



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 **Amenity Center within Peachtree Meadows**

SUBDIVISION **Peachtree Meadows**

LOT

12

BLOCK

L

GENERAL LOCATION **Chastain Street adjacent to Northlake Road**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Single Family Residential**

CURRENT USE

Private Recreation Center

PROPOSED ZONING **Single Family Residential**

PROPOSED USE

Private Recreational Center

ACREAGE **1.06**

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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 **Qualico Developement (U.S.), INC**

APPLICANT **Johnson Volk Consulting**

CONTACT PERSON **Kyle Tressler**

CONTACT PERSON **Cody Johnson**

ADDRESS **6950 TPC Drive, Suite 350**

ADDRESS **704 Central Parkway East, Suite 1200**

CITY, STATE & ZIP **McKinney, Texas 75070**

CITY, STATE & ZIP **Plano, TX 75074**

PHONE **469-659-6152**

PHONE **972-201-3100**

E-MAIL **kyle.tressler@qualico.com**

E-MAIL **cody.johnson@johnsonvolk.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kyle Tressler [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 \$271.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 6th DAY OF August, 2024 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."

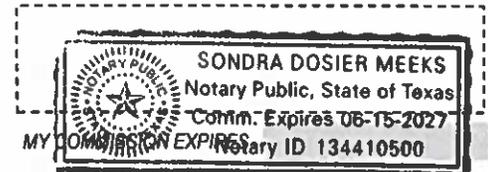
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 6th DAY OF August, 2024

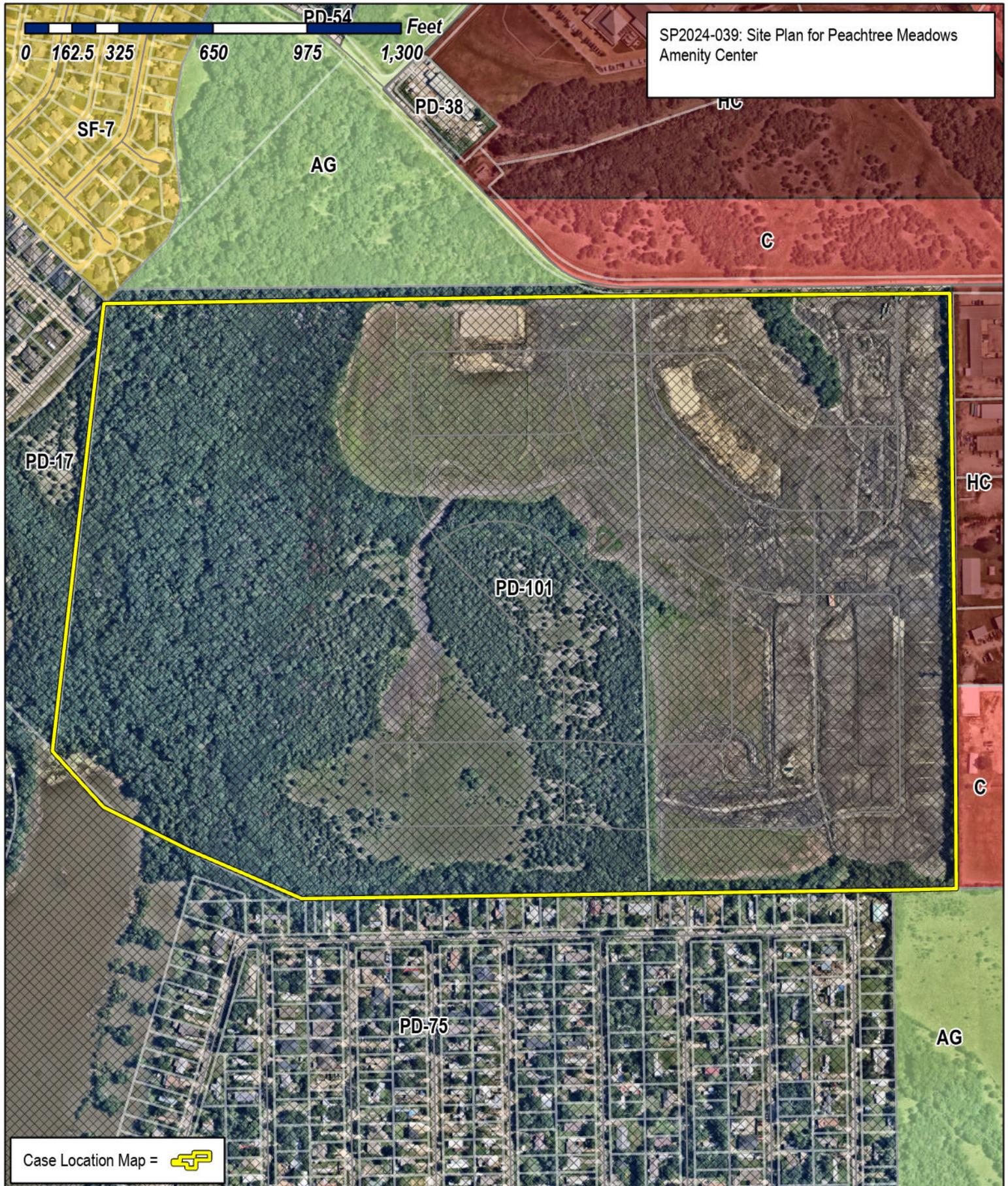
OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature] **Sondra Dosier Meeks**





SP2024-039: Site Plan for Peachtree Meadows Amenity Center

Case Location Map = 

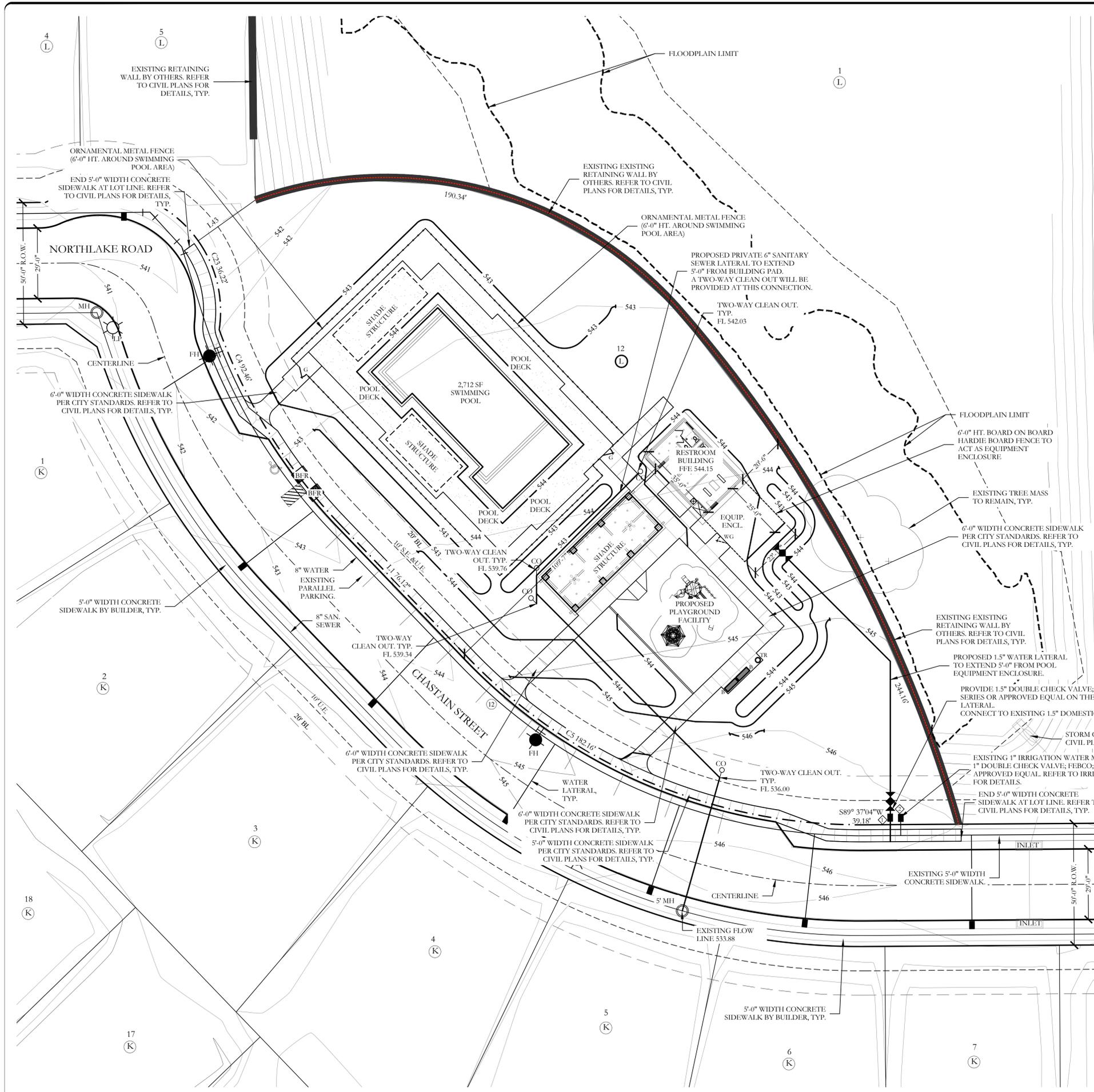


City of Rockwall

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.





LEGEND

12	EXISTING PARKING COUNT	◊	EXISTING 1.5" DOMESTIC WATER METER
BFR	BARRIER FREE RAMP	◊	EXISTING 1" IRRIGATION WATER METER
FH	EXISTING FIRE HYDRANT	—	ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)
MH	EXISTING SANITARY SEWER MANHOLE	—	1 - 4'-0" WIDTH SELF-LATCHING, SELF-CLOSING METAL GATE
—	EXISTING WATER MAIN W/ VALVE	—	1 - 4'-0" WIDTH SELF-LATCHING, SELF-CLOSING WOODEN GATE
—	EXISTING SANITARY SEWER	—	6'-0" HT. HARDIE BOARD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE
—	EXISTING STORM	—	EXISTING RETAINING WALL REFER TO CIVIL PLANS TYP.
—	EXISTING CURB INLET	—	6'-0" BENCH
—	RIGHT-OF-WAY	—	TRASH RECEPTACLE
LP	LIGHT POLE	—	PROPOSED CONTOUR INTERVAL
—	EXISTING CONTOUR INTERVAL	—	PROPOSED 42" HT. ORNAMENTAL METAL HANDRAIL AT OP RETAINING WALL
FFE 544.15	FINISHED FLOOR ELEVATION		

APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ___, ___.

WITNESS OUR HANDS, this ___ day of ___, ___.

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM	METER IRR	SAN. SERVICE SIZE
◊	1.5"	1.5"	X		6"
◊	1"	1"		X	

SITE INFORMATION

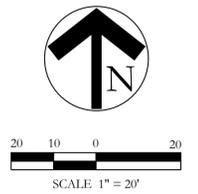
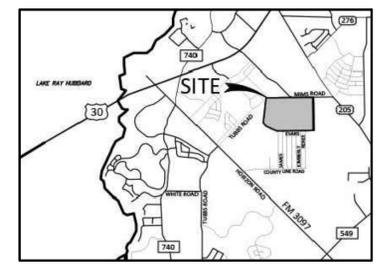
SINGLE FAMILY RESIDENTIAL
 PROPOSED USE: PRIVATE RECREATION CENTER
 LAND AREA: 1.06 ACRES
 46,211.00 SQ. FT.

BUILDING AREA: 792.00 SQUARE FEET
 BUILDING HEIGHT: 20'-3" (1 STORY)

FLOOR TO AREA: 0.0173 [792/46,211]
 LOT COVERAGE: 1.71%

TOTAL IMPERVIOUS SURFACE: 15,147.08 SF
 PROPOSED IMPERVIOUS RATIO: 0.3277 OR 32.77%
 INTERIOR LANDSCAPE PROVIDED: 31,063.92 SF

POOL DECK SURFACE: 4,884.00 SF



SITE PLAN PEACHTREE MEADOWS PHASE I LOT 12, BLOCK L ~AMENITY CENTER~

1.06 ACRES SITUATED IN THE
 G. WELLS SURVEY,
 ABSTRACT NO. 219 AND
 J.R. JOHNSTON SURVEY, ABSTRACT NO. 128
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- ### SITE PLAN NOTES:
- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
 - FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS.
 - ALL PARKING ON SITE IS EXISTING.
 - THE PERIMETER FENCING SHALL BE 6'-0" HT. ORNAMENTAL METAL FENCE.
 - THE POOL EQUIPMENT FENCING SHALL BE 6'-0" HT. BOARD ON BOARD HARDIE BOARD FENCE.
 - ALL SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.



OWNER / DEVELOPER:
 QUALICO DEVELOPMENT (U.S.), INC
 6950 TPC DRIVE, SUITE 350
 MCKINNEY, TEXAS 75070
 CONTACT: KYLE TRESSLER

LANDSCAPE ARCHITECT/CIVIL ENGINEER:
 JOHNSON VOLK CONSULTING
 704 CENTRAL PARKWAY EAST, SUITE 1200
 PLANO, TEXAS 75074
 PH. (972) 201-3100
 CONTACT: CODY JOHNSON, RLA, ASLA, LI

August 16, 2024

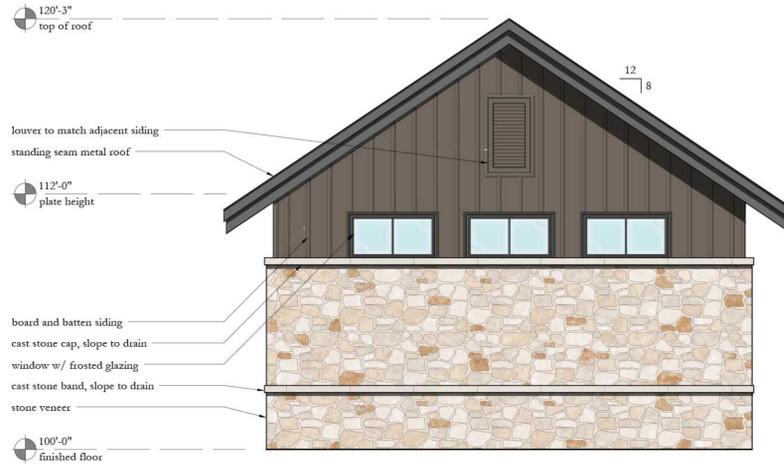
CITY CASE NUMBER TBD PEACHTREE MEADOWS AMENITY CENTER

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, ____.

WITNESS OUR HANDS, this ____ day of _____, ____.

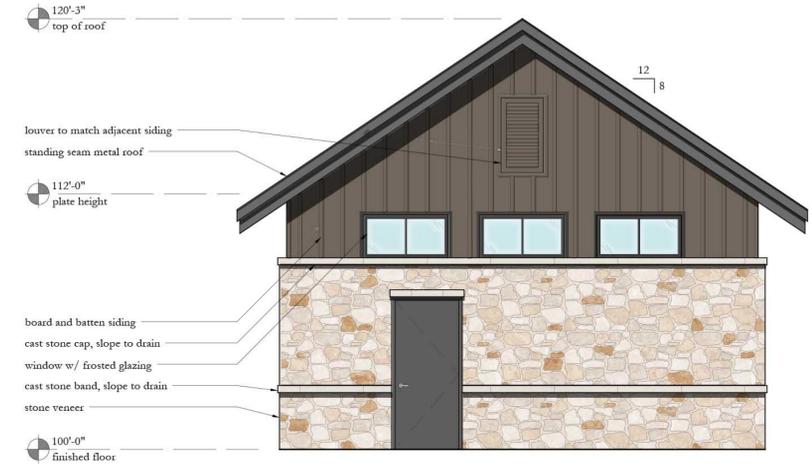
Planning & Zoning Commission, Chairman

Director of Planning and Zoning



5 WEST ELEVATION ELEVATION

SCALE: 1/4"=1'-0"



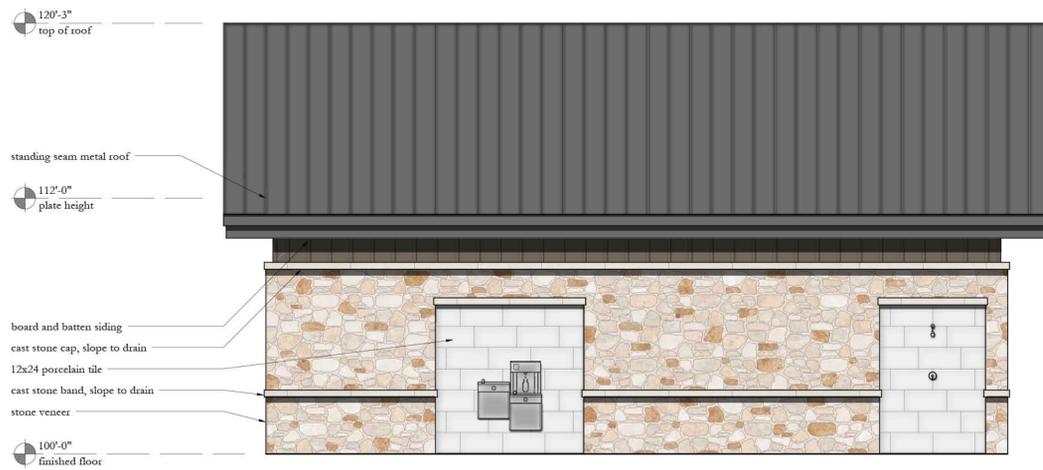
4 EAST ELEVATION ELEVATION

SCALE: 1/4"=1'-0"



3 NORTH ELEVATION ELEVATION

SCALE: 1/4"=1'-0"



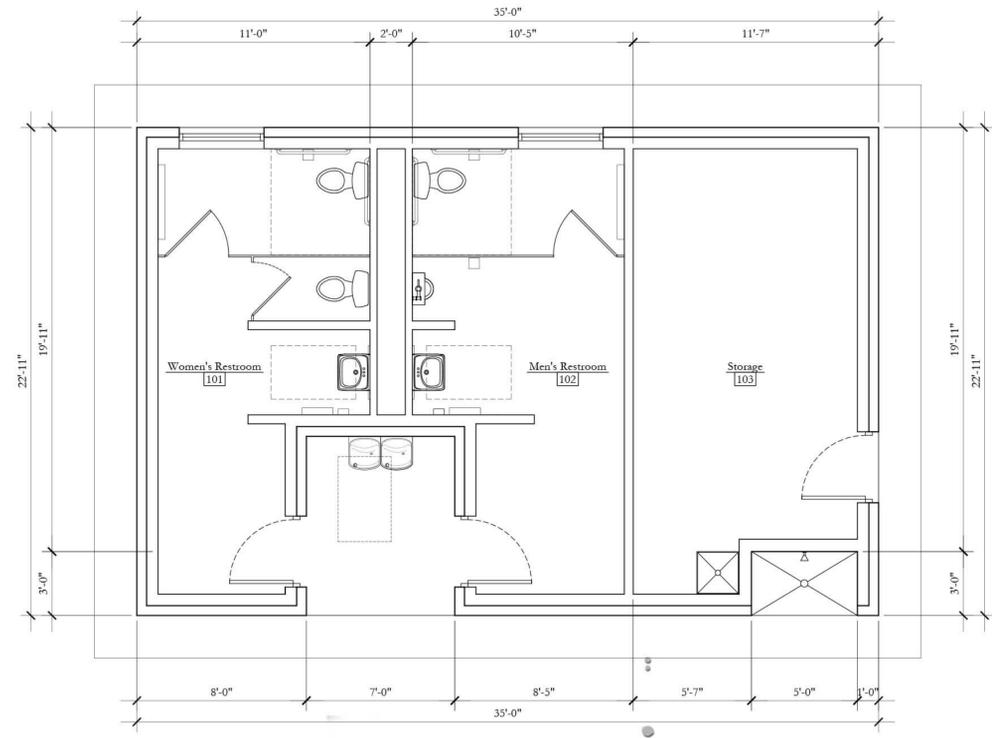
2 SOUTH ELEVATION ELEVATION

SCALE: 1/4"=1'-0"

BUILDING MATERIAL CALCULATIONS

Material	North	Percent	South	Percent	East	Percent	West	Percent
TOTAL SQ. FT.	354 S.F.	-	354 S.F.	-	347 S.F.	-	347 S.F.	-
PRIMARY MATERIAL TOTALS	322 S.F.	100.00%	270 S.F.	76.27%	292 S.F.	100.00%	316 S.F.	100%
STONE VENEER	257 S.F.	79.81%	207 S.F.	58.47%	167 S.F.	57.19%	191 S.F.	60.44%
CAST STONE	26 S.F.	8.08%	24 S.F.	6.78%	15 S.F.	5.14%	15 S.F.	4.75%
BOARD AND BATTEN FIBER CEMENT SIDING	39 S.F.	12.11%	39 S.F.	11.02%	110 S.F.	37.67%	110 S.F.	34.81%
SECONDARY MATERIALS	-	-	-	-	-	-	-	-
TILE AT SHOWER/DRINKING FOUNTAINS	-	-	84 S.F.	23.73%	-	-	-	-
DOORS/WINDOWS/TRIM (COLOR TO MATCH ADJACENT MATERIALS)	32 S.F.	-	-	-	55 S.F.	-	31 S.F.	-
STANDING SEAM METAL ROOF	-	-	-	-	-	-	-	-

NOTE: ALUMINUM GUTTERS AND DOWNSPOUTS ARE TO BE PROVIDED BY CONTRACTOR AND SHALL MATCH ADJACENT BUILDING MATERIALS



1 FLOOR PLAN PLAN

SCALE: 1/4"=1'-0"

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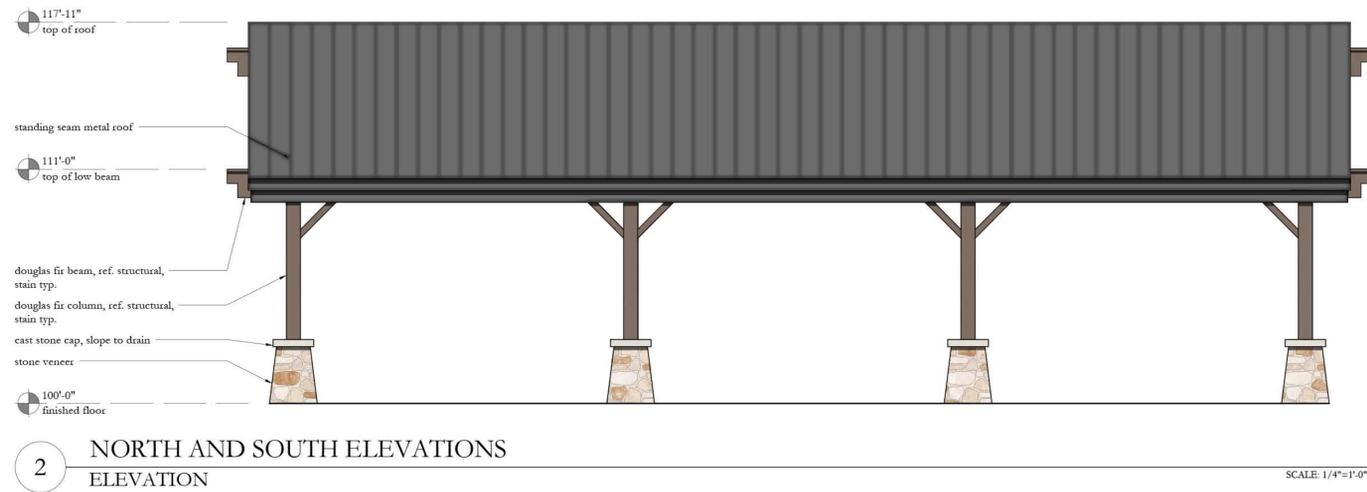
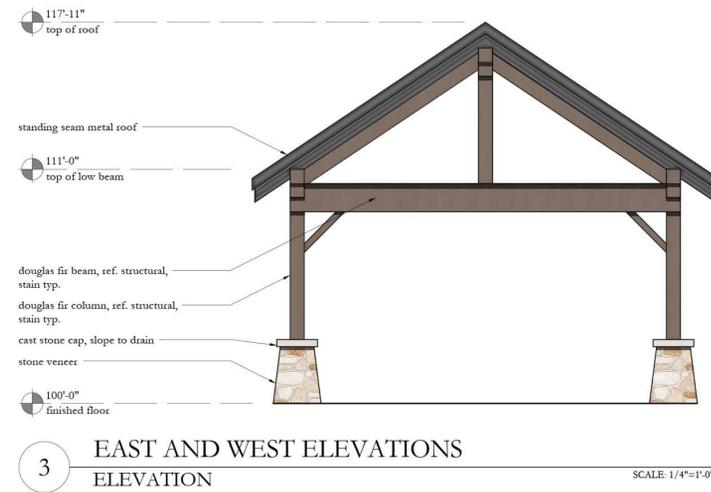
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I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ___, ___.

WITNESS OUR HANDS, this ___ day of ___, ___.

 Planning & Zoning Commission, Chairman

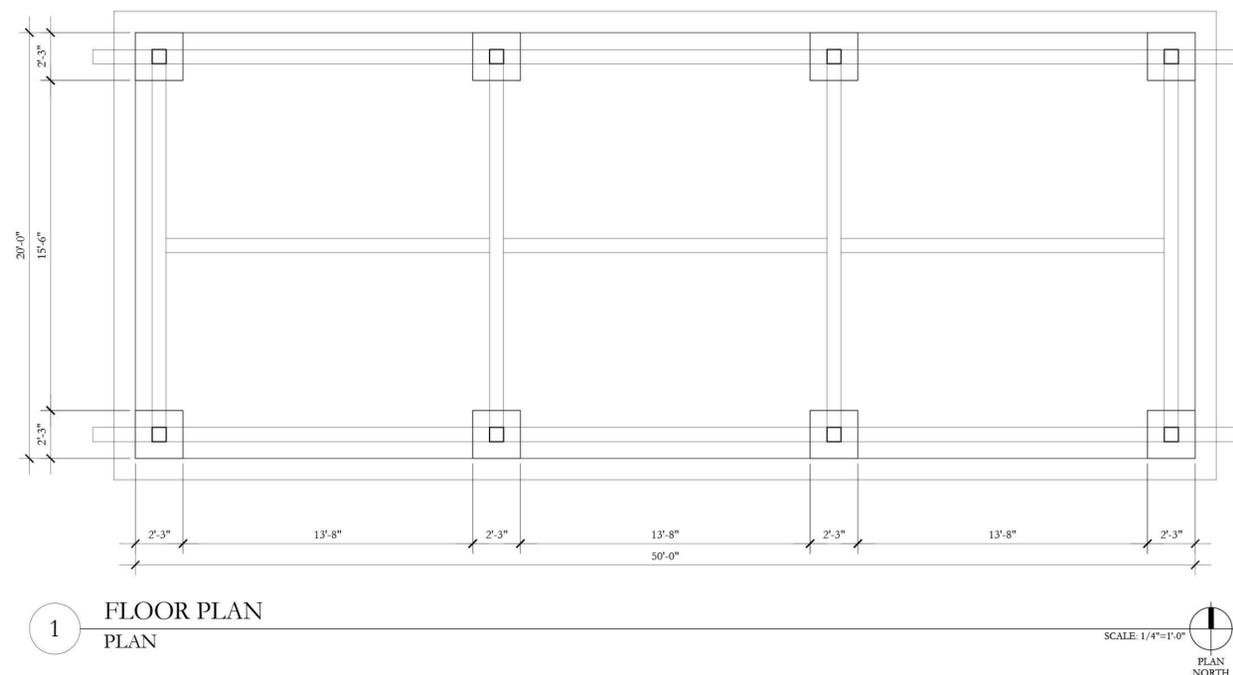
 Director of Planning and Zoning

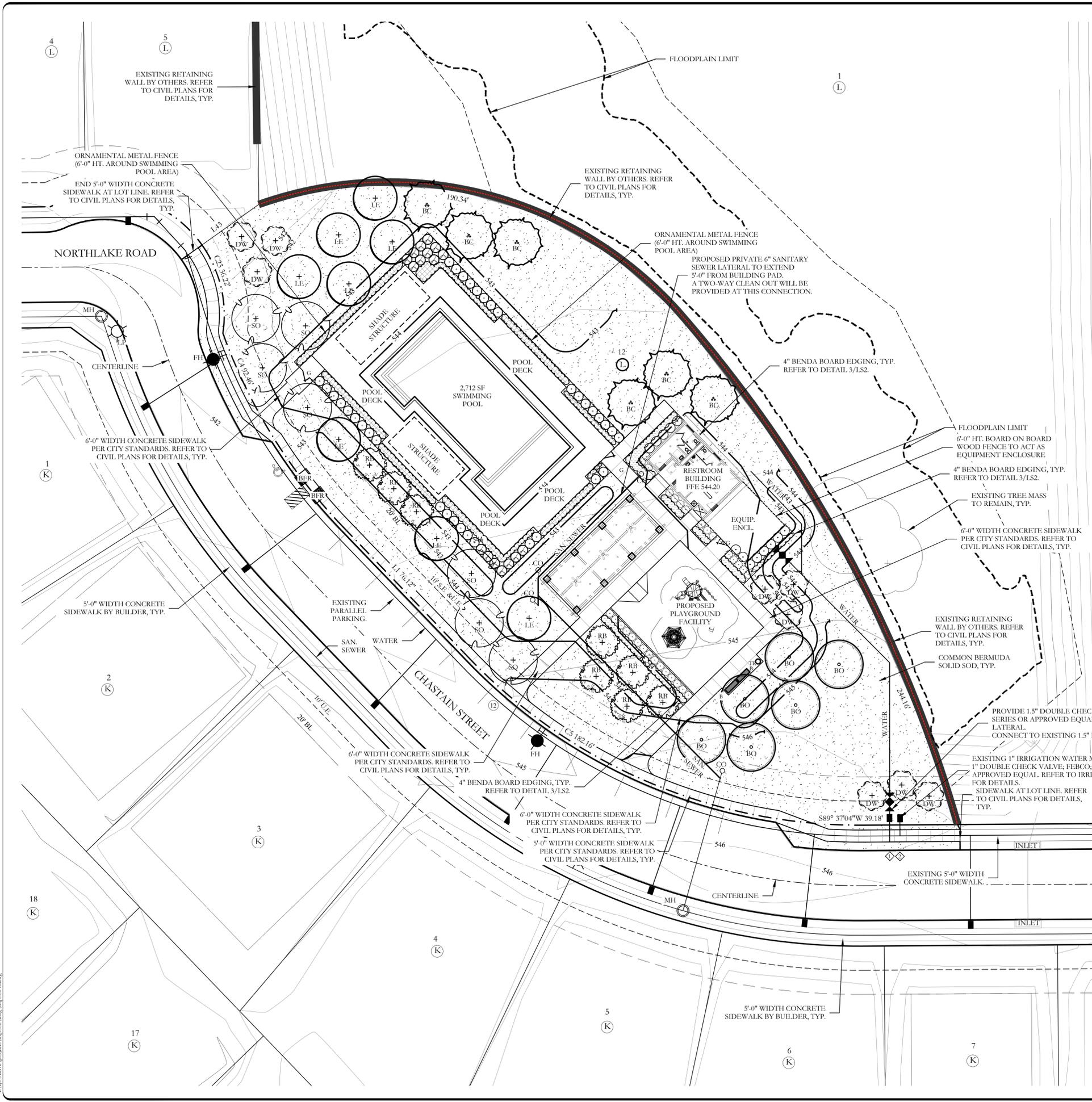


BUILDING MATERIAL CALCULATIONS

Material	North	Percent	South	Percent	East	Percent	West	Percent
TOTAL SQ. FT.	24 S.F.	-	24 S.F.	100.00%	12 S.F.	-	12 S.F.	-
PRIMARY MATERIAL TOTALS	24 S.F.	100.00%	24 S.F.	100.00%	12 S.F.	100.00%	12 S.F.	100.00%
STONE VENEER	22 S.F.	91.67%	22 S.F.	91.67%	11 S.F.	91.67%	11 S.F.	91.67%
CAST STONE	2 S.F.	8.33%	2 S.F.	8.33%	1 S.F.	8.33%	1 S.F.	8.33%
STANDING SEAM METAL ROOF	-	-	-	-	-	-	-	-

NOTE: ALUMINUM GUTTERS AND DOWNSPOUTS ARE TO BE PROVIDED BY CONTRACTOR AND SHALL MATCH ADJACENT BUILDING MATERIALS





PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GALLON	36" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUSSIMA	1 GALLON	18" O.C.
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

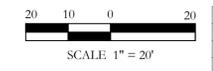
SITE INFORMATION	
SINGLE FAMILY RESIDENTIAL	PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA:	1.06 ACRES 46,211.00 SQ. FT.
BUILDING AREA:	792.00 SQUARE FEET
BUILDING HEIGHT:	20'-3" (1 STORY)
FLOOR TO AREA:	0.017:1 [792/46,211]
LOT COVERAGE:	1.71%
TOTAL IMPERVIOUS SURFACE:	15,147.08 SF
PROPOSED IMPERVIOUS RATIO:	0.3277 OR 32.77%
INTERIOR LANDSCAPE PROVIDED:	31,063.92 SF
POOL DECK SURFACE:	4,884.00 SF

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ___, 2024.

WITNESS OUR HANDS, this ___ day of ___, 2024.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
SO	7	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	6	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LE	8	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BC	6	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
DW	9	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	8	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	36	STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	17	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	13	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	30	RUSSIAN SAGE	PEROVSKIA ATRIPPLICIFOLIA	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	165	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	450	LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	28,870	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN

GENERAL LANDSCAPE NOTES

INSPECTIONS:

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC ROW VISIBILITY REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AN ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

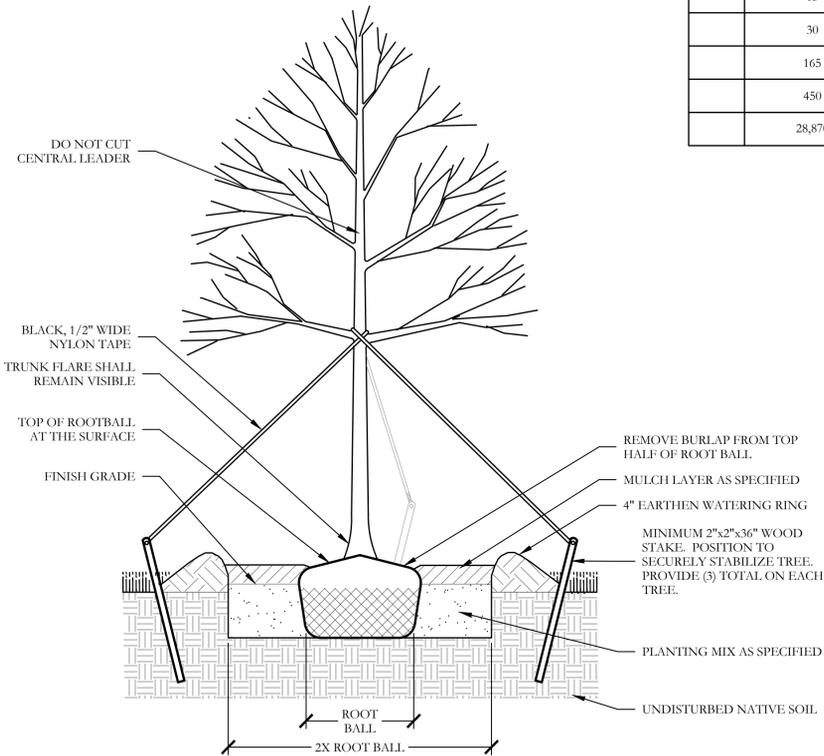
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

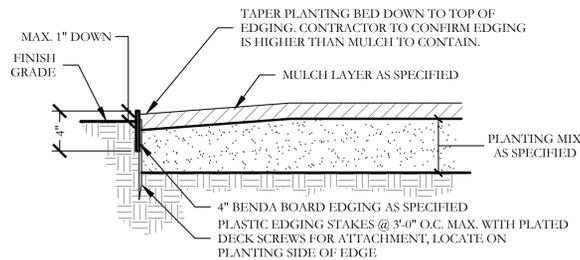
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUCH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

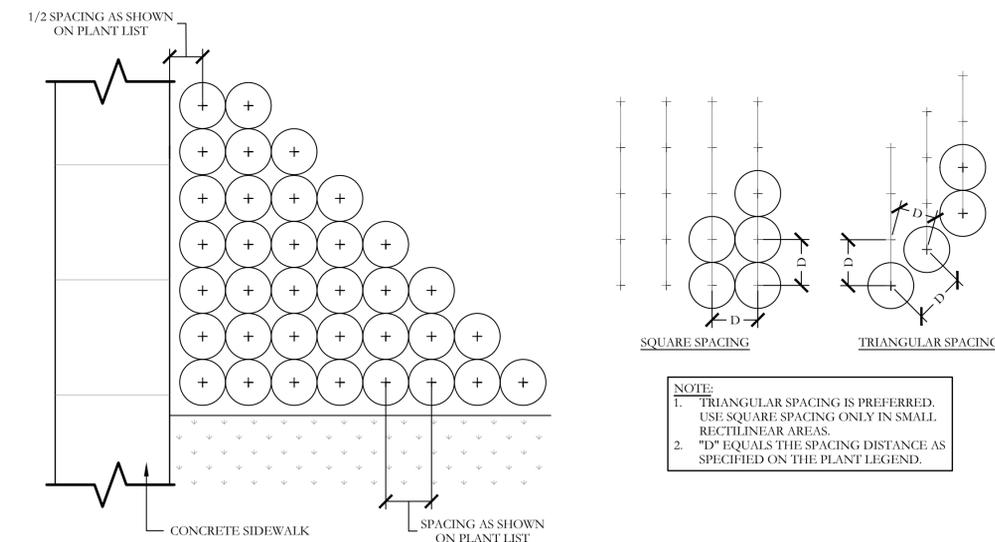
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



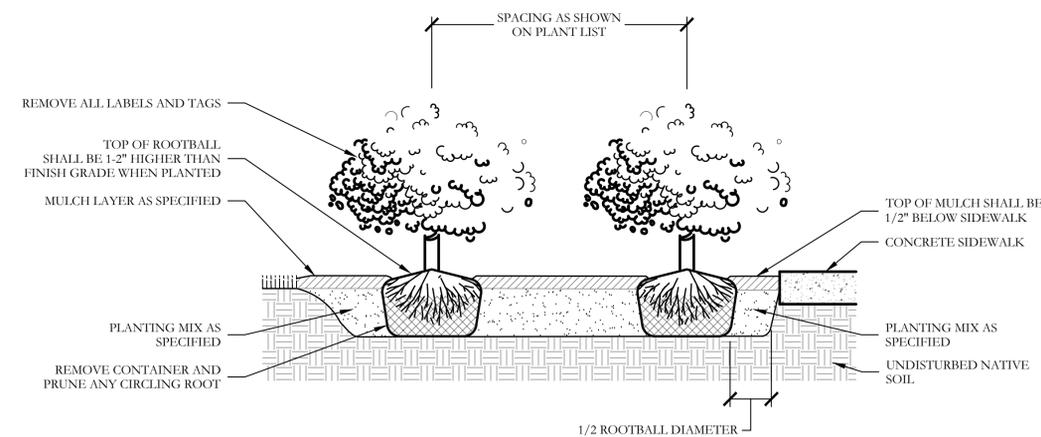
1 TYPICAL TREE PLANTING SECTION NOT TO SCALE



3 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



2 TYPICAL SHRUB AND GROUND COVER PLANTING PLAN/SECTION NOT TO SCALE



4 TYPICAL SHRUB AND GROUND COVER PLANTING SECTION NOT TO SCALE

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ___, 20__.

WITNESS OUR HANDS, this ___ day of ___, 20__.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



JOHNSON VOLK CONSULTING

704 Central Parkway East | Suite 1200 | Plano, Texas 75074 | 972.201.3100

Planning and Zoning Department
City of Rockwall – Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

August 16, 2024

Tree Survey Affidavit

Peachtree Meadows, Amenity Center
City of Rockwall, Rockwall County, Texas

To Whom it May Concern,

After an extensive field investigation and tree inventory, we have determined that no protected trees exist on site for this development. Because of this, we have not prepared tree survey plans, checklists, and applicable plans for tree survey, mitigation, and/or tree preservation per the City of Rockwall Ordinance.

If you have any questions or concerns, please let me know.

Sincerely,

Cody Johnson, RLA, ASLA, LI
Johnson Volk Consulting
704 Central Parkway East
Suite 1200
Plano, Texas 75074

ORNAMENTAL METAL FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
9. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 515 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
 - 10.1. PICKETS, 3/4" SQUARE 16 GA.
 - 10.2. RAILS, 1-1/2" X 1-1/2" TUBE 16 GA.
 - 10.3. POSTS, 2" SQUARE 11 GA.
 - 10.4. POSTS, 3" SQUARE 11 GA.
11. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH.
12. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF 8'-0" O.C.
13. FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.

APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ___, ____.

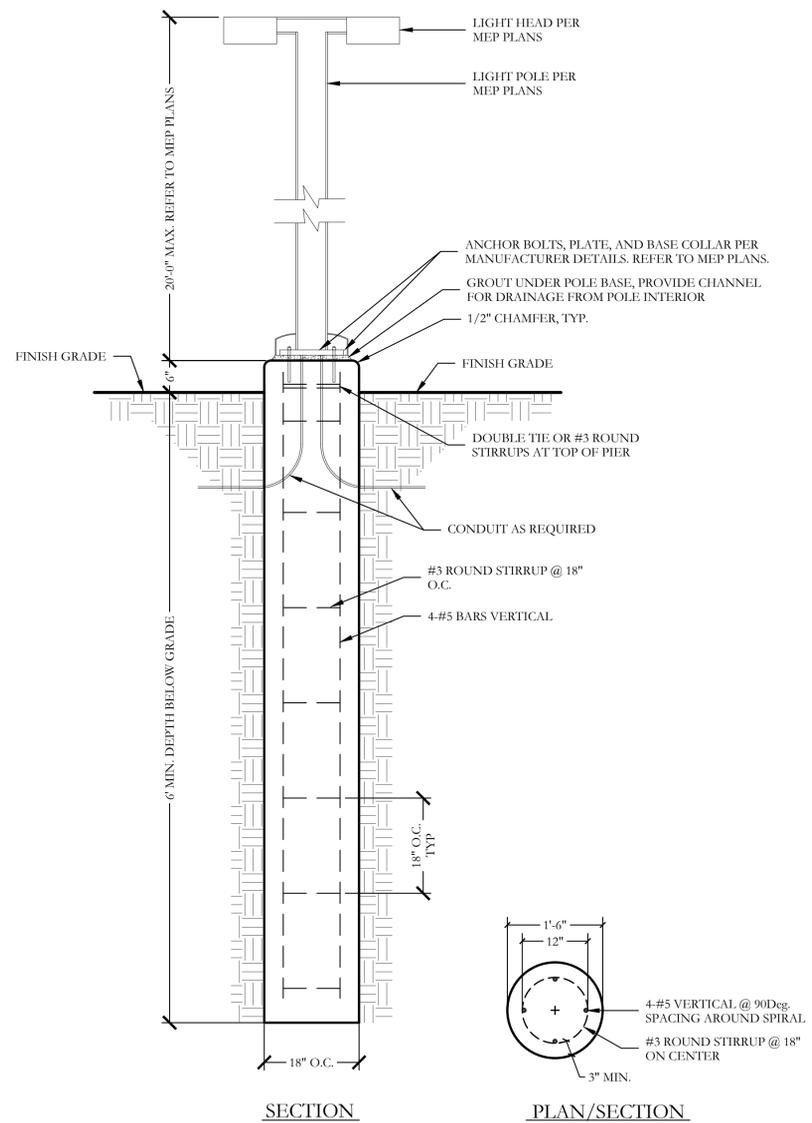
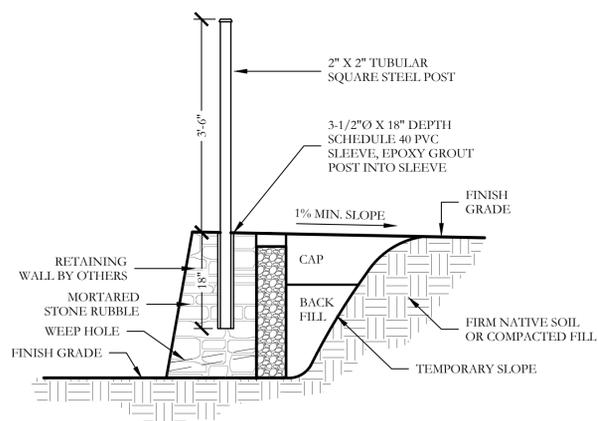
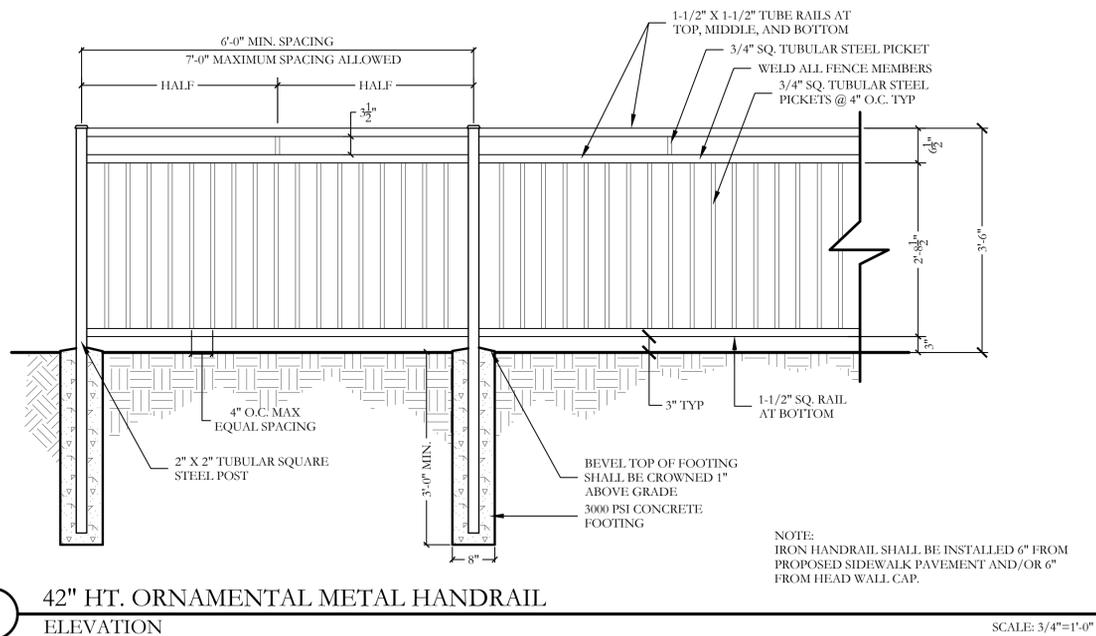
WITNESS OUR HANDS, this ___ day of ___, ____.

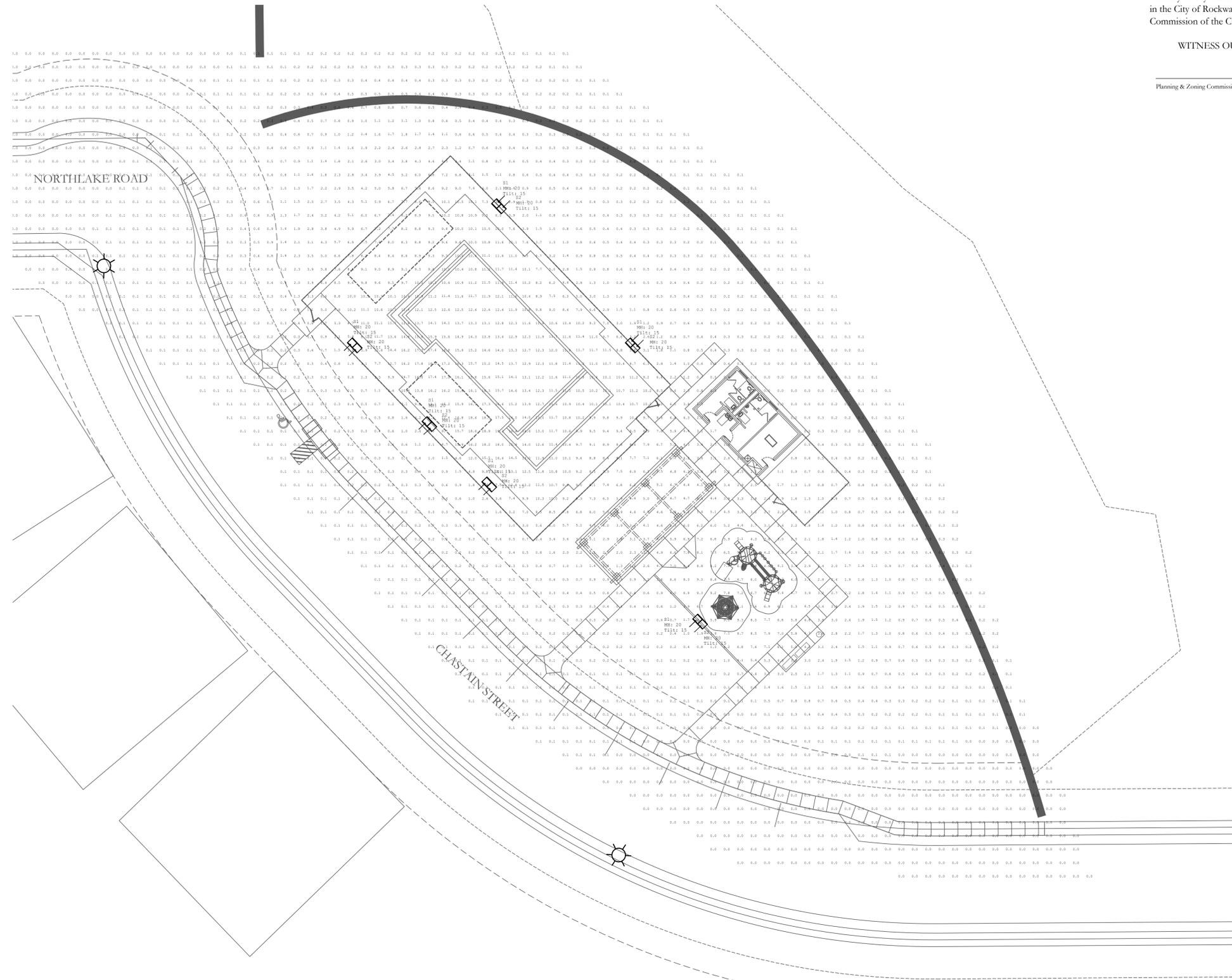
 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

PERMITTED BY BUILDING INSPECTORS.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.





1 SITE PLAN - PHOTOMETRICS
SCALE: 1" = 20'-0"

Luminaire Schedule		Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
☐	6	S1	Single	MRS-LED-24L-SIL-FT-40-70CRI-IL	PAIRED W/ S2	0.900	15300	196	1176	20
☐	6	S2	Single	MRS-LED-24L-SIL-FT-40-70CRI-IL	PAIRED W/ S1	0.900	15300	196	1176	20

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, ____.

WITNESS OUR HANDS, this ____ day of _____, ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



**PEACHTREE MEADOWS - AMENITY CENTER
ROCKWALL, TEXAS**

Issue:	XX-XX-XXXX
Revisions:	

Drawing Title:
PHOTOMETRICS - SITE PLAN

Sheet
E1.02

CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES

AOS JOB #: 4444-001-24

Mirada Small Area Light (MRS)

Have questions? Call us at (800) 436-7800

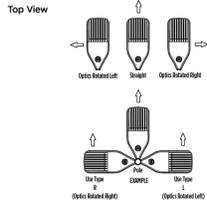
Type: _____

ACCESSORIES

Back to Quick Links

Mounting Accessories	Shielding, Poles & Misc. Accessories
Universal Mounting Bracket Mounts into 7" square or round (square/straight) poles with (2) mounting hole spaces between 1.5" to 5" Part Number: SMA UWB CLR	Integral Louver Field install Integral Louver provides maximum backlight control by shielding each individual row of LEDs Part Number: IS3445
Half Mount Pole Use one person installation to existing/new construction poles with hole spaces between 2.4 to 4.3" Part Number: HNS PDM B3B5 IX CLR	Integral Half Louver Field install Integral Half Louver provides great backlight control without impacting front side distribution. Part Number: IS3446
3" Pin Stack Mount Pole Use one person installation to existing/new construction poles with hole spaces between 2.4 to 4.3" Part Number: HNS PDS B3B5 IX CLR	External Shield General shield blocks view of light source from any side of luminaire, additional shielding configurations available Part Number: IS3520BLK (P) / IS3520BLK (S)*
Adjustable Spherule Mounts into 2" (Clear) (P, 2.35") (Silver) O.D. beam and provides 180° of tilt (max 45° above horizontal) Part Number: SMA AS1 CLR	Spacer Pole 10-35" steel and aluminum poles in 4", 5", and 6" sizes for retrofit and new construction Part Number: 620/520/620
Spacer Beam Top Mounts into 2" (Clear) (P, 2.35") (Silver) O.D. beam and allows for mounting up to 4 luminaires Part Number: SMA STM*	Recess Pole 10-35" steel and aluminum poles in 4" and 5" sizes for retrofit and new construction Part Number: 489/589
Spacer Internal Shelf/Flare Mounts inside 4" to 5" square pole and allows for mounting up to 4 luminaires Part Number: SMA I_SF* CLR	Tapered Pole 20-35" steel and aluminum poles for retrofit and new construction Part Number: 81P
Wall Mount Bracket Mounts onto vertical wall surface (hardware/anchors not included) Part Number: HNS 330 WY CLR	Best Splices 10-35" steel and aluminum poles in 4" and 5" sizes for retrofit and new construction Part Number: 730/735
Wood Pole Bracket Mounts onto wooden poles (5" minimum O.D., hardware/anchors not included) Part Number: HNS 330 WP CLR	

OPTICS ROTATION



ACCESSORIES/OPTIONS

Integral Louver (IL) and House-Side Shield (HS) Integral Louver (IL) and half louver (HL) accessory shields available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (IL) and Integral House-Side Shield (HS) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution. Luminaire Shown with Integral Louver (IL)	Luminaire Shown with IMSBTL Option
7 Pin Photoelectric Control 7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocell/cont or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring). Luminaire Shown with CR7P	

Mirada Small Area Light (MRS)

Have questions? Call us at (800) 436-7800

Type: _____

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: MRS LED 4L SIL FT L UNV DIM AMB ALBSCX BLK IH							
Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation ²	Voltage	Driver
MRS - Mirada Small Area Light	LED	ZL - 2,000 lms 4L - 4,000 lms Custom Lumen Packages ¹	SIL - Silicone	2 - Type 2 S - Type 3 SW - Type 5 Wide FT - Forward Throw	(Blank) - standard L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HW - High Voltage (347-480V)	DM - 0-10V Dimming (0-10V)
Color Temp	Controls (Choose One)			Finish	Options		
AMB - Narrow Band Amber	(Blank) - None Wireless Controls System ALSC - AirLink Symapex Control System ALSCSX - AirLink Symapex Control System with 12-327 MHz Motion Sensor ALSCSX4 - AirLink Symapex Control System with 20-407 MHz Motion Sensor ALBSCX - AirLink Blue Wireless Motion & Photo Sensor Controller (0-24 MHz) ALBSCX4 - AirLink Blue Wireless Motion & Photo Sensor Controller (0-24 MHz)			BLK - Black BRZ - Dark Bronze GMS - Gun Metal Gray GPF - Graphite MSV - Metallic Silver PLP - Platinum Plus SWG - Satin Verde Green WHT - White	(Blank) - None IH - Integral Half Louver (Moderate Spill Light Control) ³ IL - Integral Louver (Sharp Spill Light Control) ³		

Accessory Ordering Information ⁴		SHIELDING OPTIONS	
CONTROLS ACCESSORIES	Order Number	Description	Order Number
Twist Lock Photocell (120V) for use with CR7P	12254	Mirada Small	
Twist Lock Photocell (208-277V) for use with CR7P	12255	Mirada Medium	
Twist Lock Photocell (347V) for use with CR7P	12256	Mirada Large	See Shielding Guide
Twist Lock Photocell (480V) for use with CR7P	12258	Zone Medium	
AirLink 5 Pin Twist Lock Controller	66149	Zone Large	
AirLink 7 Pin Twist Lock Controller	66140	Size Medium	
Shorting Cap for use with CR7P	14932B		

Need more information? Click here for our glossary

Have additional questions? Call us at (800) 436-7800

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not IES listed.
 2. Not available on "True TM" distribution.
 3. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
 4. MSB is field configurable via the iOS app that can be downloaded from your smartphone's native app store.
 5. Accessories are shipped separately and field installed.
 6. "UL" denotes finish. See finish options.

Mirada Small Area Light (MRS)

Have questions? Call us at (800) 436-7800

Type: _____

CONTROLS

Back to Quick Links

Integral Bluetooth™ Motion and Photocell Sensor (IMSBTL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBT



AirLink Blue (ALBSCX)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components: Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more details about AirLink Blue



Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
OMSBTL/MSBTL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High
ONS	Motion	No Motion	N/A	N/A	N/A	30 seconds	Auto

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.



Catalog #: _____ Project: _____
 Prepared By: _____ Date: _____

Mirada Small Area (MRS)

Turtle friendly LED Area Light



OVERVIEW	
Lumen Package	2,000 - 4,000
Wattage Range	36 - 93
Efficacy Range (LPW)	39 - 73
Fixture Weight lbs (kg)	20 (9.1)

QUICK LINKS

Ordering Guide	Performance	Photometrics	Dimensions
----------------	-------------	--------------	------------

FEATURES & SPECIFICATIONS

- Construction**
- Rugged die-cast aluminum housing contains factory wired driver and optical unit. Cast aluminum wiring access door located underneath.
 - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes are available. Consult factory.
 - Shipping weight: 27 lbs in carton.
- Optical System**
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
 - Proprietary silicone refractor optics provide excellent coverage and uniformity in distribution types 2, 3, 5W, and FT.
 - Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
 - Zero uplift.
 - Available in narrow band amber with peak intensity at 596nm.
 - Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.
 - External shielding available for blocking visibility from any side of the luminaire.
- Electrical**
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
 - 0-10V dimming (10% - 100%) standard.
 - Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
 - Total harmonic distortion: <20%
 - Operating temperature: -40°C to +50°C (-40°F to +112°F).
 - Power factor: > 90
 - Input power stays constant over life.
 - Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
 - LEDs mounted to metal-core circuit board to maximize heat dissipation.
 - Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.
- Warranty**
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.
- Listings**
- Listed to UL 1598 and UL 8750.
 - Meets Buy American Act requirements.
 - IDA compliant.
 - Suitable for wet locations.
 - IP66 rated Luminaire per IEC 60598-1.
 - 3G rated for ANSI C136.31 high vibration applications are qualified.
 - IK08 rated luminaire per IEC 66262 mechanical impact code.
- Installation**
- Designed to mount to square or round poles.
 - A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
 - Included terminal block accepts up to 12 ga. wire.
 - Utilizes LSI's traditional B3 drill pattern.

Mirada Small Area Light (MRS)

Have questions? Call us at (800) 436-7800

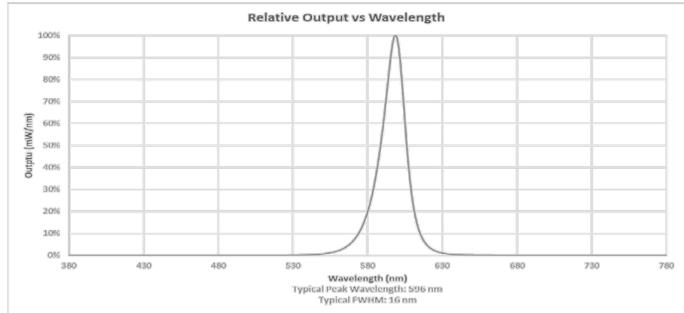
Type: _____

PERFORMANCE

Back to Quick Links

DELIVERED LUMENS ¹					ELECTRICAL DATA (AMPS) ²								
Lumen Package	Distribution	Narrow Band Amber			Wattage	Lumens	Wattage	120V	208V	240V	277V	347V	480V
		Delivered Lumens	Efficacy	BIG Rating									
ZL	2	2557	72	81-U0-G1	36	36	0.30	0.17	0.15	0.13	0.10	0.07	
	3	2599	73	81-U0-G1									
	5W	2659	69	81-U0-G1									
4L	FT	2516	70	81-U0-G1	93	93	0.78	0.45	0.39	0.34	0.27	0.19	
	2	1761	40	81-U0-G1									
	3	3822	41	81-U0-G1									
	5W	3616	39	81-U0-G1									
	FT	3699	40	81-U0-G1									

¹10% are frequently updated therefore values are rounded.



1. Lumen maintenance values at 20% are calculated per TM-21 based on TM-09 data and in-situ luminaire testing.
 2. In accordance with IESNA TM-21-16, Projected Values represent interpolated values based on time duration that are within six times (6X) the IESNA TM-09 total test duration (in hours) for the device under testing (DUT) in the packaged (ED) state.
 3. In accordance with IESNA TM-21-16, Calculated Values represent time durations that exceed six times (6X) TM-09 total test duration (in hours) for the device under testing (DUT) in the packaged (ED) state.

APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, _____.

WITNESS OUR HANDS, this _____ day of _____, _____.

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning



Texas Registered Engineering Firm F-50218
 5020 Temponay Parkway - Plano, TX 75024
 Dallas / Fort Worth 214.432.9030
 Houston 832.532.2007

PEACHTREE MEADOWS -
 AMENITY CENTER
 ROCKWALL, TEXAS

AOS JOB #: 4444-001-24

Drawing Title:

ELECTRICAL -
 CUTSHEETS

Sheet

E5.01

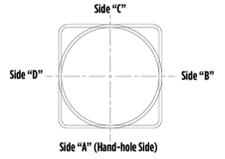
CONTRACTOR SHALL COORDINATE
 MEP DRAWINGS WITH ALL OTHER
 DISCIPLINES

Steel Poles Square Straight

Have questions? Call us at (800) 436-7800

DRILLING LOCATIONS

Sides	A	B	C	D
Hand-hole	X			
Single	X			
D90		X		X
D90	X			X
D90P		X		X
T90	X	X		X
TN120 ¹			X	X
O90	X	X	X	X
O90P			X	X
Single F90	X			
Double F90		X		



1 - Two locations will be 48" to the left and right of Side A.
 2 - Other two locations will be 108" to the left and right of Side A.
 3 - Two locations will be 48" to the left and right of Side A and two locations will be 108" to the left and right of Side A.
 Consult factory for custom variations. Standard SF and DF pole preparations are located 3/4" of the height of the pole from the base, except on DF poles. Maximum height for SF and DF pole preparations on DF poles is 12" from the base.

FIXTURE CONFIGURATIONS



Steel Poles Square Straight

Have questions? Call us at (800) 436-7800

WIND SPEED

MPH Information
 All LSI Industries poles are guaranteed to meet the EPA requirements listed. LSI Industries is not responsible if a pole under has a lower EPA rating than the indicated wind loading area when the pole will be located.
 CAUTION: This question does not apply if the pole bracket fixture combination is used to support any other accessories like flags, antennas, or signs, which would add stress to the pole. LSI Industries cannot accept responsibility for harm or damage caused in these situations.
 NOTE: Pole calculations include a 1.7 gust factor over steady wind velocity. Example poles designed to withstand 100 MPH winds will withstand gusts to 104 MPH. EPA charts for loadings 100 miles away from hurricane coast line. Consult LSI for other areas. Note: Hurricane coast lines are the Atlantic and Gulf of Mexico coastal areas. For applications in Florida or Canada, consult factory.

POLE	Mfg. Height Length (ft)	Wall Thick (ga)	BOLT CIRCLE		EPA											
			Designator	Dia. (in)	Anchor Bolt Dia. (in)	110 MPH	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH		
4" x 11-ga x 12'	12	11	B	8" - 11"	0.75	15.9	12.5	11.3	9.2	7.6	6.3	5.2	4.3	3.6		
4" x 11-ga x 14'	14	11	B	8" - 11"	0.75	10.7	9.5	8.5	6.8	5.4	4.4	3.5	2.7	2.1		
4" x 11-ga x 16'	16	11	B	8" - 11"	0.75	8.2	7.2	6.4	4.9	3.8	2.9	2.1	1.5	1.0		
4" x 11-ga x 18'	18	11	B	8" - 11"	0.75	6.3	5.4	4.7	3.4	2.4	1.6	1.0	0.4	n/a		
4" x 11-ga x 20'	20	11	B	8" - 11"	0.75	4.6	3.9	3.2	2.1	1.2	0.6	n/a	n/a	n/a		
4" x 11-ga x 22'	22	11	B	8" - 11"	0.75	3.0	2.5	2.0	1.2	0.5	n/a	n/a	n/a	n/a		
4" x 11-ga x 24'	24	11	B	8" - 11"	0.75	2.0	1.6	1.2	0.7	0.4	n/a	n/a	n/a	n/a		
4" x 11-ga x 26'	26	11	B	8" - 11"	0.75	1.4	1.0	0.7	0.4	0.2	n/a	n/a	n/a	n/a		
4" x 7-ga x 14'	14	7	B	8" - 11"	0.75	18.3	16.4	14.9	12.2	10.2	8.5	7.1	5.9	5.0		
4" x 7-ga x 16'	16	7	B	8" - 11"	0.75	14.2	12.8	11.6	9.6	7.8	6.3	5.2	4.2	3.4		
4" x 7-ga x 18'	18	7	B	8" - 11"	0.75	11.9	10.5	9.3	7.4	5.9	4.6	3.6	2.8	2.1		
4" x 7-ga x 20'	20	7	B	8" - 11"	0.75	9.6	8.4	7.4	5.7	4.3	3.2	2.3	1.6	0.9		
4" x 7-ga x 22'	22	7	B	8" - 11"	0.75	7.7	6.6	5.7	4.2	3.0	2.0	1.2	0.5	n/a		
4" x 7-ga x 24'	24	7	B	8" - 11"	0.75	6.0	5.1	4.3	2.9	1.8	0.9	n/a	n/a	n/a		
4" x 7-ga x 26'	26	7	B	8" - 11"	0.75	4.6	3.7	3.0	1.7	0.7	n/a	n/a	n/a	n/a		
4" x 7-ga x 28'	28	7	B	8" - 11"	0.75	3.3	2.5	1.8	0.7	n/a	n/a	n/a	n/a	n/a		
4" x 7-ga x 30'	30	7	B	8" - 11"	0.75	2.2	1.4	0.8	n/a	n/a	n/a	n/a	n/a	n/a		
5" x 11-ga x 14'	14	11	C	9" - 11"	0.75	17.4	16.1	14.1	11.5	9.3	7.7	6.3	5.2	4.2		
5" x 11-ga x 16'	16	11	C	9" - 11"	0.75	13.8	12.3	10.9	8.7	6.9	5.5	4.3	3.3	2.5		
5" x 11-ga x 18'	18	11	C	9" - 11"	0.75	10.8	9.6	8.4	6.5	4.9	3.7	2.6	1.8	1.1		
5" x 11-ga x 20'	20	11	C	9" - 11"	0.75	8.5	7.3	6.3	4.6	3.2	2.1	1.2	0.5	n/a		
5" x 11-ga x 22'	22	11	C	9" - 11"	0.75	6.8	5.7	4.8	3.2	2.1	1.2	0.5	n/a	n/a		
5" x 11-ga x 24'	24	11	C	9" - 11"	0.75	4.8	3.7	3.0	1.6	0.6	n/a	n/a	n/a	n/a		
5" x 11-ga x 26'	26	11	C	9" - 11"	0.75	3.2	2.1	1.6	0.4	n/a	n/a	n/a	n/a	n/a		
5" x 11-ga x 28'	28	11	C	9" - 11"	0.75	2.1	1.2	0.8	0.4	n/a	n/a	n/a	n/a	n/a		
5" x 11-ga x 30'	30	11	C	9" - 11"	0.75	1.5	0.9	0.6	0.3	0.2	n/a	n/a	n/a	n/a		
5" x 7-ga x 20'	20	7	D	9" - 11"	1.00	21.6	19.3	17.3	14.0	11.3	9.2	7.4	6.0	4.8		
5" x 7-ga x 22'	22	7	D	9" - 11"	1.00	20.7	18.6	16.6	13.5	10.7	8.5	6.8	5.4	4.2		
5" x 7-ga x 24'	24	7	D	9" - 11"	1.00	17.7	15.6	13.8	10.8	8.5	6.6	5.0	3.7	2.6		
5" x 7-ga x 26'	26	7	D	9" - 11"	1.00	14.9	13.1	11.4	8.8	6.6	4.9	3.5	2.3	1.3		
5" x 7-ga x 28'	28	7	D	9" - 11"	1.00	12.5	10.9	9.4	6.9	4.9	3.4	2.1	1.0	n/a		
5" x 7-ga x 30'	30	7	D	9" - 11"	1.00	10.3	8.9	7.5	5.2	3.4	2.0	0.8	n/a	n/a		
5" x 7-ga x 35'	35	7	D	9" - 11"	1.00	6.0	4.8	3.6	1.8	n/a	n/a	n/a	n/a	n/a		
6" x 7-ga x 24'	24	7	J	12"	1.00	18.6	16.4	14.3	11.2	8.6	6.5	4.8	3.4	2.2		
6" x 7-ga x 26'	26	7	J	12"	1.00	15.6	13.4	11.7	8.8	6.5	4.6	3.0	1.8	0.7		
6" x 7-ga x 28'	28	7	J	12"	1.00	12.9	10.9	9.3	6.7	4.6	2.8	1.5	n/a	n/a		
6" x 7-ga x 30'	30	7	J	12"	1.00	10.4	8.8	7.5	4.8	2.9	1.5	n/a	n/a	n/a		
6" x 7-ga x 32'	32	7	J	12"	1.00	8.3	6.8	5.5	3.1	1.3	n/a	n/a	n/a	n/a		
6" x 7-ga x 34'	34	7	J	12"	1.00	6.5	5.0	3.7	1.6	n/a	n/a	n/a	n/a	n/a		
6" x 7-ga x 35'	35	7	J	12"	1.00	5.5	4.2	2.9	0.9	n/a	n/a	n/a	n/a	n/a		
6" x 7-ga x 39'	39	7	J	12"	1.00	2.3	1.0	n/a								

Steel Poles Square Straight

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

POLE SERIES	Mounting Method	Material	Height ²	Mounting Configuration	Pole Finish	Options
450 - 4" x 4" Square Straight Pole (New Build)	Bolt-On Mount ¹ - See pole selection guide for patterns and fixture matches	S116 - 11 Ga. Steel (650/450) and S50/S500 (Only)	8' ¹	S - Single/Parallel	BRZ - Bronze BLK - Black PLP - Platinum Plus	GA - Galvanized Anchor Bolts SF - Single Flood ³ DF - Double Flood ³
550 - 5" x 5" Square Straight Pole (New Build)	B5 - 5" Traditional Drilling Pattern	S116 - 11 Ga. Steel (650/450) and S50/S500 (Only)	10' ¹	D90 - Double	WHY - White SNG - Silver Verde/Green GRF - Graphite MSV - Metallic Silver BZA - Alternate Bronze GMG - Gun Metal Gray	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts CRX - Corral Recovery ⁴
650 - 6" x 6" Square Straight Pole (New Build)	B5 - 5" Traditional Drilling Pattern	S116 - 11 Ga. Steel (650/450) and S50/S500 (Only)	12' ¹	D90 - Double	WHY - White SNG - Silver Verde/Green GRF - Graphite MSV - Metallic Silver BZA - Alternate Bronze GMG - Gun Metal Gray	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts CRX - Corral Recovery ⁴
650R - 5" x 5" Square Straight Pole (Retractable)	R2R - Raised 2" Reduce Drilling Pattern (LALA ONLY)	S116 - 11 Ga. Steel (650/450) and S50/S500 (Only)	14' ¹	T90 - Triple	WHY - White SNG - Silver Verde/Green GRF - Graphite MSV - Metallic Silver BZA - Alternate Bronze GMG - Gun Metal Gray	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts CRX - Corral Recovery ⁴
650U - 6" x 6" Square Straight Pole (Retractable)	R2R - Raised 2" Reduce Drilling Pattern (LALA ONLY)	S116 - 11 Ga. Steel (650/450) and S50/S500 (Only)	15' ¹	T90 - Triple	WHY - White SNG - Silver Verde/Green GRF - Graphite MSV - Metallic Silver BZA - Alternate Bronze GMG - Gun Metal Gray	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts CRX - Corral Recovery ⁴
			16' ¹	O90 - Quad	WHY - White SNG - Silver Verde/Green GRF - Graphite MSV - Metallic Silver BZA - Alternate Bronze GMG - Gun Metal Gray	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts CRX - Corral Recovery ⁴
			17' ¹	O90 - Quad	WHY - White SNG - Silver Verde/Green GRF - Graphite MSV - Metallic Silver BZA - Alternate Bronze GMG - Gun Metal Gray	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts CRX - Corral Recovery ⁴
			18' ¹	N - Tenon Mount (Standard Tenon size is 2-3/8" O.D.) (Blank) - Use with I for Mounting Method	WHY - White SNG - Silver Verde/Green GRF - Graphite MSV - Metallic Silver BZA - Alternate Bronze GMG - Gun Metal Gray	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts CRX - Corral Recovery ⁴
			20' ¹	N - Tenon Mount (Standard Tenon size is 2-3/8" O.D.) (Blank) - Use with I for Mounting Method	WHY - White SNG - Silver Verde/Green GRF - Graphite MSV - Metallic Silver BZA - Alternate Bronze GMG - Gun Metal Gray	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts CRX - Corral Recovery ⁴
			22' ¹	N - Tenon Mount (Standard Tenon size is 2-3/8" O.D.) (Blank) - Use with I for Mounting Method	WHY - White SNG - Silver Verde/Green GRF - Graphite MSV - Metallic Silver BZA - Alternate Bronze GMG - Gun Metal Gray	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts CRX - Corral Recovery ⁴
			23' ¹	N - Tenon Mount (Standard Tenon size is 2-3/8" O.D.) (Blank) - Use with I for Mounting Method	WHY - White SNG - Silver Verde/Green GRF - Graphite MSV - Metallic Silver BZA - Alternate Bronze GMG - Gun Metal Gray	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts CRX - Corral Recovery ⁴
			24' ¹	N - Tenon Mount (Standard Tenon size is 2-3/8" O.D.) (Blank) - Use with I for Mounting Method	WHY - White SNG - Silver Verde/Green GRF - Graphite MSV - Metallic Silver BZA - Alternate Bronze GMG - Gun Metal Gray	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts CRX - Corral Recovery ⁴
			25' ¹	N - Tenon Mount (Standard Tenon size is 2-3/8" O.D.) (Blank) - Use with I for Mounting Method	WHY - White SNG - Silver Verde/Green GRF - Graphite MSV - Metallic Silver BZA - Alternate Bronze GMG - Gun Metal Gray	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts CRX - Corral Recovery ⁴
			26' ¹	N - Tenon Mount (Standard Tenon size is 2-3/8" O.D.) (Blank) - Use with I for Mounting Method	WHY - White SNG - Silver Verde/Green GRF - Graphite MSV - Metallic Silver BZA - Alternate Bronze GMG - Gun Metal Gray	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts CRX - Corral Recovery ⁴
			27' ¹	N - Tenon Mount (Standard Tenon size is 2-3/8" O.D.) (Blank) - Use with I for Mounting Method	WHY - White SNG - Silver Verde/Green GRF - Graphite MSV - Metallic Silver BZA - Alternate Bronze GMG - Gun Metal Gray	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts CRX - Corral Recovery ⁴
			28' ¹	N - Tenon Mount (Standard Tenon size is 2-3/8" O.D.) (Blank) - Use with I for Mounting Method	WHY - White SNG - Silver Verde/Green GRF - Graphite MSV - Metallic Silver BZA - Alternate Bronze GMG - Gun Metal Gray	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts CRX - Corral Recovery ⁴
			30' ¹	N - Tenon Mount (Standard Tenon size is 2-3/8" O.D.) (Blank) - Use with I for Mounting Method	WHY - White SNG - Silver Verde/Green GRF - Graphite MSV - Metallic Silver BZA - Alternate Bronze GMG - Gun Metal Gray	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts CRX - Corral Recovery ⁴
			32' ¹	N - Tenon Mount (Standard Tenon size is 2-3/8" O.D.) (Blank) - Use with I for Mounting Method	WHY - White SNG - Silver Verde/Green GRF - Graphite MSV - Metallic Silver BZA - Alternate Bronze GMG - Gun Metal Gray	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts CRX - Corral Recovery ⁴
			35' ¹	N - Tenon Mount (Standard Tenon size is 2-3/8" O.D.) (Blank) - Use with I for Mounting Method	WHY - White SNG - Silver Verde/Green GRF - Graphite MSV - Metallic Silver BZA - Alternate Bronze GMG - Gun Metal Gray	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts CRX - Corral Recovery ⁴
			39' ¹	N - Tenon Mount (Standard Tenon size is 2-3/8" O.D.) (Blank) - Use with I for Mounting Method	WHY - White SNG - Silver Verde/Green GRF - Graphite MSV - Metallic Silver BZA - Alternate Bronze GMG - Gun Metal Gray	DF - Double Flood ³ DGP - DuraGrip Plus LMB - Loss Anchor Bolts CRX - Corral Recovery ⁴

Need more information? Click here for our glossary.
 Have additional questions? Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION

Part Number	Description
122559CLR	4BC - 4" Square Base Cover
122561CLR	5BC - 5" Square Base Cover
122563CLR	6BC - 6" Square Base Cover
132488CLR	5BC - 5" Square Universal Base Cover
131252CLR	6BC - 6" Square Universal Base Cover
122566CLR	BR2 - Weatherproof Duplex Receptacle
122567CLR	GR - Ground Fault Circuit Interrupter
132356	MH5 - mounting Hole Plugs for use with 5" traditional drill pattern (3 set of 3 plugs)
681126	MH3 - mounting Hole Plugs for use with 3" reduced drill pattern (3 set of 3 plugs)
725841	MH2 - mounting Hole Plugs for use with 2" reduced drill pattern (3 set of 3 plugs)
172539	Vibration Damper - 4" Square Pole (bolt-on mount only)
172538	Vibration Damper - 5" Square Pole (bolt-on mount only)
178561	Vibration Damper - 6" Square Pole (bolt-on mount only)

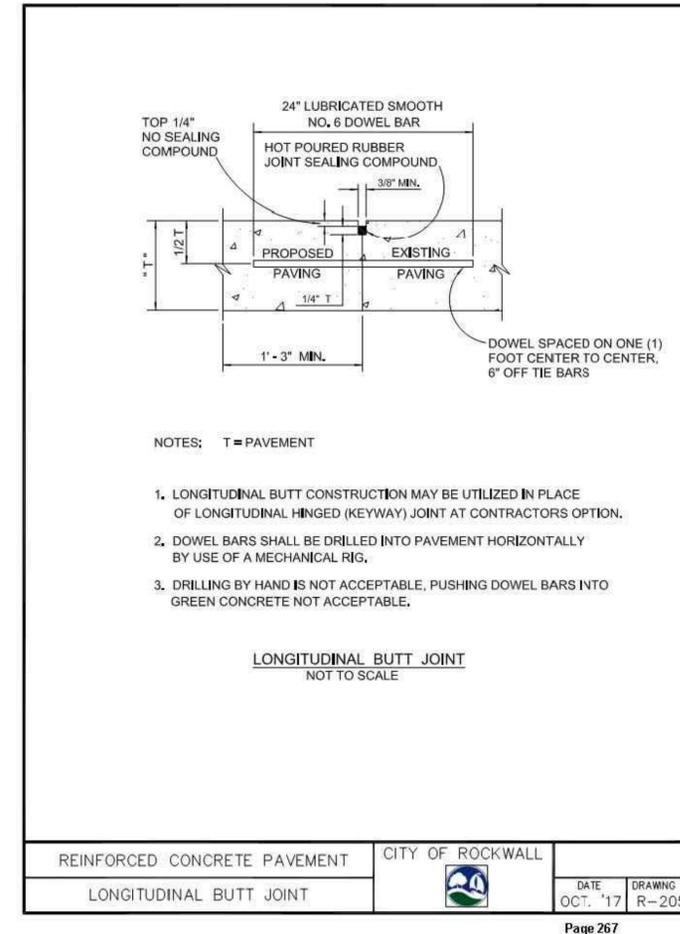
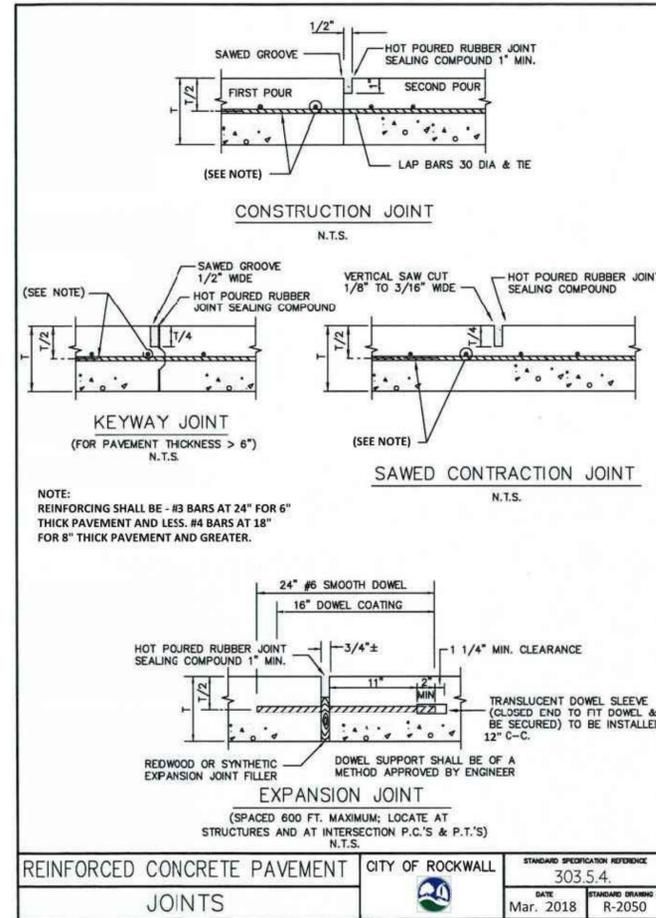
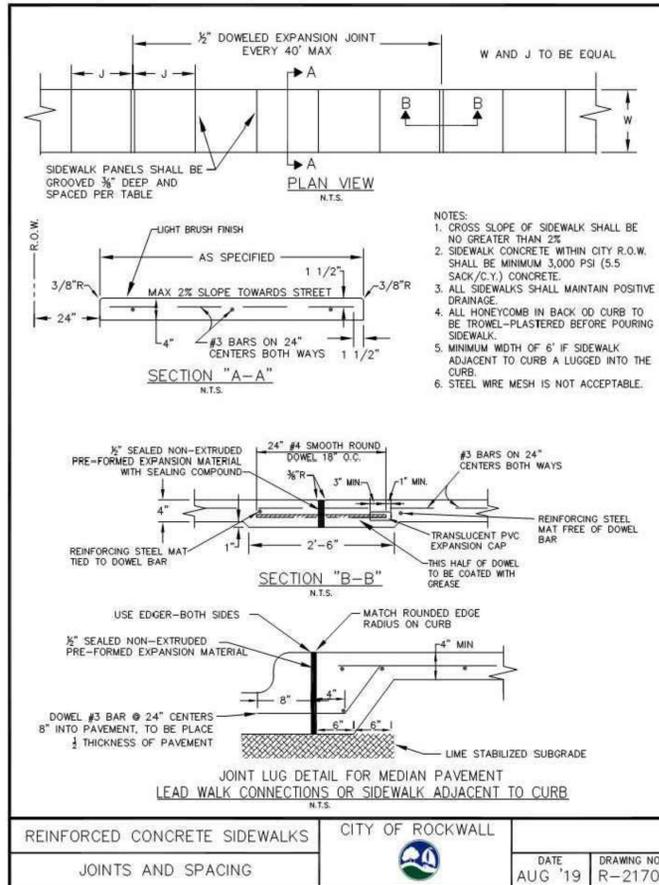
ANCHOR BOLT KIT ORDERING INFORMATION

Part Number	Description
AB KIT 122594	450 S116/S076 Anchor Bolts (Steel Plated)
AB KIT 122609	450 S116/S076 Anchor Bolts (Galvanized)
AB KIT 122650	550 S116 Anchor Bolts (Steel Plated)
AB KIT 122610	550 S116 Anchor Bolts (Galvanized)
AB KIT 122586	550 S076 Anchor Bolts (Steel Plated)
AB KIT 122611	550 S076 Anchor Bolts (Galvanized)
AB KIT 122612	650 S076 Anchor Bolts (Galvanized)

1 - See Area Light Brackets - 3" Reduced Drill Pattern and Area Light Brackets - 5" Traditional Drill Pattern Spec. Sheets.
 2 - Pole heights will have +/- 1/2" tolerance.

3 - See Flood Lighting Brackets section for choice of BR2 brackets.
 4 - CR selection must include required height and side of pole mounting location. Mounting template required at time of order.

Steel Poles Square Straight



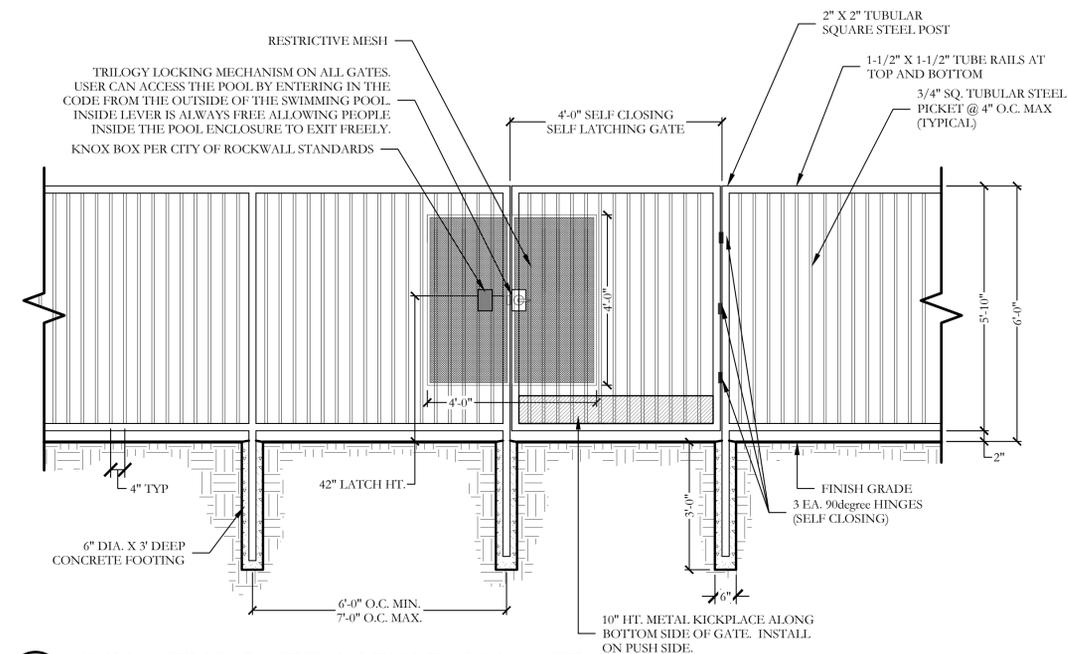
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ___, 2017.

WITNESS OUR HANDS, this ___ day of ___, 2017.

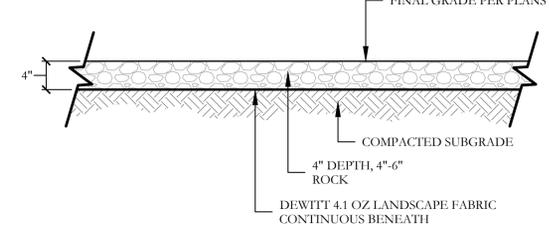
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

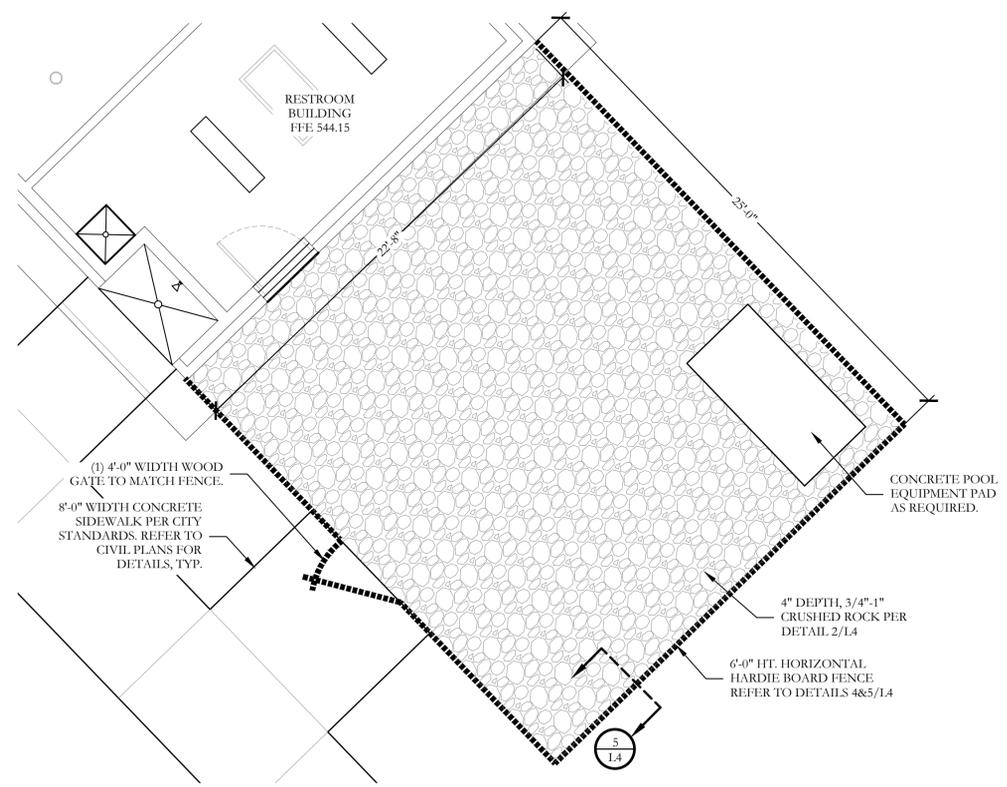




1 ORNAMENTAL METAL FENCE AND GATE ELEVATION SCALE: 1/2" = 1'-0"

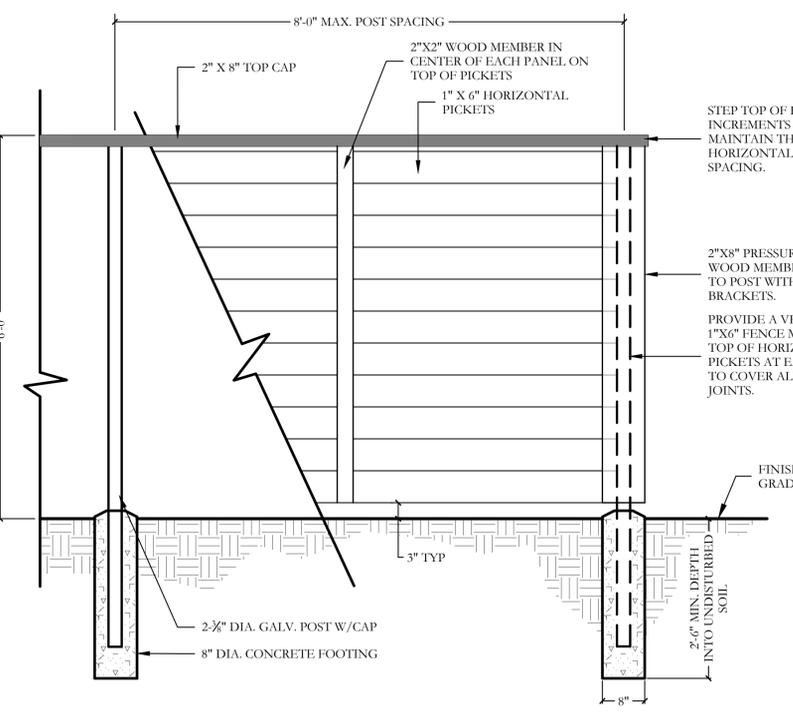


2 CRUSHED ROCK BASE SECTION SCALE: 1" = 1'-0"

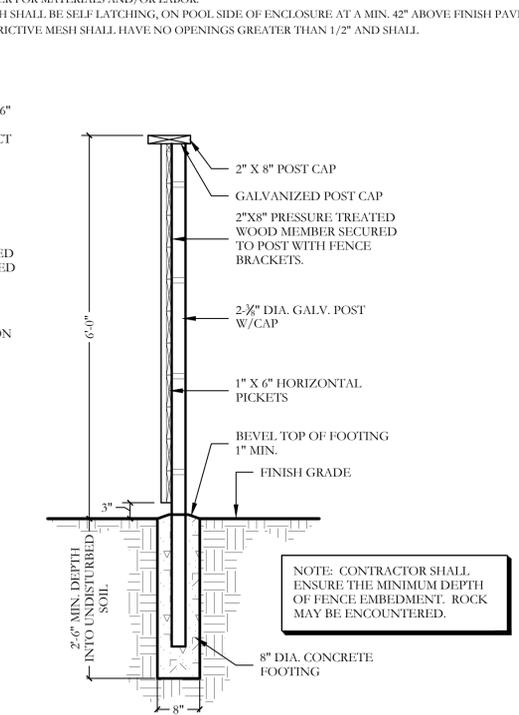


3 POOL EQUIPMENT & TRASH TOTE ENCLOSURE PLAN SCALE: 1/4" = 1'-0"

- HARDIE BOARD FENCE NOTES**
1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES VERIFY LOCATION OF ALL UTILITIES WITH THE CITY AND VARIOUS UTILITY COMPANIES BEFORE DRILLING PIERS.
 2. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
 3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL CODES AND REQUIREMENTS.
 4. WOOD MATERIAL FOR FENCE
 - 4.1. STRINGERS- CEDAR, #2 GRADE OR BETTER. COLOR TO MATCH PAVILION.
 - 4.2. PICKETS- CEDAR, #2 GRADE OR BETTER. COLOR TO MATCH PAVILION.
 - 4.3. CAPS- CEDAR, #2 GRADE OR, BETTER. COLOR TO MATCH PAVILION.
 5. ALL FENCE POST TO BE SCHEDULE 40 - GALVANIZED.
 6. ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC. ARE TO BE HOT DIPPED GALVANIZED.
 7. ALL PICKETS ARE TO BE FASTENED TO THE RAILS USING GALVANIZED SCREWS. STAPLES AND/OR NAILS WILL NOT BE ALLOWED. SCREW WITHOUT SPLITTING MEMBERS, DRILL PILOT HOLES IF NECESSARY. ALL SPLIT MEMBERS WILL BE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 8. ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. ERECT FACES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. INSTALL STRINGERS WITH BOTTOM EDGES FREE OF DEFECTS. MITER ALL EXPOSED FINISHED JOINTS.
 9. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.
 10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.



4 PARTIAL 6'-0" HT. HARDIE BOARD FENCE ELEVATION SCALE: 3/4" = 1'-0"



5 6'-0" HT. HARDIE BOARD FENCE SECTION SCALE: 3/4" = 1'-0"

PERMITTED BY BUILDING INSPECTORS.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

ORNAMENTAL METAL FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS. GRIND SMOOTH ALL WELDS.
6. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF URBANE BRONZE (SW7048) BY SHERWIN WILLIAMS PAINT CO., COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE.
8. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513
9. HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
- 9.1. PICKETS, 3/4" SQUARE 16 GA.
- 9.2. RAILS, 1-1/2" X 1-1/2" SQUARE 16 GA.
- 9.3. POSTS, 2" SQUARE 11 GA.
10. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
11. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH.
12. GATE IS TO BE SELF-CLOSING. FALCON B561DBD626 SATIN CHROME DANE SEC CLASSROOM LOCK BY A&H TURF OR APPROVED EQUAL. DEADLOCKING LATCH BOLT BY LEVERS. OUTSIDE LEVER IS LOCKED BY KEY IN OUTSIDE LEVER. INSIDE LEVER IS ALWAYS FREE.
13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF 7'-0" O.C.
14. POOL FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UP-SIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.
15. LATCH SHALL BE SELF LATCHING, ON POOL SIDE OF ENCLOSURE AT A MIN. 42" ABOVE FINISH PAVING.
16. RESTRICTIVE MESH SHALL HAVE NO OPENINGS GREATER THAN 1/2" AND SHALL.

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ___, ____.

WITNESS OUR HANDS, this ___ day of ___, ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning