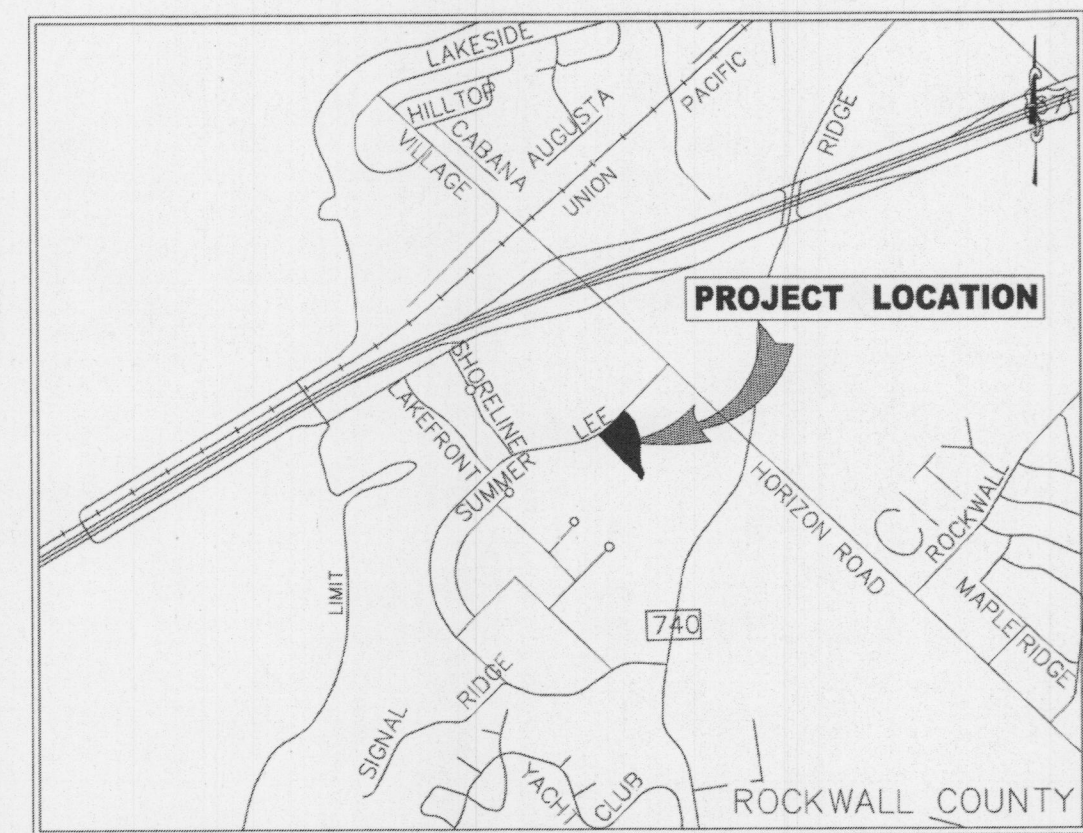


This site plan illustrates the proposed building's layout and its integration with the surrounding environment. The building is situated behind a 24-foot wide roadway. To the left of the building is a 12-foot landscape buffer, and to the right is a 15-foot natural preserve landscape buffer. The plan shows the building's footprint, a 24-foot roadway, a 12-foot landscape buffer, and a 15-foot natural preserve landscape buffer. It also details the storm water management system, including a storm water inlet, a street light conduit, a water gas, a sanitary sewer, a storm water inlet, a storm water outlet, and a storm water outlet. The plan also shows the location of the existing creek and the proposed building's relationship to the 24-foot roadway.



STREET CROSS SECTION (TYP.)
N.T.S.



- NOTES**
1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 2. REFERENCE SHEET SP 2 OF 2 FOR GARAGE PARKING LAYOUT AND CALCULATIONS

- | | |
|--|---|
| | <p>SIDEWALKS (PUBLIC)
 4" 3,000 PSI CONCRETE PAVING W/
 #3 BARS @ 24" O.C.E.W. PER CITY OF
 ROCKWALL STANDARDS.</p> |
| | <p>LIGHT DUTY PAVING
 6" 3,600 PSI CONCRETE PAVING W/
 #3 BARS @ 18" O.C.E.W. SUBGRADE
 PER GEOTECHNICAL RECOMMENDATION.</p> |
| | <p>HEAVY DUTY PAVING
 7" 3,600 PSI CONCRETE PAVING W/
 #3 BARS @ 18" O.C.E.W. SUBGRADE
 PER GEOTECHNICAL RECOMMENDATION.</p> |
| | <p>DUMPSTER AREA PAVING
 8" 3,600 PSI CONCRETE PAVING W/
 #3 BARS @ 18" O.C.E.W. SUBGRADE
 PER GEOTECHNICAL RECOMMENDATION.</p> |
| | <p>RESIDENTIAL THOROUGHFARE (PUBLIC)
 6" 3,600 PSI CONCRETE PAVING W/
 #4 BARS @ 24" O.C.E.W. ON 6" LIME
 STABILIZED SUBGRADE PER CITY OF
 ROCKWALL STANDARDS.</p> |

[illegible]

HARBOUR URBAN CENTER
CONDOMINIUMS
SUMMER LEE DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

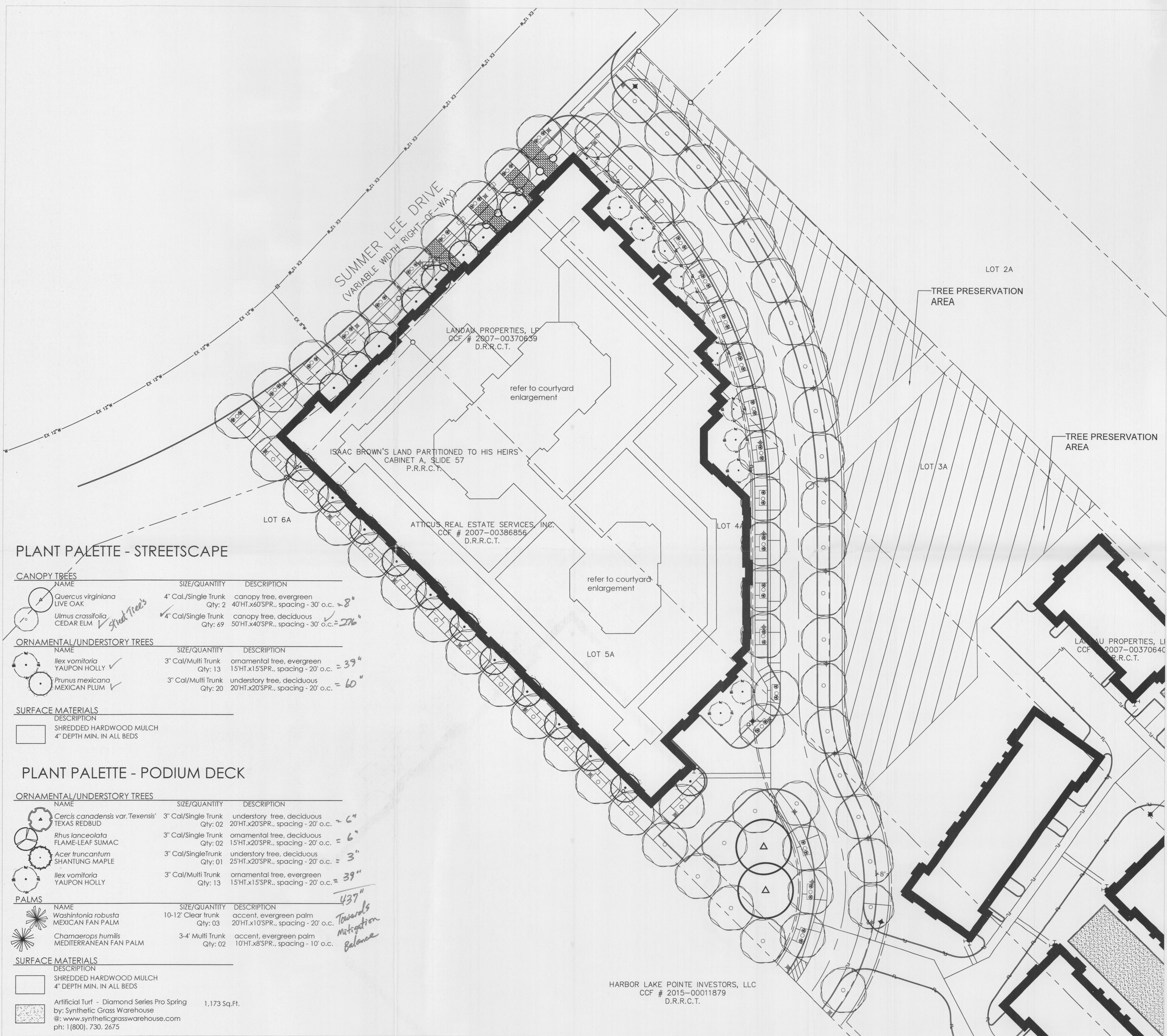
hpcivil engineering, LLC.
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
972.701.9636 • 972.701.9639 FAX
TX REGISTERED ENGINEERING FIRM F-12600
www.hpcivileng.com

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THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF BRIAN C. ABBOTT, P.E., TEXAS REG. #1088439
DATE: 12/2/2016

SHEET TITLE	
SITE PLAN	
SHEET NO.	
SP 1 OF 2	
HPCE #16-434	



PLANT PALETTE - STREETSCAPE

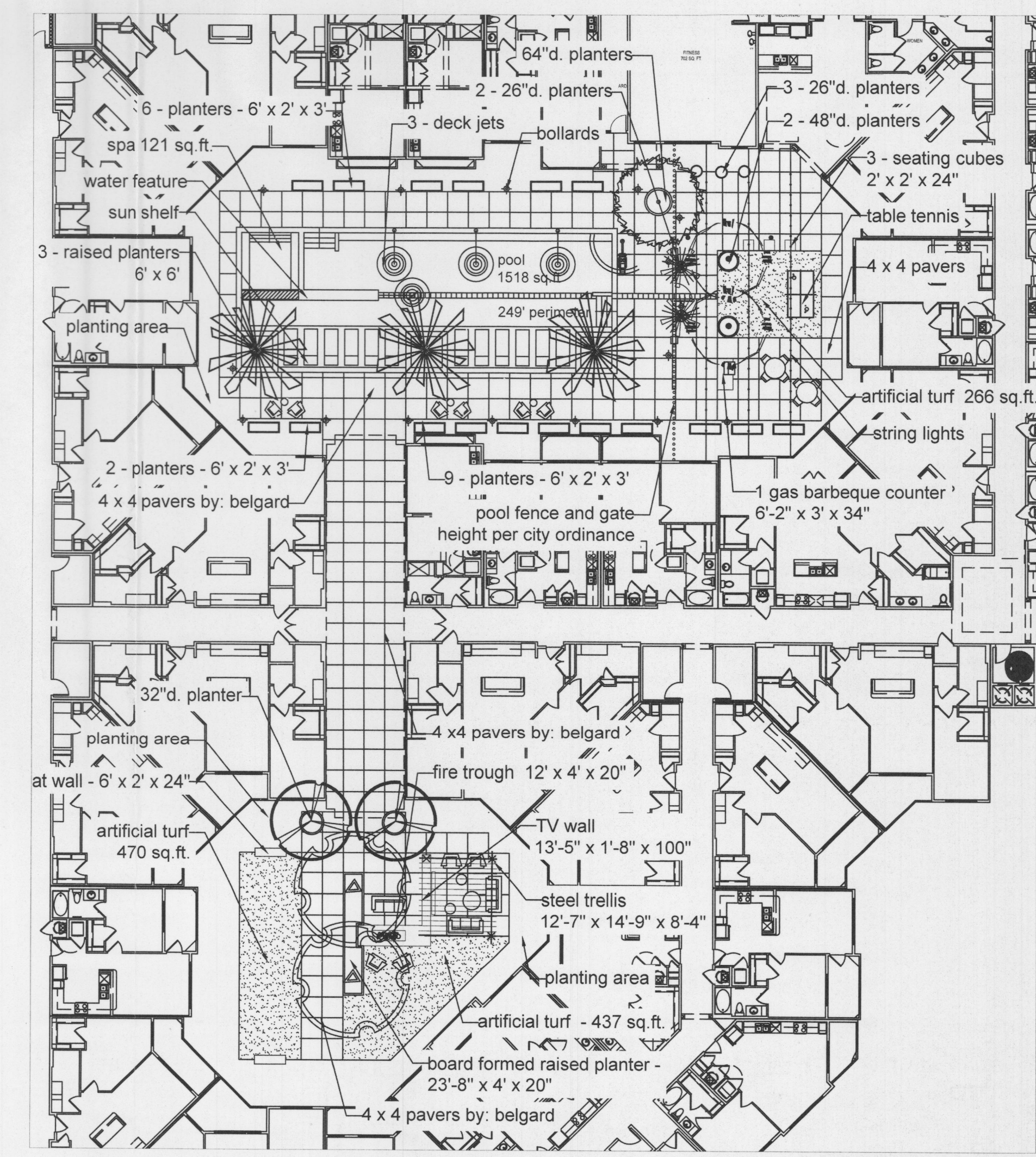
CANOPY TREES		
NAME	SIZE/QUANTITY	DESCRIPTION
Quercus virginiana LIVE OAK	4" Cal./Single Trunk Qty: 2	canopy tree, evergreen 40'HT.x60'SPR., spacing - 30' o.c.
Ulmus crassifolia CEDAR ELM	4" Cal./Single Trunk Qty: 69	canopy tree, deciduous 50'HT.x40'SPR., spacing - 30' o.c.
ORNAMENTAL/UNDERSTORY TREES		
NAME	SIZE/QUANTITY	DESCRIPTION
Ilex vomitoria YAUPOH HOLLY	3" Cal./Multi Trunk Qty: 13	ornamental tree, evergreen 15'HT.x15'SPR., spacing - 20' o.c.
Prunus mexicana MEXICAN PLUM	3" Cal./Multi Trunk Qty: 20	understory tree, deciduous 20'HT.x20'SPR., spacing - 20' o.c.

SURFACE MATERIALS	
DESCRIPTION	
SHREDDED HARDWOOD MULCH 4" DEPTH MIN. IN ALL BEDS	

PLANT PALETTE - PODIUM DECK

ORNAMENTAL/UNDERSTORY TREES		
NAME	SIZE/QUANTITY	DESCRIPTION
Cercis canadensis var. Texensis TEXAS REDBUD	3" Cal./Single Trunk Qty: 02	understory tree, deciduous 20'HT.x20'SPR., spacing - 20' o.c.
Rhus lanceolata FLAME-LEAF SUMAC	3" Cal./Single Trunk Qty: 02	ornamental tree, deciduous 15'HT.x20'SPR., spacing - 20' o.c.
Acer truncatum SHANTUNG MAPLE	3" Cal./Single Trunk Qty: 01	understory tree, deciduous 25'HT.x20'SPR., spacing - 20' o.c.
Ilex vomitoria YAUPOH HOLLY	3" Cal./Multi Trunk Qty: 13	ornamental tree, evergreen 15'HT.x15'SPR., spacing - 20' o.c.
PALMS		
NAME	SIZE/QUANTITY	DESCRIPTION
Washingtonia robusta MEXICAN FAN PALM	10-12' Clear trunk Qty: 03	accent, evergreen palm 20'HT.x10'SPR., spacing - 20' o.c.
Chamaerops humilis MEDITERRANEAN FAN PALM	3-4' Multi Trunk Qty: 02	accent, evergreen palm 10'HT.x8'SPR., spacing - 10' o.c.

SURFACE MATERIALS	
DESCRIPTION	
SHREDDED HARDWOOD MULCH 4" DEPTH MIN. IN ALL BEDS	
Artificial Turf - Diamond Series Pro Spring by: Synthetic Grass Warehouse @: www.syntheticgrasswarehouse.com ph: 1(800). 730. 2675	1,173 Sq.Ft.

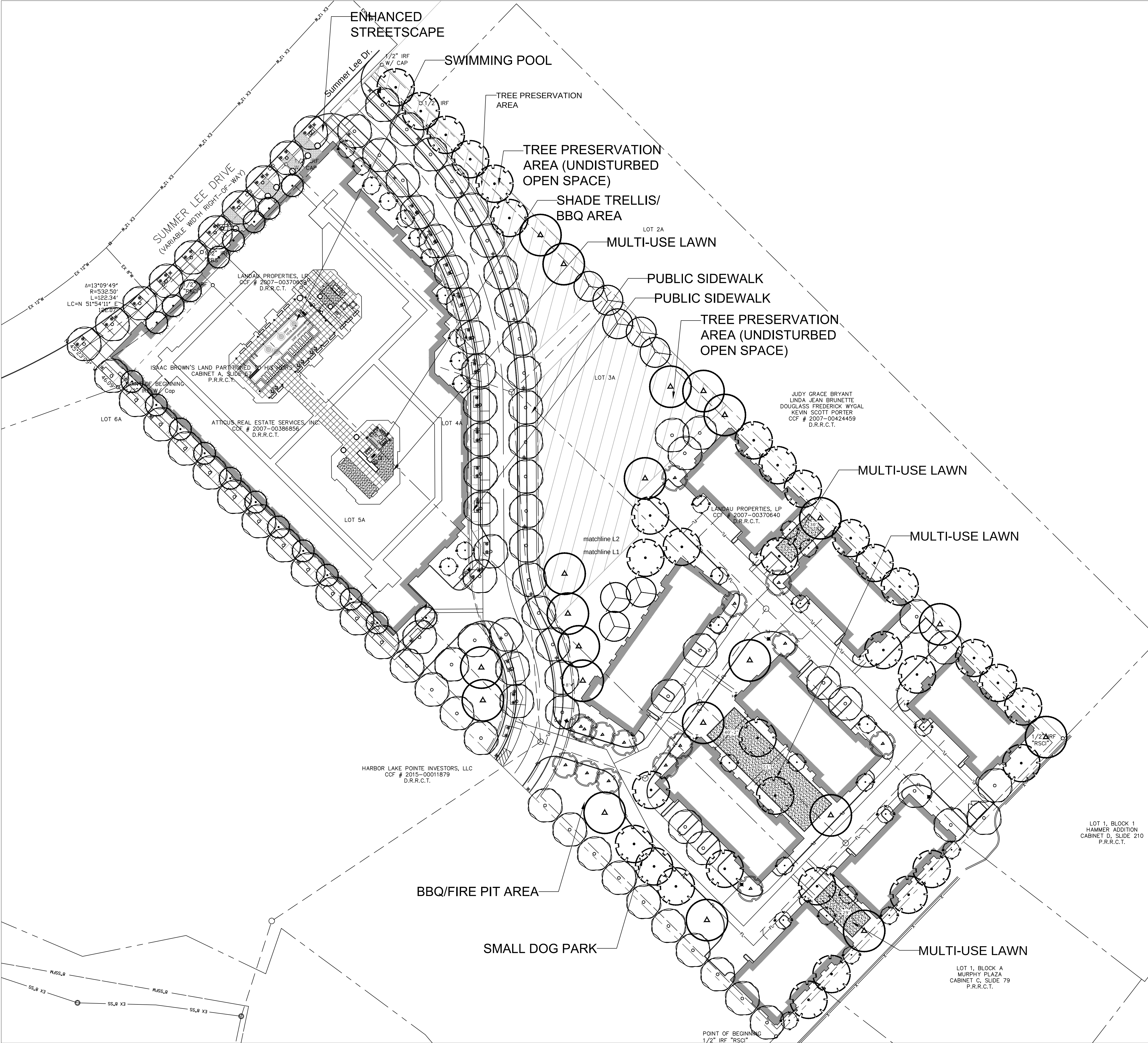


COURTYARD ENLARGEMENT

SITE LANDSCAPE CALCULATIONS	
IMPERVIOUS AREA	168,866 SF/3.88 ACRES
LANDSCAPE/OPEN SPACE AREA	119,501 SF/2.74 ACRES
TOTAL SITE AREA	288,367 SF/6.62 ACRES
REQUIRED LANDSCAPE PERCENTAGE PER ZONING	25% OF TOTAL SITE
PROVIDED LANDSCAPE/OPEN SPACE PERCENTAGE	41% OF TOTAL SITE



VICINITY MAP

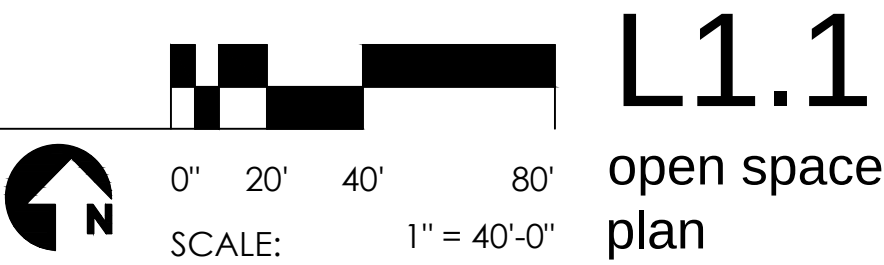


SITE LANDSCAPE CALCULATIONS

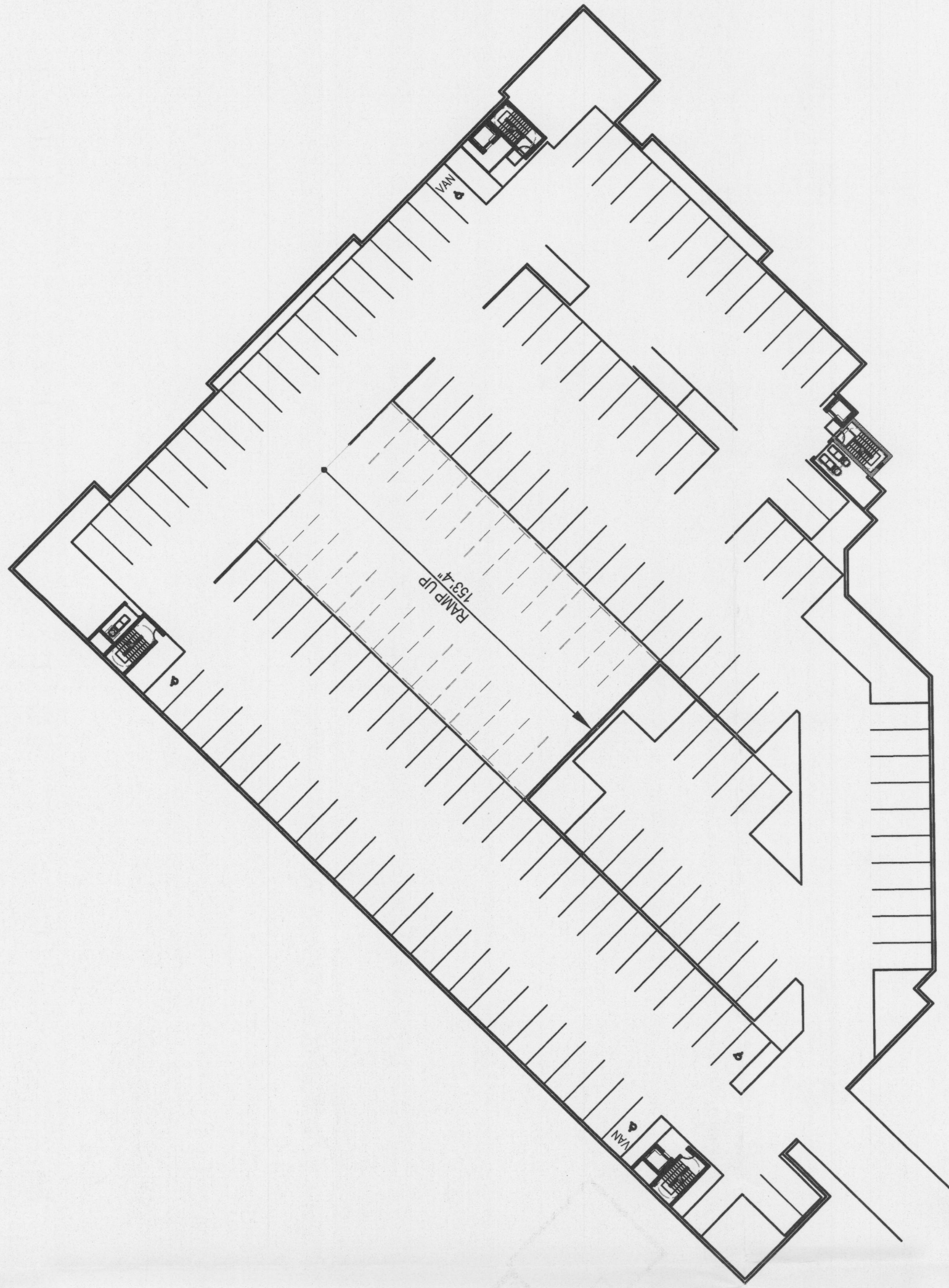
IMPERVIOUS AREA	168,866 SF/3.88 ACRES
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LANDSCAPE PLAN



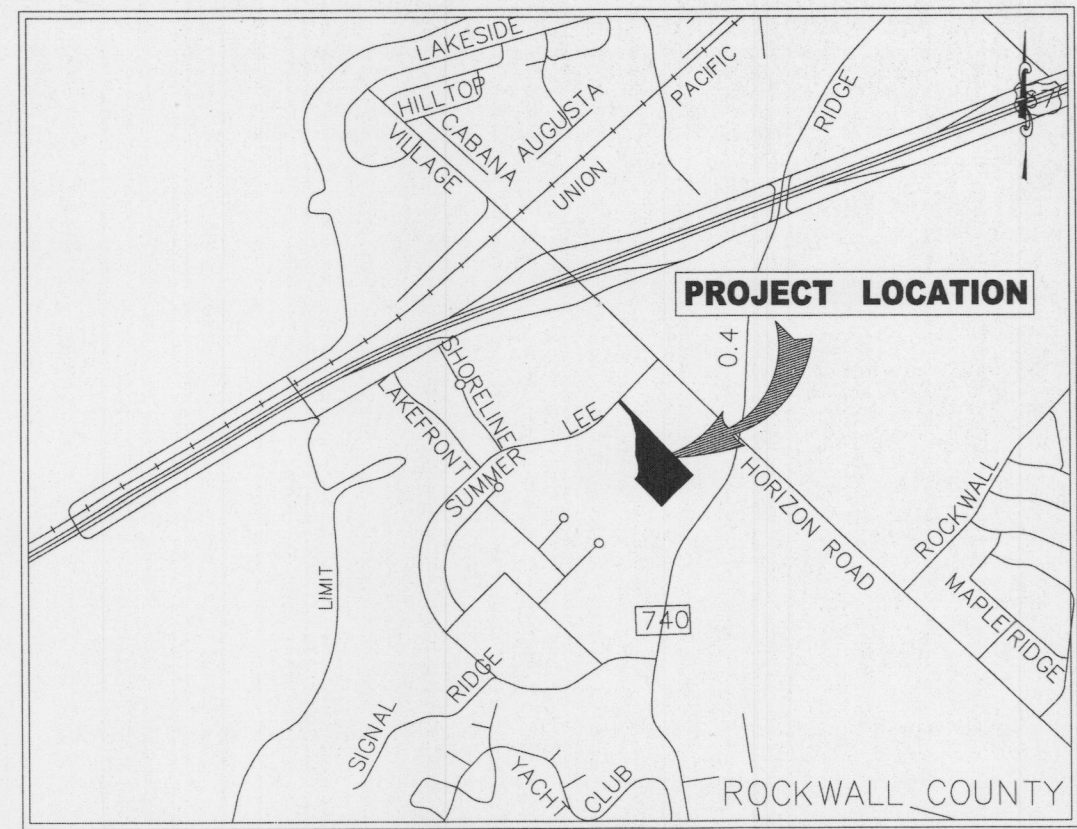
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USER: jlm001 DATE/TIME: Dec 02, 2016 3:35pm



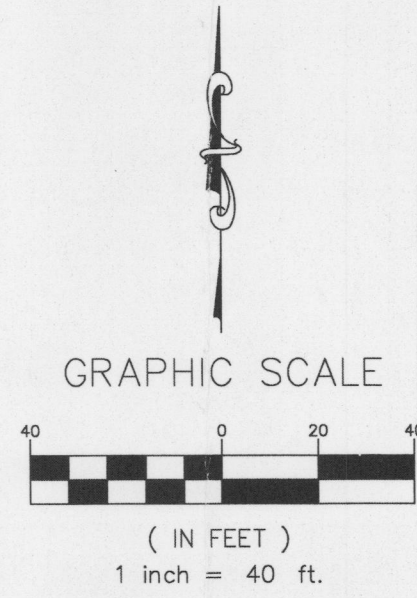
LEVEL 1 PARKING
STRUCTURE



LEVEL 2 PARKING
STRUCTURE



VICINITY MAP
(NOT TO SCALE)



LEGEND	
FL	F.A.U.E. FIRE LANE, ACCESS, & UTILITY EASEMENT
F-F	FACE OF CURB TO FACE OF CURB
ACCESSIBLE CROSSWALK	ACCESSIBLE CROSSWALK
SSMH	PROP. SANITARY SEWER MANHOLE
FH	PROP. FIRE HYDRANT
EX. SMH	EX. SANITARY SEWER MANHOLE
FDC	PROP. FIRE DEPARTMENT CONNECTION
STMH	PROP. STORM MANHOLE
CI	PROP. CURB INLET
GI	PROP. GRATE INLET
JB	PROP. JUNCTION BOX

NOTES
1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

PARKING SUMMARY	
1ST LEVEL	4 HANDICAP SPACES (2 VAN, 2 ACCESSIBLE) 148 STANDARD SPACES
TOTAL	152 SPACES
2ND LEVEL	3 HANDICAP SPACES (3 ACCESSIBLE, 0 VAN) 187 STANDARD SPACES
TOTAL	190 SPACES
TOTAL OF BOTH LEVELS	342 SPACES ✓
PARKIN SPACES PROVIDED AT 1.5 SPACES PER UNIT ✓	

DEVELOPER/APPLICANT:
ATTICUS SUMMER LEE
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
PHONE: 972.701.9636
CONTACT: JASON LENTZ

ENGINEER:
HPcivil engineering, LLC
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
PHONE: 972.701.9636
CONTACT: BRIAN ABBOTT

CASE NO. SP2016-030

Engineer of Record:	BCA	
Drawn by:	TCS	
Date Plotted:	12/2/2016	
Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
REVISIONS		
#	DATE	COMMENTS
	</	

HARBOUR URBAN CENTER
CONDOMINIUMS
SUMMER LEE DRIVE
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DATE: 12/2/2016

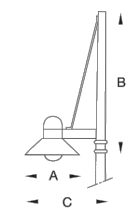
SHEET TITLE
PARKING LAYOUT
SHEET NO.
SP-2 OF 2
HPCE #16-434



1 SITE PLAN - APARTMENT - PHOTOMETRIC
SCALE: 1" = 20'-0"

HARBOUR URBAN CENTER
TYPE 'SA' BEGA 9701 MH 100W PSMH
FIXTURE ON BEGA 1108 11'8" TAPERED
ROUND POLE WITH INTEGRAL BANNER
ARMS. POWDER COAT RAL #7003 MOSS
GREY

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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Technical drawing of a pole base cross-section. The drawing shows a 3000 PSI concrete base with 1/2" vertical bars and #7 horizontal ties. A 3/4" x 8" copperweld ground rod is shown with a bolt center diameter of 3" minimum and 4" maximum. A 1" #6 copper ground conductor is shown with a 1" chamfer all around. The base is finished with a cover to match pole finish. The drawing also shows the location of the ground rod, the ground conductor, and the anchor bolts. Dimensions include 12" for the ground rod length, 3" for the ground rod diameter, and 4" for the ground rod spacing. The drawing is labeled with various components and dimensions.

Labels:

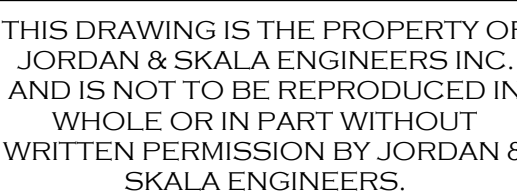
- BUSHING(S)
- BOND METAL CONDUIT(S), EQUIP. GROUNDING CONDUCTOR AND GROUNDING ELECTRODE CONDUCTOR TO POLE
- 1 #6 CU GND.
- FINISHED GRADE
- ANCHOR BOLTS
- COVER TO MATCH POLE FINISH
- 1" CHAMFER ALL AROUND
- CONDUIT, QUANTITY AND DIRECTION AS REQUIRED
- 3000 PSI CONCRETE BASE WITH 1/2" BARS VERTICAL AND #7 TIES "T" O.C. LOCATE FIRST 3 TIES WITHIN TOP 5" OF POLE BASE.
- 3/4"x8"-0" COPPERWELD GROUND ROD
- BOLT CENTER DIAMETER
- 3" MIN
- 4" MIN
- 12"
- 3"
- 5"

Notes:

- (FOR USE IN LANDSCAPED AREA GREATER THAN 4' FROM CURB)

2 POLE BASE DETAIL
SCALE: 1" = 20'-0"

17855 N. DALLAS PKWY.,
SUITE 320
DALLAS, TX 75287
V: (469) 385-1616 F: (469) 385-1615



HARBOUR URBAN CENTER

ATTICUS REAL ESTATE DEVELOPMENT

[illegible]

Texas Firm Registration # F-4990	
Project Number:	163-0722
Drawn By: BDH	Checked By: MNB
SHEET TITLE	
SITE PLAN - APARTMENT - PHOTOMETRIC	

SHEET NUMBER

E1.00



FRONT ELEVATION - OPTION 1



FRONT ELEVATION - OPTION 2



SUMMER LEE STREETSCAPE - FLAT ROOF OPTION

A102