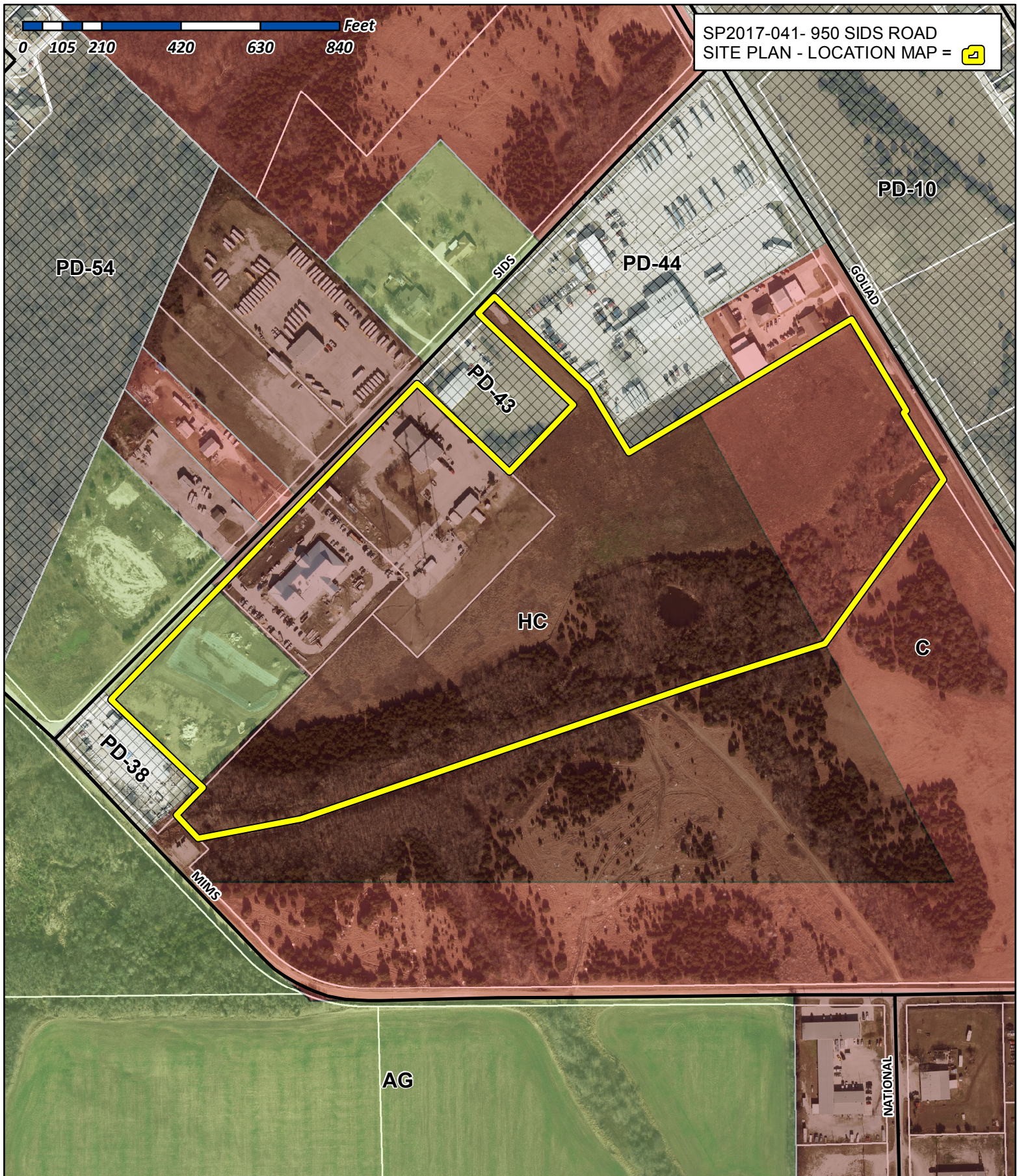


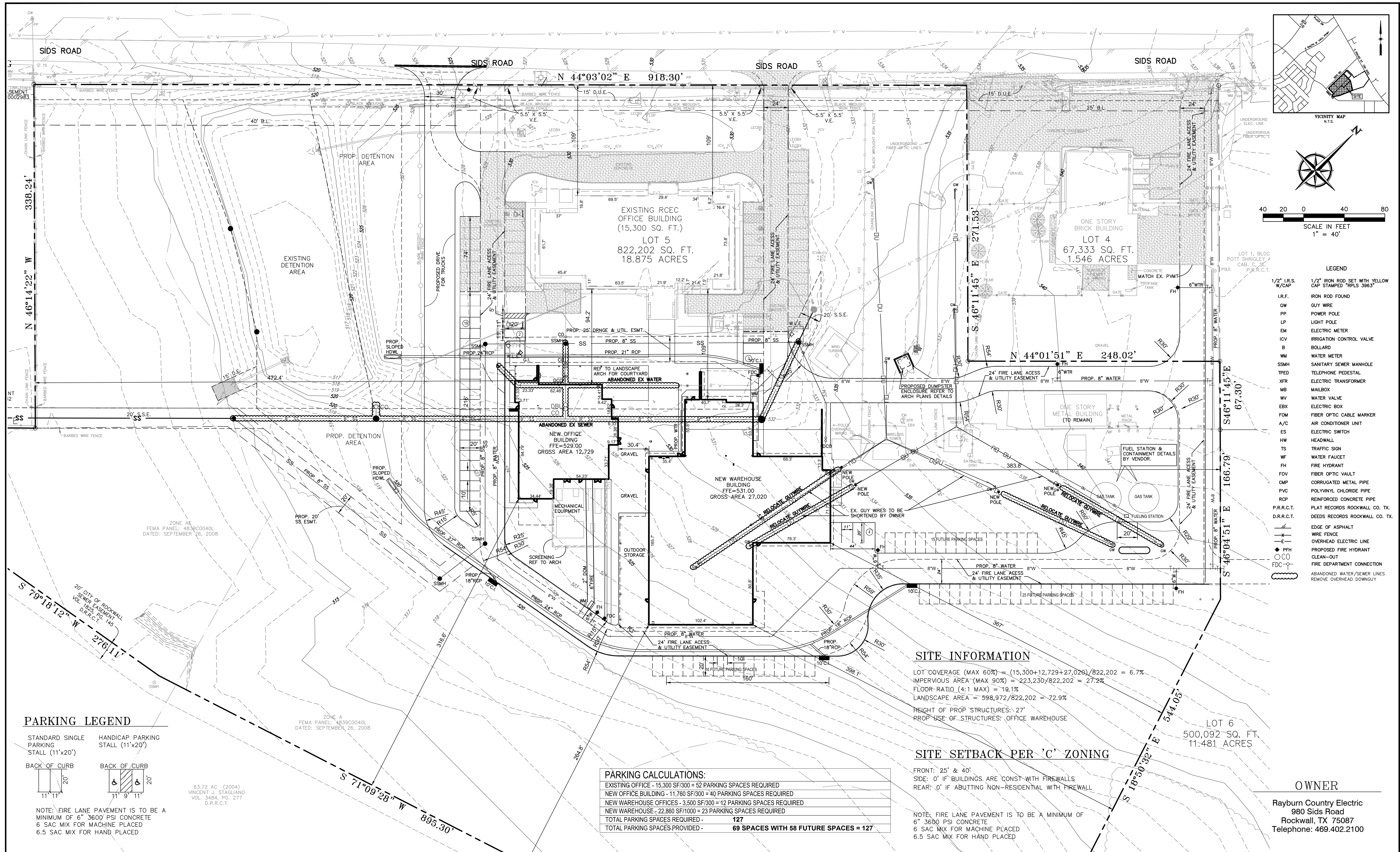


City of Rockwall

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.





BENCHMARK:
"X" CUT IN CURB 23'± SOUTH OF EAST DRIVE APPROACH
OF EXISTING RAYBURN COUNTRY ELECTRIC BUILDING.



ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

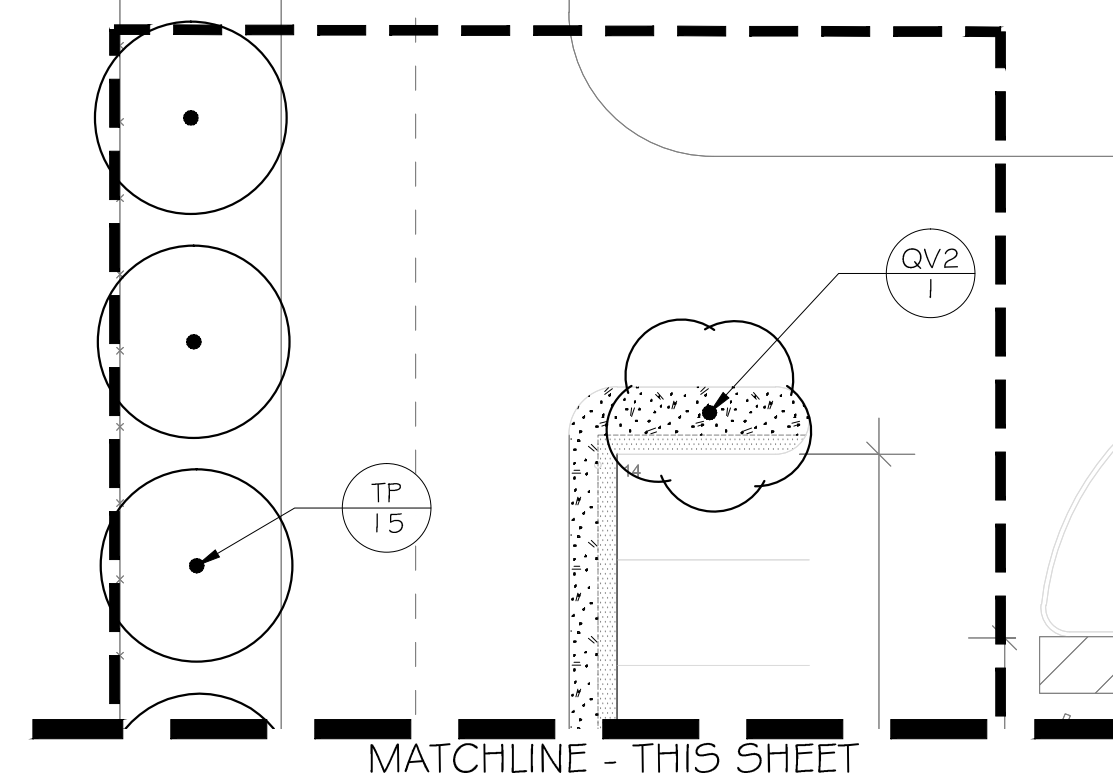
REVISIONS:	
DRAWN: TONY	DATE: DEC. 15, 2017
CHECKED: TW	DATE:
PROJECT NO.: 3560	
DWG FILE NAME:	

THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF INTERIM REVIEW AND
BIDDING ONLY.



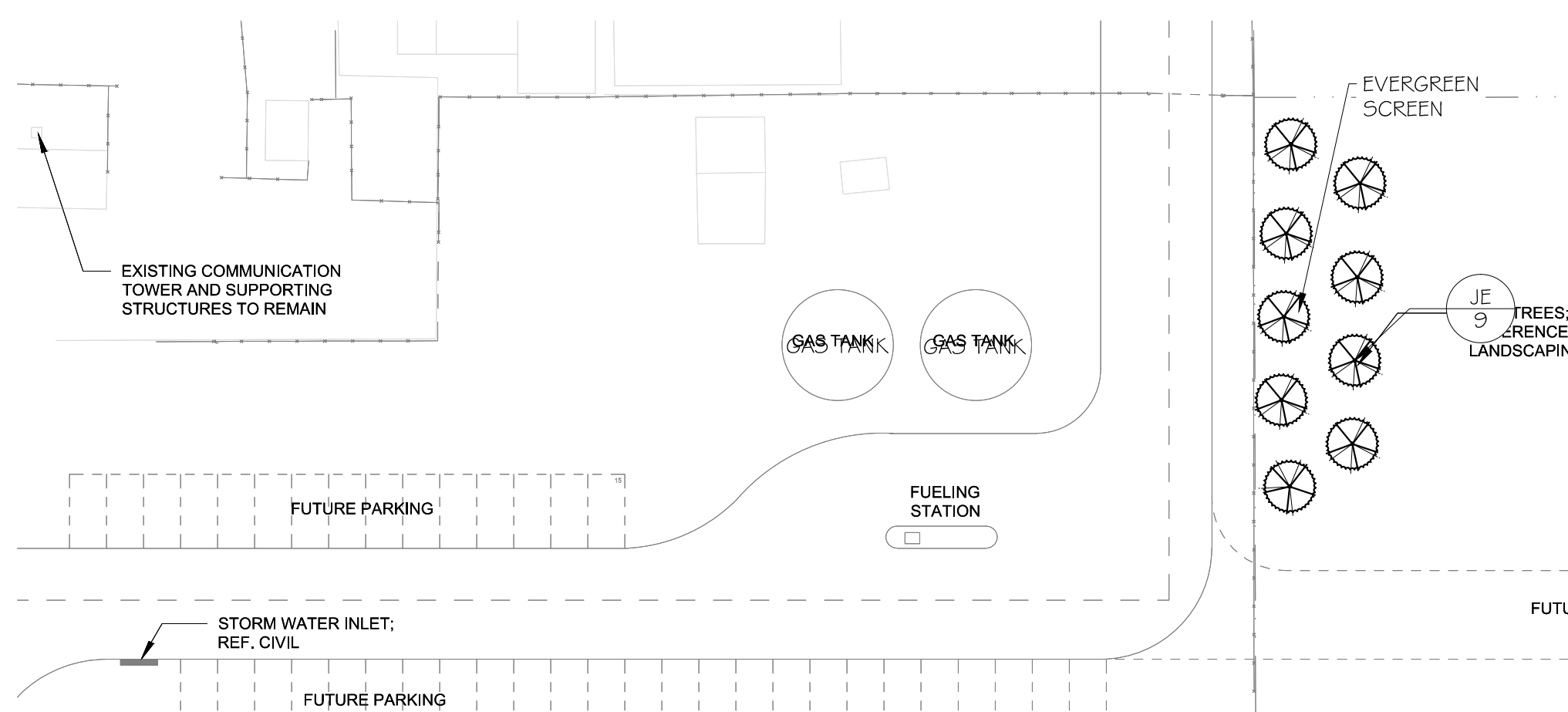
SITE PLAN
RAYBURN ELECTRIC COOP. PHASE 2
LOT 2, BLK 1 RAYBURN COUNTRY ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
04
OF
16



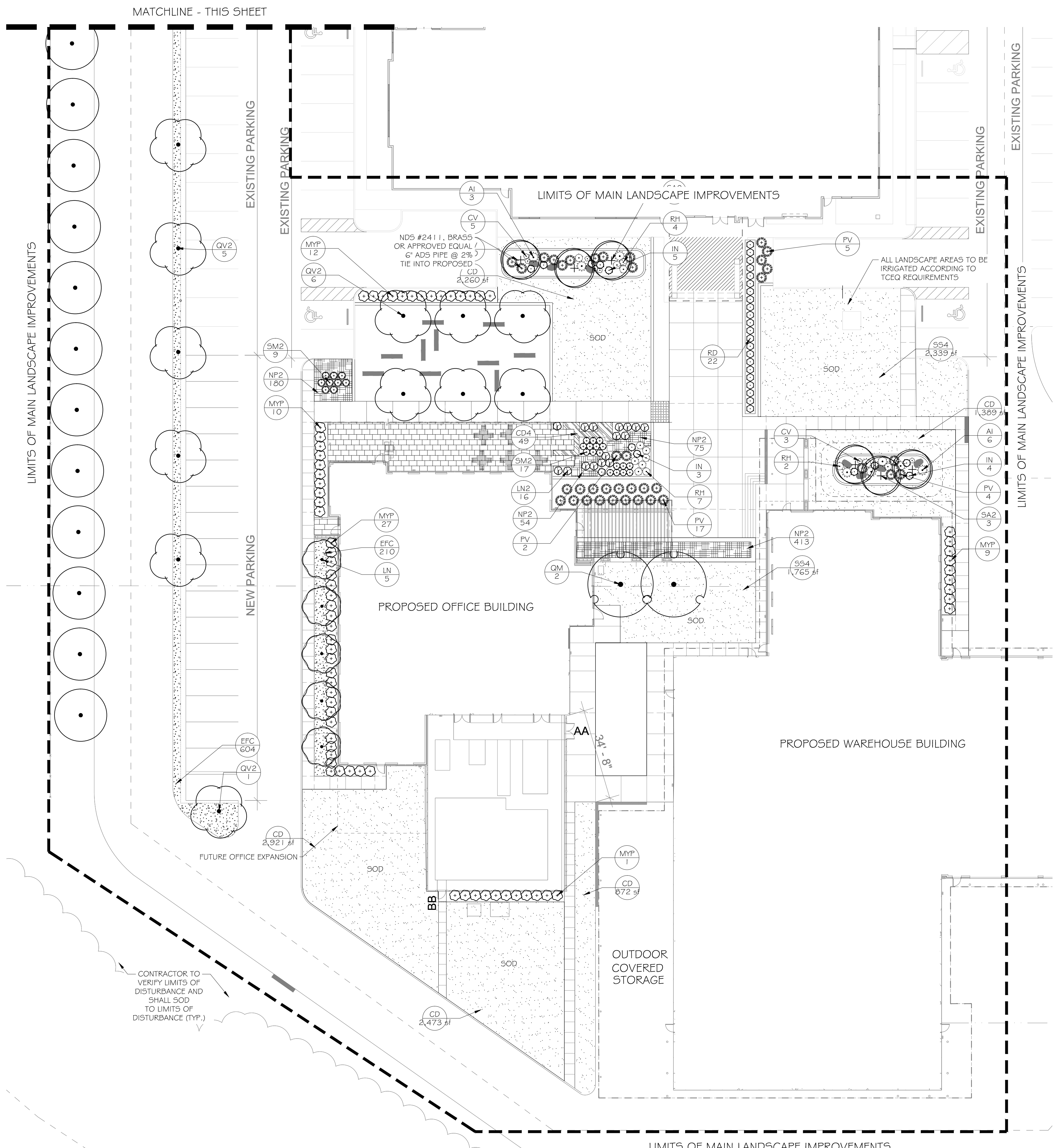
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	SIZE/COND.	REMARKS
JE	9	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	45 GAL	SINGLE, STRAIGHT LEADER, MATCHING 8" HEIGHT, MINIMUM
LN	5	LAGERSTROEMIA X 'NATCHEZ' CRAPE MYRTLE	30 GAL	MULTI-TRUNK, FULL, MATCHING
QM	2	QUERCUS MUEHLENBERGII CHINKAPIN OAK	B & B	3" CAL. SINGLE, STRAIGHT LEADER, MATCHING
QV2	13	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	EXISTING	TRANSPLANTED TREE
SA2	6	SOPHORA AFFINIS EVE'S NECKLACE	30 GAL	SINGLE LEADER, STRAIGHT, FULL CANOPY, MATCHING
TP	15	TAXODIUM ASCENDENS 'PRAIRIE SENTINEL' POND CYPRESS	EXISTING	TRANSPLANTED TREE
SHRUBS	QTY	BOTANICAL NAME	SIZE	SPACING
IN	12	ILEX VOMITORIA 'NANA' DWARF YAUPO	5 GAL	36" o.c.
MYP	72	MYRTICA PUSILLA DWARF SOUTHERN WAX MYRTLE	3 GAL	48" o.c.
GRASSES	QTY	BOTANICAL NAME	SIZE	SPACING
PV	38	PANICUM VIRGATUM SWITCH GRASS	3 GAL	48" o.c.
PERENNIALS	QTY	BOTANICAL NAME	SIZE	SPACING
AI	6	ASCLEPIAS INCARNATA SWAMP MILKWEED	3 GAL	48" o.c.
CV	8	COREOPSIS VERTICILLATA 'MOONBEAM' THREADLEAF COREOPSIS	3 GAL	24" o.c.
LN2	16	LANTANA MONTEVIDENSIS 'NEW GOLD' TRAILING LANTANA	3 GAL	36" o.c.
RD	22	ROSMARINUS OFFICINALIS 'BLUE SPRIES' ROSEMARY	3 GAL	36" o.c.
RH	13	RUDBECKIA HIRTA BLACK-EYED SUSAN	3 GAL	36" o.c.
SM2	26	SALVIA FARINACEA MEALY BLUE SAGE	3 GAL	30" o.c.
SHRUB AREAS	QTY	BOTANICAL NAME	SIZE	SPACING
CD4	49	CAREX DIVULSA BERKELEY SEDGE	1 GAL	18" o.c.
NP2	722	NASSELLA TENUISSIMA 'PONY TAILS' MEXICAN FEATHERGRASS	1 GAL	12" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	SIZE	SPACING
CD	9,915 5F	CYNODON DACTYLON BERMUDA GRASS	SOD	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
EFC	814	EUONYMUS FORTUNEI 'COLORATUS' COLORATUS PURPLE WINTERCREEPER	4"POT	18" o.c.
SS4	4,104 5F	STENOTAPHRUM SECUNDATUM ST. AUGUSTINE GRASS	SOD	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE



2 PLANTING PLAN
1" = 40'-0"

INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR
REVIEW ONLY AND ARE NOT FOR
CONSTRUCTION.
REGISTERED LANDSCAPE ARCHITECT
COURTNEY HILL
TX REGISTRATION NUMBER 3228



1 PLANTING PLAN
1" = 30'-0"

SITE DATA - CITY OF ROCKWALL (OFFICE)		
GRO96 LOT AREA: (MAIN LANDSCAPE IMPROVEMENTS): 136,730 SF		
MANDATORY REQUIREMENTS	REQUIRED	PROVIDED
LANDSCAPE BUFFER STRIP	N/A	N/A
SCREENING OF OFF STREET LOADING DOCKS	N/A	N/A
ACCEPTABLE LANDSCAPE MATERIALS		
*LARGE TREES MINIMUM 3" CALIPER, SHRUBS MINIMUM 3 GAL.	YES	YES
SCREENING FROM RESIDENTIAL USES	N/A	N/A
STREET LANDSCAPING / R.O.W. LANDSCAPING	N/A	N/A
PARKING LOT LANDSCAPING		
ANY PARKING LOT MORE THAN TWO ROWS OF SPACES SHALL HAVE A MINIMUM OF 5 PERCENT OF INTERIOR LOT LANDSCAPING (5,257 SF X .05)	413 SF	2,014 SF
MINIMUM SQUARE FOOTAGE OF LANDSCAPING: 1.0 PERCENT (136,730 SF X .01) = 13,673 SF	13,673 SF	25,380 SF

*ALL TREES ARE TRANSPLANT TREES. SEE SHEET LO.1 TREESCAPE PLAN

1. ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
4. IT IS PREFERABLE THAT NO TREE BE STAKED. HOWEVER, CONDITIONS AND PLANT MATERIAL SIZE MAY NECESSITATE STAKING. THE OWNER'S REP SHALL DETERMINE IF SUPPORT IS NEEDED AND SHALL DIRECT THE CONTRACTOR ACCORDINGLY.
5. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
6. ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
7. BALLED AND BURLAPPED TREES SHALL HAVE THE TOP 2/3 OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
8. ALL QUANTITIES PROVIDED ARE TO BE VERIFIED AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.
9. IF DISCREPANCIES WITH THE PLAN AND PLANTING SCHEDULE SHOULD OCCUR, THE CONTRACTOR IS RESPONSIBLE TO VERIFY WITH THE PROJECT LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY CONFLICTS BETWEEN UNDERGROUND UTILITIES & PLANTING. THE PROJECT LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF THE CONFLICT AND PROVIDE A SOLUTION BEFORE PLANTING MATERIAL IS INSTALLED.
11. ALL TREES TO BE MATCHED, WELL BRANCHING AND WITH A STRONG CENTRAL LEADER.
12. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT UNSATISFACTORY PLANTS INCLUDING UNAPPROVED SUBSTITUTIONS, DEAD OR DYING PLANTS, AND/OR UNDER SIZED PLANTS PRIOR TO SUBSTANTIAL COMPLETION.
13. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.
14. 14. ALL PLANT BEDS GREATER THAN 10:1 SLOPE OR RECEIVING SHEET DRAINAGE, TO HAVE 2"-4" DIA COBBLE MULCH. ALL OTHER AREAS TO RECEIVE CEDAR MULCH.

ARCHITECT
HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201-4240

PACHECO KOCH
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231

BROCKETTE DAVIS DRAKE
4144 NORTH CENTRAL EXPY SUITE 1100
DALLAS, TX 75204

DUNHAM ASSOCIATES, INC.
50 SOUTH SIXTH STREET / SUITE 1100
MINNEAPOLIS, MINNESOTA 55402

TELLOS
146 PAYNE STREET
DALLAS, TX 75207



RAYBURN ELECTRIC COOPERATIVE
PO BOX 37
ROCKWALL, TX 75087

ENGINEERING CONCEPTS AND DESIGN, L.P.
201 WINDCO CIRCLE, STE. 200
WYLIE, TEXAS 75098

KELLTECH SYSTEMS
2810 CANTON STREET
DALLAS, TEXAS 75226

KEY PLAN

[illegible]

HKS PROJECT NUMBER
21353

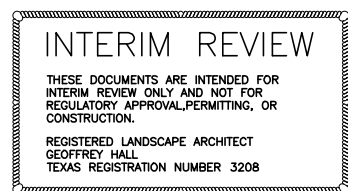
DATE
4 DECEMBER, 2017

ISSUE
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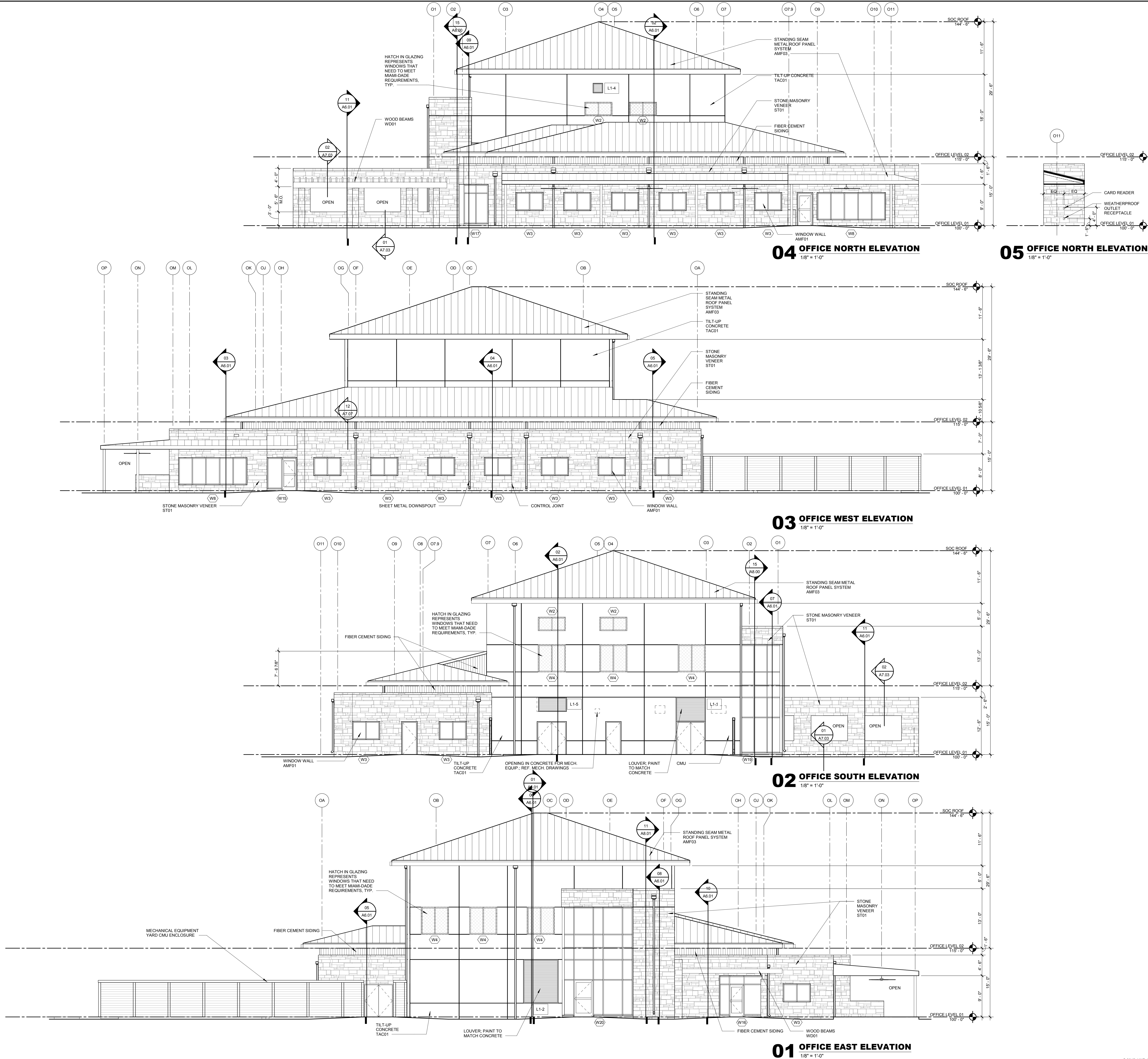
SHEET TITLE
PLANTING PLAN
NOTES

SHEET NO.

L3.2



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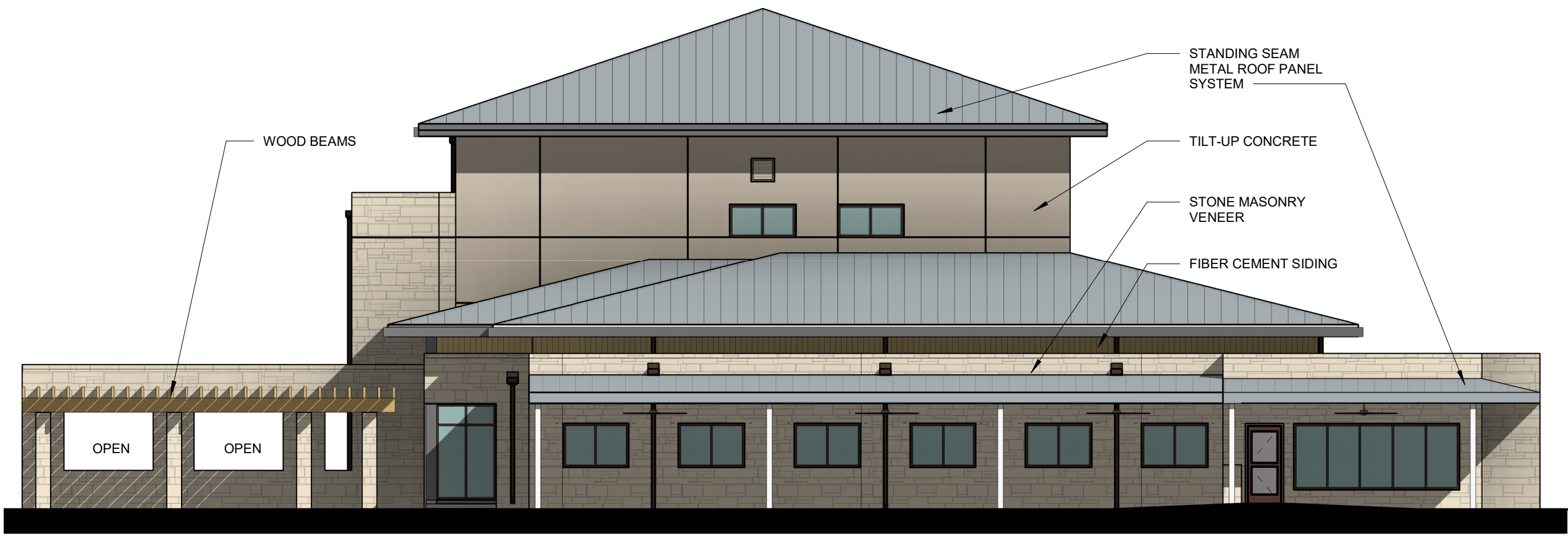




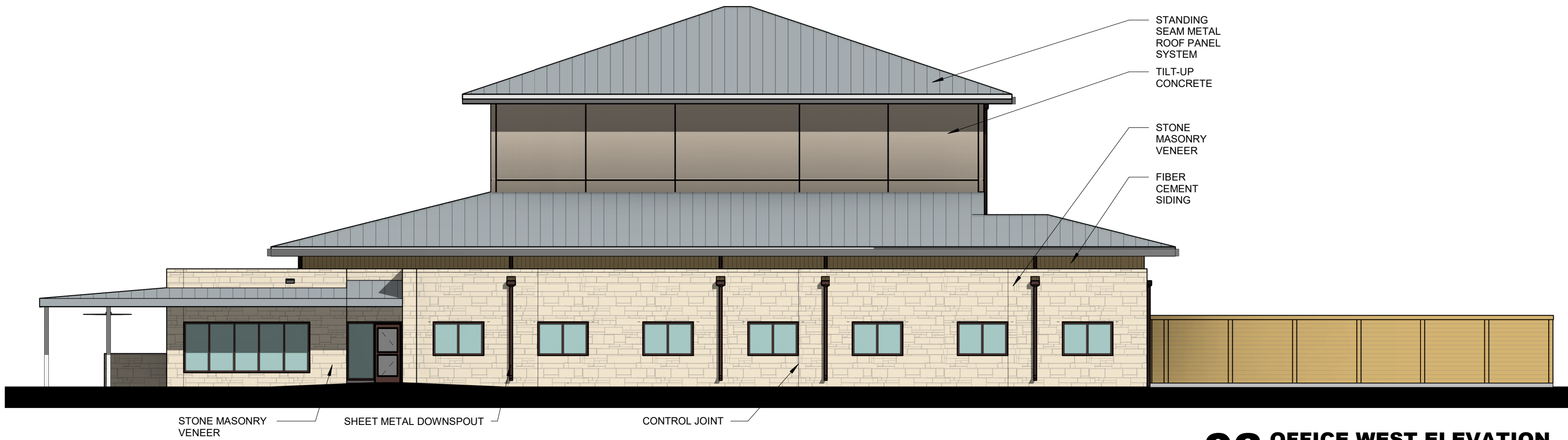


OFFICE ELEVATION MATERIAL CALCULATIONS

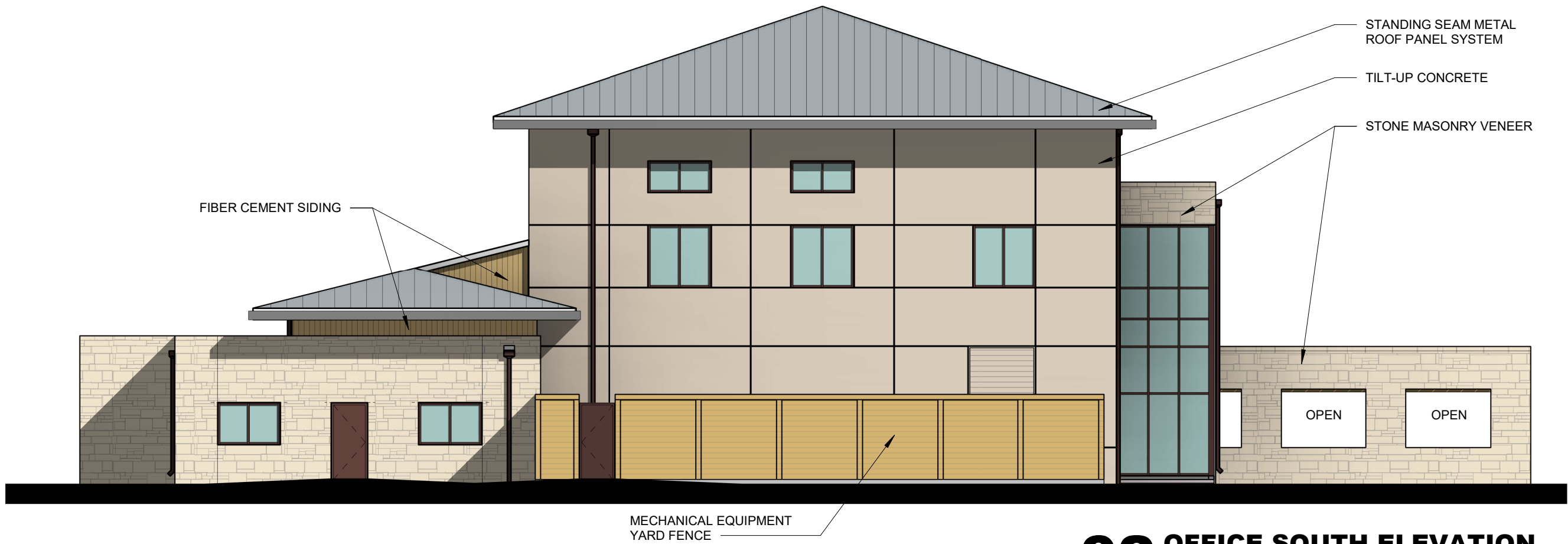
	MATERIAL:	AMOUNT (SF):	% REQUIRED:	% PROVIDED:
NORTH:	CONCRETE	619	N/A	30.2
	FIBER CEMENT (WOOD)	116	N/A	5.7
	WOOD	50	N/A	2.4
	STONE	1264	90	61.7
	TOTAL:	2049		100
WEST:	CONCRETE	637	N/A	26.4
	FIBER CEMENT (WOOD)	516	N/A	21.4
	WOOD	0	N/A	0.0
	STONE	1259	90	52.2
	TOTAL:	2412		100
SOUTH:	CONCRETE	1234	N/A	48.8
	FIBER CEMENT (WOOD)	453	N/A	17.9
	WOOD	0	N/A	0.0
	STONE	843	90	33.3
	TOTAL:	2530		100
EAST:	CONCRETE	1069	N/A	44.8
	FIBER CEMENT (WOOD)	532	N/A	22.3
	WOOD	22	N/A	0.9
	STONE	765	90	32.0
	TOTAL:	2388		100



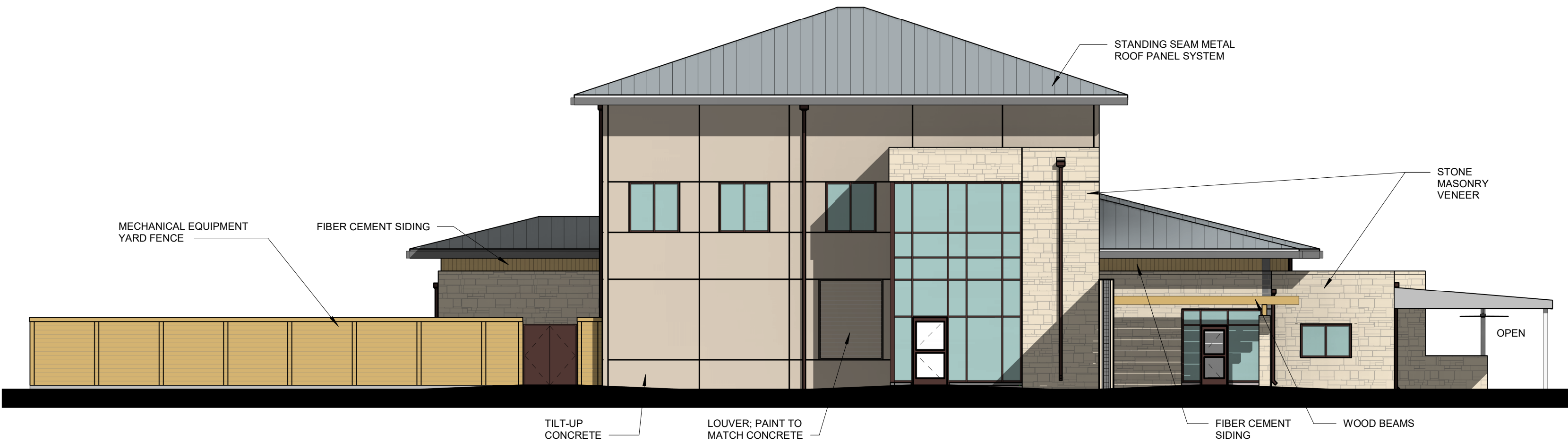
04 OFFICE NORTH ELEVATION
3/32" = 1'-0"



03 OFFICE WEST ELEVATION
3/32" = 1'-0"



02 OFFICE SOUTH ELEVATION
3/32" = 1'-0"



01 OFFICE EAST ELEVATION
3/32" = 1'-0"

HKS

ARCHITECT
HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201-4240

LANDSCAPE ARCHITECT
PACHECO KOCH
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231

STRUCTURAL ENGINEER
BROCKETTE DAVIS DRAKE
4144 NORTH CENTRAL EXPY SUITE 1100
DALLAS, TX 75204

MEP ENGINEERS
DUNHAM ASSOCIATES, INC.
50 SOUTH SIXTH STREET / SUITE 1100
MINNEAPOLIS, MINNESOTA 55402

TELECOM / AV
TELIOS
146 PAYNE STREET
DALLAS, TX 75207

RayburnElectric
COOPERATIVE

OWNER
RAYBURN ELECTRIC COOPERATIVE
PO BOX 37
ROCKWALL, TX 75087

CIVIL ENGINEER
ENGINEERING CONCEPTS AND DESIGN, L.P.
201 WINDCO CIRCLE, STE. 200
WYLIE, TEXAS 75098

SECURITY
KELLTECH SYSTEMS
2810 CANTON STREET
DALLAS, TEXAS 75226

REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
21353

DATE
15 DECEMBER 2017

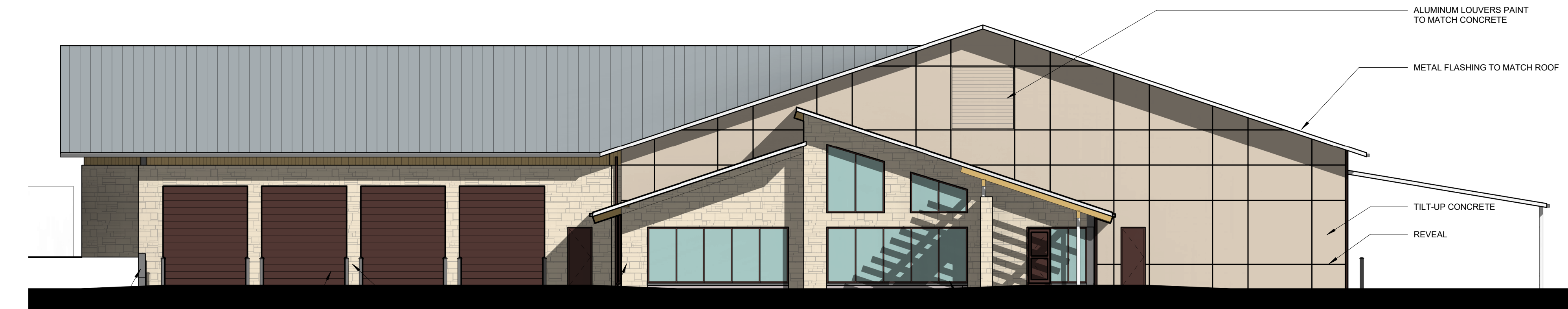
ISSUE
P & Z SUBMITTAL

SHEET TITLE
OFFICE ELEVATIONS

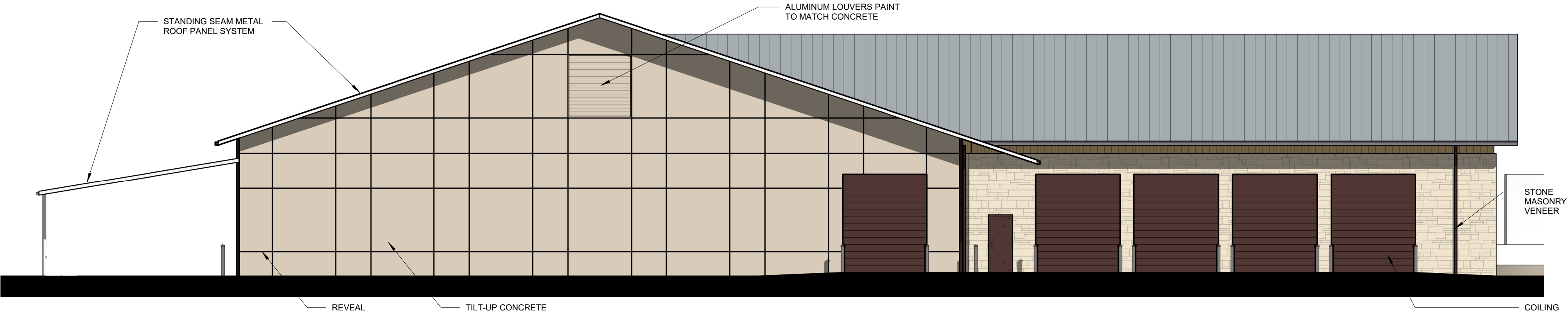
SHEET NO.
PA5.01

WAREHOUSE ELEVATION MATERIAL CALCULATIONS

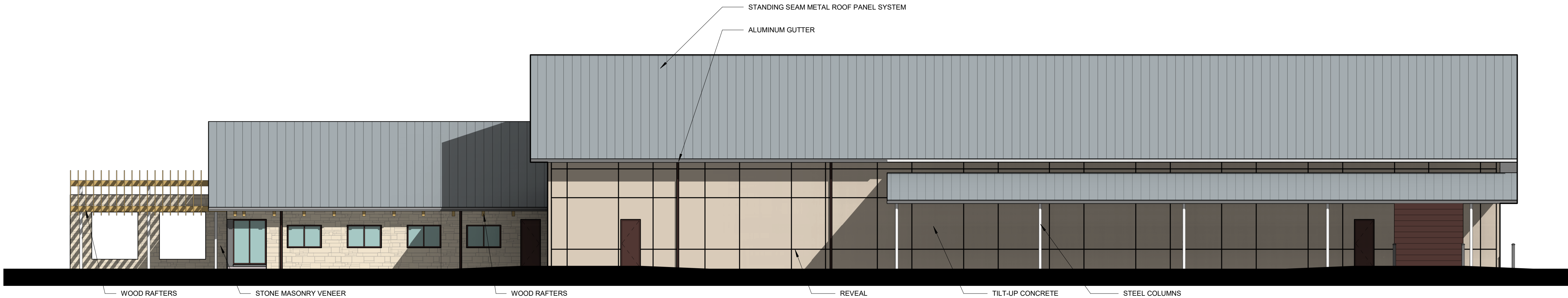
	MATERIAL:	AMOUNT (SF):	% REQUIRED:	% PROVIDED:
NORTH:	CONCRETE	1551	N/A	56.3
	FIBER CEMENT (WOOD)	81	N/A	2.9
	WOOD	19	N/A	0.7
	STONE	1105	90	40.1
	TOTAL:	2756		100
SOUTH:	CONCRETE	2585	N/A	79.8
	FIBER CEMENT (WOOD)	84	N/A	2.6
	WOOD	0	N/A	0.0
	STONE	571	90	17.6
	TOTAL:	3240		100
WEST:	CONCRETE	2253	N/A	79.0
	FIBER CEMENT (WOOD)	0	N/A	0.0
	WOOD	78	N/A	2.7
	STONE	520	90	18.2
	TOTAL:	2851		100
EAST:	CONCRETE	1185	N/A	29.8
	FIBER CEMENT (WOOD)	962	N/A	24.2
	WOOD	49	N/A	1.2
	STONE	1777	90	44.7
	TOTAL:	3973		100



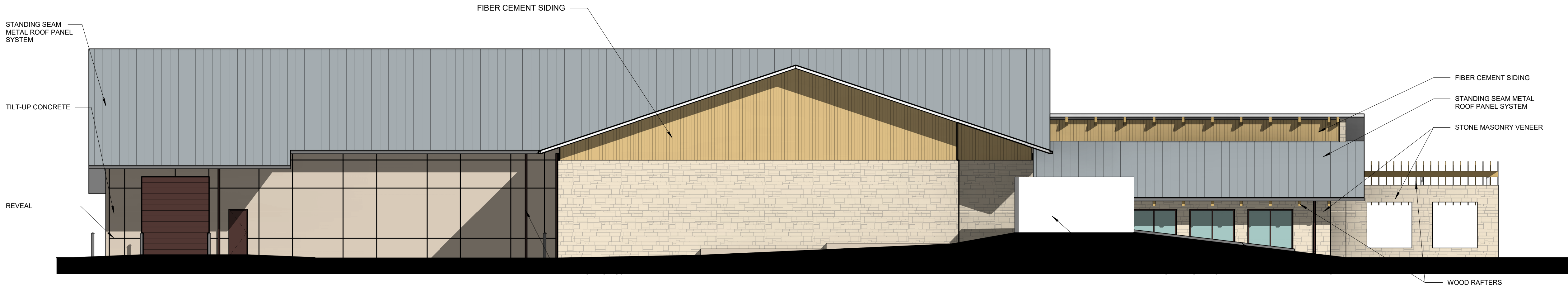
04 WAREHOUSE NORTH ELEVATION
3/32" = 1'-0"



03 WAREHOUSE SOUTH ELEVATION
3/32" = 1'-0"



02 WAREHOUSE WEST ELEVATION
3/32" = 1'-0"



01 WAREHOUSE EAST ELEVATION
3/32" = 1'-0"

HKS

ARCHITECT
HKS, INC.
350 N SAINT PAUL ST, SUITE 100
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LANDSCAPE ARCHITECT
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ISSUE
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SHEET TITLE
WAREHOUSE ELEVATIONS

SHEET NO.
PA5.11