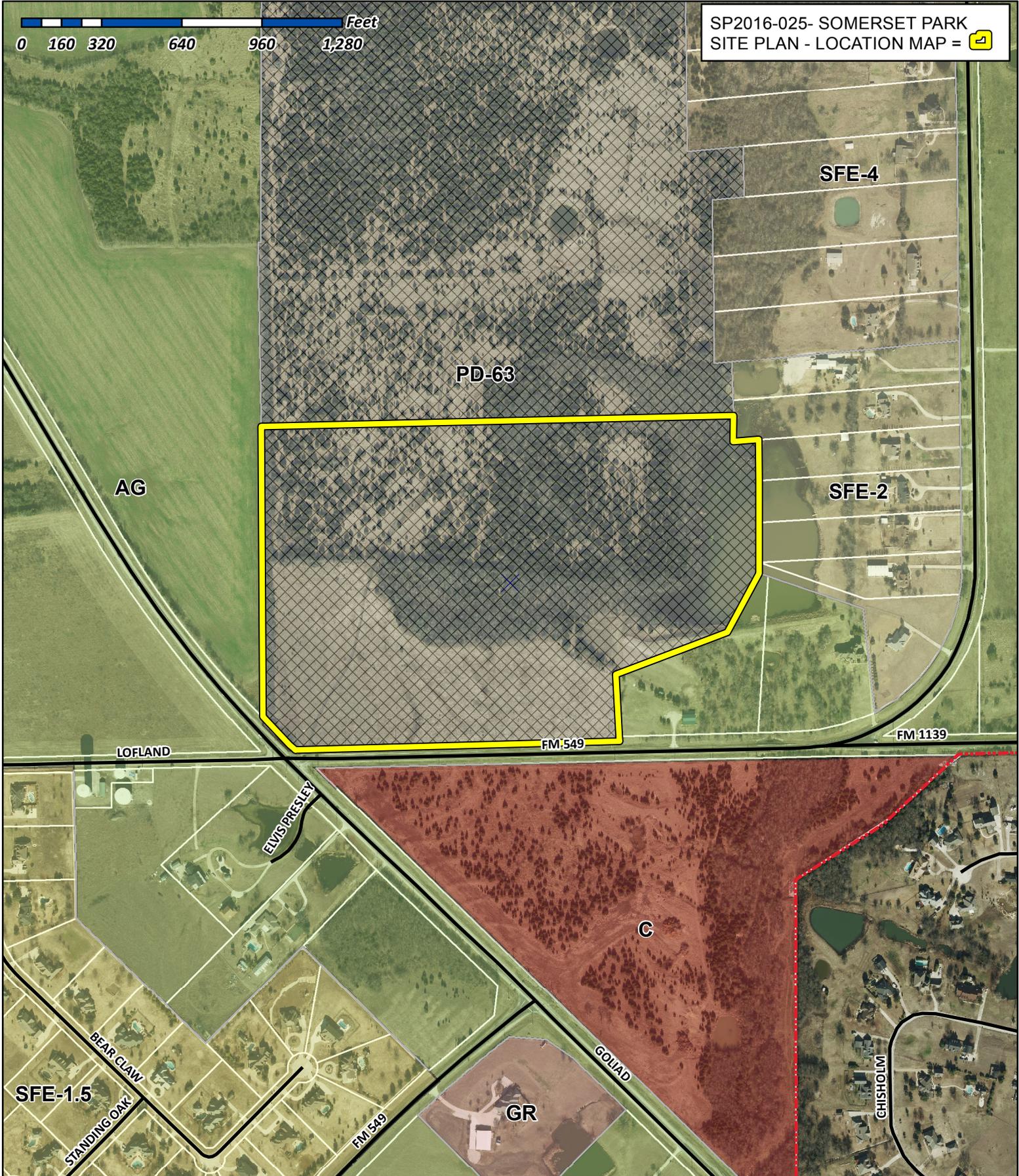


0 160 320 640 960 1,280 Feet

SP2016-025- SOMERSET PARK  
SITE PLAN - LOCATION MAP = 



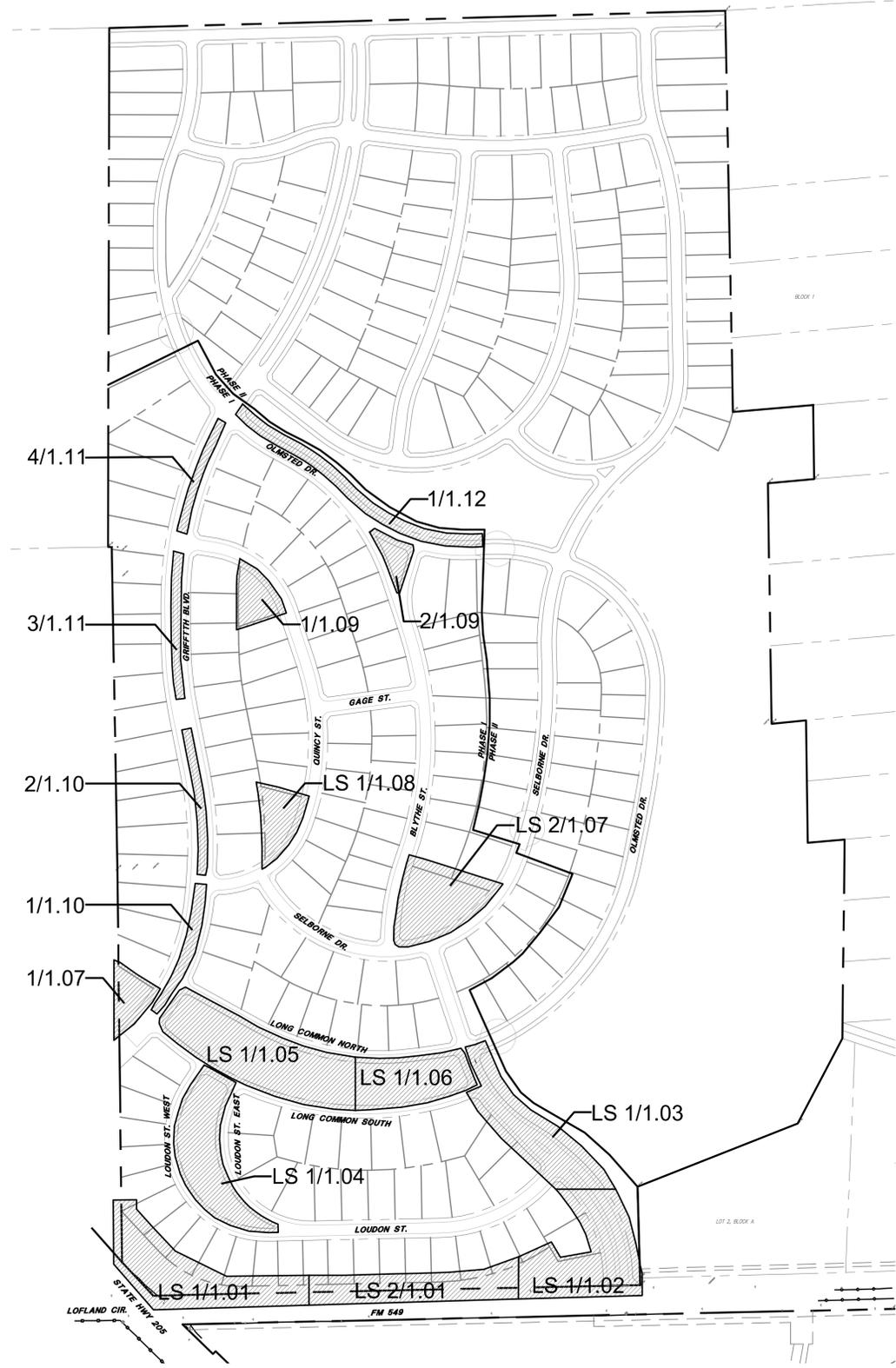
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): www.rockwall.com

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



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**1 OVERALL KEYMAP**  
PLAN



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Fort Worth • Houston • San Antonio

Project:  
**SOMERSET PARK**

ARCADIA REALTY  
ROCKWALL, TEXAS

Project Number:  
D13615

Designed: EG,JD,JM  
Drawn: JM  
Reviewed: JD

Date Issued:  
AUGUST 12, 2016

Revisions:


Sheet Title:  
**OVERALL  
KEYMAP**

Sheet Number:  
**LC 1.02**



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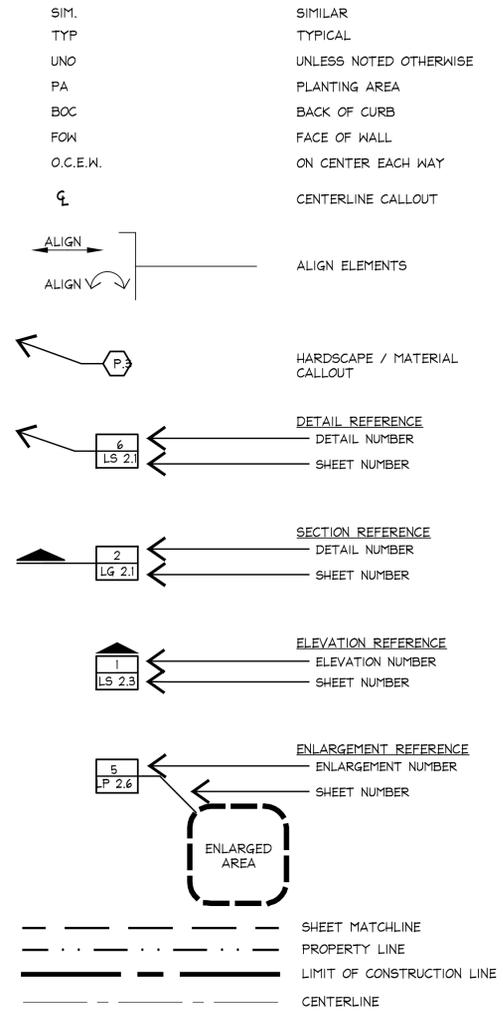
Date Issued:  
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Revisions:  
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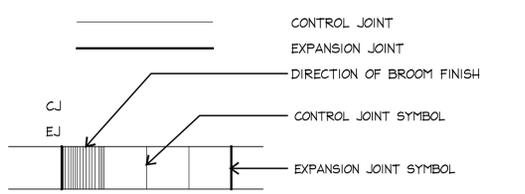
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**NOTES, LEGEND & MATERIAL SCHEDULE**

Sheet Number:  
**LC 1.01**

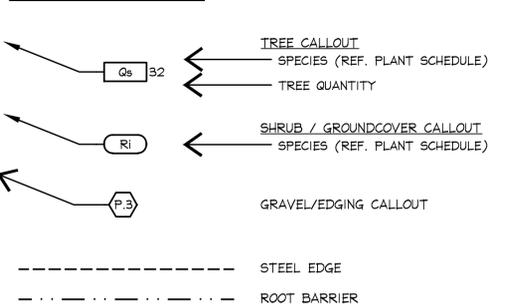
**GENERAL LEGEND**



**SITework LEGEND**



**PLANTING LEGEND**



**GENERAL SITEWORK NOTES:**

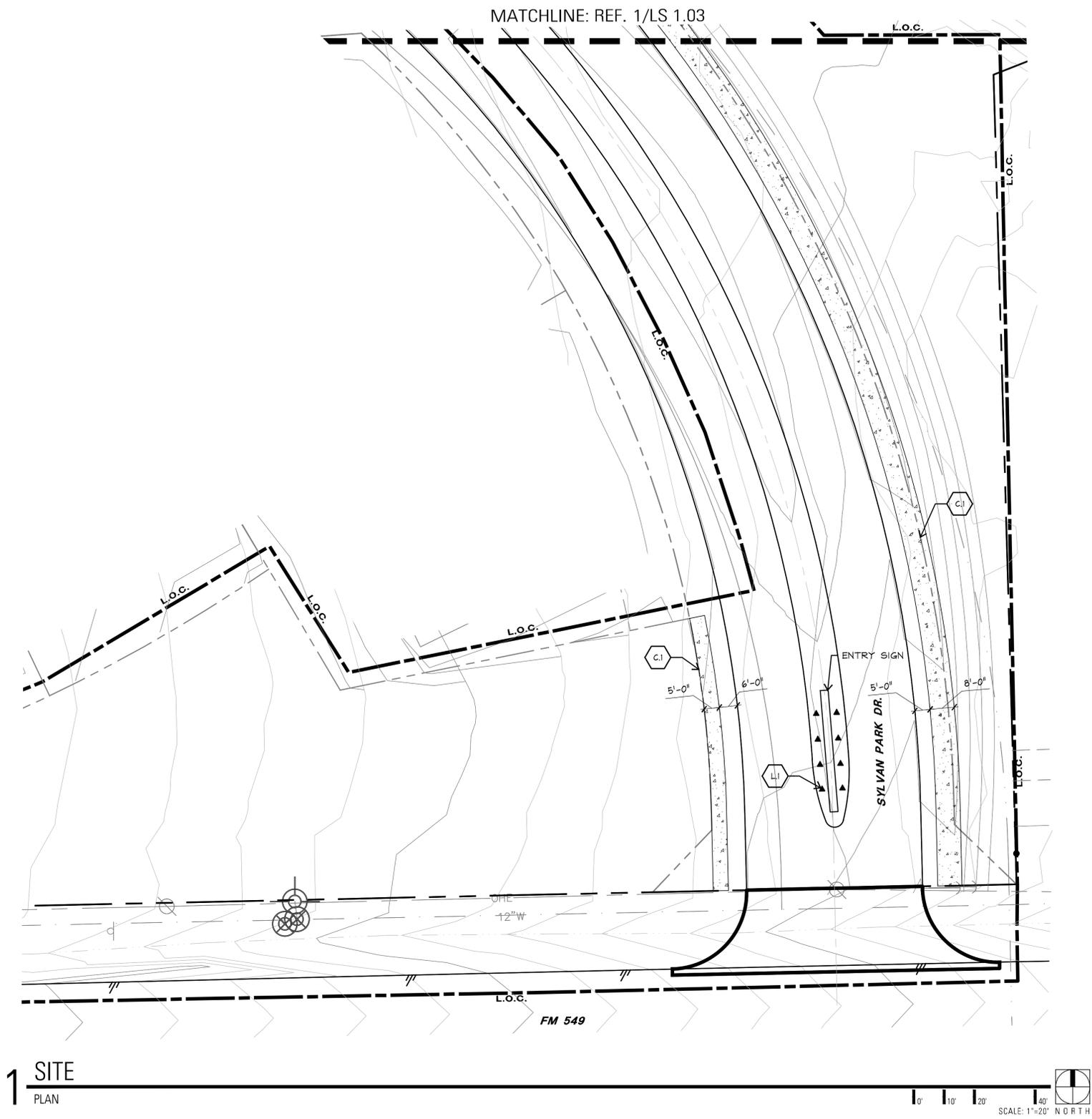
- 1) THE CONTRACTOR SHALL BE FAMILIAR WITH EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES, PIPES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY OF ANY COST INCURRED DUE TO BODILY INJURY AND/OR DAMAGE OF OWNER'S PROPERTY OR SAID UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES BEFORE EXCAVATION.
- 2) ALL CONFLICTING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- 3) THE CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY HAVE NOT BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- 4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH HIS SUBCONTRACTORS TO ACCOMPLISH HIS SCOPE OF WORK. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH OTHER TRADES WORKING ON THE SITE SIMULTANEOUSLY.
- 5) THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING IRRIGATION AND LANDSCAPE ON SITE FROM ANY DAMAGE. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS IMMEDIATELY.
- 6) THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO THE COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
- 7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING CONDITIONS, AND SHALL PERFORM FIELD MEASUREMENTS PRIOR TO FABRICATION AND/OR PURCHASE OF ANY MATERIAL. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT SHOULD EXISTING CONDITIONS BE DIFFERENT FROM THE DESIGN DRAWINGS FOR THIS PROJECT. ALL CONFLICTS ARISING DUE TO LACK OF COORDINATION SHALL BE THE RESPONSIBILITY AND THE EXPENSE OF THE CONTRACTOR.
- 8) ANY REQUIRED CHANGES TO THE DRAWINGS RESULTING FROM THE ACCEPTANCE OF THE CONTRACTOR'S ALTERNATES AND/OR SUBSTITUTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND THE OWNER FOR APPROVAL.
- 9) THE CONTRACTOR SHALL COORDINATE THE STORAGE OF MATERIALS, PARKING OF VEHICLES AND RESTRICTIONS OF WORK WITH THE OWNER. UNDER NO CIRCUMSTANCES SHALL ANY CONTRACTOR STORE MATERIALS OR PARK VEHICLES UNDER THE CANOPY OF EXISTING TREES.
- 10) THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES & CODE REQUIREMENTS. REQUIRED PERMITS SHALL BE OBTAINED BY THE CONTRACTOR.
- 11) THE CONTRACTOR SHALL PROVIDE UNIT PRICES BASED UPON THE QUANTITIES SHOWN WITHIN THE DOCUMENTS. FIELD CONDITIONS MAY REVISE ACTUAL LOCATION, INCREASING OR DECREASING THE EXTENT OF WORK BID. CHANGES TO THE EXTENT OF WORK RESULTING IN AN INCREASE WILL BE BASED ON UNIT PRICES AND PERFORMED SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER IN THE FORM OF A CHANGE ORDER.
- 12) THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK AS SHOWN AND NOTED ON THE DRAWINGS UNLESS OTHERWISE SPECIFIED.
- 13) THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SERVICING TEMPORARY TOILET FACILITIES.
- 14) ALL CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR REMOVAL OF TRASH AND REPAIR OF HAZARDOUS CONDITIONS (TOOL, OPEN HOLES, ETC.) ON A DAILY BASIS BY END OF WORK DAY. REMOVE ALL EXCESSIVE DIRT BUILD UP ON HAUL ROUTE AS REQUIRED DAILY AND BY NOON EVERY FRIDAY.
- 15) UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL APPROVAL, THE CONTRACTOR SHALL THOROUGHLY CLEAN UP THE PROJECT SITE OF ALL TRASH, SCRAP, BRICK PIECES, MORTAR AND LITTER, ETC. AND REPAIR ALL DAMAGE TO FINISH GRADE INCLUDING TAILINGS FROM EXCAVATIONS, WHEEL RUTS, ETC., CAUSED BY CONSTRUCTION.
- 16) PROVIDE EXPANSION AND/OR ISOLATION JOINTS IN ALL CASES WHERE CONCRETE FLATWORK MEETS VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS, OR WHERE CONCRETE ABUTS UTILITY VAULTS OR BOXES.

**LAYOUT NOTES:**

- 1) THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
- 2) ALL DIMENSIONS MUST BE VERIFIED ON-SITE. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- 3) ALL DIMENSIONS ARE TAKEN PERPENDICULAR TO WALL, CURB, P.O.B., OR CENTERLINE UNLESS OTHERWISE NOTED. DIMENSIONS AT CURB ARE FROM BACK OF CURB.
- 4) VERIFY LOCATIONS OF ALL SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION PRIOR TO COMMENCING WORK.
- 5) WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. DO NOT SCALE DRAWINGS.
- 6) THESE DRAWINGS INCLUDE THE REFERENCE TO THE LOCATION OF VARIOUS MECHANICAL, ELECTRICAL, AND CIVIL DEVICES. COORDINATE CONSTRUCTION, DETAILS AND UTILITY CONNECTIONS WITH RELATED ARCHITECTURAL AND ENGINEERING DRAWINGS. CONFIRM LOCATIONS WITH THE LANDSCAPE ARCHITECT PRIOR TO ROUGH IN.
- 7) REFERENCE CIVIL DRAWINGS FOR LAYOUT, GRADES, DETAILS OF VEHICULAR DRIVES, ROADS, PARKING AND ALL CURBS (UNLESS NOTED OTHERWISE).
- 8) THE SITE BASE INFORMATION & ROADWAY LAYOUT ARE FROM COMPUTER BASE DATA SUPPLIED BY JONES & CARTER.

MATERIALS SCHEDULE					
	DESCRIPTION	COLOR	FINISH	CONTACT	REMARKS
<b>CONCRETE</b>					
(C.1)	STANDARD GRAY CONCRETE	GRAY	MEDIUM BROOM		
<b>EDGING</b>					
(E.1)	3/4" X 4" STEEL EDGING	BLACK	POWDERCOAT	COMPANY: J.D. RUSSELL CONTACT: 270.826.7008	OR APPROVED EQUAL
<b>LIGHTING</b>					
(L.1)	MONUMENT SIGN LIGHT BY BK LIGHTING YOSEMITE SERIES HP2 METAL HALIDE (T6) W/CS CUT OFF	NATURAL	NATURAL	COMPANY: ARCHITECTURAL LIGHTING ASSOCIATES CONTACT: BILL GALVIN PHONE: 214.658.9000	REF. MEP FOR POWER REQ. INSTALL PER SPEC'S, DETAIL AND MAN. RECOMMENDATIONS. LOCATE PER SITE LAYOUT
<b>STONE</b>					
(S.1)	LEUDERS LIMESTONE QUARRY BLOCK 12" THK X 3'-0" X 4'-0" - 8'-0" RANGE AND 24" THK X 3'-0" X 4'-0" - 8'-0" RANGE	NATURAL	NATURAL	COMPANY: MEZGER ENTREPRISES CONTACT: CLINT HART: 214.998.1067	REF. 1/LS 3.01

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1 SITE  
PLAN



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Project:  
**SOMERSET PARK**

ARCADIA REALTY  
 ROCKWALL, TEXAS

Project Number:  
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 Drawn: JM  
 Reviewed: JD

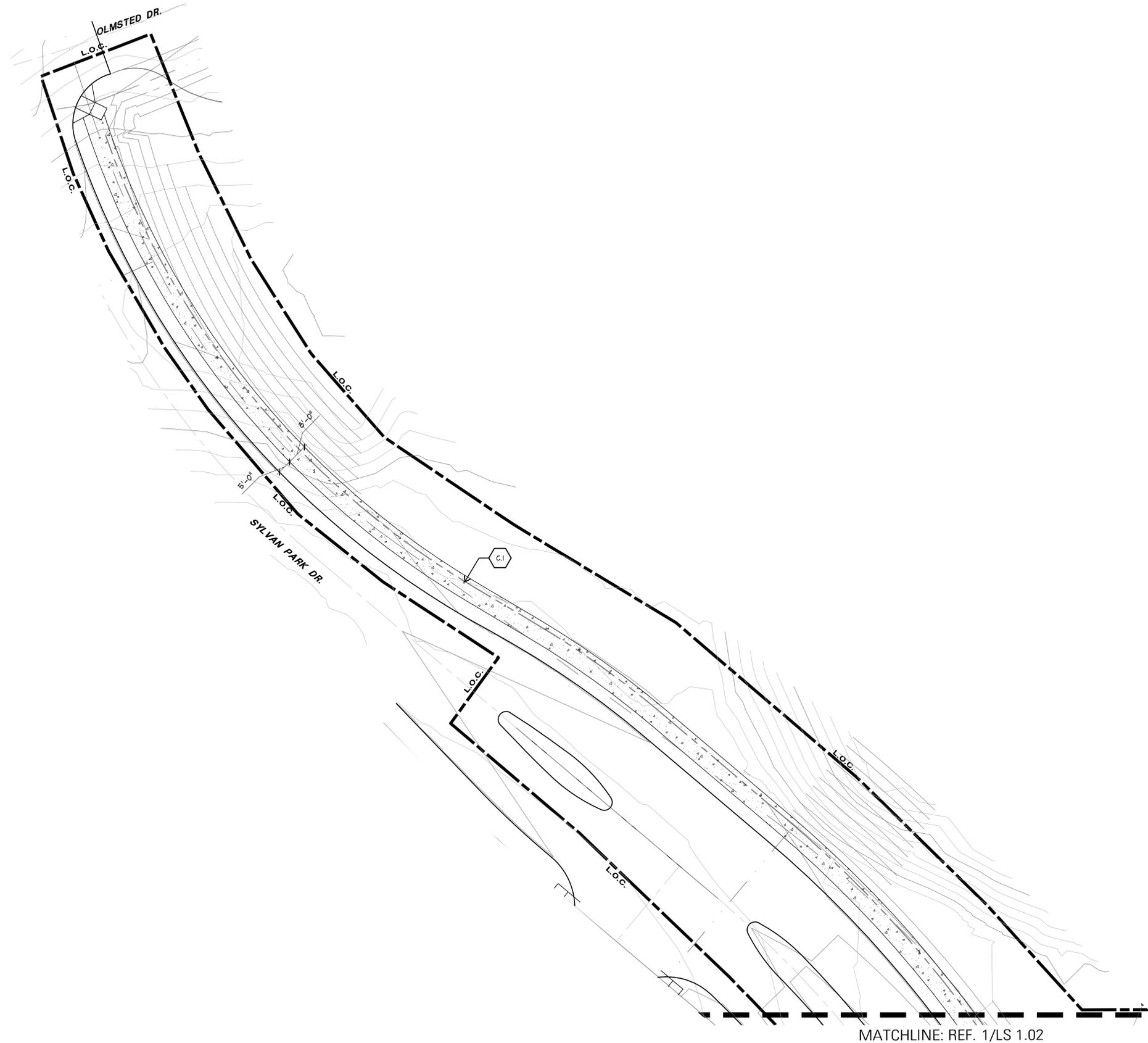
Date Issued:  
 AUGUST 12, 2016

Revisions:


Sheet Title:  
**SITEWORK**

Sheet Number:  
**LS 1.02**

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1 SITE  
PLAN

MATCHLINE: REF. 1/LS 1.02

0' 10' 20' 40'  
SCALE: 1"=20' N O R T H



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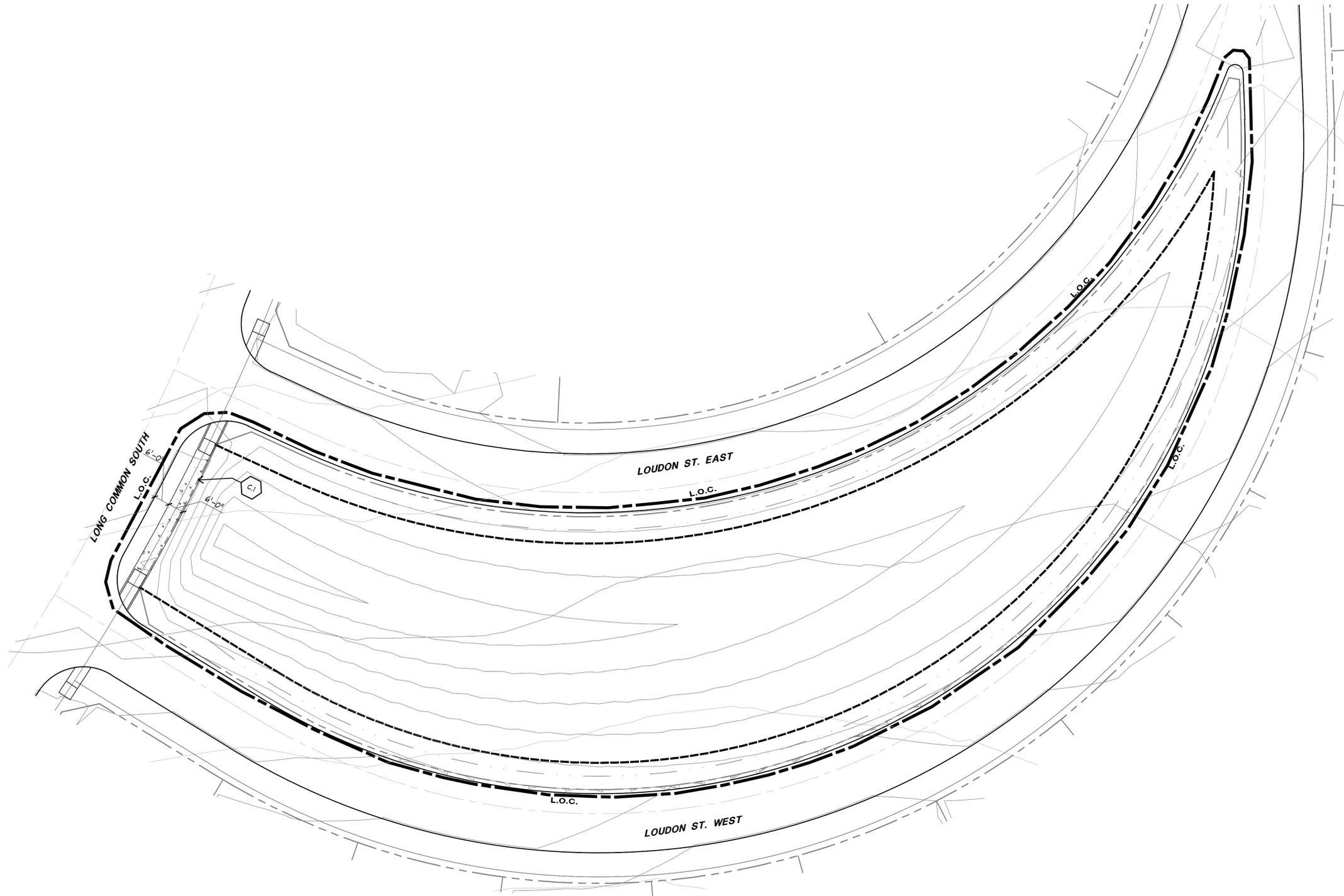
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Sheet Title:  
**SITEWORK**

Sheet Number:  
**LS 1.03**

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1 SITE  
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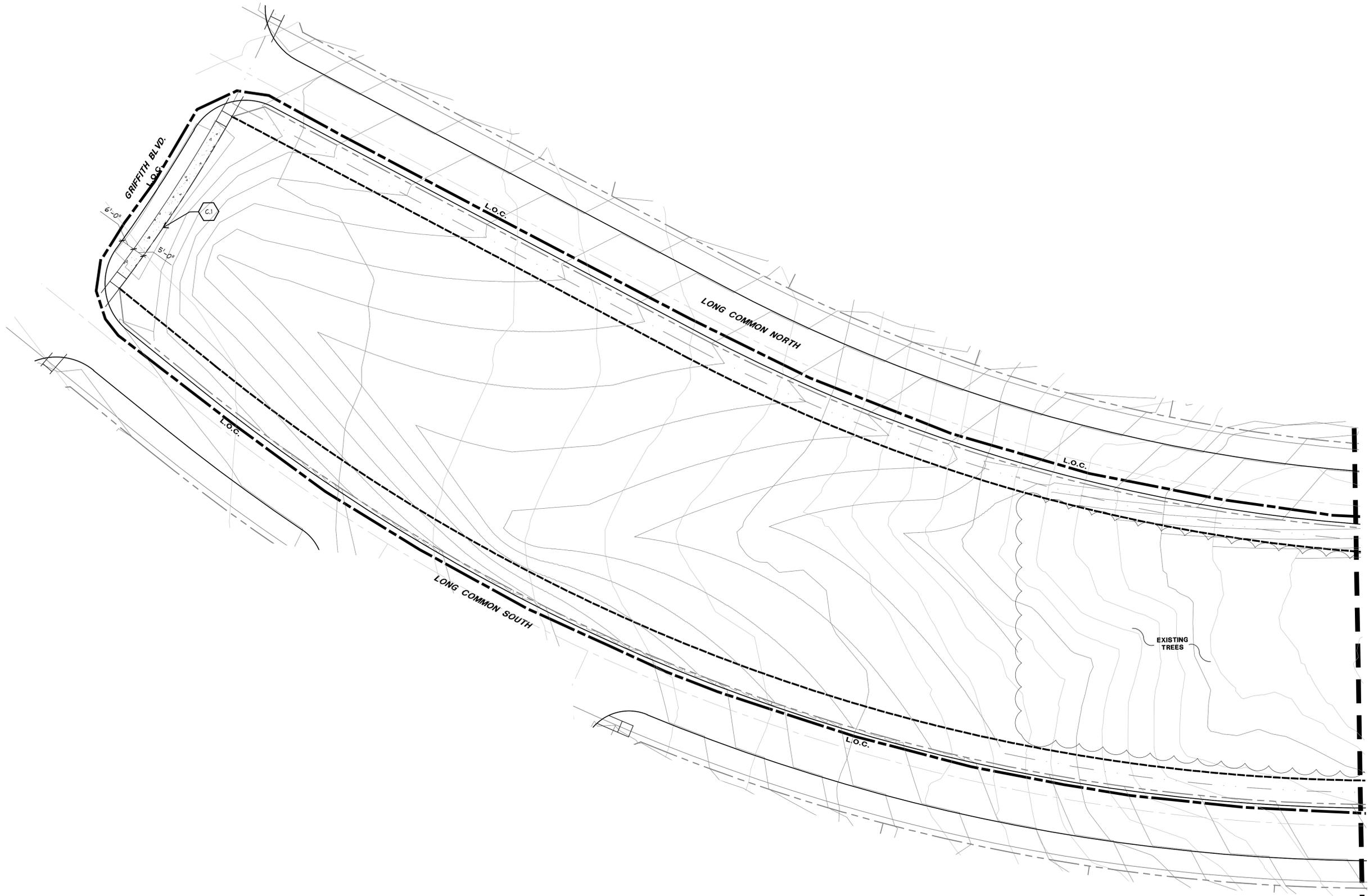
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Revisions:


Sheet Title:  
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Sheet Number:  
**LS 1.04**

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1 SITE PLAN



MATCHLINE: REF. 1/LS 1.06



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Reviewed: JD

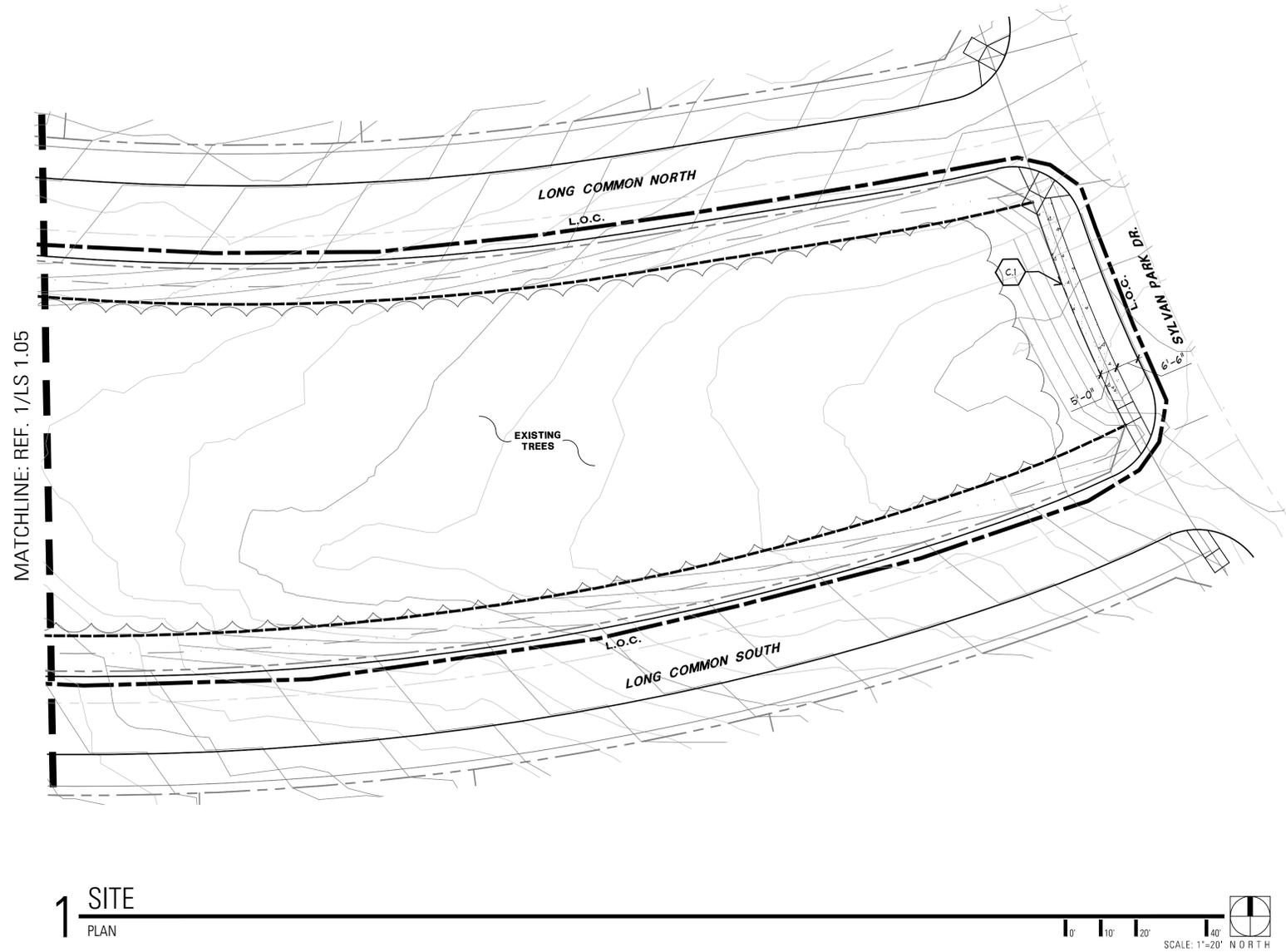
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AUGUST 12, 2016

Revisions:

Sheet Title:  
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Sheet Number:  
**LS 1.05**

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1 SITE  
PLAN



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Sheet Title:  
**SITEWORK**

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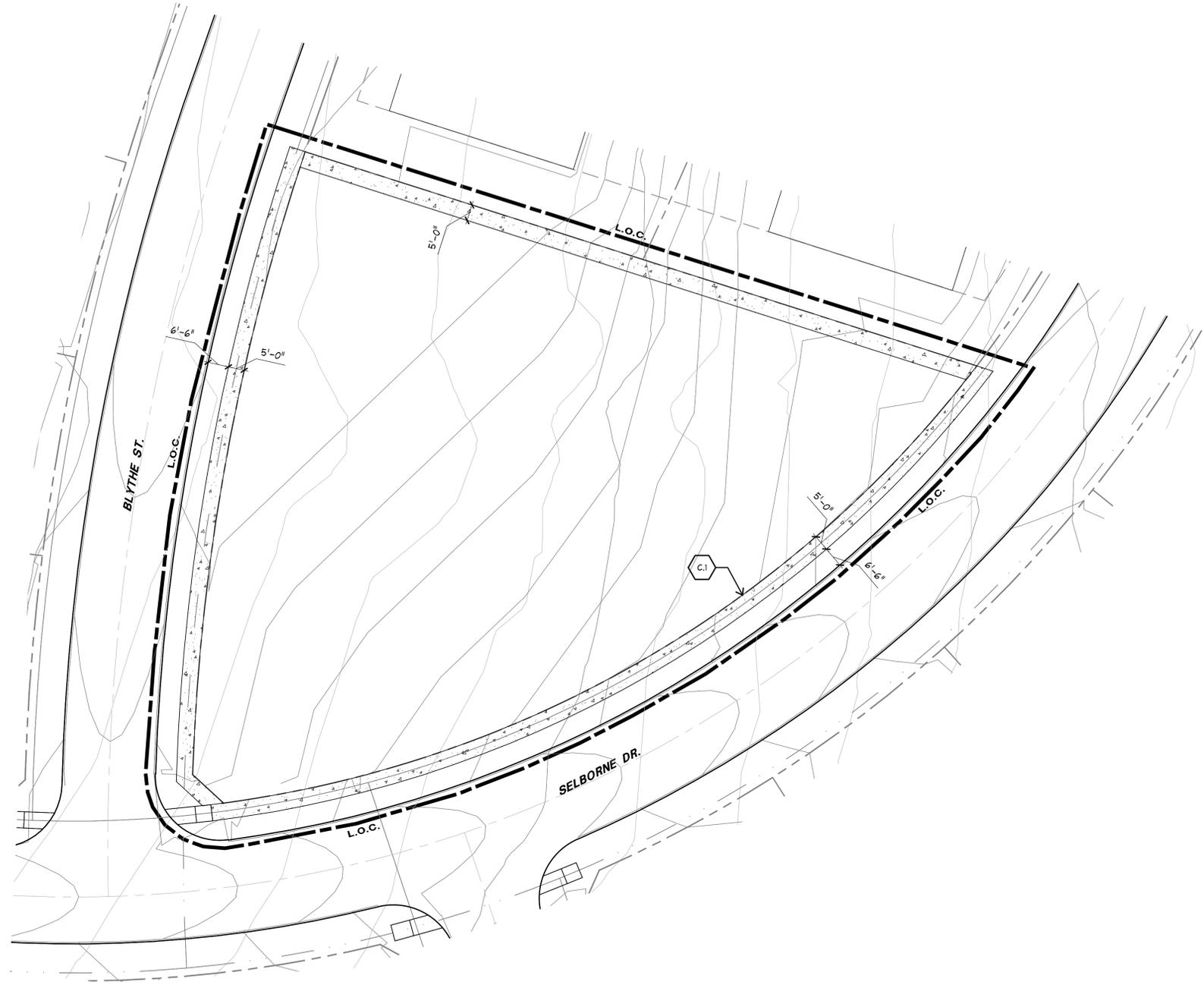
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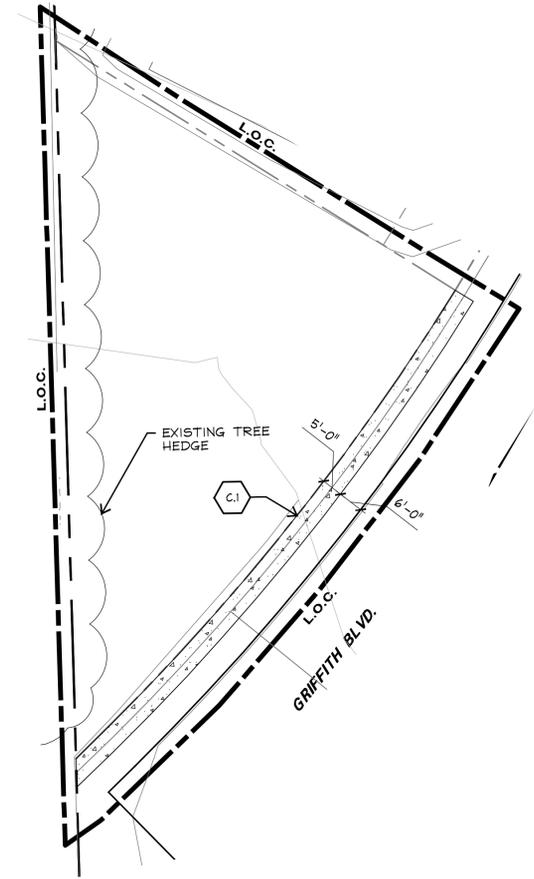
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Sheet Number:  
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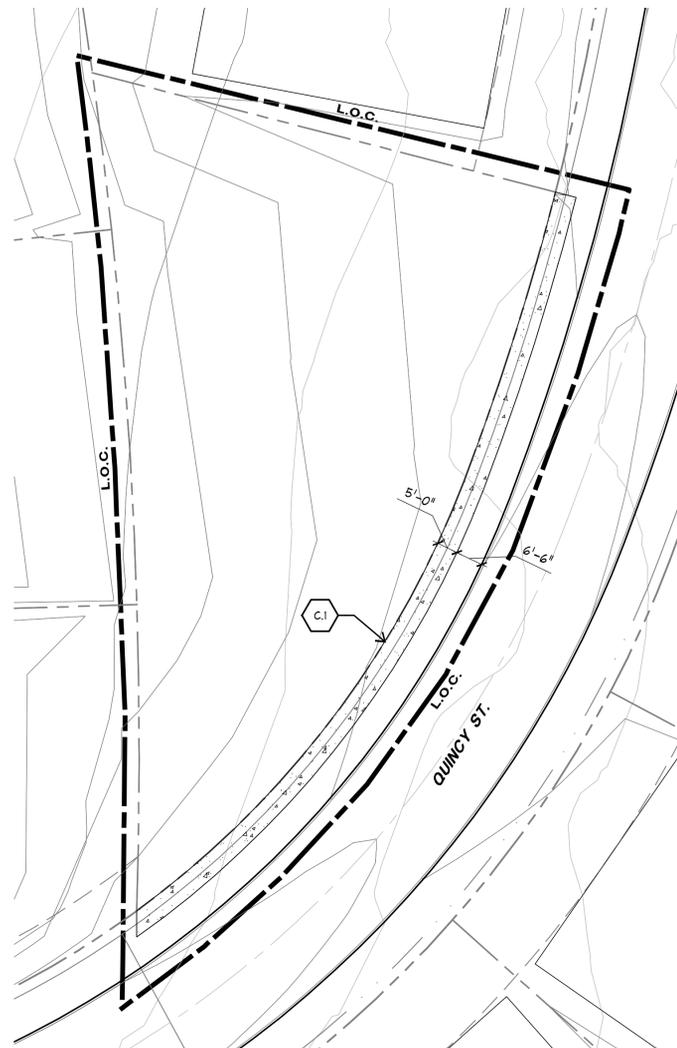
**2 SITE**  
 PLAN  
 SCALE: 1"=20' NORTH



**1 SITE**  
 PLAN  
 SCALE: 1"=20' NORTH

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1 SITE  
 PLAN  
 SCALE: 1"=20' N O R T H



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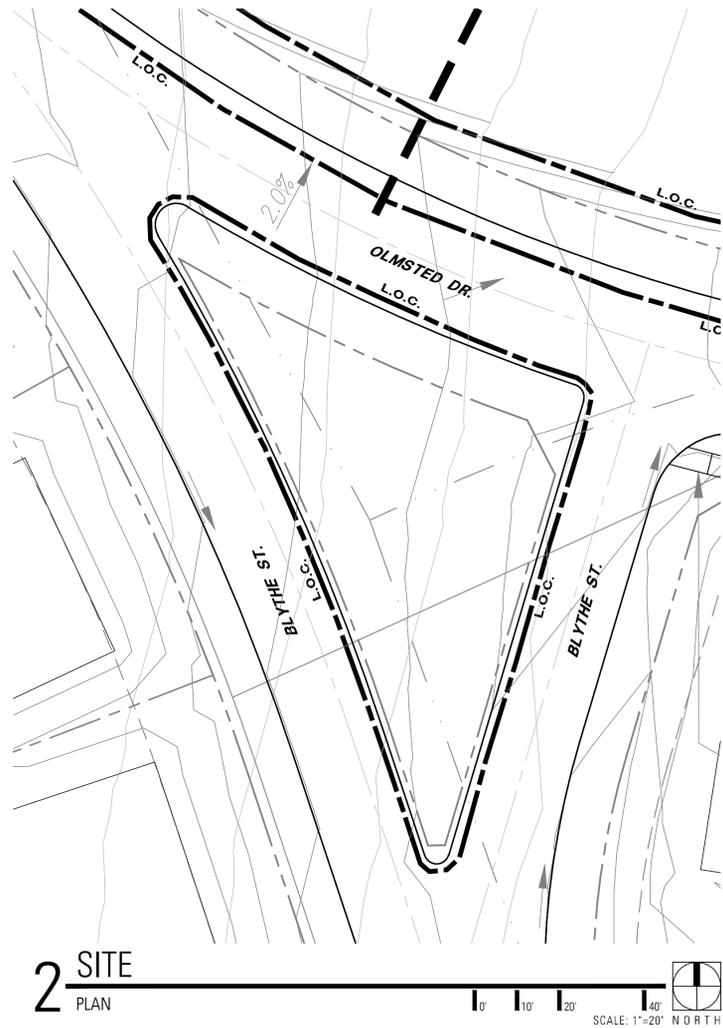
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**SITEWORK**

Sheet Number:  
**LS 1.08**

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Drawn: JM

Reviewed: JD

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Sheet Title:  
**SITEWORK**

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**LS 1.09**



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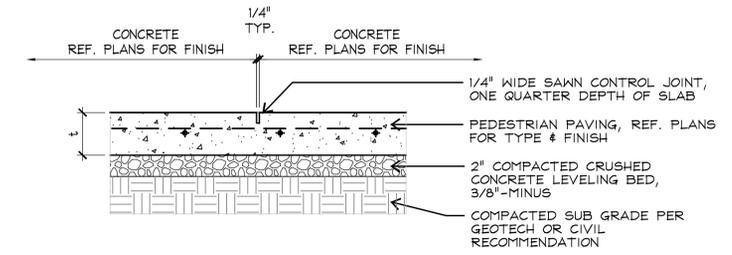
Designed: EG,JD,JM  
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 AUGUST 12, 2016

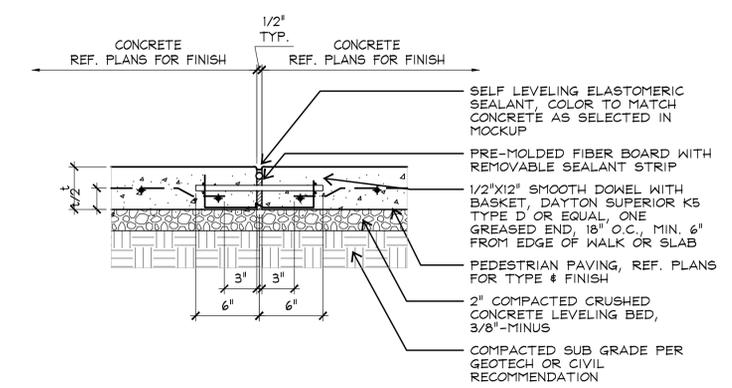
Revisions:


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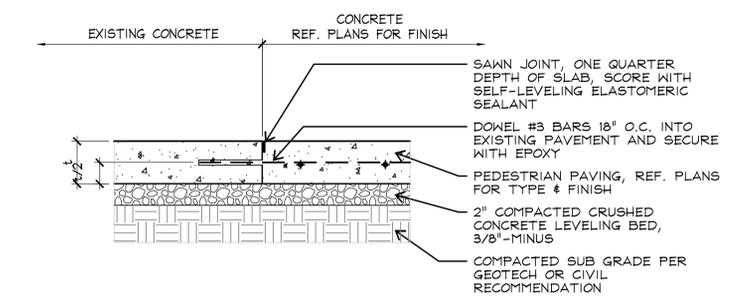
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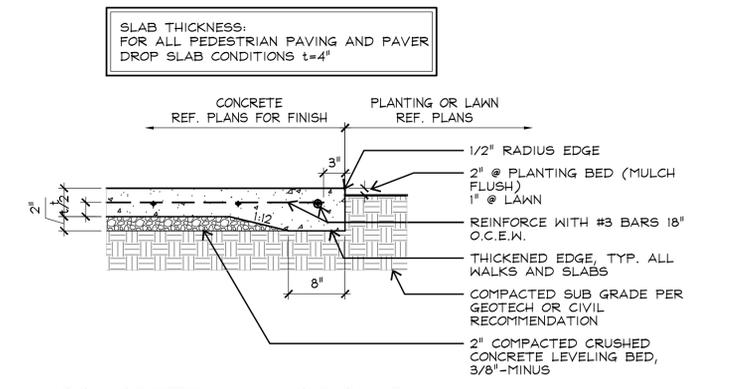
**4 CONTROL JOINT**  
 SECTION SCALE: 1-1/2"=1'-0"



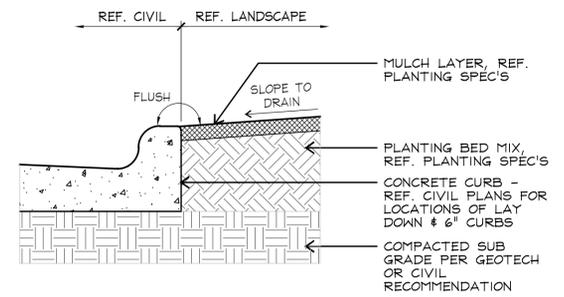
**3 EXPANSION JOINT**  
 SECTION SCALE: 1-1/2"=1'-0"



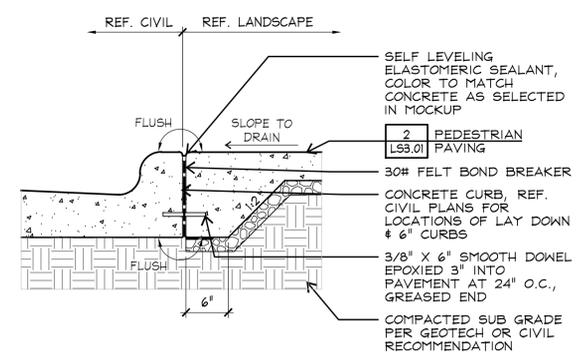
**2 COLD JOINT**  
 SECTION SCALE: 1-1/2"=1'-0"



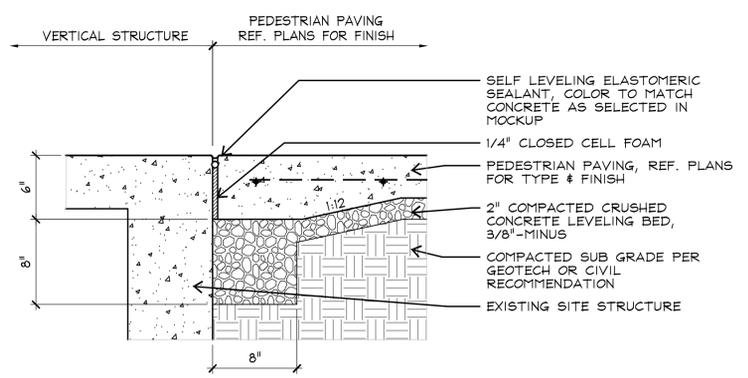
**1 CONCRETE WALK OR SLAB**  
 SECTION SCALE: 1"=1'-0"



**7 PLANTING AT BACK OF CURB**  
 SECTION SCALE: 1"=1'-0"



**6 CONCRETE AT BACK OF CURB**  
 SECTION SCALE: 1"=1'-0"



**5 ISOLATION JOINT**  
 SECTION SCALE: 1-1/2"=1'-0"

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Date Issued:  
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Revisions:  
 1 2016-11-22 Overall Tree Planting Plan

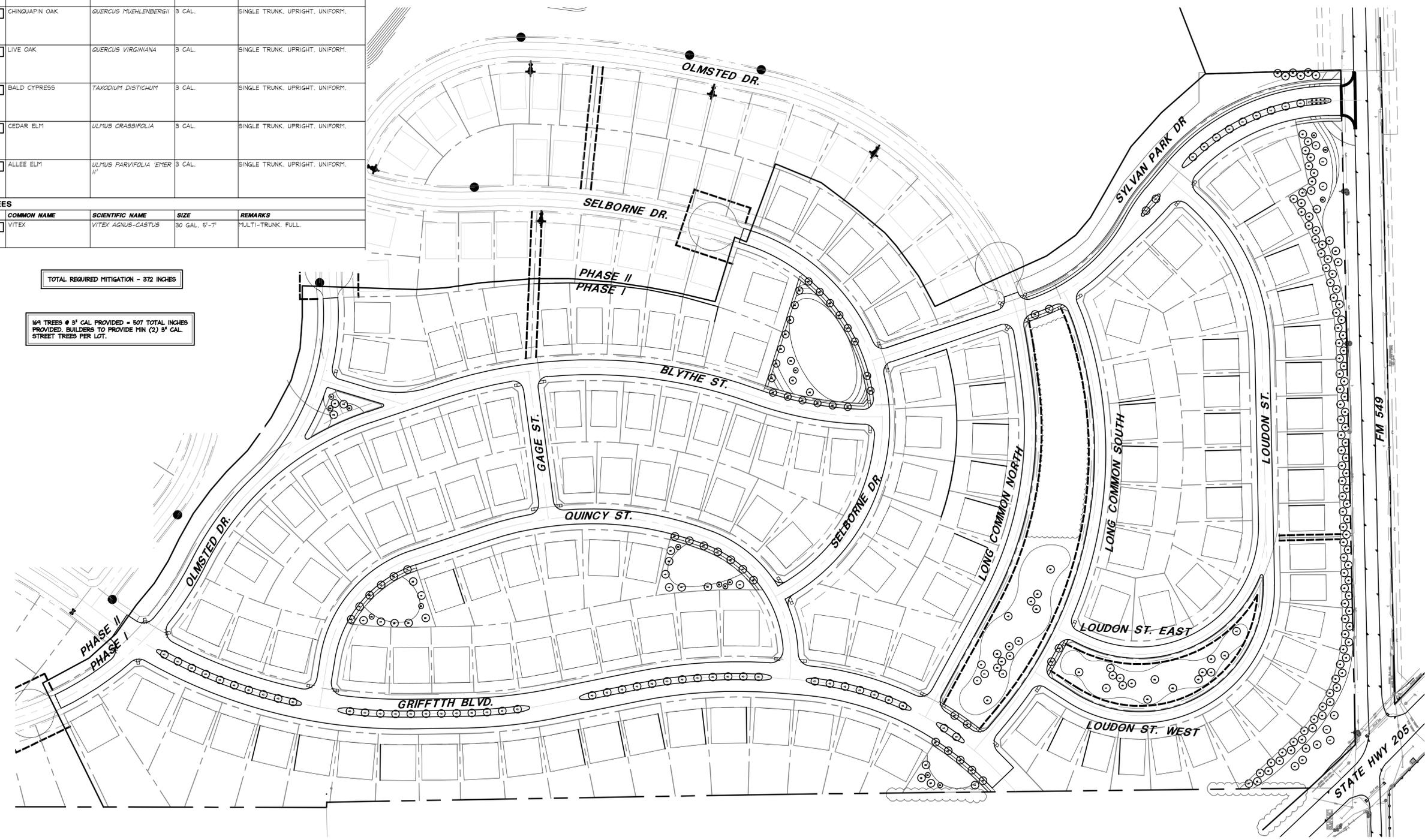
Sheet Title:  
**OVERALL TREE PLANTING PLAN**

Sheet Number:  
**LP 1.00**

PLANT LIST					
SHADE TREES					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	BO	BUR OAK	QUERCUS MACROCARPA	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	FPU	URBANITE ASH	FRAXINUS PENNSYLVANICA URBANITE	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	JV	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	10' HT.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	PC	CHINESE PISTACHE	PISTACHIA CHINENSIS	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	PO	SYCAMORE	PLATANUS OCCIDENTALIS	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	QM	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	QV	LIVE OAK	QUERCUS VIRGINIANA	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	TD	BALD CYPRESS	TAXODIUM DISTICHUM	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	UC	CEDAR ELM	ULMUS CRASSIFOLIA	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	UP	ALLEE ELM	ULMUS PARVIFOLIA 'EMER II'	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
ORNAMENTAL TREES					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	VAC	VITEX	VITEX AGNUS-CASTUS	30 GAL. 6'-7'	MULTI-TRUNK. FULL.

TOTAL REQUIRED MITIGATION = 372 INCHES

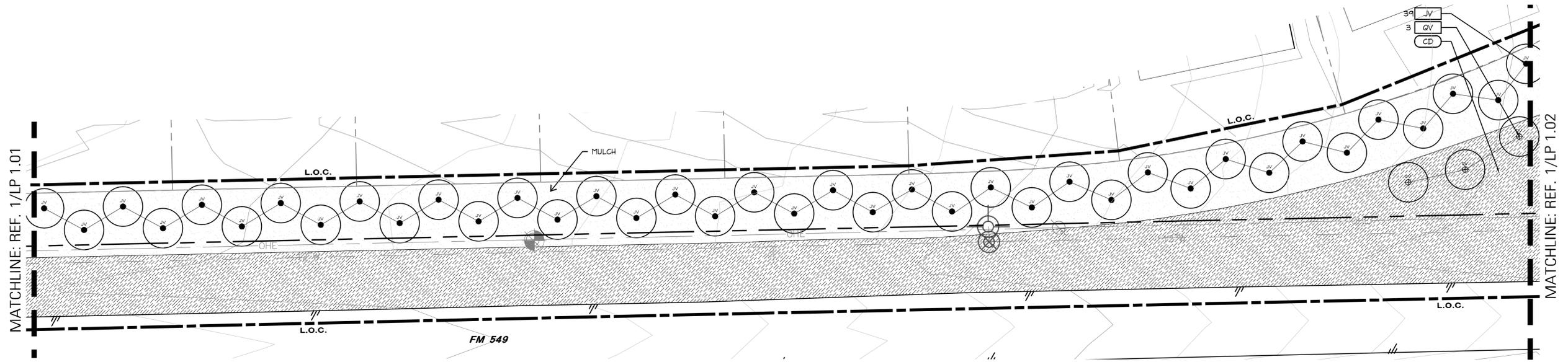
164 TREES @ 3" CAL PROVIDED = 507 TOTAL INCHES PROVIDED. BUILDERS TO PROVIDE MIN (2) 3" CAL. STREET TREES PER LOT.



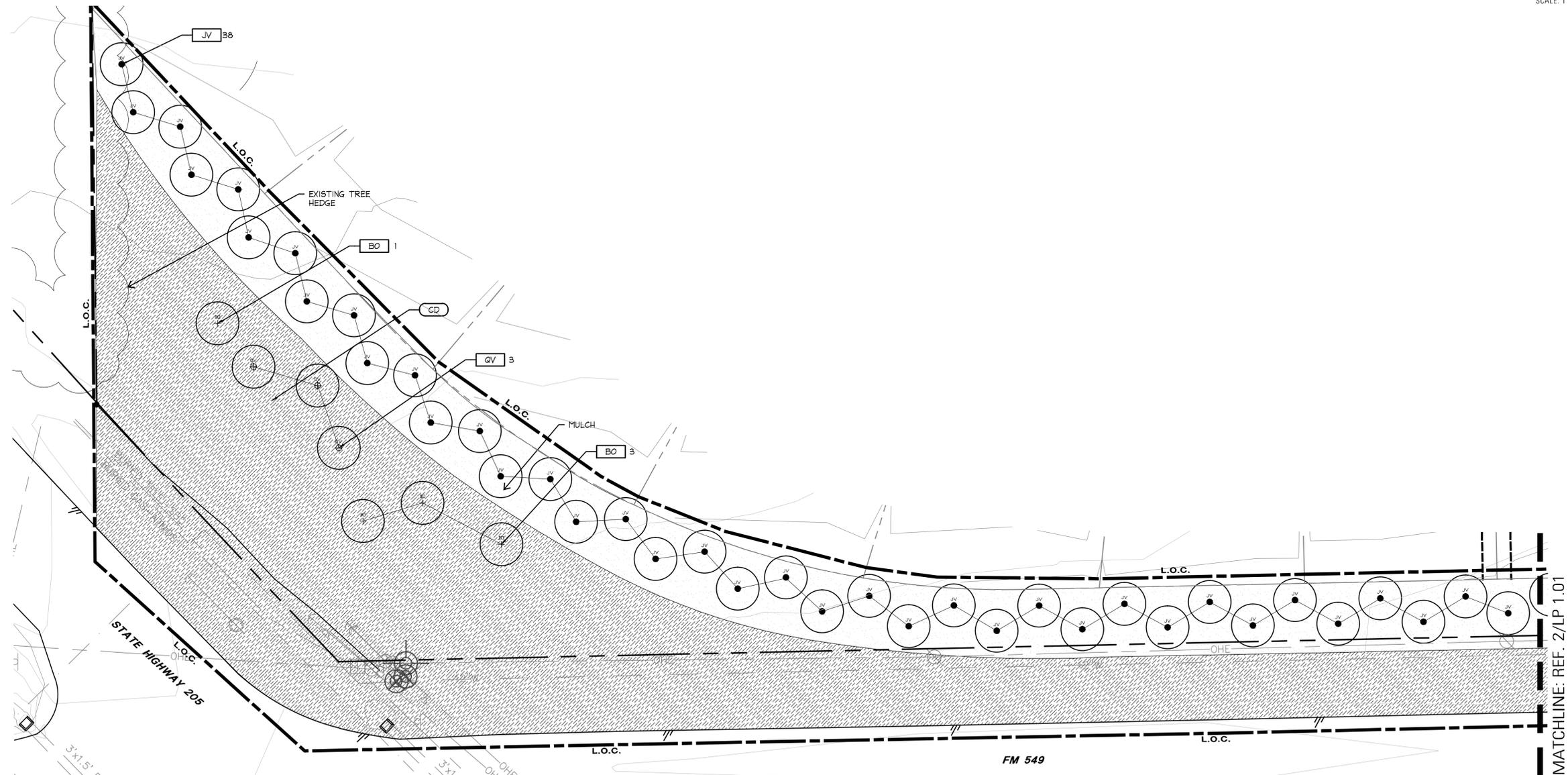
**1 Overall Tree Planting Plan**  
 PLAN



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2 Planting PLAN



1 Planting PLAN



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ROCKWALL, TEXAS

Project Number:  
D13615

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Reviewed: JD

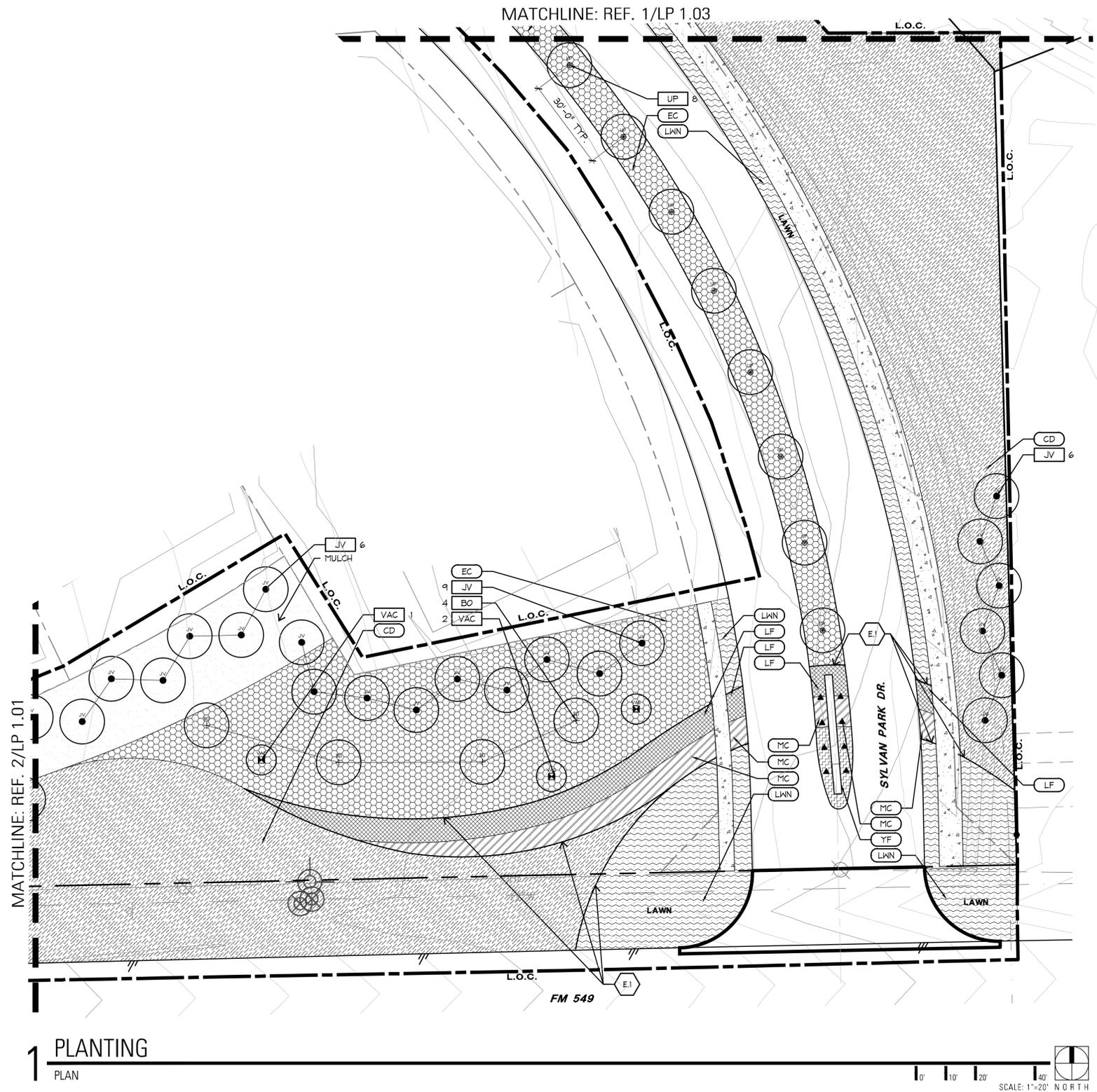
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Project:  
**SOMERSET PARK**

ARCADIA REALTY  
 ROCKWALL, TEXAS

Project Number:  
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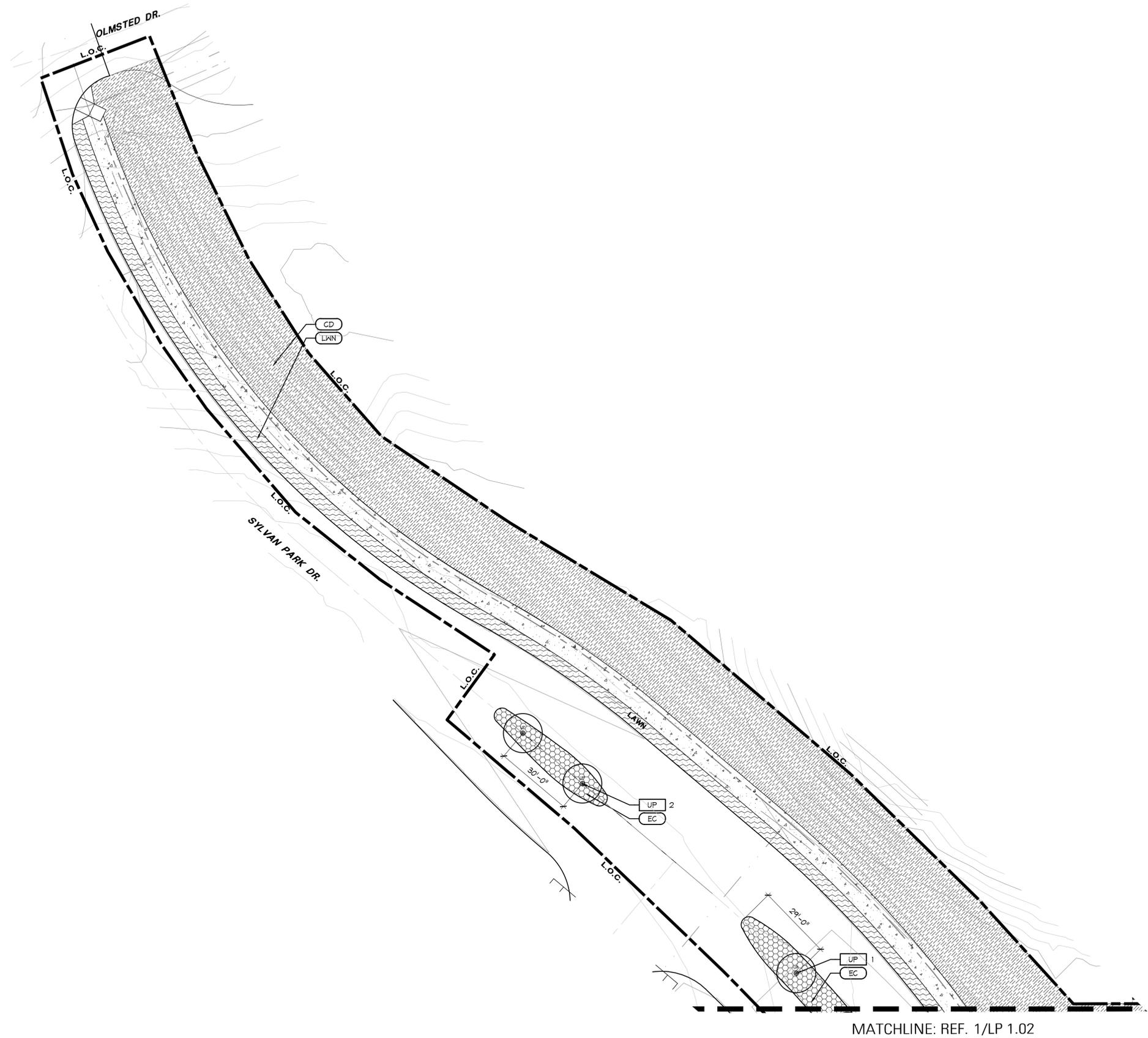
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**1 PLANTING**  
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MATCHLINE: REF. 1/LP 1.02



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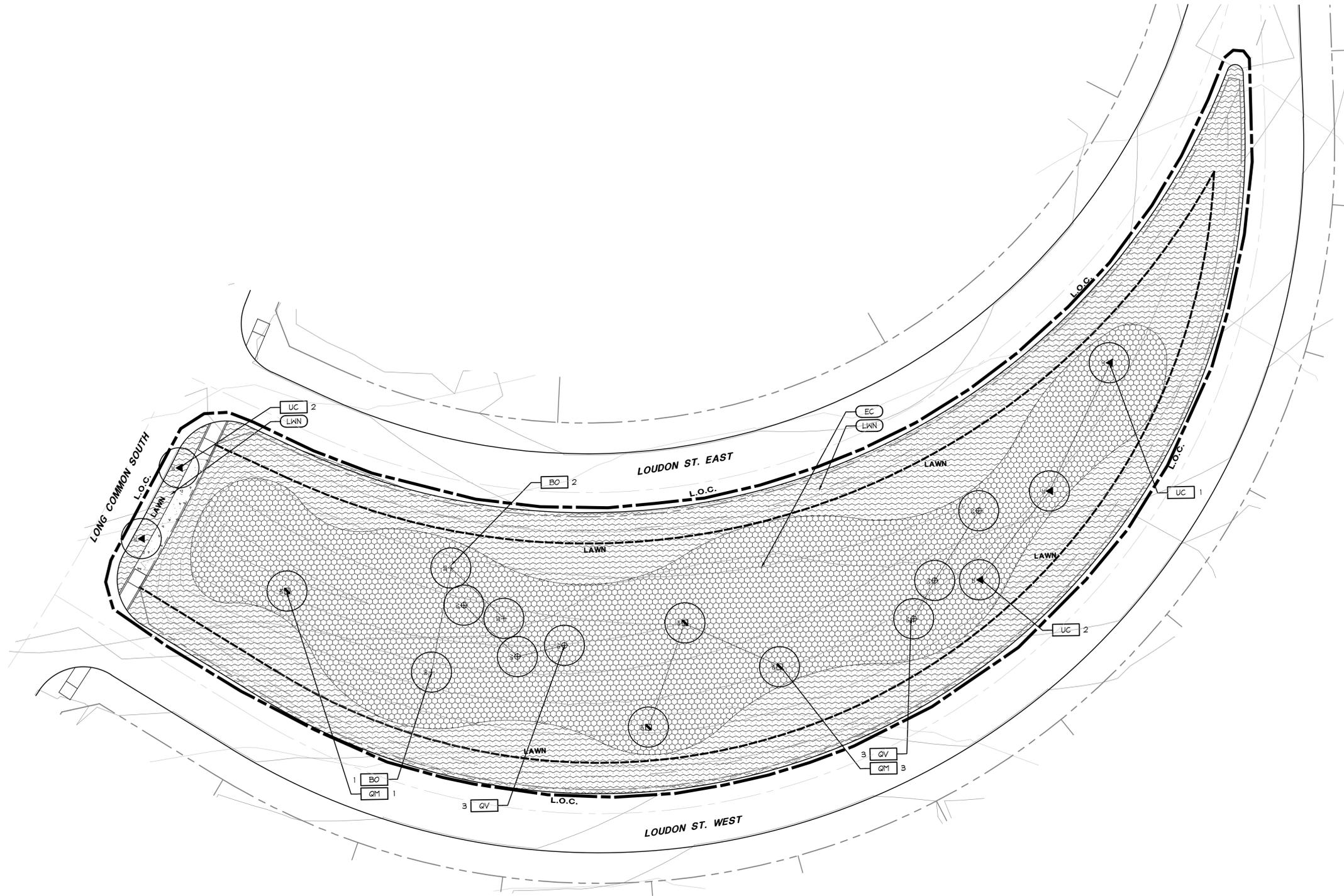
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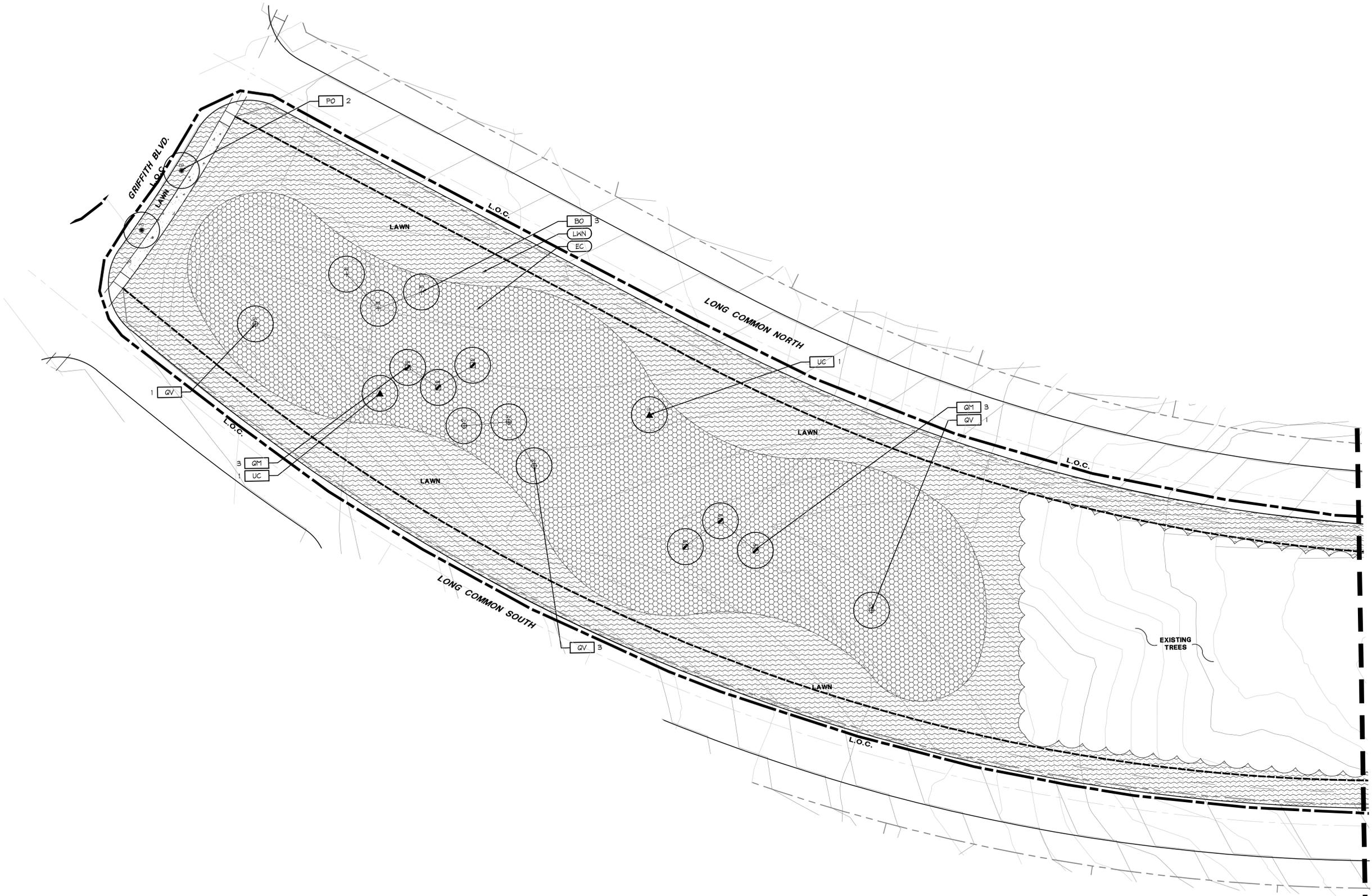
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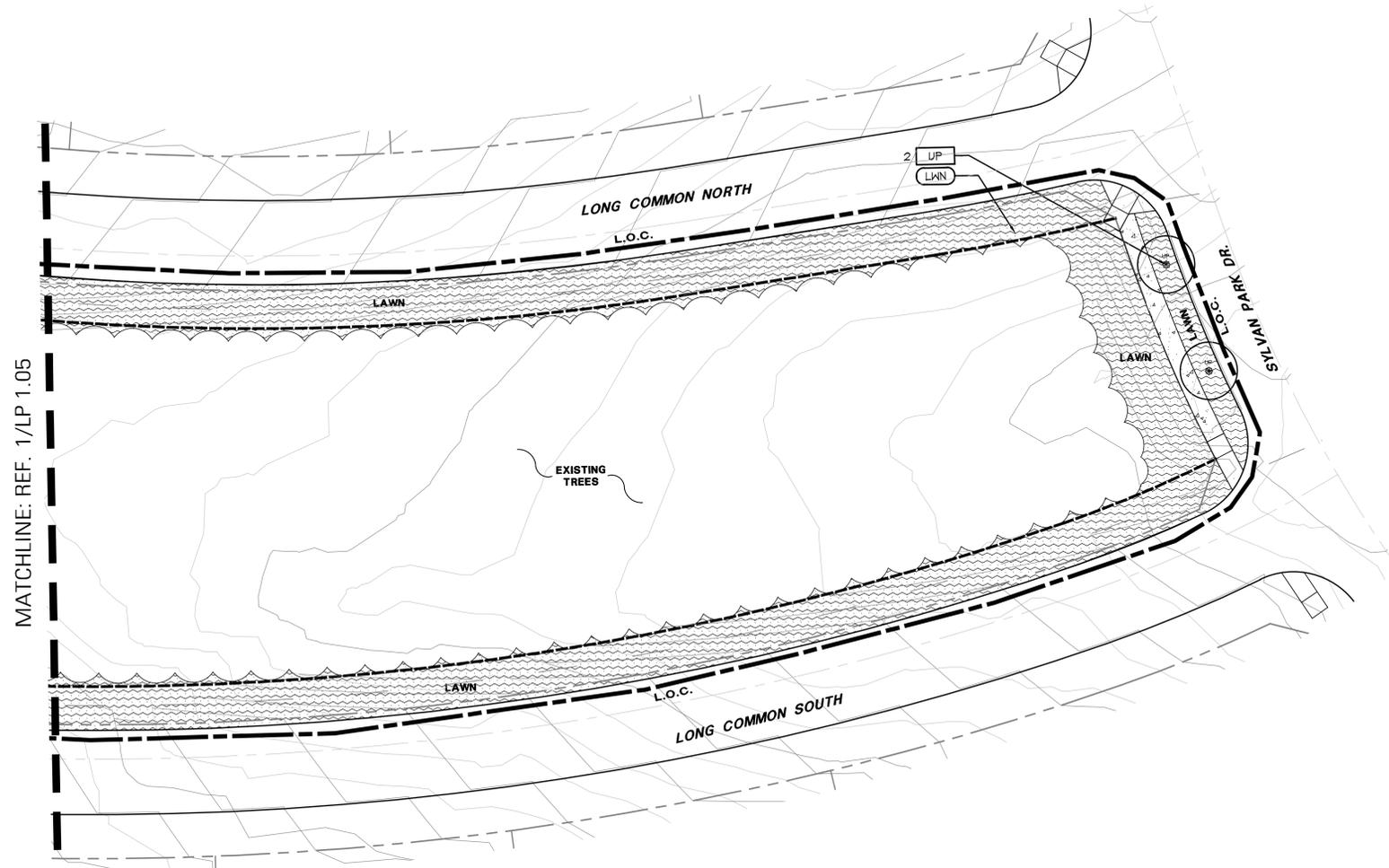
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**1 PLANTING**  
 PLAN



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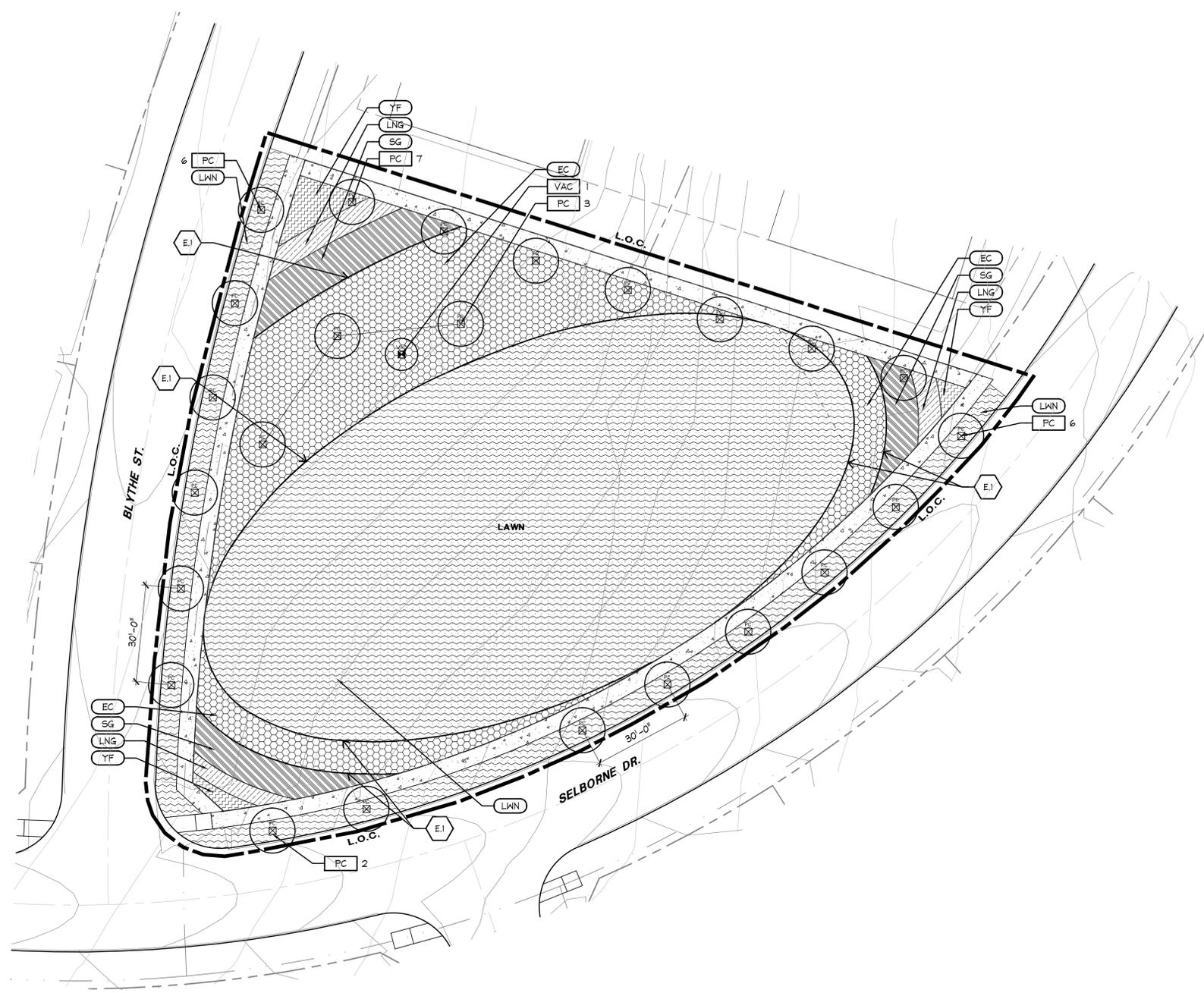
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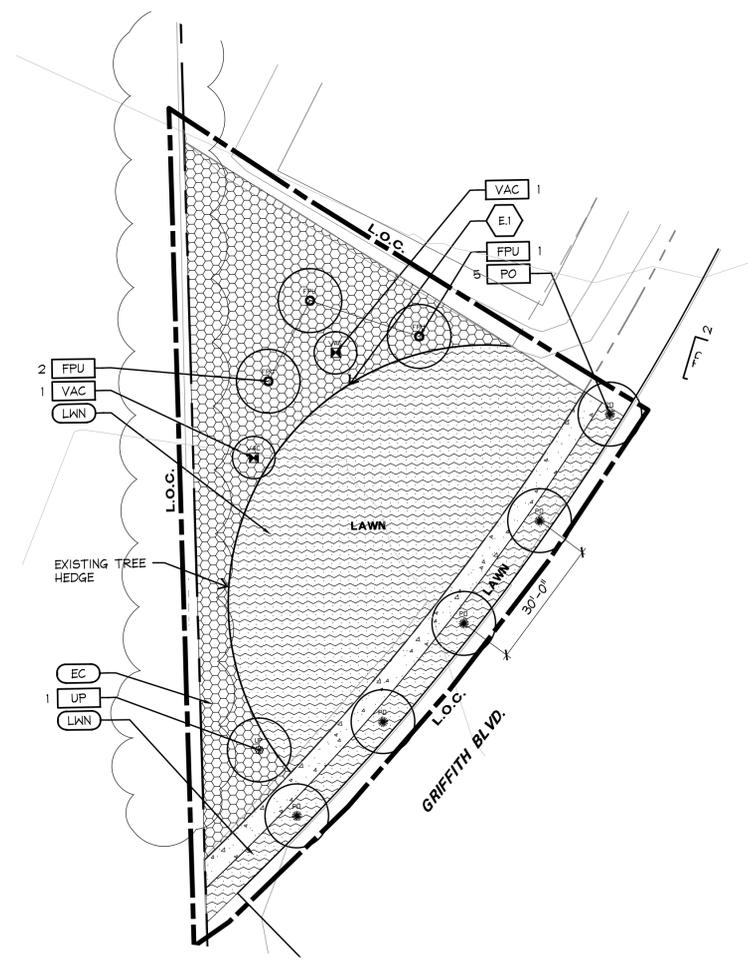
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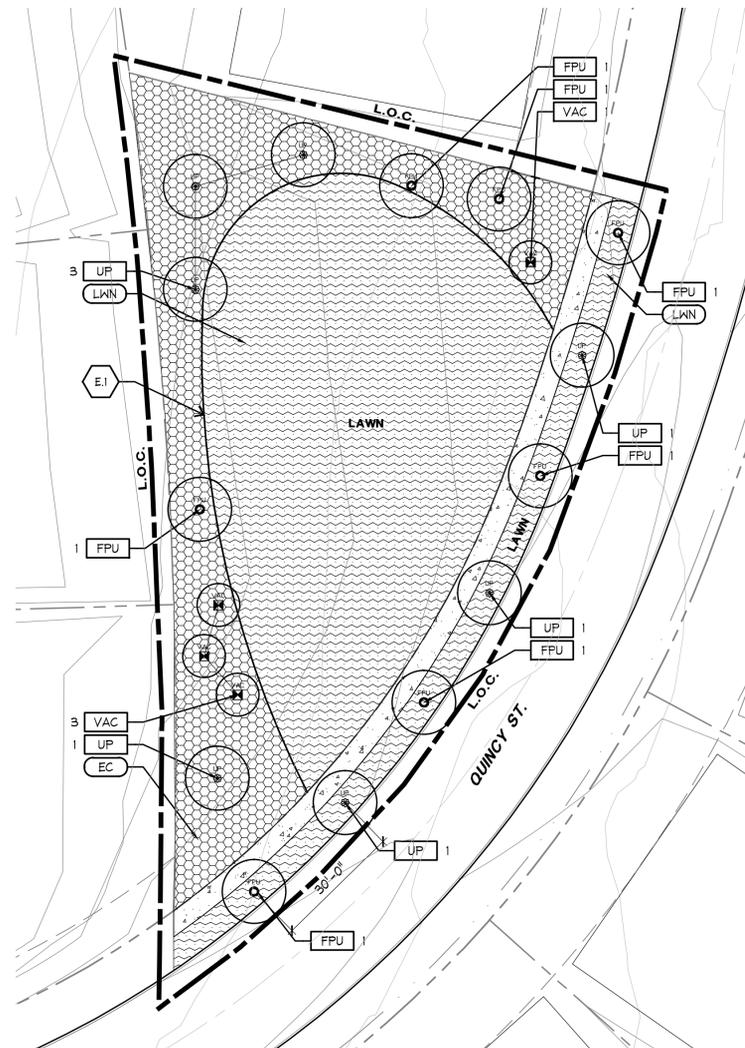
**2** PLANTING  
 PLAN



**1** PLANTING  
 PLAN



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**1 PLANTING**  
PLAN

SCALE: 1"=20' N O R T H



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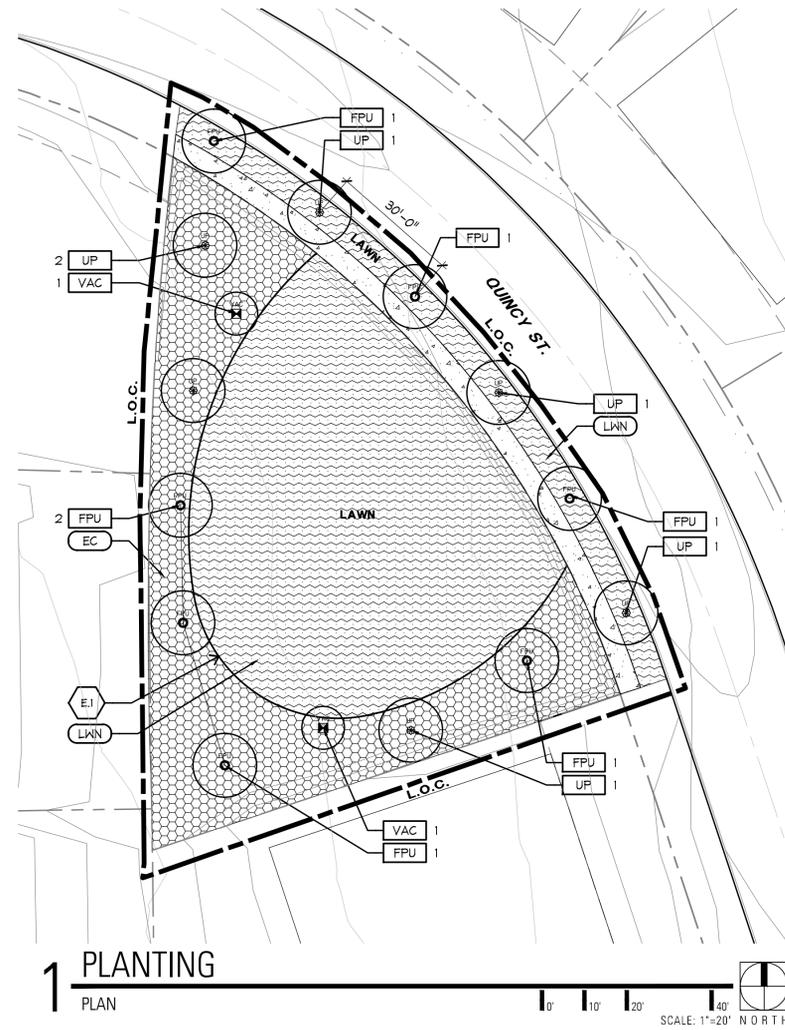
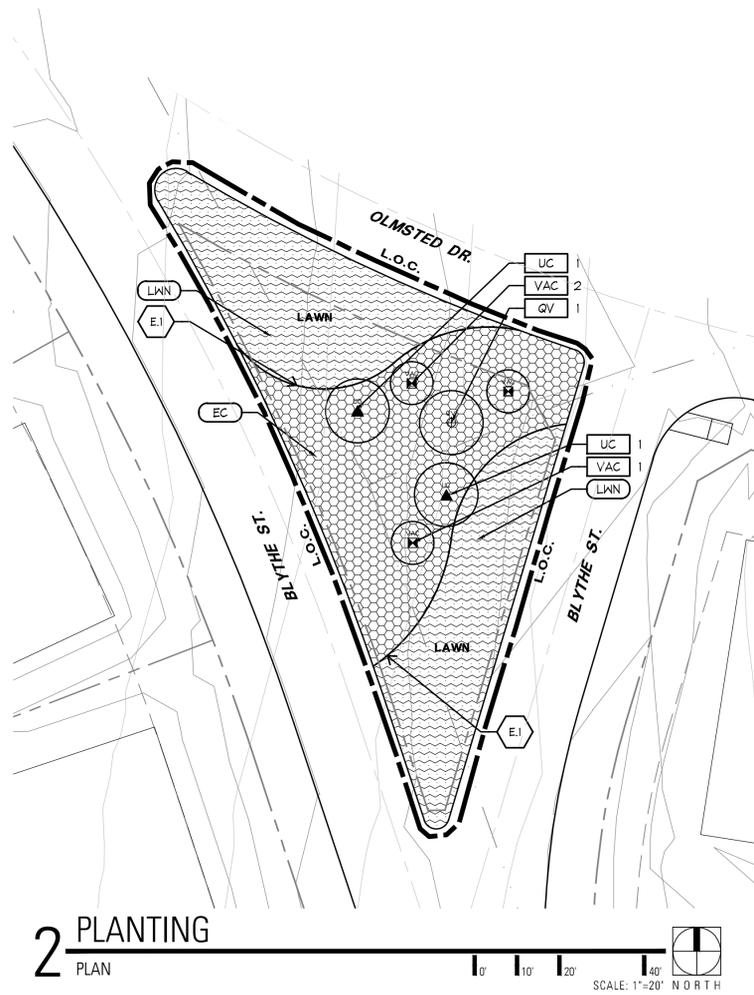
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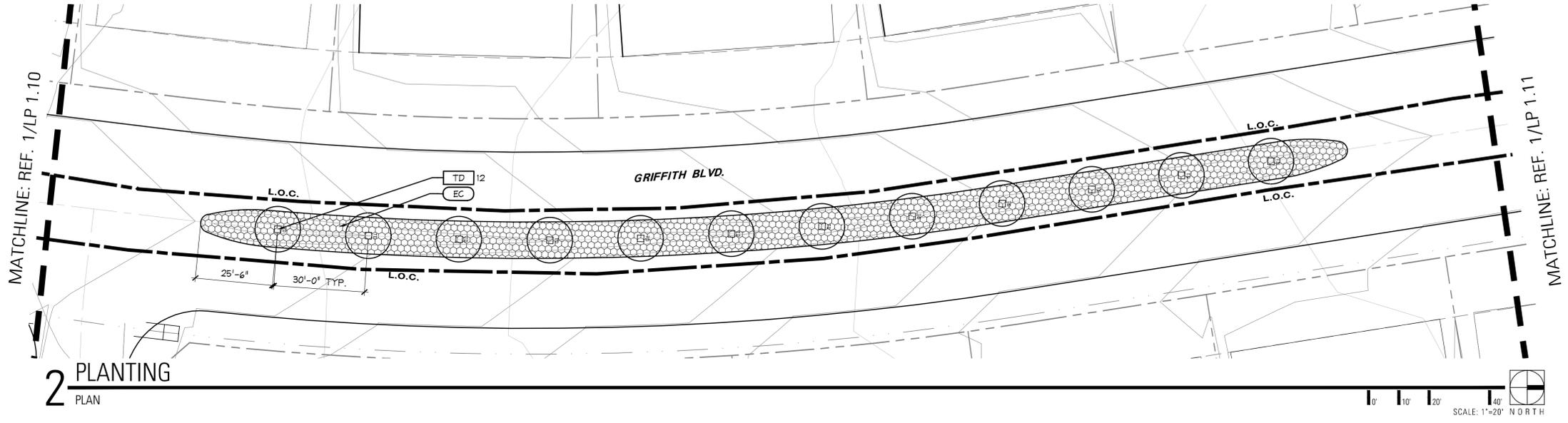
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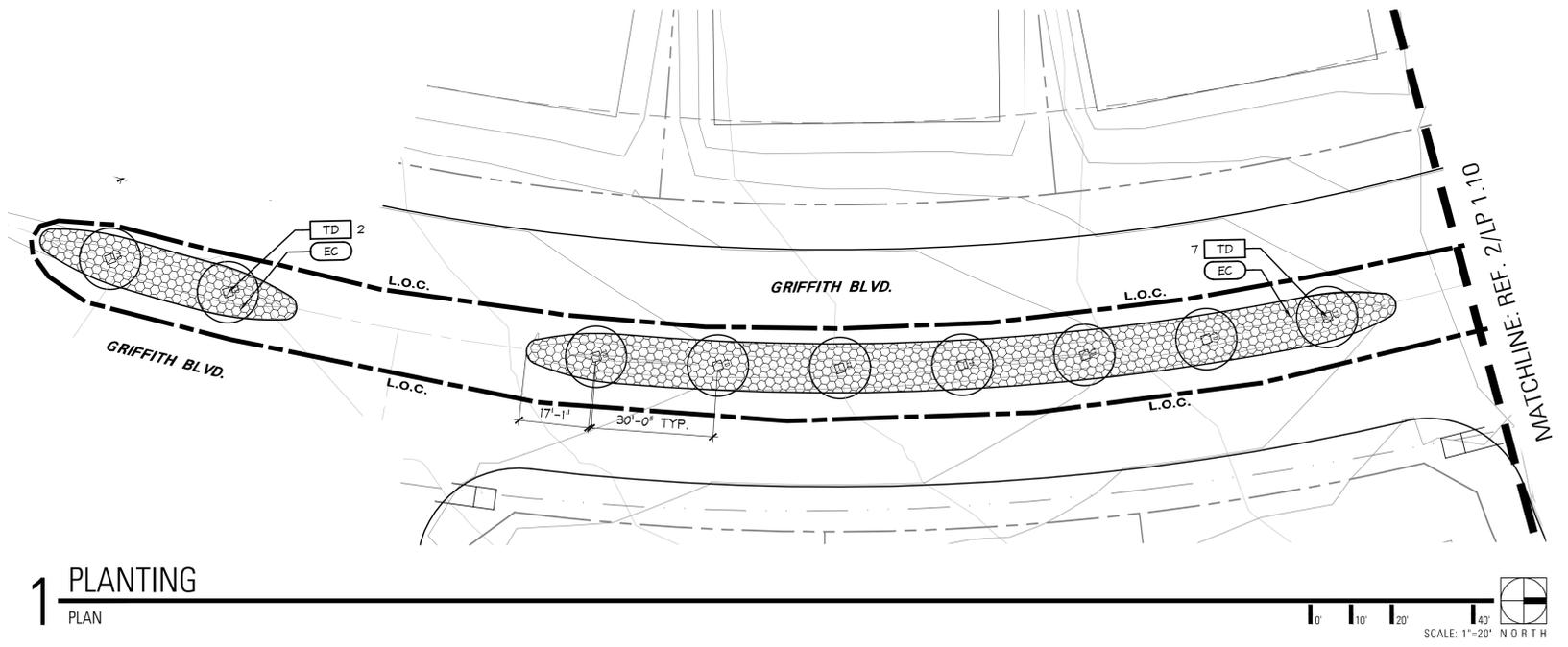
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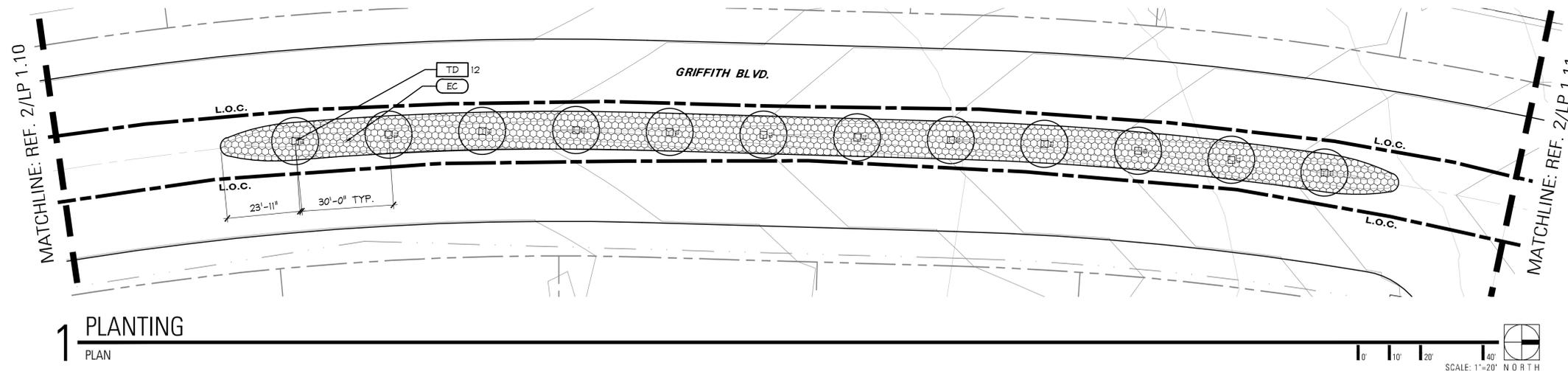
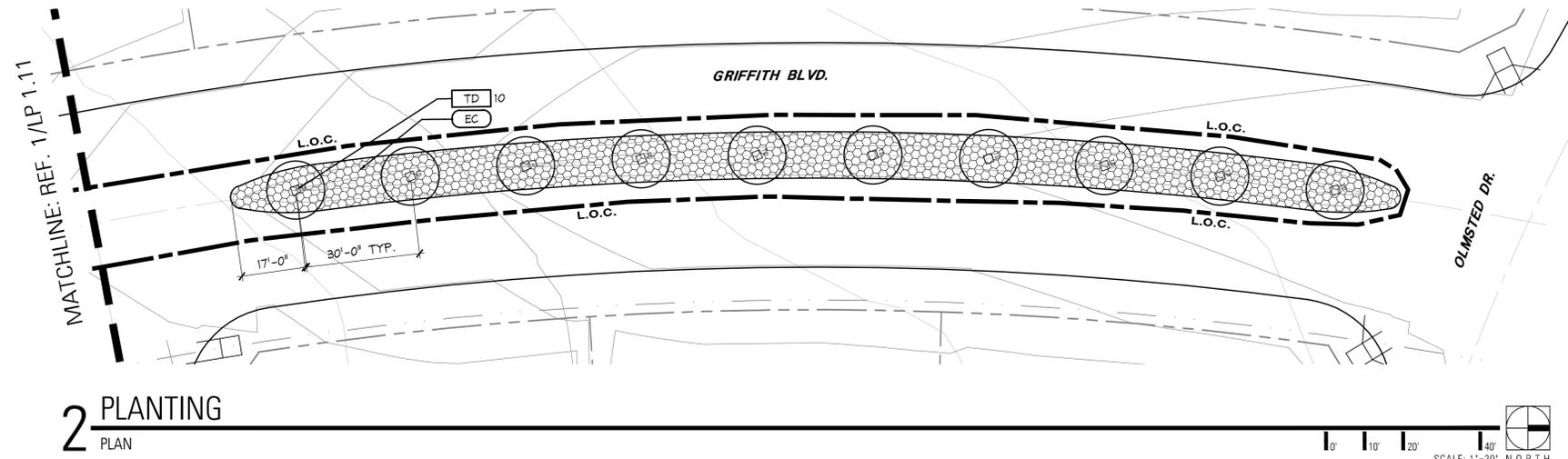
**2** PLANTING  
 PLAN



**1** PLANTING  
 PLAN

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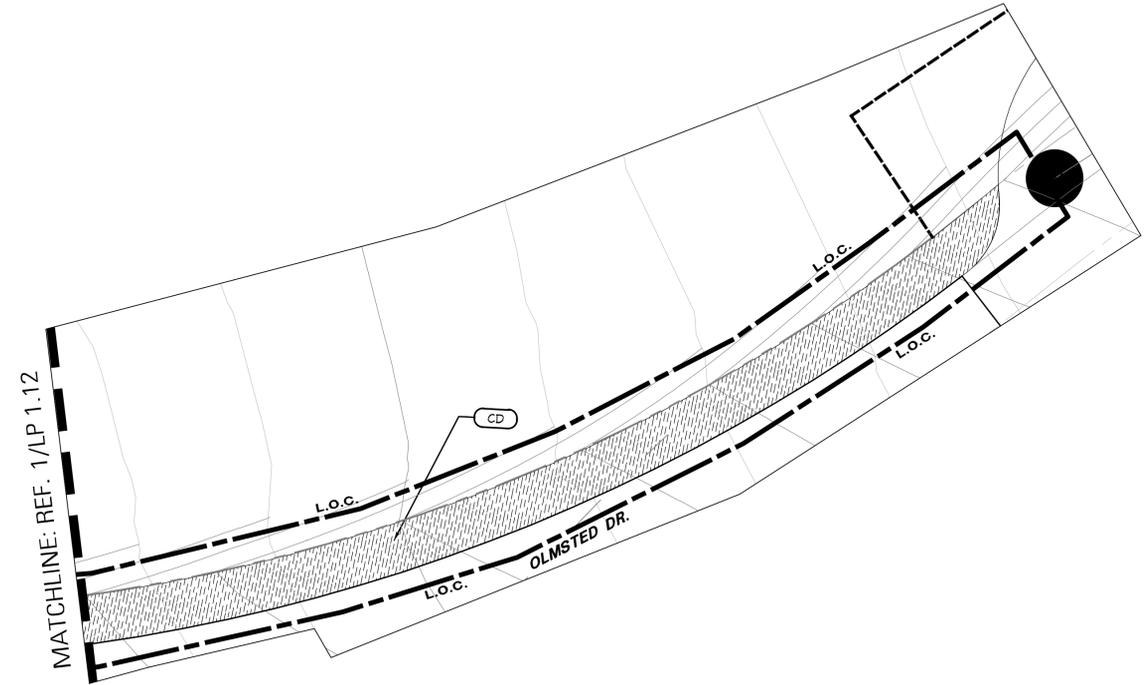
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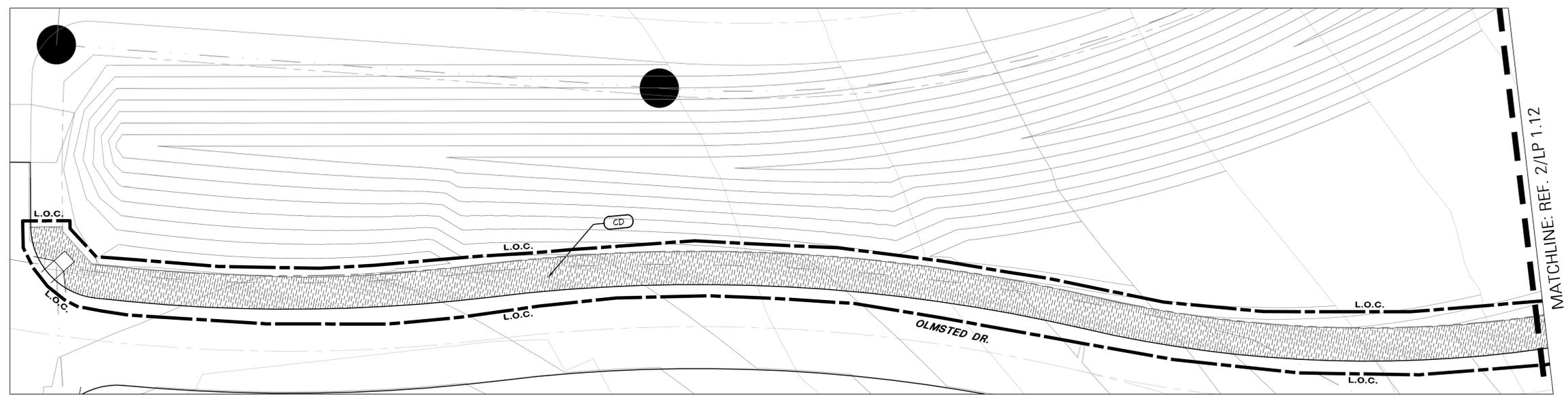
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**PLANTING PLAN**

Sheet Number:  
**LP 1.12**



**2** PLANTING  
 PLAN  
 SCALE: 1"=20' NORTH



**1** PLANTING  
 PLAN  
 SCALE: 1"=20' NORTH

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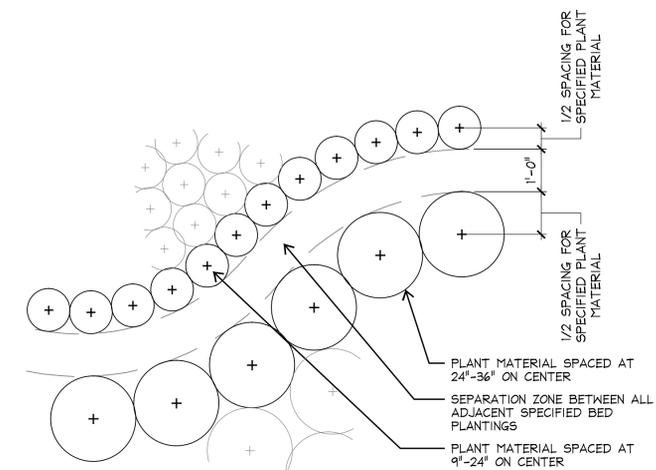
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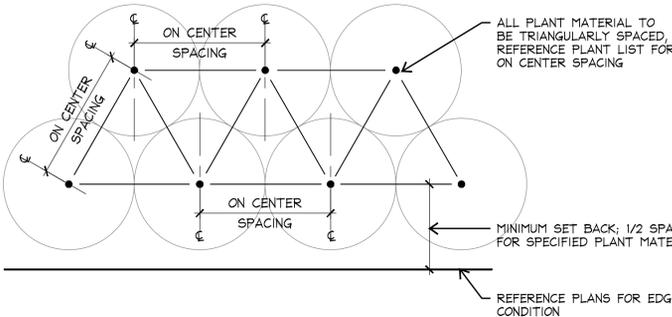
Sheet Number:  
**LP 2.01**

PLANT LIST					
SHADE TREES					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	BO	BUR OAK	QUERCUS MACROCARPA	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	FPU	URBANITE ASH	FRAXINUS PENNSYLVANICA URBANITE	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	JV	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	10' HT.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	PC	CHINESE PISTACHE	PISTACHIA CHINENSIS	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	PO	SYCAMORE	PLATANUS OCCIDENTALIS	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	QM	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	QV	LIVE OAK	QUERCUS VIRGINIANA	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	TD	BALD CYPRESS	TAXODIUM DISTICHUM	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	UC	CEDAR ELM	ULMUS CRASSIFOLIA	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
	UP	ALLEE ELM	ULMUS PARVIFOLIA 'EMER 11'	3 CAL.	SINGLE TRUNK. UPRIGHT. UNIFORM.
ORNAMENTAL TREES					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	VAC	VITEX	VITEX AGNUS-CASTUS	30 GAL. 5'-7'	MULTI-TRUNK. FULL.
PERENNIALS, GROUNDCOVERS, AND ANNUALS					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	LF	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'SILVERADO'	3 GAL. 36" O.C.	DENSE. UNIFORM.
	LNG	NEW GOLD LANTANA	LANTANA X 'NEW GOLD'	3 GAL. 18" O.C.	DENSE. UNIFORM.
	MC	GULF MUHLY	MUHLENBERGIA CAPILLARIS	3 GAL. 24" O.C.	DENSE. UNIFORM.
	SG	LIPSTICK AUTUMN SAGE	SALVIA GREGGII 'LIPSTICK'	3 GAL. 24" O.C.	DENSE. UNIFORM.
	YF	COLOR GUARD YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GAL. 18" O.C.	DENSE. UNIFORM.
TURF GRASS AND SEED MIXES					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	CD	GIANT BERMUDA	CYNODON DACTYLON	HYDROSEED	HYDROSEED
	EC	WEeping LOVE GRASS	ERAGROSTIS CURVULA	HYDROSEED	HYDROSEED
	LWN	COMMON BERMUDA	CYNODON DACTYLON	HYDROSEED	HYDROSEED

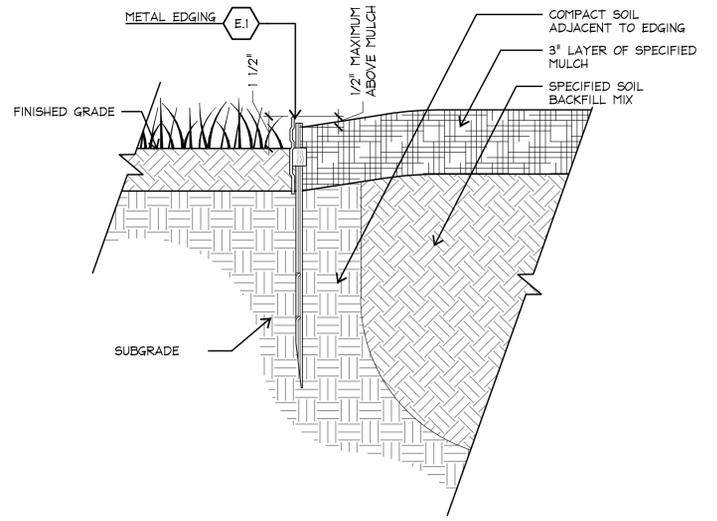


NOTE: THIS DETAIL IS DRAWN TO SHOW THE INTENDED PLANTING LAYOUT OF ADJACENT SHRUB BEDS ALONG CURVES. CONTRACTOR TO PLANT ALL PERIMETER OF BED AREAS AS SHOWN AND THEN PLANT THE REMAINDER OF THE BED TRIANGULARLY AT THE SPECIFIED SPACING.

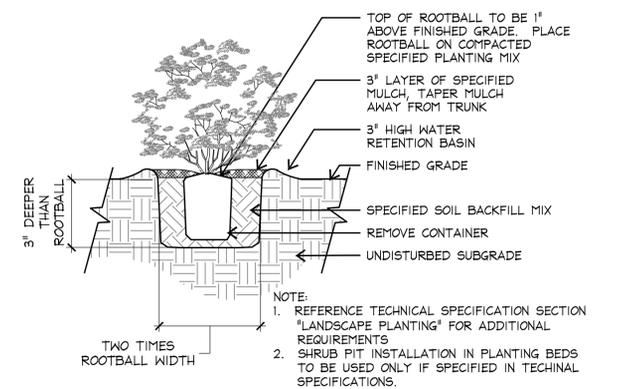
**3 CURVED BED LAYOUT**  
 PLAN SCALE: 1/2"=1'-0"



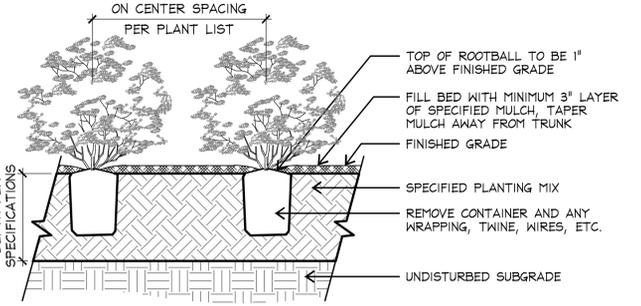
**2 PLANT SPACING DIAGRAM**  
 PLAN SCALE: 1/2"=1'-0"



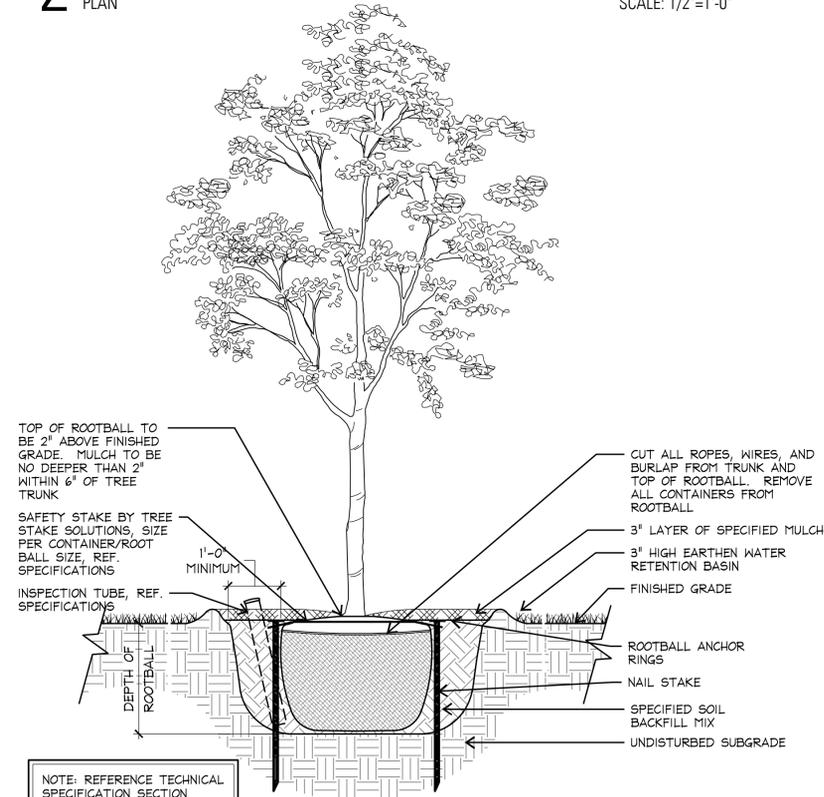
**6 METAL EDGING AT PLANTING & LAWN**  
 PLAN SCALE: 3"=1'-0"



**5 SHRUB PIT PLANTING**  
 SECTIONS SCALE: 3/8"=1'-0"



**4 SHRUB BED PLANTING**  
 SECTIONS SCALE: 3/8"=1'-0"



NOTE: REFERENCE TECHNICAL SPECIFICATION SECTION "LANDSCAPE PLANTING" FOR ADDITIONAL REQUIREMENTS

**1 TREE PLANTING - STANDARD TRUNK**  
 SECTION SCALE: 1/2"=1'-0"

164 TREES @ 3" CAL PROVIDED = 507 TOTAL INCHES PROVIDED. BUILDERS TO PROVIDE MIN (2) 3" CAL. STREET TREES PER LOT.

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# 1 STREET TREE GUIDELINE

PLAN

NOT TO SCALE  
NORTH

## STREET TREES



URBANITE ASH



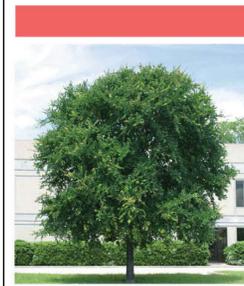
PRINCETON ELM



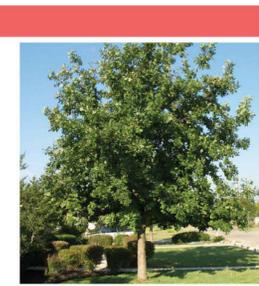
ALLEE ELM



LACEBARK ELM



CEDAR ELM



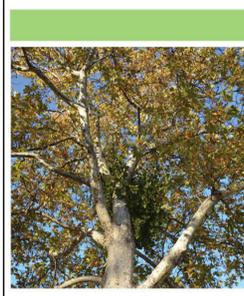
BUR OAK



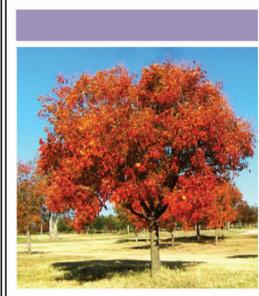
CHINQUAPIN OAK



LIVE OAK



SYCAMORE



CHINESE PISTACHE



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**STREET TREE GUIDELINE**

Sheet Number:  
**LP 2.02**