



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 Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict, and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive.

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-32

CURRENT USE Undeveloped

PROPOSED ZONING PD-32

PROPOSED USE Condominium

ACREAGE 3.59 Acres

LOTS [CURRENT] N/A

LOTS [PROPOSED] N/A

- ☐ **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 RIV Properties, LLC

☐ APPLICANT RIV Properties, LLC

CONTACT PERSON Brad Boswell

CONTACT PERSON Brad Boswell

ADDRESS PO Box 192054

ADDRESS PO Box 192054

CITY, STATE & ZIP Dallas, TX 75219

CITY, STATE & ZIP Dallas, TX 75219

PHONE 214-493-3346

PHONE 214-493-3346

E-MAIL bboswell@realtyinvestments.com

E-MAIL bboswell@realtyinvestments.com

NOTARY VERIFICATION [REQUIRED]

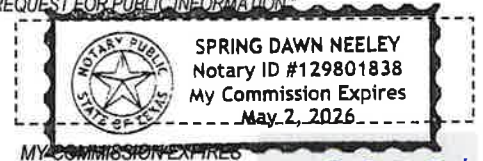
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bradley Boswell [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

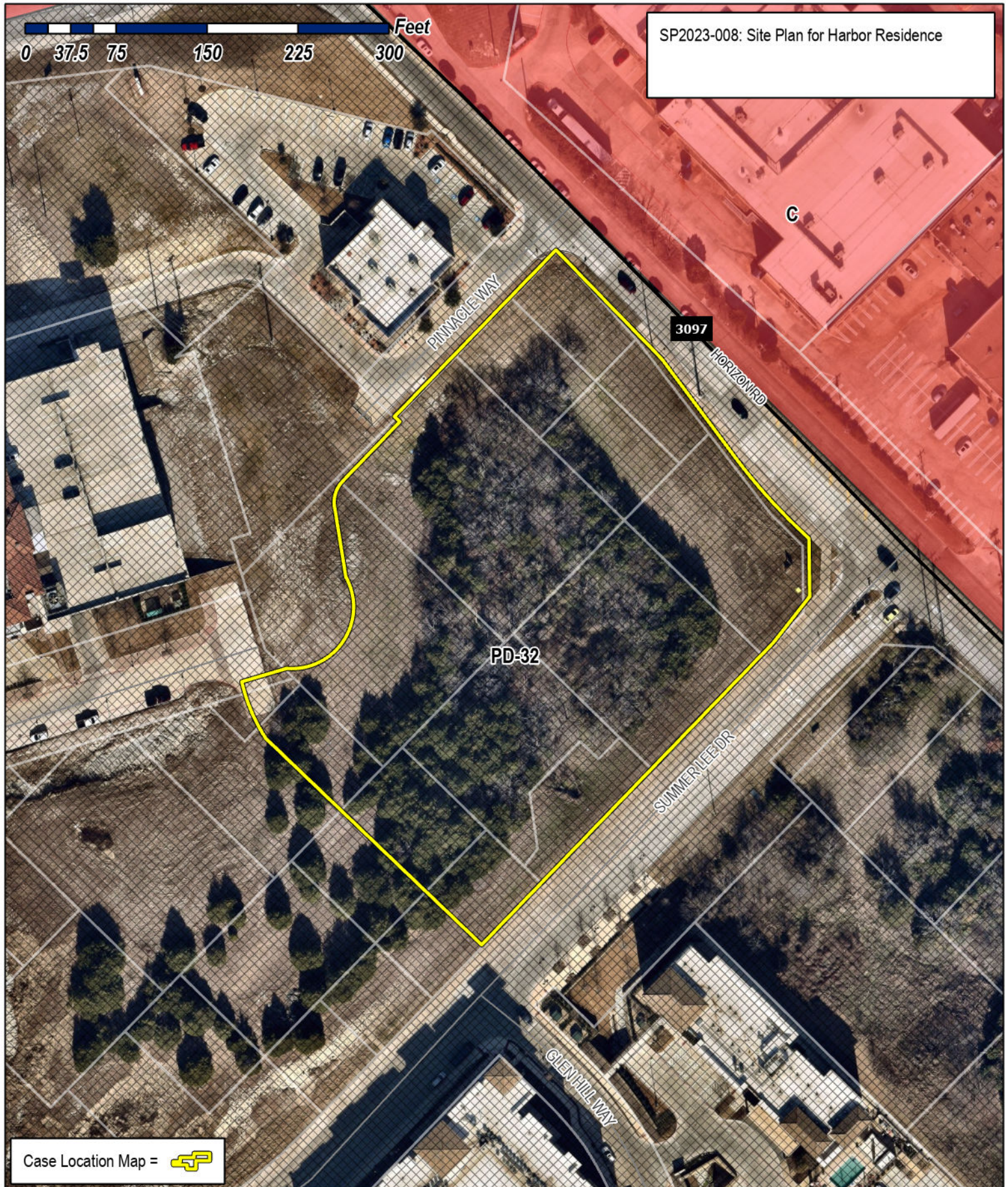
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT. AND THE APPLICATION FEE OF \$1,000.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF February, 2023. BY SIGNING THIS APPLICATION, 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 17th DAY OF February, 2023

OWNER'S SIGNATURE Bradley Boswell

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





SP2023-008: Site Plan for Harbor Residence

Case Location Map = 

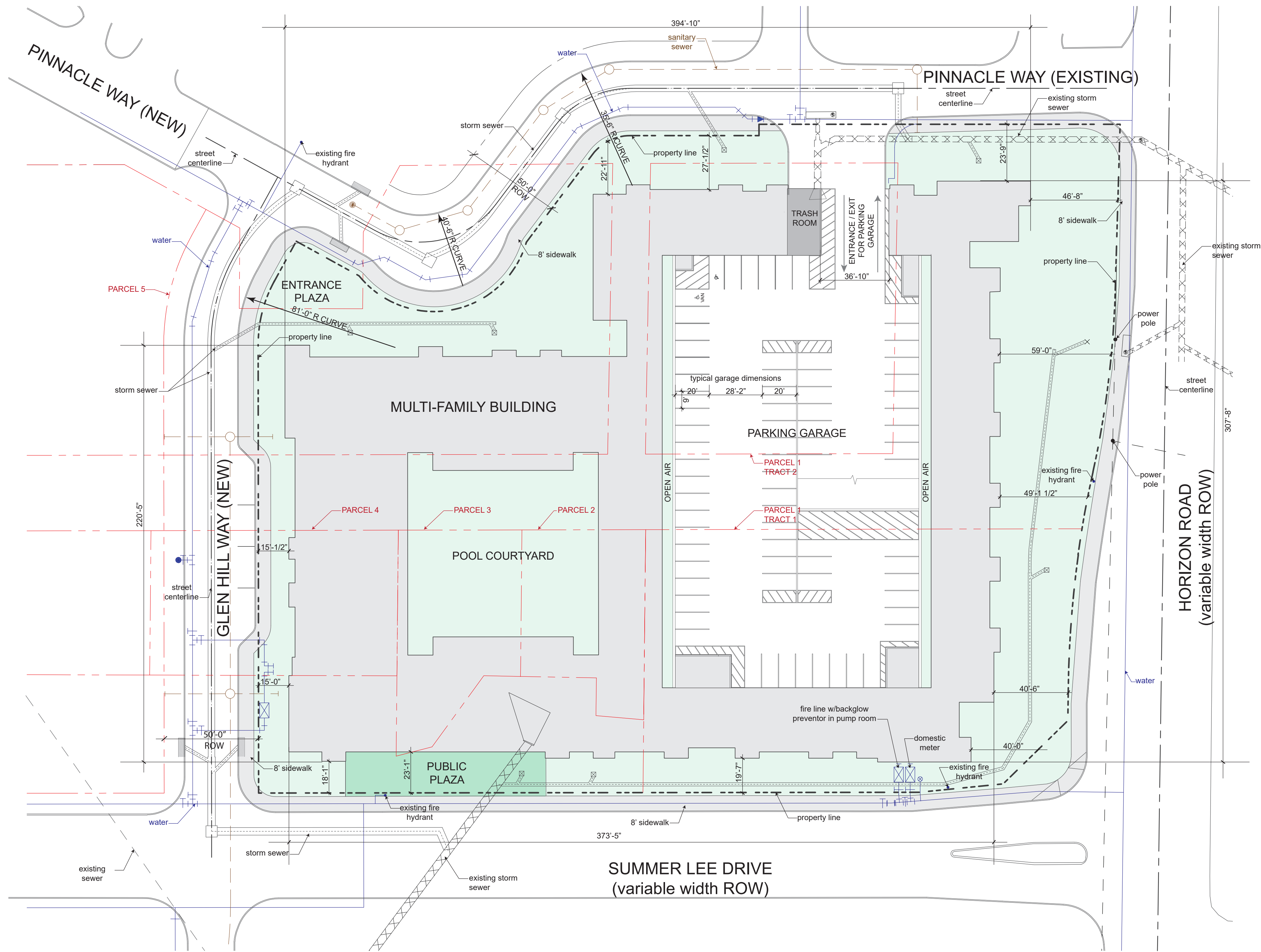


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

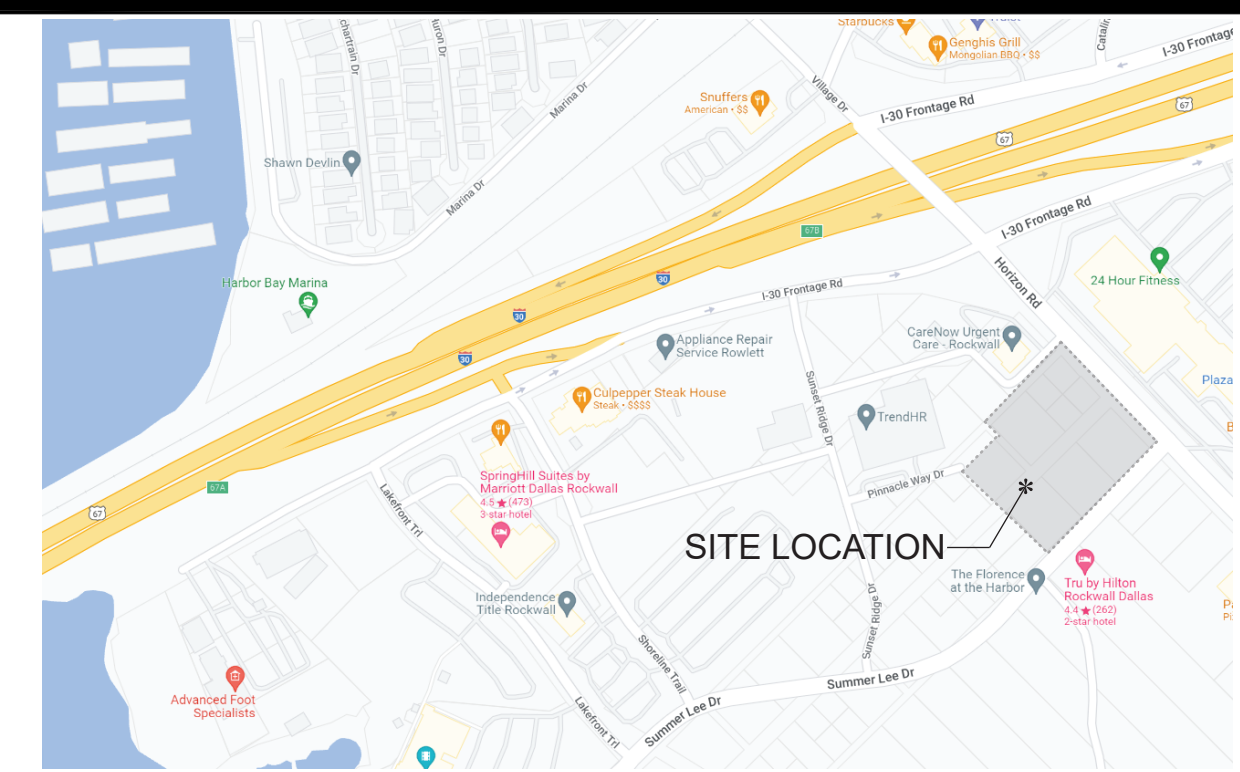
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





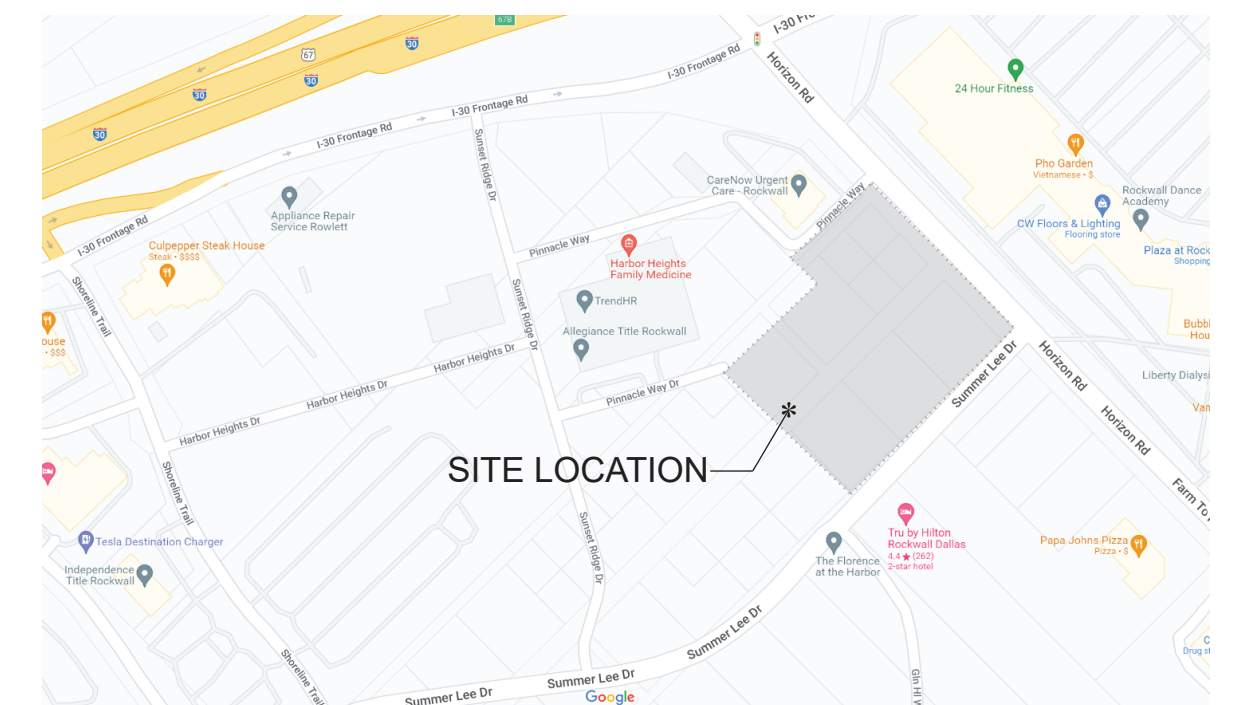
SITE PLAN

SCALE 1" = 30'-0"



VICINITY MAP

SCALE: N.T.S



SITE MAP

SCALE: N.T.S

PROJECT DATA

SITE AREA:
3.3 ACRES

LAND USE:
COMMERCIAL

BUILDING INFORMATION
ONE (1) THREE/FOUR STORY BUILDING

SQUARE FOOTAGE:
347,313 GSF
156,593 NRSF

UNIT INFORMATION
AVG. UNIT SIZE:
890 SF.

1 BEDRM UNIT TOTAL: 108 UNITS
2 BEDRM UNIT TOTAL: 60 UNITS
3 BEDRM UNIT TOTAL: 8 UNITS
TOTAL UNITS: 176 UNITS

PARKING INFORMATION
305 PARKING SPACES PROVIDED @ 1.7 SPACES / UNIT

7 ACCESSIBLE PARKING SPACES TO BE PROVIDED DISTRIBUTED
THROUGH EACH PARKING LEVEL

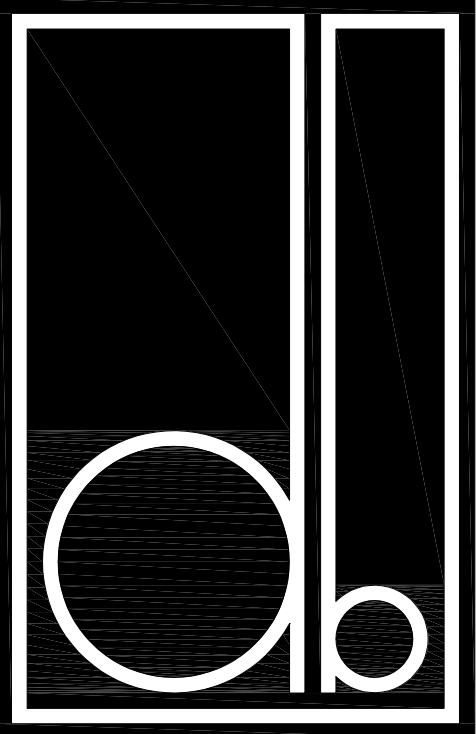
SITE REQUIRES REPLATTING. LINES SHOWN AS FOLLOWS
--- CURRENT PLATS
--- FUTURE PLAT

PAVING INFORMATION

STREET: 6" 3600 PSI CONCRETE W/#4 @ 18" OCEW

DRIVES: 6" 3600 PSI CONCRETE W/#3 @ 24" OCEW

SIDEWALK: 4" 3000 PSI CONCRETE W/#3 @ 24" OCEW



DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:

RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

PORTION OF THEMOTDON
ADDITION, CITY OF
ROCKWALL, ROCKWALL
COUNTY, TEXAS, SITUATED
WITHIN THE HILLSIDE MIXED
USE SUBDISTRICT AND THE
HORIZON/SUMMER LEE
SUBDISTRICT OF PLANNED
DEVELOPMENT DISTRICT 32
(PD-32), GENERALLY
LOCATED AT THE
SOUTHWEST CORNER OF
HORIZON ROAD AND
SUMMER LEE DRIVE

DATE ISSUED:

02/17/2023

SHEET NUMBER AND TITLE:

2.1
SITE PLAN

CASE NUMBER:

Z2022-058

PLANNING AND ZONING
CHAIRMAN SIGNATURE:

PLANNING DIRECTOR'S
SIGNATURE:



SURFACE AREA: 17,236 sf
MATERIAL PERCENTAGE
Masonry: 56%
Stucco: 44%

MATERIAL LEGEND

	BRICK VENEER - COLOR 1
	BRICK VENEER - COLOR 2
	STONE COLOR 1
	STUCCO - COLOR 1
	TRIM - COLOR 1
	CLAY ROOF TILE

4
6.1
WEST ELEVATION
1/16" = 1'-0"



SURFACE AREA: 19,588 sf
MATERIAL PERCENTAGE
Masonry: 46%
Stucco: 54%

3
6.1
SOUTH ELEVATION
1/16" = 1'-0"



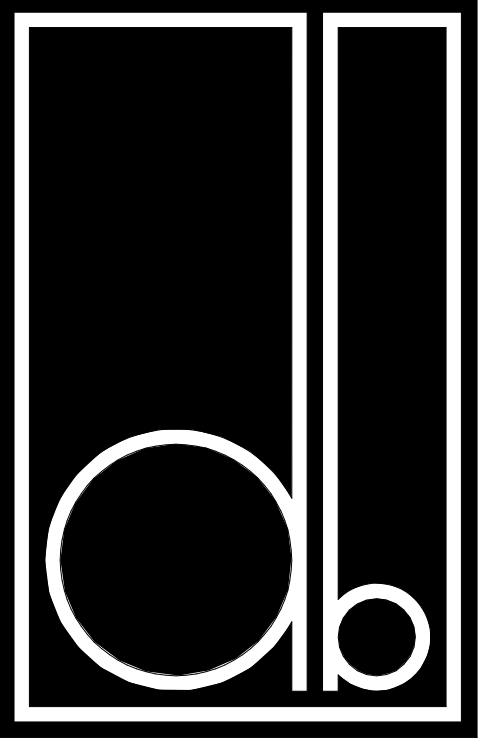
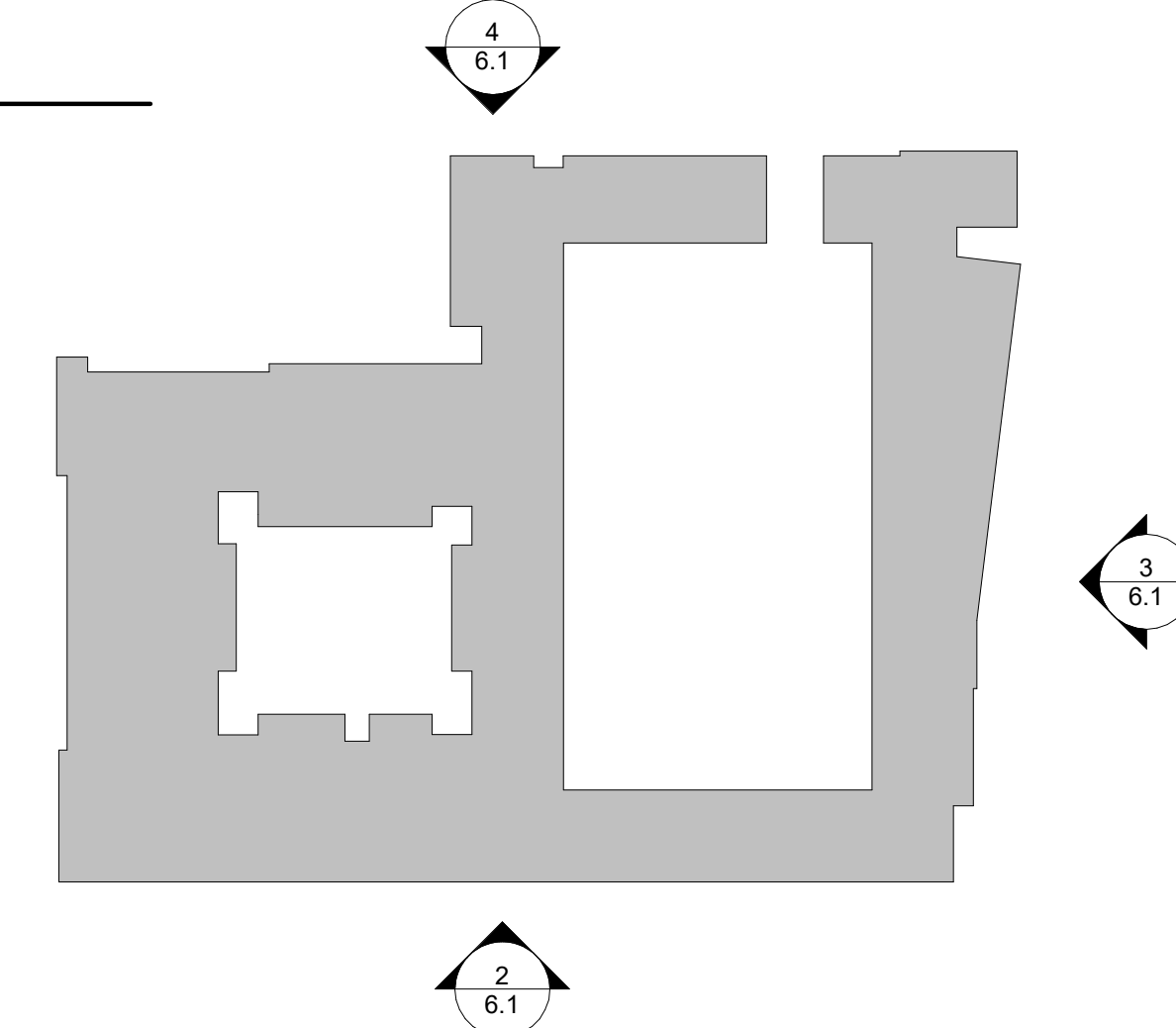
SURFACE AREA: 14,119 sf
MATERIAL PERCENTAGE
Masonry: 46%
Stucco: 54%

2
6.1
EAST ELEVATION
1/16" = 1'-0"



SURFACE AREA: 21,619 sf
MATERIAL PERCENTAGE
Masonry: 51%
Stucco: 49%

1
6.1
NORTH ELEVATION
1/16" = 1'-0"



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THE INTERSECTION OF
HORIZON ROAD AND
SUMMER LEE DRIVE

DATE ISSUED:

02/17/2023

SHEET NUMBER AND TITLE:

6.1
BUILDING
ELEVATIONS

CASE NUMBER:

Z2022-058

PLANNING AND ZONING
CHAIRMAN SIGNATURE:

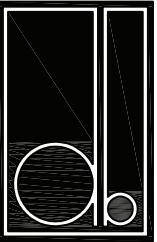
PLANNING DIRECTOR'S
SIGNATURE:



MAIN ENTRANCE PERSPECTIVE VIEW

N.T.S

GABRIELA BLAKE
DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR. SUITE 607H
ROCKWALL, TEXAS 75032
915.861.2247



OWNER:
RIV PROPERTIES, LLC
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PROJECT CASE NUMBER:

Z2022-058



1. BRICK, ACME



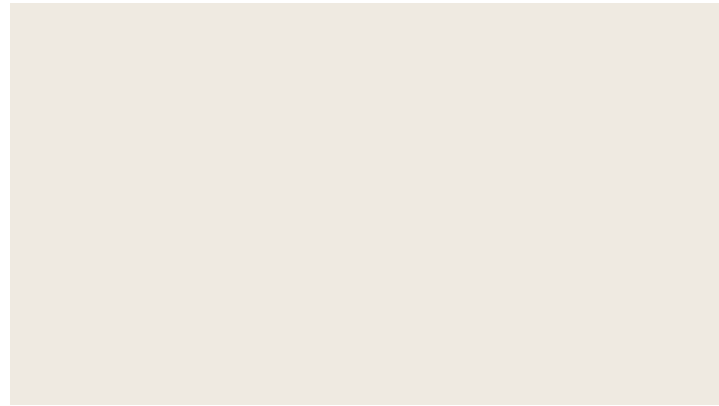
2. BRICK, ACME



3. STONE, SALADO



4. CONCRETE SPANISH TILE



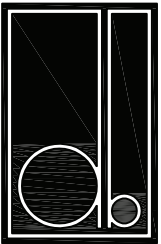
5. STUCCO, SHERWIN WILLIAMS
(COLOR), MARSHAMLOW



6. FIBER CEMENT, SHERWING WILLIAMS
(COLOR), IRON GATE



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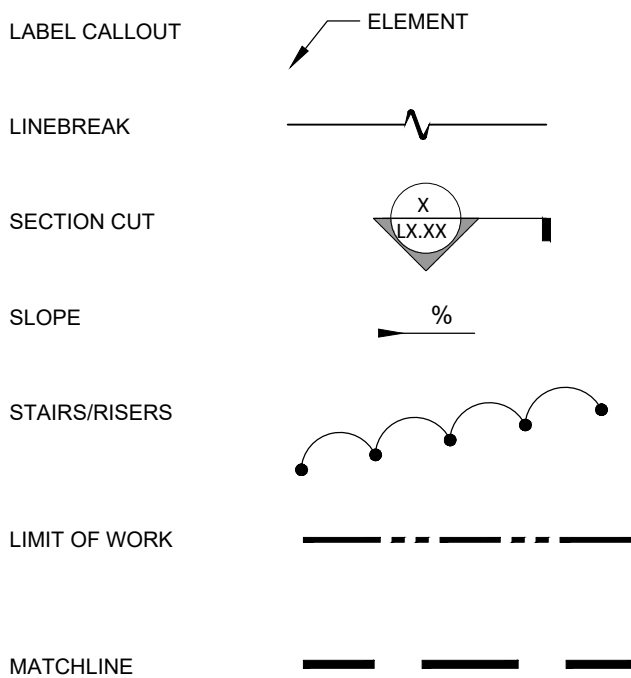
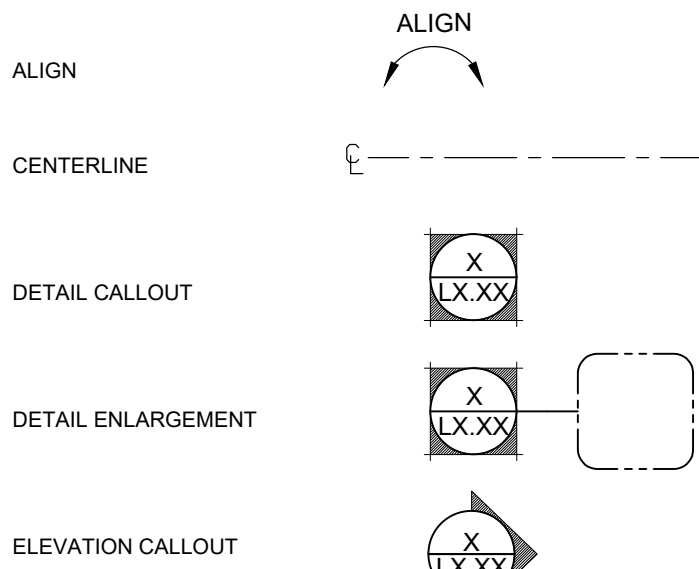
Z2022-058

ABBREVIATIONS

A	AD	AREA DRAIN	L	L	LENGTH
	ADJ	ADJACENT		LT	LIGHT
	AFG	ABOVE FINISHED GRADE		LP	LOW POINT
	ALT	ALTERNATE			
B	ALUM	ALUMINUM	M	MAS	MASONRY
	APPROX	APPROXIMATE		MATL	MATERIAL
	ARCH	ARCHITECT(URAL)		MAX	MAXIMUM
				MECH	MECHANICAL
B	BC	BOTTOM OF CURB	M	MED	MEDIUM
	BLDG	BUILDING		MFR	MANUFACTURER
	BLKG	BLOCKING		MIN	MINIMUM
	BOC	BACK OF CURB		MISC	MISCELLANEOUS
	BOT	BOTTOM	N	MTL	METAL
	BR	BOTTOM OF RAMP		N	NORTH
	BS	BOTTOM OF STAIR		NIC	NOT IN CONTRACT
	BW	BOTTOM OF WALL		NO	NUMBER
C	CEM	CEMENT	N	NOM	NOMINAL
	CIP	CAST IN PLACE		NTS	NOT TO SCALE
	CJ	CONTROL JOINT	O	OC	ON CENTER
	CLR	CLEAR		OD	OUTSIDE DIAMETER
	CMU	CONCRETE MASONRY UNIT		OPNG	OPENING
	CO	CLEANOUT		OPP	OPPOSITE
	COL	COLUMN			
	CONT	CONTINUOUS	P	PB	PLANT BED
	CONC	CONCRETE		PERF	PERFORATED
	CU FT	CUBIC FEET		PNL	PANEL
D	DD	DECK DRAIN		PNT	PAINT(ED)
	DE	DRAINAGE EASEMENT	Q	QTY	QUANTITY
	DI	DRAIN INLET			
	DIA	DIAMETER	R	RAD	RADIUS
	DIAG	DIAGONAL		REINF	REINFORC(E), (ING)
	DM	DIMENSION		RECO	REQUIRED
	DN	DOWN		REV	REVISION
	DW	DOWN SPOUT		R.O.W	RIGHT OF WAY
	DWG(S)	DRAWING(S)	S	S	SOUTH
				SB	SETBACK
E	E	EAST		SCHED	SCHEDULE(E), (ED)
	EA	EACH		SD	STORM DRAIN
	EJ	EXPANSION JOINT	F	SF	SQUARE FOOT, FEET
	EL	ELEVATION		SM	SIMILAR
	ELEC	ELECTRIC(AL)		SO	SQUARE
	EQ	EDGE OF PAVEMENT		SMH	SANITARY SEWER MANHOLE
	EQU	EQUAL	T	STL	STEEL
	EQUIP	EQUIPMENT		SSTL	STAINLESS STEEL
	ESMT	EASEMENT		STD	STANDARD
	EW	EACH WAY		SUSP	SUSPENDED
F	EXP	EXPANSION		SW	SIDEWALK
	EXIST	EXISTING		SYM	SYMBOL
	EXT	EXTERIOR	U	UE	UTILITY EASEMENT
				U.N.O	UNLESS NOTED OTHERWISE
			V	VERT	VERTICAL
				VF	VERIFY IN FIELD
G	GAL	GALLON	W	W	WEST, WIDE, WIDTH
	GALV	GALVANIZED		W	WITH
	GC	GENERAL CONTRACTOR		WO	WITHOUT
	GV	GATE VALVE		WOOD	WOOD
				WL	WATER LINE
				WM	WATER METER
H	HDW	HARDWARE		WT	WEIGHT
	HDWD	HARDWOOD		WWM	WELDED WIRE MESH
	HORZ	HORIZONTAL	L	L	LENGTH
	HP	HIGH POINT		LT	LIGHT
	HT	HEIGHT		LP	LOW POINT
I	ID	INSIDE DIAMETER	J	JB	JUNCTION BOX
	INCL	INCLUDE		JT	JOINT
	INSUL	INSULATION			
	INT	INTERIOR			
	INV	INVERT			
			K	KO	KNOCK OUT
J	JT	JOINT	L	L	LENGTH
				LT	LIGHT
				LP	LOW POINT
K	KO	KNOCK OUT			
L	L	LENGTH			
	LT	LIGHT			
	LP	LOW POINT			

NOTE: ABBREVIATIONS APPLY TO LANDESIGN NOTATIONS ONLY. SURVEY, ARCHITECTURAL AND OTHER ABBREVIATIONS MAY VARY.

SYMBOLS LIST:



GENERAL NOTES:

1. BASE INFORMATION, INCLUDING EXISTING CONDITIONS, TOPOGRAPHY, EXISTING UTILITIES, AND BOUNDARY INFORMATION IS FROM PLANS BY: BDD ENGINEERING
2. ARCHITECTURAL INFORMATION IS FROM PLANS BY: DESIGN BALANCE
3. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDESIGN OF ANY DISCREPANCIES.
4. DIMENSIONS ARE TO FACE OF OBJECT, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
6. ALL PROPOSED FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO LANDESIGN IMMEDIATELY.
7. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS SPECIFIC TO THE SCOPE OF THIS DRAWING PACKAGE ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD FOR REVIEW BY LANDESIGN. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM INACCURATE CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATION. NOTIFY LANDESIGN OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, AND INTENT OF DRAWING.
9. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS ANY QUANTITIES PROVIDE BY LANDESIGN ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDESIGN SHOULD BE NOTIFIED OF ANY GRADING DISCREPANCIES.
10. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED ANY DISCREPANCY AND/ OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR LANDESIGN PRIOR TO BIDDING.
11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
12. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDESIGN SHALL BE NOTIFIED IMMEDIATELY.
13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY LANDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
14. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
15. CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND NOTIFY OWNER & LANDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
16. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.

MATERIALS + PAVING NOTES:

1. ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
2. SUBGRADE PREPARATION, PAVEMENT STRENGTH AND THICKNESS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
 - 2.1. PROOF-ROLL SUBGRADE, PRIOR TO PREPARATION OF THE SUBBASE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILL AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
 - 2.2. PAVEMENT SUBGRADE SHALL BE GRADED TO PREVENT PONDING AND INFILTRATION OF EXCESSIVE MOISTURE ON OR ADJACENT TO THE PAVEMENT SUBGRADE.
3. THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED, UNLESS NOTED OTHERWISE.
 - 4.1. DO NOT PLACE CONCRETE WHILE IT IS RAINING OR WHEN RAIN IS IMMINENT.
5. CAST IN PLACE CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:
 - 5.1. MINIMUM 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS NOTED OTHERWISE.
 - 5.2. AGGREGATES: ASTM C33 MAX 3/4" IN SIZE, UNLESS NOTED OTHERWISE
 - 5.3. SLUMP: 3 TO 5 INCHES
 - 5.4. AIR CONTENT: 4 TO 6 PERCENT BY VOLUME
6. CONCRETE THICKNESS:
 - 6.1. PEDESTRIAN AREA: 4" THICK, UNLESS NOTED OTHERWISE.
 - 6.2. ALL OTHER CONCRETE COMPONENTS INSTALL PER SIZE SPECIFIED IN DRAWINGS
7. CONCRETE REINFORCING:
 - 7.1. 4" THICK PAVING: #3s AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
 - 7.2. 6" THICK PAVING: #4s AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
 - 7.3. 8" THICK PAVING: #5s AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
 - 7.4. ALL PAVEMENT REINFORCING BARS SHALL BE GRADE 60 KSI DEFORMED BILLET STEEL BARS, UNCOATED FINISH. SIZE AND SPACING SHALL BE IN ACCORDANCE WITH THE PAVING PLAN AND DETAILS.
 - 7.5. ALL REINFORCING STEEL AND DOWEL BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS.
8. CONTROL JOINTS (TROWEL OR SAW CUT)
 - 8.1. TO BE PLACED AS INDICATED ON PLANS AND DETAILS TO A MINIMUM DEPTH OF 1/8 OF CONCRETE THICKNESS.
 - 8.2. SAW CUT JOINTS TO BE EXECUTED WITHIN 12 HOURS OF CONCRETE PLACEMENT.
 - 8.3. SAWN JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH ADJACENT CURBS, RADIAL JOINTS SHALL BE NO SHORTER THAN 18'.
9. EXPANSION JOINTS
 - 9.1. PLACE AT A MAXIMUM SPACING OF 30' O.C. AND COORDINATE WITH OVERALL PAVING PATTERN AND COLOR.
 - 9.2. PROVIDE DOWELS AS SPECIFIED IN DRAWING DETAILS.
 - 9.3. EXPANSION JOINTS TO BE CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE, BLOWN DRY AND IMMEDIATELY SEALED WITH SELF-LEVELING ELASTOMER OR EQUIVALENT. SEALANT COLOR SHALL MATCH PAVEMENT.
 - 9.4. CONTRACTOR SHALL PREPARE A JOINT LAYOUT AND PROVIDE IT TO THE ENGINEER FOR REVIEW. THE JOINT LAYOUT SHALL BE PROVIDED A MINIMUM OF ONE WEEK PRIOR TO PLACING CONCRETE. PATTERN SHALL BE CAREFULLY DESIGNED BY THE CONTRACTOR TO AVOID IRREGULAR SHAPES. EXPANSION JOINTS SHALL NOT BE LOCATED ALONG VALLEYS IN PAVEMENT.
10. ALL CONSTRUCTION JOINTS SHALL BE SAWN, CONCRETE FINISHES TO BE PER DRAWING DETAILS AND SPECIFICATIONS.
11. CONCRETE SHALL BE BROOM FINISHED AND CURED FOR A MINIMUM OF 72 HOURS UNLESS NOTED OTHERWISE.
12. BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED PAVEMENT AND/OR CURBS.
13. PROPOSED PAVEMENT AND/OR CURBS INTENDED TO TIE INTO EXISTING SHALL MATCH SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.
14. PAVEMENT MARKINGS
 - 14.1. PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF ROCKWALL "UNIFORM TRAFFIC MANUAL FOR PAVEMENT MARKINGS."
 - 14.2. FIRE LANES SHALL BE STRIPED AND/OR SIGNED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' REGULATIONS.
 - 14.3. ALL ACCESSIBLE PAVEMENT MARKINGS SHALL COMPLY WITH ADAAG STANDARDS AND STATE AND LOCAL CODES.
 - 14.4. PARKING SPACE STRIPES, ACCESSIBLE SPACES, PEDESTRIAN STRIPING, DIRECTIONAL ARROWS AND LETTERING SHALL BE SOLID WHITE, UNLESS A SPECIFIC COLOR IS REQUIRED BY LOCAL CODE. TWO (2) COATS OF VOC COMPLIANT, LOCAL DOT APPROVED, UNDILUTED, SOLVENT BASED OR LATEX TRAFFIC PAINT SHALL BE APPLIED. USE MANUFACTURER'S RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON OR AS REQUIRED, PROVIDING MINIMUM 15 MILS WET FILM THICKNESS AND 7 MILS DRY FILM THICKNESS PER COAT WITH A MINIMUM OF 30 DAYS BETWEEN APPLICATIONS. PAINT SHALL BE CRISP, STRAIGHT AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A MINIMUM TOTAL DRY FILM THICKNESS OF 15 MILS.
15. CONTRACTOR SHALL REFER TO THE SITE CIVIL, MEP AND IRRIGATION PLANS FOR CONDUIT TO BE INSTALLED UNDER PAVEMENT PRIOR TO COMMENCING PAVEMENT SUBGRADE PREPARATION.
16. ALL TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER, UNLESS NOTED OTHERWISE. TESTING SHALL BE PERFORMED, AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, SUBSEQUENT TEST NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

ACCESSIBILITY NOTES:

1. MAX CROSS SLOPE ON PAVED SURFACES SHALL BE 2% MAXIMUM, UNLESS NOTED OTHERWISE.
2. MAX RUNNING SLOPE ON PAVED SURFACES SHALL BE 5% MAXIMUM, UNLESS NOTED OTHERWISE.
3. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". CONTRACTOR SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
4. ALL CURB RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE.
5. ALL CURB RAMPS SHALL HAVE A 1:12 MAX SLOPE IN THE DIRECTION OF TRAVEL, 2% MAX CROSS SLOPE.
6. IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO COMPLY WITH ALL APPROPRIATE FAIR HOUSING ACCESSIBILITY GUIDELINES AND GENERAL NOTES FOR PUBLIC AND COMMON USE FACILITIES. REPORT ANY DISCREPANCIES TO LANDESIGN.

IRRIGATION NOTES:

1. A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
2. ALL PLANTING BEDS/ SHRUB AND GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.
3. ALL PLANTER POTS AND RAISED PLANTERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.
4. IRRIGATION SYSTEM IS DESIGN/BUILD, CONTRACTOR TO PROVIDE DRAWINGS AND CUT SHEETS OF ALL COMPONENTS.
5. PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.

LAYOUT NOTES:

1. ALL MATERIALS AND CONSTRUCTION WITHIN RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS, AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PREPARED BY THE CITY OF ROCKWALL (LATEST REVISION)
2. EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
4. ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
5. ALL CURB RADI AND SIDEWALK RETURNS ARE 2' UNLESS NOTED OTHERWISE.
6. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT.
7. BUILDING DIMENSIONS: THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
8. LAY PAVERS IN PATTERN(S) SHOWN ON DRAWINGS. PLACE UNITS HAND TIGHT WITHOUT USING HAMMERS. MAKE HORIZONTAL ADJUSTMENTS TO PLACEMENT OF LAID PAVERS WITH RUBBER HAMMERS AS REQUIRED.
9. PROVIDE JOINTS BETWEEN PAVERS BETWEEN 1/16 IN. AND 3/16 IN. (2 AND 5 MM) WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 1/4" WIDE TO ACHIEVE STRAIGHT BOND LINES.
10. JOINT (BOND) LINES SHALL NOT DEVIATE MORE THAN ±1/2 IN. (±15 MM) OVER 50 FT. (15 M) FROM STRING LINES.
11. FILL GAPS AT THE EDGES OF THE PAVED AREA WITH CUT PAVERS OR EDGE UNITS.
12. CUT PAVERS TO BE PLACED ALONG THE EDGE WITH A MASONRY SAW.
13. ADJUST BOND PATTERN AT PAVEMENT EDGES SUCH THAT CUTTING OF EDGE PAVERS IS MINIMIZED.
14. IN NO CASE SHALL A CUT PAVES BE LESS THAN 1/3 FULL PAVES SIZE.
15. PAYER DIMENSIONS ARE NOMINAL. PRIOR TO POURING SLABS, BANDING, OR OTHERWISE SETTING PAYER FIELDS, VERIFY ACTUAL PAYER SIZES AND LAYOUT OF THE PAYER FIELDS. MAKE MINOR ADJUSTMENTS TO EDGE CONSTRAINTS AS REQUIRED TO ACCOMMODATE ACTUAL PAYER SIZES. NOTIFY LANDESIGN IMMEDIATELY OF DISCREPANCIES AND/OR ADJUSTMENTS.

GRADING NOTES:

1. STAKE PER SPOT ELEVATIONS AND NOTED SLOPES. CONTOURS ARE PROVIDED FOR MASS GRADING/INTENT ONLY.
2. WRITTEN DIMENSIONS AND GRADES PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDESIGN OF ANY DISCREPANCIES.
3. ALL SPOT ELEVATIONS SHOWN ON GRADING PLAN ARE TO BOTTOM OF CURB/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. ALL RIM ELEVATIONS ARE TO EDGE OF PAVEMENT.
4. REFER TO GEOTECHNICAL ENGINEER AND GEOTECH REPORT FOR INFORMATION ON SUBSURFACE MATERIALS, TOPSOIL, STRUCTURAL MATERIAL, DEEP FILLS, EXCAVATION, AND FOUNDATIONS.
5. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
6. IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF .5% SLOPE ON THE CURB.
7. ALL PLANTING ISLANDS SHALL BE GRADED TO MOUND TO PROVIDE POSITIVE DRAINAGE.
8. CONTRACTOR TO VERIFY 2% MAX. CROSS-SLOPE ON ALL SIDEWALKS.
9. CONTRACTOR TO VERIFY THAT ALL SIDEWALK SLOPES, HANDICAP RAMPS, AND HANDICAP PARKING SPACES MEET ADA REQUIREMENTS.
10. CONCRETE SIDEWALKS ADJACENT TO TREE SAVE LOCATIONS SHOULD BE POURED ON TOP OF EXISTING GRADE.
11. REFER TO LANDSCAPE PLAN FOR ALL TREE PROTECTION FENCE LOCATIONS AND INSTALLATION PROCEDURES. BEFORE GRADING/CONSTRUCTION BEGINS, CALL FOR INSPECTION OF TREE PROTECTION BARRICADES. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.
12. DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAYOUT FOOTINGS.
13. GRADING CONTRACTORS SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTORS SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES.
14. GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.

PLANTING NOTES:

1. ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER.
2. ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z60.1 - 2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION, APPROVED APRIL 14, 2014.
3. CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER LOCAL CITY LANDSCAPE ORDINANCE.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE.
5. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDESIGN PRIOR TO PURCHASE.
6. SIZES LISTED ARE MIN. AND REFER TO HEIGHT, UNLESS OTHERWISE SPECIFIED.
7. LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY LANDESIGN PRIOR TO INSTALLING. LANDESIGN RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
8. SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY LANDESIGN/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND OR BED PREPARATION.
9. LANDSCAPE CONTRACTOR SHALL INSTALL STEEL EDGING BETWEEN PLANTING BEDS AND LAWNS, OR AS SHOWN IN DETAILS.
10. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE LANDESIGN OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
12. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
13. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND /OR REMOVED.
14. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
15. FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
16. TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN(14) FEET OVER STREETS, DRIVE AISLES, ALLEYS AND FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS, AND /OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
17. LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SLUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE AND PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
18. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E. SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF LANDESIGN AND/OR OWNER, AND SHALL BE DONE SO IN WRITING. CONTRACTOR SHALL PROVIDE SUGGESTED SOLUTIONS FOR ALTERNATIVE PLANT MATERIAL PROPOSED FOR SUBSTITUTION. LANDESIGN TO REVIEW CONDITIONS AND INFORMATION SUBMITTED BY CONTRACTOR AND WILL ISSUE DIRECTIVE. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE, THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY AND GUARANTEE OF THE PLANT MATERIAL INSTALLED.
19. ALL NEW PLANTING AREAS SHALL BE BACKFILLED WITH PLANTING SOIL THAT IS A MIXTURE OF 40-60% IMPORTED UNSCREENED TOPSOIL, 40-45% COARSE SAND, AND 10% COMPOST. FINAL TESTED ORGANIC MATTER SHALL BE BETWEEN 2.75 AND 4% (BY DRY WEIGHT). BACKFILL SHALL BE TO A DEPTH OF 18" FOR SHRUB AND GROUNDCOVER ZONES AND 36" FOR TREE PITS.
20. AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUNDCOVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES. IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.
21. IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.
22. LANDSCAPE CONTRACTOR TO WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK AND DEFECTIVE PLANTS, AND THAT THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THE REQUIRED SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE. PLANTS DETERMINED TO BE DEFECTIVE SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE AND REPLACED WITHOUT COST TO THE OWNER, AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD. THE REPLACED MATERIALS SHALL ALSO RECEIVE A WARRANTY PERIOD OF ONE YEAR WHICH STARTS AT THE DATE OF INSTALLATION. BULBS, ANNUAL FLOWERS, AND SEASONAL COLOR PLANTS SHALL ONLY BE WARRANTED FOR THE PERIOD OF THE EXPECTED BLOOM OR PRIMARY DISPLAY.

PLANTERS/POTS/SEASONAL PLANTING NOTES:

1. SOIL SHOULD BE NUTRIENT-RICH, MOISTURE CONTAINING PLANTING MEDIUM AND BE A MINIMUM 18" DEPTH FOR SEASONALS, PERENNIALS AND SMALL SHRUBS. MINIMUM 36" DEPTH FOR ALL TREES.
2. A LAYER OF RIVER ROCK SHALL BE PLACED IN THE BASE OF EACH PLANTER POT TO A MINIMUM 6" DEPTH OR AS ALLOWABLE BY REQUIRED SOIL DEPTH. PLACE FILTER FABRIC BETWEEN SOIL MEDIUM AND RIVER ROCK AND SOIL MEDIUM AND PLANTER EDGES. OVERLAP FABRIC 6" MINIMUM TO MINIMIZE SOIL WASH.
3. PLANTERS POTS WHICH DO NOT RECEIVE IRRIGATION SHALL BE HAND-WATERED. HAND WATERING SHOULD OCCUR MINIMUM 2 TIMES PER WEEK DURING COOLER AND RAINY SEASONS AND INCREASED FREQUENCY DURING HOT DRY WEATHER. ALWAYS CHECK SOIL 6" BELOW SURFACE FOR

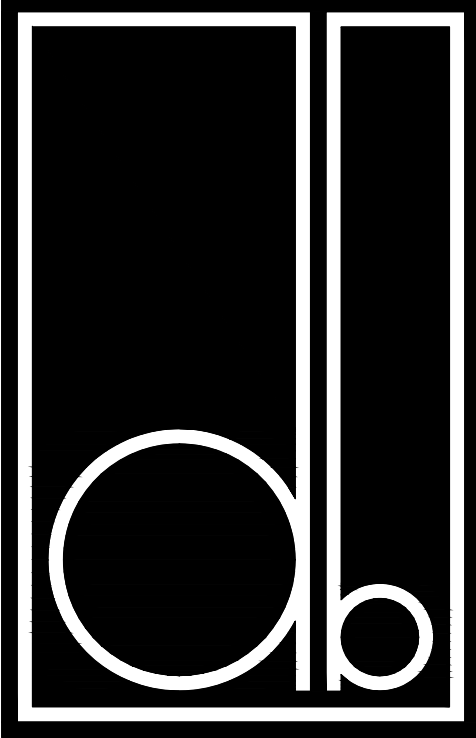
REFERENCE NOTES SCHEDULE

COORDINATION NOTES										
CODE	DESCRIPTION	DETAIL								
C-101	WALL, RE: CIVIL									
CODE	DESCRIPTION	DETAIL	MANUFACTURER	MODEL	MATERIAL	COLOR	FINISH	REMARKS		
F-101	FENCE - TYPE 1		-	-	-	-	-	UNIT FENCE TO MATCH BALCONIES, SEE ARCH PLANS		
F-102	FENCE - TYPE 2		AMERISTAR	OMEGA ARCHITECTURAL		BLACK				
F-103	GATE - TYPE 1		OMEGA	OMEGA ARCHITECTURAL		BLACK				
F-104	FENCE - TYPE 3		AQUAVIEW	GLASS POOL FENCE				48" HEIGHT		
F-105	GATE - TYPE 2		AQUAVIEW	GLASS POOL GATE				48" HEIGHT		
CODE	DESCRIPTION	DETAIL	MODEL	SIZE	COLOR					
L-102	MULCH - TYPE 1		SHREDDED HARDWOOD MULCH		NATURAL					
L-103	MULCH - TYPE 2		DECORATIVE ROCK MULCH	3-5"						
L-104	MULCH - TYPE 3		MEXICAN BEACH PEBBLE							
CODE	DESCRIPTION	DETAIL	MANUFACTURER	MODEL	SIZE	MATERIAL	COLOR	FINISH	PATTERN / JOINT	REMARKS
P-101	CONCRETE - TYPE 1						STANDARD GREY	BROOM		
P-102	CONCRETE - TYPE 2		DAVIS CONCRETE COLORS				SANDSTONE + SAN DIEGO BUFF	SMOOTH	SEE PAVING PLANS.	PAVING PLANS ARE UNDER DEVELOPMENT.
P-103	CONCRETE - TYPE 3		DAVIS CONCRETE COLORS				SANDSTONE + SAN DIEGO BUFF	SMOOTH	SEE PAVING PLANS.	PAVING PLANS ARE UNDER DEVELOPMENT.
P-104	PAVERS - TYPE 1		WAUSAU	FRONTIER	12" X 24" X 2"	CONCRETE	HFT-85/SRI 41 + HFT 25/SRI 53		SEE PAVING PLANS.	PAVING PLANS ARE UNDER DEVELOPMENT.
P-105	PAVERS - TYPE 2		TECHO-BLOC	INDUSTRIA SMOOTH	900 X 600	CONCRETE	BEIGE CREAM + CHESTNUS BROWN	HD SMOOTH	SEE PAVING PLANS.	PAVING PLANS ARE UNDER DEVELOPMENT.
P-106	ARTIFICIAL TURF		SYNLAWN	SYNAUGUSTINE X47	1 5/8" PILE HEIGHT	-	FIELD GREEN / OLIVE / APPLE	100 OZ. WEIGHT	PROVIDE SAND INFILL MIX, DEPTH PER MANUFACTURER'S RECOMMENDATIONS	
CODE	DESCRIPTION	DETAIL	MANUFACTURER	MODEL	SIZE	COLOR	REMARKS			
PL-101	POOL COPING		TECHO-BLOC	BULLNOSE GRANDE	12" X 5"	BEIGE CREAM				
PL-102	SUN SHELF						SEE POOL CONSULTANT DRAWINGS			
PL-103	SEAT LEDGE						SEE POOL CONSULTANT DRAWINGS			
PL-104	ENTRY STAIRS						SEE POOL CONSULTANT DRAWINGS			
PL-105	POOL BUBBLER						SEE POOL CONSULTANT DRAWINGS			
CODE	DESCRIPTION	DETAIL	MANUFACTURER	MODEL	SIZE	MATERIAL	COLOR	FINISH	MOUNT SURFACE	REMARKS
S-101	BENCH - TYPE 1		LANDSCAPE FORMS	NEOLIVANO	27" X 69" X 31"	DSTMA & ALUMINUM			SURFACE	
S-102	BENCH - TYPE 2		SCARBOROUGH	BACKED	28" X 72" X 34"		RAL #7003 MOSS GREY		SURFACE	PER PUD STANDARDS
S-103	BENCH - TYPE 3									
S-104	PLANTER POT									
S-105	ENTRY PLANTER									
S-106	BIKE RACK		FORMS+SURFACES	TRIO BIKE RACK		ALUMINUM				
S-107	PET WASTE RECEPACLE		DOG-ON-IT	COMPLETE DOG WASTE STATION #7408S	10 GALLON ROUND	POWEDERCOATED STAINLESS STEEL			SURFACE	
S-108	BOTTLE FILLER STATION WITH WATER FOUNTAIN & PET BOWL		DOG ON IT PARKS	BOTTLE-FILLER WITH BARRIER-FREE FOUNTAIN AND PET BOWL #7219					SURFACE	
S-109	FIRE FEATURE			CUSTOM						RE DETAILS
S-110	GAS GRILL		BULL GRILLS	BRAHMA 5-BURNER GAS GRILL	38.5" X 21" X 9.5"	STAINLESS STEEL			BUILT-IN SURFACE	
S-111	DRINK RAIL		LANDSCAPE FORMS	JESSE DRINK RAIL						
S-112	CABANA		TUCCI	SOLANOX	8' X 8'	NATURAL ALUMA-TEAK	SANDBAR	POWDERCOAT	SURFACE	
CODE	DESCRIPTION	DETAIL	FINISH	CAP	HEIGHT	REMARKS				
W-101	WOOD BENCH		WOOD	WOOD		CUSTOM BENCH - SEE DETAILS				
W-102	CURB-STEP									
W-103	STAIR - TYPE 1		SMOOTH	-		TO MATCH INTEGRALLY COLORED CONCRETE				
W-104	PLANTER WALL									

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	QTY	REMARKS
	AR	Acer rubrum 'October Glory'	October Glory Red Maple	CONT.	3" CAL. / 7' HEIGHT MIN.	3	
	CI	Carya illinoensis	Pecan	CONT.	3" CAL. / 7' HEIGHT MIN.	3	
	CT2	Cercis canadensis texensis 'Texas White'	Texas White Redbud	CONT.	3" CAL. / 7' HEIGHT MIN.	13	
	CL	Chilopsis linearis	Desert Willow	CONT.	3" CAL. / 7' HEIGHT MIN.	22	
	ID	Ilex decidua	Possumhaw Holly	CONT.	3" CAL. / 7' HEIGHT MIN.	10	
	IN	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	CONT.	3" CAL. / 7' HEIGHT MIN.	2	
	ML	Magnolia grandiflora 'Little Gem'	Little Gem Dwarf Southern Magnolia	CONT.	3" CAL. / 7' HEIGHT MIN.	3	
	QB	Quercus buckleyi	Texas Red Oak	CONT.	3" CAL. / 7' HEIGHT MIN.	12	
	QV	Quercus virginiana	Southern Live Oak	CONT.	3" CAL. / 7' HEIGHT MIN.	8	
	RL	Rhus lanceolata	Flameleaf Sumac	CONT.	3" CAL. / 7' HEIGHT MIN.	4	
	TD	Taxodium distichum	Bald Cypress	CONT.	3" CAL. / 7' HEIGHT MIN.	1	
	UC	Ulmus crassifolia	Cedar Elm	CONT.	3" CAL. / 7' HEIGHT MIN.	13	
EVERGREEN SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	REMARKS
	AGK	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Glossy Abelia	3 GAL		47	
	ICB	Ilex comuta 'Burfordi Nana'	Dwarf Burford Holly	3 GAL		22	
	IVN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 GAL		256	
	LFS	Leucophyllum frutescens	Texas Sage	3 GAL		34	
	PLO	Polioamintha longiflora	Mexican Oregano	3 GAL		28	
	ROR	Rosmarinus officinalis	Rosemary	3 GAL		131	
GRASSES	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	REMARKS
	LMB	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 GAL		374	
	NTF	Nassella tenuissima	Mexican Feather Grass	1 GAL		431	
	SSS	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	1 GAL		259	

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	REMARKS
	DAS	Dichondra argentea	Silver Dichondra	1 GAL		53	
LANDSCAPE BUFFER SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	REMARKS
	AGG	Abelia x grandiflora	Glossy Abelia	3 GAL		18	
	HQO	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	3 GAL		11	
	MPW	Myrica pumila	Dwarf Wax Myrtle	3 GAL		12	
PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	REMARKS
	EPM	Echinacea purpurea 'Magnus'	Purple Coneflower	1 GAL		55	
	MDB	Monarda didyma	Bee Balm	1 GAL		24	
	PBR	Penstemon baccharifolius	Rock Penstemon	1 GAL		50	
	SGS	Salvia greggii	Autumn Sage	1 GAL		27	
SHADE	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	REMARKS
	AEC	Aspidistra elatior	Cast Iron Plant	3 GAL		66	
	NRW	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	3 GAL		21	
YUCCA & AGAVE	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	REMARKS
	HPR	Hesperaloe parviflora	Red Yucca	3 GAL		58	
	YFC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	3 GAL		80	
	YGT	Yucca gloriosa tristis	Curveleaf Spanish Dagger	3 GAL		31	
	YPP	Yucca pallida	Pale-leaf Yucca	3 GAL		32	
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SPACING	REMARKS
	CTS-Q	Carex texensis	Texas Sedge	4" POTS	12" O.C.	12" o.c.	
	SS	Stenotaphrum secundatum	St. Augustine Grass	SOD			



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214.668.2306

OWNER:

RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

PORTION OF THEMOTDON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

DATE ISSUED:

02/17/2023

SHEET NUMBER AND TITLE:

L100

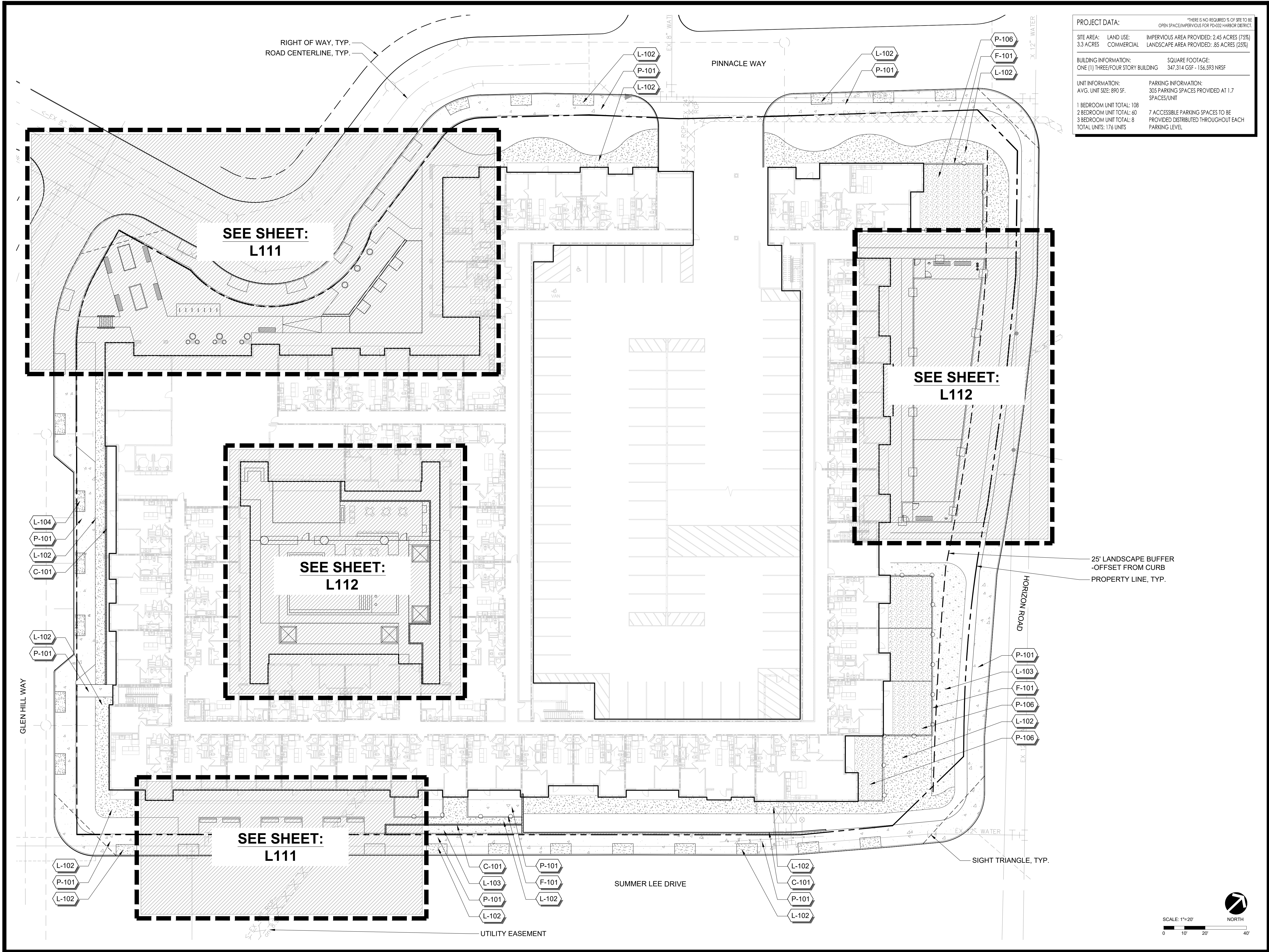
SCHEDULES

CASE NUMBER:

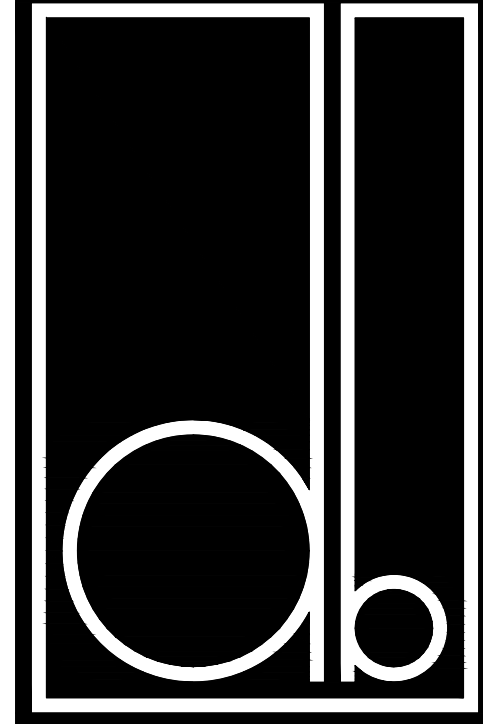
Z2022-058

PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR'S SIGNATURE:



PROJECT DATA:			*THERE IS NO REQUIRED % OF SITE TO BE OPEN SPACE/IMPERVIOUS FOR PD-002 HARBOR DISTRICT.
SITE AREA: 3.3 ACRES	LAND USE: COMMERCIAL	IMPERVIOUS AREA PROVIDED: 2.45 ACRES (75%) LANDSCAPE AREA PROVIDED: .85 ACRES (25%)	
BUILDING INFORMATION: ONE (1) THREE/FOUR STORY BUILDING		SQUARE FOOTAGE: 347,314 GSF - 156,593 NRSF	
UNIT INFORMATION: AVG. UNIT SIZE: 890 SF.		PARKING INFORMATION: 305 PARKING SPACES PROVIDED AT 1.7 SPACES/UNIT	
1 BEDROOM UNIT TOTAL: 108 2 BEDROOM UNIT TOTAL: 60 3 BEDROOM UNIT TOTAL: 8 TOTAL UNITS: 176 UNITS		7 ACCESSIBLE PARKING SPACES TO BE PROVIDED DISTRIBUTED THROUGHOUT EACH PARKING LEVEL	



DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:

RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

PORTION OF THE MDT DON
ADDITION, CITY OF
ROCKWALL, ROCKWALL
COUNTY, TEXAS, SITUATED
WITHIN THE HILLSIDE MIXED
USE SUBDISTRICT AND THE
HORIZON/SUMMER LEE
SUBDISTRICT OF PLANNED
DEVELOPMENT DISTRICT 32
(PD-32), GENERALLY
LOCATED AT THE
SOUTHWEST CORNER OF
THE INTERSECTION OF
HORIZON ROAD AND
SUMMER LEE DRIVE

DATE ISSUED:

02/17/2023

SHEET NUMBER AND TITLE:

L110

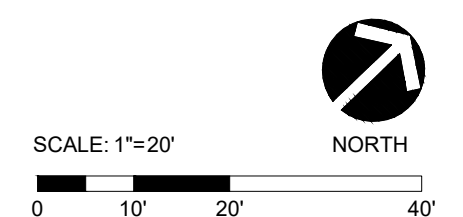
LANDSCAPE PLAN -
MATERIALS

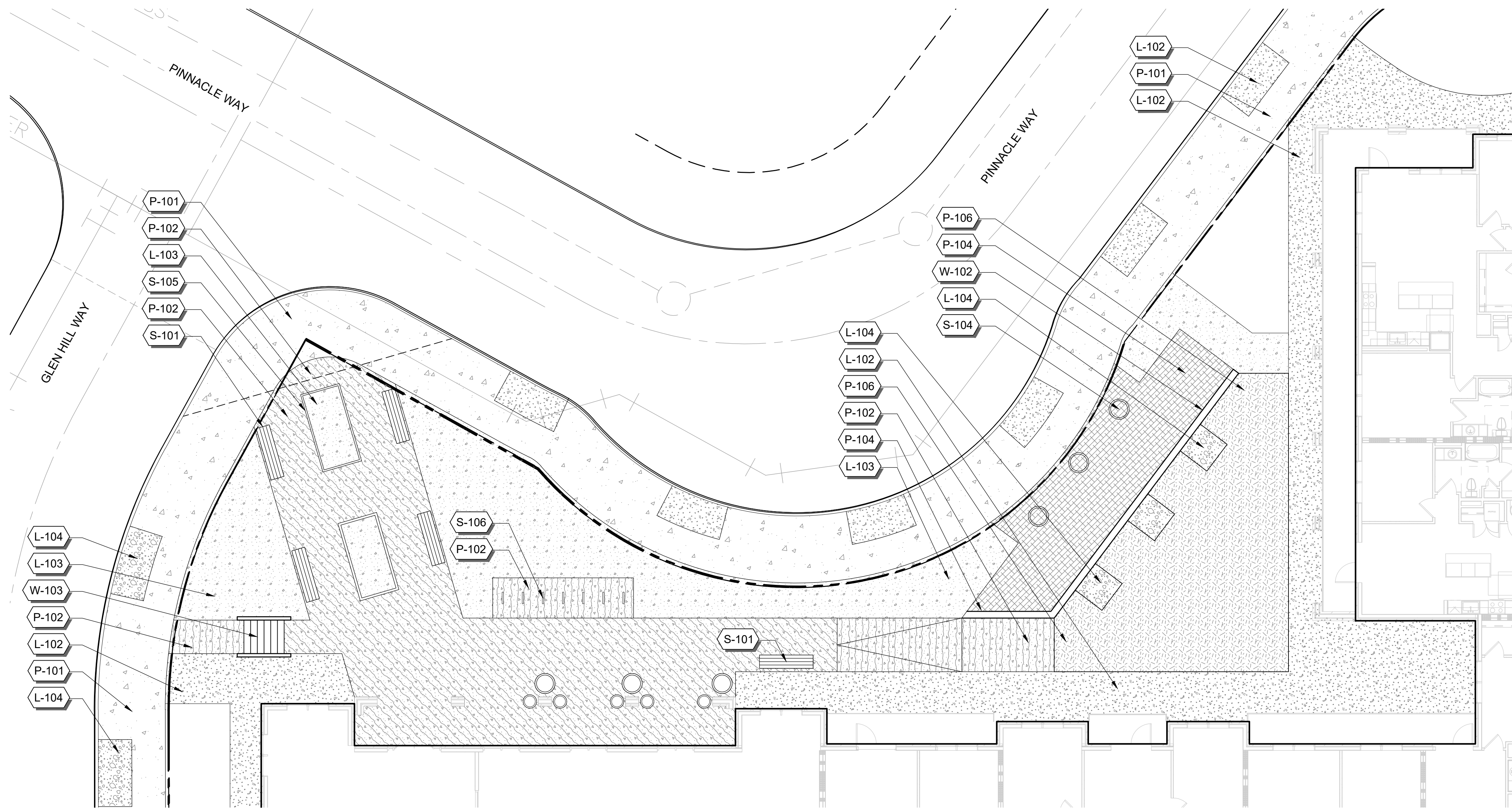
CASE NUMBER:

Z2022-058

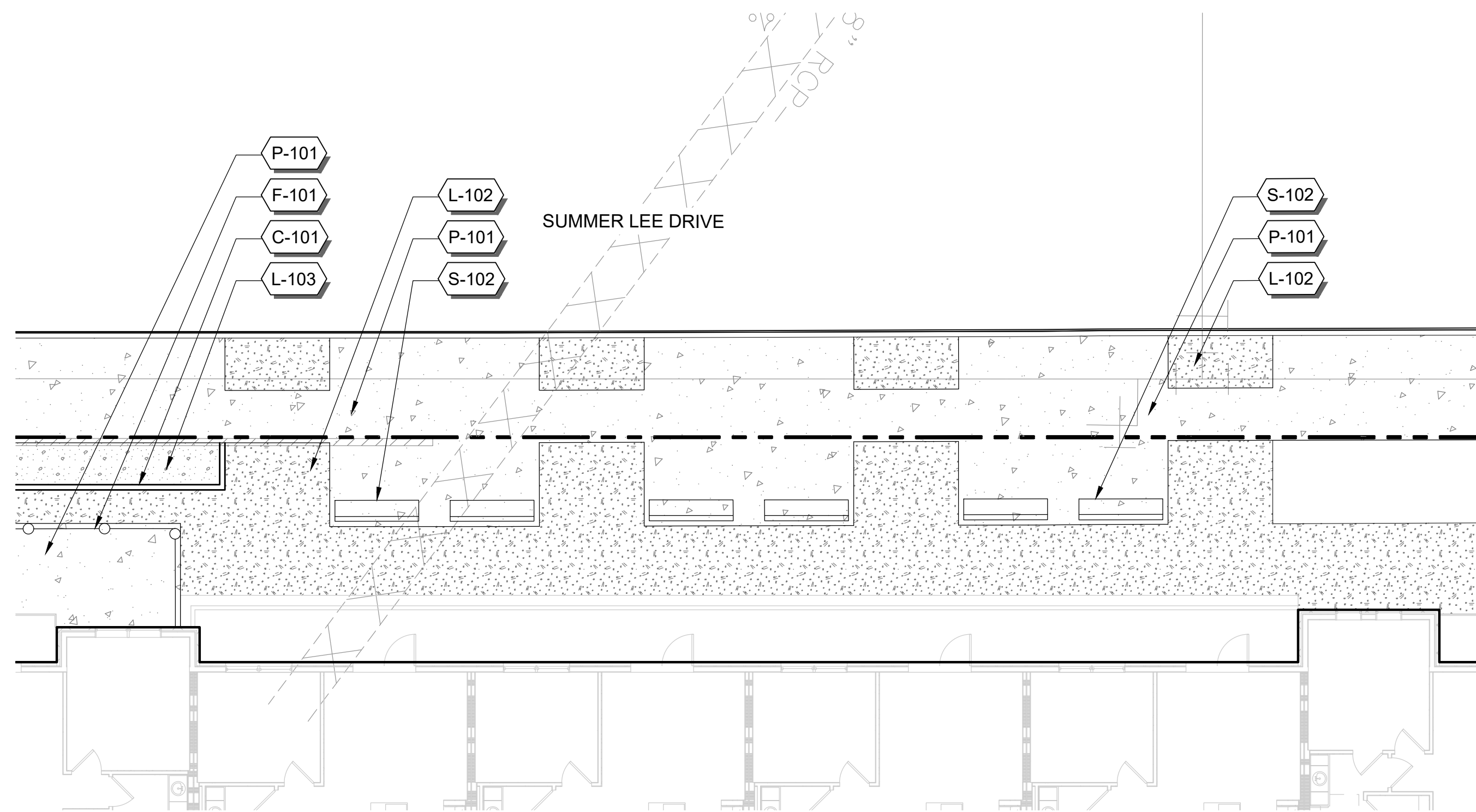
PLANNING AND ZONING
CHAIRMAN SIGNATURE:

PLANNING DIRECTOR'S
SIGNATURE:

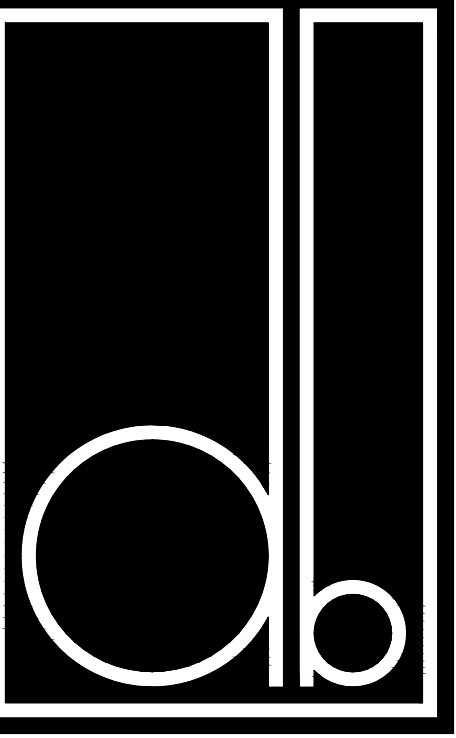




1 ENTRY COURTYARD - SITE PLAN
SCALE: 1" = 10'



2 PUBLIC PLAZA - SITE PLAN
SCALE: 1" = 10'



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HARBOR RESIDENCES:

PORTION OF THEMOTDON
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COUNTY, TEXAS, SITUATED
WITHIN THE HILLSIDE MIXED
USE SUBDISTRICT AND THE
HORIZON/SUMMER LEE
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SOUTHWEST CORNER OF
THE INTERSECTION OF
HORIZON ROAD AND
SUMMER LEE DRIVE

DATE ISSUED:

02/17/2023

SHEET NUMBER AND TITLE:

L111

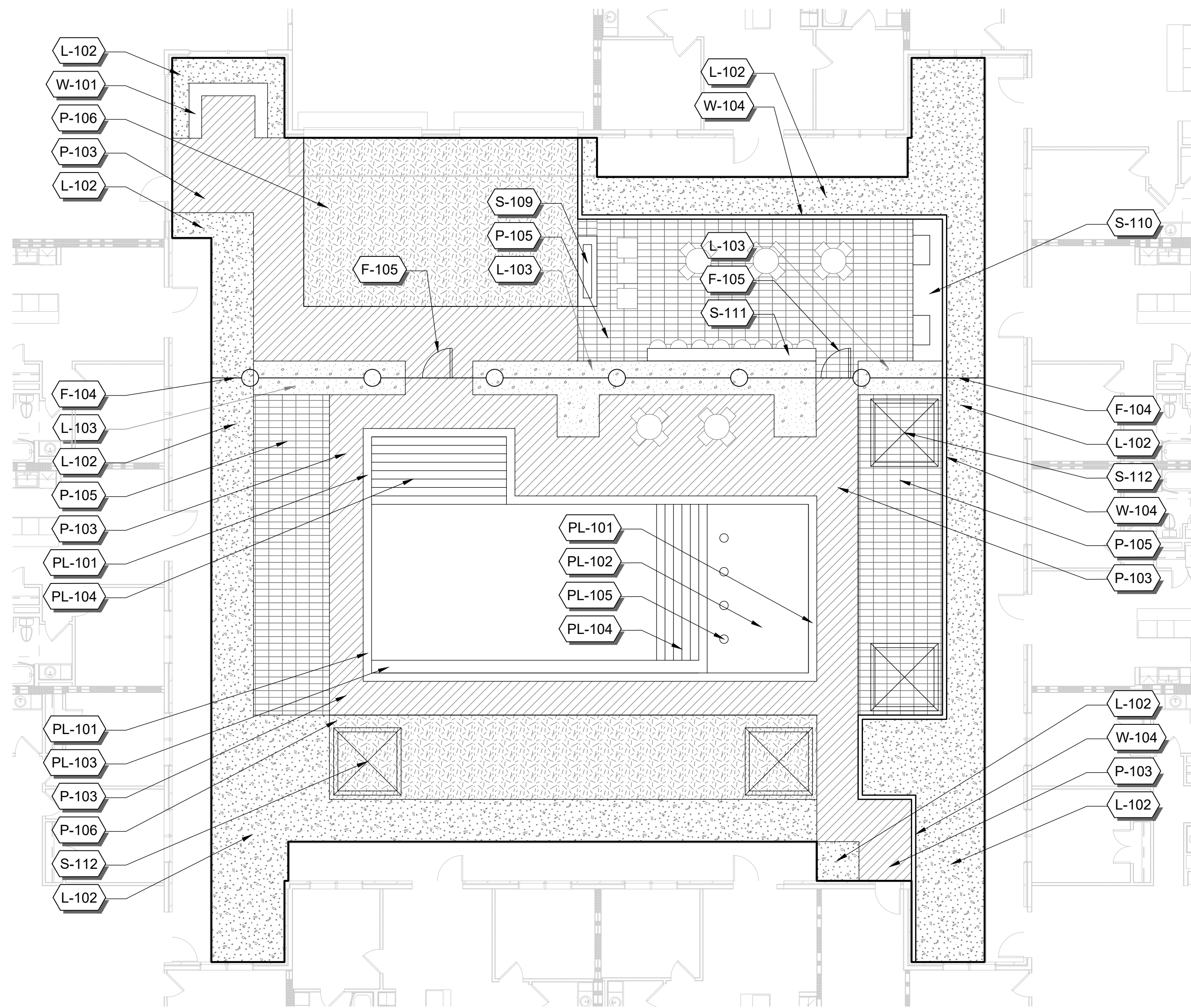
LANDSCAPE PLAN -
MATERIALS

CASE NUMBER:

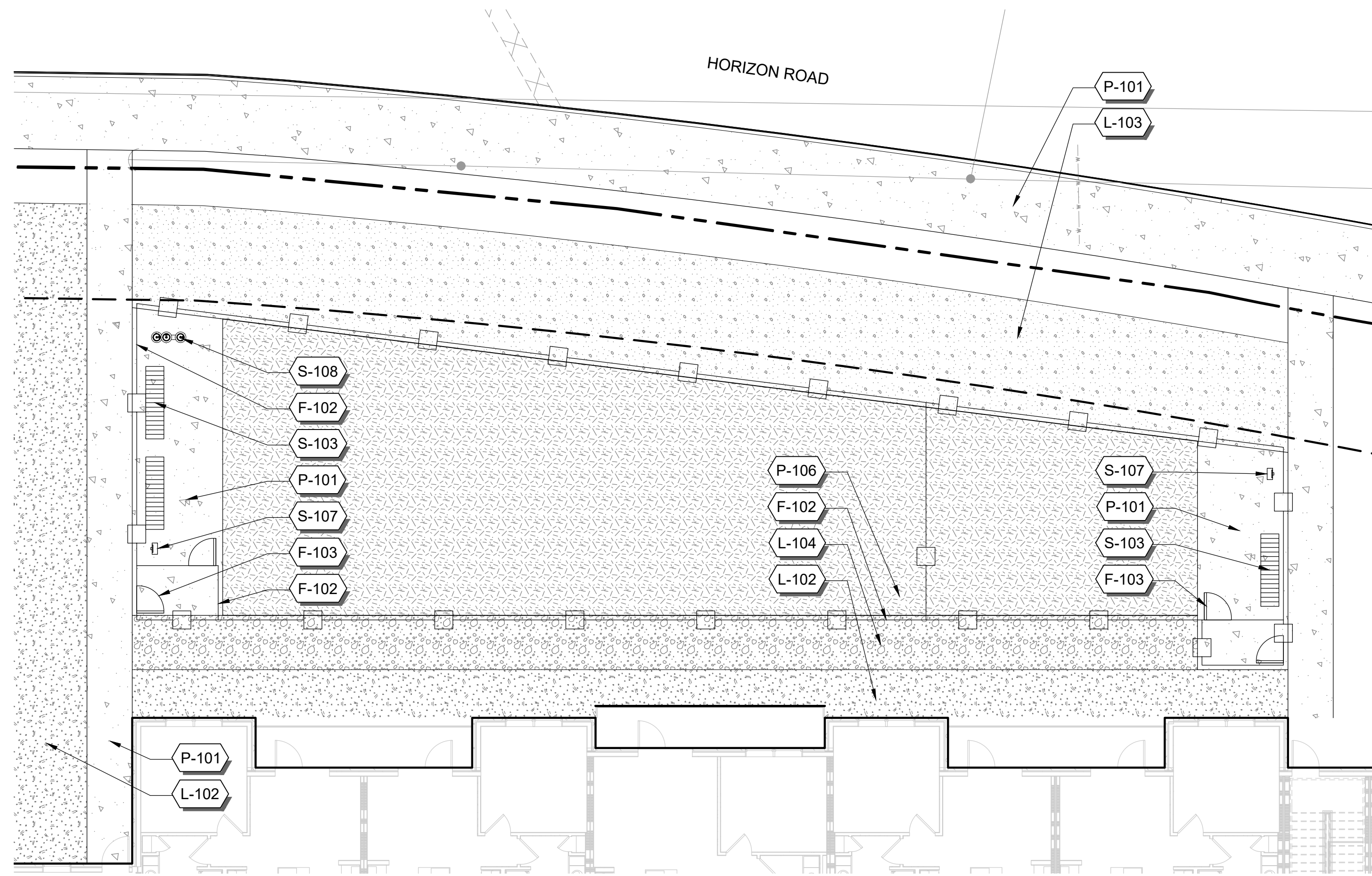
Z2022-058

PLANNING AND ZONING
CHAIRMAN SIGNATURE:

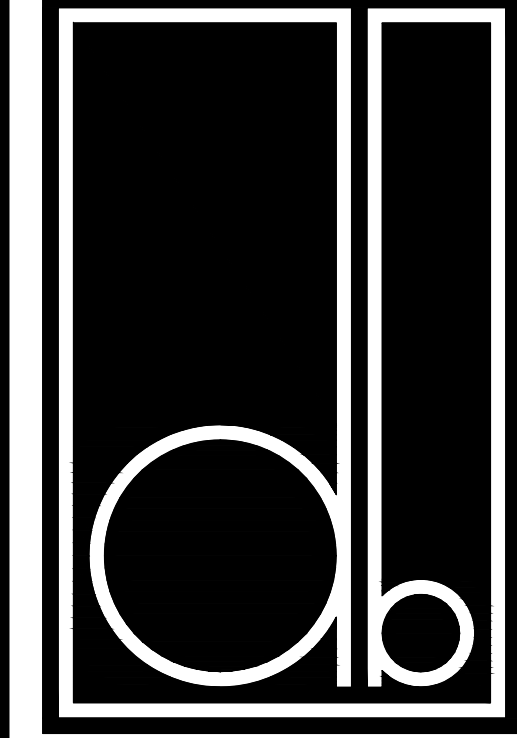
PLANNING DIRECTOR'S
SIGNATURE:



1 POOL COURTYARD - SITE PLAN
SCALE: 1" = 10'



2 DOG PARK - SITE PLAN
SCALE: 1" = 10'



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HARBOR RESIDENCES:

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DEVELOPMENT DISTRICT 32
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HORIZON ROAD AND
SUMMER LEE DRIVE

DATE ISSUED:
02/17/2023

SHEET NUMBER AND TITLE:

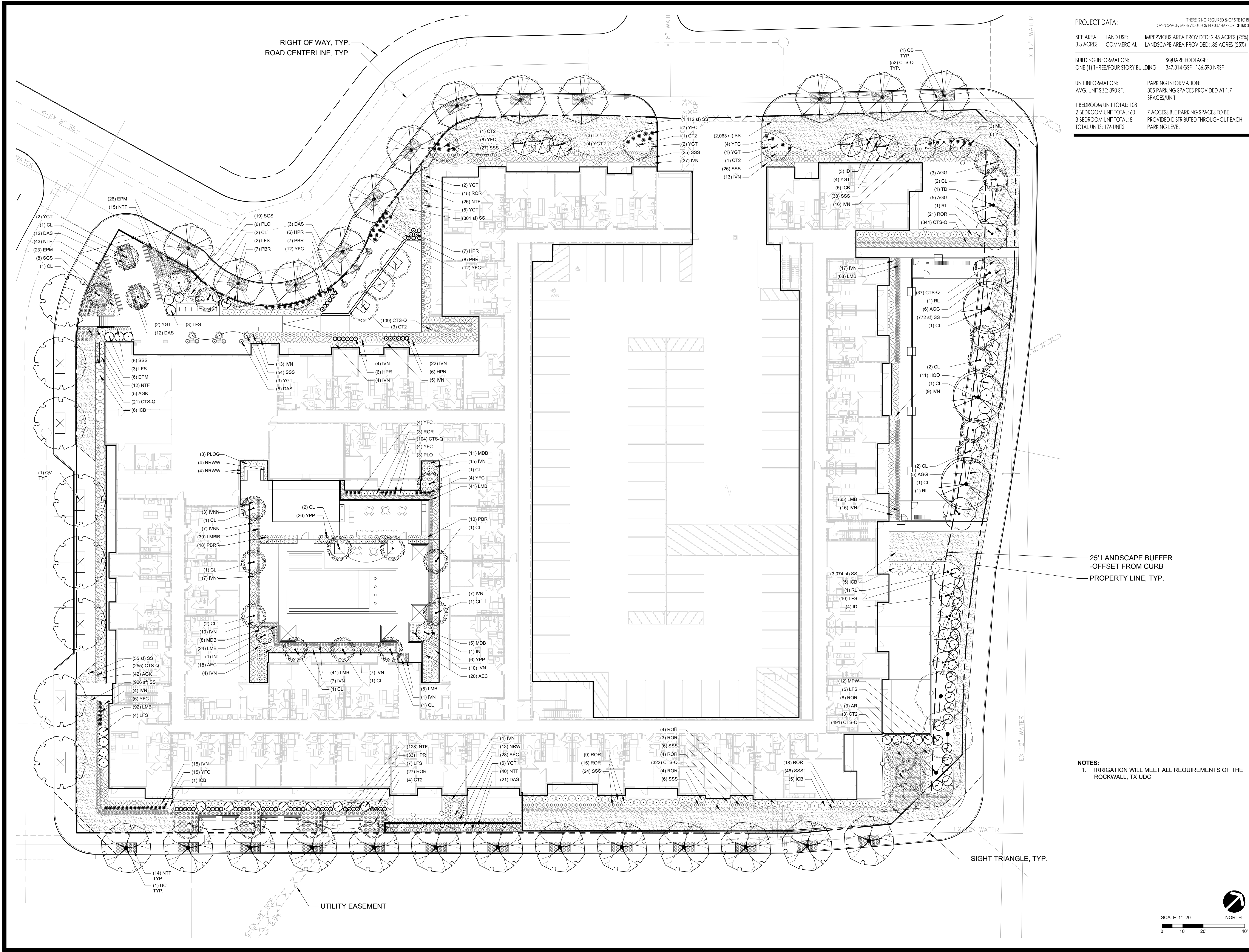
L112

LANDSCAPE PLAN -
MATERIALS

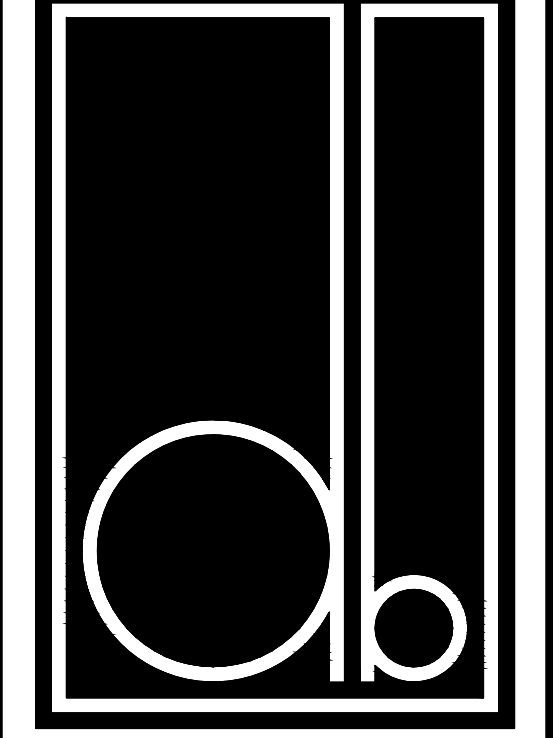
CASE NUMBER:
Z2022-058

PLANNING AND ZONING
CHAIRMAN SIGNATURE:

PLANNING DIRECTOR'S
SIGNATURE:



PROJECT DATA:			*THERE IS NO REQUIRED % OF SITE TO BE OPEN SPACE/IMPERVIOUS FOR PD322 HARBOR DISTRICT.
SITE AREA: 3.3 ACRES	LAND USE: COMMERCIAL	IMPERVIOUS AREA PROVIDED: 2.45 ACRES (75%) LANDSCAPE AREA PROVIDED: .85 ACRES (25%)	
BUILDING INFORMATION: ONE (1) THREE/FOUR STORY BUILDING		SQUARE FOOTAGE: 347,314 GSF - 156,593 NRSF	
UNIT INFORMATION: AVG. UNIT SIZE: 890 SF.		PARKING INFORMATION: 305 PARKING SPACES PROVIDED AT 1.7 SPACES/UNIT	
1 BEDROOM UNIT TOTAL: 108 2 BEDROOM UNIT TOTAL: 60 3 BEDROOM UNIT TOTAL: 8 TOTAL UNITS: 176 UNITS		7 ACCESSIBLE PARKING SPACES TO BE PROVIDED DISTRIBUTED THROUGHOUT EACH PARKING LEVEL	



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HARBOR RESIDENCES:

PORTION OF THEMOTDON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

DATE ISSUED:
02/17/2023

SHEET NUMBER AND TITLE:

L210

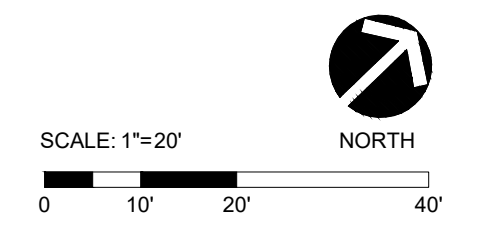
LANDSCAPE PLAN - PLANTING

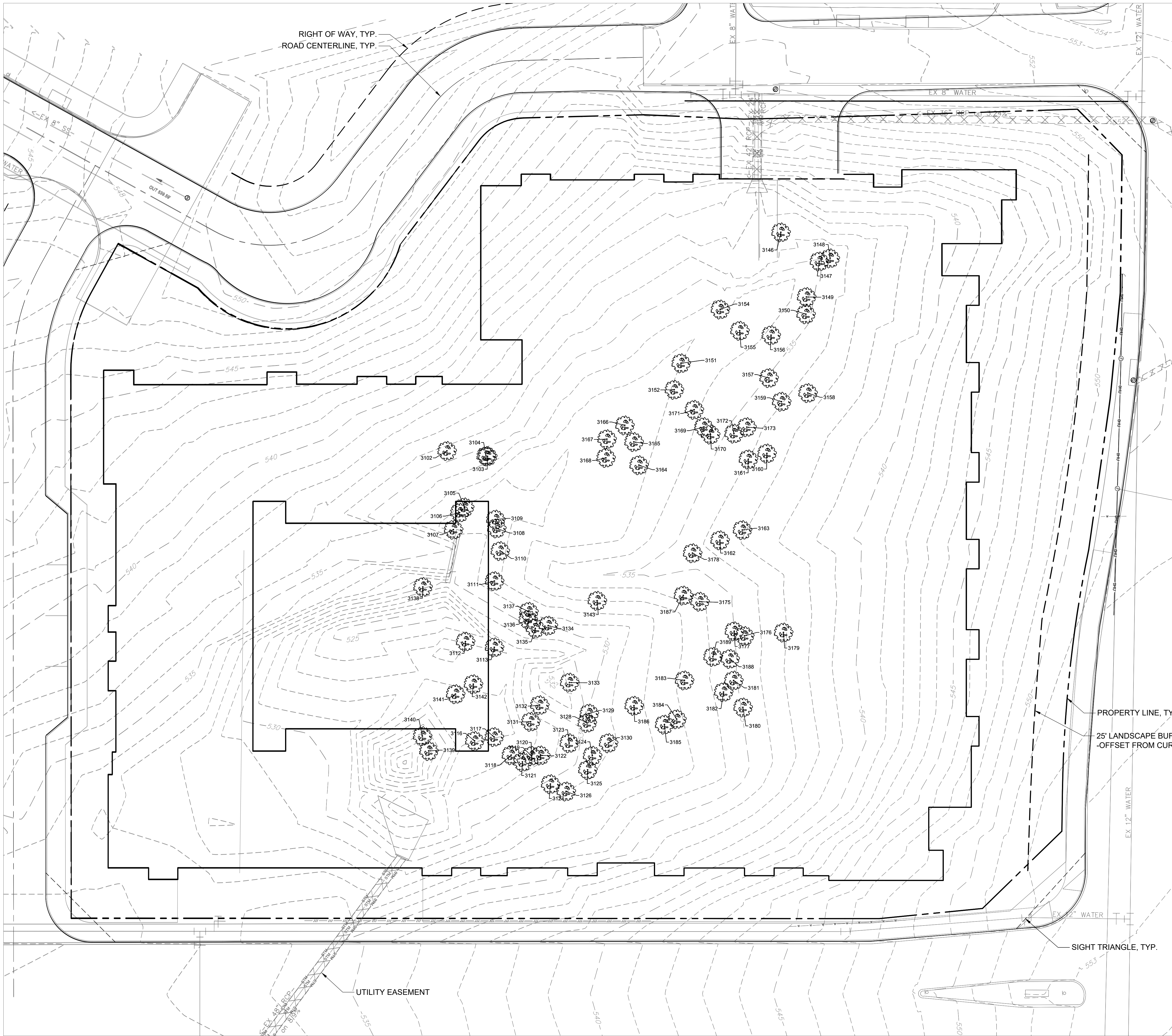
CASE NUMBER:
Z2022-058

PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR'S SIGNATURE:

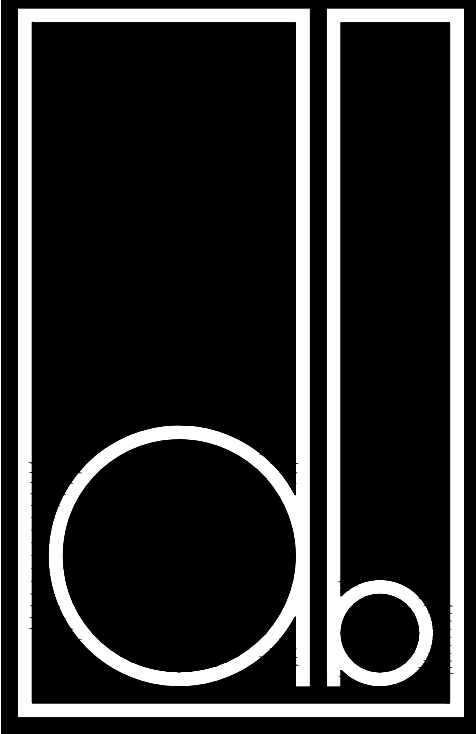
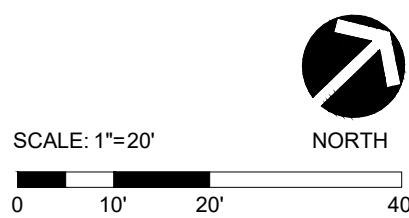
NOTES:
1. IRRIGATION WILL MEET ALL REQUIREMENTS OF THE ROCKWALL, TX UDC





Existing Tree Survey				
Tree #	Family	Size	Status	Classified
3102	Oak	17"	Healthy	Protected
3103	Hackberry	9"	Healthy	Secondary
3104	Hackberry	6"	Healthy	Secondary
3105	Hackberry	11"	Healthy	Secondary
3106	Hackberry	6"	Healthy	Secondary
3107	Oak	14"	Healthy	Protected
3108	Oak	23"	Healthy	Protected
3109	Oak	13"	Healthy	Protected
3110	Oak	10"	Healthy	Protected
3112	Oak	6"	Healthy	Protected
3113	Oak	8"	Healthy	Protected
3116	Oak	9"	Healthy	Protected
3117	Oak	10"	Healthy	Protected
3118	Elm	17"	Healthy	Protected
3119	Oak	32"	Healthy	Protected
3120	Hackberry	15"	Healthy	Secondary
3121	Elm	12"	Healthy	Protected
3122	Elm	11"	Healthy	Protected
3123	Hackberry	12"	Healthy	Secondary
3124	Oak	15"	Healthy	Protected
3125	Oak	14"	Healthy	Protected
3126	Hackberry	9"	Healthy	Secondary
3127	Hackberry	13"	Healthy	Secondary
3128	Oak	9"	Healthy	Protected
3129	Elm	9"	Healthy	Protected
3130	Oak	17"	Healthy	Protected
3131	Elm	15"	Healthy	Protected
3132	Elm	12"	Healthy	Protected
3133	Oak	23"	Healthy	Protected
3134	Hackberry	13"	Healthy	Secondary
3135	Hackberry	10"	Healthy	Secondary
3136	Hackberry	13"	Healthy	Secondary
3137	Hackberry	12"	Healthy	Secondary
3138	Hackberry	8"	Healthy	Secondary
3139	Oak	12"	Healthy	Protected
3140	Oak	13"	Healthy	Protected
3141	Oak	12"	Healthy	Protected
3142	Hackberry	8"	Healthy	Secondary
3143	Hackberry	14"	Healthy	Secondary
3146	Oak	12"	Healthy	Protected
3147	Pecan	10"	Healthy	Protected
3148	Elm	9"	Healthy	Protected
3149	Oak	14"	Healthy	Protected
3150	Oak	16"	Healthy	Protected
3151	Oak	8"	Healthy	Protected
3152	Elm	11"	Healthy	Protected
3154	Elm	11"	Healthy	Protected
3155	Hackberry	9"	Healthy	Secondary
3156	Elm	11"	Healthy	Protected
3157	Oak	7"	Healthy	Protected
3158	Oak	17"	Healthy	Protected
3159	Hackberry	14"	Healthy	Secondary
3160	Oak	14"	Healthy	Protected
3161	Oak	15"	Healthy	Protected
3162	Elm	11"	Healthy	Protected
3163	Oak	8"	Healthy	Protected
3164	Elm	9"	Healthy	Protected
3165	Elm	10"	Healthy	Protected
3166	Oak	16"	Healthy	Protected
3167	Oak	13"	Healthy	Protected
3168	Oak	10"	Healthy	Protected
3169	Elm	8"	Healthy	Protected
3170	Hackberry	9"	Healthy	Secondary
3171	Hackberry	9"	Healthy	Secondary
3172	Oak	8"	Healthy	Protected
3173	Hackberry	12"	Healthy	Secondary
3175	Oak	8"	Healthy	Protected
3176	Oak	8"	Healthy	Protected
3177	Hackberry	9"	Healthy	Secondary
3178	Elm	8"	Healthy	Protected
3179	Oak	17"	Healthy	Protected
3180	Elm	11"	Healthy	Protected
3181	Oak	9"	Healthy	Protected
3182	Oak	8"	Healthy	Protected
3183	Oak	11"	Healthy	Protected
3184	Oak	14"	Healthy	Protected
3185	Elm	10"	Healthy	Protected
3186	Hackberry	8"	Healthy	Secondary
3187	Oak	11"	Healthy	Protected
3188	Hackberry	8"	Healthy	Secondary
3189	Oak	9"	Healthy	Protected

Site Mitigation Requirements			
Type of Tree	Total Inches	Mitigation Requirement	Mitigated Inches
Primary	673	1" : 1"	673
Secondary	129	1" : 1/2"	65
Featured	32	1" : 2"	64
Total Mitigation Inches Required			802



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HARBOR RESIDENCES:

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COUNTY, TEXAS, SITUATED
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SUMMER LEE DRIVE

DATE ISSUED:

02/17/2023

SHEET NUMBER AND TITLE:

L221

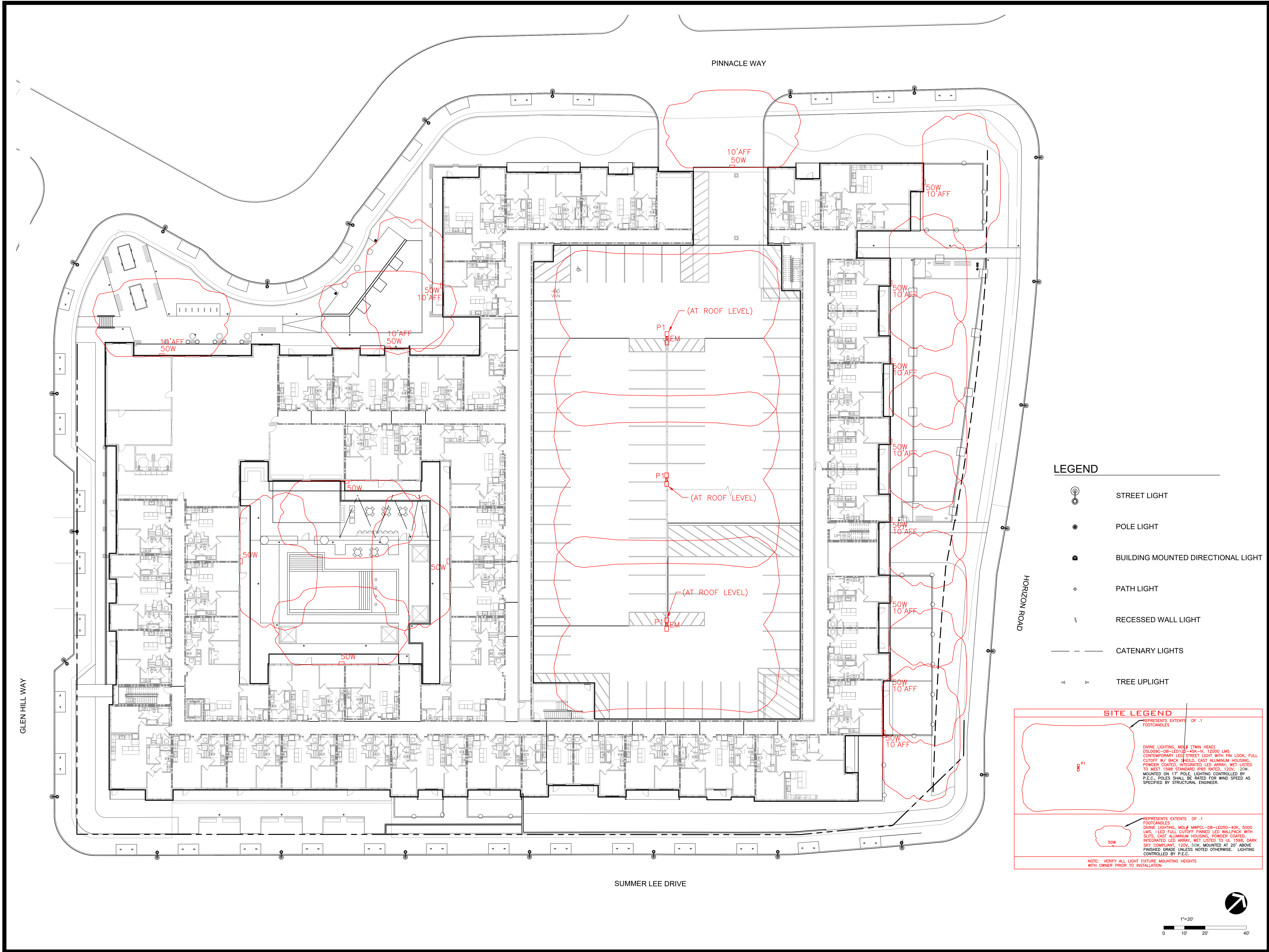
TREESCAPE PLAN -
EXISTING

CASE NUMBER:

Z2022-058

PLANNING AND ZONING
CHAIRMAN SIGNATURE:

PLANNING DIRECTOR'S
SIGNATURE:



- LEGEND**
- STREET LIGHT
 - POLE LIGHT
 - BUILDING MOUNTED DIRECTIONAL LIGHT
 - PATH LIGHT
 - RECESSED WALL LIGHT
 - CATENARY LIGHTS
 - TREE UPLIGHT

SITE LEGEND

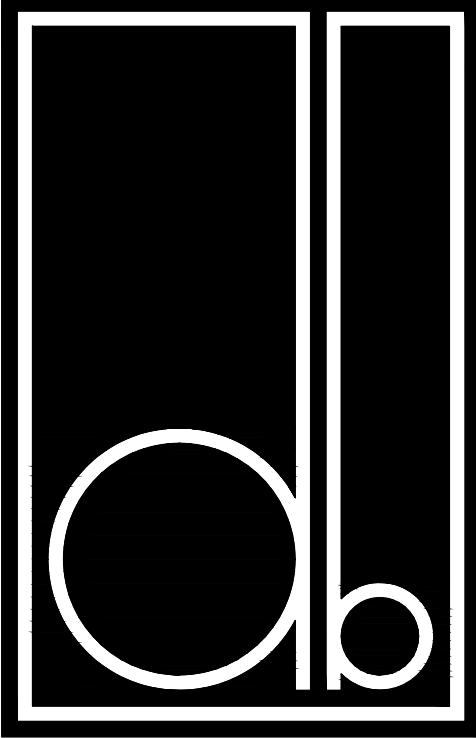
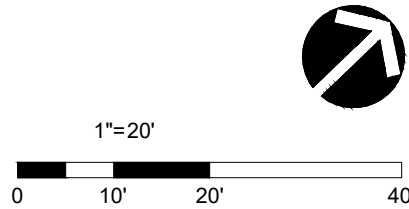
REPRESENTS EXTENTS OF .1 FOOTCANDLES

DWINE LIGHTING, MDL# (TWIN HEAD)
DSL009C-DB-LED120-40K-V, 12000 LMS
CONTEMPORARY LED STREET LIGHT WITH FIN LOOK, FULL CUTOFF W/ BACK SHIELD, CAST ALUMINUM HOUSING, POWDER COATED, INTEGRATED LED ARRAY, MET LISTED TO MEET 1598 STANDARD IP65 RATED, 120V, 120W, MOUNTED ON 17' POLE, LIGHTING CONTROLLED BY P.E.C., POLES SHALL BE RATED FOR WIND SPEED AS SPECIFIED BY STRUCTURAL ENGINEER.

REPRESENTS EXTENTS OF .1 FOOTCANDLES

DWINE LIGHTING, MDL# MWPL-DB-LED50-40K, 5000 LMS, -LED FULL CUTOFF FINNED LED WALLPACK WITH SLITS, CAST ALUMINUM HOUSING, POWDER COATED, INTEGRATED LED ARRAY, MET LISTED TO UL 1598, DARK SKY COMPLIANT, 120V, 50W, MOUNTED AT 20' ABOVE FINISHED GRADE UNLESS NOTED OTHERWISE, LIGHTING CONTROLLED BY P.E.C.

NOTE: VERIFY ALL LIGHT FIXTURE MOUNTING HEIGHTS WITH OWNER PRIOR TO INSTALLATION



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HARBOR RESIDENCES:

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DATE ISSUED:
02/17/2023

SHEET NUMBER AND TITLE:
L400
LIGHTING PLAN

CASE NUMBER:
Z2022-058

PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR'S SIGNATURE: