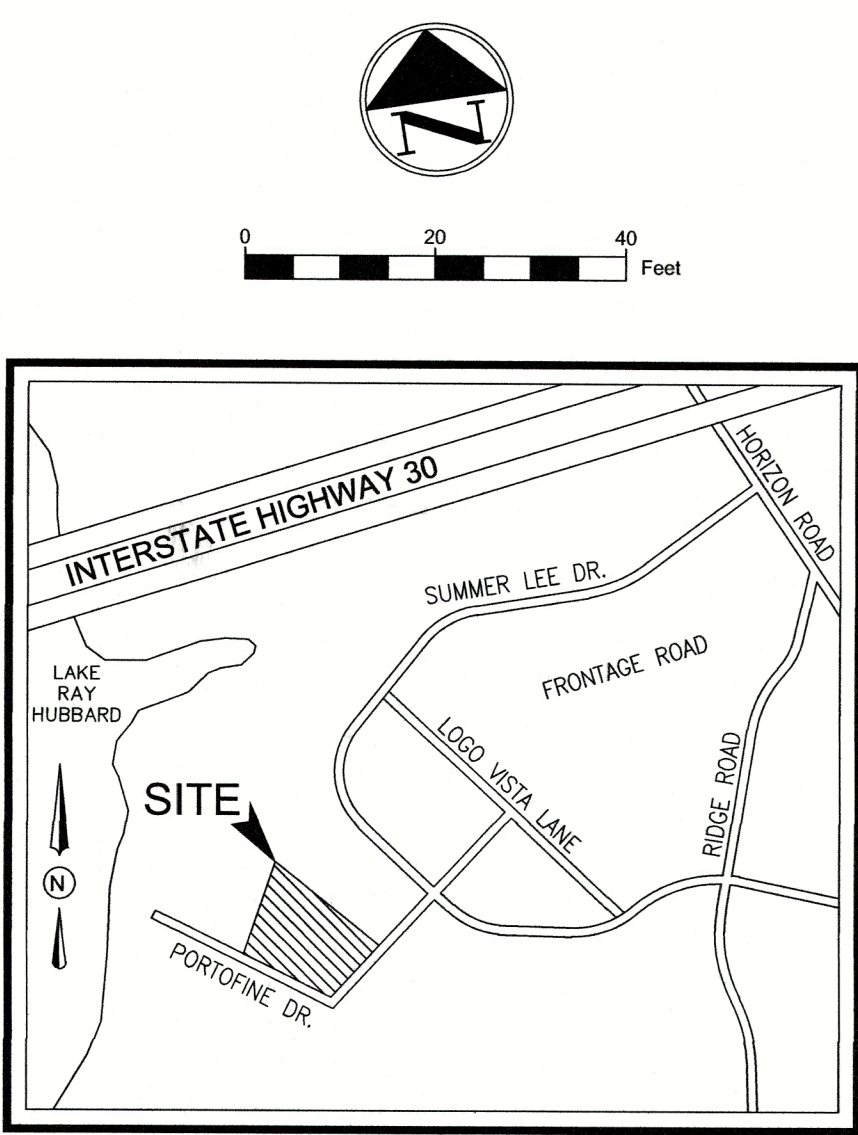


EASEMENT/SETBACK LEGEND	
BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

EXISTING LEGEND	
3/8" IR FOUND	GAS MARKER
1/2" IR FOUND	GAS METER
1/2" IP FOUND	IRRIGATION VALVE
1/2" IR SET	LIGHT POLE
5/8" IR FOUND	SAN. SEW. CO.
3/4" IP FOUND	SAN. SEW. MH.
1" IP FOUND	STONE COLUMN
1" IR FOUND	STORM DRAIN MH.
60-D NAIL FOUND	TELE. BOX
PK NAIL SET	TRANS. BOX
POINT FOR CORNER	UTILITY POLE
X-FOUND	WATER METER
X-SET	WATER VALVE
A.C. PAD	ASPHALT
BOLLARD POST	BARBED WIRE FENCE
BRICK COLUMN	BOUNDARY
CABLE BOX	BRICK
CONC. MONUMENT	BUILDING LINE
ELECTRIC BOX	BUILDING WALL
FIRE HYDRANT	CHAINLINK FENCE
	CONCRETE
	COVERED AREA
	EASEMENT
	FIRE LANE STRIPE
	GRAVEL
	GUY WIRE ANCHOR
	HANDICAP SPACE
	HIGHBANK LINE
	IRON FENCE
	NO PARKING
	OVERHEAD UTILITY LINE
	PARKING STRIPE
	PIPE RAIL FENCE
	RETAINING WALL
	STONE
	TILE
	WOOD DECK
	WOOD FENCE



VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE	
PHYSICAL ADDRESS	PORTOFINO DRIVE
GROSS SITE AREA	287,476 S.F. / 6.60 ACRES
NET AREA	T.B.D.
ZONING	PD-22
CURRENT USE	CONDOMINIUMS
PROPOSED USE	CONDOMINIUMS
LOT COVERAGE DATA	
BUILDING COVERAGE	25,950 S.F.
BUILDING FOOTPRINT	8,650 S.F.
TOTAL BUILDING AREA	25,950 S.F.
IMPERVIOUS COVERAGE	6,946 S.F.
PERVIOUS COVERAGE	5,127 S.F.
PARKING SUMMARY	
PARKING SPACE REQUIREMENTS	
RESIDENTIAL PARKING - 2 SPACES PER UNIT	
TOTAL PARKING SPACES REQUIRED = 24	
TOTAL PARKING SPACES PROVIDED = 27	
BUILDING DATA	
BUILDINGS	2 BUILDINGS & 1 GARAGE
STORIES	3
PEAK HEIGHT	35'-0"
TOTAL SQUARE FOOTAGE	25,950 S.F.

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ROCKWALL.
- A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.
- ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

SITE LEGEND	
CONCRETE CURB	
SAW-CUT LINE	
FENCE	
FIRE LANE	
STRIPING	
PARKING SPACES	
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
LIGHT POLE	

NOTE: PROPOSED BUILDING COLORS AND MATERIALS TO MATCH EXISTING BUILDINGS.

NOTE: TREES TO BE 5' AWAY FROM PUBLIC UTILITY LINES LESS THAN 10'. TREES TO BE 10' AWAY FROM PUBLIC UTILITY LINES THAT ARE 10' OR GREATER.

SITE PLAN SIGNATURE BLOCK

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 12 day of September, 2023.

WITNESSED BY ME, this 12 day of September, 2023.

Planning & Zoning Commission, Chairman

NO.	DATE	DESCRIPTION	BY
1	11/25/2019	1st CITY SUBMITTAL	KP
2	01/16/2020	2nd CITY SUBMITTAL	KP
3	05/13/2020	3rd CITY SUBMITTAL	KP
4	09/04/2020	4th CITY SUBMITTAL	KP
5	08/08/2023	5th CITY SUBMITTAL	HK

WATER METER & SANITARY SEWER SCHEDULE				
ID	TYPE	SIZE	NO.	SAN. SEW.
D	DOM.	1 1/2"	2	6"
I	IRR.	1"	1	N/A

SP2023-027

SITE PLAN

WATER'S EDGE AT LAKE RAY HUBBARD

PORTOFINO DRIVE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC

T: 469.331.8566 F: 469.213.7145 | E: info@triangle-engr.com

W: triangle-engr.com | 1001784 W. McDermott Drive, Suite 110, Allen, TX 75013

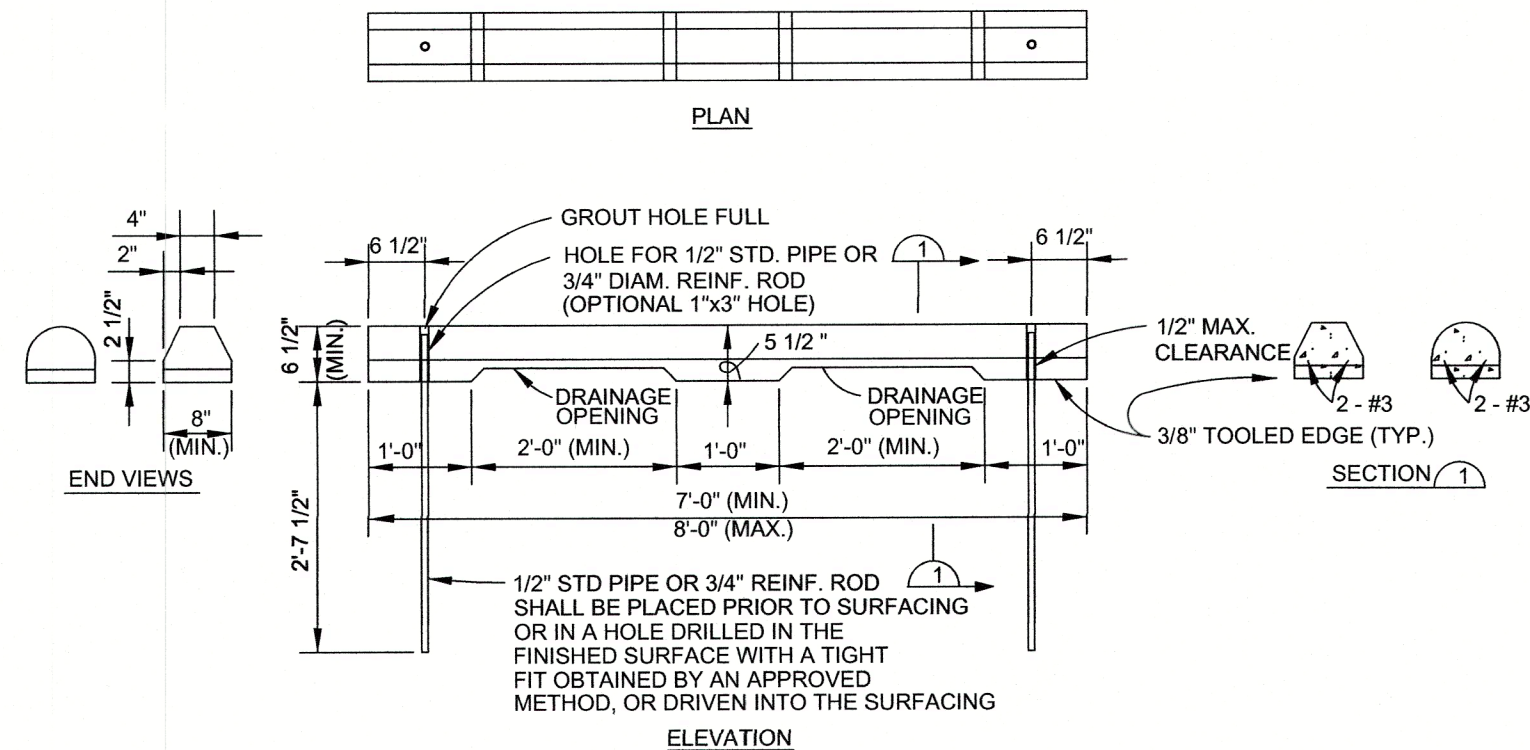
Planning | CMI Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	11/7/2019	SEE SCALE BAR	040-19

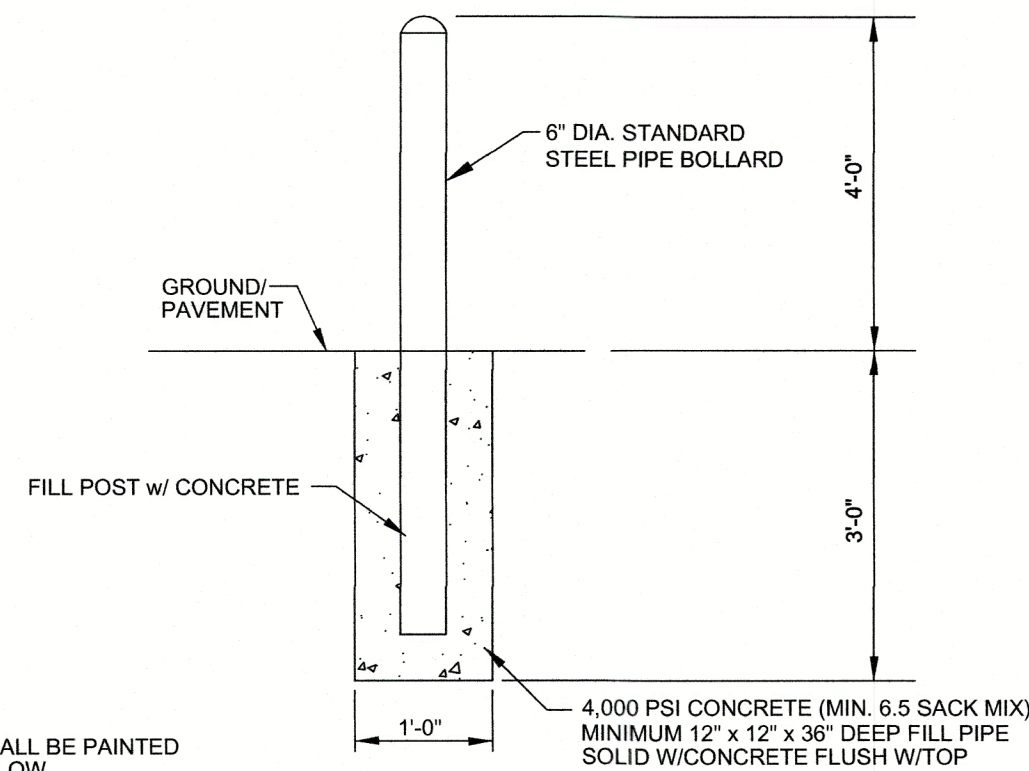
TX PE FIRM #11525

09/04/2020

3

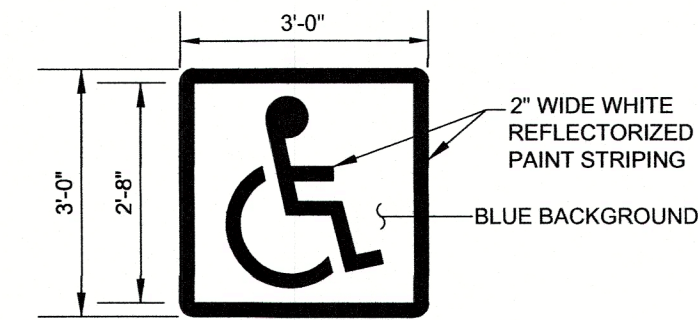


PRECAST CONCRETE WHEEL STOP DETAIL
N.T.S.



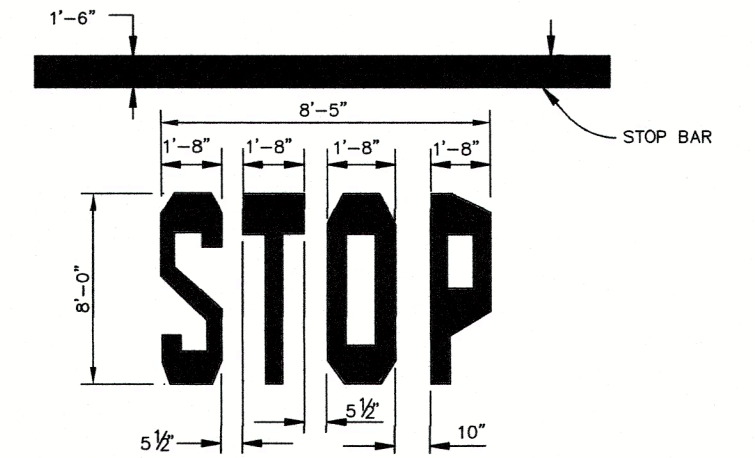
NOTE:
1. ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW

PIPE BOLLARD DETAIL
N.T.S.



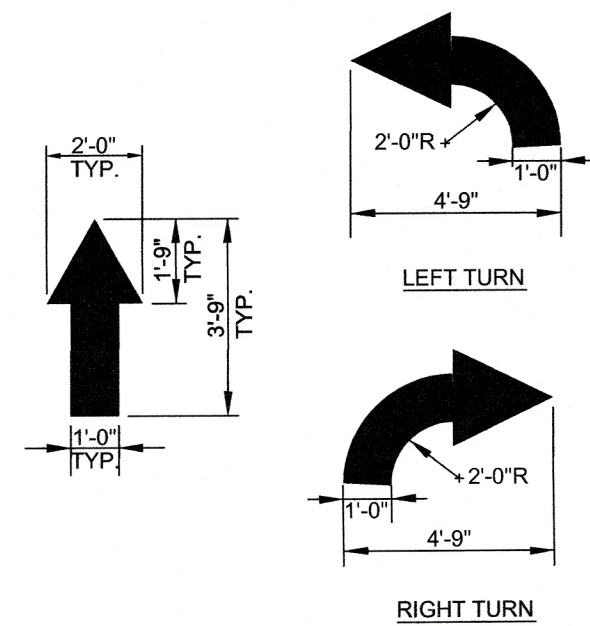
NOTES:
1. STENCIL ONE SYMBOL ONTO PARKING SURFACE IN EACH ACCESSIBLE STALL
2. LOCATE PER ACCESSIBLE PARKING STALL DETAIL(S)
3. ALL LINES 2" WIDE PAINTED ON WHITE ON BLUE BACKGROUND.

ACCESSIBLE PARKING EMBLEM DETAIL
N.T.S.



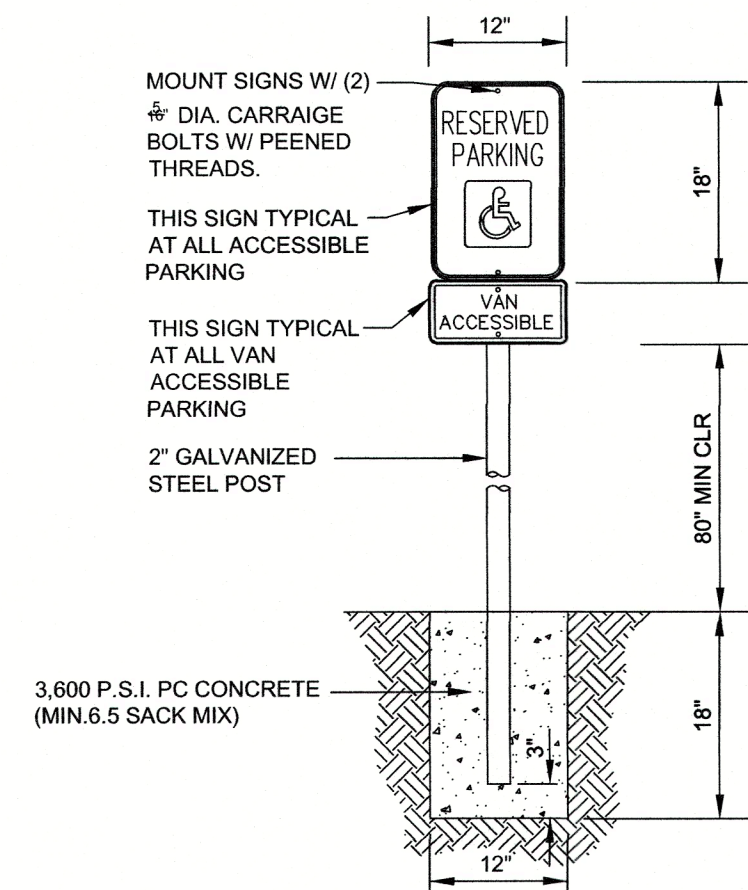
NOTE:
STOP BAR TO BE SOLID YELLOW REFLECTIVE TRAFFIC PAINT PER DIMENSIONS ABOVE.

STOP BAR DETAIL
N.T.S.

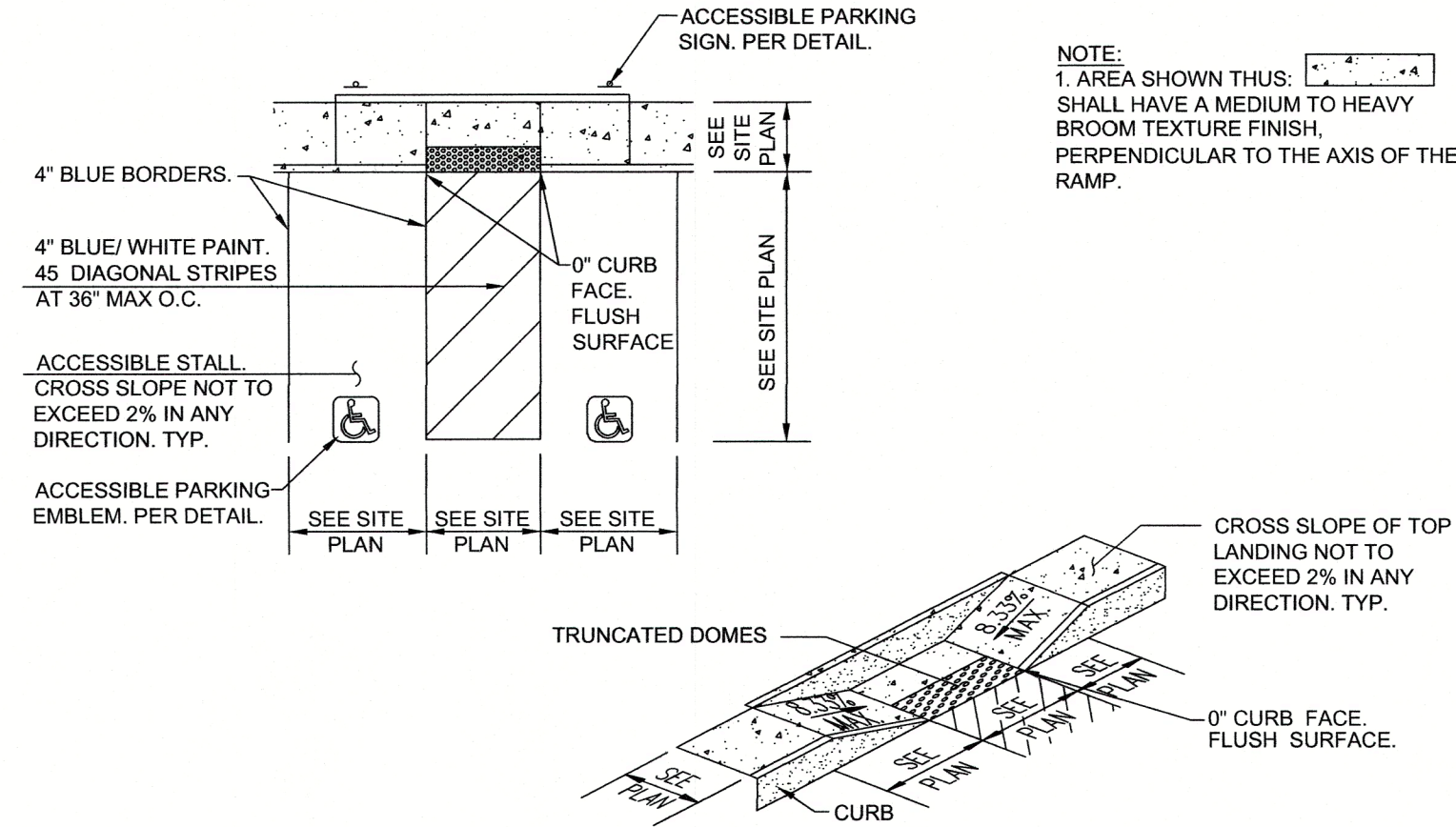


NOTE:
ALL TRAFFIC FLOW ARROWS TO BE SOLID YELLOW REFLECTIVE TRAFFIC PAINT PER DIMENSIONS ABOVE.

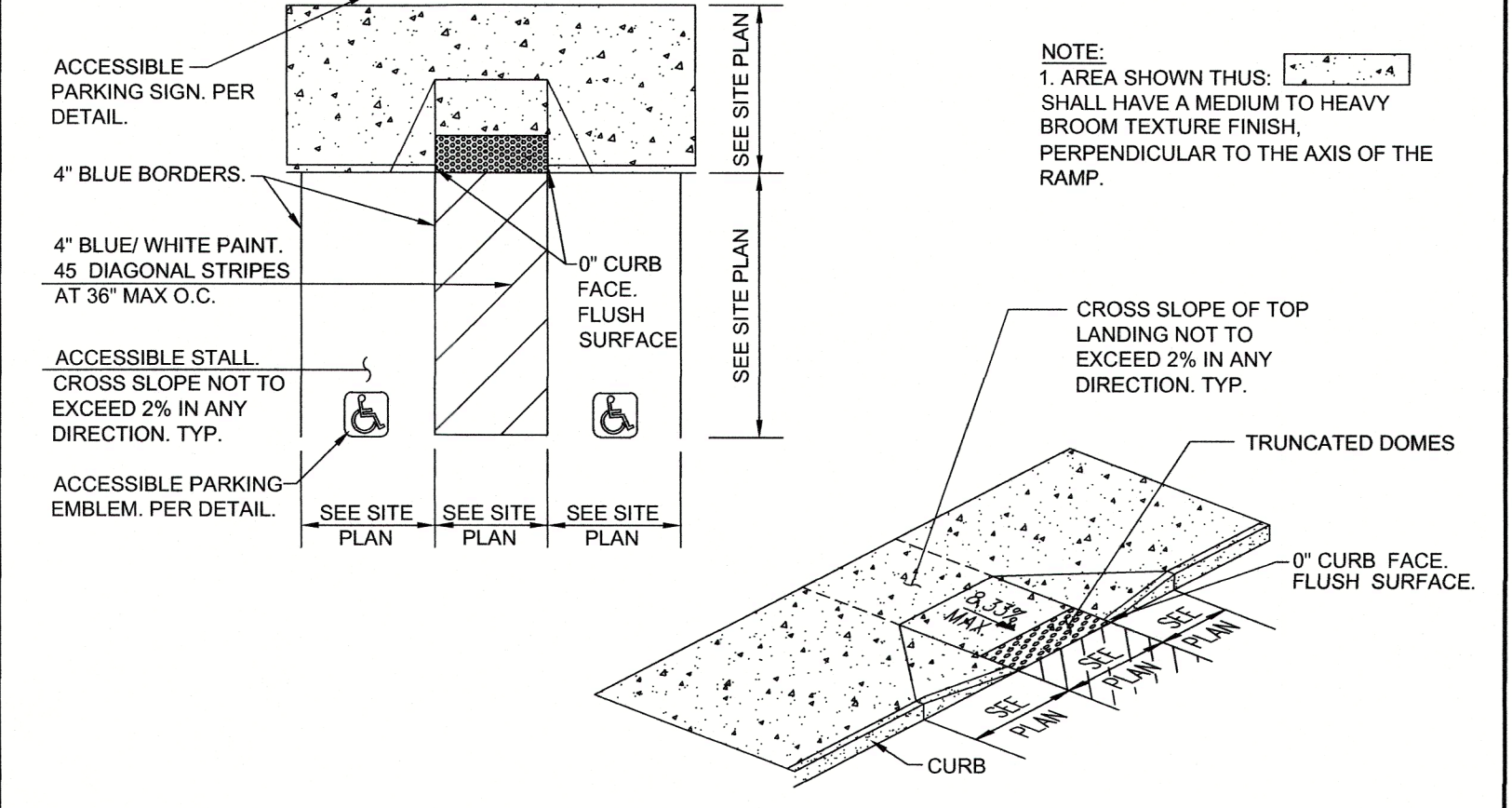
TRAFFIC FLOW ARROW DETAIL
N.T.S.



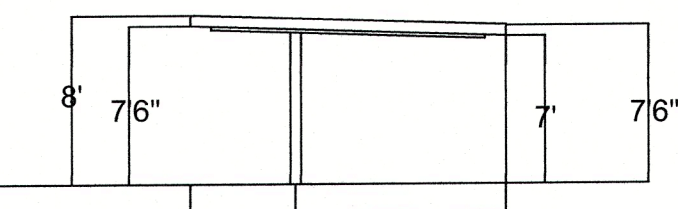
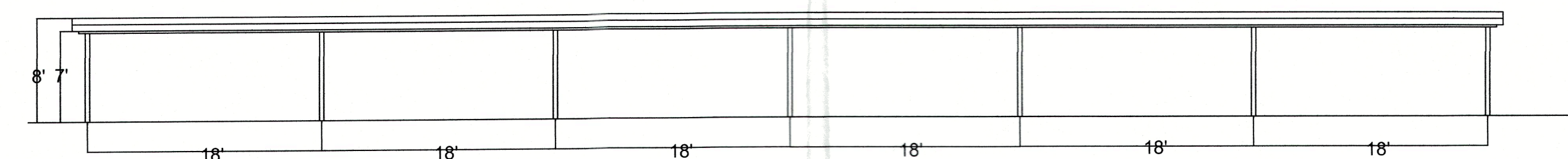
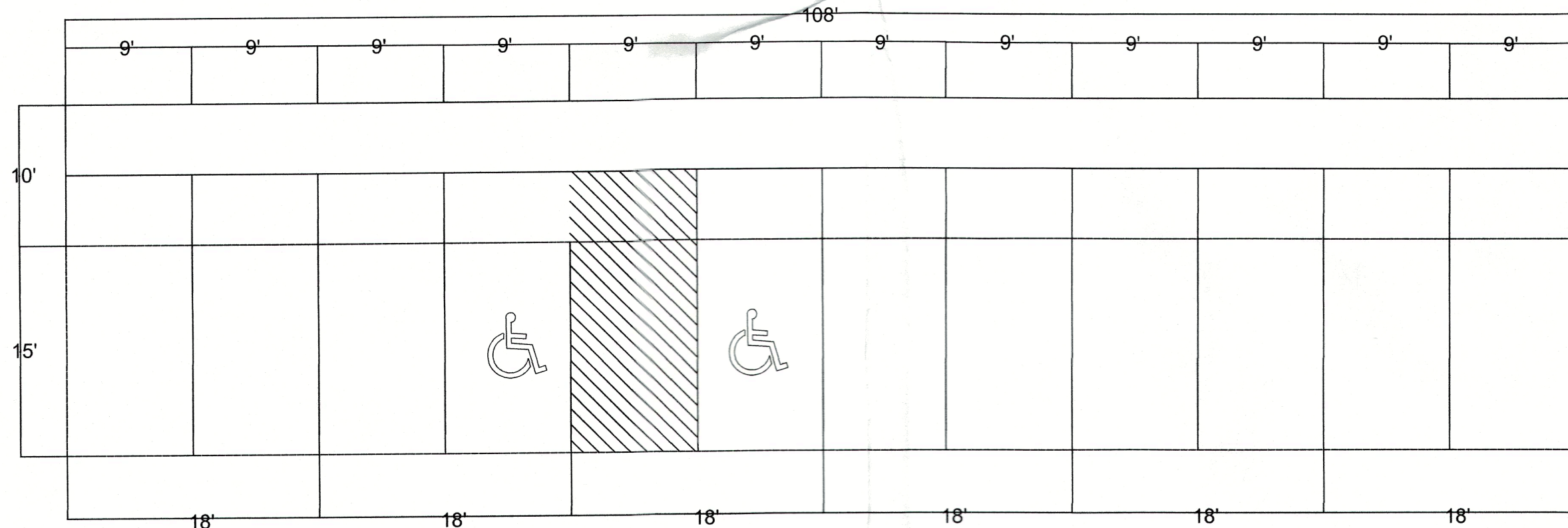
ACCESSIBLE PARKING SIGN DETAIL
N.T.S.



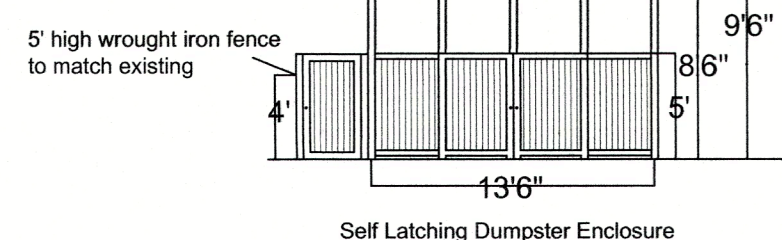
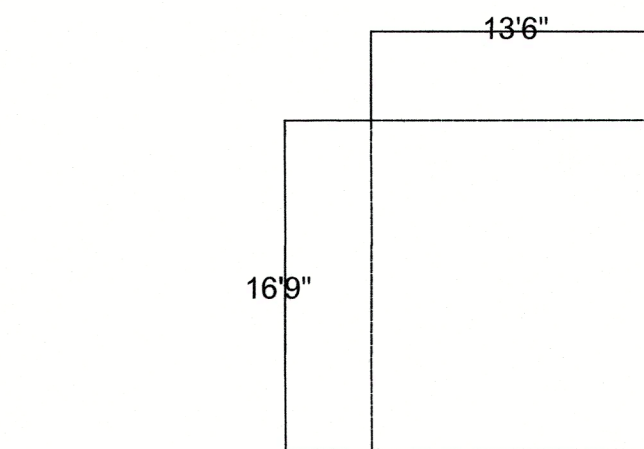
ACCESSIBLE PARKING STALL DETAIL
N.T.S.



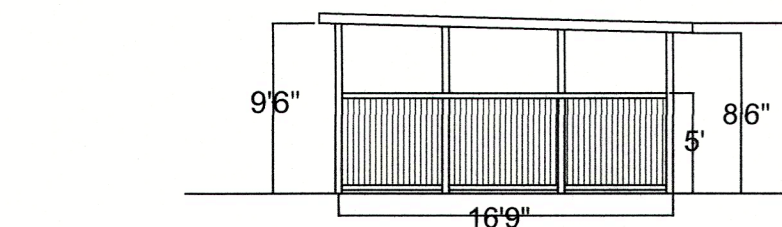
ACCESSIBLE PARKING STALL DETAIL
N.T.S.



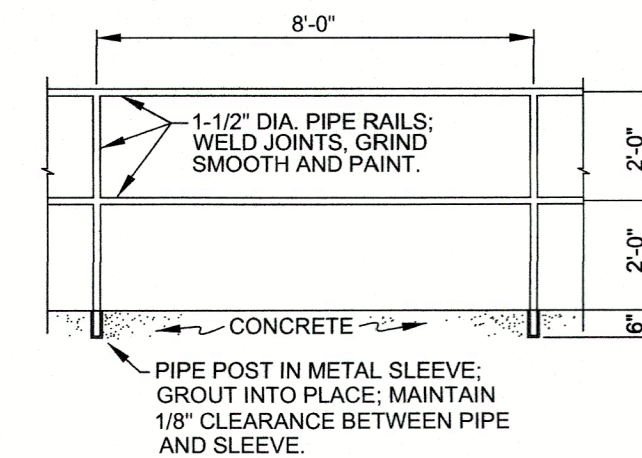
CARPORT DETAIL



Self Latching Dumpster Enclosure

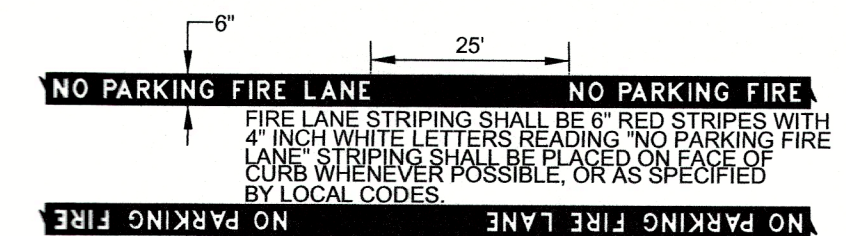
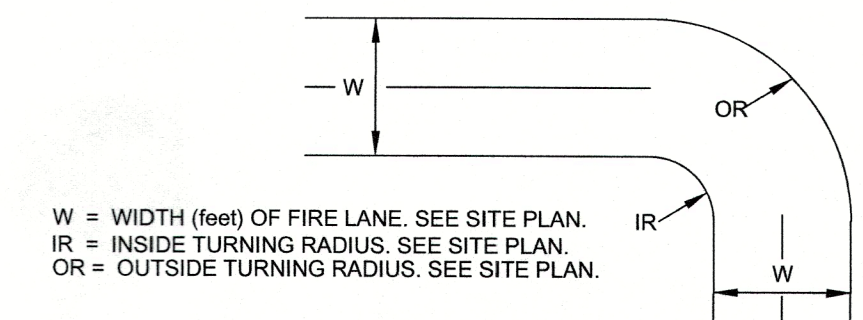


GARBAGE DISPOSAL DETAIL



NOTE:
REFER TO STATE AND LOCAL SPECIFICATIONS FOR MATERIALS, CONSTRUCTION, AND PAINTING.

HANDRAIL DETAIL
N.T.S.



FIRE LANE MARKING

FIRE LANE DETAIL
N.T.S.

SITE DETAILS SIGNATURE BLOCK

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 12 day of September, 2023. WITNESS OUR HANDS, this 12 day of September, 2023.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

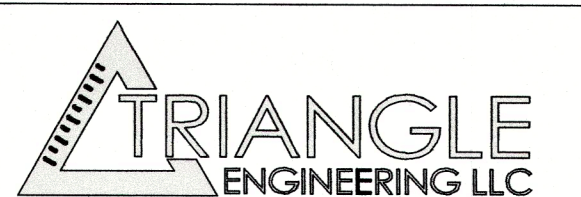
NO.	DATE	DESCRIPTION	BY
1	11/25/2019	1st CITY SUBMITTAL	KP
2	01/16/2020	2nd CITY SUBMITTAL	KP
3	05/13/2020	3RD CITY SUBMITTAL	KP
-	-	-	KP



SP2023-027

SITE DETAILS

WATER'S EDGE AT LAKE RAY HUBBARD
PORTOFINO DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



T: 214.609.9271 F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1784 W. McDermott Drive, Suite 110, Allen, TX 75013

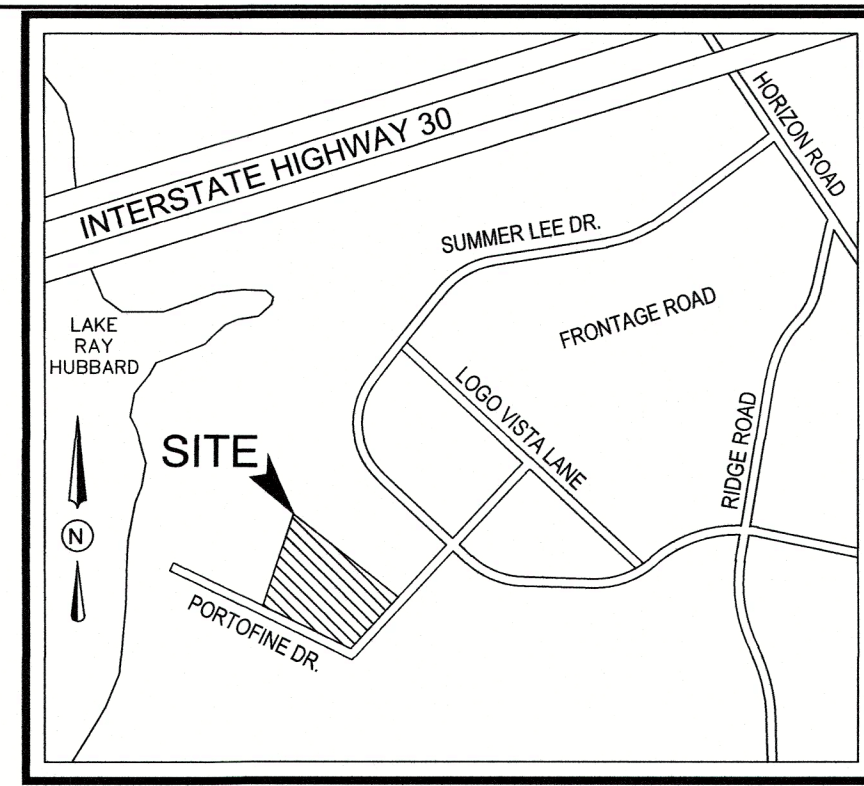
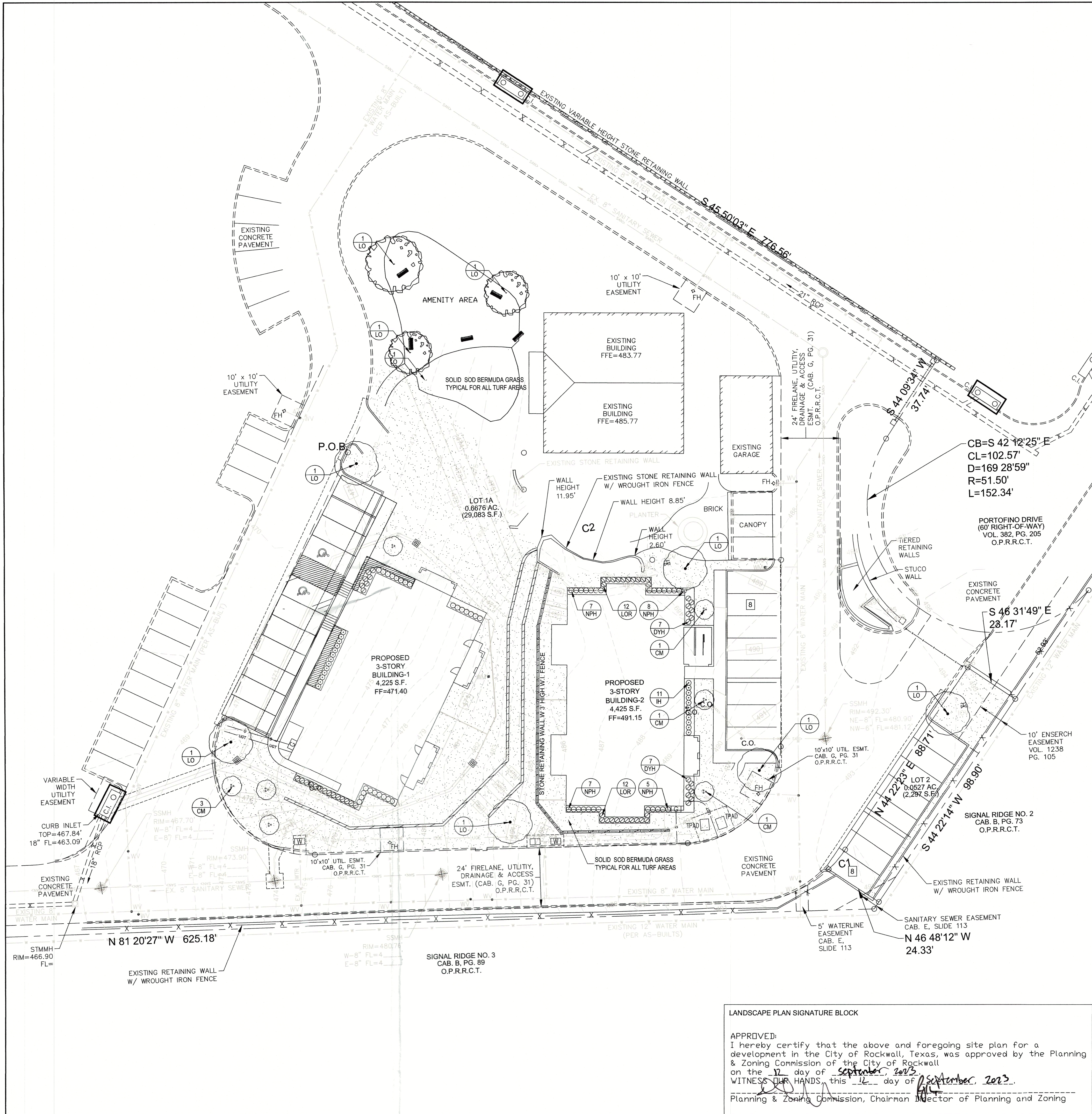
Planning | Civil Engineering | Construction Management

DESIGN/DRAWN DATE SCALE PROJECT NO. SHEET NO.

KP MLM 11/7/2019 SEE SCALE BAR 040-19

TX PE FIRM #11525

3.1



VICINITY MAP
N.T.S.

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CM LO	22	Crepe Myrtle 'Dallas Red' Live Oak	Lagerstroemia indica 'Dallas Red' Quercus virginiana	6' ht. 4" cal.	container, 3 or 5 trunks, 4' spread min., tree form container, 13' ht., 5' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DYH	14	Dwarf Yaupon Holly	Ilex vomitoria 'nana'	5 gal.	container, 18" ht., 18" spread container, 20" ht., 20" spread container, 20" ht., 20" spread container, 24" ht., 20" spread
IH	11	Indian Hawthorn 'Clara'	Rhaphiolepis indica 'clara'	5 gal.	
LOR	24	Loropetalum 'Ruby'	Loropetalum chinensis 'Ruby'	5 gal.	
NPH	27	Needlepoint Holly	Ilex cornuta "Needlepoint"	5 gal.	
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	Cynodon dactylon '419'		Solid Sod refer to notes
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.					

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE PLAN SIGNATURE BLOCK

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 12 day of September, 2023.
WITNESS OUR HANDS, this 12 day of September, 2023.
Planning & Zoning Commission, Chairman Director of Planning and Zoning

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



WATER'S EDGE AT LAKE RAY HUBBARD

PORTOFINO DRIVE
ROCKWALL, TEXAS

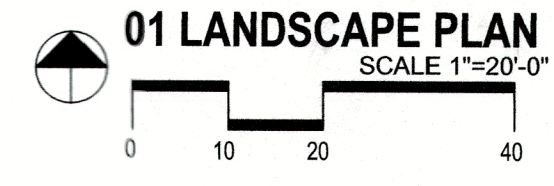
SP2023-027

DATE:
11.21.2019

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.1



SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) - plant material.
- American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- Texas Association of Nurserymen, Grades and Standards.
- Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- Product Data: Submit complete product data and specifications on all other specified materials.
- Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

1 BED PREPARATION & FERTILIZATION

- Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- All planting areas shall be conditioned as follows:
 - Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 - All planting areas shall receive a two (2") inch layer of specified mulch.
 - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- Grass Areas:
 - Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
 - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

2 INSTALLATION

- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- Position the trees and shrubs in their intended location as per plan.
- Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

- General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- Maintenance:
 - The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- Guarantee:
 - Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

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2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

- Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

- General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limits, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- Preparation:
 - Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 - Container Crown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

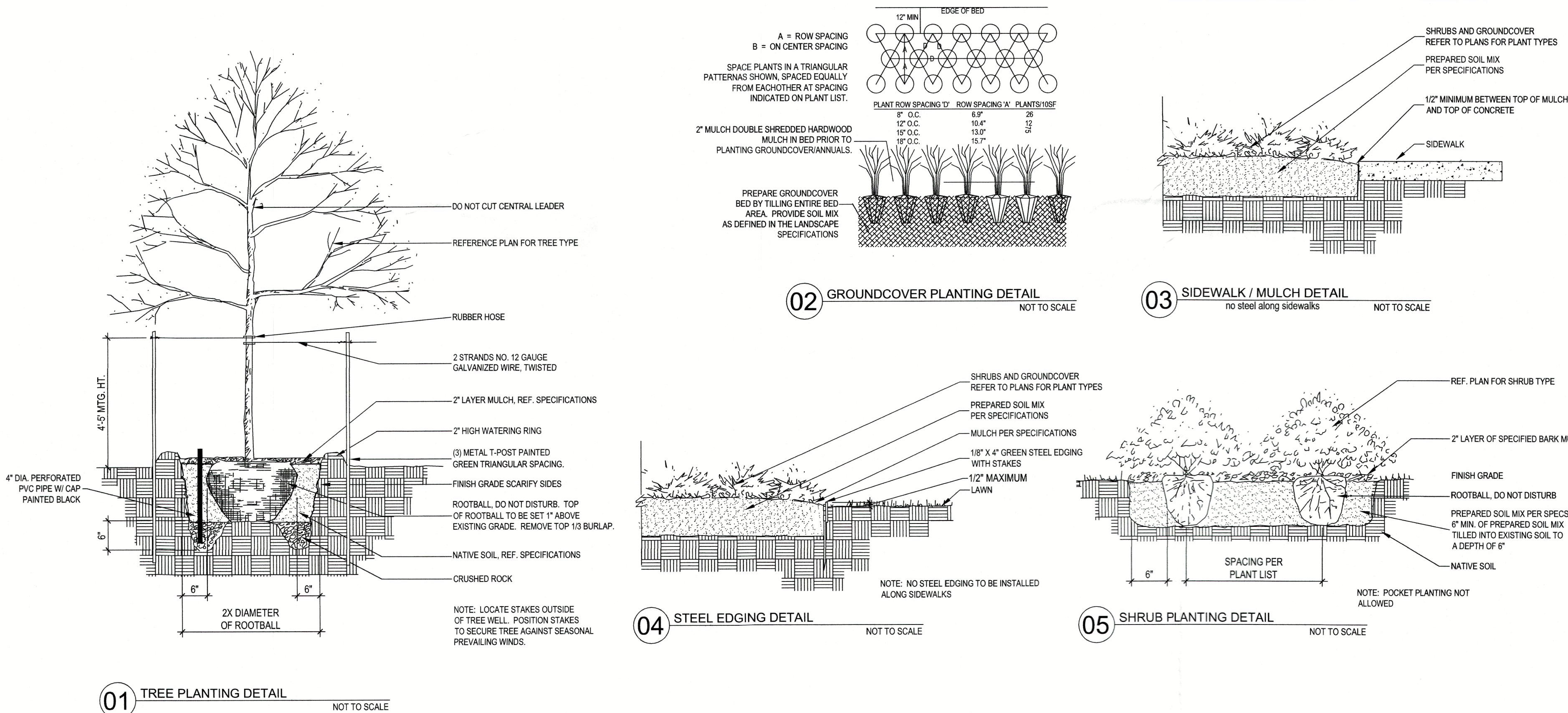
- General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball. Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

- Sandy Loam:
 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallisgrass or Nutgrass shall be rejected.
 2. Physical properties as follows:
 - Clay - between 7-27 percent
 - Silt - between 15-25 percent
 - Sand - less than 52 percent
 3. Organic matter shall be 3%-10% of total dry weight.
 4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.
- Premixed Bedding Soil as supplied by Vital Earth Resources, Gladeview, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- Staking Material for Shade Trees:
 1. Post: Studded T-Post, #1 Armo with anchor plate; 6'-0" length; paint green.
 2. Wire: 12 gauge, single strand, galvanized wire.
 3. Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Lofland Co., (214) 631-5250 or approved equal.



LANDSCAPE SPECIFICATIONS SIGNATURE BLOCK

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 12 day of September, 2023.
WITNESS OUR HANDS, this 12 day of September, 2023.
Planning & Zoning Commission, Chairman Director of Planning and Zoning

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.CO



WATER'S EDGE AT LAKE RAY HUBBARD

PORTOFINO DRIVE
ROCKWALL, TEXAS

SP2023-027

DATE:
11.21.2019

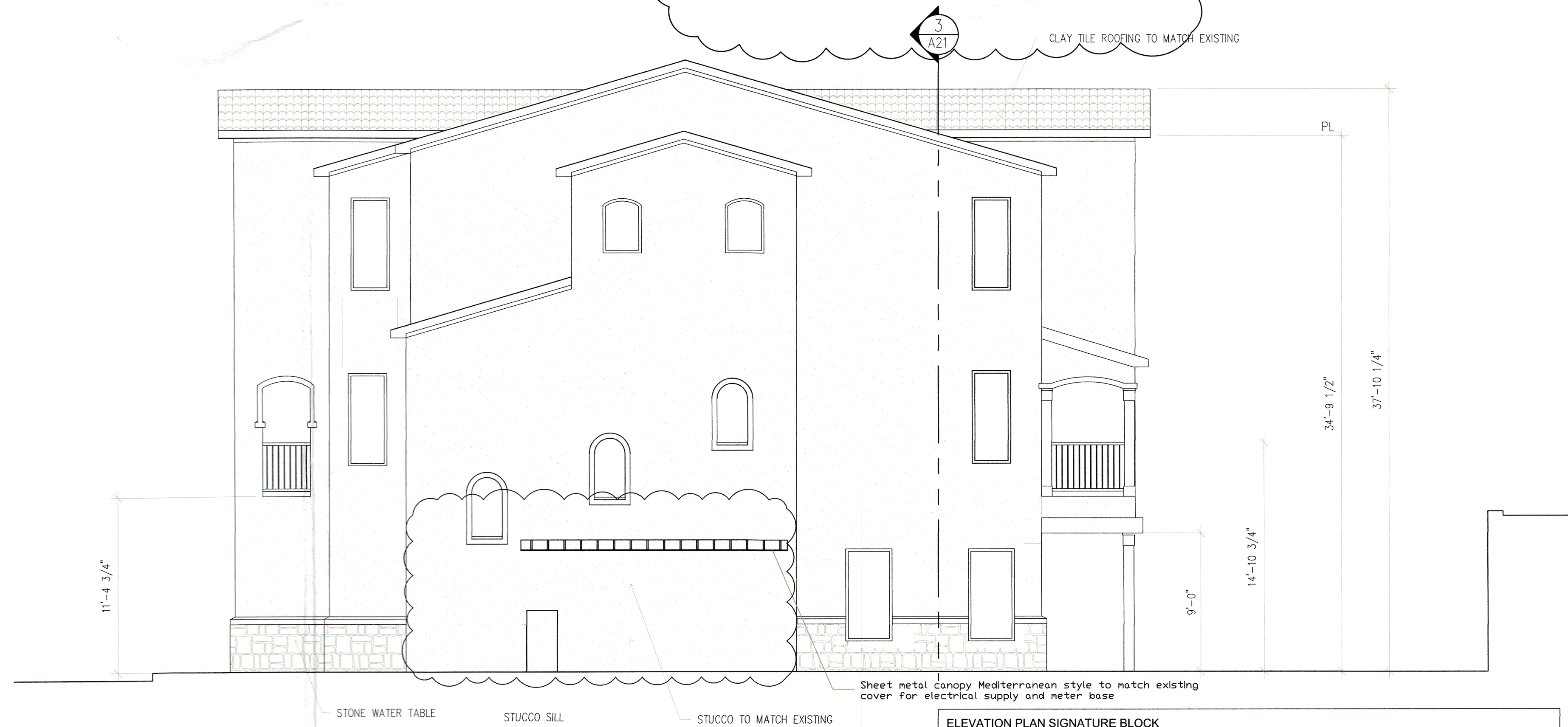
SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

L.2



NORTH ELEVATION
100% MASONRY 10% STONE 90% STUCCO



WEST ELEVATION
100% MASONRY 9% STONE 91% STUCCO

ELEVATION PLAN SIGNATURE BLOCK

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Planning & Zoning Commission, Chairman Director of Planning and Zoning

OWNER
PLUTUS 21 DEVELOPMENT
6116 N. CENTRAL EXPWY #700
DALLAS, TEXAS 75206

CASE #SP2020-000

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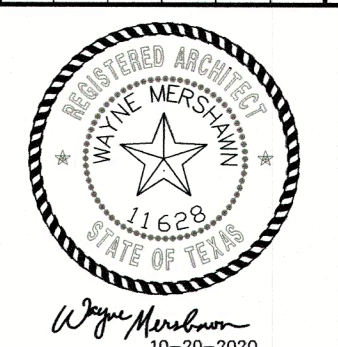
NOTE: ALL NEW BUILDING ELEVATIONS
SHALL MATCH COLORS TO THE EXISTING
SURROUNDING BUILDINGS.
THIS BUILDING HAS SIX INDIVIDUAL
LIVING UNITS.

PRICING & CONSTRUCTION
GENERAL NOTES:

- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
- IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
- ANY DISCREPANCIES NOTED BY THE SUBCONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
- AFTER BIDS ARE TURNED IN, THE SUBCONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
- PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS. EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
- THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

RESIDENTIAL RESTAURANTS
INSTITUTIONAL
ARCHITECTS
MEDICAL COMMERCIAL
CHURCHES
MERSHAWN
2015 EAST INTERSTATE 30
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX: 972-249-2061

REV	PER	CITY COMMENTS	Date	By
1	11.30.20			Hana Khurshid
1	06/07/2023	ELEVATIONS		Revision



PLUTUS 21
WATER'S EDGE AT LAKE RAY HUBBARD
EXTERIOR ELEVATIONS

Scale: 3/16" = 1'-0"
Date: 04/21/2023
Project No.:
Designed: GW
Drawn: GW
Checked: WM

SHEET
A4
OF
26

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



SOUTH ELEVATION
100% MASONRY 10% STONE 90% STUCCO



EAST ELEVATION
100% MASONRY 9% STONE 91% STUCCO

ELEVATION PLAN SIGNATURE BLOCK

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Planning & Zoning Commission, Chairman Director of Planning and Zoning

OWNER
PLUTUS 21 DEVELOPMENT
6116 N. CENTRAL EXPWY #700
DALLAS, TEXAS 75206

CASE #SP2020-000

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NOTE: ALL NEW BUILDING ELEVATIONS
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LIVING UNITS.

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MEDICAL COMMERCIAL CHURCHES
MERSHAWN ARCHITECTS
RESIDENTIAL RESTAURANTS INSTITUTIONAL
PHONE: 972-722-9302
FAX : 972-249-2081
2015 EAST INTERSTATE 30
ROCKWALL, TEXAS 75087

No.	Date	Revision	By
1	04/21/2023	ELEVATIONS	Hana Kharid



PLUTUS 21
WATER'S EDGE AT LAKE RAY HUBBARD
EXTERIOR ELEVATIONS

Scale:	3/16" = 1'-0"
Date:	04/21/2023
Project No.:	190602
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET
A5
OF
17

LED Canopy Lights

Applications

This product family can be effectively used in outdoor ceiling mount locations. Commercial, industrial, retail and healthcare exterior lighting; Parking garages, awnings, canopies, security lighting, etc.

Construction

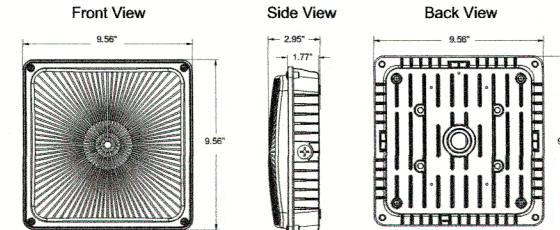
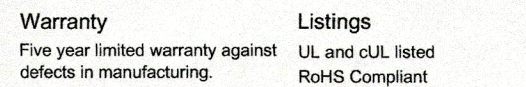
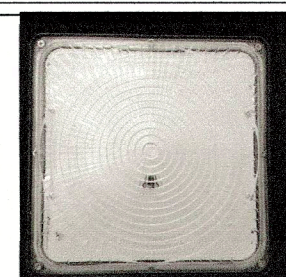
Cast aluminum housing
Durable powdercoat
Prismatic polycarbonate lens

Electrical

Wet location and IP65 rated
Mounts directly to junction box
System rated for long 50,000 hour life
150 or 250W HID Equivalent.
Operating temperature: -4 to 133 F

Optics

- Clear polycarbonate prismatic lens
- Evenly spaced array of discrete LEDs
- Delivers bright, white light and excellent uniformity



For the most up-to-date specs and warranty information, please visit www.tcpi.com

Approximate Luminaire Weight: 5.3 lbs

ITEM #	DESCRIPTION	DLC	LUMENS	WATTAGE	LPW	VOLTAGE	POWER FACTOR	CCT	CR	LIFE (HRS)	L (IN)	H (IN)
LED Canopy Light 1000000												
CP4500140	LED Canopy Light 45W Non-Dim	40%	5,350	45	119	120 - 277	> 0.9	4000K	> 80	50,000	9.56	2.95
CP4500150	LED Canopy Light 45W Non-Dim	90%	5,350	45	119	120 - 277	> 0.9	5000K	> 80	50,000	9.56	2.95
CP7000140	LED Canopy Light 70W Non-Dim	40%	7,600	70	109	120 - 277	> 0.9	4000K	> 80	50,000	9.56	2.95
CP7000150	LED Canopy Light 70W Non-Dim	90%	7,600	70	109	120 - 277	> 0.9	5000K	> 80	50,000	9.56	2.95

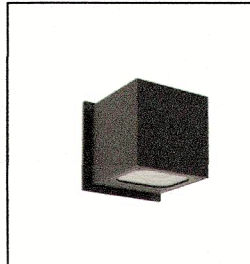


325 Campus Dr. | Aurora, Ohio 44202 | P: 800-324-1496 | tcoi.com

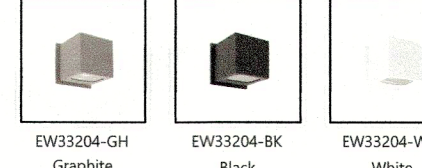
we know light.™

STATO
EW33204
WALL

PROJECT

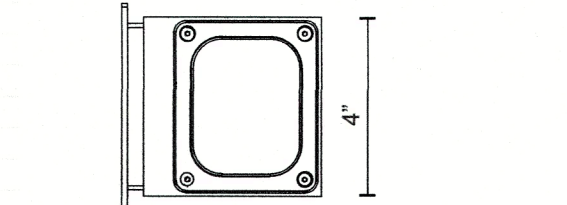
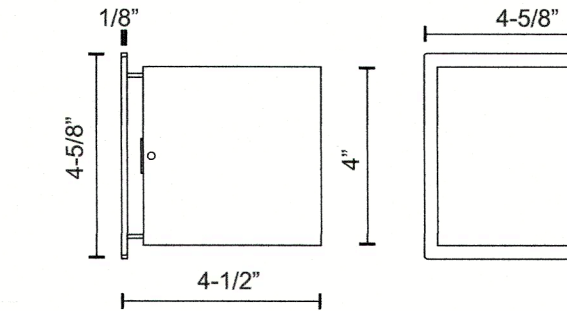


DESCRIPTION
Architectural exterior wall sconce, die-cast cubic aluminum body with clear tempered glass cover and multi-faceted aluminum reflector maximizes light output. Optional beam angle plates can be installed to re-shape beam pattern.



SPECIFICATION DETAILS



Fixture Dimensions	W4" x H4" L4-1/2"
Light Source	LED with DC Driver
Wattage	15W
Total Lumens	1575lm
Delivered Lumens	86-400d
Voltage	120-277V
Color Temperature	3000K
CRI (Ra)	80CR
Optional Color Temp	2700K, 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	Non Dimming
Diffuser Details	Parabolic Aluminum Reflector
Glass Details	Clear Glass
Location	Wet, IP65
Compliance	IP65
Warranty	5 Year
Installation Direction	Up and Down
Mounting Style	All Orientations Wall
Cutout Dimensions	W4-5/8" x H4-5/8" x L14"



KUZCO

19054 28TH AVENUE
SURREY - BC V3Z 6M3
CANADA
WWW.K1ZCO.ILIGHTING.COM

COMMENT

Luminaire Symbol	Schedule Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
	W	12	LITHONIA WDG2 LED 3P 40K 80CRI VW VOLTAGE MOUNTING FINISH	3214	22.55	1.000	0.808	1.000
		6	LUXRITE LED Canopy Light LED 28W 3CCT 3000K	3360	28		0.70	1.000

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
GRADE_Planer	0	Fc	0.53	2.9	0.0	N.A.
PARKING1		Fc	0.83	1.4	0.1	8.30
PARKING2		Fc	0.90	1.4	0.3	3.00

PARKING1

Illuminance (Fc)
Average = 0.83
Maximum = 1.4
Minimum = 0.1
Avg/Min Ratio = 8.30
Max/Min Ratio = 14.00

PARKING?

Illuminance (Fc)
Average = 0.90
Maximum = 1.4
Minimum = 0.3
Avg/Min Ratio = 3.00
Max/Min Ratio = 4.67

LIGHTING PLAN SIGNATURE BLOCK

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WITNESS OUR HANDS, this 12 day of September, 2023.
[Signature]
Planning & Zoning Commission, Chairman Director of Planning and Zoning