.O.W. DEDICATION

NOTTINGHAM ROAD (50' R.O.W.)

N00° 54'08"W 1939.20'

S89° 01'01"W 1292.27'

CITY OF ROCKWALL
VOL. 4695, PG. 35

CITY OF ROCKWALL GRID SYSTEM COORDINATES
X: 2602033.685 Y: 7038508.057
ELEV. = 569.5

N88° 55'07"E 192.95'

N43° 55'17"E 56.64'

N88° 55'07"E 683.77'

CITY LIMITS

N89° 24'17"E 79.19'

20' SAN. SWR. ESMT.

N88° 55'12"E 697.81'

15' FARMERS ELEC. ESMT. VOL. 5070, PG. 320

20' FARMERS ELEC. LANDSCAPE ESMT. VOL. 5070, PG. 320

N43° 54'57"E 107.47'

N88° 55'07"E 1285.88'

NCRS EASEMENT

SAN. SWR. ESMT.

N00° 00'00"W 67.73'

N89° 59'34"E 129.41'

EROSION HARZARD SETBACK EASEMENT

APPROX. LOCATION
100 YEAR FEMA FLOODPLAIN

APPROX. LOCATION
100 YEAR FEMA FLOODPLAIN
& NCRS EASEMENT

EROSION HARZARD SETBACK EASEMENT

S00° 35'10"E 2031.98'

LOT 43 BLK J
45.585 AC.
OPEN SPACE/DRAINAGE ESMT.

LOT 39 BLK J
AMENITY CENTER
1.312 AC.

LOT 11 BLK E
0.952 AC.
OPEN SPACE

HUNTWICK WAY (50' R.O.W.)

GLENWOOD LANE (50' R.O.W.)

BYRNE LANE (50' R.O.W.)

LOT 22 BLK F
0.699 AC
OPEN SPACE

DALTON RANCH
VOL. 6, PG. 59

100' PROPOSED R.O.W.
90' EX. R.O.W.
45' 45'
10' R.O.W. DEDICATION

CLAIRMONT DRIVE

CONCORD LANE (50' R.O.W.)

MACBETH LANE

ATWOOD LANE (50' R.O.W.)

WICKERSHAM ROAD (50' R.O.W.)

EROSION HARZARD SETBACK EASEMENT

APPROX. LOCATION
100 YEAR FEMA FLOODPLAIN
& NCRS EASEMENT

N89° 01'11"E 1257.22'

32.5' R.O.W. DEDICATION

NORTH COUNTY LANE

S89° 34'35"W 1352.18'

KARL DANIEL ERWIN
VOL. 6424, PG. 27

CITY LIMITS

NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

0 50 100 200
SCALE: 1" = 100'

N

25' X 25' VISIBILITY ESMT.
R.O.W.
ALL STREET INTERSECTIONS
VISIBILITY & SIDWALK EASEMENT DETAIL
N.T.S.

F.M. 552
PROJECT LOCATION
F.M. 1141
JOHN KING
CITY LIMITS
LOCATION MAP
N.T.S.

LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION

PD SITE PLAN
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-36, BLOCK I
LOTS 1-44, BLOCK J
TOTAL ACRES 120.900
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6
OUT OF THE
J.M. GLASS SURVEY, ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

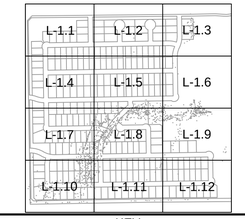
OWNER
QUALICO DEVELOPMENT(U.S.), INC.
6950 TPC DRIVE, STE. 350
McKINNEY, TEXAS 75070

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JANUARY 2022 SCALE 1" = 100'

CASE #P2022-XXX





PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	CERCIS RENIFORMIS `OKLAHOMA` / OKLAHOMA RED BUD
	ILEX VOMITORIA / YAUPON HOLLY
	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	QUERCUS SHUMARDII / SHUMARD RED OAK
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA / CEDAR ELM

SHRUBS	BOTANICAL / COMMON NAME
	HESPERALOE PARVIFLORA / RED YUCCA
	LOROPETALUM CHINENSE `PURPLE DIAMOND` / FRINGE FLOWER
	MUHLENBERGIA CAPILLARIS / PINK MUHLY
	NASSELLA TENUISSIMA `PONY TAILS` / MEXICAN FEATHER GRASS
	SALVIA GREGGII / AUTUMN SAGE

6' WROUGHT IRON FENCE

6' CEDARWOOD FENCE

N

GRAPHIC SCALE

120 0 60 120 240

(IN FEET)
1 inch = 120 ft.

PD CALCULATIONS		
	REQUIRED	PROVIDED
FM 552:		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (1779')	54 CANOPY TREES AND 72 ACCENT TREES	54 CANOPY TREES AND 72 ACCENT TREES
FM 1141:		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (1433)	43 CANOPY TREES AND 57 ACCENT TREES	43 CANOPY TREES AND 57 ACCENT TREES
NORTH COUNTRY LANE		
EASTERN RED CEDAR PLANTED 15' O.C. (1936 LINEAR FEET)	129 TREES	129 TREES

TOTAL MITIGATION	REQ.	PROV.
TOTAL CREDITS PROVIDED		
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-552	752.0	752.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	532.0	532.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG N COUNTRY LN	708.0	708.0
INCHES OF TREES TO BE PLANTED ON RESIDENTIAL LOTS (12 INCHES/LOT)	3,120.0	3,120.0
INCHES OF TREE TO BE PLANTED IN OPEN SPACE LOTS	26.3	27.0
TOTALS	**5,138.3**	**5,139.0**

NOTES:
1. ALL TREES SHALL BE A MINIMUM OF 5' FROM ALL UTILITIES.
2. IRRIGATION WILL MEET REQUIREMENTS OF UDC.
3. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MINIMUM OF 1" IN HEIGHT AS DETERMINED BY THE CITY.

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BANISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094| 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

NELSON LAKE
ROCKWALL, TEXAS

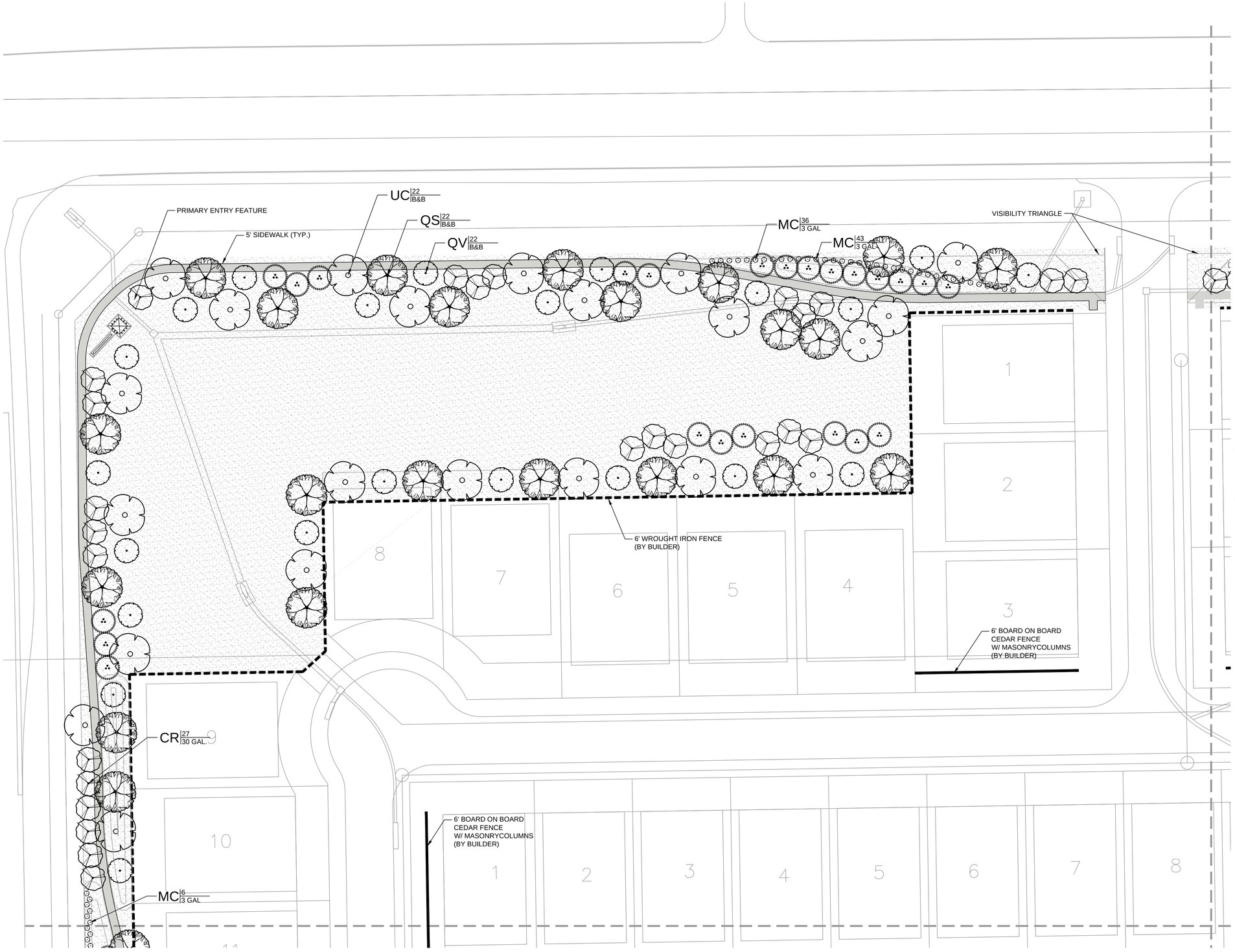
OVERALL LANDSCAPE PLAN

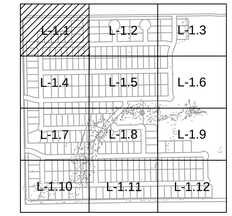
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

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Michael A. Wilson
L.A.#3068

SHEET NUMBER
L-1.0





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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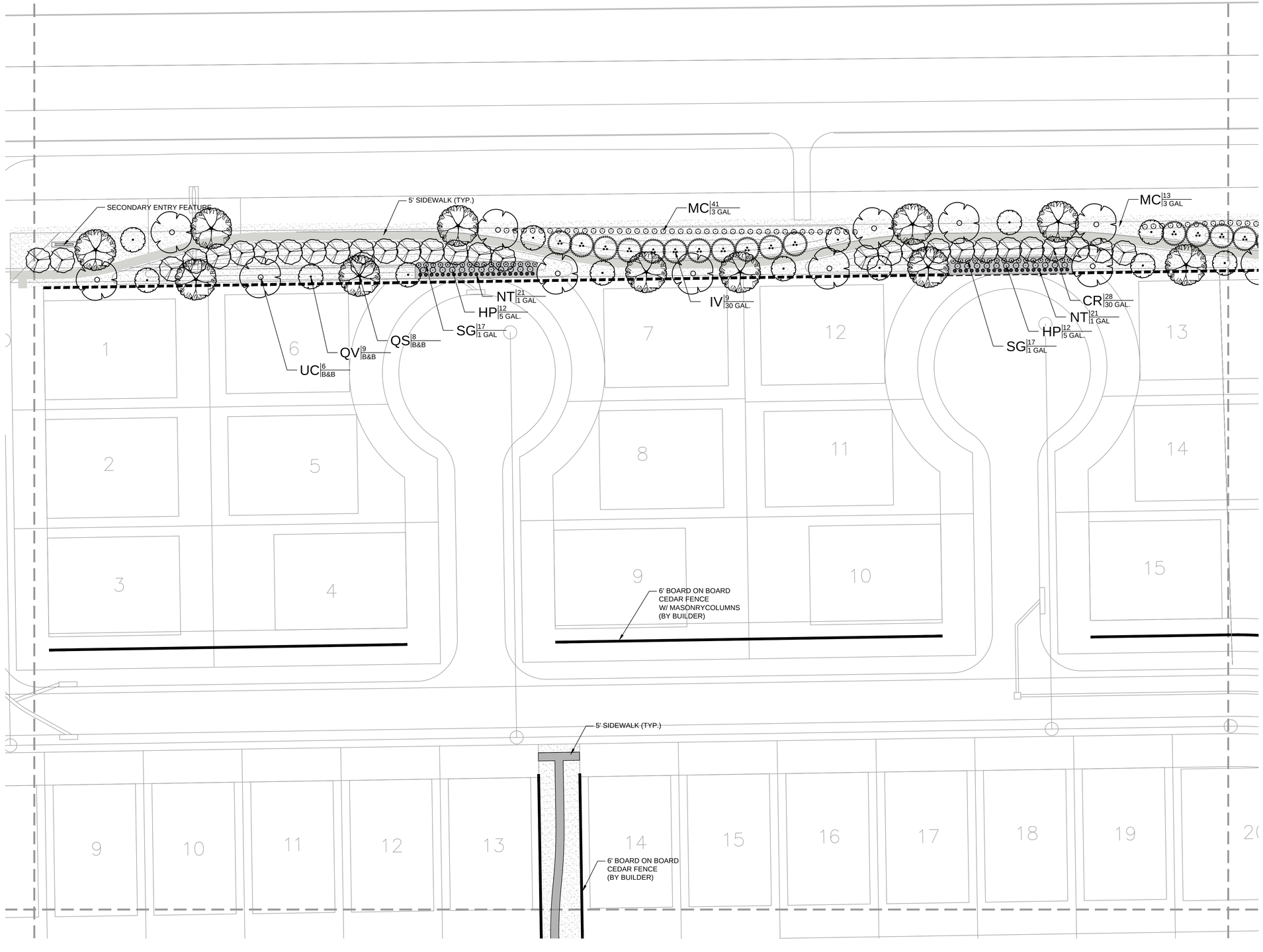
LANDSCAPE PLAN ENLARGEMENT (1 OF 12)

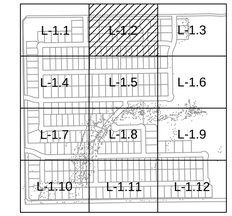
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KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

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LANDSCAPE PLAN ENLARGEMENT (2 OF 12)

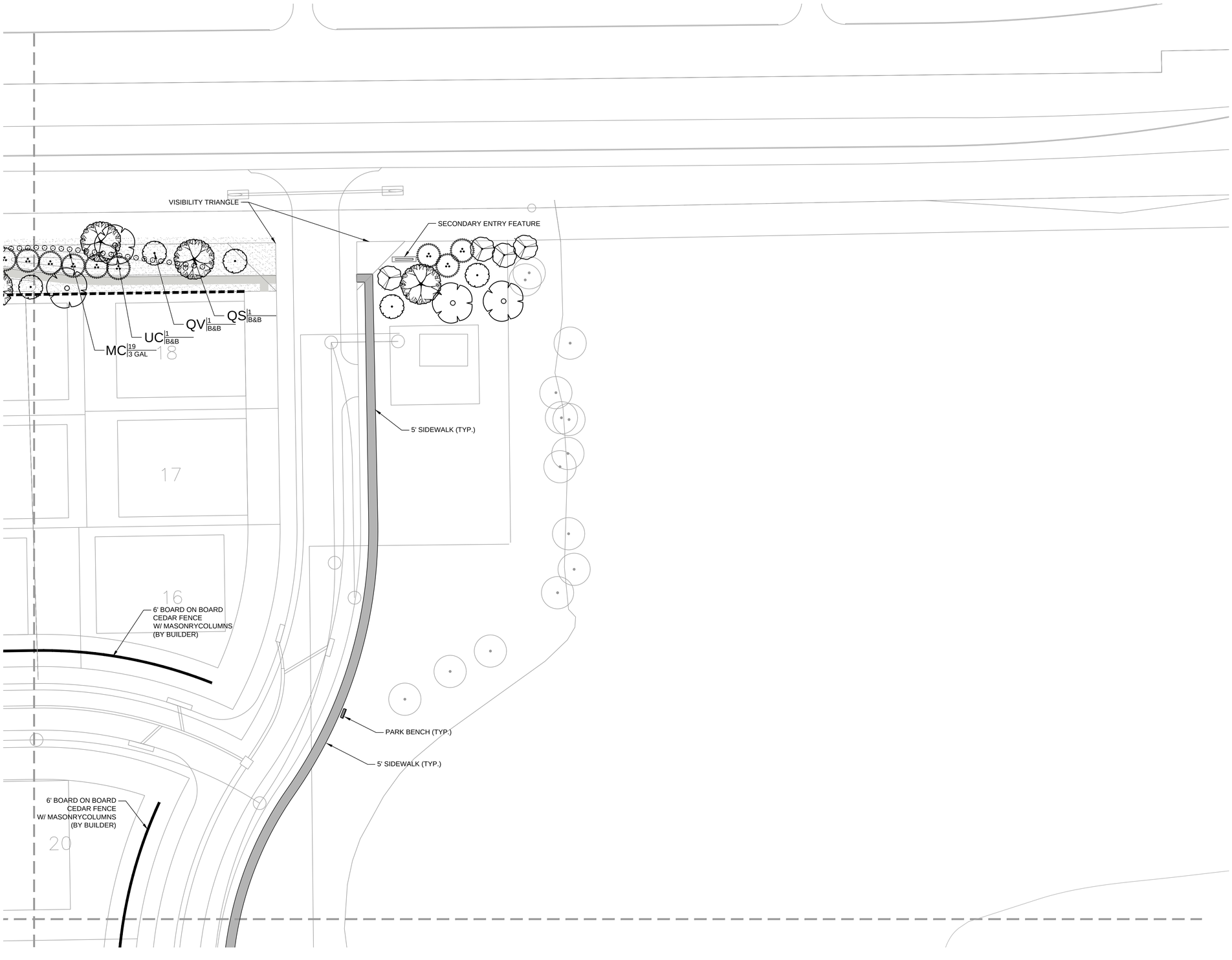
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SHEET NUMBER

L-1.2





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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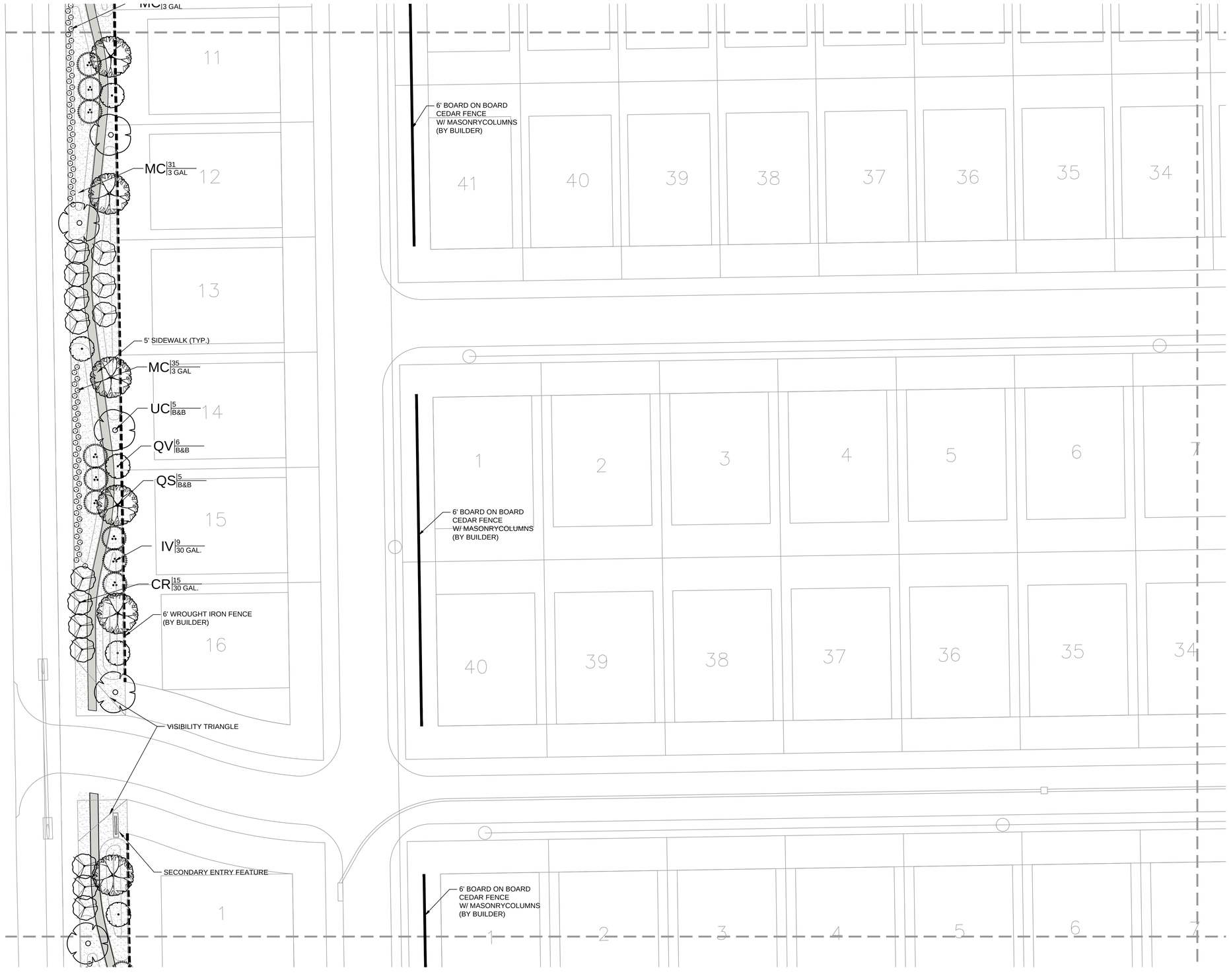
LANDSCAPE PLAN ENLARGEMENT (3 OF 12)

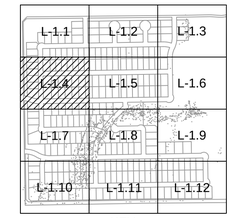
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SHEET NUMBER
L-1.3





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
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ROCKWALL, TEXAS

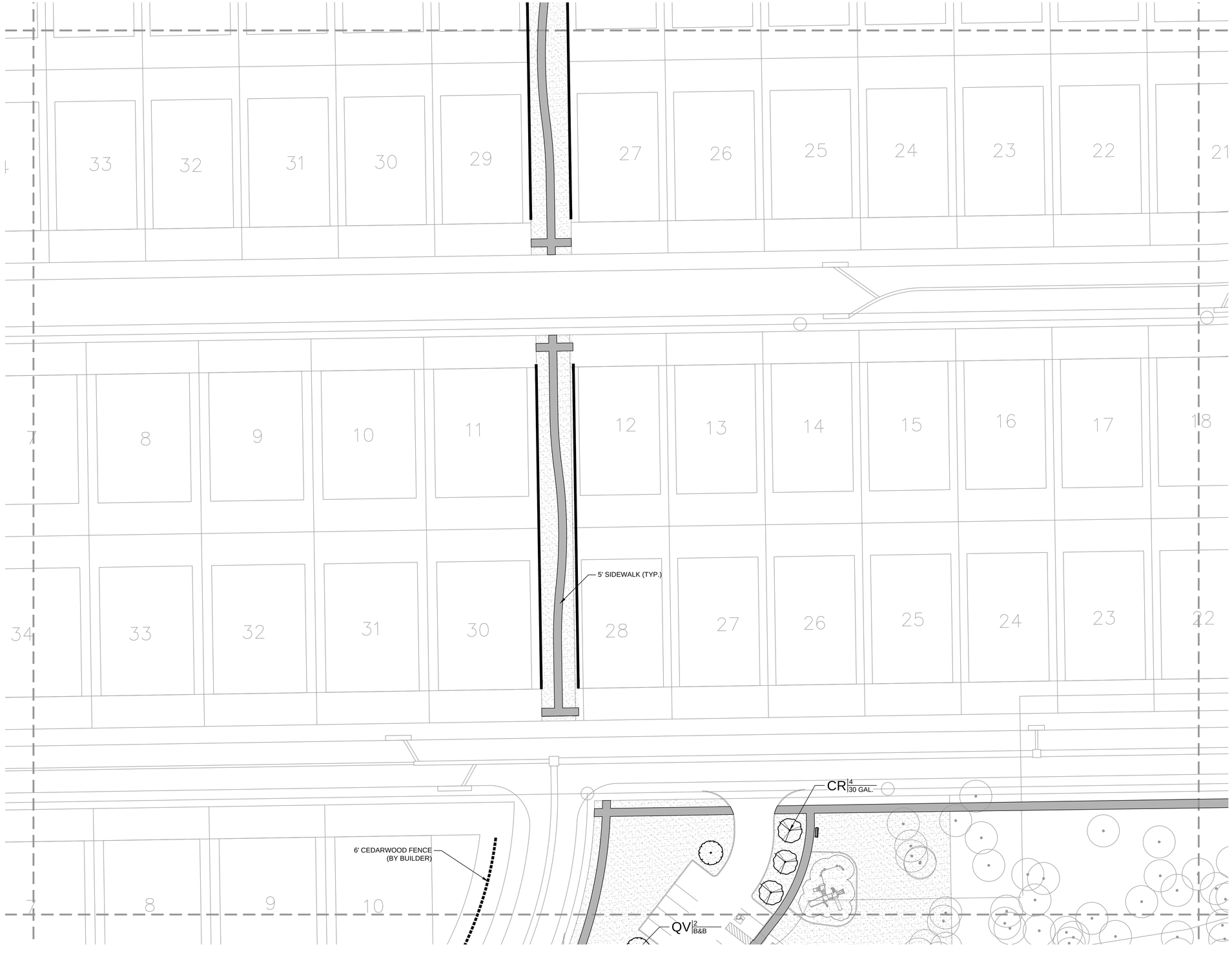
LANDSCAPE PLAN ENLARGEMENT (4 OF 12)

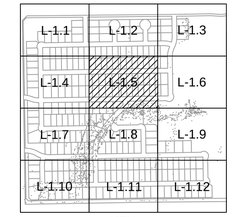
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SHEET NUMBER
L-1.4





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
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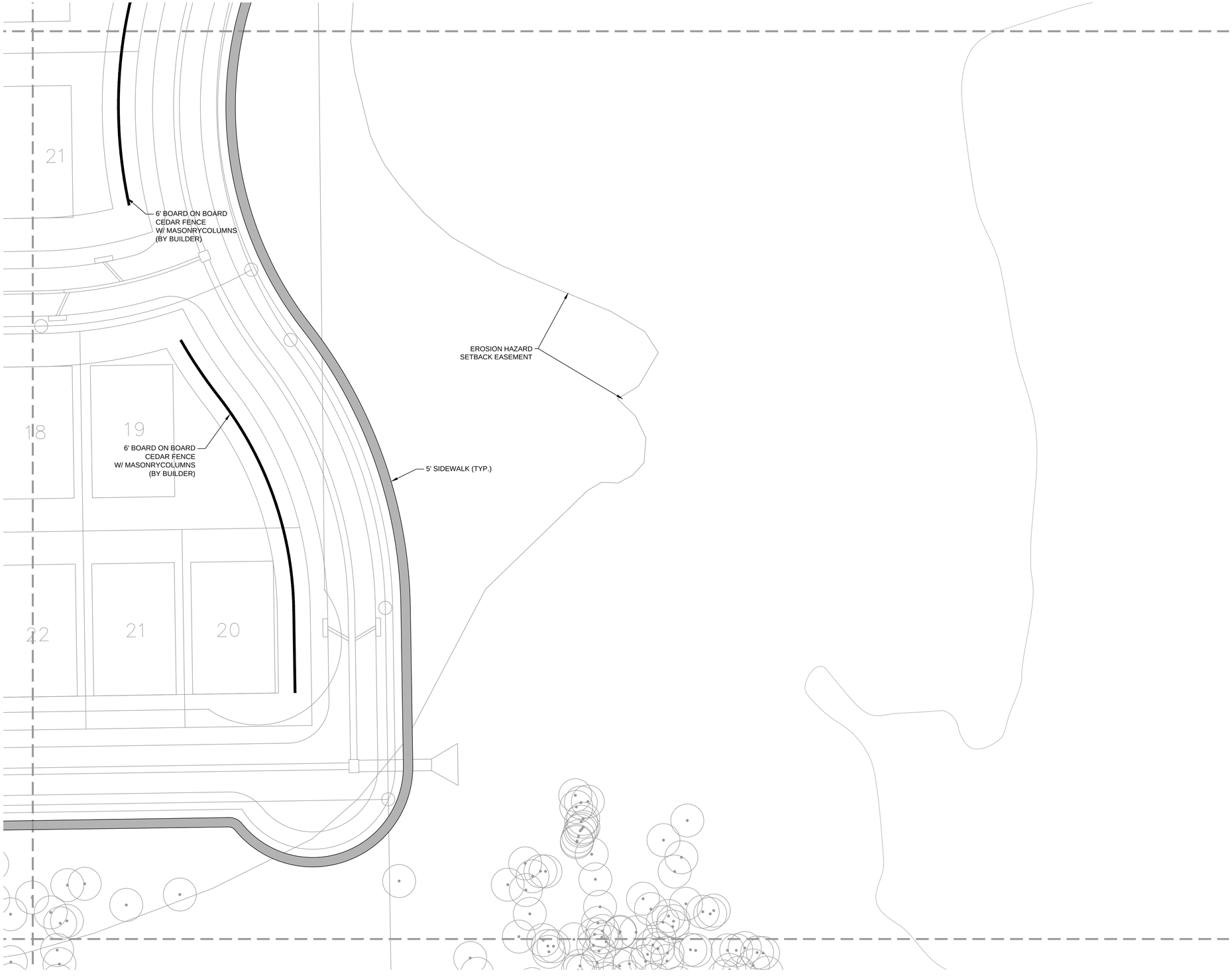
LANDSCAPE PLAN ENLARGEMENT (5 OF 12)

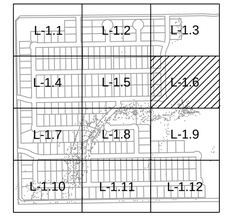
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KEY

PLANT SCHEDULE

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	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

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(IN FEET)
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NELSON LAKE
ROCKWALL, TEXAS

LANDSCAPE PLAN ENLARGEMENT (6 OF 12)

No.	Date	Revision Description

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SHEET NUMBER

L-1.6

MC | 23 | 3 GAL

CR | 7 | 30 GAL.

MC | 15 | 3 GAL

QV | 4 | B&B

QS | 6 | B&B

MC | 23 | 3 GAL

IV | 10 | 30 GAL.

UC | 5 | B&B

6' CEDARWOOD FENCE
(BY BUILDER)

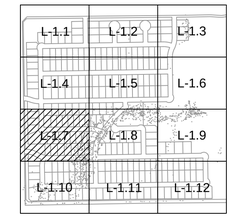
6' WROUGHT IRON FENCE
(BY BUILDER)

PRIMARY ENTRY FEATURE

VISIBILITY TRIANGLE

5' SIDEWALK (TYP.)

MC | 2 | 3 GAL



KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

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NELSON LAKE
ROCKWALL, TEXAS

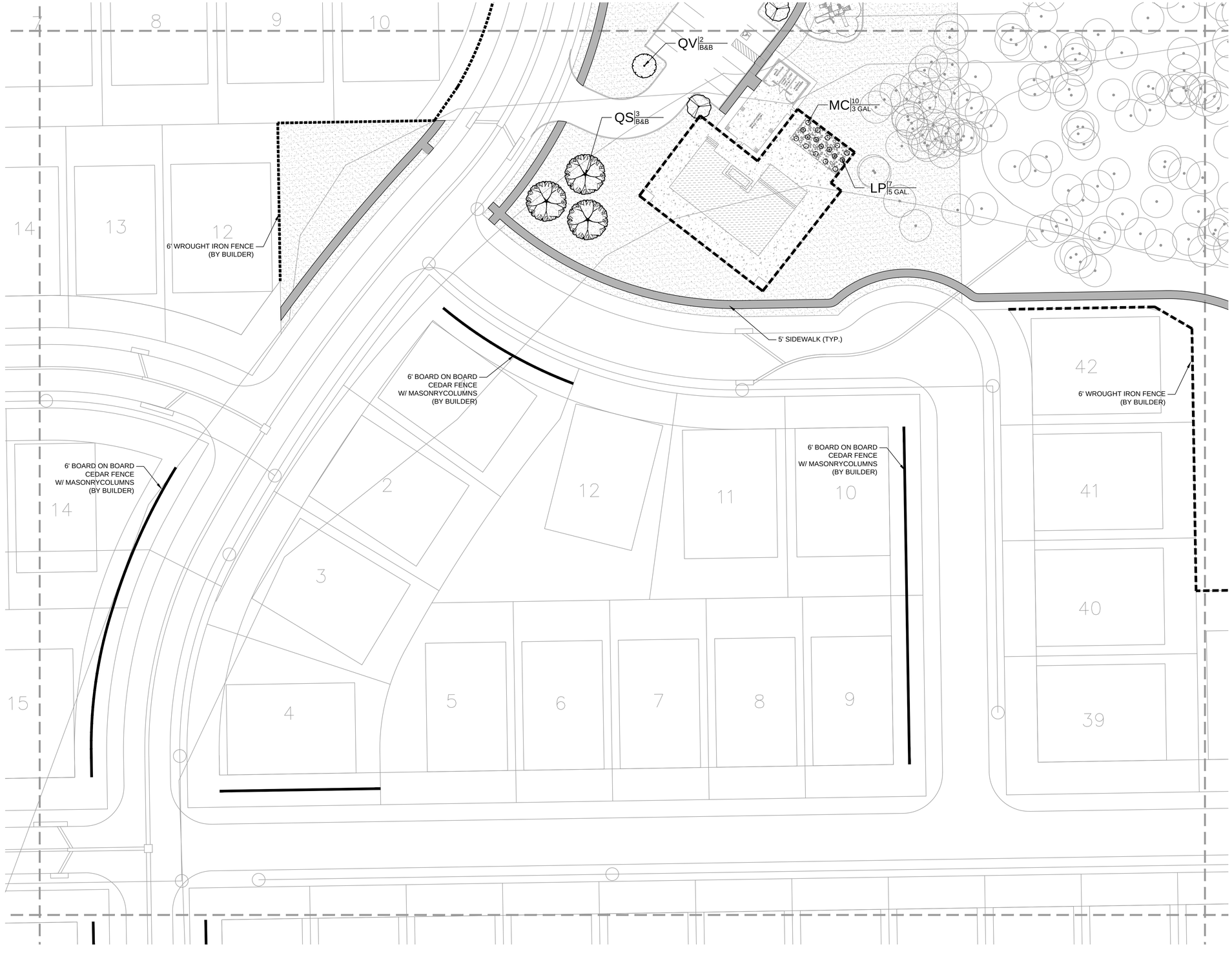
LANDSCAPE PLAN ENLARGEMENT (7 OF 12)

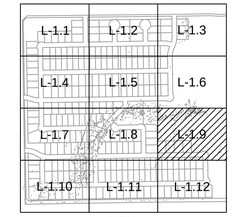
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SHEET NUMBER
L-1.7





KEY

PLANT SCHEDULE

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	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

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(IN FEET)
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REGISTRATION # F-10599 (TEXAS)

NELSON LAKE
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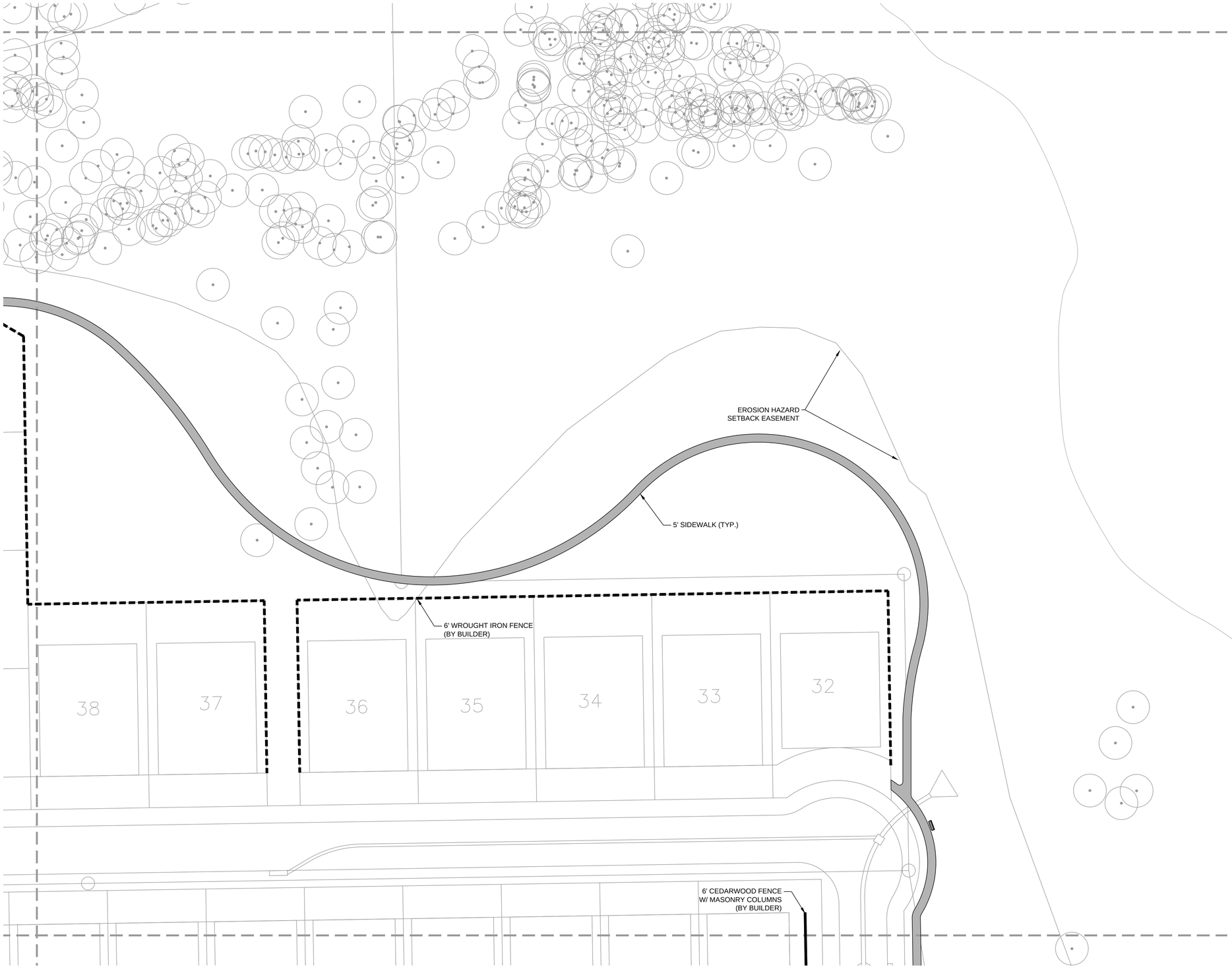
LANDSCAPE PLAN ENLARGEMENT (9 OF 12)

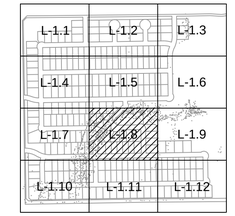
No.	Date	Revision Description

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Michael A. Wilson
L.A.#3068

SHEET NUMBER
L-1.8





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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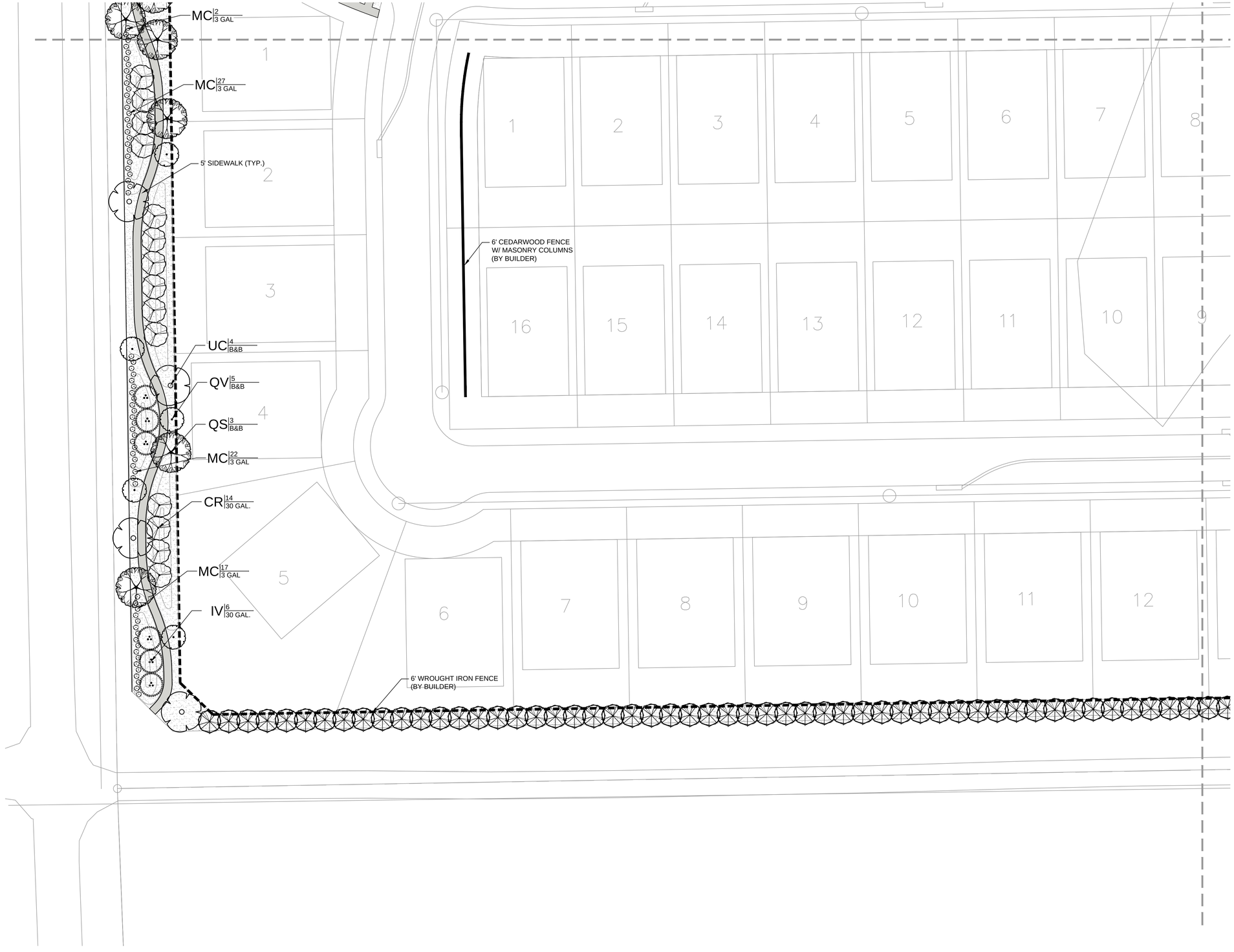
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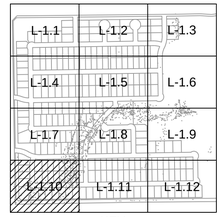
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KEY

PLANT SCHEDULE

TREES	COMMON NAME
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	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

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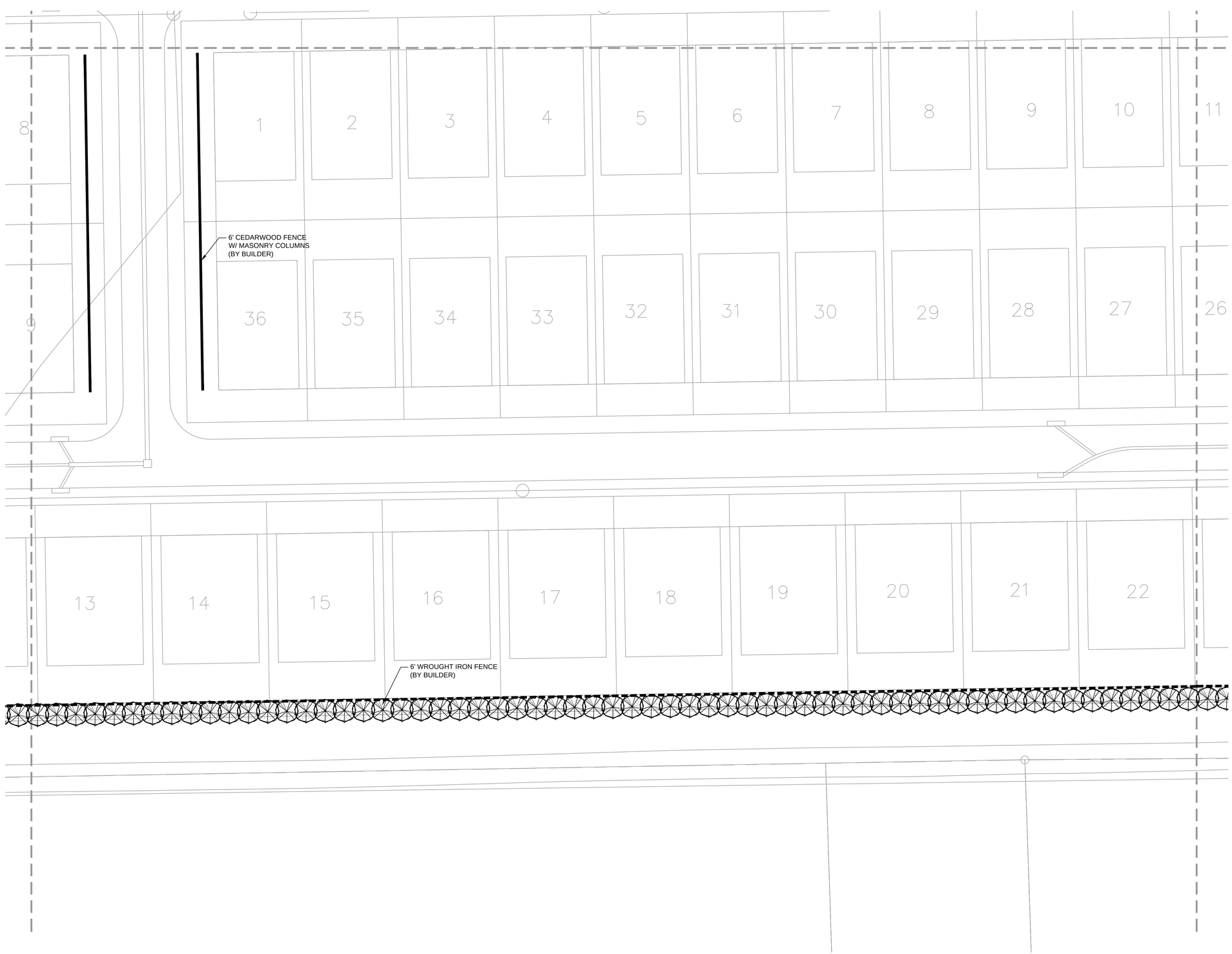
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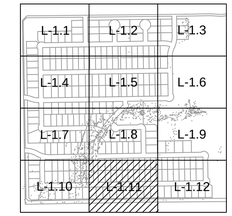
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	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

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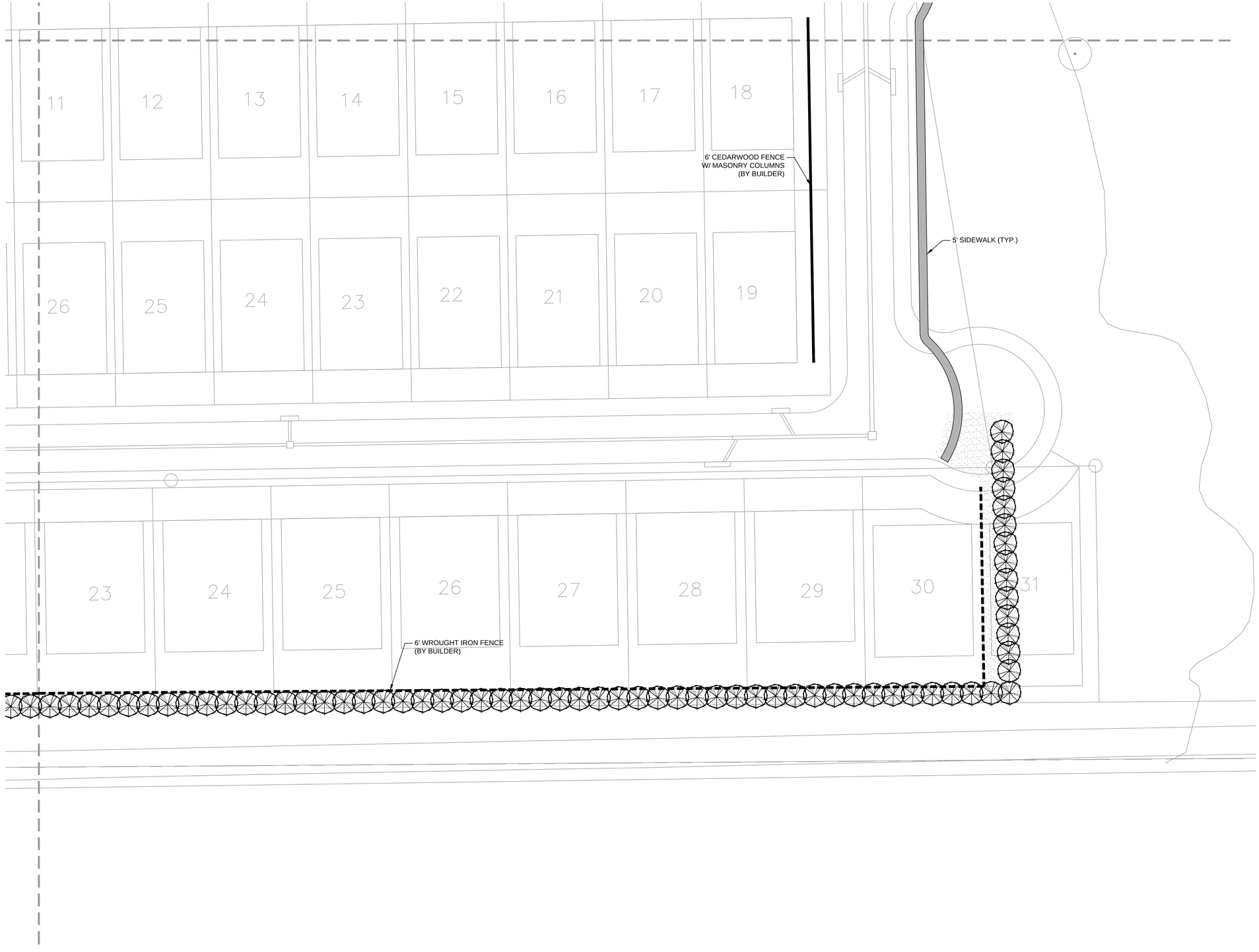
LANDSCAPE PLAN ENLARGEMENT (11 OF 12)

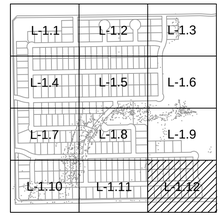
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KEY

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	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
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	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

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NELSON LAKE
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LANDSCAPE PLAN ENLARGEMENT (12 OF 12)

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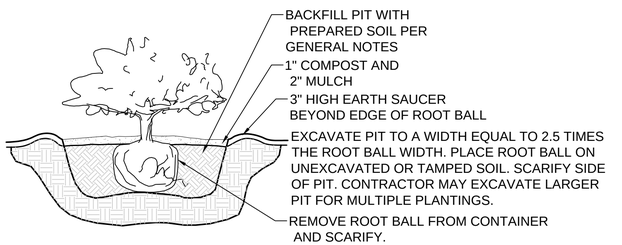
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GENERAL NOTES:

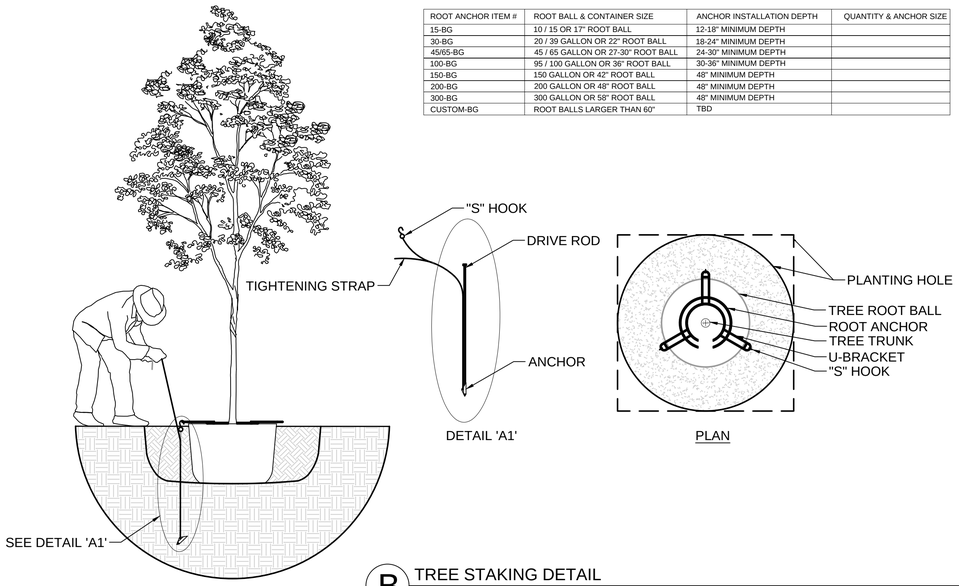
1. LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED BY HIS/HER WORK.
2. CONTRACTOR SHALL ADVISE THE OWNER AND LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
3. IF A DISCREPANCY BETWEEN DRAWINGS AND PLANT SCHEDULE IS FOUND, THE DRAWINGS SHALL TAKE PRECEDENT OVER THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK.'
5. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
6. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE ARCHITECT
7. ALL DISTURBED AREAS NOT INDICATED AS PLANTING BEDS SHALL BE SODDED OR SEEDED BY CONTRACTOR TO PROVIDE AN ESTABLISHED TURF AREA.
8. CONTRACTOR SHALL REMOVE REASONABLE AMOUNT OF STONES, DEAD ROOTS, DETRITUS AND OTHER UNDESIRABLE MATERIAL FROM EXISTING SOIL.
9. IF ROCKS ARE ENCOUNTERED, REMOVE TO A DEPTH OF 3" AND ADD 3" OF FRIABLE FERTILE TOPSOIL TO ALL SODDED AREAS. CONTRACTOR TO ENSURE THAT SITE IS GRADED ACCORDING TO THE ENGINEERS GRADING PLAN.
10. LAWN AREAS SHALL HAVE 3" MINIMUM FRIABLE TOPSOIL AND BE TREATED WITH FERTILIZER APPLIED AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET.
11. SOIL PREPARATION FOR PLANTING BEDS SHALL BE AS FOLLOWS:
    -3ΔOF ORGANIC COMPOST
    -20 POUNDS OF ORGANIC FERTILIZER/ 1,000 SF OF BED AREA
    -TILL BED TO A DEPTH OF 6Δ TO 8Δ
    -CHECK SOIL ACIDITY. SOIL ACIDITY SHOULD RANGE FROM 5.0 TO 7.0 PH. REGULATE IF NECESSARY.
12. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM 3" OF NATIVE HARDWOOD MULCH.
13. TREE PLANTING PITS SHALL BE CLEARED OF UNDESIRABLE MATERIAL AND BACKFILLED WITH PREPARED TOP SOIL. PLACE 1" OF COMPOST AND 3" OF SHREDDED HARDWOOD MULCH ON TOP OF ROOT BALL..
14. THE CONTRACTOR WILL BE HELD LIABLE FOR ANY DAMAGE CAUSED TO TREES DUE TO IMPROPER STAKING METHODS, INCLUDING ABSENCE OF STAKING THROUGHOUT THE WARRANTY PERIOD.
15. TREES SHALL BE PLANTED AT LEAST 2.5 FEET FROM ANY RIGHT-OR-WAY LINE, CURB, WALK OR FIRE HYDRANT, AND OUTSIDE ALL UTILITY EASEMENTS.
16. TREES SHALL BE PLANTED AT LEAST 8 FEET FROM ANY PUBLIC UTILITY LINE WHERE POSSIBLE. IN THE EVENT THIS IS NOT POSSIBLE, CONTRACTOR SHALL INSTALL A ROOT BARRIER, PER THE DETAIL(S) NOTED ON THIS SHEET.
17. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 7 FEET FROM FINISH SURFACE.
18. CONTRACTOR SHALL WARRANTY ANY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER THE FINAL ACCEPTANCE. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION IN ACCORDANCE WITH THE SEASON. DEAD, DAMAGED OR DESTROYED PLANT MATERIAL SHALL BE REPLACED IN KIND WITHIN THIRTY DAYS. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON PART OF THE OWNER.
19. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER OR WEEDS.
20. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVERSPRAY ON TREES IS PROHIBITED.
21. INSTALLING CONTRACTOR TO MAINTAIN LANDSCAPING FOR 30 DAYS FROM OWNER OCCUPANCY TO ESTABLISH PLANTS AND GRASS, MOWING AND TRIMMING TO BE INCLUDED.
22. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND RE-ESTABLISHED BE SOD. THESE AREAS SHALL BE IRRIGATED AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE. THIS IS TO INCLUDE ALL AREAS TO THE BACK OF CURB AROUND THE PROPERTY.
23. ANY HARDWOOD MULCHED BEDS ON SITE SHALL HAVE PERMEABLE WEED MAT INSTALLED PRIOR TO PLANT MATERIAL AND MULCH BEING INSTALLED.
24. ALL BEDDING AREAS WITH GROUND COVER (ASIAN JASMINE, WINTER CREEPER, ETC.) SHALL BE TOP DRESSED WITH HARDWOOD MULCH UNTIL GROUND COVER HAS COVERED AREA COMPLETELY.
25. ANY SWITCH GEAR DEVICES, ELECTRICAL TRANSFORMERS, TELEPHONE PEDESTALS, AND HVAC UNITS LOCATED ON THE PROPERTY ARE TO BE SCREENED. IF THESE DEVICES HAVE BEEN ALTERED FROM THE MOST RECENT PLANS, THE CONTRACTOR IS TO VERIFY PLACEMENT OF THESE UTILITIES AND CONTACT LANDSCAPE ARCHITECT FOR PLANT MATERIAL SPECIFICATIONS AND PLACEMENT.
26. LANDSCAPE CONTRACTOR SHALL NOT PLACE TOPSOIL OR MULCH ABOVE BRICK LEDGE OF THE BUILDING AND SHALL NOT BLOCK WEEP HOLES ON THE BUILDING.
27. IF THE GRADES ON SITE AT THE TIME THE LANDSCAPE CONTRACTOR IS SET TO BEGIN WORK DOES NOT ALLOW THE BRICK LEDGE AND WEEP HOLES TO REMAIN UNCOVERED, IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OR GENERAL CONTRACTOR IMMEDIATELY.



A SHRUB PLANTING DETAIL

NOT TO SCALE

ROOT ANCHOR ITEM #	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-BG	10 / 15 OR 17" ROOT BALL	12-18" MINIMUM DEPTH	
30-BG	20 / 39 GALLON OR 22" ROOT BALL	18-24" MINIMUM DEPTH	
45/65-BG	45 / 65 GALLON OR 27-30" ROOT BALL	24-30" MINIMUM DEPTH	
100-BG	95 / 100 GALLON OR 36" ROOT BALL	30-36" MINIMUM DEPTH	
150-BG	150 GALLON OR 42" ROOT BALL	48" MINIMUM DEPTH	
200-BG	200 GALLON OR 48" ROOT BALL	48" MINIMUM DEPTH	
300-BG	300 GALLON OR 58" ROOT BALL	48" MINIMUM DEPTH	
CUSTOM-BG	ROOT BALLS LARGER THAN 60"	TBD	



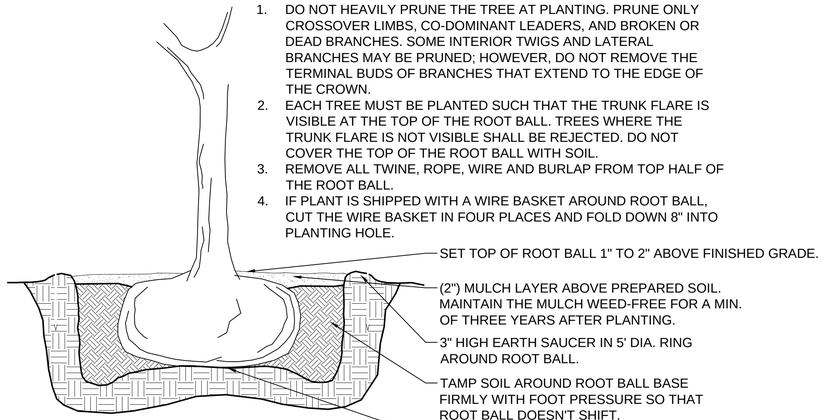
B TREE STAKING DETAIL

NOT TO SCALE

STEP 1:
- SET TREE IN PLANTING PIT.
- PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL.
- CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE.
- ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET.

STEP 2:
- DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL.
- SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE.

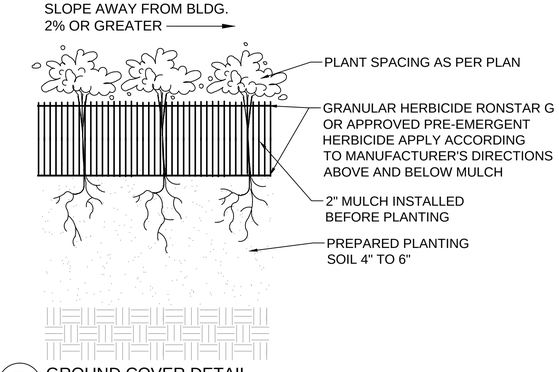
STEP 3:
- REMOVE DRIP ROD.
- REPEAT STEPS 1 &2 FOR ALL THREE (3) ANCHOR LOCATIONS.
- PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" TO 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR.
- PLACE "S" HOOK OVER THE END OF THE U-BRACKET.
- PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF THE ROOT BALL.
- TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY.



1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF THE ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.

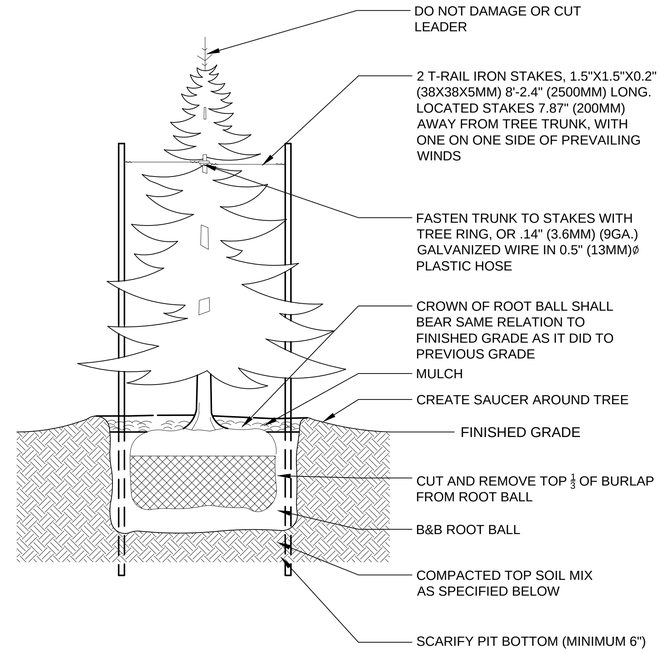
C TREE PLANTING DETAIL

NOT TO SCALE



D GROUND COVER DETAIL

NOT TO SCALE



SPECIFICATIONS:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
4. PROVIDE DRAINAGE FOR PLANTING PUT IN IMPERMEABLE SOIL
5. TOPSOIL MIX, SEE SPEC.

E CONIFEROUS TREE STAKING DETAIL

NOT TO SCALE

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NELSON LAKE
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES (1 OF 3)

No.	Date	Revision Description

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SHEET NUMBER

L-1.13

PLANT SCHEDULE						
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	98	CERCIS RENIFORMIS `OKLAHOMA` OKLAHOMA RED BUD	30 GAL.	3"	6`-8`	FULL, MATCHING, SYMMETRICAL
	69	ILEX VOMITORIA YAUPON HOLLY	30 GAL.	3"	6`-8`	FULL, MATCHING, SYMMETRICAL
	177	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	45 GAL.	4"	10`-12`	FULL, MATCHING, SYMMETRICAL
	56	QUERCUS SHUMARDII SHUMARD RED OAK	B&B	5"	12`-14`	FULL, MATCHING, SYMMETRICAL
	56	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	B&B	5"	12`-14`	FULL, MATCHING, SYMMETRICAL
	52	ULMUS CRASSIFOLIA CEDAR ELM	B&B	5"	12`-14`	FULL, MATCHING, SYMMETRICAL
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
	24	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	7	LOROPETALUM CHINENSE `PURPLE DIAMOND` FRINGE FLOWER	5 GAL	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	318	MUHLENBERGIA CAPILLARIS PINK MUHLY	5 GAL	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	42	NASSELLA TENUISSIMA `PONY TAILS` MEXICAN FEATHER GRASS	5 GAL	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	34	SALVIA GREGGII AUTUMN SAGE	5 GAL	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	NOTES			
	249,969 SF	CYNODON DACTYLON `TIF 419` BERMUDA GRASS	SOD			
	639 SF	RIVER ROCK	SOD			

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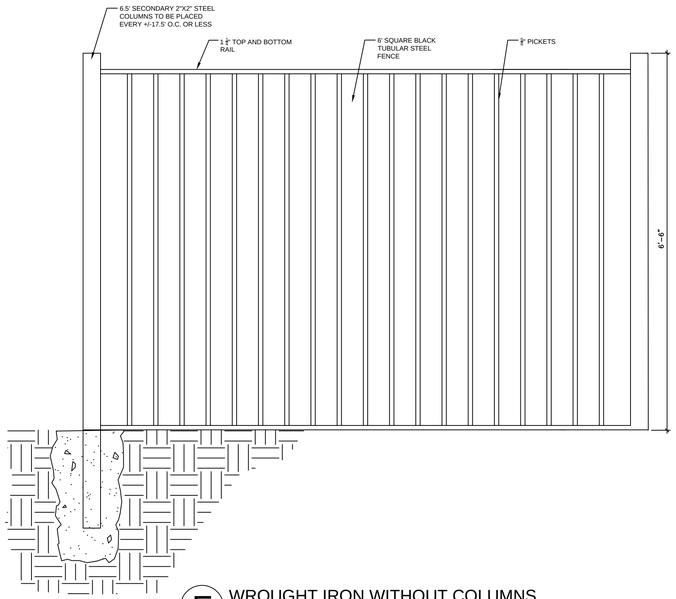
TREESCAPE PLAN TABLES (1 OF 3)

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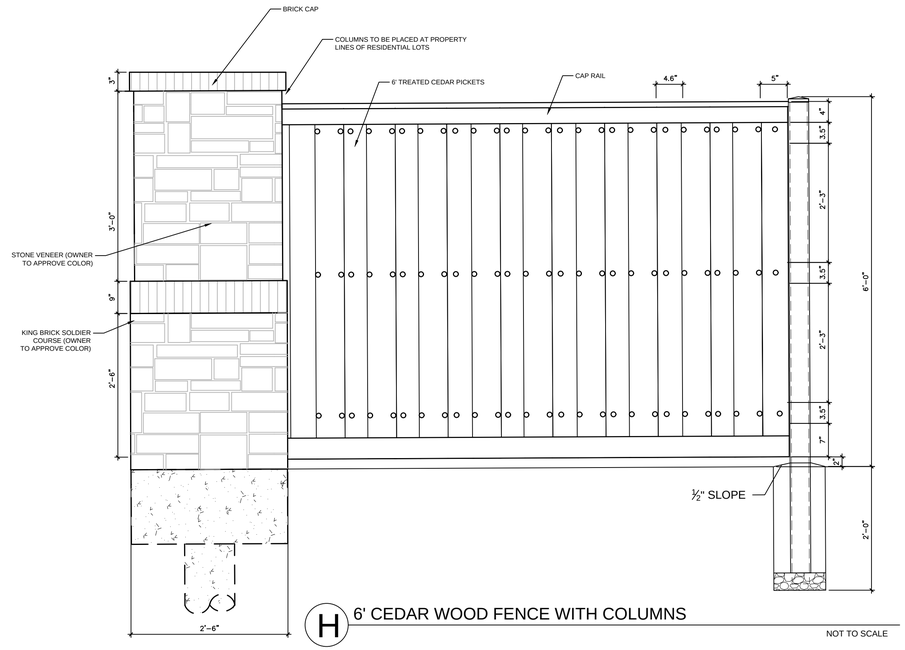
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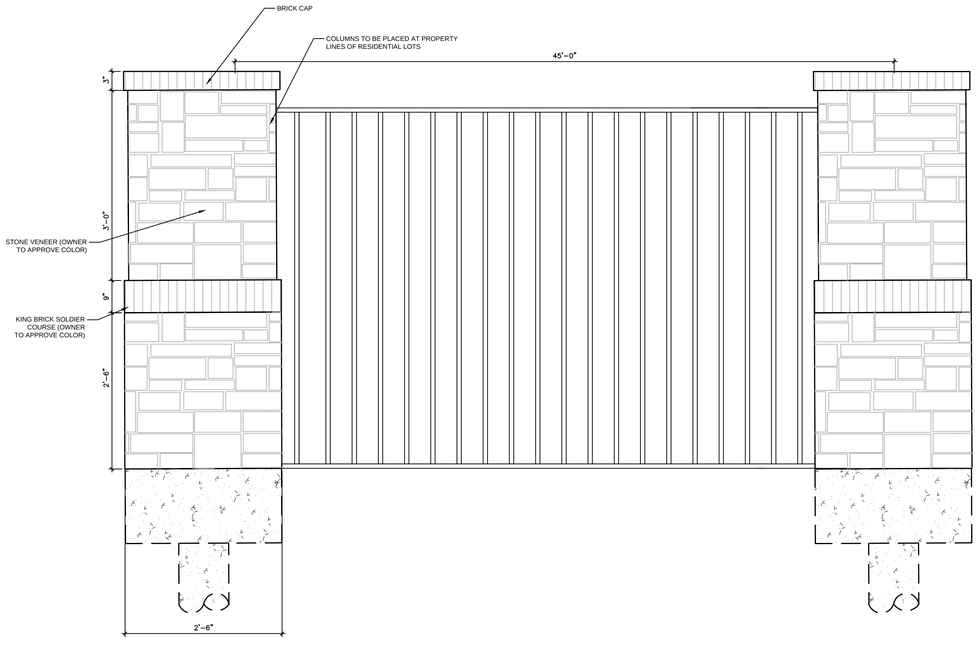
F WROUGHT IRON WITHOUT COLUMNS

NOT TO SCALE



H 6' CEDAR WOOD FENCE WITH COLUMNS

NOT TO SCALE



G WROUGHT IRON WITH COLUMNS

NOT TO SCALE

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REGISTRATION # F-10599 (TEXAS)

NELSON LAKE
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES (1 OF 3)

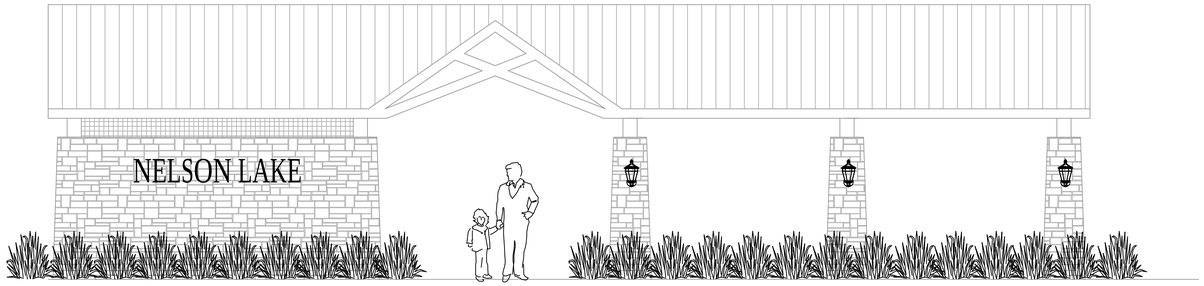
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

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Michael A. Wilson
L.A.#3068

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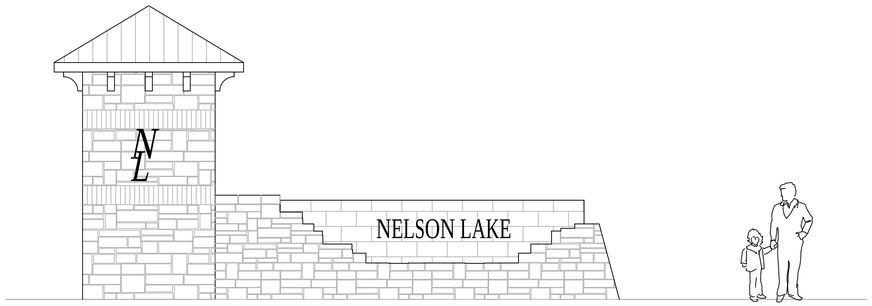
L-1.15



ELEVATION

I AMENITY CENTER

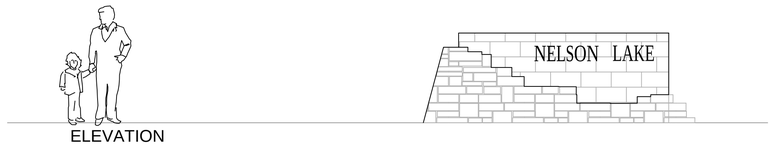
NOT TO SCALE



ELEVATION

J PRIMARY ENTRY GEATURE

NOT TO SCALE



ELEVATION

K SECONDARY ENTRY FEATURE

NOT TO SCALE

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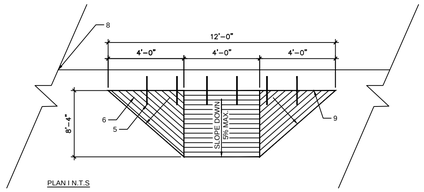
L-1.16

KEY:

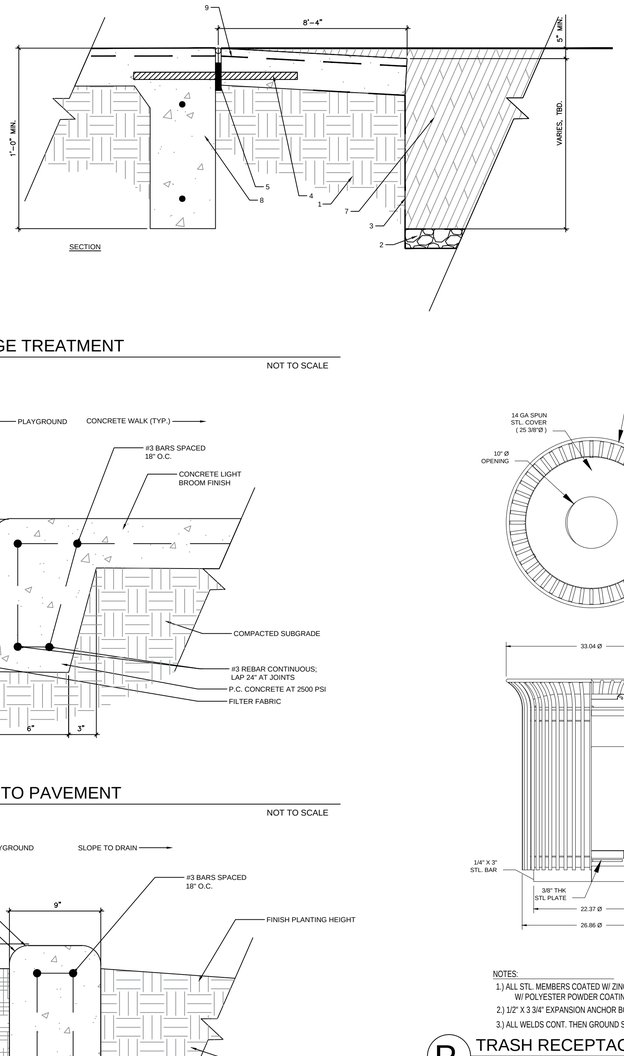
1. COMPACTED SUBGRADE TO 95% MAX DENSITY
2. 3" THICK DRAINAGE ROCK
3. FILTER FABRIC
4. 4" CONCRETE, 3000 PSI, ONE LAYER #3 BARS AT 18" O.C.E.W., MEDIUM BROOM FINISH PERPENDICULAR TO PEDESTRIAN TRAFFIC.
5. EXPANSION JOINT -3/4" CEDAR FULL DEPTH TO SUPPORT BACKER ROD/ZIP-STRI, SEAL WITH JOINT SEALANT SL-1 (COLOR TO MATCH CONCRETE; 1" DIA. SMOOTH DOWEL 18" LENGTH AT 18" O.C. MIN., GREASE AND CAP FULL LENGTH OF EXPOSED DOWEL.
6. TROWEL "V" GROOVES INTO SURFACE OF RAMP AS SHOWN AT 3" O.C. PERPENDICULAR TO PEDESTRIAN TRAFFIC
7. PLAY SURFACE (FIBER MULCH), 2" MIN. COVER ON RAMP
8. ADJACENT CONCRETE WALKWAY. THICKEN EDGE AT PLAYGROUND BOUNDARY TO 12" DEPTH X 8" W MIN., PLACE (2) #3 BARS CONTINUOUS
9. PLAY SURFACE TO THE TOP OF TRANSITION.

NOTE:

RAMP MUST BE LOCATED OUT OF
PLAY EQUIPMENT SAFETY/ FALL ZONE



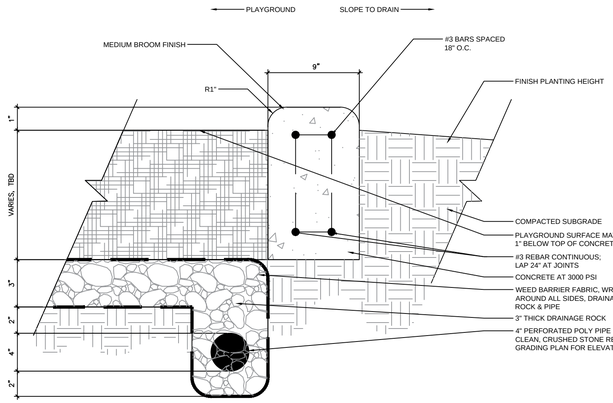
PLAN I N T S



SECTION

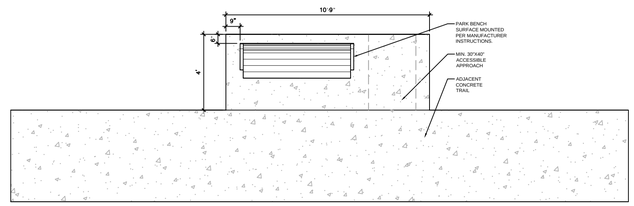
L PLAYGROUND RAMP/EDGE TREATMENT

NOT TO SCALE



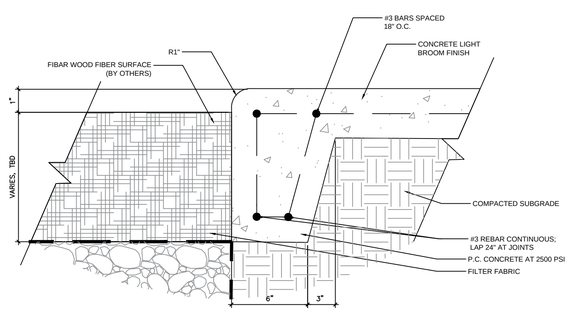
O PLAYGROUND DRAINAGE

NOT TO SCALE



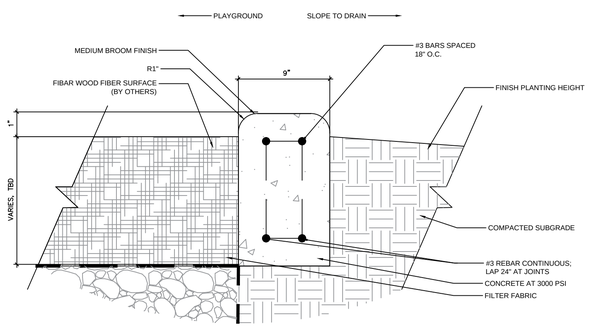
Q CONCRETE PAD UNDER PARK BENCH

NOT TO SCALE



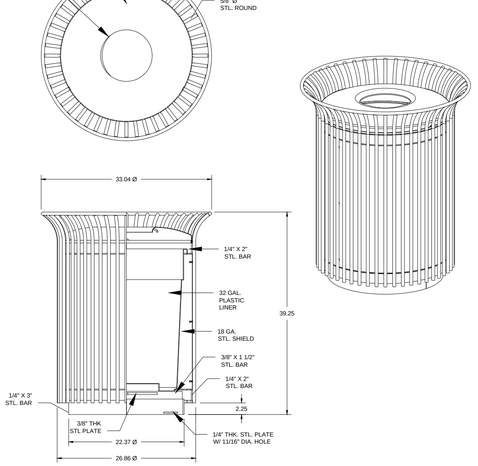
M PLAYGROUND SURFACE TO PAVEMENT

NOT TO SCALE



N PLAYGROUND CONTAINMENT BEAM

NOT TO SCALE

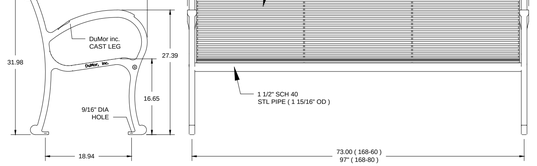


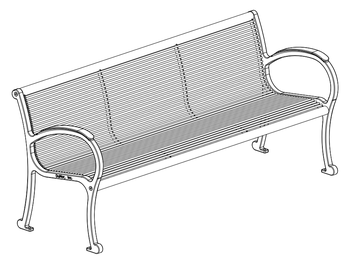
NOTES:

1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
3.) ALL WELDS CONT. THEN GROUND SMOOTH.

P TRASH RECEPTACLE- DUMOR 158 (OR APPROVED EQUAL)

NOT TO SCALE





NOTES

1.) ALL STL. MEMBERS COATED W/ ZINC RICH COATING THEN POLYESTER POWDER COATED.
2.) BENCH IS SHIPPED UNASSEMBLED.
3.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.

R PARK BENCH- DUMOR 168 (OR APPROVED EQUAL)

NOT TO SCALE

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February 18, 2022

TO: Chase Finch
Corwin Engineering, Inc.
200 W. Belmont, Suite E
Allen, TX 75013

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

SUBJECT: SP2022-001; *PD Site Plan for Nelson Lakes*

Chase Finch**:**

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on February 15, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

(1) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission
On February 15, 2022, the Planning and Zoning Commission approved a motion to approve the Site Plan by a vote of 7-0.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Henry Lee, *Planner*
City of Rockwall Planning and Zoning Department