



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.





December 15, 2017

Mr. Ryan Miller Director of Planning City of Rockwall 385 S. Goliad Street Rockwall, Texas 75087

RE: Ladera Rockwall – Preliminary Plat Application Letter of Intent

G&A Job Number: 17191

Mr. Miller,

Please accept this letter, on behalf of Integrity Group, as an explanation of the proposed application. We are submitting a Preliminary Plat application for review and approval on approximately 28 acres on the eastern edge Rockwall. The property is generally located along John King Blvd, directly north of Highway 66 and east of 1141.

Ladera Rockwall will be completed in one phase, and with this submittal we show the offsite utilities that will be required.

We are also conducting a flood study to determine the effects of the improvements to John King Blvd, and this flood line will be depicted once completed.

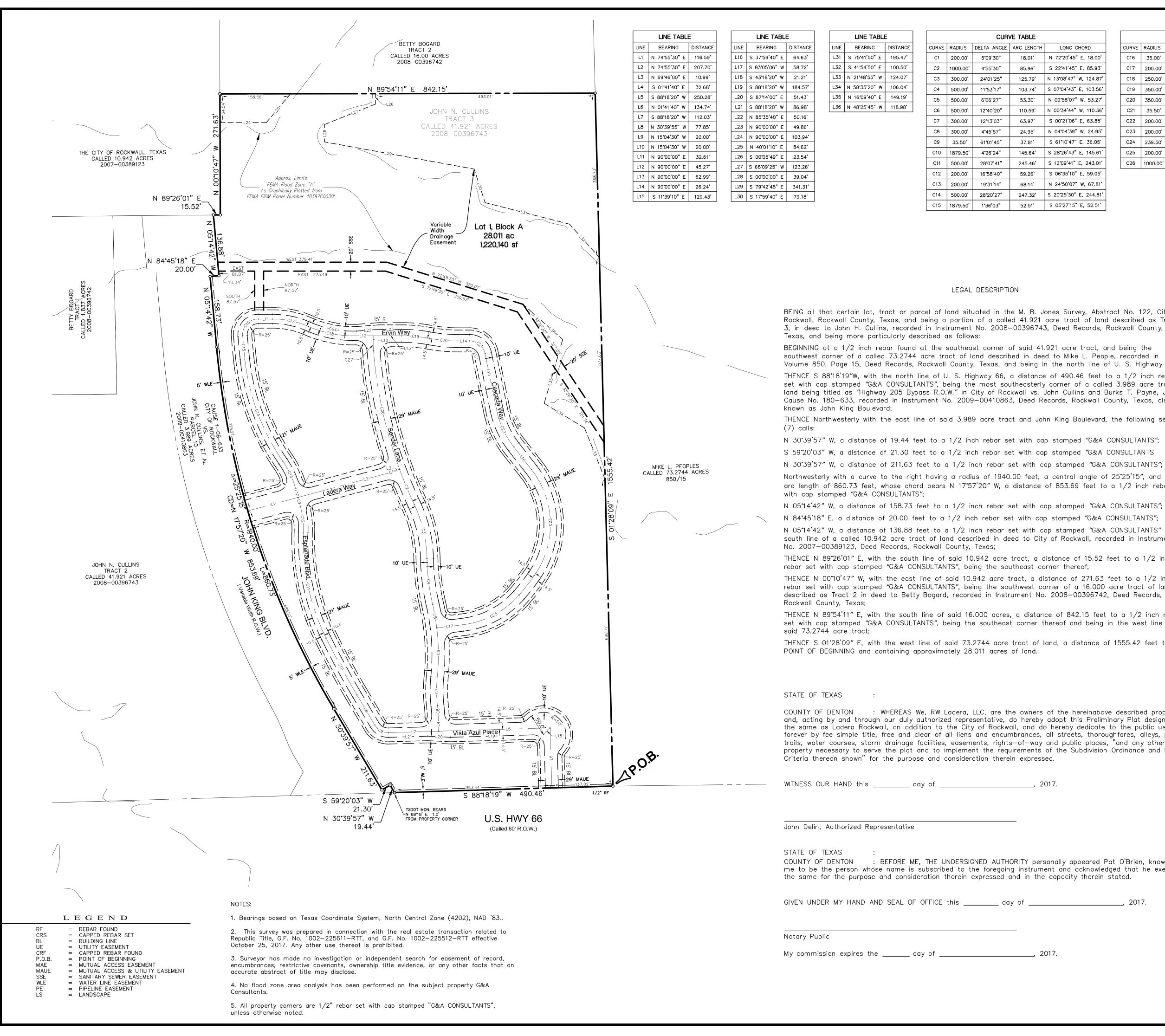
Sincerely,

Michael Duval, E.I.T.

cc. Mr. John Delin, Integrity Group, LLC

Mr. Robert J. Dollak, Jr., P.E., G&A Consultants, LLC

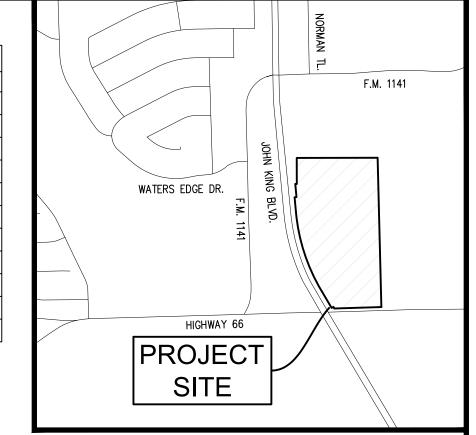
With



LINE TABLE	■			LINE TABLE						
BEARING	DISTANCE		LINE	BEARING	DISTANCE					
37 ° 59'40" E	64.63		L31	S 75°41'50" E	195.47					
83°05'06" W	58.72'		L32	S 41°54'50" E	100.50'					
43°18'20" W	21.21'		L33	N 21°48'55" W	124.07					
8818'20" W	184.57'		L34	N 58*35'20" W	106.04					
87°14'00" E	51.43'		L35	N 16*09'40" E	149.19'					
88°18'20" W	86.98		L36	N 48*25'45" W	118.98'					
85°35'40" E	50.16'									
		l								

	CURVE TABLE												
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD									
C1	200.00'	5*09'30"	18.01'	N 72°20'45" E, 18.00'									
C2	1000.00'	4*55'30"	85.96'	S 22°41'45" E, 85.93'									
С3	300.00'	24°01'25"	125.79	N 13°08'47" W, 124.87'									
C4	500.00'	11 ° 53'17"	103.74	S 07°04'43" E, 103.56'									
C5	500.00'	6 ° 06'27"	53.30'	N 09°58'07" W, 53.27'									
C6	500.00'	12*40'20"	110.59'	N 00°34'44" W, 110.36'									
C7	300.00'	12°13'03"	63.97'	S 00°21'06" E, 63.85'									
C8	300.00'	4°4 5'57"	24.95'	N 04°04'39" W, 24.95'									
С9	35.50'	61°01'45"	37.81'	S 61°10'47" E, 36.05'									
C10	1879.50'	4°26'24"	145.64	S 28°26'43" E, 145.61'									
C11	500.00'	28°07'41"	245.46'	S 12°09'41" E, 243.01'									
C12	200.00'	16 ° 58'40"	59.26'	S 06°35'10" E, 59.05'									
C13	200.00'	19*31'14"	68.14'	N 24*50'07" W, 67.81'									
C14	500.00'	28°20'27"	247.32'	S 20°25'30" E, 244.81'									
C15	1879.50'	1*36'03"	52.51'	S 05°27'15" E, 52.51'									

		CUR	VE TABLE	
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C16	35.00'	94°39'14"	57.82'	S 42°40'23" W, 51.4
C17	200.00'	23*36'06"	82.38'	N 78*11'57" W, 81.80
C18	250.00'	23*36'06"	102.98'	S 7811'57" E, 102.2
C19	350.00'	10°27'46"	63.91'	N 84°46'07" W, 63.8
C20	350.00'	10°27'46"	63.91'	S 84°46'07" E, 63.8
C21	35.50'	78°20'50"	48.54'	N 50°49'35" W, 44.8
C22	200.00'	26°20'30"	91.95'	S 24°49'25" E, 91.14
C23	200.00'	73°03'00"	254.99'	N 01°28'10" W, 238.0
C24	239.50'	25 ° 36'32"	107.05'	S 79°12'10" E, 106.1
C25	200.00'	41°54'09"	146.27	N 62°08'02" E, 143.0
C26	1000.00'	15°41'26"	273.85'	S 12°23'17" E, 273.0



LEGAL DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and being the southwest corner of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being in the north line of U. S. Highway 66; THENCE S $88^{\circ}18^{\circ}19^{\circ}W$, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven

- N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"
- N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar set
- with cap stamped "G&A CONSULTANTS";
- N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 feet to the POINT OF BEGINNING and containing approximately 28.011 acres of land.

STATE OF TEXAS

COUNTY OF DENTON : WHEREAS We, RW Ladera, LLC, are the owners of the hereinabove described property, and, acting by and through our duly authorized representative, do hereby adopt this Preliminary Plat designating the same as Ladera Rockwall, an addition to the City of Rockwall, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, trails, water courses, storm drainage facilities, easements, rights—of—way and public places, "and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown" for the purpose and consideration therein expressed.

WITNESS OUR HAND this _____ day of _____, 2017.

John Delin, Authorized Representative

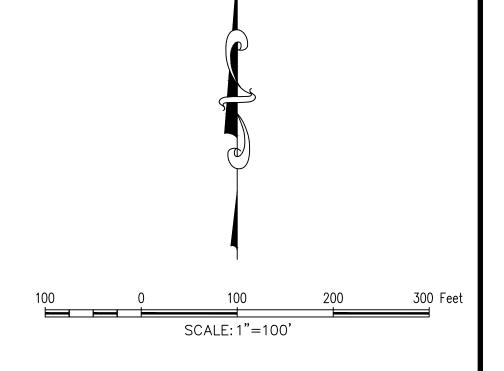
STATE OF TEXAS

COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared Pat O'Brien, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public

My commission expires the _____ day of ______, 2017.



Recommended for Preliminary Approval

Chairman, Planning & Zoning Commission

Approved for preparation of Final Plat

Mayor, City of Rockwall, Texas

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. W. THAD MURLEY III, RPLS 5802 12/15/17

W. Thad Murley III Texas Registration No. 5802

PRELIMINARY PLAT Lot 1, Block A LADERA ROCKWALL 28.011 Acres Zoned: PD-85

M. JONES SURVEY, ABSTRACT NO. 122 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

in the

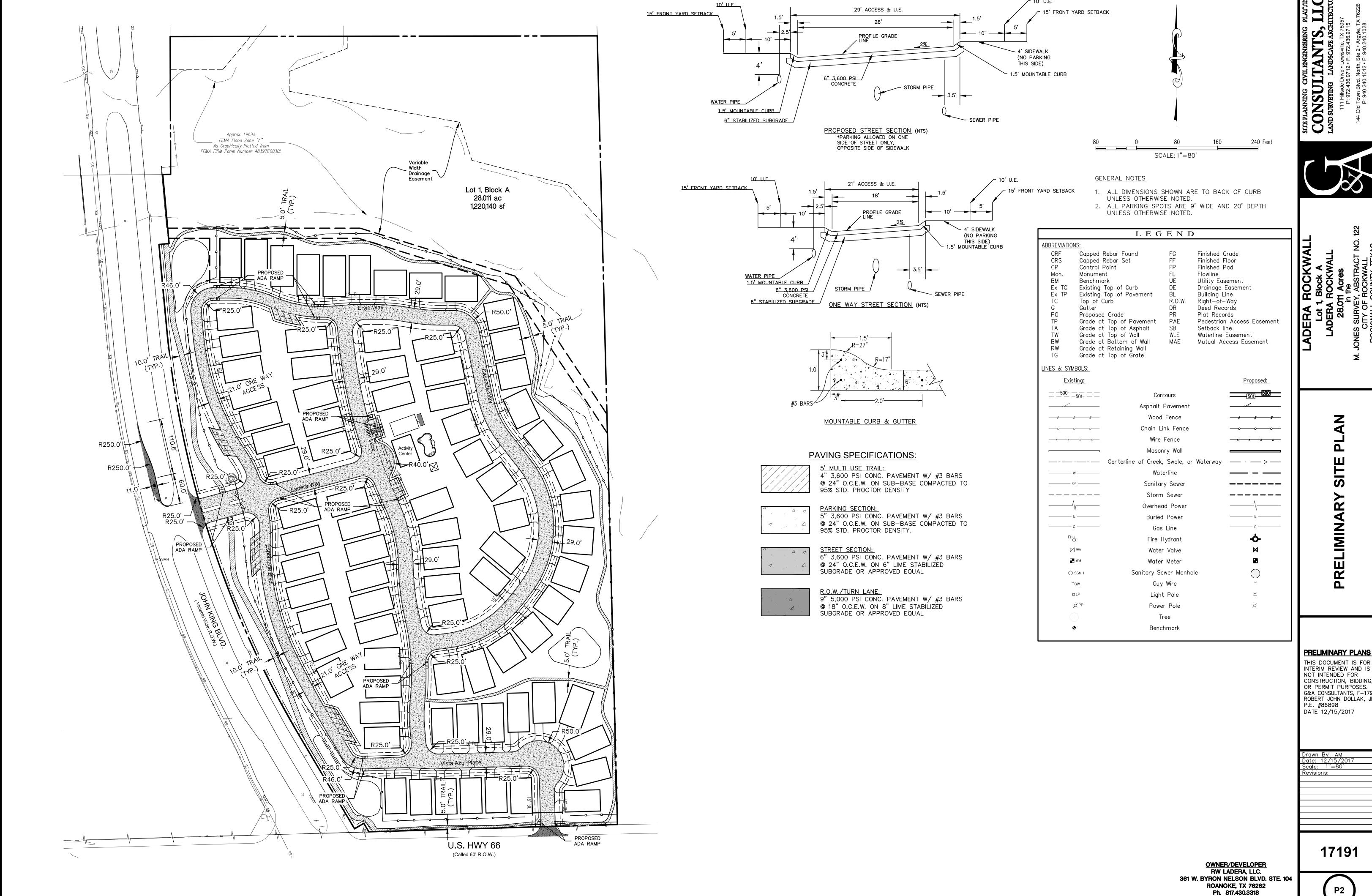


SITE PLANNING CIVIL ENGINEERING PLATTING CONSULTANTS, LLC LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715 144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028 TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: CC DATE: 12/14/2017 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER RW LADERA, LLC. 361 W. BYRON NELSON BLVD. STE. 104 **ROANOKE, TX 76262** Ph. 817.430.3318 Contact: John Delin

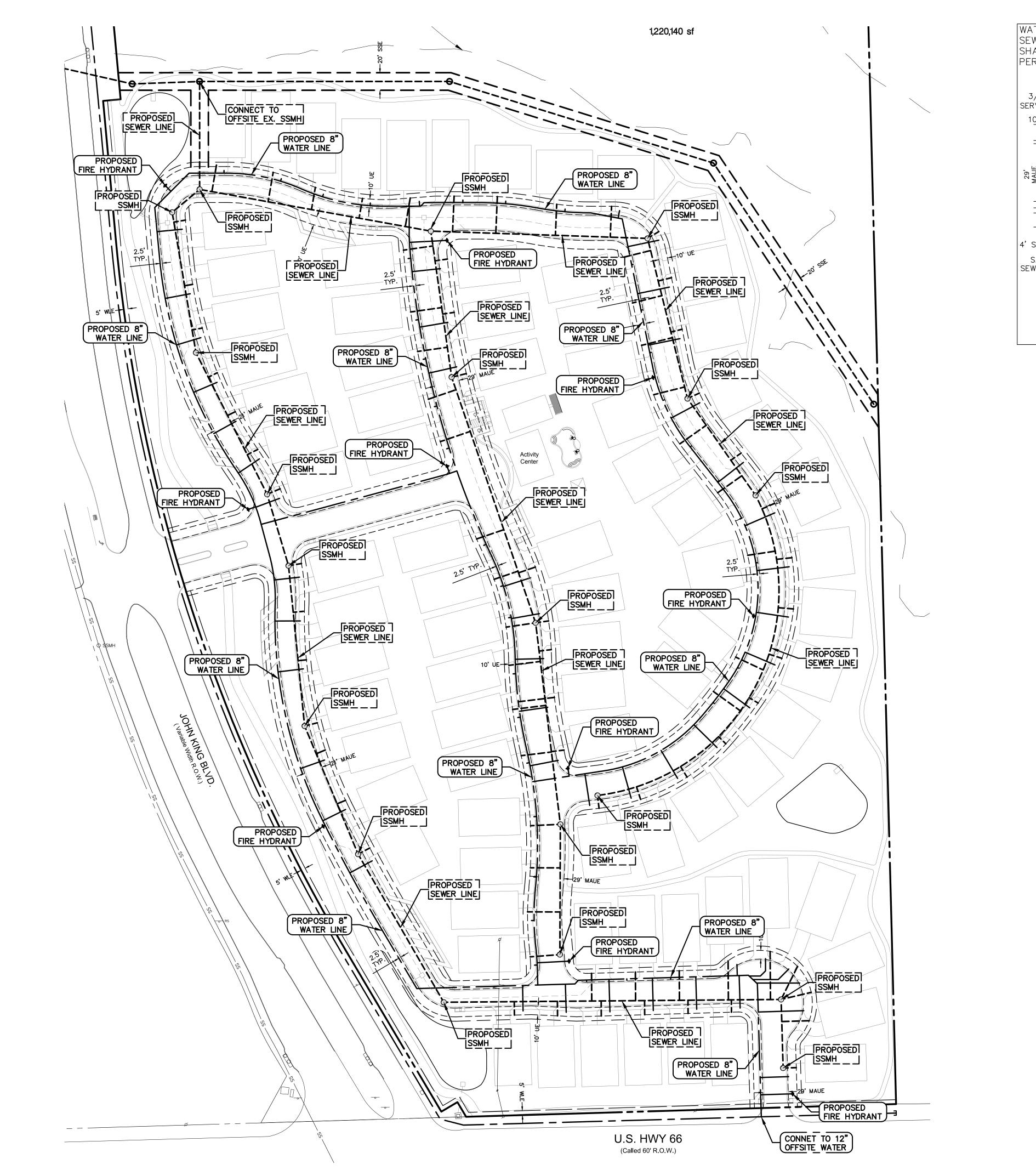


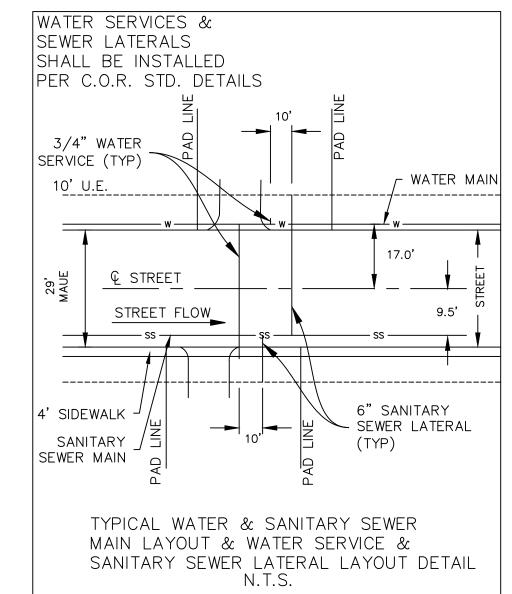
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. G&A CONSULTANTS, F-1798 ROBERT JOHN DOLLAK, JR., P.E. #86898 DATE 12/15/2017

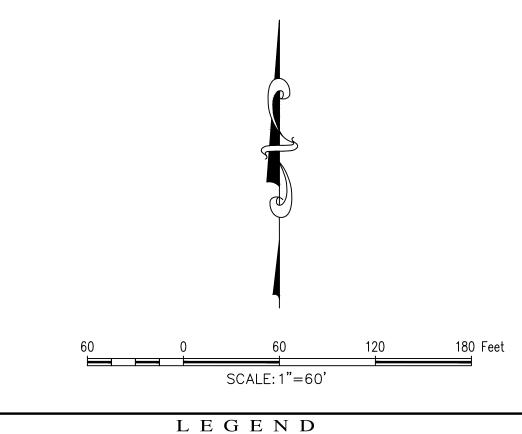
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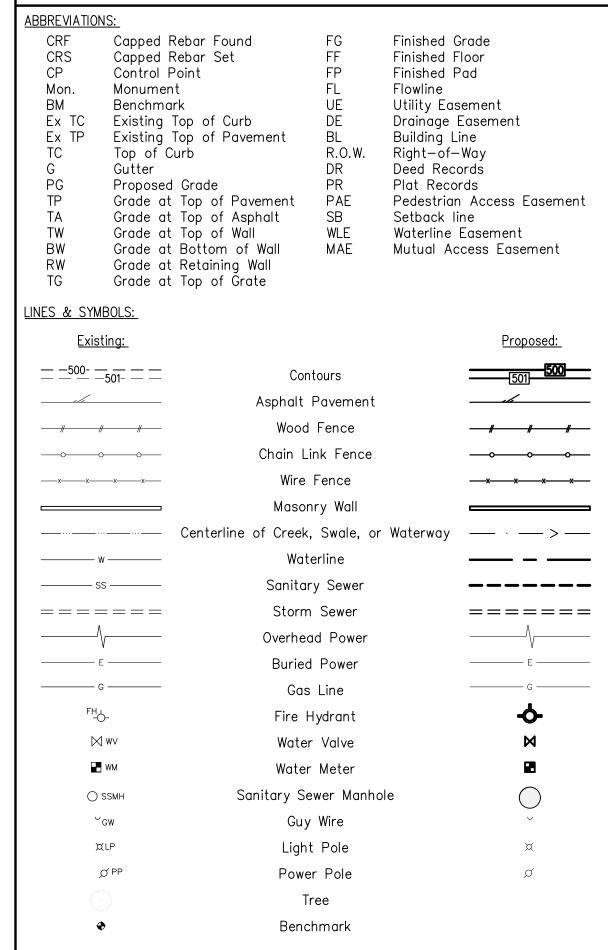
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Contact: John Delin









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NRY SE PRELIMINA SANITARY

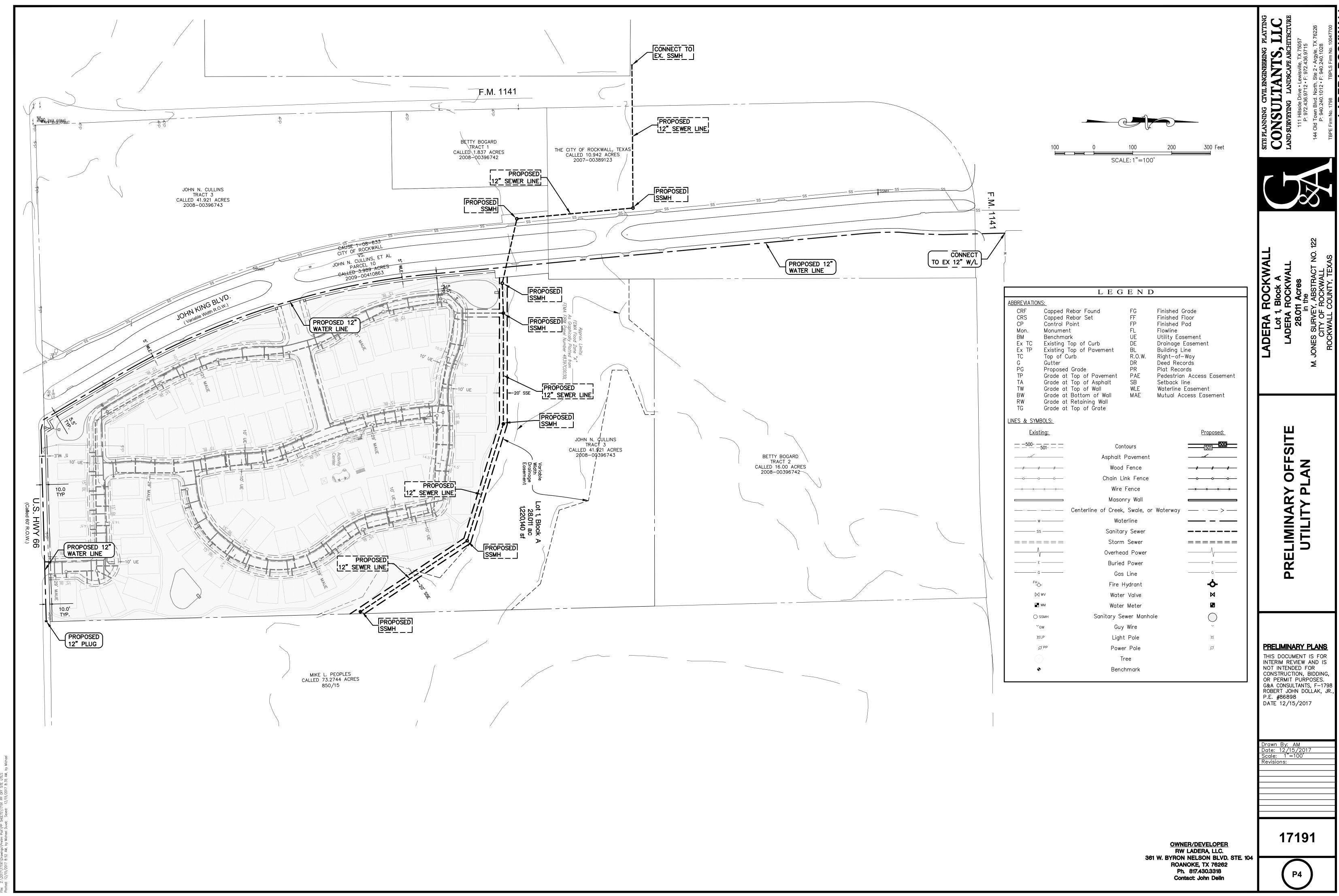
PRELIMINARY PLANS

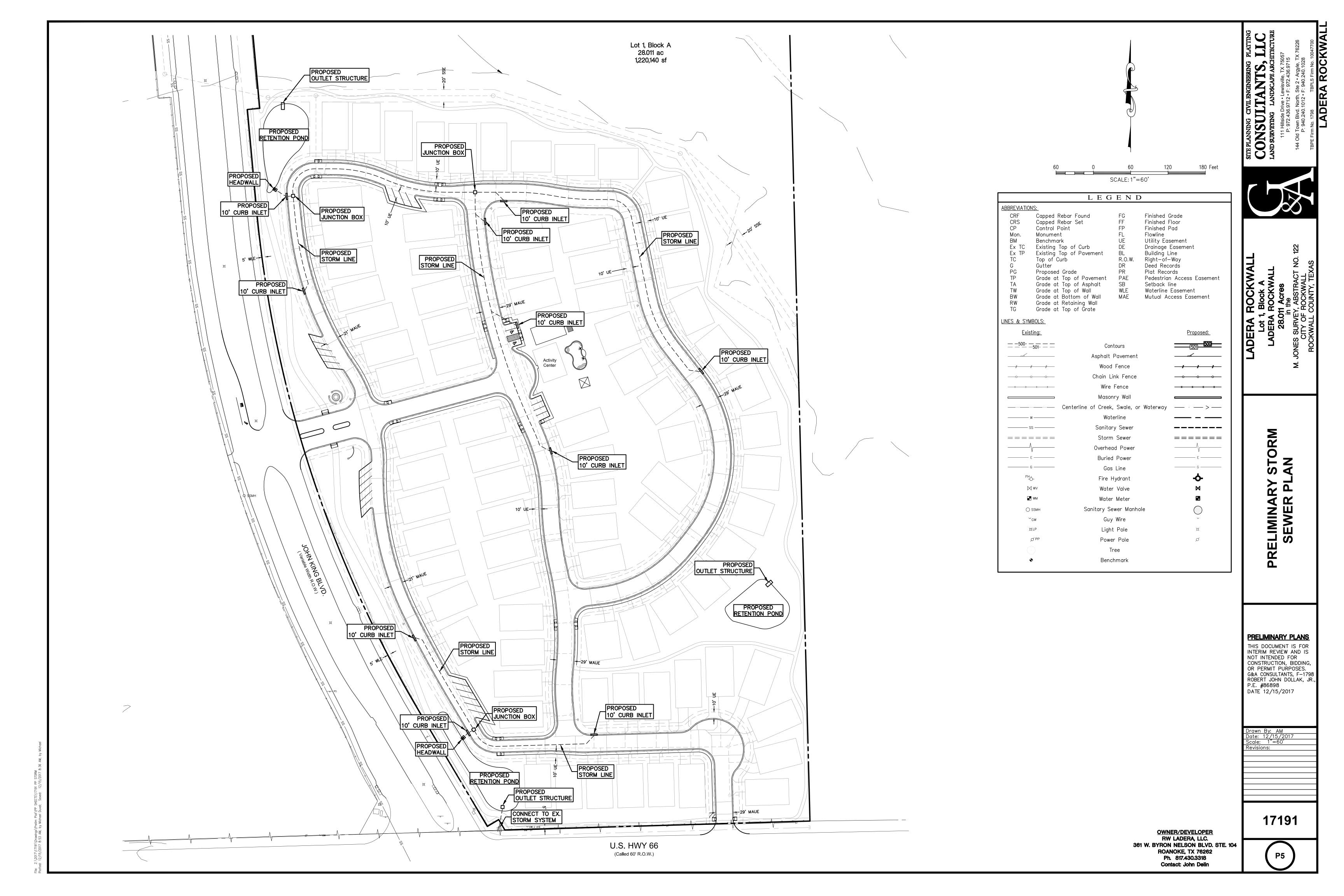
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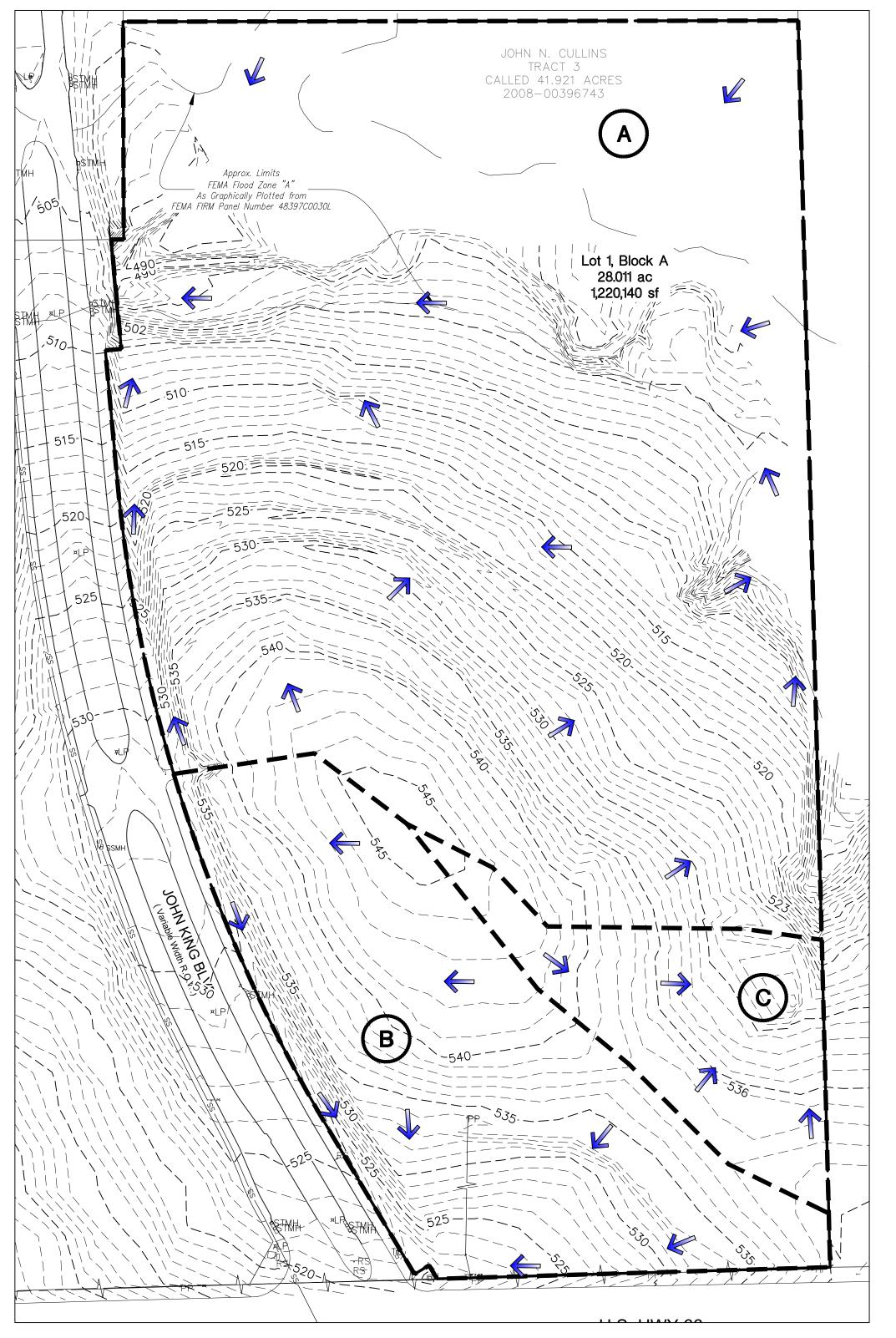
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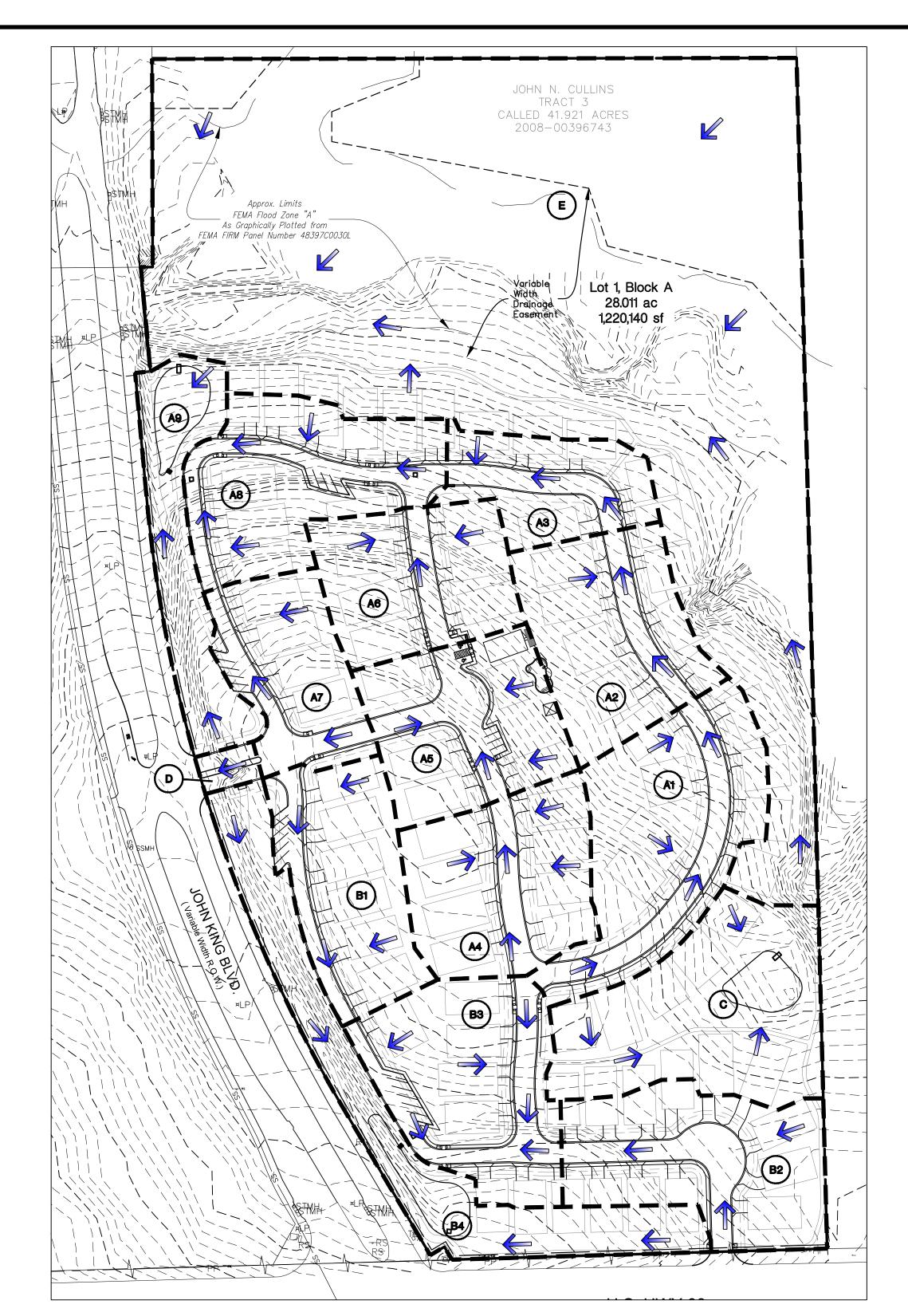






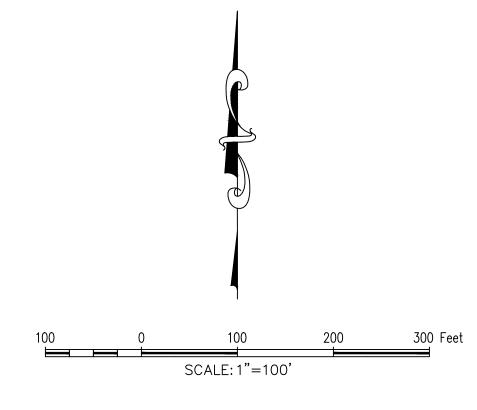
EXSITING DRAINAGE AREA MAP SCALE 1"=100'

	EXISTNG DRAINAGE AREA															
Area	Acreage	С	C*A	TC	I2	15	I10	I25	I50	I100	Q5	Q10	Q25	Q50	Q100	Comments
A	20.28	0.40	8.11	15	4.50	5.50	6.50	7.50	8.10	9.00	44.62	52.73	60.84	65.71	73.01	Sheet flows to existing floodplain
В	5.66	0.40	2.26	15	4.50	5.50	6.50	7.50	8.10	9.00	12.45	14.72	16.98	18.34	20.38	Sheet flows to existing grate inlet
С	2.08	0.40	0.83	15	4.50	5.50	6.50	7.50	8.10	9.00	4.58	5.41	6.24	6.74	7.49	Sheet flows to existing pond
Totals	28.02										61.64	72.85	84.06	90.78	100.9	



PROPOSED DRAINAGE AREA MAP **SCALE 1"=100"**

SCALE I - 100																
							PROPO	OSED DR	AINAGE	AREA		Q=C	C*A*I			
Area	Acreage	С	C*A	TC	12	15	I10	I25	I50	I100	Q5	Q10	Q25	Q50	Q100	Comments
A1	1.57	0.70	1.10	10	5.30	6.10	7.10	8.30	9.00	9.80	6.70	7.80	9.12	9.89	10.77	Sheet flows to storm system to detention pond
A2	1.23	0.70	0.86	10	5.30	6.10	7.10	8.30	9.00	9.80	5.25	6.11	7.15	7.75	8.44	Sheet flows to storm system to detention pond
A3	0.74	0.70	0.52	10	5.30	6.10	7.10	8.30	9.00	9.80	3.16	3.68	4.30	4.66	5.08	Sheet flows to storm system to detention pond
A4	1.22	0.70	0.85	10	5.30	6.10	7.10	8.30	9.00	9.80	5.21	6.06	7.09	7.69	8.37	Sheet flows to storm system to detention pond
A5	1.17	0.70	0.82	10	5.30	6.10	7.10	8.30	9.00	9.80	5.00	5.81	6.80	7.37	8.03	Sheet flows to storm system to detention pond
A6	1.05	0.70	0.74	10	5.30	6.10	7.10	8.30	9.00	9.80	4.48	5.22	6.10	6.62	7.20	Sheet flows to storm system to detention pond
A7	0.88	0.70	0.62	10	5.30	6.10	7.10	8.30	9.00	9.80	3.76	4.37	5.11	5.54	6.04	Sheet flows to storm system to detention pond
A8	1.33	0.70	0.93	10	5.30	6.10	7.10	8.30	9.00	9.80	5.68	6.61	7.73	8.38	9.12	Sheet flows to storm system to detention pond
A9	0.86	0.70	0.60	10	5.30	6.10	7.10	8.30	9.00	9.80	3.67	4.27	5.00	5.42	5.90	Sheet flows to detention pond
B1	1.10	0.70	0.77	10	5.30	6.10	7.10	8.30	9.00	9.80	4.70	5.47	6.39	6.93	7.55	Sheet flows to storm system to detention pond
B2	1.35	0.70	0.95	10	5.30	6.10	7.10	8.30	9.00	9.80	5.76	6.71	7.84	8.51	9.26	Sheet flows to storm system to detention pond
В3	1.39	0.70	0.97	10	5.30	6.10	7.10	8.30	9.00	9.80	5.94	6.91	8.08	8.76	9.54	Sheet flows to storm system to detention pond
B4	1.40	0.70	0.98	10	5.30	6.10	7.10	8.30	9.00	9.80	5.98	6.96	8.13	8.82	9.60	Sheet flows to detention pond
С	1.62	0.70	1.13	10	5.30	6.10	7.10	8.30	9.00	9.80	6.92	8.05	9.41	10.21	11.11	Sheet flows to detention pond
D	0.09	0.90	0.08	10	5.30	6.10	7.10	8.30	9.00	9.80	0.49	0.58	0.67	0.73	0.79	Sheet flows to John King Blvd.
Е	11.02	0.40	4.41	10	5.30	6.10	7.10	8.30	9.00	9.80	26.89	31.30	36.59	39.67	43.20	Sheet flows to existing floodplain
Totals	28.02										99.59	115.91	135.51	146.93	159.99	



GENERAL NOTES

ALL EXISTING STRUCTURES AND PAVEMENT TO BE REMOVED PRIOR TO CONSTRUCTION.

PRELIMINARY DRAI AREA MAPS

<u>PRELIMINARY PLANS</u>

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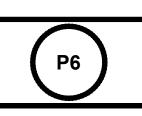
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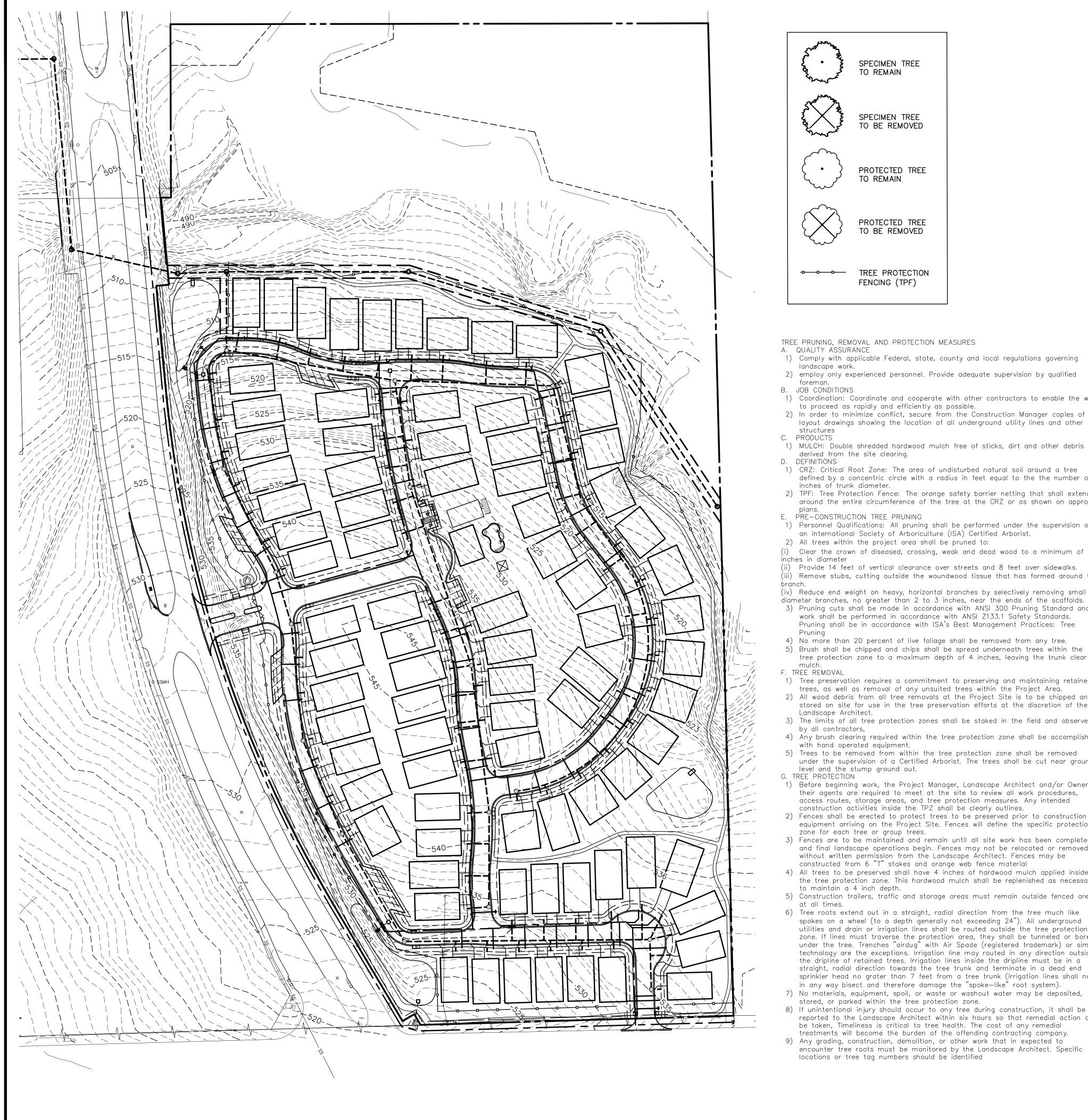
DATE 12/15/2017

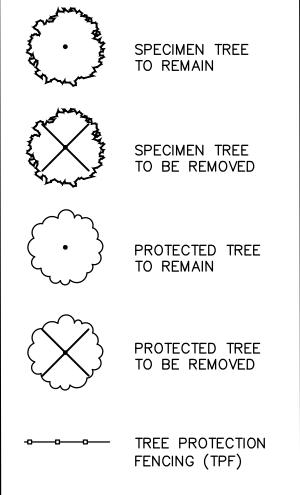
17191

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104

ROANOKE, TX 76262 Ph. 817.430.3318 Contact: John Delin







TREE PRUNING, REMOVAL AND PROTECTION MEASURES A. QUALITY ASSURANCE

- 1) Comply with applicable Federal, state, county and local regulations governing landscape work. 2) employ only experienced personnel. Provide adequate supervision by qualified
- B. JOB CONDITIONS 1) Coordination: Coordinate and cooperate with other contractors to enable the work
- to proceed as rapidly and efficiently as possible. 2) In order to minimize conflict, secure from the Construction Manager copies of
- structures PRODUCTS 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and
- derived from the site clearing. D. DEFINITIONS
- defined by a concentric circle with a radius in feet equal to the the number of inches of trunk diameter. 2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved
- E. PRE-CONSTRUCTION TREE PRUNING 1) Personnel Qualifications: All pruning shall be performed under the supervision of
- an international Society of Arboriculture (ISA) Certified Arborist. 2) All trees within the project area shall be pruned to:
- (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 $\frac{1}{2}$ inches in diameter (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
- (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the
- (iv) Reduce end weight on heavy, horizontal branches by selectively removing small
- diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds. 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree
- 4) No more than 20 percent of live foliage shall be removed from any tree. 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of T. TREE REMOVAL
- 1) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area. 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect. 3) The limits of all tree protection zones shall be staked in the field and observed
- by all contractors. 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
- 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out. G. TREE PROTECTION
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended
- construction activities inside the TPZ shall be clearly outlines. 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
- 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be
- constructed from 6 "T" stakes and orange web fence material 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary
- to maintain a 4 inch depth. 5) Construction trailers, traffic and storage areas must remain outside fenced areas
- at all times. 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airdug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (irrigation lines shall not

INFILL FENCE W/4" OF ONS

TREE PROTECTION FENCE MUST BE

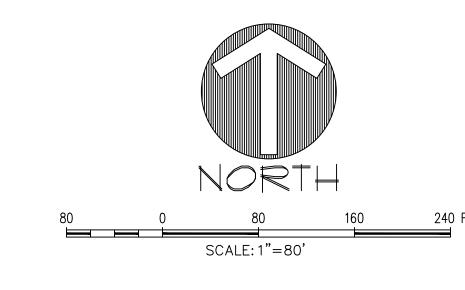
INSTALLED BEFORE ANY GRADING OR CONSTRUCTION BEGINS.

LANDSCAPE ARCHITECT MUST BE PRESENT

WHEN ANY WORK IS DONE WITHIN THE

TREE PROTECTION FENCE.

- in any way bisect and therefore damage the "spoke—like" root system). 7) No materials, equipment, spoil, or waste or washout water may be deposited,
- stored, or parked within the tree protection zone. 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken, Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
- 9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified





17191

TREE PROTECTION OWNER/DEVELOPER RW LADERA, LLC.

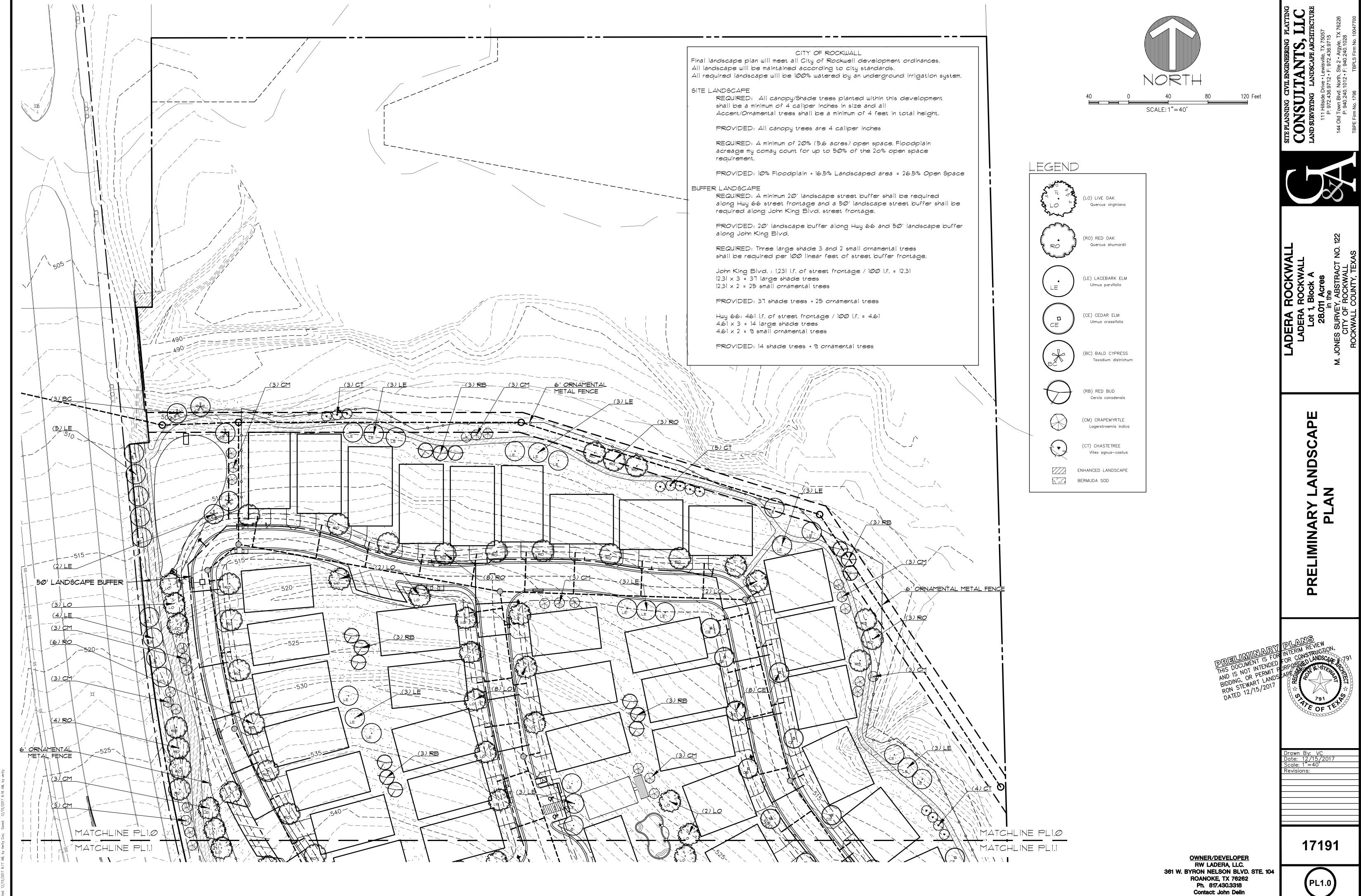
361 W. BYRON NELSON BLVD. STE. 104 ROANOKE, TX 76262 Ph. 817.430.3318 Contact: John Delin

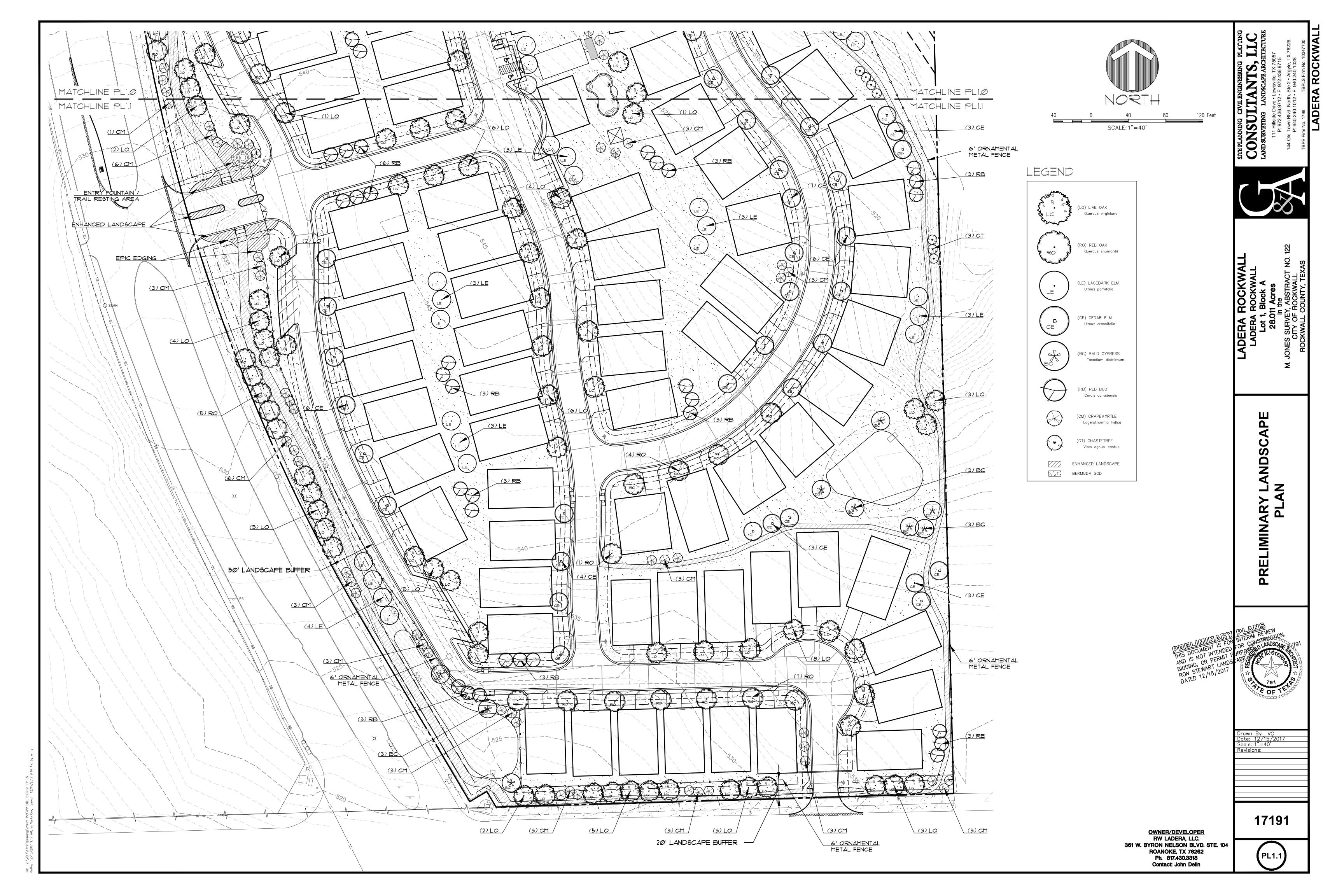
6' METAL "T" STAKE

ORANGE CONST. FENCE

4' HT. SECURE W/WIRE

TOP GUY WIRE SECURE FENCE TO GUY WIRE ALSO

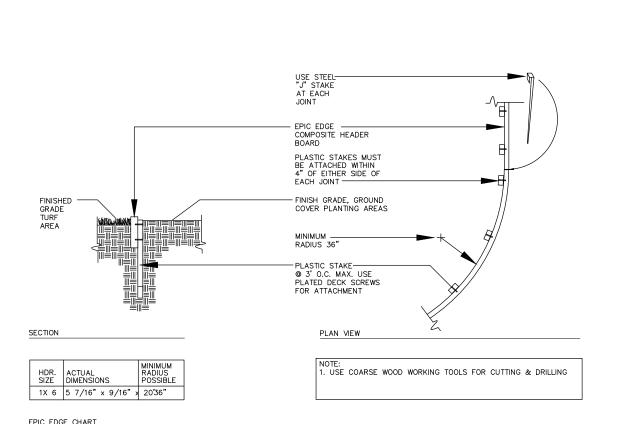




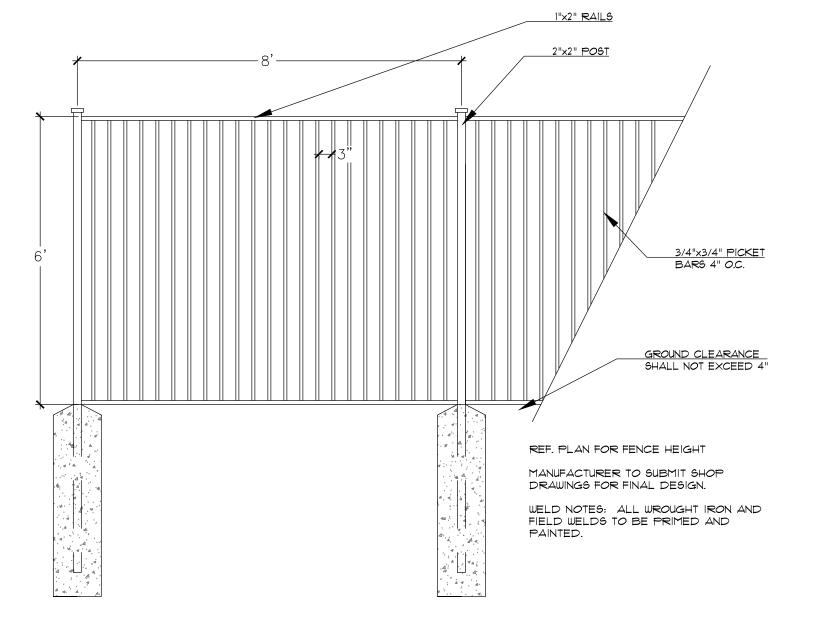
3 STAKES, ONE FOR EACH OF THE THREE LARGEST STEMS ATTACH GALVANIZED GUY WIRE WITH $\frac{1}{2}$ " HOSE CONNECTIONS AROUND TREE FLORESCENT ORANGE PLASTIC CAP USE METAL STAKES (3 PER TREE) 3" MULCH LAYER SET ROOTBALL I" ABOVE - FINISHED GRADE EXCAVATE HOLE 12" LAGER THAN ROOTBALL BACK FILL WITH PLANTING SOIL MIX AS SPECIFIED STAKE TO BE MINIMUM 8' LONG. - STAKE TO BE 18" BELOW PIT IN UNDISTRUBED SUBGRADE NOTE: ALL THORNLESS MESQUITE TREES TO BE STAKED AS ORNAMENTAL OR MULTI TRUNK TREES.

EXCAVATE TO 6" DEPTH AND TILL TO-6" DEPTH -3" HARDWOOD MULCH -AGRIFORM TABLETS PER MANUFACTURER RECOMMENDATIONS

2 ORNAMENTAL TREE STAKING



COLOR OPTIONS: MENDOCINO REDWOOD, PACIFICA GREY, SEDONA SAND, AND CARMEL BROWN MANUFACTURED BY: EPIC PLASTICS, 104 EAST TURNER RD., LODI CA 95240 EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210



ORNAMENTAL METAL FENCE

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
79	LIVE OAK	Quercus virginiana	3" cal.	10'-12'	Per Plan	Single Trunk
42	RED OAK	Quercus shumardii	3" cal.	10'-12'	Per Plan	Single Trunk
49	LACEBARK ELM	Ulmus parvifolia	3" cal.	10'-12'	Per Plan	Single Trunk
40	CEDAR ELM	Ulmus crassifolia	3" cal.	10'-12'	Per Plan	Single Trunk
14	BALD CYPRESS	Taxodium distichum	3" cal.	10'-12'	Per Plan	Single Trunk
45	RED BUD	Cercis canadensis	30gal.	7'-8'	Per Plan	Full
73	CRAPEMYRTLE	Lagerstroemia indica	30gal.	7'-8'	Per Plan	Full
15	CHASTE TREE	Vítex agnus-castus	30gal.	7'-8'	Per Plan	Full

LANDSCAPE NOTES:

1) Contractor shall stake out tree locations and bed configuration for approval approval by owner prior to installation.

2) Contractor is responsible for verifying location of all underground utilities prior to construction. 3) It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans

4) All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch 5) Landscape edging shall be located as noted on plan.

6) Trees overhanging walks and parking areas shall have a clear trunk height of seven feet. 7) Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.

8) A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet. 9) All plant material shall be maintained in a healthy and growing condition, and must be

replaced with plant material of similar variety and size if damaged, destroyed, or removed. 10) Landscape areas shall be kept free of trash, litter and weeds.

11) An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.

12) Irrigation Controller to have a Rain and Freeze Stat.

14) All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

SCALE: 1"=40'

13) All landscape is to be greater than 8 feet from all underground utilities.

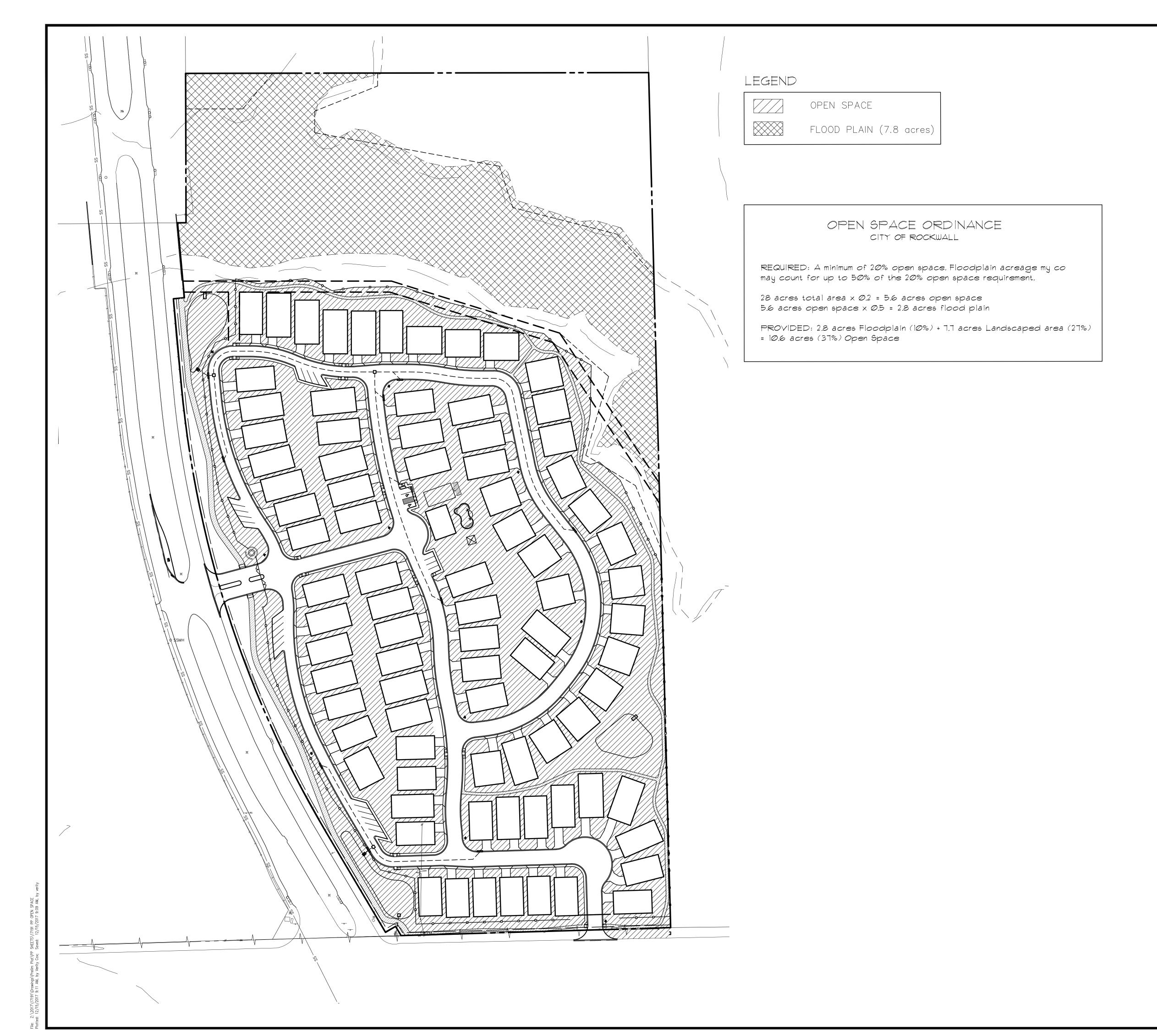
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IOSN

PL1.2

17191

OWNER/DEVELOPER RW LADERA, LLC. 361 W. BYRON NELSON BLVD. STE. 104 ROANOKE, TX 76262 Ph. 817.430.3318 Contact: John Delin





SCALE: 1"=80'

17191

PL2.0

OWNER/DEVELOPER
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Ph. 817.430.3318
Contact: John Delin