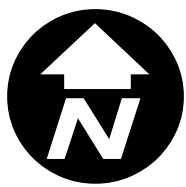


## City of Rockwall

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





Project Architect

Adam Panter  
adam.panter@nceptivegrp.com  
903-348-3366

Project Name

Rockwall  
School of  
Music

PROJECT ADDRESS:  
Near the intersection of  
E. Ralph Hall Parkway &  
Mims Road  
Rockwall, TX 75032

OWNER:  
Russ Porter  
972-722-6874  
rporter749@gmail.com

DEVELOPER:  
Salser Development Group  
Deric Salser  
214-457-6493  
deric@salsergroup.com

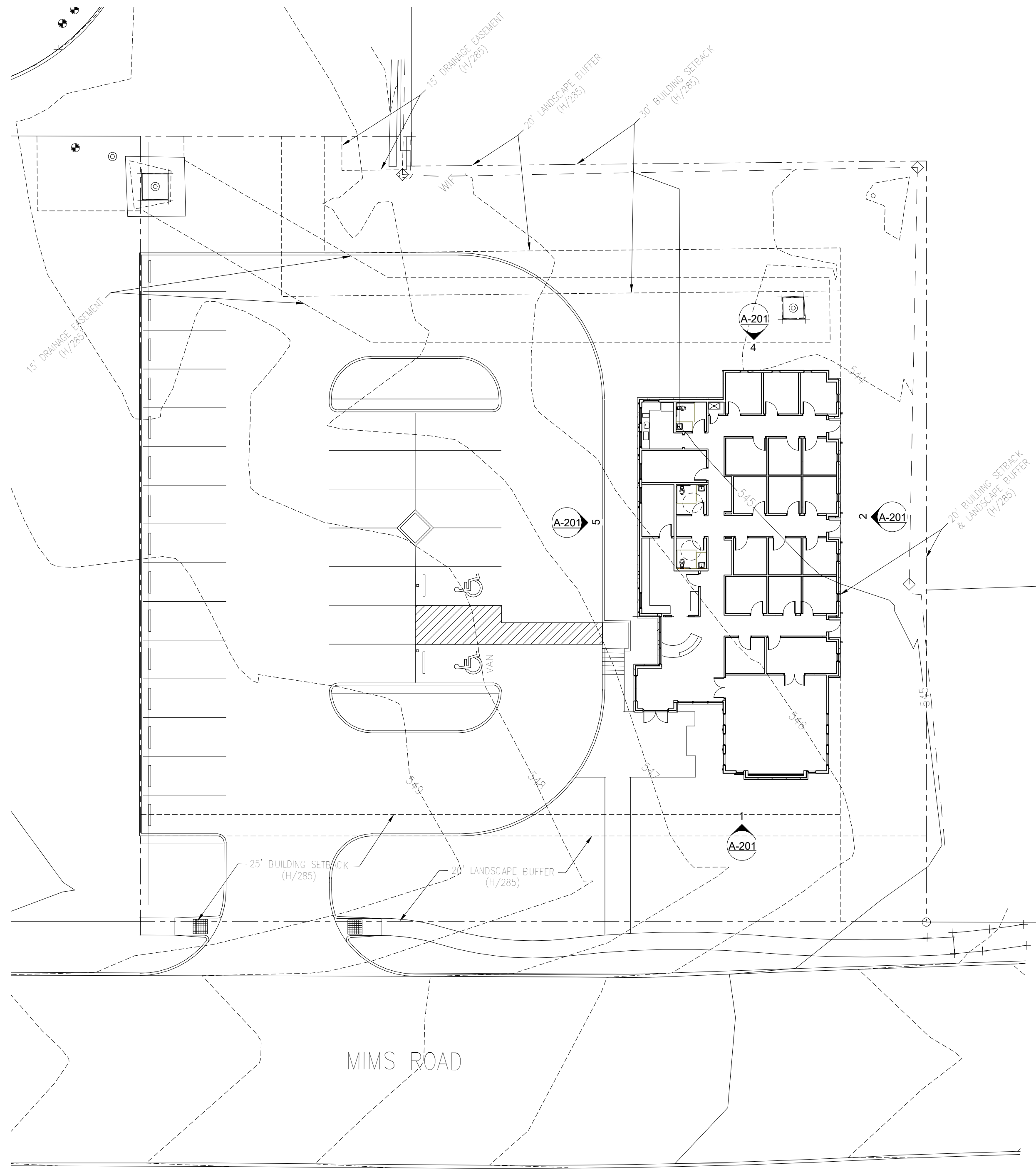
Sheet Name

ARCH  
SITE PLAN

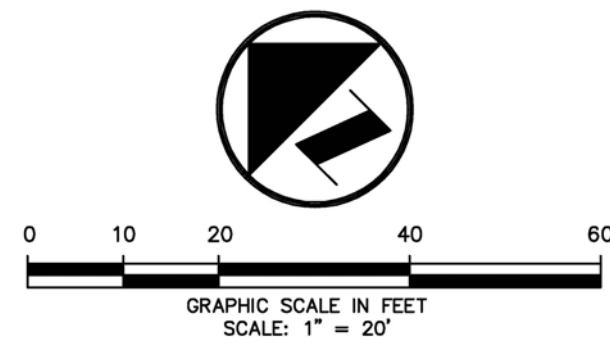
Sheet Number

S-101

Project Status



1 ARCHITECTURAL SITE PLAN  
1" = 20'-0"



CITY OF ROCKWALL MAINTENANCE NOTE;

MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS. REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED O AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

IRRIGATION AFFIDAVIT

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATIVE (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

BERMUDA SOD NOTES

1. WATER SETTLE ALL TRENCHING ON SITE IN SOD AREA.
2. SITE SOIL TO BE TILLED, 6" DEEP BY MECHANICAL TILLER, BREAKING DOWN CLODS TO MAX 1" SIZES. REMOVING ALL ROCKS OVER 1" DIA AND DEBRIS IN ALL AREAS.
3. LEVEL TO DRAIN FINE GRADE SMOOTH TO DRAIN. FINISH WITH LARGE HAND RAKE SURFACE.
4. INSTALL 1" COMPOST, RAKE SMOOTH.
5. APPLY SLOW RELEASE FERTILIZER. PER MANUFACTURER INSTRUCTIONS.
6. INSTALL SOD, IN LARGE ROLLS, STAGGERING EDGES AND FITTING WITH NO GAPS ARE ALLOWED.
7. WATER (3) TIMES A DAY (4) FOUR MINUTES A DAY FOR 7 DAYS TO NOT LET ROOTS DRY OUT. ADJUST TIME AS REQUIRED TO NOT OVER WATER.
8. CONTRACTOR TO MAINTAIN GRASS AND INCLUDE (1) ONE MOWING IN BASE BID AFTER SOD REACHES 1.5"-2" HIGH..

LANDSCAPE IRRIGATION WARRANTEE

1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

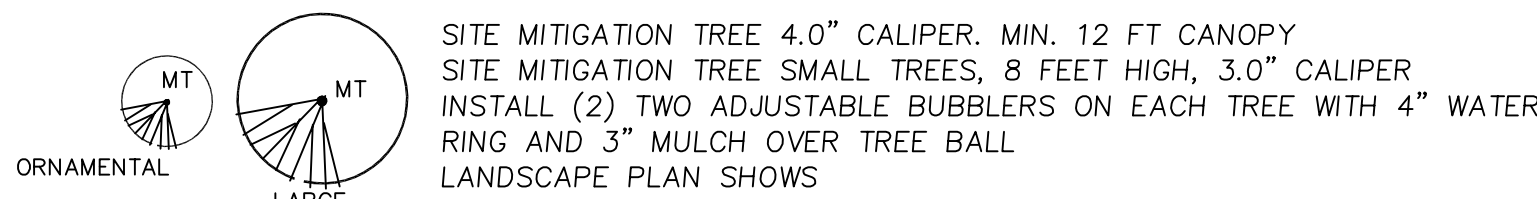
ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT.
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
3. DEEP ROOT BARRIERS, 1-800-458-7668, INSTALL UB-48-2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY. INCLUDE 2" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP. BARRIER TO EXTEND 1" ABOVE GRADE.

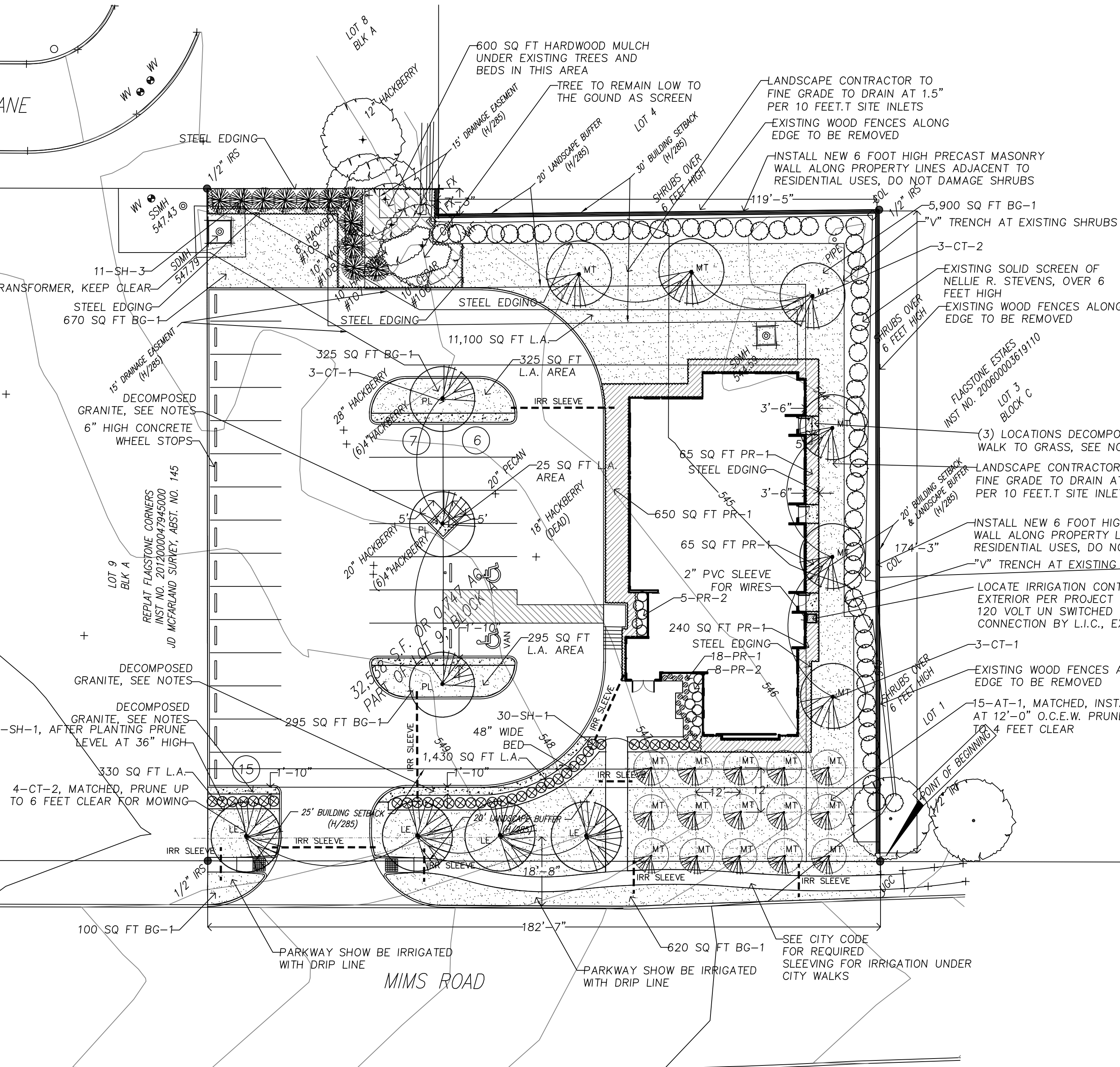
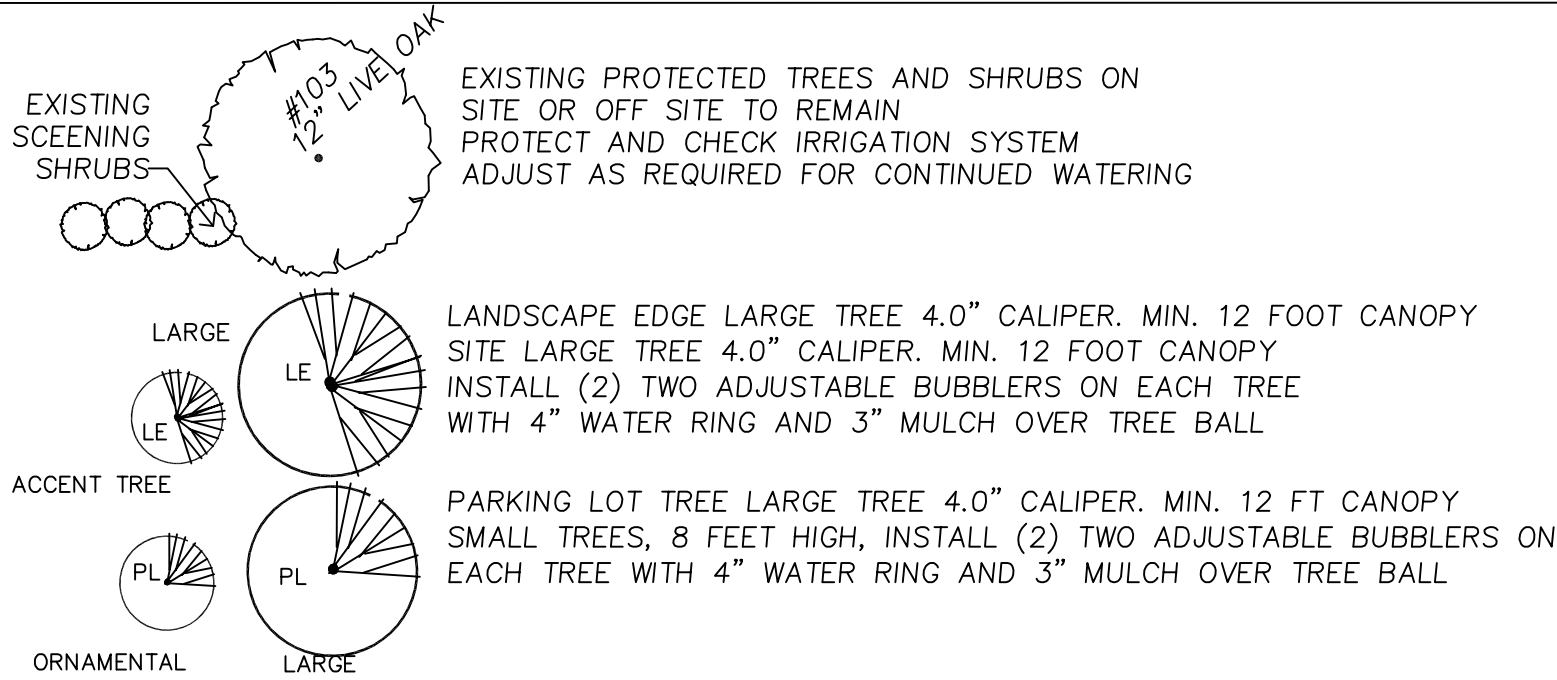
SITE TREE SURVEY CHART

TOTAL TREE MITIGATION INCHES REQUIRED		68	
TREES PROVIDED ON SITE IN ADDITION TO REQUIRED TREES			
		PROVIDED	
	NO	CALIPER	TREE INCHES
LIVE OAK	3	4	12
CEDAR ELM	3	4	12
CREPE MYRTLE	15	3	45
TOTAL TREE MITIGATION INCHES PROVIDED		69	

TREESCAPE MITIGATION SYMBOLS

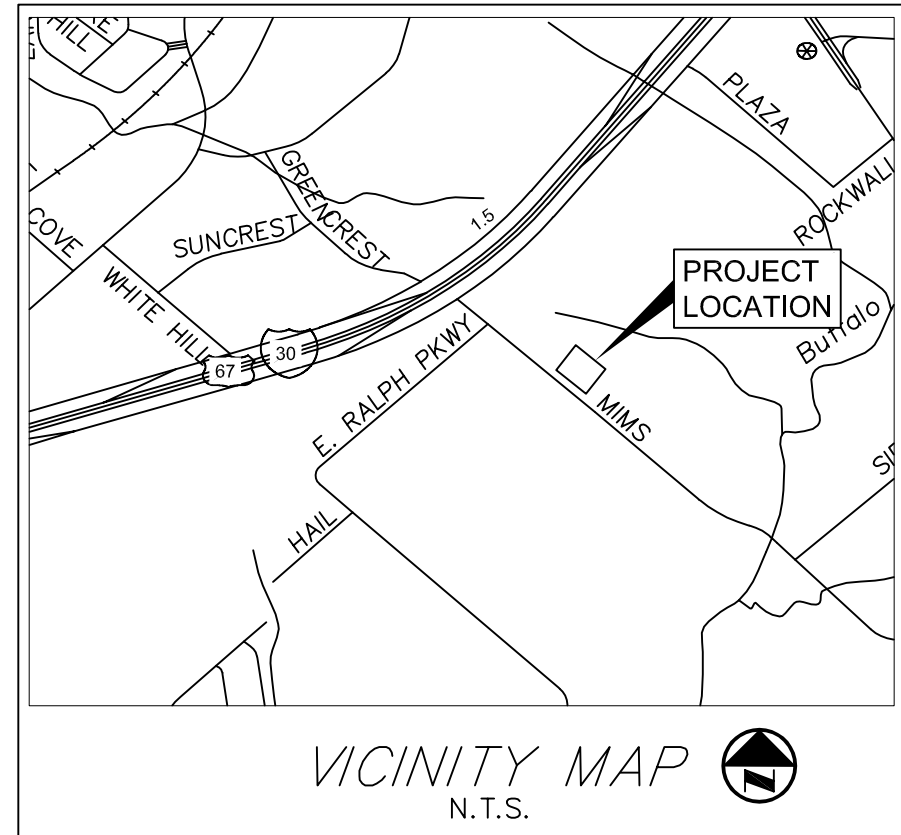
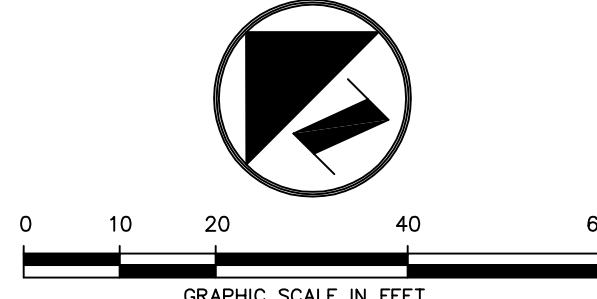


LANDSCAPE ORDINANCE TREE SYMBOLS



FRANCHISE UTILITY NOTES:  
1. ATMOS ENERGY (GAS) - BOBBY ROGERS (972) 881-4179  
2. ONCOR UTILITY COMPANY - JIM BRAY (972) 569-6327  
3. VERIZON - RICKY MONTGOMERY (972) 317-3969

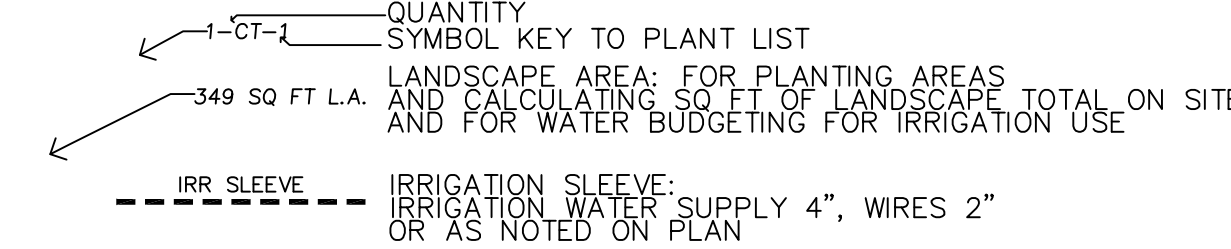
CAUTION!!!  
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:  
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377  
TEXAS ONE CALL SYSTEMS 1-800-245-4545  
LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5



CITY OF ROCKWALL LANDSCAPE STANDARDS

SITE DESIGN CRITERIA	REQUIRED	PROVIDED
TOTAL GROSS AREA OF THE SITE 0.75 ACRES		32,538 SQ. FT.
SEC 5.1 LANDSCAPE BUFFER STRIP MUST BE PROVIDED THE LENGTH OF THE PERIMETER ADJACENT OR ACROSS THE STREET FROM RESIDENTIAL ZONING.	YES	YES
A. SCREENING OF SITE LOADING DOCKS	NONE	NONE
B. ACCEPTABLE LANDSCAPE PLANT MATERIAL MINIMUM 3.0" CALIPER OR GREATER ON ALL REQUIRED TREES	YES	YES
C. PROTECTION OF ALL LANDSCAPE AREAS BY CONCRETE CURBS OR CURB STOPS	YES	YES
D. IRRIGATION REQUIREMENT, ALL REQUIRED NEW LANDSCAPE AREAS TO BE IRRIGATED WITH UNDER GROUND IRRIGATION SYSTEM	YES	YES
E. RIGHT OF WAY STREET LANDSCAPE BUFFER, AREA BETWEEN R.O.W AND ROAD WAY SURFACES TO BE SEEDED.	YES	YES
H. STREET LANDSCAPE BUFFER REQUIRED IN BUFFER, (1) CANOPY PER 50 FEET. MIMS ROAD 182'-7" LINEAR FT	4 CANOPY TREE	
I. PARKING LOT LANDSCAPING, MINIMUM 5% OF THE PARKING LOT SHALL BE LANDSCAPE AREA. ALL PARKING SPACES SHALL BE WITHIN 80 FEET OF A LARGE TREE, ADDED PARKING LOT TREES	YES	YES
J. SCREENING OF DUMPSTER AND WALLED BEHIND WALL WITH GATES, REQUIRED	NONE	NONE
K. REQUIRED LANDSCAPE AREA ON SITE. THE REQUIRED AREA FOR THE LOT IS 15% COMMERCIAL USES. SITE IS APPROX. SITE AREA = 32,538 SQ. FT.	4,881 SQ FT	13,505 SQ FT. 41%
L. PARKING LOTS SHALL PROVIDE 1 TREE PER 10 PARKING SPACES. 28 SPACES	3 TREES	3 TREES

LANDSCAPE PLAN LEGEND



SELECTED PLANT LIST

SYMBOL KEY	COMMON NAME	BOTANICAL NAME	SIZE
CT-1	CANOPY TREES		
CT-2	CEDAR ELM	ULMAS CRASSIFOLIA	SINGLE TRUNK, 100 GAL, 4-4.25" CAL., 12-14 FT CANOPY HEIGHT
	LIVE OAK	QUERCUS VIRGINIANA	SINGLE TRUNK, 100 GAL, 4-4.25" CAL., 12-14 FT CANOPY HEIGHT
AT-1	ACCENT TREES		
	CREPE MYRTLE, DYNAMITE RED	LAGERSTROMIEA INDICA	25 GAL. 3.0-3.5" CAL. 8-10 HIGH, MULTI TRUNK, CLEAR 6 FEET
SH-1	SHRUBS, EVERGREEN		
SH-2	DWARF BURFORD HOLLY	ILEX CORNUTA, BURFORDII	7 GAL. MIN 36" HIGH, FULL HEAD, PLANT 1" HIGH AND 3" MULCH
SH-3	TEXAS RED YUCCA	HESPERALOE PARVIFOLIA	5 GAL. 24" HIGH, WITH SPIKES, PLANT 1" HIGH AND 3" MULCH
	NELLIE R STEVENS	ILEX OPACA, N.R.STEVENS	45 GAL. 50-60" HIGH AT TIME OF PLANTING, FULL TO GROUND
PR-1	PERENNIALS ALL GET BED PREPARATION AND 3" MULCH		
	TRAILING LANTANA, GOLDEN	LANTANA MONTEVINOS	1 GAL. "GOLDEN" NO SUBSTITUTIONS.
GC-1	GROUND COVERS ALL GET BED PREPARATION AND 3" MULCH		
	PURPLE WINTER CREEPER	EUONYMUS FORTUNIE COLORATA	4" POTS, 12" O.C FULL SPREADING WITH 3" MULCH.
BG-1	GRASS		
	BERMUDA GRASS	CYNODON DACTYLON,	SOLID SOD, ROLLED SAME DAY AS INSTALLED
MISC ITEMS			
DECOMPOSED GRANITE MULCH, 3" DEEP WITH STEEL EDGING ON PLANTING SIDE, NOT AT CURB, INSTALL OVER (1) LAYER OF SOIL SEPARATOR, BOTTOM AT 4" BELOW TOP OF CURB			

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 ON 10/10/2017



LANDSCAPE ARCHITECT  
T. H. PRITCHETT ASSOCIATES  
1218 CAMINO LAGO  
IRVING, TEXAS 75039  
(214)-697-2580  
landdesignplan2@sbcglobal.net

OWNER  
MR. RUISS PORTER  
DIRECTOR, ROCKWALL SCHOOL OF MUSIC  
749 JUSTIN ROAD, ROCKWALL, TEXAS  
PHONE 972-86874  
rporter749@gmail.com

DEVELOPER  
MR. DERIC SALSER  
SALSER DEVELOPMENT  
PHONE 214-457-6493  
deric@slasergroup.com

NO.	DATE	REVISION / DESCRIPTION
DESIGN	DRAWN	DATE
THP	THP	9-08-2017

CITY PROJECT # \_\_\_\_\_

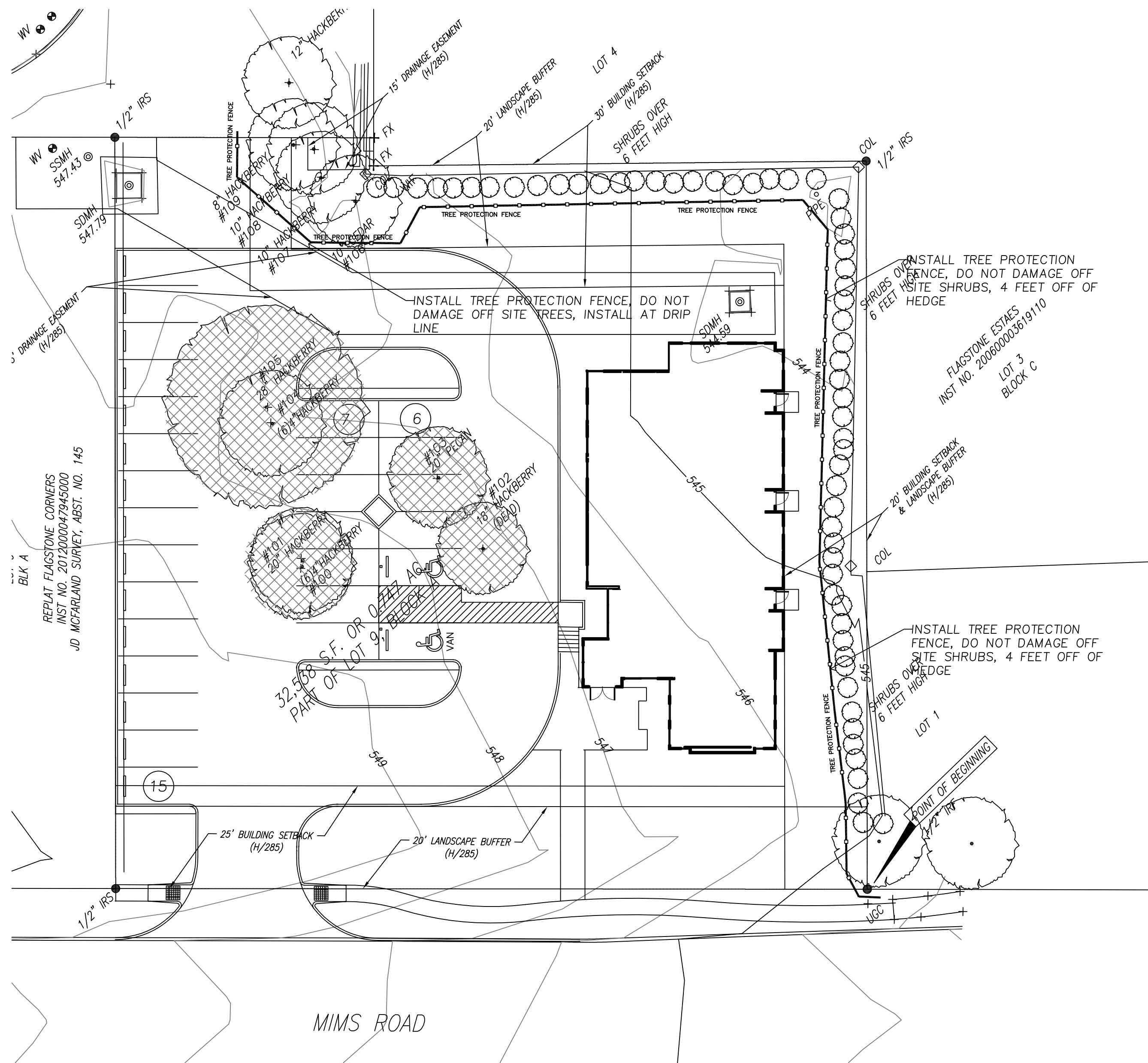
LANDSCAPE PLAN

MIMS ROAD ROCKWALL, TX 75032  
0.747 ACRE TRACT  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

SHEET NO.

LP-1





EXISTING TREE NOTES

Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.

If any root structure is damaged during adjacent excavation/construction, notify the Architect/Engineer immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.

No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.

Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracts is allowed within the critical root zone of the trees.

Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.

Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.

Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.

Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.

Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.

Trenching: Any irrigation trenching that must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.

Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4') feet above grade. Flagging shall be approved by Landscape Architect/Engineer prior to any tree removal. Contractor shall contact Landscape Architect/Engineer with 72 hour notice to schedule on-site meeting.

Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4') foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).

Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).

Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect/Engineer immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect/Engineer.

SITE TREE SURVEY CHART

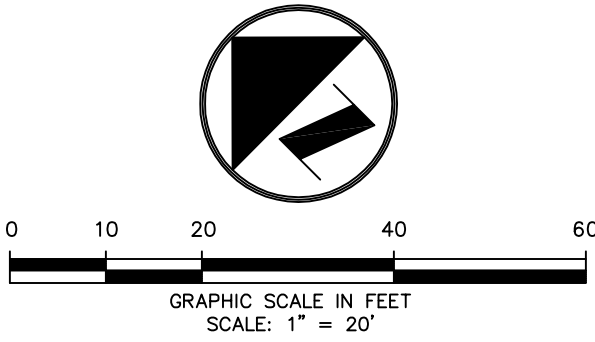
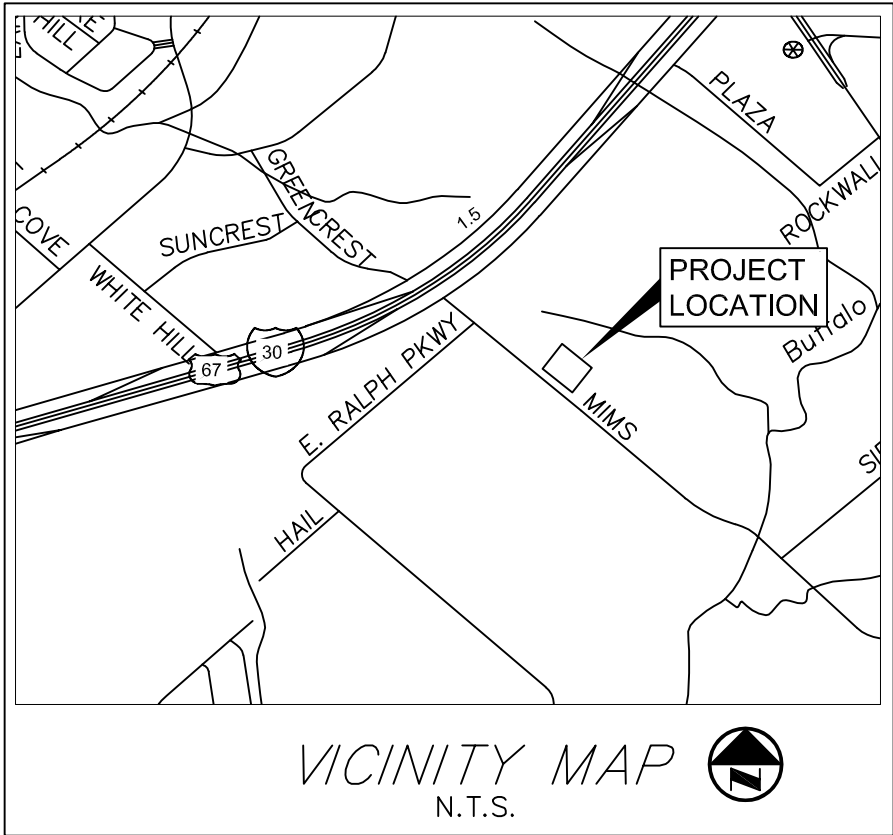
SITE REVIEWED 10/6/2017 BY T.H. PRITCHETT TO UPDATE CHART

EXISTING TREES NUMBER ON PLAN	COMMON NAME	CALIPER INCHES	TREE QUALITY	PROTECTED TREE INCHES	PROTECTED REMOVED TREE INCHES
100	HACKBERRY	(6) 4	POOR		
101	HACKBERRY	20		20	20
102	HACKBERRY	18	DEAD		
103	PECAN	20		20	20
104	HACKBERRY	(6) 4	POOR		
105	HACKBERRY	28		28	28
106	RED CEDAR	10		10	
107	HACKBERRY	10		10	
108	HACKBERRY	10		10	
109	HACKBERRY	8		8	
TOTAL INCHES ON SITE				172	
TOTAL PROTECTED INCHES				106	
TOTAL MITIGATION INCHES REQUIRED					68

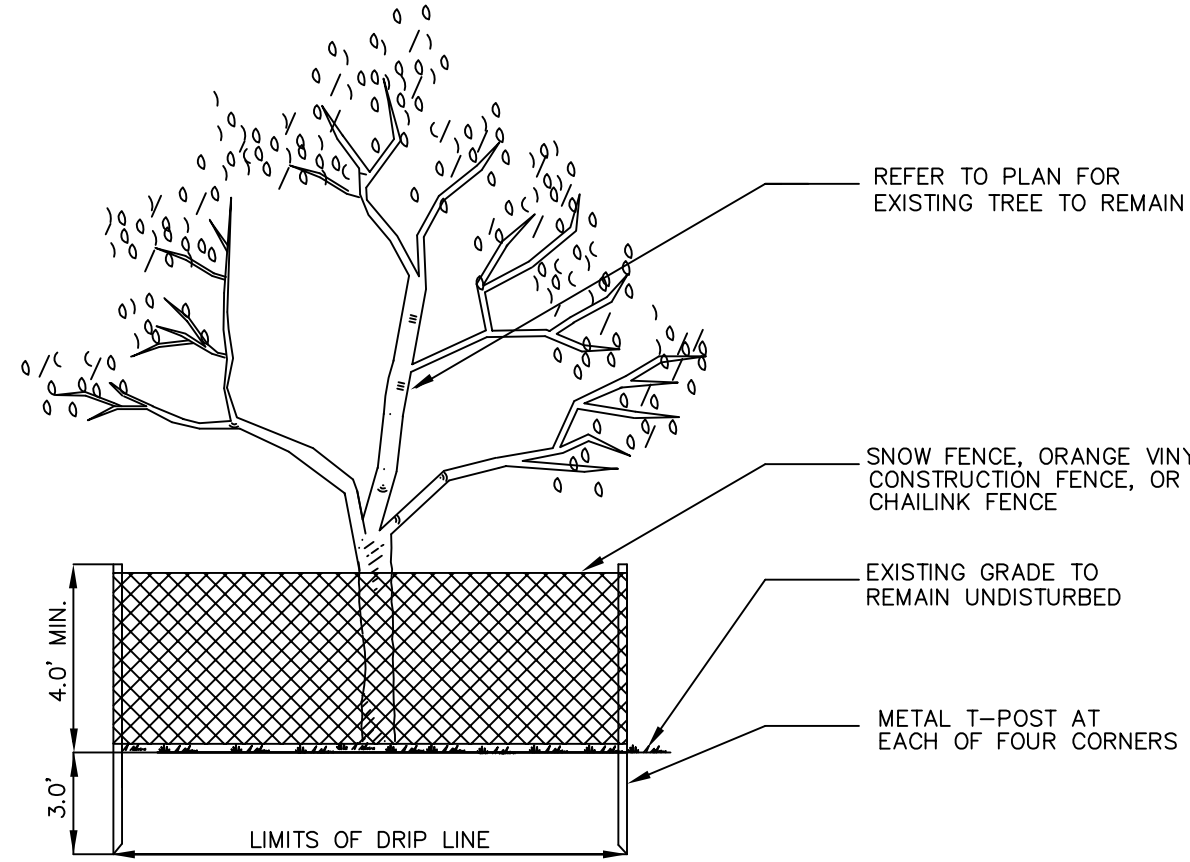
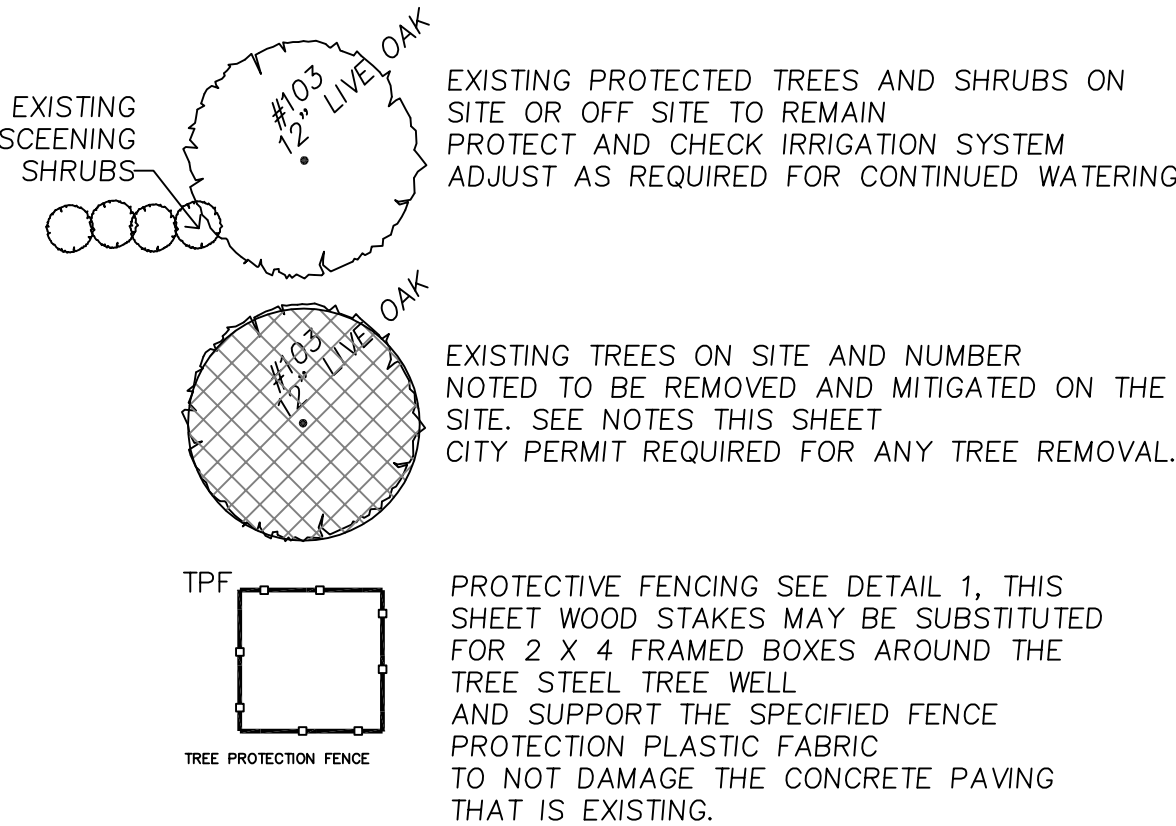
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2. ONCOR UTILITY COMPANY - JIM BRAY (972) 569-6327  
3. VERIZON - RICKY MONTGOMERY (972) 317-3969

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TEXAS ONE CALL SYSTEMS 1-800-245-4545  
LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5

**BEFORE YOU DIG...**



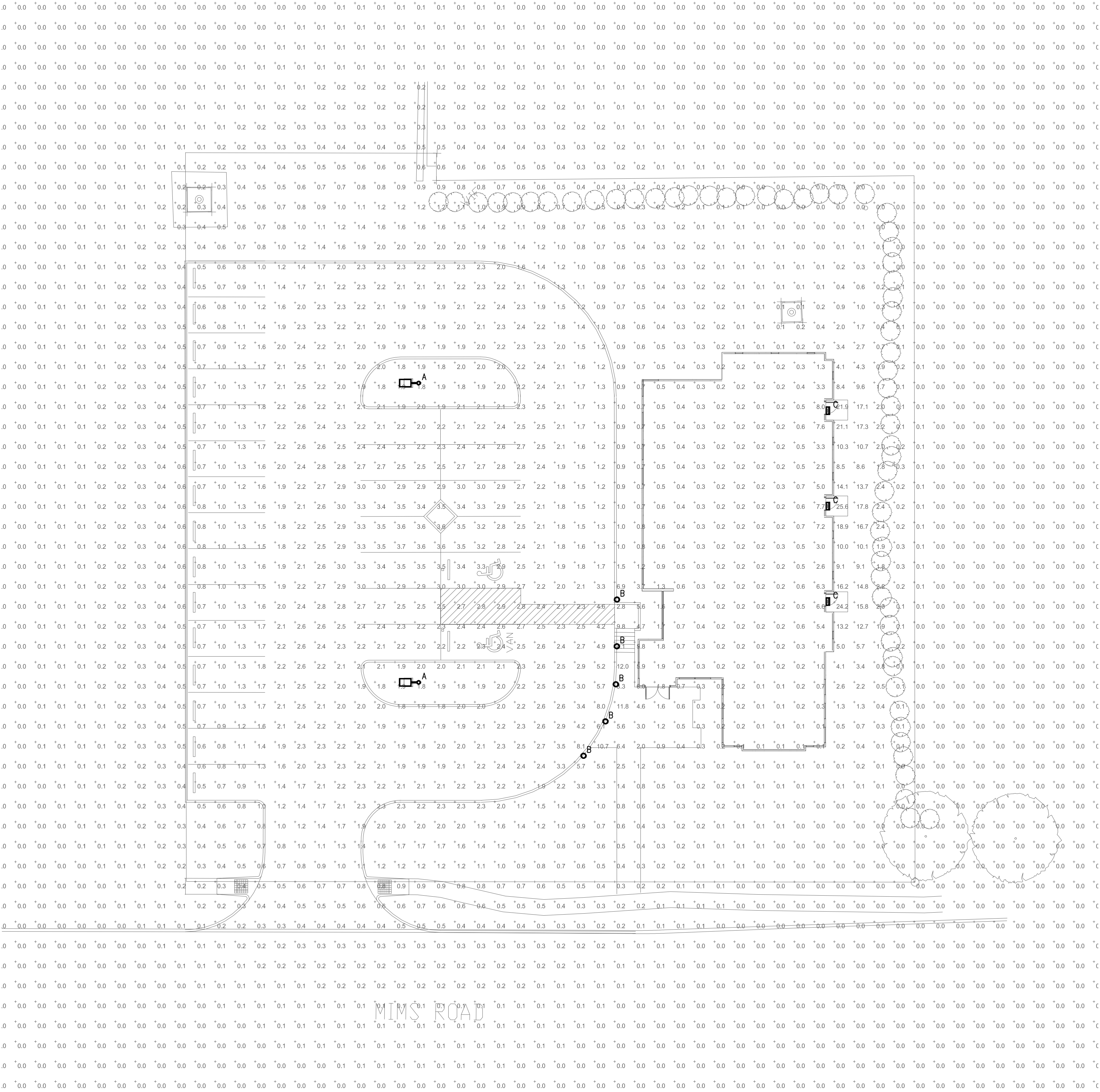
TREE PRESERVATION SYMBOLS



1 TREE PROTECTIVE FENCING  
NOT TO SCALE

CITY PROJECT # \_\_\_\_\_

					<div>DEVELOPER</div> <div>MR. DERIC SALSER</div> <div>SALSER DEVELOPMENT</div> <div>PHONE 214-457-6493</div> <div>deric@salsergroup.com</div>					<div>OWNER</div> <div>MR. RUISS PORTER</div> <div>DIRECTOR, ROCKWALL SCHOOL OF MUSIC</div> <div>749 JUSTIN ROAD, ROCKWALL, TEXAS</div> <div>PHONE 972-86874</div> <div>rporter749@gmail.com</div>					<div>LANDSCAPE ARCHITECT</div> <div>T. H. PRITCHETT ASSOCIATES</div> <div>1218 CAMINO LAGO</div> <div>IRVING, TEXAS 75039</div> <div>(214)-697-2580</div> <div>landdesignplan2@sbcglobal.net</div>					<div></div> <div>CIVIL ENGINEERS</div> <div>Salcedo Group, Incorporated</div> <div>Civil Engineers – Surveyors</div> <div>110 S.W. 2nd Street – Grand Prairie, Texas 75050</div> <div>Phone: (214) 412-3122, Fax: (214) 412-3089</div> <div>www.salcedogroupinc.com</div>					<div>TREESCAPE PLAN</div> <div>MIMS ROAD ROCKWALL, TX 75032</div> <div>0.747 ACRE TRACT</div> <div>CITY OF ROCKWALL</div> <div>ROCKWALL COUNTY, TEXAS</div>					<div>SHEET NO.</div> <div>TP-1</div>
NO.		DATE		REVISION / DESCRIPTION																										
DESIGN		DRAWN		DATE		SCALE		NOTES																						
THP		THP		10-12-2017		AS SHOWN		—																						

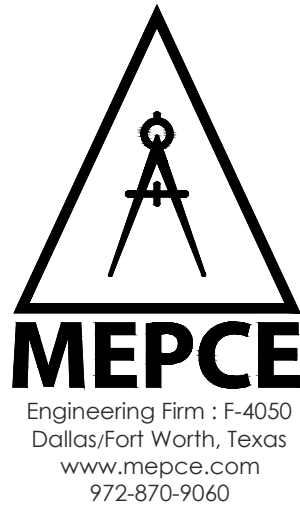


LIGHT FIXTURE SCHEDULE					
FIXTURE	MANUFACTURER	CATALOG NUMBER	LAMP	VOLTAGE	DESCRIPTION
A	GE	EALS 02 0 H4 AF 7 40 N A D1 BLCK U	171W LED	UNIV	30" LED POLE LIGHT
B	GE	EP-6-B-23-4000K-B-CA-BKPL-42"-BLK	23W LED	UNIV	BOLLARD LIGHTING
C	GE	EWS3 0 C7 E1 40 3 BLCK	41W LED	UNIV	LED WALL PACK

NOTES:

- ALL FIXTURE FINISHES AND OPTIONS MUST BE APPROVED BY OWNER OR ARCHITECT.
- ADDITIONAL LIGHT SWITCHES MAY BE INSTALLED IF APPROVED BY OWNER OR ARCHITECT.

LOGO



PROJECT CODE  
17.054.001

SEALS



OWNER

ROCKWALL SCHOOL OF  
MUSIC  
MIMS ROAD ROCKWALL, TX 75038

REVISIONS

DATE  
10/12/2017

SHEET NUMBER

E0.2

PROJECT #  
17.054.001



## Rockwall School of Music

PROJECT ADDRESS:  
Near the intersection of  
E. Ralph Hall Parkway &  
Mims Road  
Rockwall, TX 75032

OWNER:  
Russ Porter  
972-722-6874  
rporter749@gmail.com

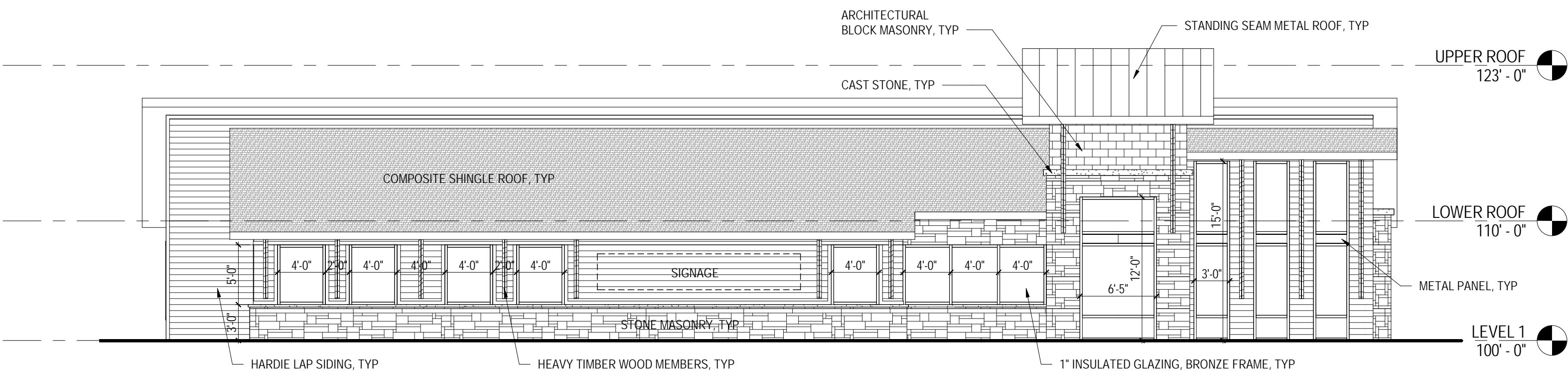
DEVELOPER:  
Salser Development Group  
Deric Salser  
214-457-6493  
deric@salsergroup.com

## EXTERIOR ELEVATIONS

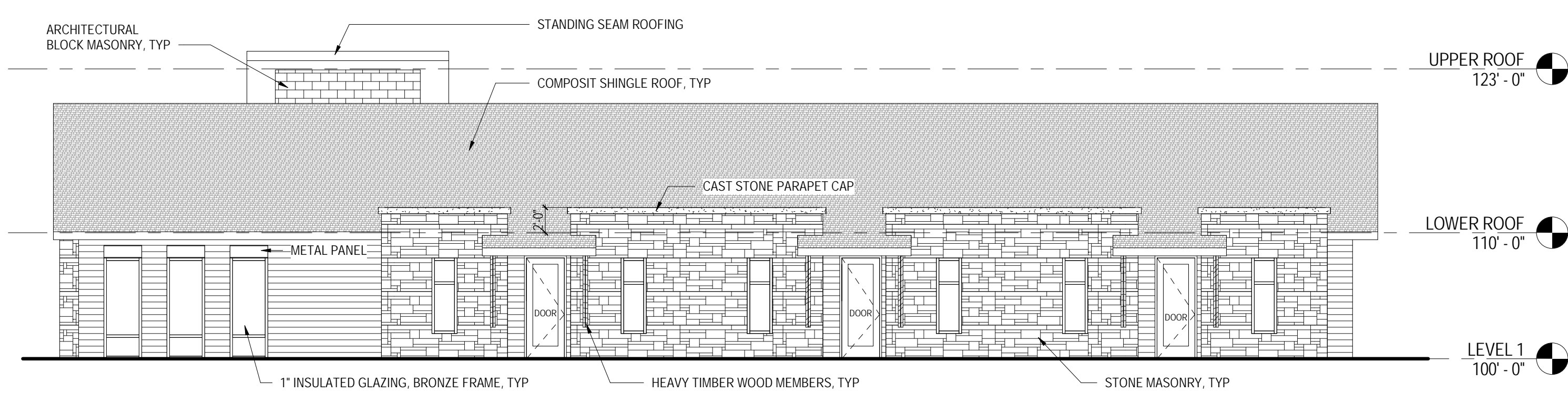
A-201



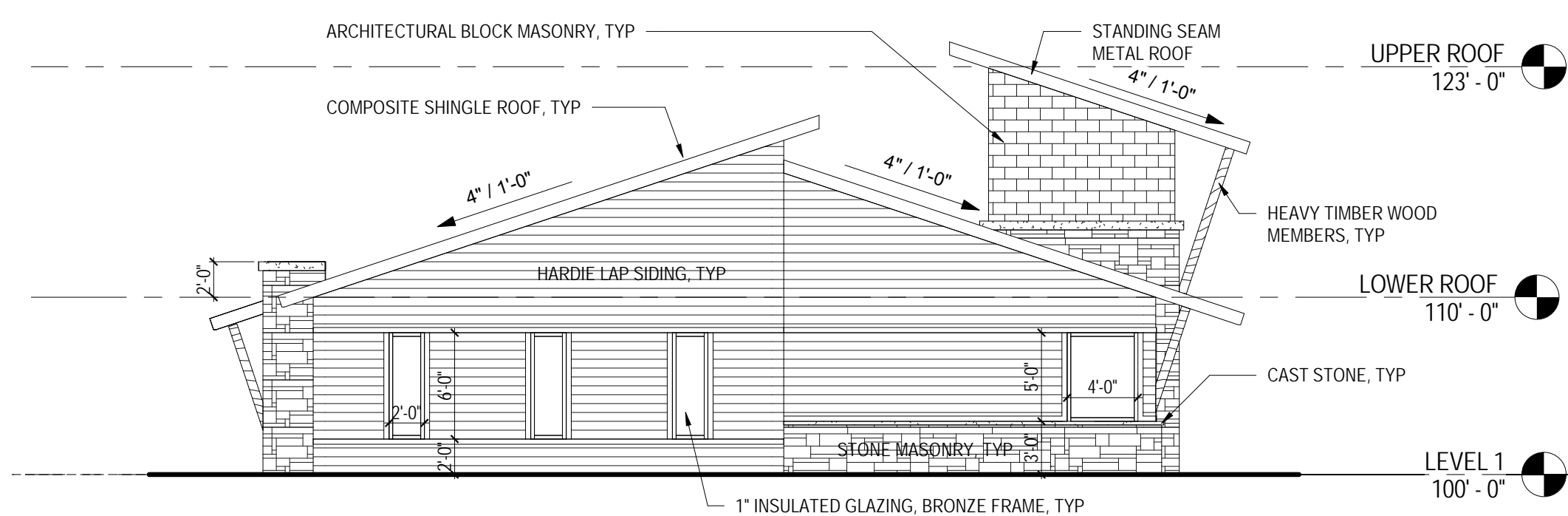
3 PERSPECTIVE - FRONT ENTRY  
NTS



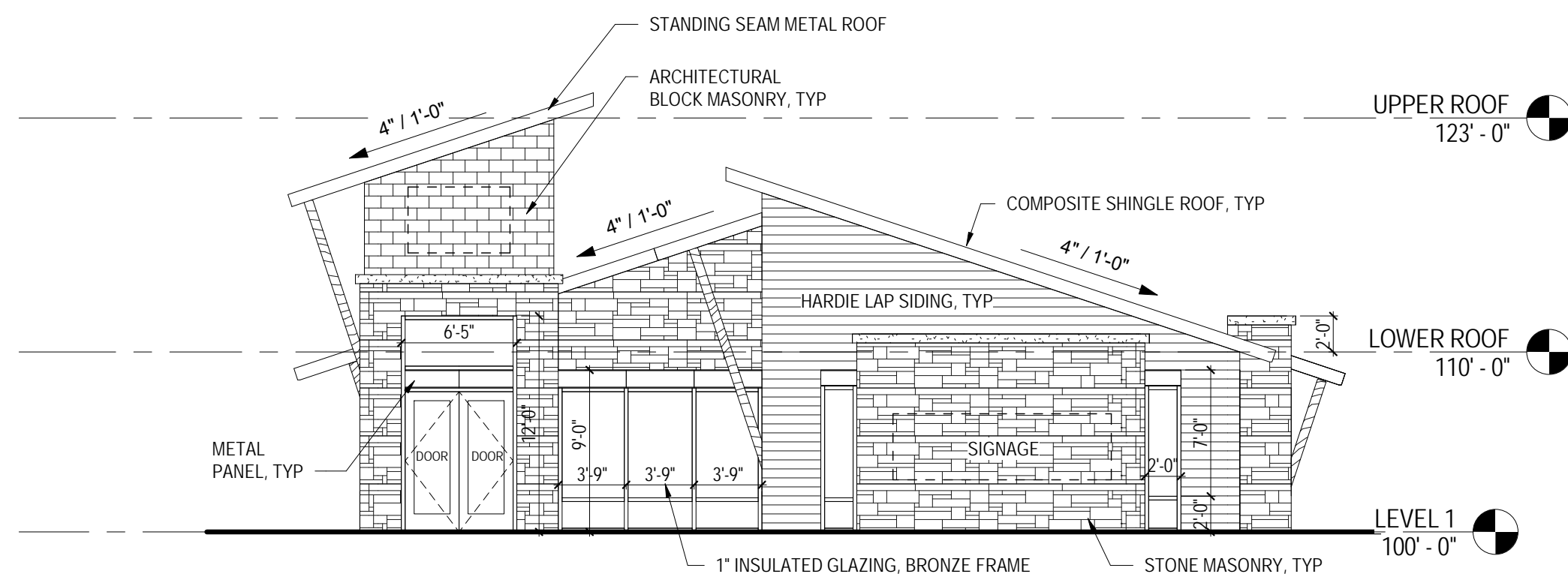
5 EXTERIOR ELEVATION - PLAN WEST  
1/8" = 1'-0"



2 EXTERIOR ELEVATION - PLAN EAST  
1/8" = 1'-0"



4 EXTERIOR ELEVATION - PLAN NORTH  
1/8" = 1'-0"



1 EXTERIOR ELEVATION - PLAN SOUTH  
1/8" = 1'-0"