



ROCKWALL PARKS & RECREATION BOARD MEETING

Tuesday, December 3, 2024 - 6:00 PM

City Hall Council Chambers - 385 S. Goliad St., Rockwall, TX 75087

I. Call Public Meeting to Order

II. Open Forum

This is a time for anyone to address the board/commission on any topic not already listed on the agenda or set for a public hearing. Public comments should be limited to three (3) minutes out of respect for others' time. On topics raised during Open Forum, please know the board is not permitted to respond to your comments during the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 72 hours in advance of the public meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.

III. Action Items

If your comments are regarding an agenda item below, you are asked to speak during Open Forum.

1. Discuss and consider minutes from the July 2, Park Board Meeting and take any action necessary.
2. Discuss and consider minutes from September 4, Park Board Meeting and take any action necessary.
3. **P2024-040** Discuss and consider the approval of a final plat for Phase 2 of the Homestead Subdivision generally located at the northeast corner of the intersection of FM549 and FM1139 and take any action necessary.
4. **SP2024-049** Discuss and consider the approval of a site plan for Phase 2 of the Homestead Subdivision generally located at the northeast corner of the intersection of FM549 and FM1139 and take any action necessary.

IV. Parks & Recreation Updates

1. Christmas 2024
2. Founders Day 2025
3. Parks and Recreation 2024-2025 Budget Projects Update
4. 66 Boat Ramp (Texas Parks and Wildlife Grant) Update
5. Greenes Lake Park at Terraces

6. Heroes Memorial Park
7. Park Master Plan 2021-2031

V. Monthly Reports

If your comments are regarding an agenda item below, you are asked to speak during Open Forum.

VI. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

I, Wendy Young, Parks Administrative Asst. for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 28th day of November, 2024 at 5PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Wendy Young, Parks Administrative Assistant

Date Removed

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MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S Goliad, Rockwall, TX 75087
Tuesday, July 2, 2024
6:00 PM

Call To Order

The meeting was called to order in the Council Chambers at 6:00pm by Jason Alvarado with the following Board Members present: Vincent Harris, Amanda Fowler, Jake Wimpee, Jenny Krueger, Marcia Hasenyager, and Michael McEwen. Also present was Director of Parks & Recreation, Travis Sales, Recreation Superintendent Cory Dentler Parks Superintendent Brian Sartain, and Administrative Assistant Wendy Young.

Open Forum

Chairman Alvarado explained how Open Forum is conducted and asked if anyone in the audience would like to come forth and speak during this time. There being no one wishing to speak, Alvarado then closed the Open Forum.

Discuss and consider the minutes from the June 4, 2024 Park Board Meeting and take any action necessary.

Fowler made a motion to approve the minutes, Harris seconded the motion which passed unanimously.

P2024-022 Discuss and consider the approval of a final plat for Phase 2 of Terracina Estates Subdivision consisting of 94 single family residential lots generally located at the terminus of Guadalupe Drive, Mesa Verde Drive and Oakcrest Drive and take any action necessary.

Mr. Sales stated that this final plat is located in Park District 22. This development satisfied all park land donation and equipment requirements with Phase 1 through the donation of park land and providing a fully developed park, Phase 1 is owned by the City and maintained by the HOA. All fees are satisfied with Phase 1 & 2. Johnson made a motion to recommend to City Council to approve the site plan and final plat. Krueger seconded the motion which passed unanimously.

SP2024-028 Discuss and consider the approval of a site plan for Phase 2 of Terracina Estates Subdivision consisting of 94 single family residential lots generally located at the terminus of Guadalupe Drive, Mesa Verde Drive and Oakcrest Drive and take any action necessary.

Mr. Sales stated that this final plat is located in Park District 22. This development satisfied all park land donation and equipment requirements with Phase 1 through the donation of park land and providing a fully developed park, Phase 1 is owned by the City and maintained by the HOA. All fees are satisfied with Phase 1 & 2. Johnson made a motion to recommend to City Council to approve the site plan and final plat. Krueger seconded the motion which passed unanimously.

47 **Discuss and consider trail master plan to help better identify future trails, sidewalks,**
48 **and hike and bike trails in the City of Rockwall including connectivity into**
49 **surrounding cities and take any action necessary.**

50 Sales explained that The Planning Department and Parks & Recreation have been
51 developing a new trail plan to better identify all future trails, sidewalks and hike and bike
52 trails in the City of Rockwall including connectivity into surrounding cities. Krueger made
53 a motion to make a recommendation to City Council to approve this trail master plan.
54 Johnson seconded the motion which passed unanimously.

55
56 **Adjournment**

57 There being no further business to come before the Board at this time, the meeting was
58 adjourned at 6:46 p.m.

59
60 PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL,
61 TEXAS, this 3rd day of December 2024.

62
63 _____
64 Jason Alvarado, Park Board Chairman

65 ATTEST:

66
67 _____
68 Wendy Young, Administrative Secretary

MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S Goliad, Rockwall, TX 75087
Wednesday, September 4, 2024
6:00 PM

Call To Order

The meeting was called to order in the Council Chambers at 6:00pm by Jason Alvarado with the following Board Members present: Vincent Harris, Amanda Fowler, Jake Wimpee, Jenny Krueger, Marcia Hasenyager, and Michael McEwen. Also present was Director of Parks & Recreation, Travis Sales, Recreation Superintendent Cory Dentler Parks Superintendent Brian Sartain, and Administrative Assistant Wendy Young.

Open Forum

Chairman Alvarado explained how Open Forum is conducted and asked if anyone in the audience would like to come forth and speak during this time. There being no one wishing to speak, Alvarado then closed the Open Forum.

Discuss and consider selection of Park Board Chairman and take any action necessary.

Krueger made a motion to nominate Jason Alvarado as Chairman and Amanda Fowler as Vice-Chairman, Hasenyager seconded the motion which passed unanimously.

Discuss and consider selection of Park Board Vice-Chairman and take any action necessary.

Krueger made a motion to nominate Jason Alvarado as Chairman and Amanda Fowler as Vice-Chairman, Hasenyager seconded the motion which passed unanimously.

Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 6:21 p.m.

PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL, TEXAS, this 3rd day of December 2024.

Jason Alvarado, Park Board Chairman

ATTEST:

Wendy Young, Administrative Secretary



**CITY OF ROCKWALL, TEXAS
MEMORANDUM**

TO: Park Board

FROM: Travis Sales, Director of Parks & Recreation

DATE: December 3, 2024

SUBJECT: P2024-040 HOMESTEAD SUBDIVISION PHASE 2 FINAL PLAT

SUMMARY: P2024-040

DISCUSS AND CONSIDER A REQUEST BY MEREDITH JOYCE OF MICHAEL JOYCE PROPERTIES ON BEHALF OF JAY HANKLA OF SH DEV KLUTTS ROCKWALL, LLC FOR THE APPROVAL OF A FINAL PLAT FOR PHASE 2 OF THE HOMESTEAD SUBDIVISION BEING A 48.170-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACT 6 OF THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED PLANNED DEVELOPMENT DISTRICT 92 (PD-92), GENERALLY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF FM-549 AND FM-1139, AND TAKE ANY ACTION NECESSARY.

STAFF NOTES & RECOMMENDATIONS:

P2024-040

PARK DISTRICT 22

CASH IN LIEU OF LAND: \$586.89 X 168 LOTS = \$ 98,597.52

PRO RATA EQUIPMENT FEE: \$548.78 X 168 LOTS = \$92,195.04

TOTAL PER LOT X LOTS: \$1,135.67 X 168 LOTS = \$190,792.56



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 A0186 J A Ramsey, Lot 6-02, 144.5137; FM 549

SUBDIVISION Homestead

LOT

BLOCK

GENERAL LOCATION FM 1139 and FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-92, Ord No. 21-24

CURRENT USE Single Family Residential

PROPOSED ZONING

PROPOSED USE Single Family Residential

ACREAGE 48.170

LOTS [CURRENT]

LOTS [PROPOSED] 168

- ☒ **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 SH Dev Klutts Rockwall, LLC

☒ APPLICANT Michael Joyce Properties

CONTACT PERSON Jay Hankla

CONTACT PERSON Meredith Joyce

ADDRESS 2400 Dallas Parkway, Ste. 460

ADDRESS 767 Justin Road

CITY, STATE & ZIP Plano, TX 75093

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-694-6394

E-MAIL land@shaddockhomes.com

E-MAIL meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

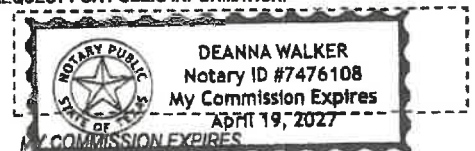
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES HANKLA [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

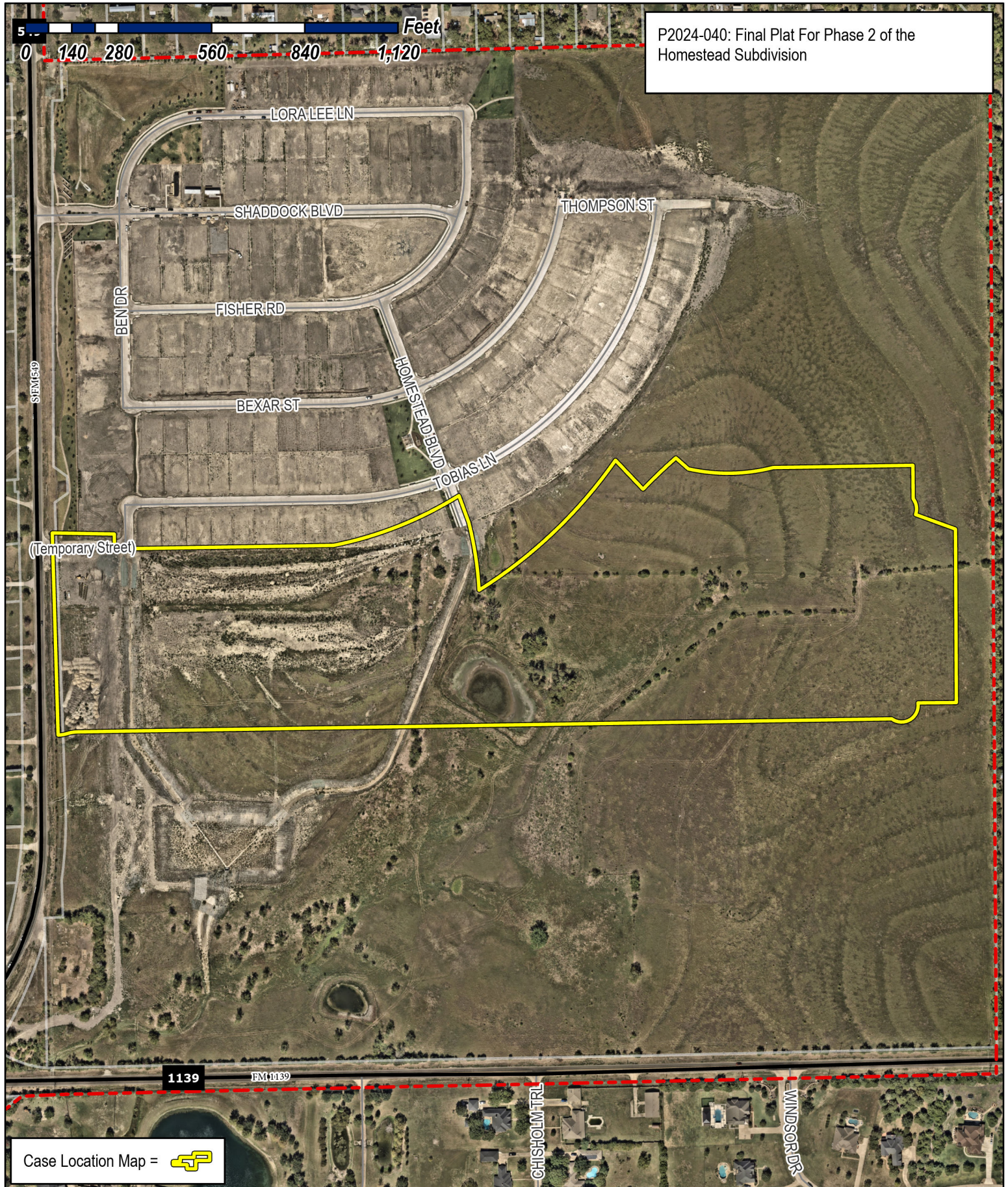
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$1,263.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF NOVEMBER, 2024. BY SIGNING THIS APPLICATION, 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 15 DAY OF NOVEMBER, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2024-040: Final Plat For Phase 2 of the Homestead Subdivision

Case Location Map =



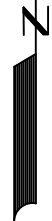
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



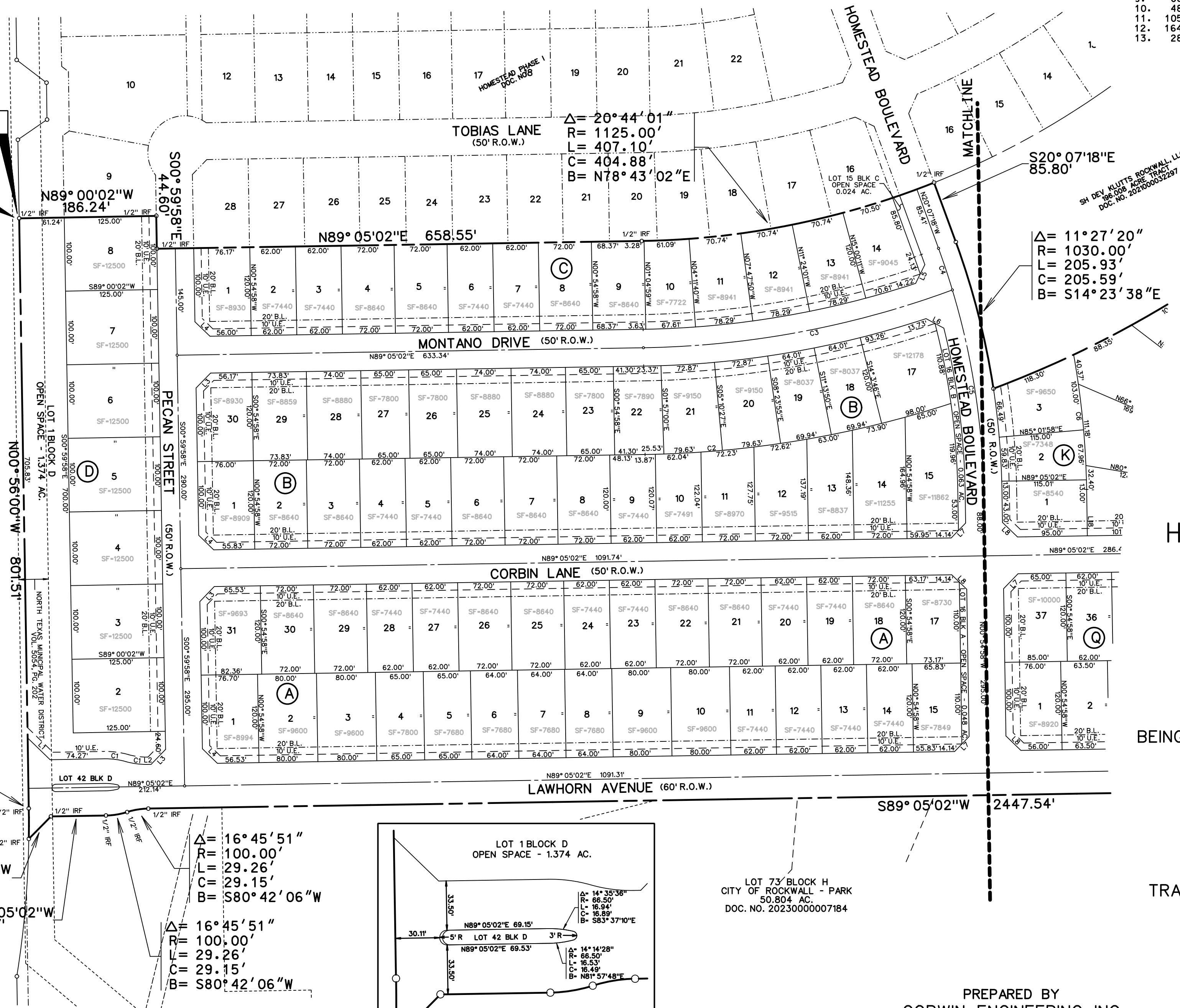
0 50 100 200

SCALE: 1" = 100'



POINT OF BEGINNING

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2607517.676	7011195.670
ELEV = 561.5	



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	16°45'51"	100.00'	29.26'	29.15'	S82°32'02"E
2.	17°06'53"	1415.00'	422.67'	421.10'	N80°31'35"E
3.	19°21'04"	1270.00'	428.93'	426.90'	N79°24'30"E
4.	03°23'58"	1005.00'	59.63'	59.62'	S18°25'19"E
5.	15°48'22"	1005.00'	277.25'	276.37'	S08°49'09"E
6.	09°12'19"	1145.00'	183.96'	183.76'	N05°31'07"W
7.	56°38'26"	250.00'	247.14'	237.20'	N27°24'15"E
8.	07°51'51"	1560.00'	214.12'	213.95'	N51°47'32"E
9.	06°31'07"	1560.00'	177.48'	177.38'	N44°36'03"E
10.	48°46'34"	250.00'	212.83'	206.46'	S66°31'41"E
11.	105°57'09"	50.00'	92.46'	79.84'	N72°58'39"E
12.	164°11'55"	50.00'	143.29'	99.05'	N45°41'12"W
13.	28°44'16"	50.00'	25.08'	24.82'	S22°57'30"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 45°55'29" E	42.43'
2.	N 89°05'02" E	5.15'
3.	N 44°02'32" E	28.26'
4.	N 45°57'28" W	28.30'
5.	N 26°17'51" E	28.29'
6.	N 61°34'42" W	27.34'
7.	S 44°05'02" W	28.28'
8.	S 45°54'58" E	28.28'
9.	N 00°54'58" W	48.22'
10.	S 88°30'05" E	29.65'
11.	S 42°08'24" E	15.17'
12.	N 00°20'59" W	27.39'
13.	N 44°18'48" E	28.40'
14.	N 45°41'12" W	21.13'
15.	S 44°18'48" W	21.30'
16.	S 44°18'48" W	24.40'
17.	N 57°05'07" W	17.96'
18.	S 00°54'58" E	63.00'

FINAL PLAT
OF

HOMESTEAD PHASE II

LOTS 1-31, BLOCK A

LOTS 1-30, BLOCK B

LOTS 1-15, BLOCK C

LOTS 1-8 & 42, BLOCK D

LOTS 63-72, BLOCK H

LOTS 1-3 & 32-39, BLOCK K

LOTS 1-9 BLOCK O

LOTS 1-21, BLOCK P

LOTS 1-37, BLOCK Q

BEING 48.170 ACRES OR 2,098,330.11 SF

TOTAL RESIDENTIAL LOTS 168

TOTAL OPEN SPACE LOTS 5

BEING A REPLAT

OF

LOT 74 BLOCK H

OUT OF

HOMESTEAD PHASE I

SITUATED WITHIN

TRACT 6 OF THE J.A. RAMSEY SURVEY,

ABSTRACT NO. 186

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

SH DEV KLUTTS ROCKWALL, LLC.

2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

NOVEMBER 2024

SCALE 1"=100'

CASE NO. P2024-XXX

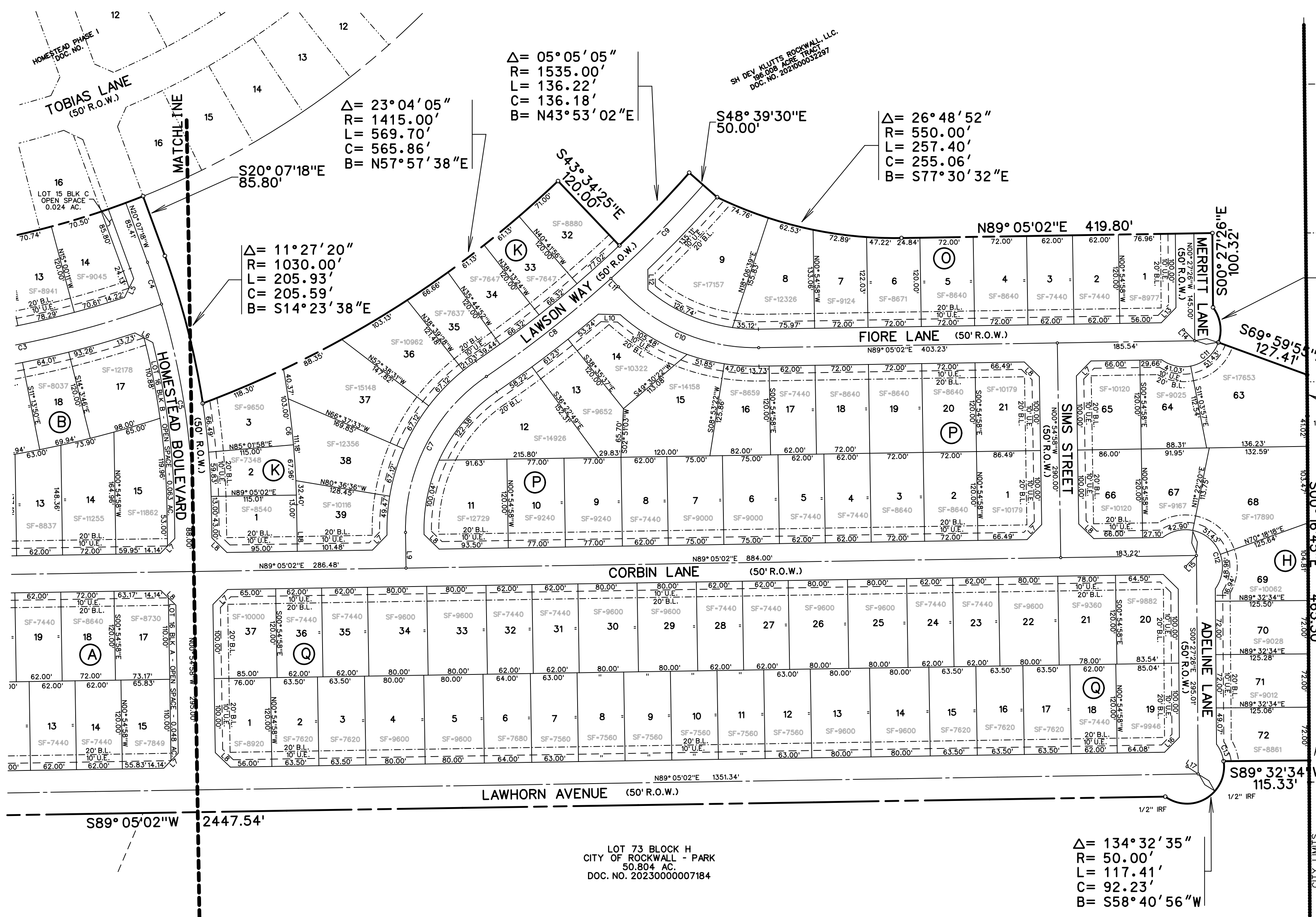
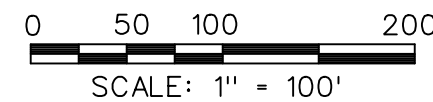
SHEET 1 OF 4

PREPARED BY
CORWIN ENGINEERING, INC.

TBPELS #10031700

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013

972-396-1200



$\Delta = 57^{\circ}19'43''$
 $R = 50.00'$
 $L = 50.03'$
 $C = 47.97'$
 $B = S08^{\circ}39'46''E$

$S00^{\circ}31'05''E$
55.64'

$S00^{\circ}16'45''E$
465.30'

$S89^{\circ}32'34''W$
115.33'

$\Delta = 134^{\circ}32'35''$
 $R = 50.00'$
 $L = 117.41'$
 $C = 92.23'$
 $B = S58^{\circ}40'56''W$

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2610356.248	7010453.540
ELEV = 585.3	

FINAL PLAT
OF
HOMESTEAD PHASE I I
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-15, BLOCK C
LOTS 1-8 & 42, BLOCK D
LOTS 63-72, BLOCK H
LOTS 1-3 & 32-39, BLOCK K
LOTS 1-9 BLOCK O
LOTS 1-21, BLOCK P
LOTS 1-37, BLOCK Q
BEING 48.170 ACRES OR 2,098,330.11 SF
TOTAL RESIDENTIAL LOTS 168
TOTAL OPEN SPACE LOTS 5

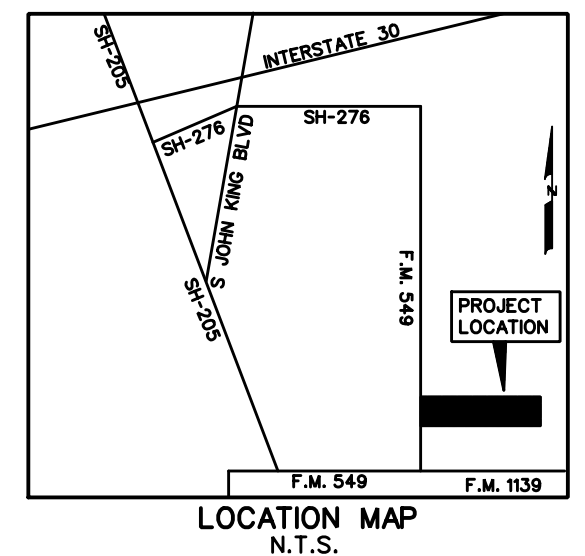
BEING A REPLAT
OF
LOT 74 BLOCK H
OUT OF
HOMESTEAD PHASE I
SITUATED WITHIN
TRACT 6 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER

SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

NOVEMBER 2024 SCALE 1"=100'
CASE NO. P2024-XXX SHEET 2 OF 4

- NOTES:
- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 20210000032297 in the Deed Records of Rockwall County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - B.L. - Building Line
U.E. - Utility Easements
C.M. - Controlling Monument
D.E. - Drainage Easement
--- City Limits Line
--- Street Name Change
 - The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots.
 - All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
 - All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
 - Please refer to Sheet 1 of plan set for NTMWD notes.



LEGAL DESCRIPTION

BEING, a tract of land situated in the J.A. Ramsey Survey, Abstract No. 186 in the City of Rockwall, Rockwall County, Texas, being part of a 196.008 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the southwest corner of Homestead Phase I, an addition to the City of Rockwall, Rockwall County, Texas, as described in Doc. No. in the Plat Records of Rockwall County and being in the east line of F.M. 549 (Variable R.O.W.);

THENCE, North 89° 00'02" West, along the south line of said Homestead Phase I, for a distance of 186.24 feet, to a 1/2 inch iron rod found;

THENCE, South 00° 59'58" East, continuing along said south line, for a distance of 44.60 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 05'02" East, continuing along said south line, for a distance of 658.55 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 1125.00 feet, a central angle of 20° 44'01";

THENCE, continuing along said south line and with said curve to the left for an arc distance of 407.10 (Chord Bearing North 78° 43'02" East - 404.88 feet), to a 1/2 inch iron rod found;

THENCE, South 20° 07'18" East, departing said south line, for a distance of 85.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 1030.00 feet, a central angle of 11° 27'20";

THENCE, continuing along said curve to the right for an arc distance of 205.93 feet (Chord Bearing South 14° 23'38" East - 205.59 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the left, having a radius of 1415.00 feet, a central angle of 23° 04'05";

THENCE, continuing along said curve to the left for an arc distance of 569.70 feet (Chord Bearing North 57° 57'38" East - 565.86 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 43° 34'25" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 1535.00 feet, a central angle of 05° 05'05";

THENCE, along said curve to the left for an arc distance of 136.22 feet (Chord Bearing North 43° 53'02" East - 136.18 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 48° 39'30" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the left, having a radius of 550.00 feet, a central angle of 26° 48'52";

THENCE, along said curve to the left for an arc distance of 257.40 feet (Chord Bearing South 77° 30'32" East - 255.06 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, North 89° 05'02" East, for a distance of 419.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 27'26" East, for a distance of 100.32 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 57° 19'43";

THENCE, continuing along said curve to the right for an arc distance of 50.03 feet (Chord Bearing South 08° 39'49" East - 47.97 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 69° 59'55" East, for a distance of 127.41 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the east line of said 196.008 acre tract and being in the west line of Hillview Acres, an addition to Rockwall County, as described in Vol. F, Pg. 1 in said Plat Records;

THENCE, South 00° 31'05" East, along said east and west lines, for a distance of 55.64 feet, to a 1/2 inch iron rod found;

THENCE, South 00° 16'45" East, continuing along said lines, for a distance of 465.30 feet, to a 1/2 inch iron rod found at the most easterly northeast corner of a 50.804 acre tract, as recorded in Doc. No. 20230000007184 in said Deed Records;

THENCE, South 89° 32'34" West, departing said east and west lines and along the north line of said 50.804 acre tract, for a distance of 115.33 feet, to a 1/2 inch iron rod found on a curve to the right, having a radius of 50.00 feet, a central angle of 134° 32'35";

THENCE, along the north line of said 50.804 acre tract and with said curve to the right for an arc distance of 117.41 feet (Chord Bearing South 58° 40'56" West - 92.23 feet), to a 1/2 inch iron rod found;

THENCE, South 89° 05'02" West, continuing along said north line, for a distance of 2447.54 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 100.00 feet, a central angle of 16° 45'51";

THENCE, continuing along said north and with curve to the left for an arc distance of 29.26 feet (Chord Bearing South 80° 42'06" West - 29.15 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the right, having a radius of 100.00 feet, a central angle of 16° 45'51";

THENCE, continuing along said north line and with said curve to the left for an arc distance of 29.26 feet (Chord Bearing South 80° 42'06" West - 29.15 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 89° 05'02" West, continuing along said north line, for a distance of 74.67 feet, to a 1/2 inch iron rod found;

THENCE, South 44° 38'47" West, continuing along said north line, for a distance of 42.85 feet, to a 1/2 inch iron rod found at the most westerly northwest corner of said 50.804 acre tract and being in the west line of said Homestead Phase I same being in the east line of said F.M. 548, being on a curve to the left, having a radius of 1310.00 feet, a central angle of 01° 48'27";

THENCE, along said east and west lines with curve to the left for an arc distance of 41.32 feet (Chord Bearing North 00° 01'47" West - 41.32 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 00° 56'00" West, continuing along said east and west lines, for a distance of 801.51 feet, to the POINT OF BEGINNING and containing 48.170 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this _____ day of _____, 2024.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2024.

NOTARY PUBLIC, STATE OF TEXAS

FINAL PLAT
OF
HOMESTEAD PHASE I I
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-15, BLOCK C
LOTS 1-8 & 42, BLOCK D
LOTS 63-72, BLOCK H
LOTS 1-3 & 32-39, BLOCK K
LOTS 1-9 BLOCK O
LOTS 1-21, BLOCK P
LOTS 1-37, BLOCK Q
BEING 48.170 ACRES OR 2,098,330.11 SF
TOTAL RESIDENTIAL LOTS 168
TOTAL OPEN SPACE LOTS 5
BEING A REPLAT
OF
LOT 74 BLOCK H
OUT OF
HOMESTEAD PHASE I
SITUATED WITHIN
TRACT 6 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093
NOVEMBER 2024

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

I(we) the undersigned owner(s) of the land shown on this plat, and designated herein as the HOMESTEAD PHASE II subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I(we) further certify that all other parties who have a mortgage or lien interest in the HOMESTEAD PHASE II subdivision have been notified and signed this plat. I(we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I(we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I(we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I(we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I(we) may have as a result of the dedication of exactions made herein.

SH DEV KLUTTS ROCKWALL, LLC.

Jay Hankla

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JAY HANKLA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2024.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Count Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

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

Mayor, City of Rockwall

Planning & Zoning Commission

City Secretary

City Engineer

FINAL PLAT
OF
HOMESTEAD PHASE II
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-15, BLOCK C
LOTS 1-8 & 42, BLOCK D
LOTS 63-72, BLOCK H
LOTS 1-3 & 32-39, BLOCK K
LOTS 1-9 BLOCK O
LOTS 1-21, BLOCK P
LOTS 1-37, BLOCK Q
BEING 48.170 ACRES OR 2,098,330.11 SF
TOTAL RESIDENTIAL LOTS 168
TOTAL OPEN SPACE LOTS 5
BEING A REPLAT
OF
LOT 74 BLOCK H
OUT OF
HOMESTEAD PHASE I
SITUATED WITHIN
TRACT 6 OF THE J.A. RAMSEY SURVEY,
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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093
NOVEMBER 2024



CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Park Board

FROM: Travis Sales, Director of Parks & Recreation

DATE: December 3, 2024

SUBJECT: SP2024-049 HOMESTEAD SUBDIVISION PHSE 2 SITE PLAN

SUMMARY: SP2024-049

DISCUSS AND CONSIDER A REQUEST BY MEREDITH JOYCE OF MICHAEL JOYCE PROPERTIES ON BEHALF OF JAY HANKLA OF SH DEV KLUTTS ROCKWALL, LLC FOR THE APPROVAL OF A SITE PLAN FOR PHASE 2 OF THE HOMESTEAD SUBDIVISION BEING A 48.170-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACT 6 OF THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED PLANNED DEVELOPMENT DISTRICT 92 (PD-92), GENERALLY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF FM-549 AND FM-1139, AND TAKE ANY ACTION NECESSARY.

STAFF NOTES & RECOMMENDATIONS:

SP2024-049

SITE PLAN

- Trail location and landscape will be designed to continue the current layout through neighborhoods and rights-of-ways to stay consistent with all developments in the City of Rockwall.
- Landscape plants are good varieties and will do well
- Provide landscape plans for the detention pond
- As mentioned in phase I there are better varieties of Bermudagrass that are more drought, cold, wear and shade tolerant such as Tif Tuf and Tahoma 31.



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 **A0186 J A Ramsey, Lot 6-02, 144.5137; FM 549**

SUBDIVISION **Homestead**

LOT

BLOCK

GENERAL LOCATION **FM 1139 and FM 549**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-92, Ord No. 21-24**

CURRENT USE **Single Family Residential**

PROPOSED ZONING

PROPOSED USE **Single Family Residential**

ACREAGE **48.170**

LOTS [CURRENT]

LOTS [PROPOSED] **168**

- ☒ **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 **SH Dev Klutts Rockwall, LLC**

☒ APPLICANT **Michael Joyce Properties**

CONTACT PERSON **Jay Hankla**

CONTACT PERSON **Meredith Joyce**

ADDRESS **2400 Dallas Parkway, Ste. 460**

ADDRESS **767 Justin Road**

CITY, STATE & ZIP **Plano, TX 75093**

CITY, STATE & ZIP **Rockwall, TX 75087**

PHONE

PHONE **512-694-6394**

E-MAIL **land@shaddockhomes.com**

E-MAIL **meredith@michaeljoyceproperties.com**

NOTARY VERIFICATION [REQUIRED]

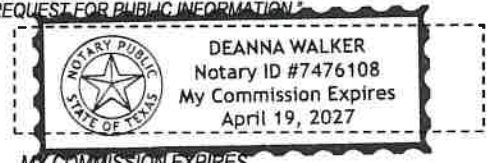
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES HANKLA [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,213.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. 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.

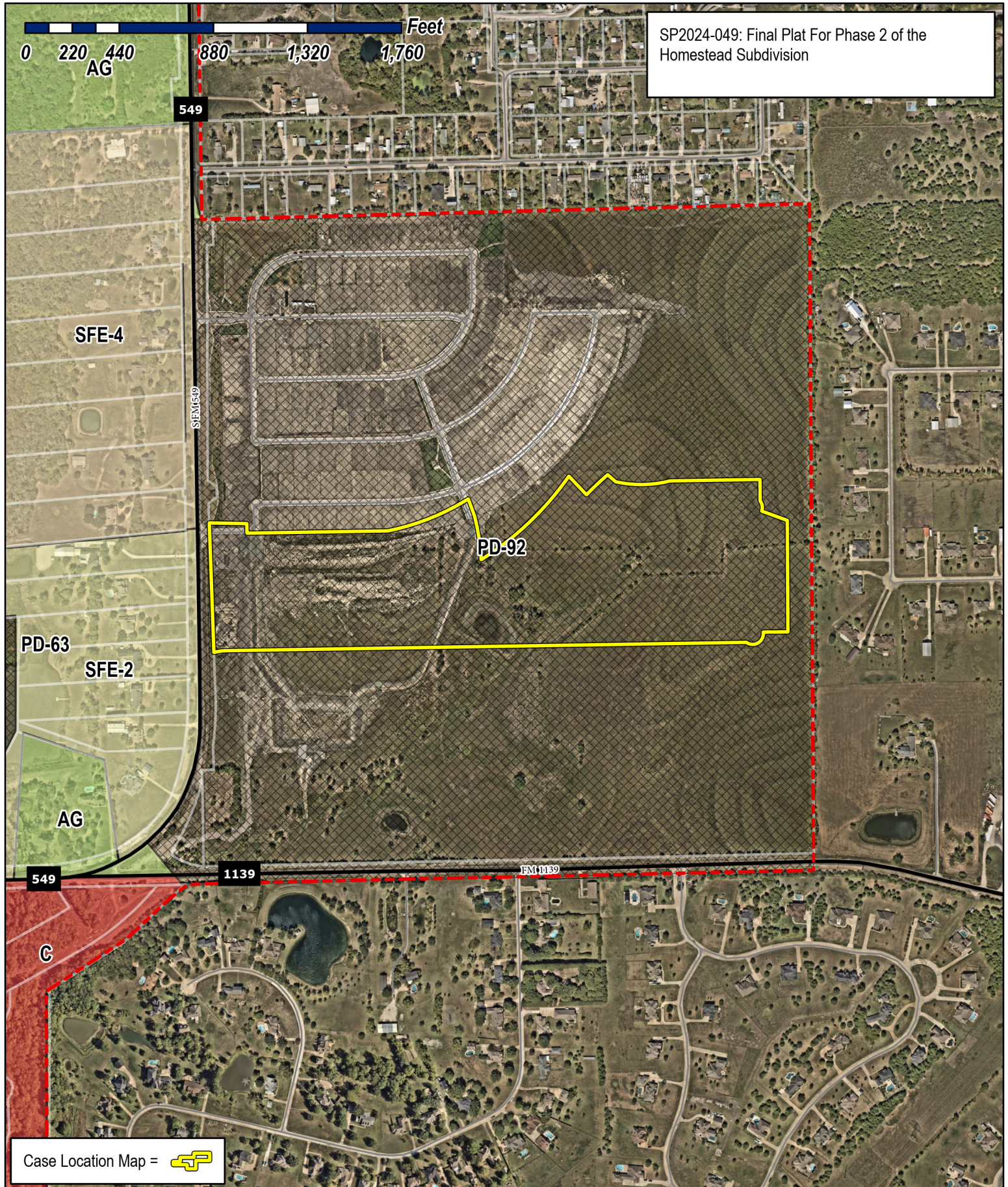
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF NOVEMBER, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



Case Location Map = 

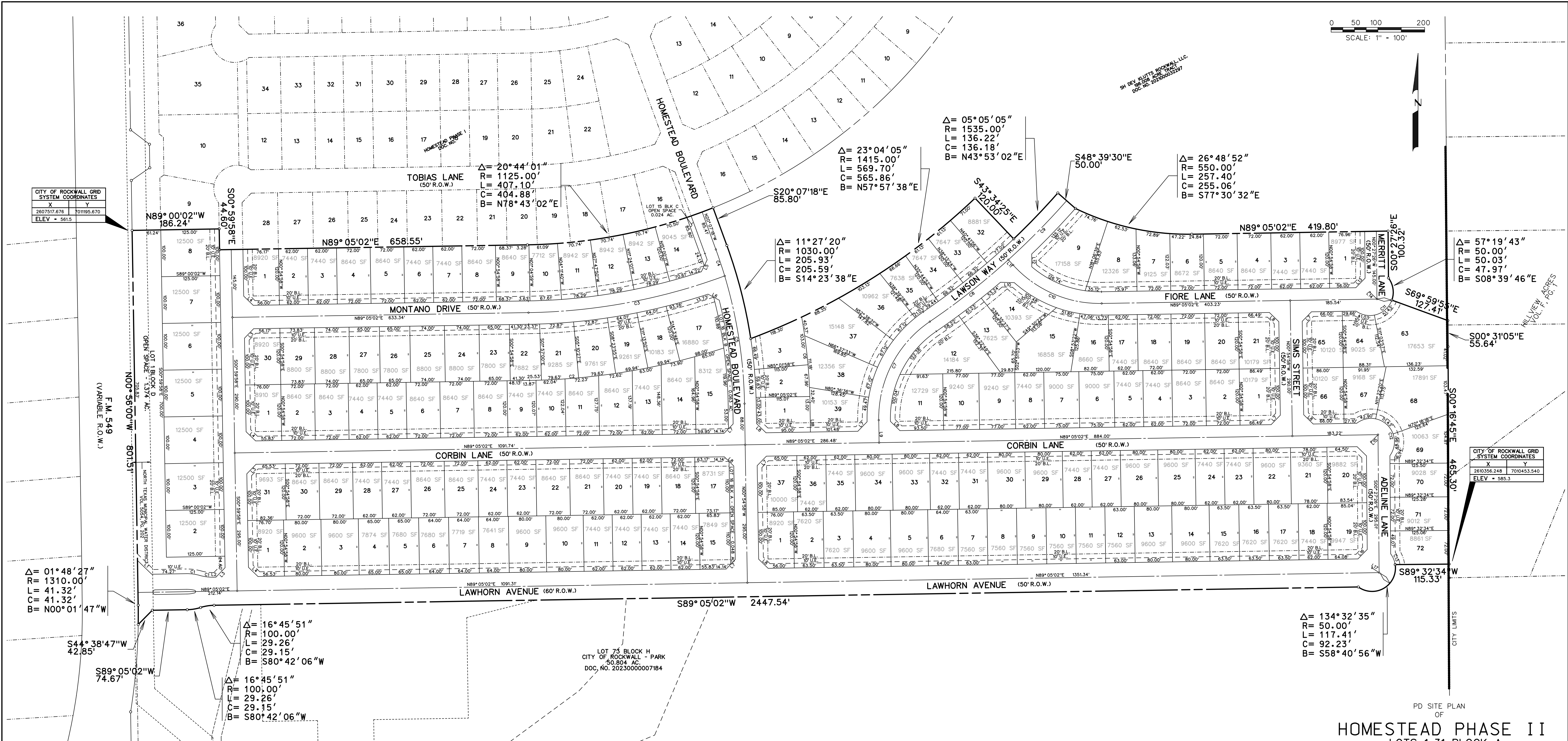


City of Rockwall

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.





CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2607517.678	701195.670
ELEV = 561.5	

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
260356.248	700453.540
ELEV = 585.3	

Δ= 01°48'27"
R= 1310.00'
L= 41.32'
C= 41.32'
B= N00°01'47"W

Δ= 16°45'51"
R= 100.00'
L= 29.26'
C= 29.15'
B= S80°42'06"W

Δ= 134°32'35"
R= 50.00'
L= 117.41'
C= 92.23'
B= S58°40'56"W

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	16°45'51"	100.00'	29.26'	29.15'	S82°32'02"E
2.	17°06'53"	1415.00'	422.61'	421.10'	N80°31'35"E
3.	19°21'04"	1270.00'	428.93'	426.90'	N79°24'30"E
4.	03°23'58"	1005.00'	59.63'	59.62'	S18°25'19"E
5.	15°48'22"	1005.00'	277.25'	276.37'	S08°49'09"E
6.	09°12'19"	1145.00'	183.96'	183.76'	N05°31'07"W
7.	56°38'26"	250.00'	247.14'	237.20'	N27°24'15"E
8.	07°51'51"	1560.00'	214.12'	213.95'	N51°47'32"E
9.	06°31'07"	1560.00'	177.48'	177.38'	N44°36'03"E
10.	48°46'34"	250.00'	212.83'	206.46'	S66°31'41"E
11.	105°57'09"	50.00'	92.46'	79.84'	N72°58'39"E
12.	164°11'55"	50.00'	143.29'	99.05'	N45°11'12"W
13.	28°44'16"	50.00'	25.08'	24.82'	S22°57'30"E

LINE TABLE

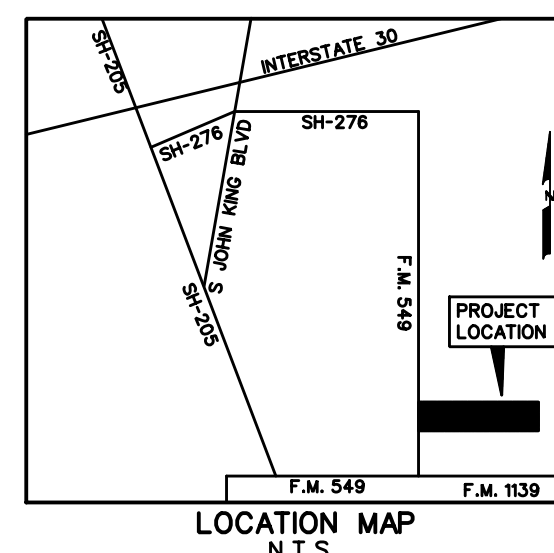
LINE NO.	BEARING	DISTANCE
1.	S 45°55'29" E	42.43'
2.	N 89°05'02" E	5.15'
3.	N 44°02'32" E	28.26'
4.	N 45°57'28" W	28.30'
5.	N 26°17'51" E	28.29'
6.	N 61°34'42" W	27.34'
7.	S 44°05'02" W	28.28'
8.	S 45°54'58" E	28.28'
9.	N 00°54'58" W	48.22'
10.	S 88°30'05" E	29.65'
11.	S 42°08'24" E	15.11'
12.	N 00°20'59" W	27.39'
13.	N 44°18'48" E	28.40'
14.	N 45°41'12" W	21.13'
15.	S 44°18'48" W	21.30'
16.	S 44°18'48" W	24.40'
17.	N 57°05'07" W	17.96'
18.	S 00°54'58" E	63.00'

- NOTES:
- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 20210000032297 in the Deed Records of Rockwall County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - B.L. - Building Line
U.E. - Utility Easements
C.M. - Controlling Monument
D.E. - Drainage Easement
City Limits Line
Street Name Change
 - The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots.
 - All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
 - All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
 - Please refer to Sheet 1 of plan set for NTMDW notes.

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 _____ of _____, 2024.

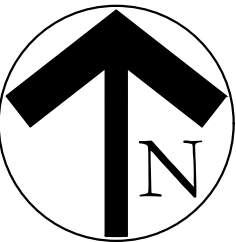
WITNESS OUR HANDS, the _____ day _____, 2024.

Planning & Zoning Commission, Chairman _____ Director of Planning & Zoning _____



PREPARED BY
CORWIN ENGINEERING, INC.
TBPCLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

PD SITE PLAN
OF
HOMESTEAD PHASE II
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-15, BLOCK C
LOTS 1-8 & 42, BLOCK D
LOTS 63-72, BLOCK H
LOTS 1-3 & 32-39, BLOCK K
LOTS 1-9, BLOCK O
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LOTS 1-37, BLOCK Q
BEING 48.170 ACRES OR 2,098,330.11 SF
TOTAL RESIDENTIAL LOTS 168
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LOT 74 BLOCK H
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IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093
NOVEMBER 2024 SCALE 1"=100'
CASE NO. P2024-XXX



I:\gis\drive\projects\sheet2b.dwg, sheet2b.dwg

MATCHLINE
REF: SHEET HS1, L1, IR1
REF: SHEET HS2, L2, IR2

40' N.T.M.W.D. ESMT.

COMMON BERMUDA
SOLID SOD, TYP.

6'-0" WIDTH CONCRETE SIDEWALK.
REFER TO CIVIL PLANS FOR
DETAILS, TYP.

F.M. 549

!! WARNING!!
APPROXIMATE LOCATION OF EXISTING
UNDERGROUND UTILITIES. CONTRACTOR
SHALL COORDINATE WITH APPROPRIATE
UTILITY COMPANIES PRIOR TO
CONSTRUCTION.

40' N.T.M.W.D. ESMT.

COMMON BERMUDA
SOLID SOD, TYP.

INFALL/OUTFALL
STRUCTURE.
REFER TO CIVIL, TYP.

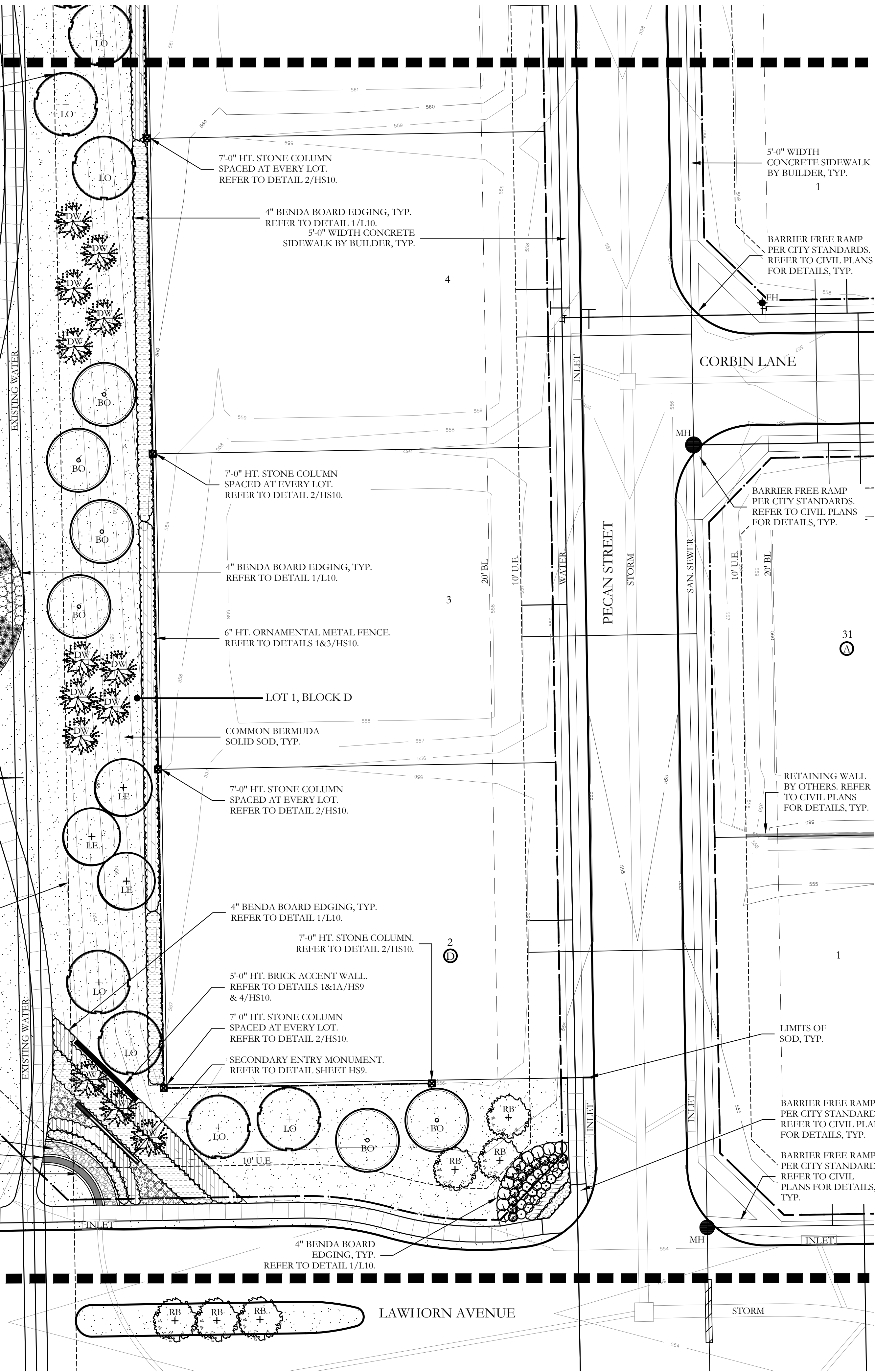
3" DEPTH OKLAHOMA RIVER ROCK, TYP.
REFER TO DETAIL 7/L10.

3" DEPTH BLACK STAR
CRUSHED STONE, TYP.
REFER TO DETAIL 6/L10.

8" CHOP STONE EDGING, TYP.
REFER TO DETAIL 4/L10.

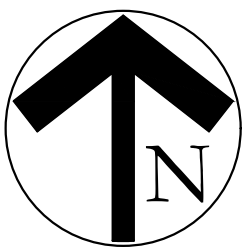
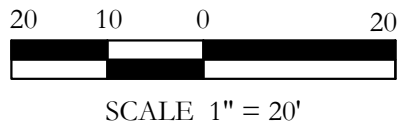
START 5'-0" WIDTH CONCRETE
SIDEWALK AT PROPERTY
LINE. REFER TO CIVIL PLANS
FOR DETAILS, TYP.

MATCHLINE
REF: SHEET HS2, L2, IR2
REF: SHEET HS3, L3, IR3



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW 'BUBBA'	CHILOPSIS LINEARIS 'BUBBA'	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'	3 GALLON	36" O.C.
		MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/2-1" DIAMETER
		OKLAHOMA RIVER ROCK, MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

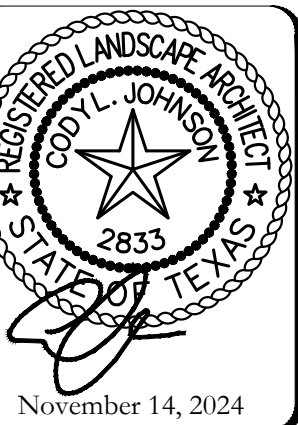


SCREENING AND BUFFERING

LANDSCAPE PLAN

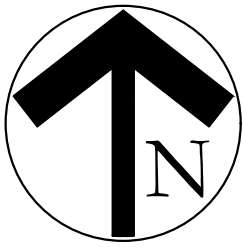
HOMESTEAD
PHASE II
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

**JOHNSON VOLK
CONSULTING**
JBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

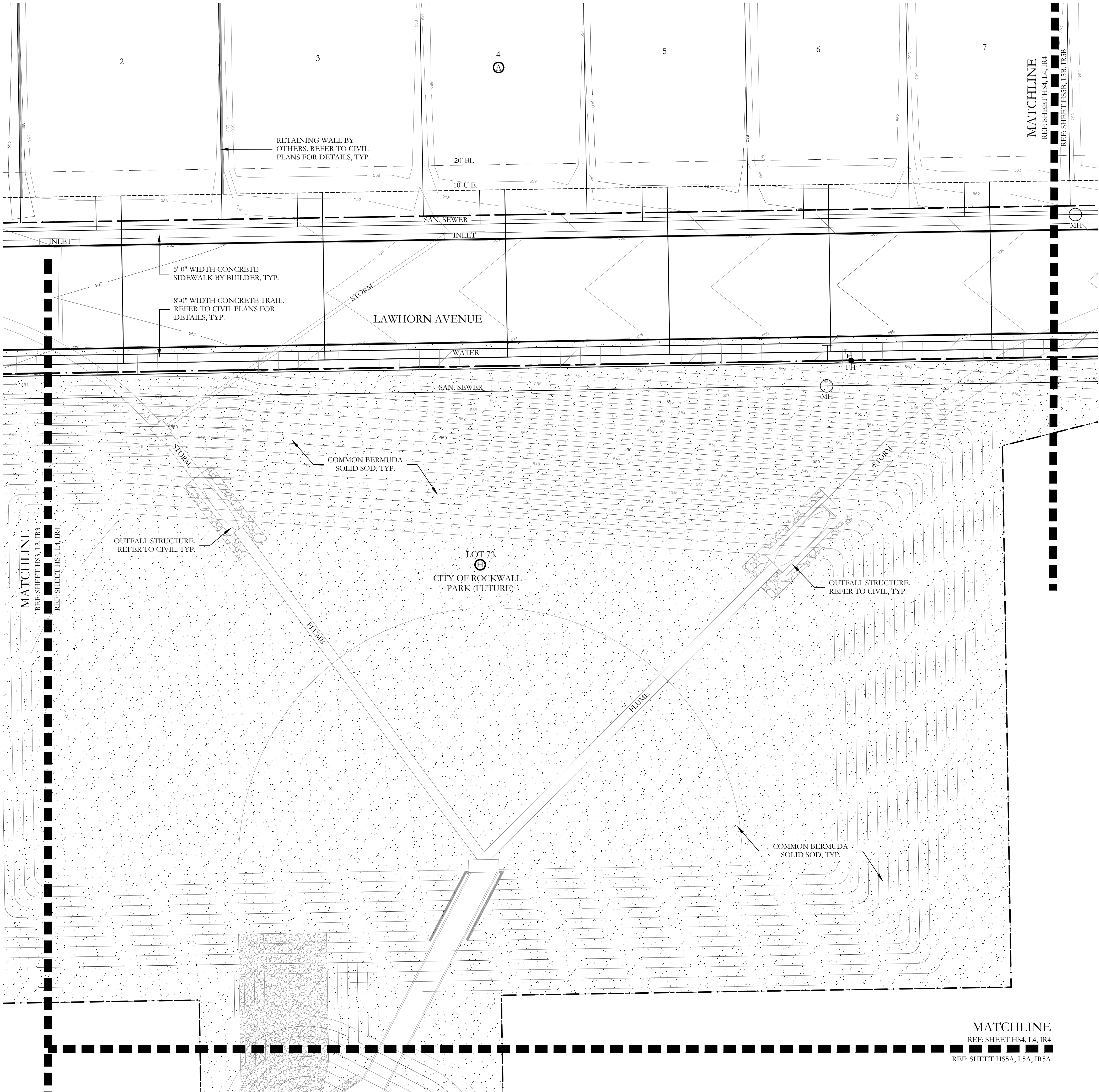


SCALE:
1" = 20'
One Inch
JVC No SHA012B

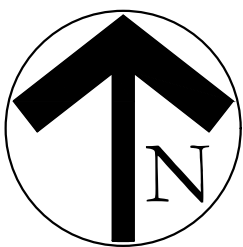
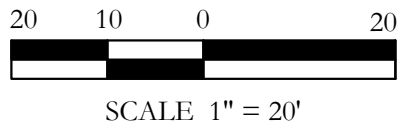
L2 of 10



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PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW 'BUBBA'	CHILOPSIS LINEARIS 'BUBBA'	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'	3 GALLON	36" O.C.
		MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/2" DIAMETER
		OKLAHOMA RIVER ROCK, MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"



SCALE:

1" = 20'

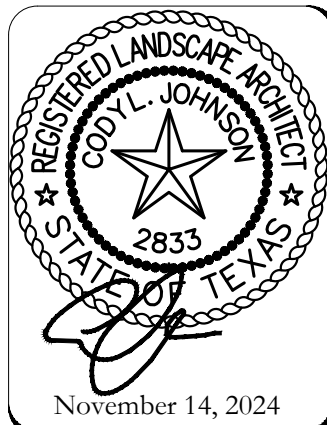
One Inch

JVC No SHA012B

L4 of 10

HOMESTEAD
PHASE II
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN



SCALE:

1" = 20'

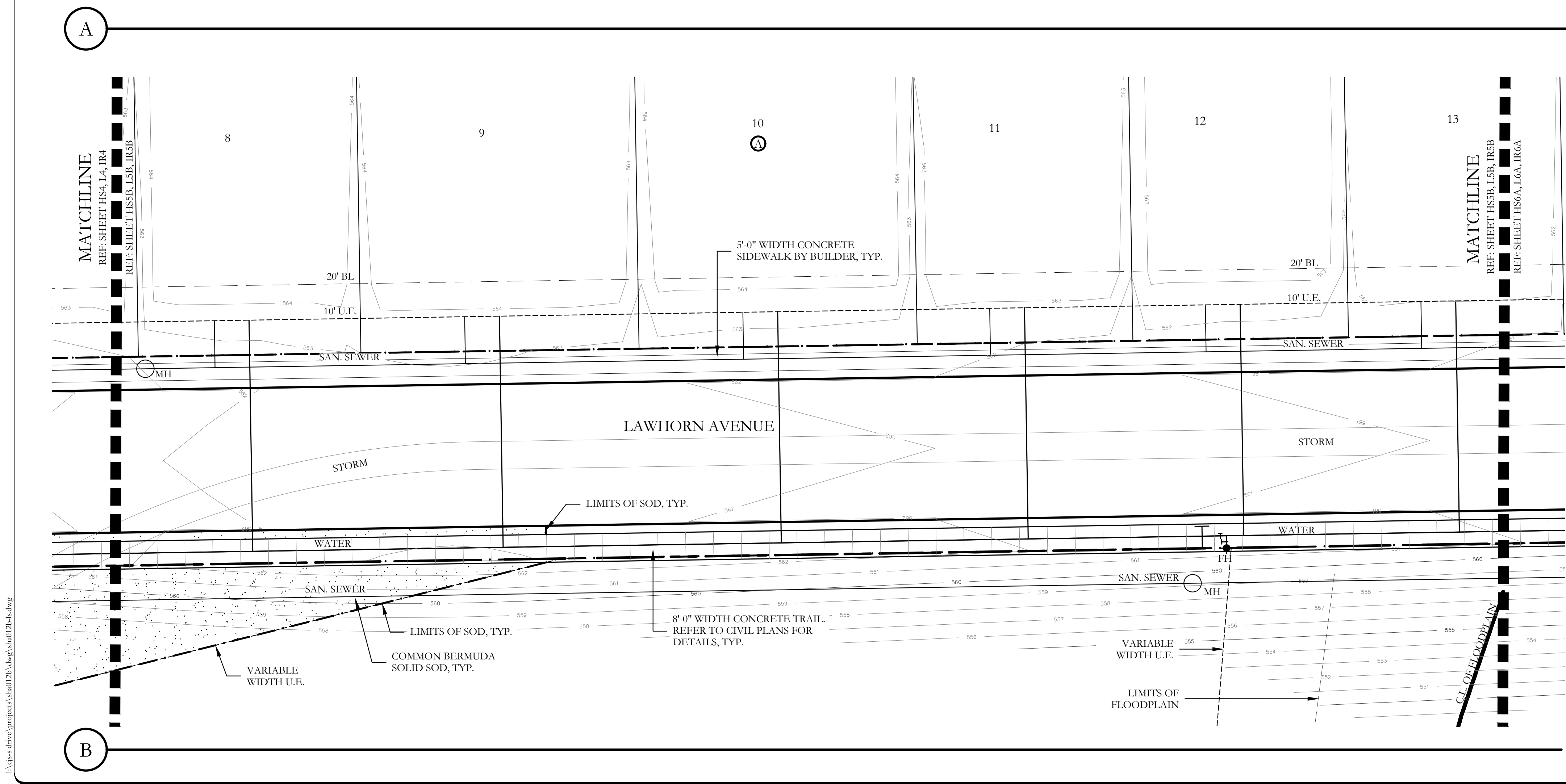
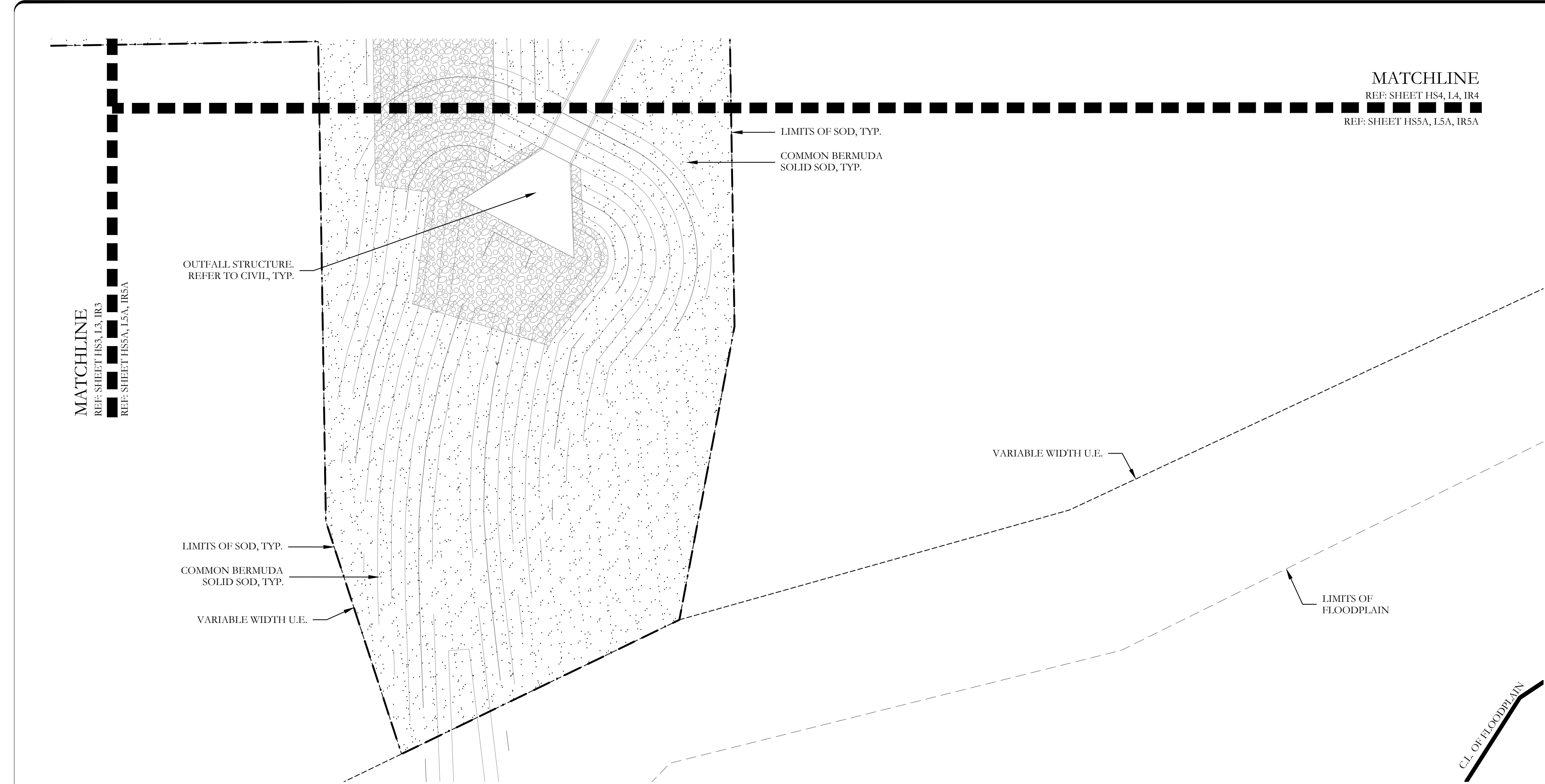
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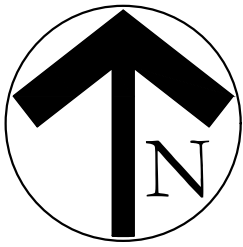
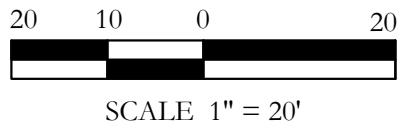
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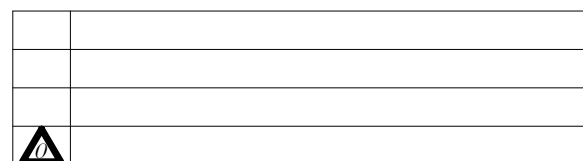
JOHNSON VOLK
CONSULTING

TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

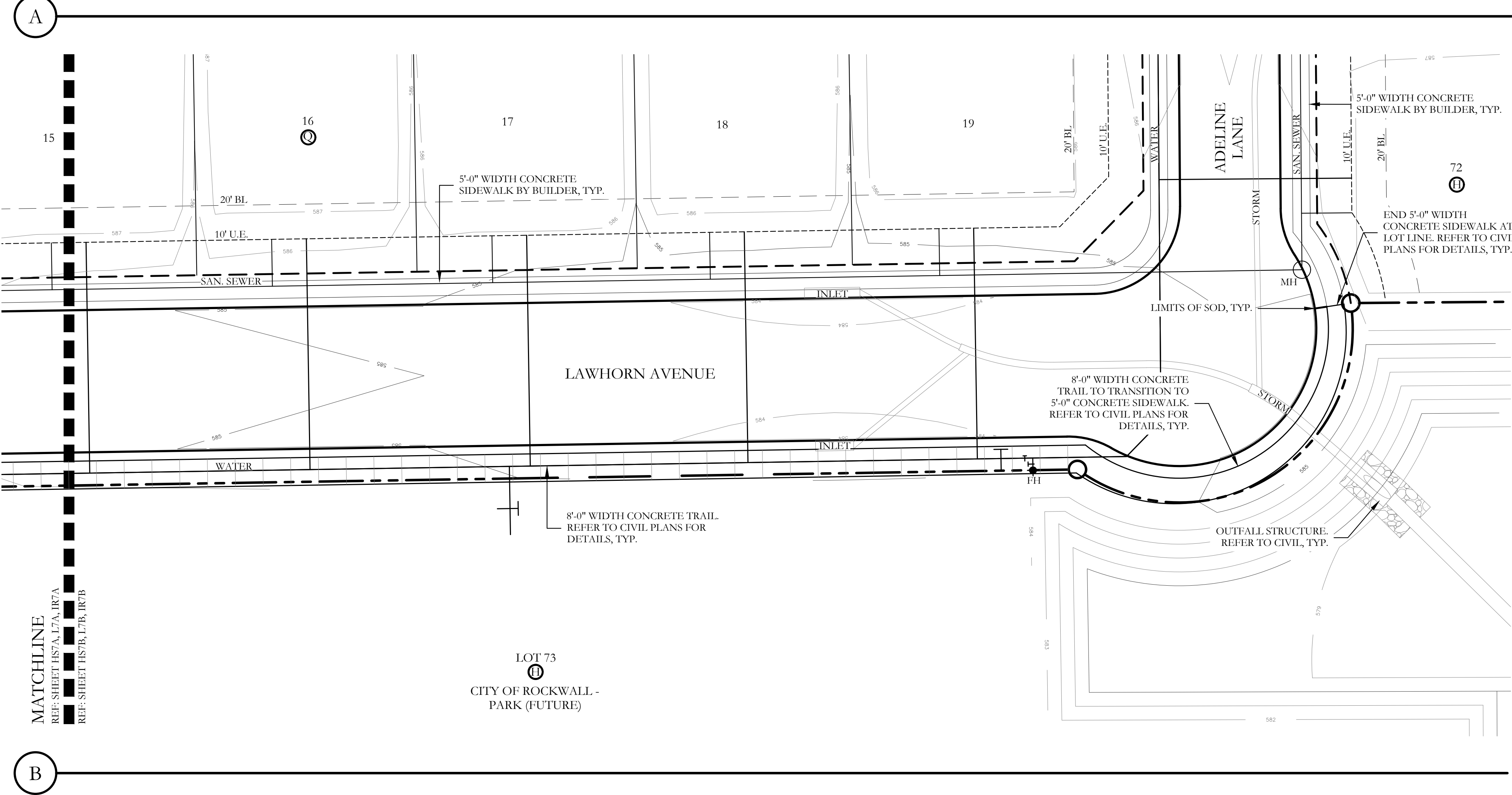
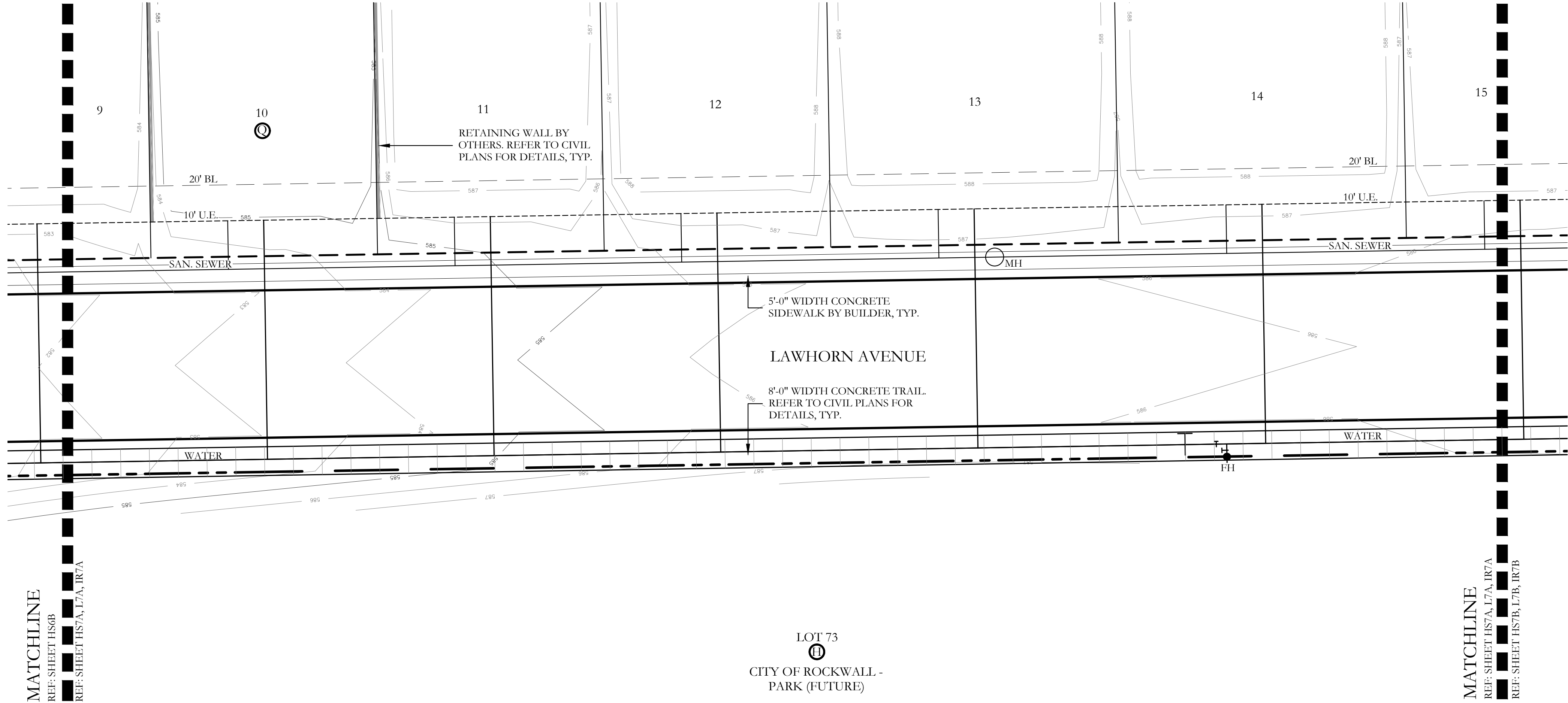


PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW 'BUBBA'	CHILOPSIS LINEARIS 'BUBBA'	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'	3 GALLON	36" O.C.
		MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4-1" DIAMETER
		OKLAHOMA RIVER ROCK, MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"



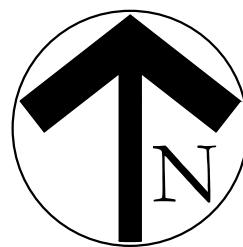
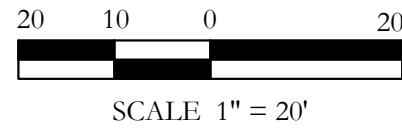


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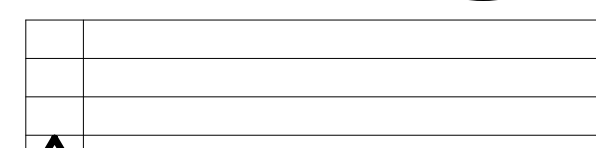
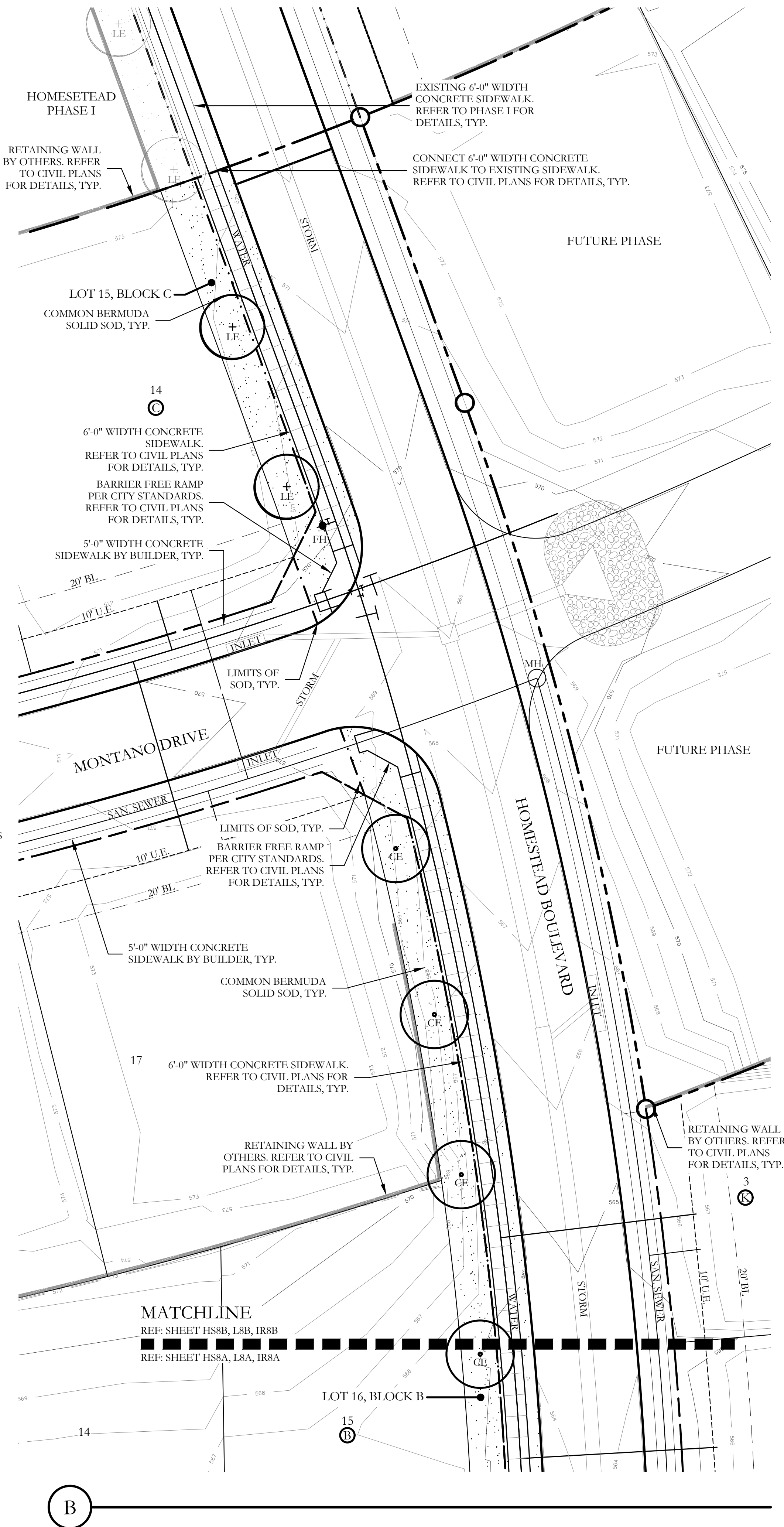
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW 'BUBBA'	CHILOPSIS LINEARIS 'BUBBA'	2" CALIPER	AS SHOWN
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		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'	3 GALLON	36" O.C.
		MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/2-1" DIAMETER
		OKLAHOMA RIVER ROCK, MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

NOTE:
THERE ARE NO LANDSCAPE
IMPROVEMENTS ON THIS SHEET



SCALE:
1" = 20'
One Inch
JVC No SHA012B

L7 of 10



PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	8	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 12'-0" OVERALL HEIGHT.
BO	10	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 12'-0" OVERALL HEIGHT.
LE	5	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 12'-0" OVERALL HEIGHT.
CE	12	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 12'-0" OVERALL HEIGHT.
BC	15	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 12'-0" OVERALL HEIGHT.
LGM	11	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
DW	26	DESERT WILLOW 'BUBBA'	CHILOPSIS LINEARIS 'BUBBA'	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	11	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	27	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	35	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	49	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	130	DWARF MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	43	MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	19	RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	65	UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	880	BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELLOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	1,495	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	540	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	196,395	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	100	BLACK STAR CRUSHED STONE	N/A	SQUARE FEET	100% COVERAGE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ. FILTER FABRIC BENEATH ROCK. STONE SHALL BE 1 1/2" - 1" DIAMETER IN SIZE.
	240	OKLAHOMA RIVER ROCK	N/A	SQUARE FEET	100% COVERAGE	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS, AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1"-2" AND 2"-4" IN SIZE.

GENERAL LANDSCAPE NOTES:

INSPECTIONS:

1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT-CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE CONTRACTOR SHALL INSTALL A SIGN TO COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. 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:

1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC ROW VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, CURB WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT PLANT SHALL BE (4') MINIMUM FROM THE WATER MAIN.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK FROM THE TRUNK OF THE TREE.
8. 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.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL BEDS SHALL BE PULLED BACK FROM THE TREE WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. 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:

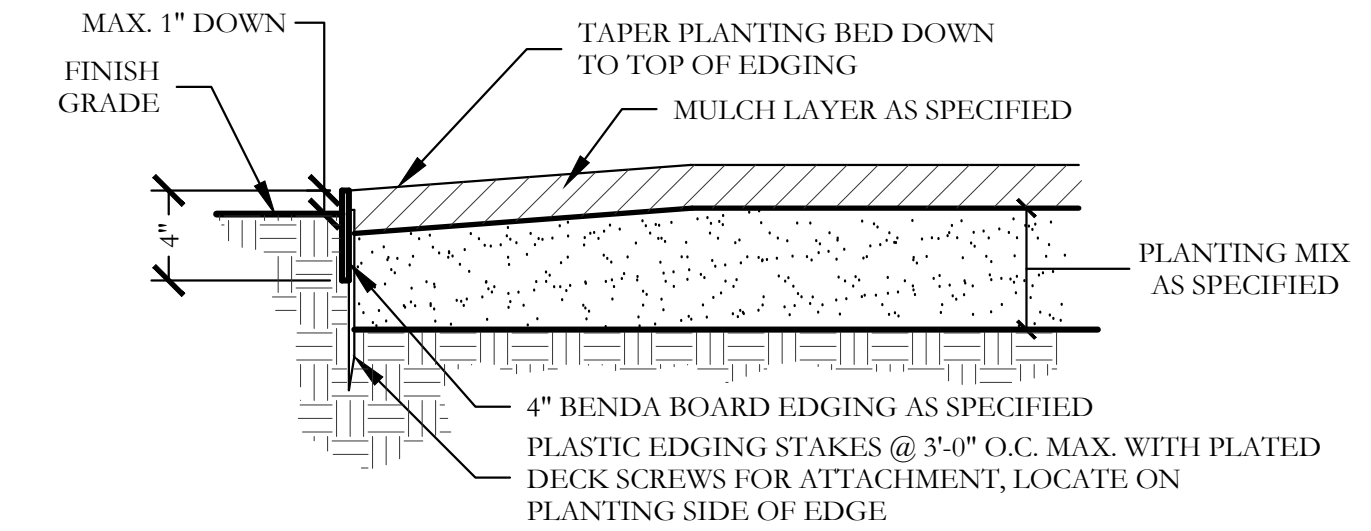
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (DWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. 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.
7. THE MORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE MINIMUM.
8. 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.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

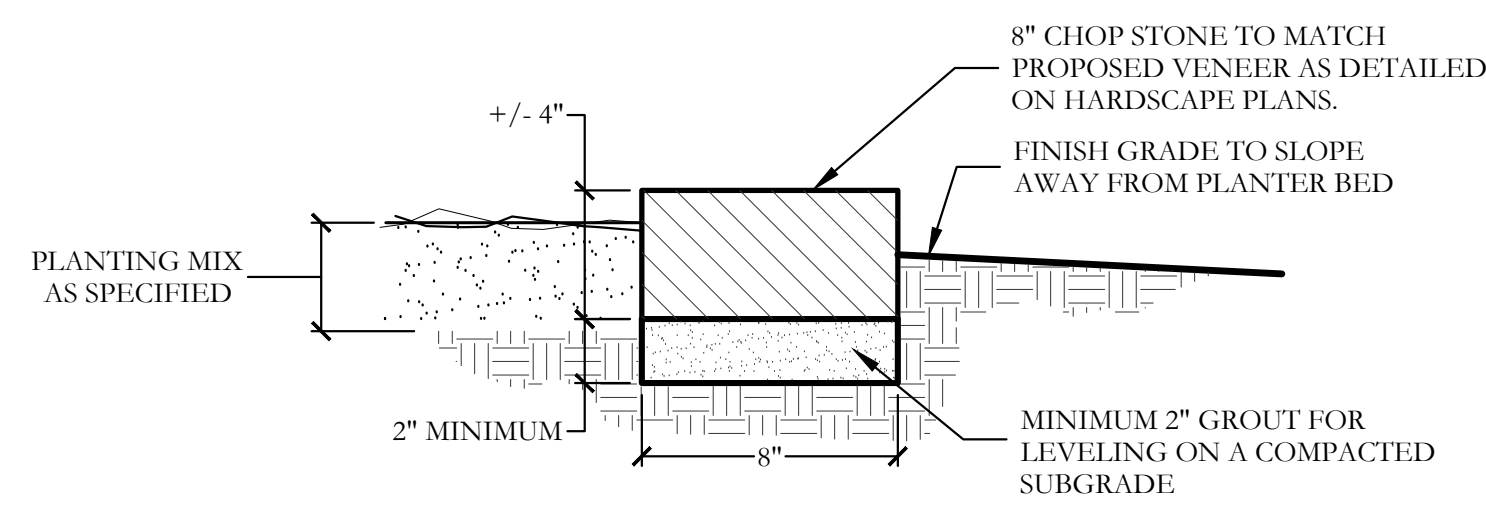
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCR OACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE IMPAIRED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. 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:

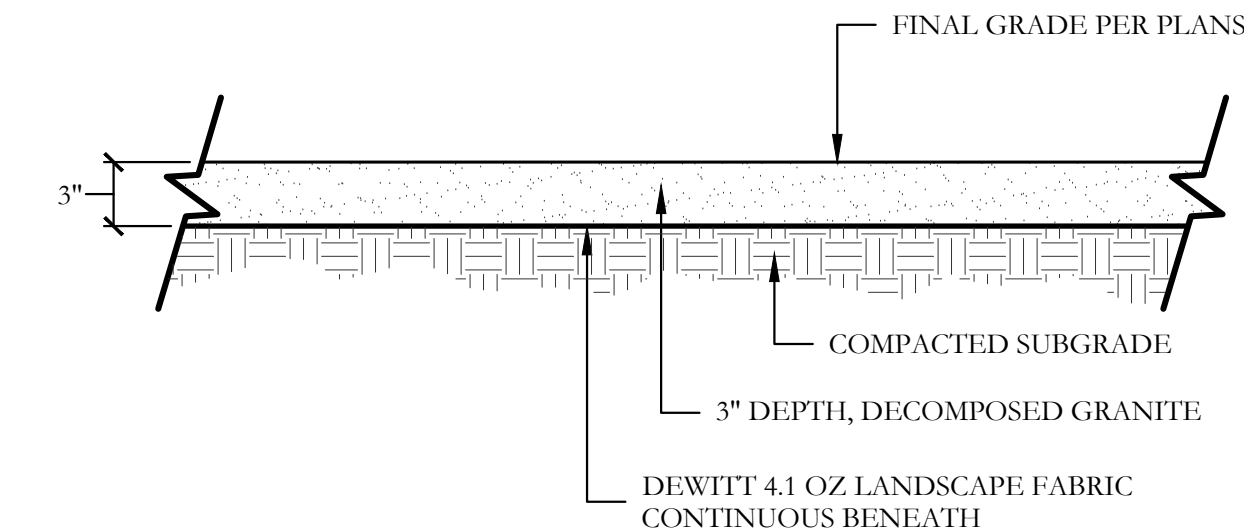
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4) TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE ROOT ZONE.
7. 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.
8. NO TRENCING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



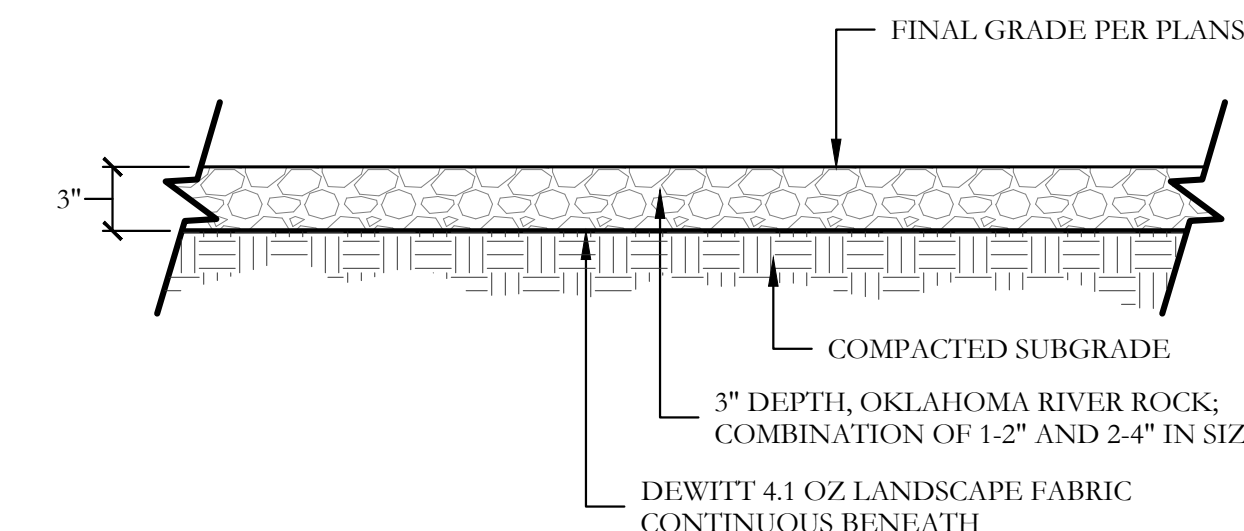
1 TYPICAL BED EDGING DETAIL
SECTION NOT TO SCALE



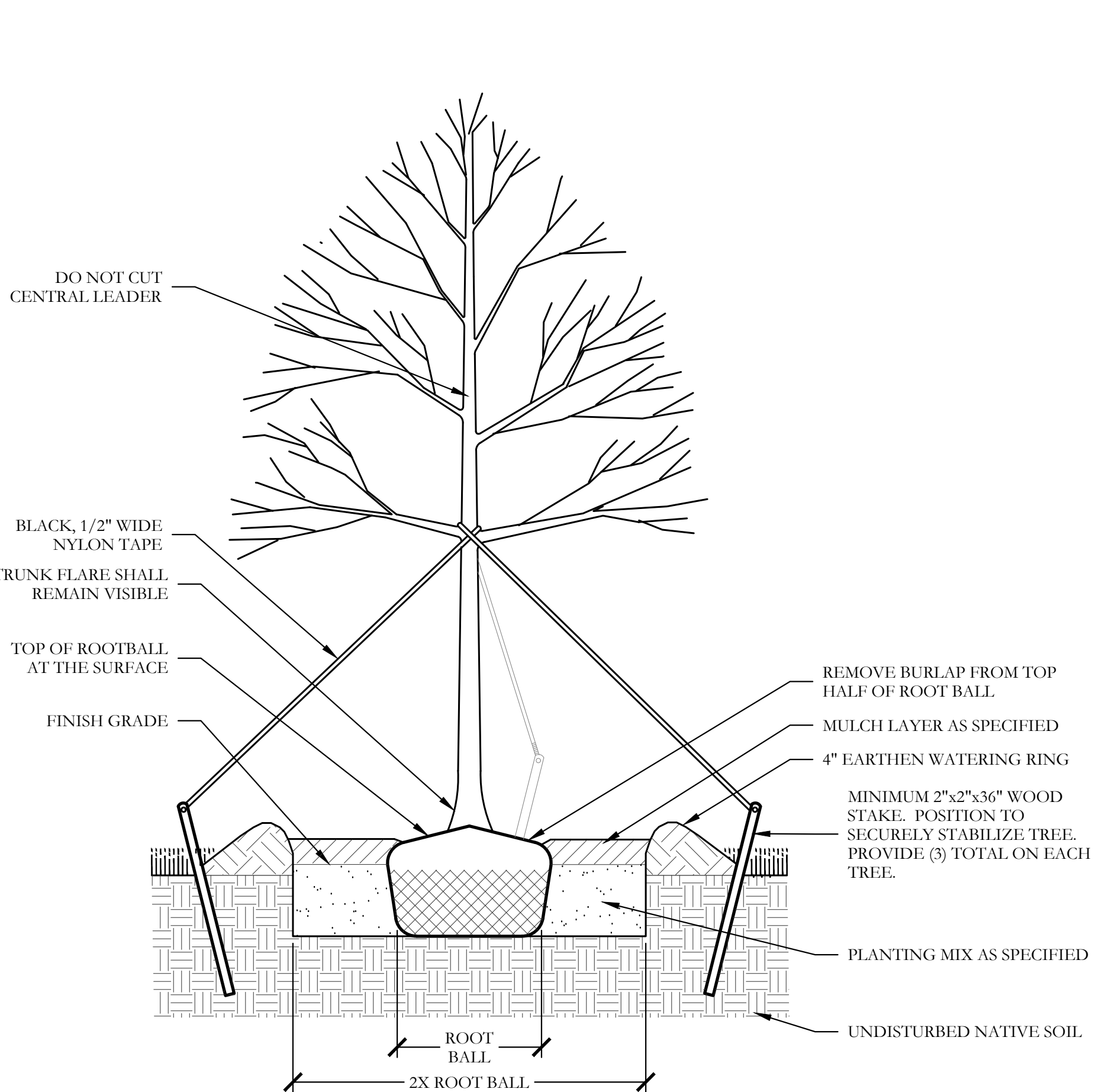
4 8" CHOP STONE EDGING DETAIL
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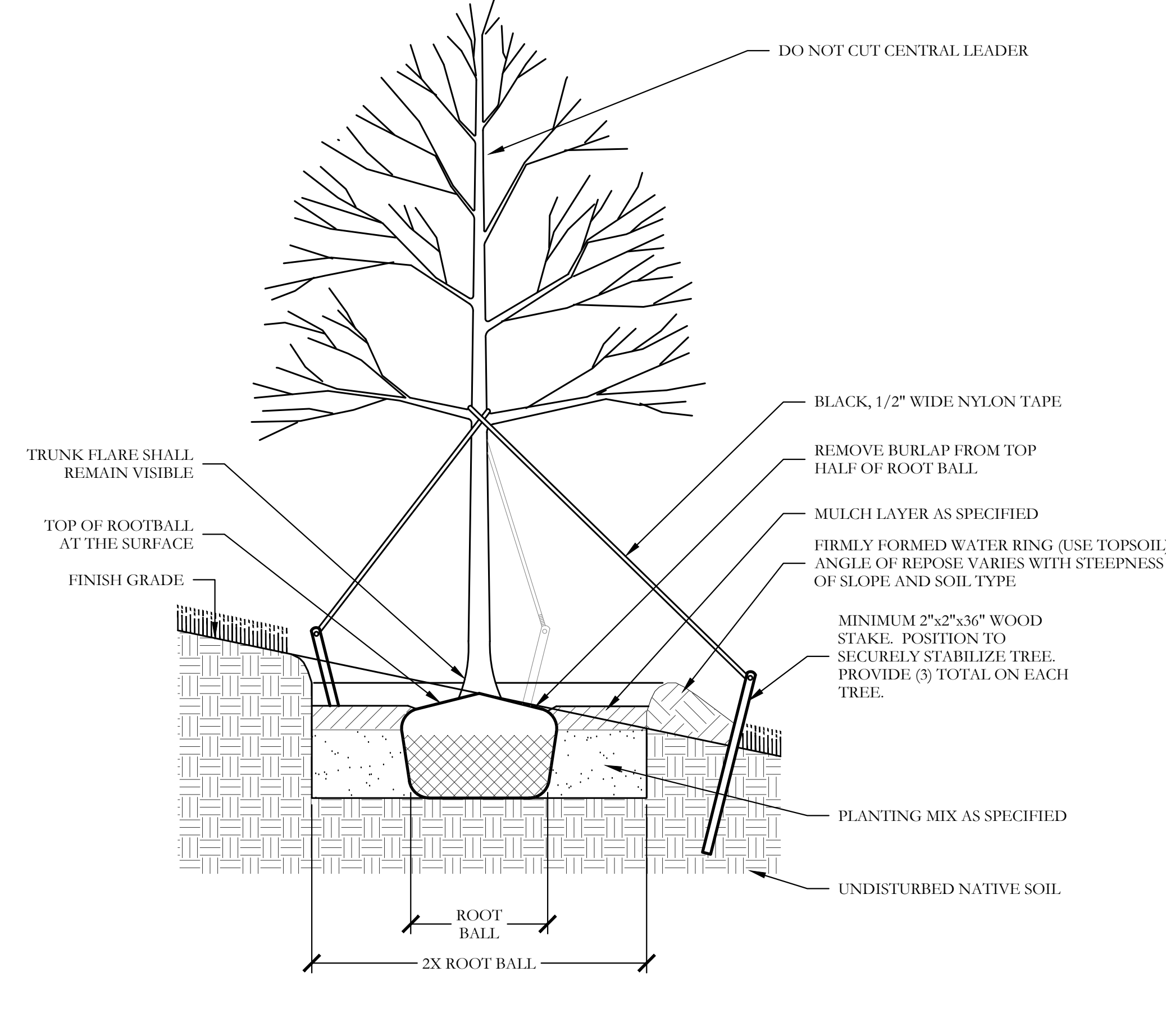
6 BLACK STAR CRUSHED STONE
SECTION SCALE: 1"=1'-0"



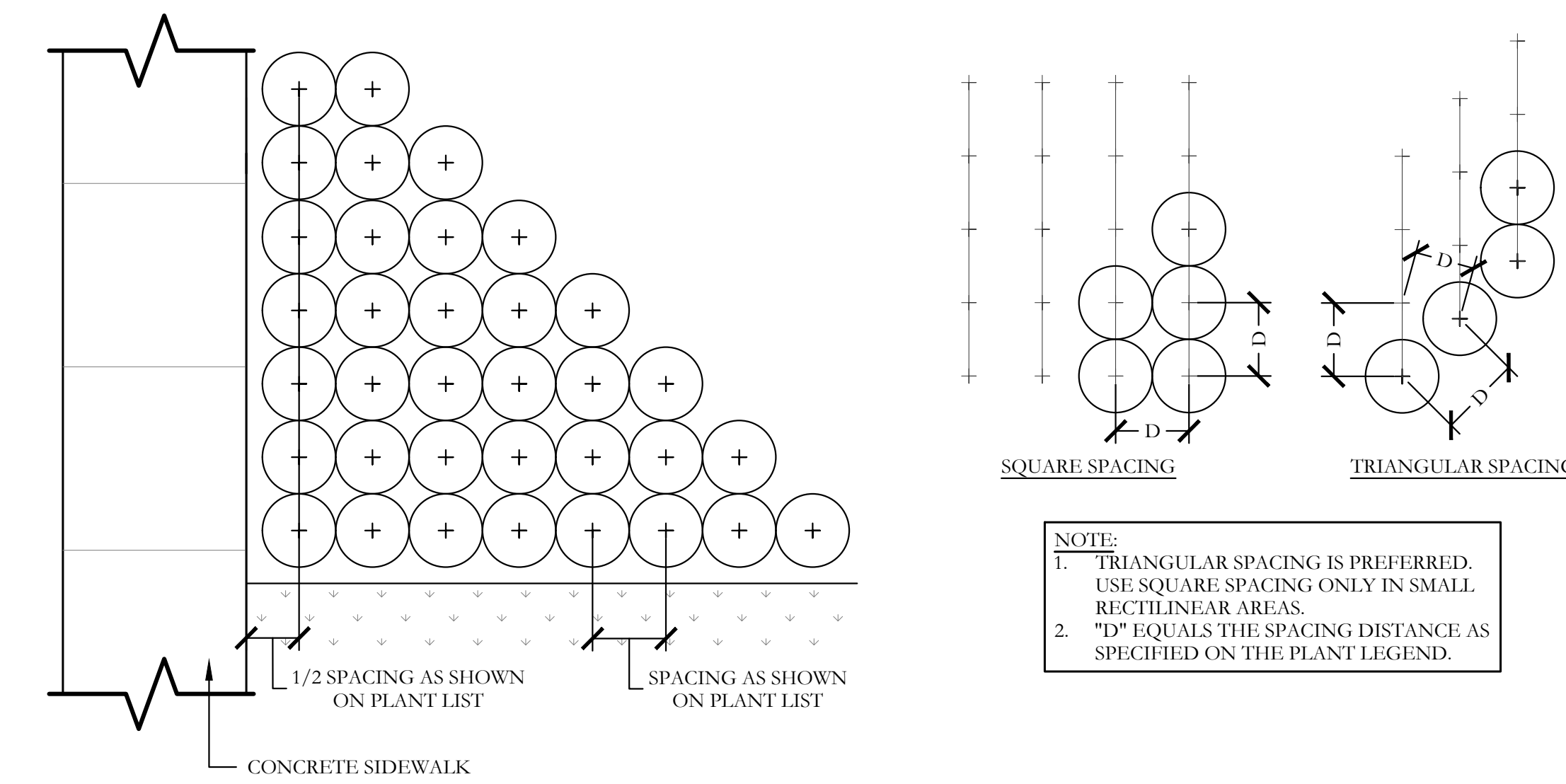
7 OKLAHOMA RIVER ROCK BED
SECTION SCALE: 1"=1'-0"



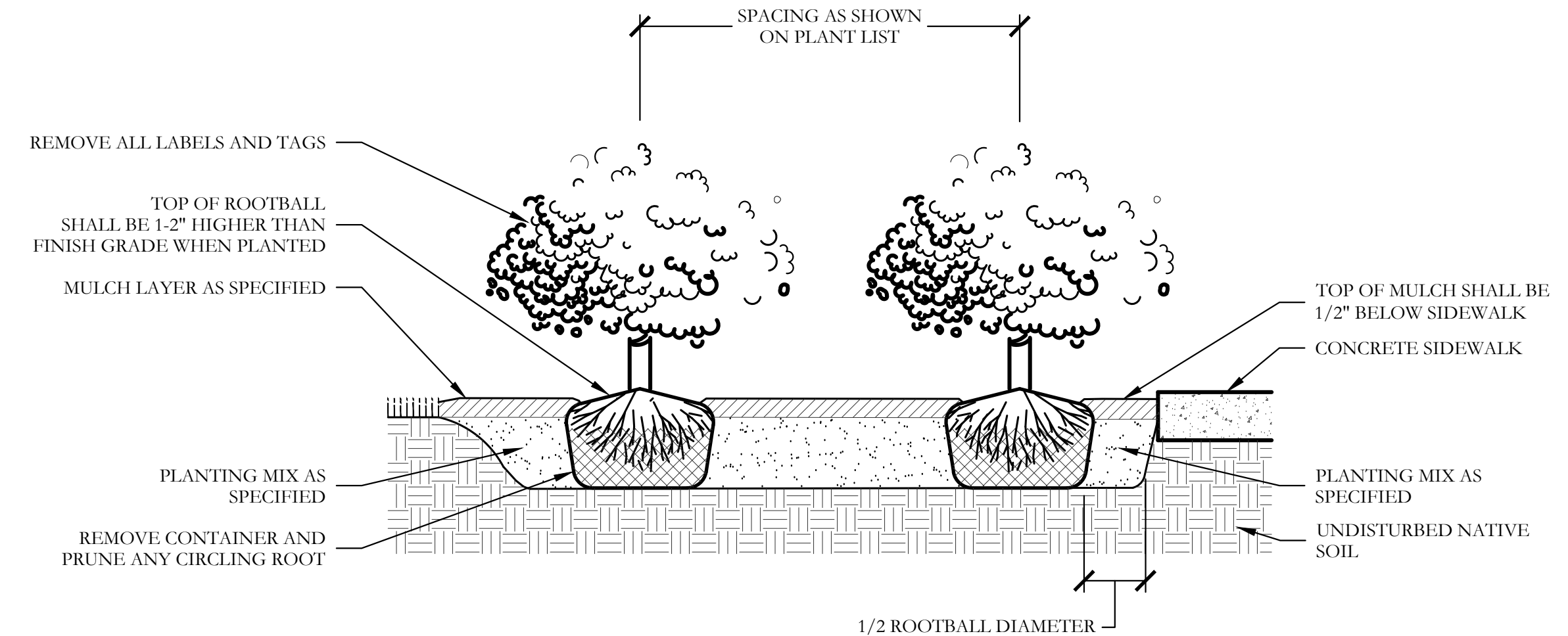
2 TYPICAL TREE PLANTING
SECTION NOT TO SCALE



5 TYPICAL TREE PLANTING ON SLOPE
SECTION NOT TO SCALE

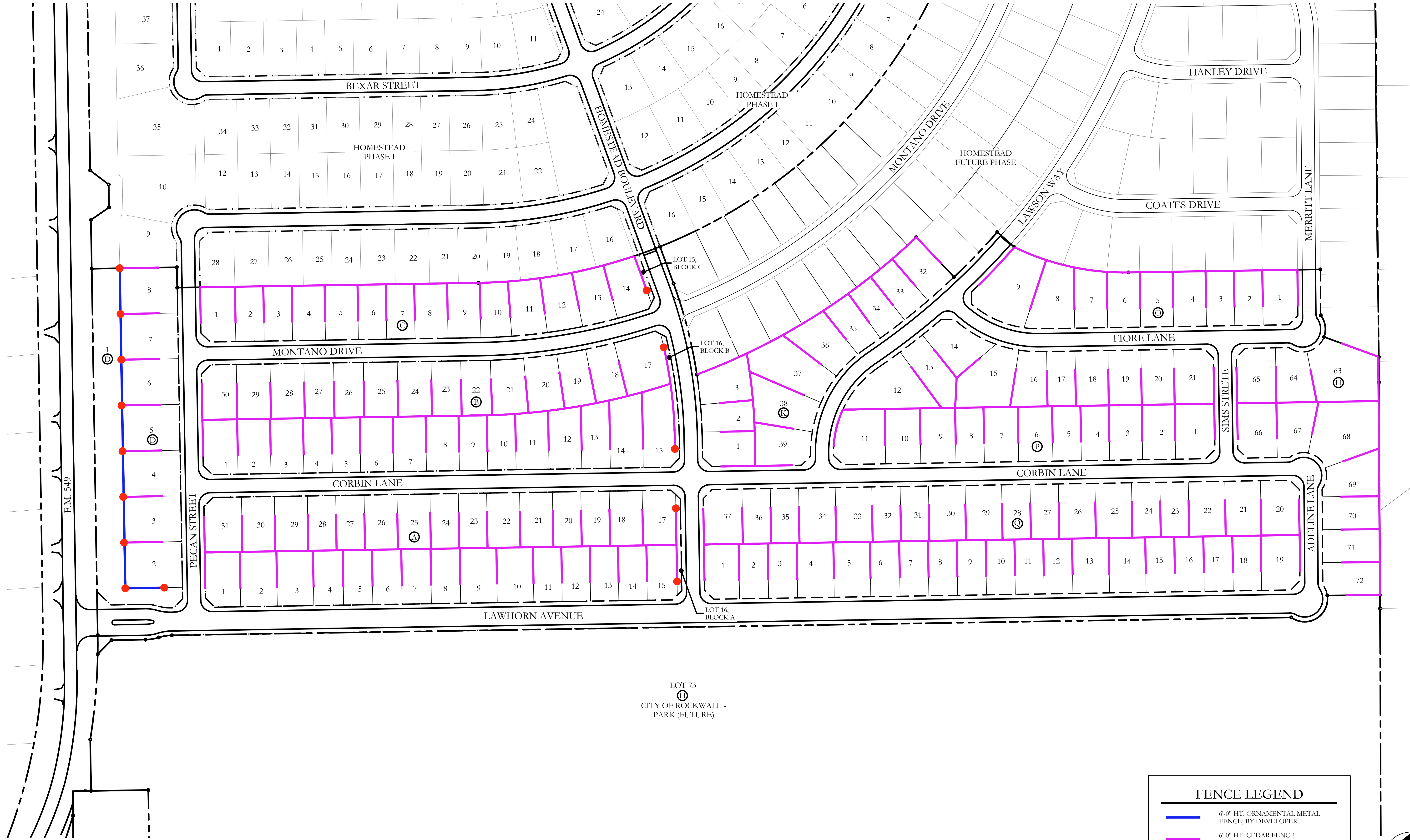


3 TYPICAL SHRUB AND GROUNDCOVER PLANTING
PLAN/SECTION NOT TO SCALE



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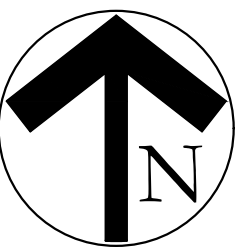
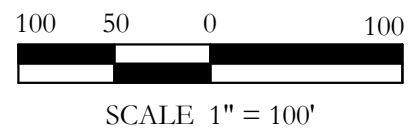


FENCE LEGEND

6'-0" HT. ORNAMENTAL METAL FENCE; BY DEVELOPER.

6'-0" HT. CEDAR FENCE BY BUILDER.

STONE COLUMN LOCATION



HOMESTEAD
PHASE II
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
OVERALL FENCE EXHIBIT

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

November 14, 2024

SCALE:
REFER TO DETAILS

One Inch

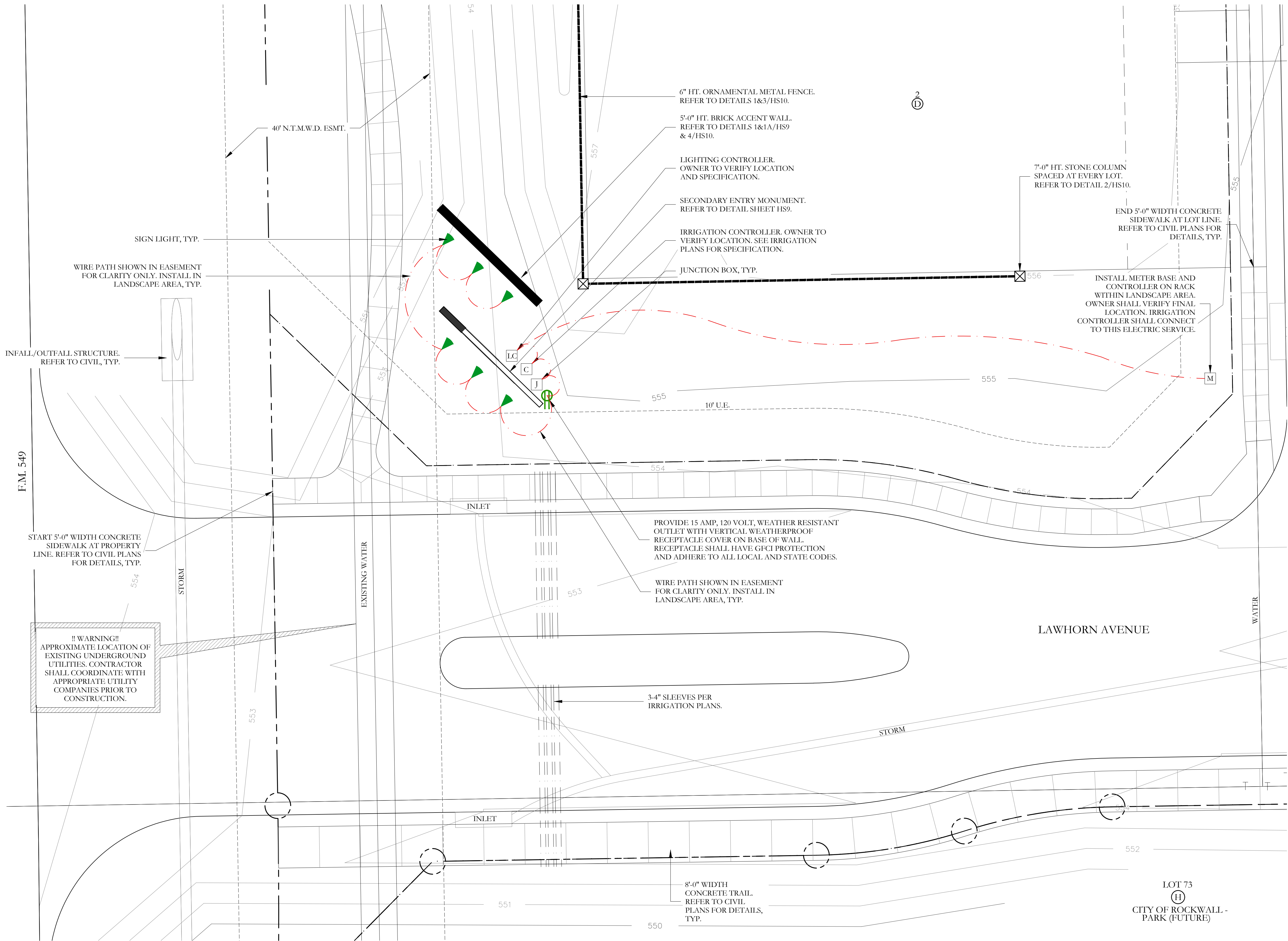
JVC No SHA012B

FE1

JOHNSON VOLK CONSULTING

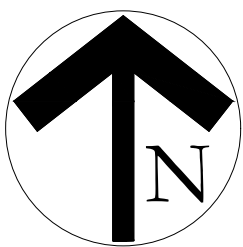
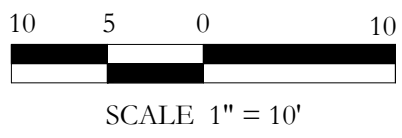
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

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LIGHTING LEGEND		
SYMBOL	ITEM	QTY
	PROPOSED METER BASE	1
	LIGHTING CONTROLLER AS SELECTED BY OWNER	1
	IRRIGATION CONTROLLER SEE IRRIGATION PLANS FOR DETAILS	1
	JUNCTION BOX, AS NECESSARY	1
	SIGN LIGHT	6
	GFCI DUPLEX OUTLET WITH WEATHERPROOF COVER	1

- ### LIGHTING NOTES
- COORDINATE ALL ELECTRIC UTILITY REQUIREMENTS WITH THE SERVICE PROVIDER IN THE AREA. COORDINATE EXACT TRANSFORMER LOCATION TO MAINTAIN REQUIRED CLEARANCES FROM BUILDING, EQUIPMENT, ETC. PRIOR TO INSTALLATION. POUR TRANSFORMER PAD PER UTILITY COMPANY REQUIREMENTS.
 - COORDINATE ALL TELEPHONE SERVICE REQUIREMENTS WITH LOCAL TELEPHONE UTILITY COMPANY AND PROVIDE ACCORDINGLY.
 - LIGHTING TYPE AND SIZE SHALL BE SELECTED BY THE OWNER.
 - LIGHTING AND ELECTRICAL CONNECTIONS SHALL COMPLY WITH TEXAS DEPARTMENT STATE HEALTH SERVICES AND MANUFACTURER RECOMMENDATIONS.
 - COORDINATE ALL SLEEVE LOCATIONS WITH OTHER TRADES. INSTALL ADDITIONAL SLEEVES AS NECESSARY.
 - THE ELECTRICAL CONTRACTOR SHALL REFER AND ADHERE TO ALL MANUFACTURER'S SPECIFICATIONS, CUT SHEETS, SHOP DRAWINGS, NOTES, AND INSTALLATION PROCEDURES FOR ALL PRODUCTS SHOWN ON PLANS.
 - THE CONTRACTOR SHALL DETERMINE WIRE SIZES AND RUN PATTERNS IN THE FIELD.
 - REFER TO IRRIGATION PLANS AND COORDINATE WITH IRRIGATION CONTRACTOR FOR ALL SLEEVE LOCATIONS.
 - THE LIGHTING EXHIBIT SHOWN HEREIN IS FOR GRAPHIC REFERENCE ONLY TO BE USED FOR BIDDING PURPOSES. FINAL DESIGN AND INSTALLATION SHALL BE PROVIDED BY A LICENSED ELECTRICIAN.



HOMESTEAD
PHASE II
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
ENTRY LIGHTING EXHIBIT

THESE
DOCUMENTS
ARE FOR
INTERIM REVIEW
ONLY AND NOT
INTENDED FOR
CONSTRUCTION
OR BIDDING
PURPOSES.

November 14, 2024

SCALE:
1" = 10'

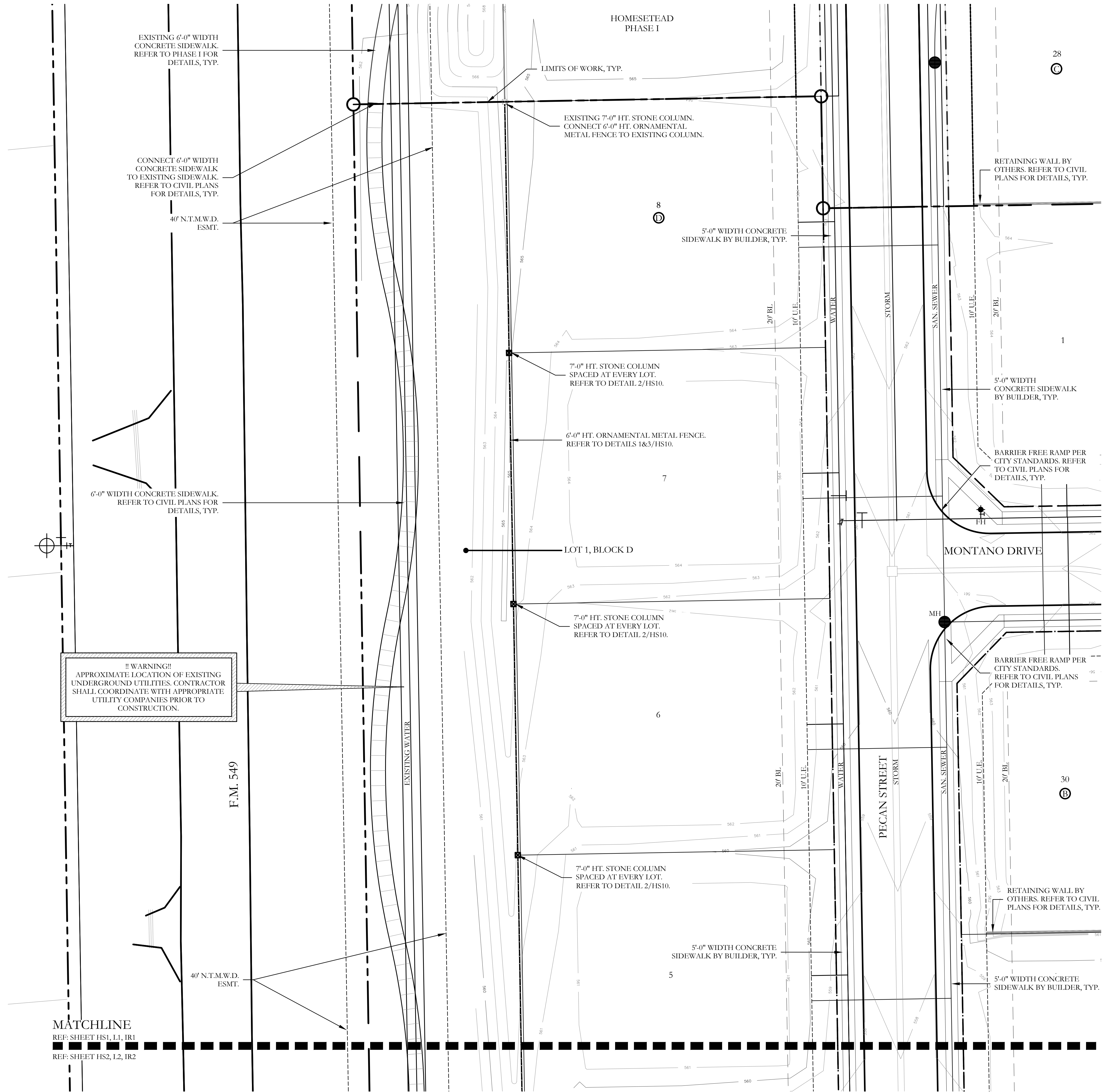
One Inch

JVC No SHA012B

EX1 of 1

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HARDSCAPE LEGEND

SECONDARY ENTRY MONUMENT
REFER TO DETAIL SHEET HS9.

5'-0" HT. BRICK ACCENT WALL.
REFER TO DETAILS 1&1A/HS9 & 4/HS10.

7'-0" HT. STONE COLUMN.
REFER TO DETAIL 2/HS10.

6" HT. ORNAMENTAL METAL FENCE.
REFER TO DETAILS 1&3/HS10.

NOTE:
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING
WALL AND SIDEWALK LAYOUT AND DETAILS.

- WALL LAYOUT NOTES
1.

THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPE AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND UTILITIES AND WILL BE RESPONSIBLE FOR COSTS INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES.
2.

DO NOT WILLFULLY PROCEED WITH CONSTRUCTION, AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS OR CONFLICTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF THE PROPOSED WALLS AND COLUMNS. THE OWNER'S ENGINEER SHALL STAKE THE LOCATIONS OF THE PROPERTY, R.O.W. LINES AND EASEMENTS.
4.

THE CONTRACTOR SHALL STAKE ALL OF THE FENCE AND COLUMN LOCATIONS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. THE OWNER'S REPRESENTATIVE MAY MAKE MINOR ALTERATIONS TO THE LAYOUT AFTER STAKING AND BEFORE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
5.

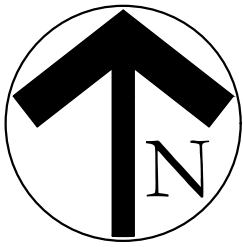
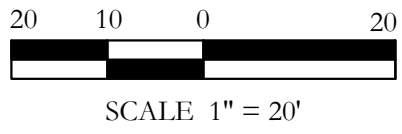
ALL "STEPS" IN THE WALL MADE NECESSARY BY GRADE CHANGES OR EXISTING SLOPE SHALL OCCUR ONLY AT MINOR OR MAJOR COLUMNS. THE MINIMUM "STEP" AT A COLUMN SHALL BE 3" AND THE MAXIMUM "STEP" AT A COLUMN SHALL BE 6".
6.

ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
7.

THE ELECTRICAL WORK SHALL INCLUDE ALL NECESSARY CONDUITS, WIRE, FITTINGS, FIXTURES TRENCHING AND OTHER MISCELLANEOUS ITEMS NECESSARY TO COMPLETE THE WORK.
8.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND CITY ACCEPTANCE.
9.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING AS NEEDED FOR FENCE AND COLUMN INSTALLATION. THE CONTRACTOR SHALL RETURN THE SITE TO PRE-CONSTRUCTION CONDITION.



SCALE:
1" = 20'
One Inch
JVC No SHA012B

HS1 of 10

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MATCHLINE
REF: SHEET HS1, L1, IR1
REF: SHEET HS2, L2, IR2

40' N.T.M.W.D. ESMT.

6'-0" WIDTH CONCRETE SIDEWALK.
REFER TO CIVIL PLANS FOR
DETAILS, TYP.

F.M. 549

!! WARNING!!
APPROXIMATE LOCATION OF EXISTING
UNDERGROUND UTILITIES. CONTRACTOR
SHALL COORDINATE WITH APPROPRIATE
UTILITY COMPANIES PRIOR TO
CONSTRUCTION.

40' N.T.M.W.D. ESMT.

INFALL/OUTFALL
STRUCTURE.
REFER TO CIVIL, TYP.

START 5'-0" WIDTH CONCRETE
SIDEWALK AT PROPERTY
LINE. REFER TO CIVIL PLANS
FOR DETAILS, TYP.

MATCHLINE
REF: SHEET HS2, L2, IR2
REF: SHEET HS3, L3, IR3

EXISTING WATER

EXISTING WATER

7'-0" HT. STONE COLUMN
SPACED AT EVERY LOT.
REFER TO DETAIL 2/HS10.

5'-0" WIDTH CONCRETE
SIDEWALK BY BUILDER, TYP.

7'-0" HT. STONE COLUMN
SPACED AT EVERY LOT.
REFER TO DETAIL 2/HS10.

6" HT. ORNAMENTAL METAL FENCE.
REFER TO DETAILS 1&3/HS10.

LOT 1, BLOCK D

7'-0" HT. STONE COLUMN
SPACED AT EVERY LOT.
REFER TO DETAIL 2/HS10.

7'-0" HT. STONE COLUMN.
REFER TO DETAIL 2/HS10.

5'-0" HT. BRICK ACCENT WALL.
REFER TO DETAILS 1&1A/HS9
& 4/HS10.

7'-0" HT. STONE COLUMN
SPACED AT EVERY LOT.
REFER TO DETAIL 2/HS10.

SECONDARY ENTRY MONUMENT.
REFER TO DETAIL SHEET HS9.

PECAN STREET

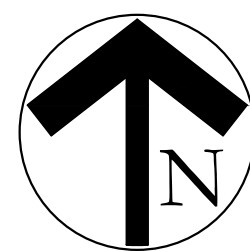
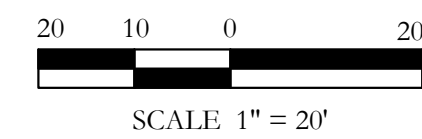
CORBIN LANE

LAWHORN AVENUE

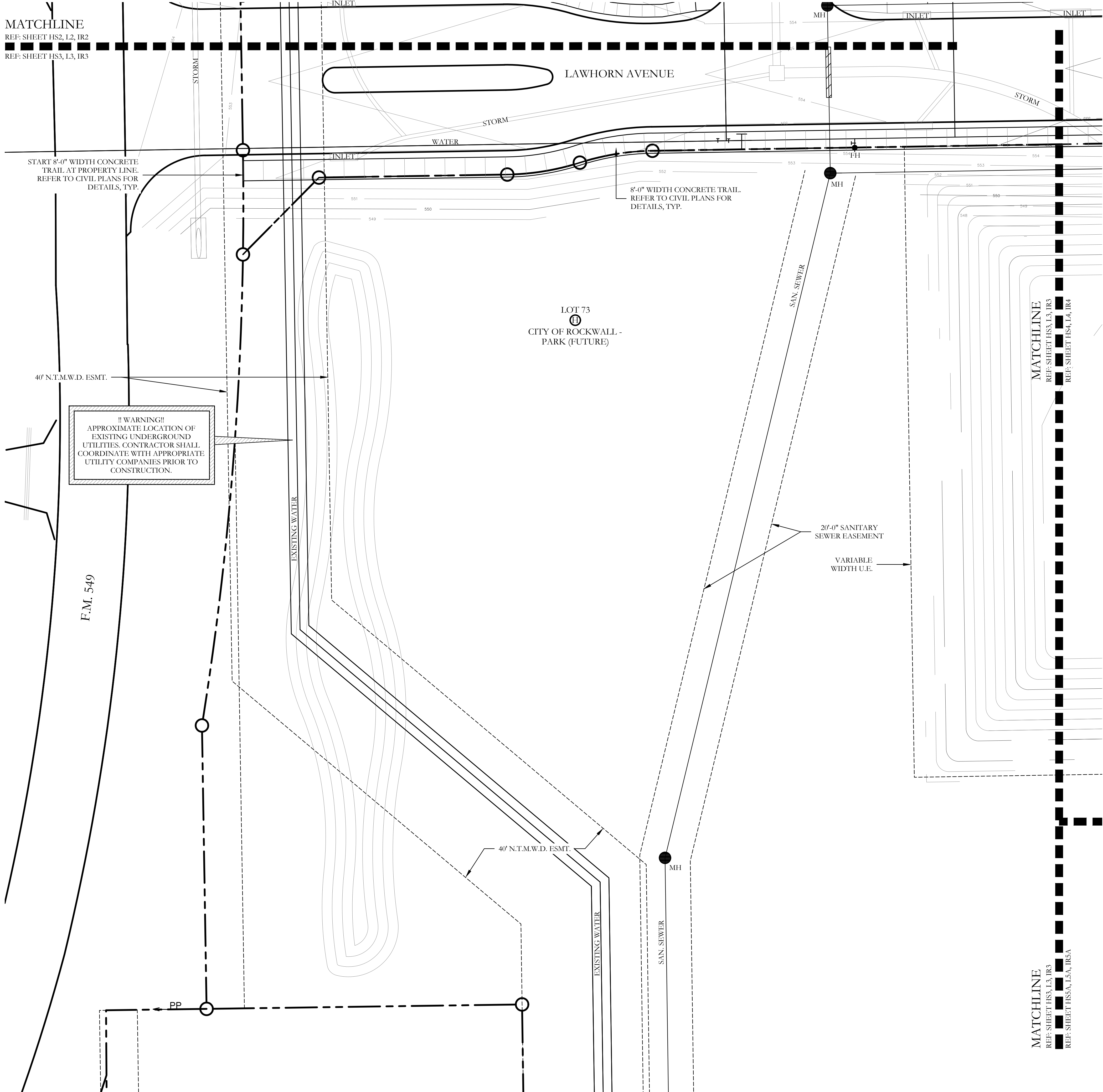
HARDSCAPE LEGEND

- SECONDARY ENTRY MONUMENT
REFER TO DETAIL SHEET HS9.
- 5'-0" HT. BRICK ACCENT WALL.
REFER TO DETAILS 1&1A/HS9 & 4/HS10.
- 7'-0" HT. STONE COLUMN.
REFER TO DETAIL 2/HS10.
- 6" HT. ORNAMENTAL METAL FENCE.
REFER TO DETAILS 1&3/HS10.

NOTE:
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING
WALL AND SIDEWALK LAYOUT AND DETAILS.



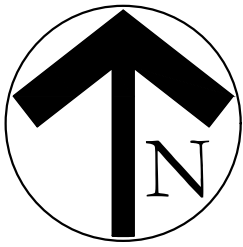
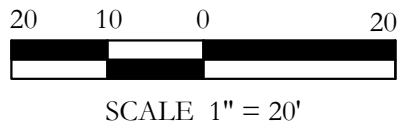
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HARDSCAPE LEGEND

	SECONDARY ENTRY MONUMENT REFER TO DETAIL SHEET HS9.
	5'-0" HT. BRICK ACCENT WALL. REFER TO DETAILS 1&1A/HS9 & 4/HS10.
	7'-0" HT. STONE COLUMN. REFER TO DETAIL 2/HS10.
	6" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&3/HS10.

NOTE:
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING
WALL AND SIDEWALK LAYOUT AND DETAILS.



SCALE:
1" = 20'
One Inch
JVC No SHA012B

HS3 of 10

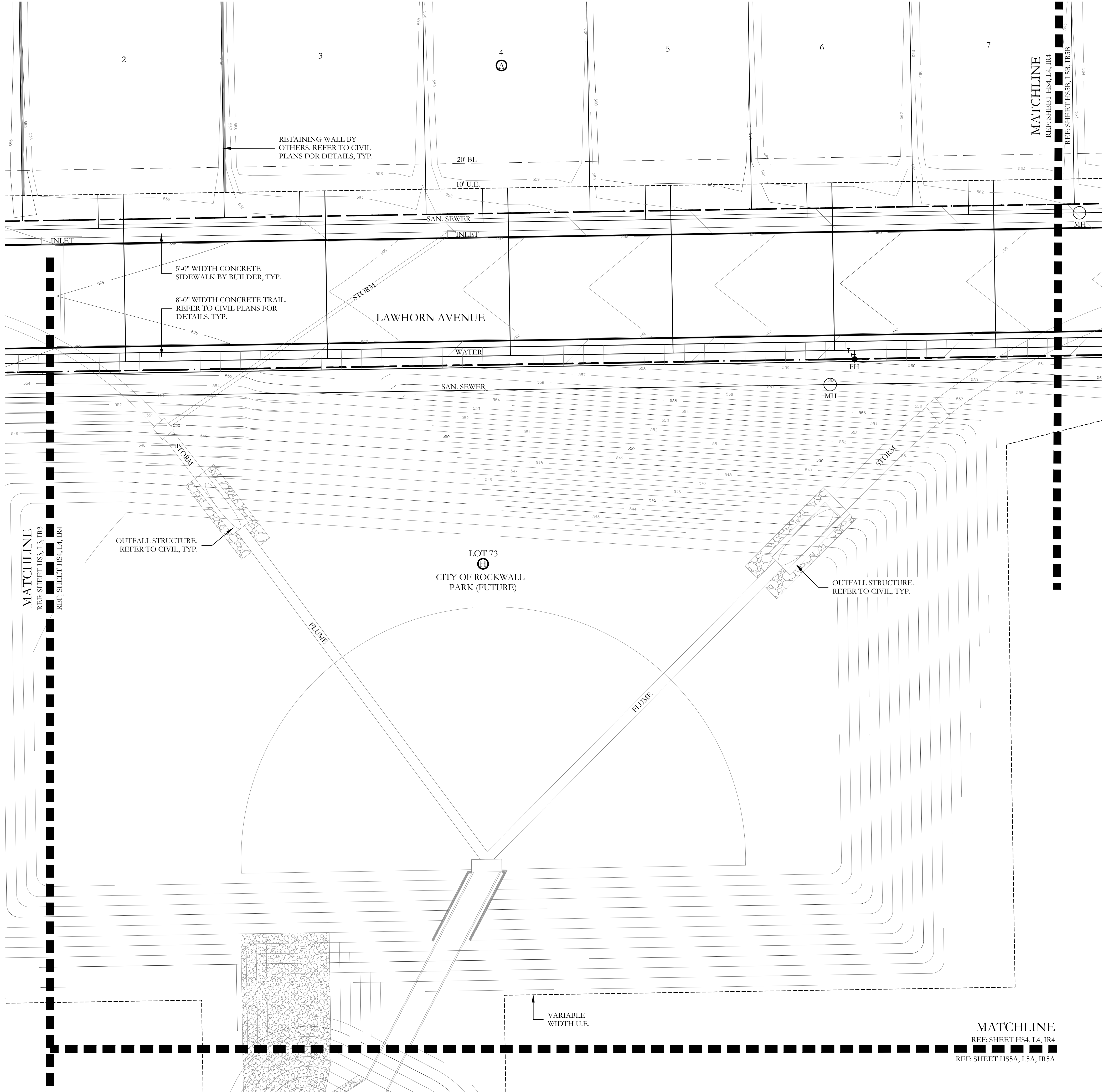
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HOMESTEAD
PHASE II
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLANS

November 14, 2024

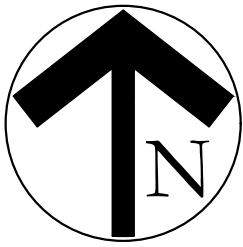
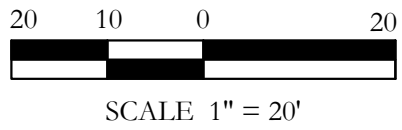
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HARDSCAPE LEGEND

	SECONDARY ENTRY MONUMENT REFER TO DETAIL SHEET HS9.
	5'-0" HT. BRICK ACCENT WALL. REFER TO DETAILS 1&1A/HS9 & 4/HS10.
	7'-0" HT. STONE COLUMN. REFER TO DETAIL 2/HS10.
	6" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&3/HS10.

NOTE:
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING
WALL AND SIDEWALK LAYOUT AND DETAILS.



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HOMESTEAD
PHASE II
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLANS

November 14, 2024

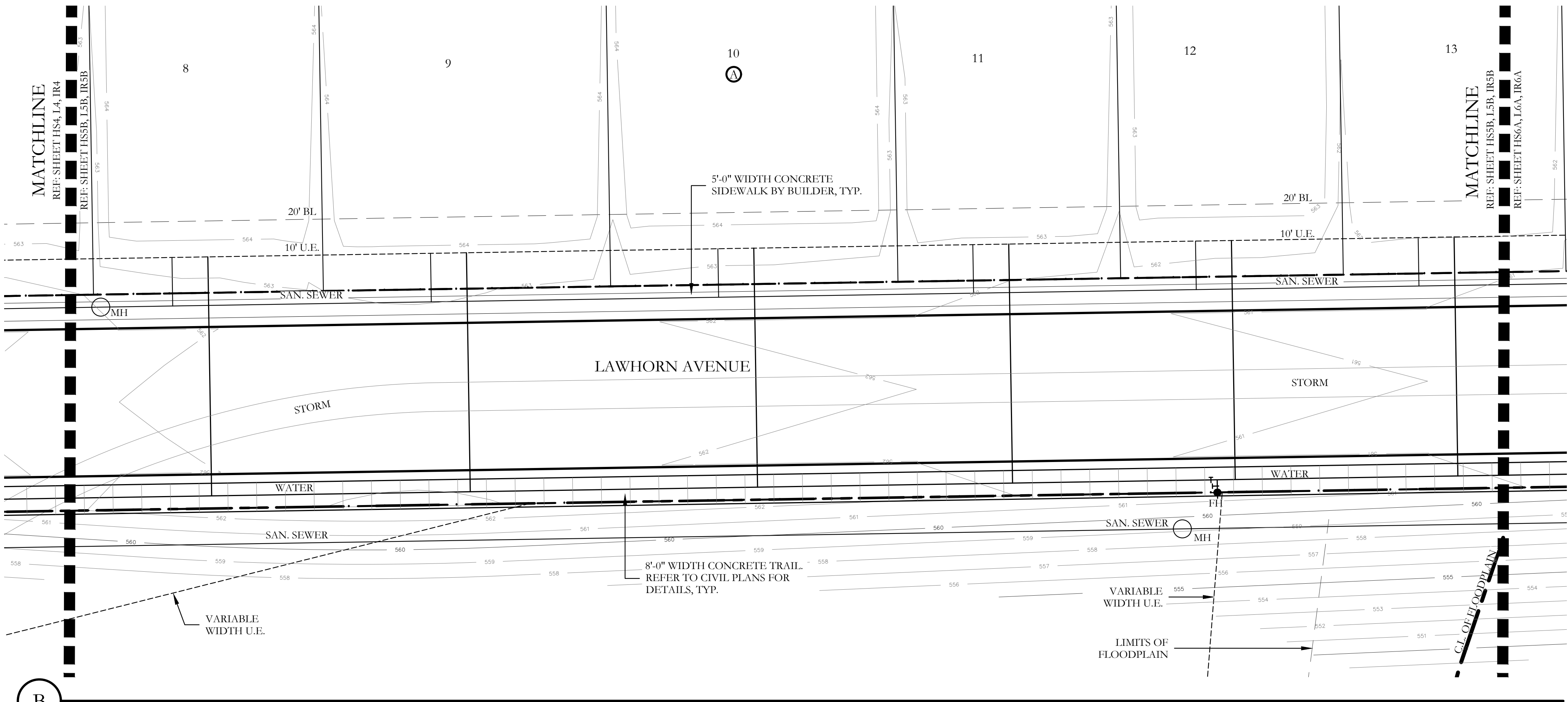
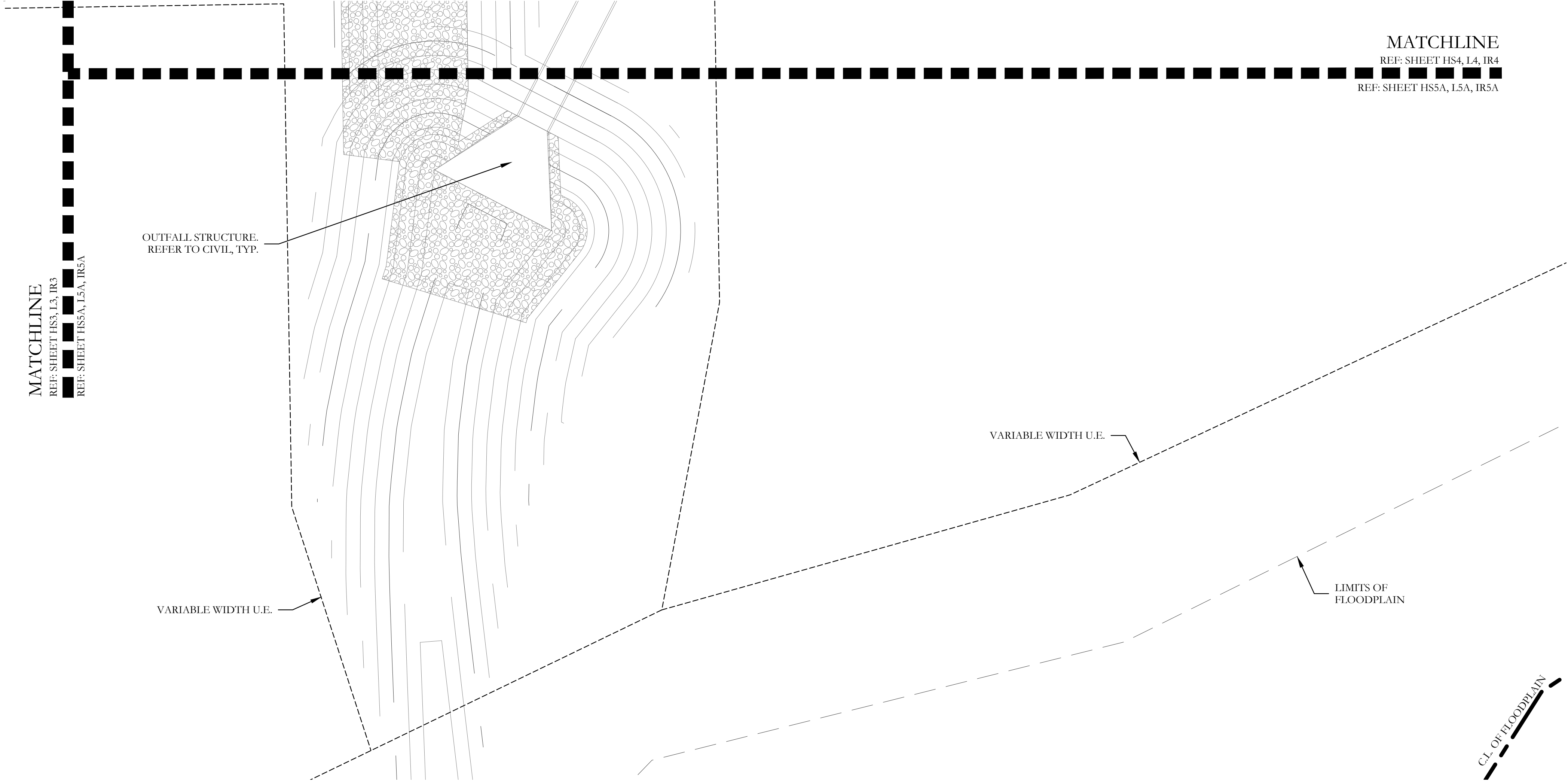
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1" = 20'

One Inch

JVC No SHA012B

HS4 of 10

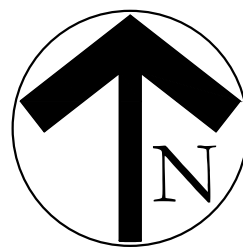
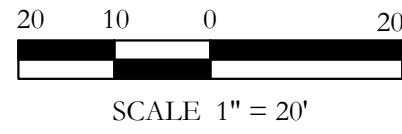
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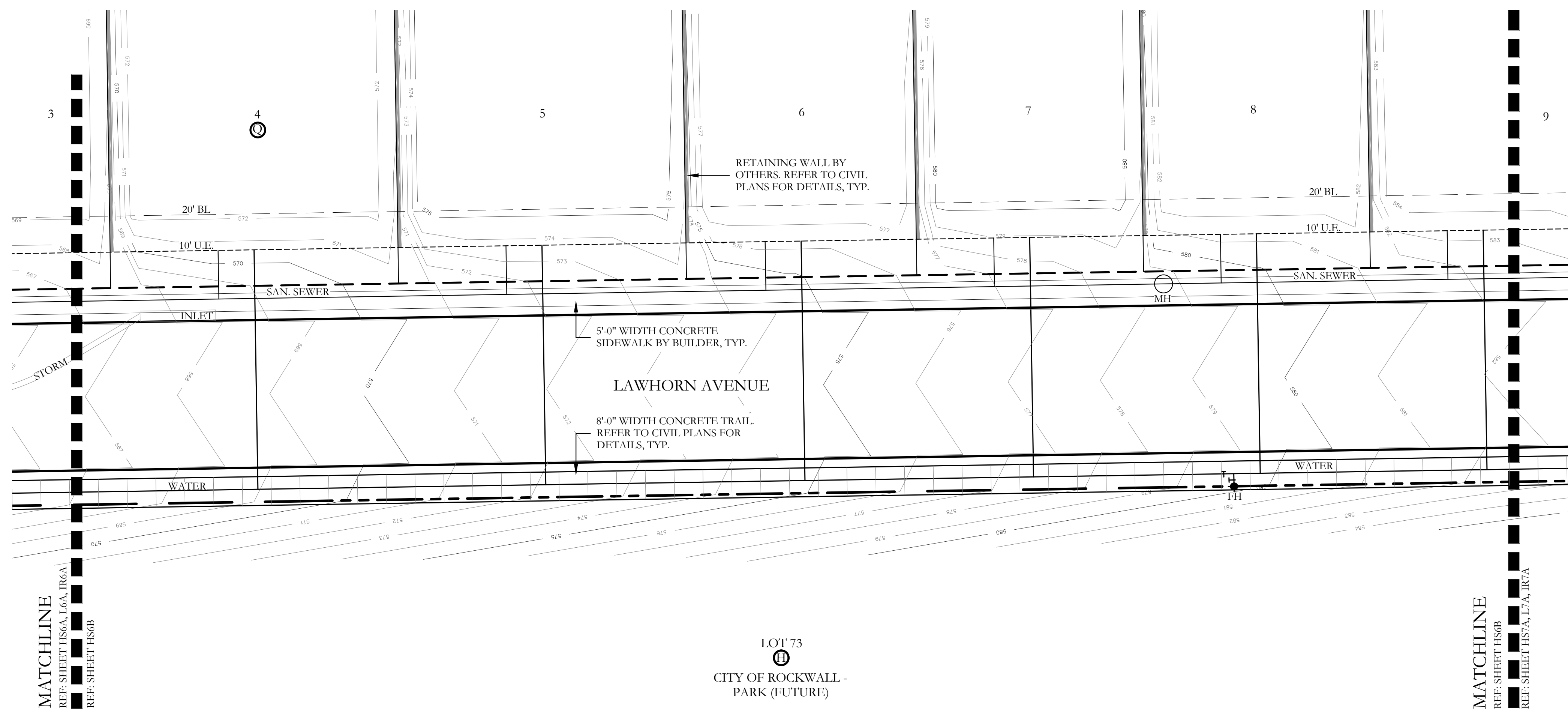
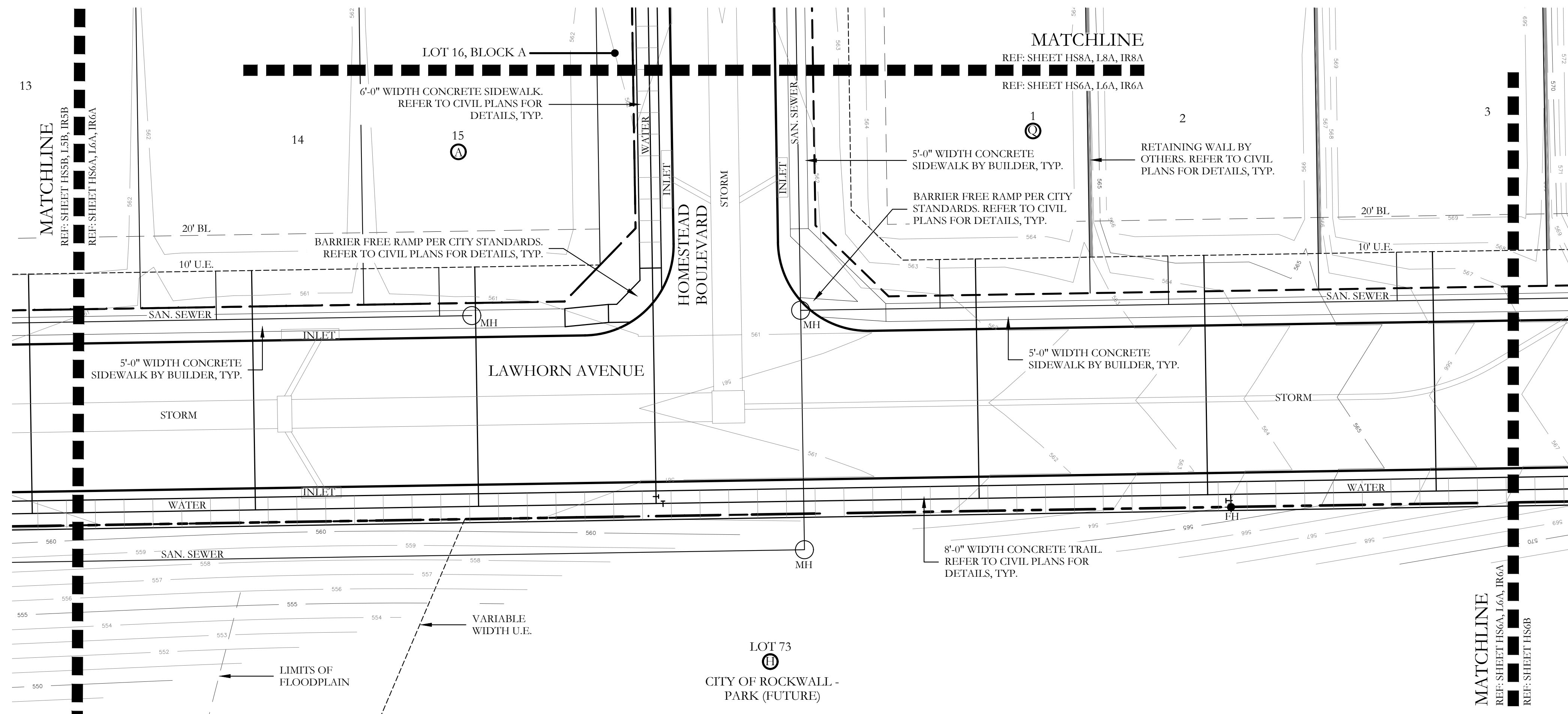


HARDSCAPE LEGEND

- SECONDARY ENTRY MONUMENT
REFER TO DETAIL SHEET HS9.
- 5'-0" HT. BRICK ACCENT WALL.
REFER TO DETAILS 1&1A/HS9 & 4/HS10.
- 7'-0" HT. STONE COLUMN.
REFER TO DETAIL 2/HS10.
- 6" HT. ORNAMENTAL METAL FENCE.
REFER TO DETAILS 1&3/HS10.

NOTE:
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING WALL AND SIDEWALK LAYOUT AND DETAILS.

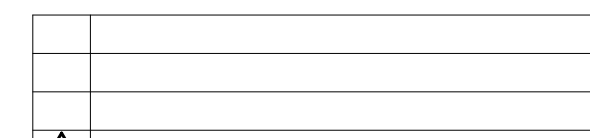
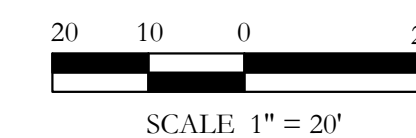




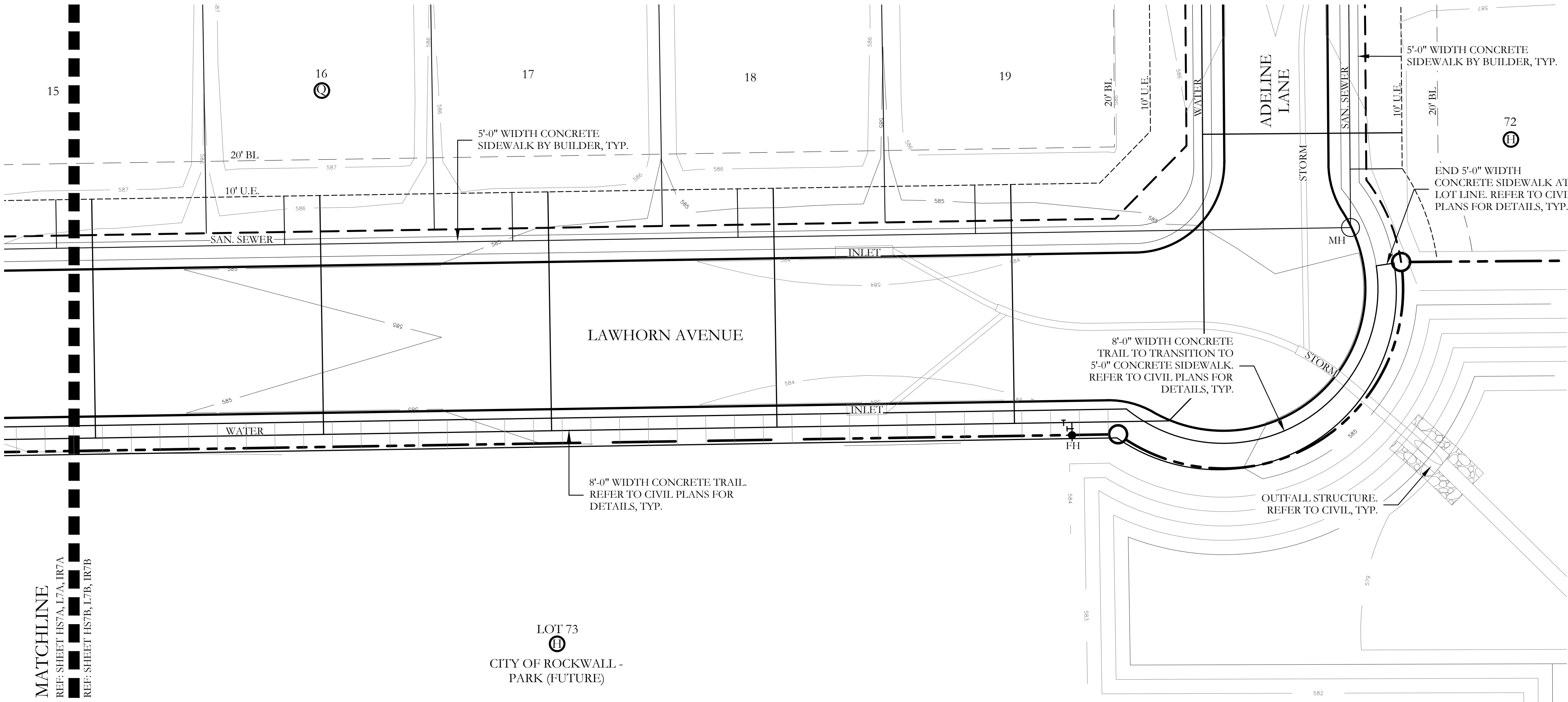
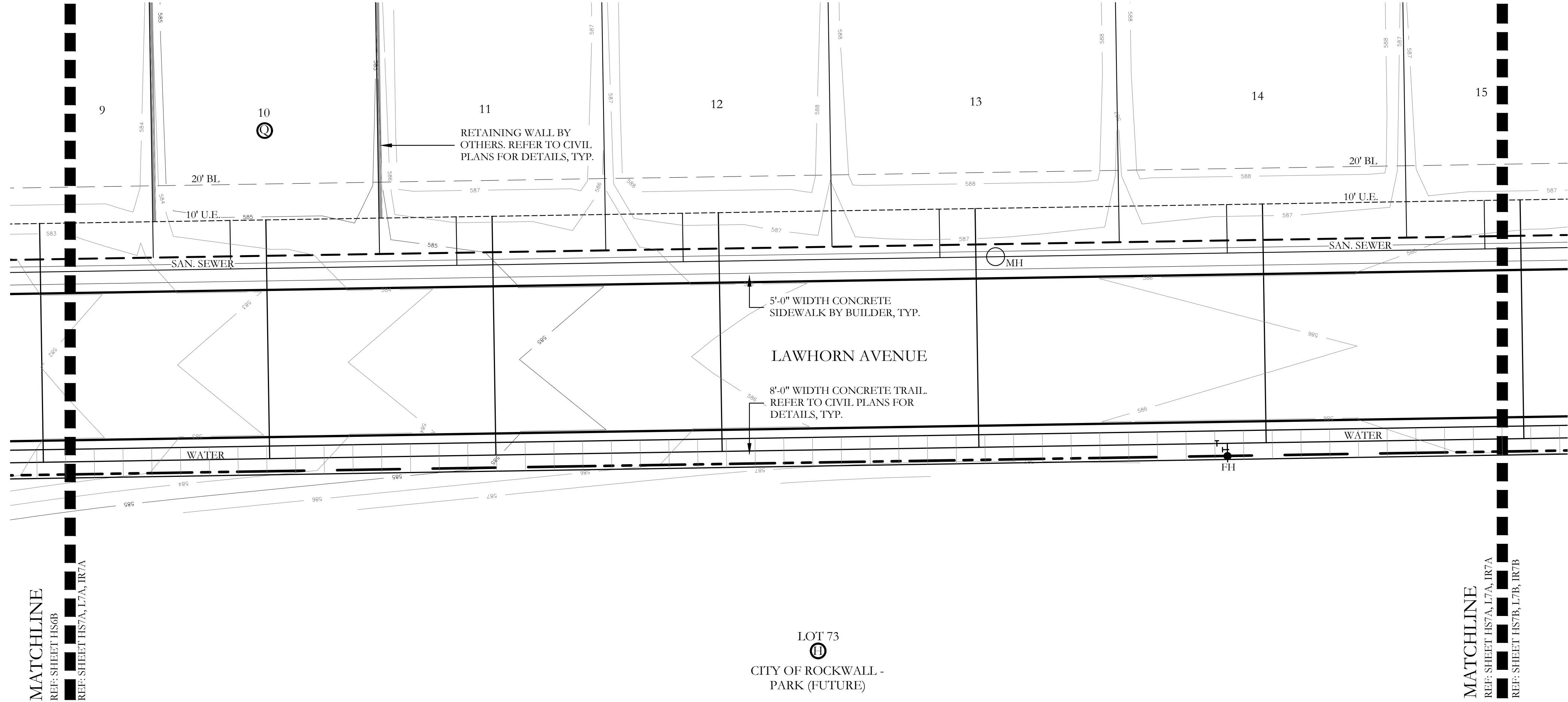
HARDSCAPE LEGEND

- | | |
|---|--|
|  | SECONDARY ENTRY MONUMENT
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|  | 5'0" HT. BRICK ACCENT WALL.
REFER TO DETAILS 1&1A/HS9 & 4/HS10. |
|  | 7'0" HT. STONE COLUMN.
REFER TO DETAIL 2/HS10. |
|  | 6' HT. ORNAMENTAL METAL FENCE.
REFER TO DETAILS 1&3/HS10. |

NOTE:
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING
WALL AND SIDEWALK LAYOUT AND DETAILS.



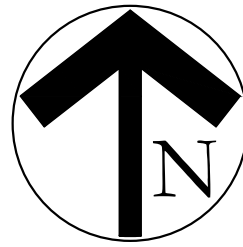
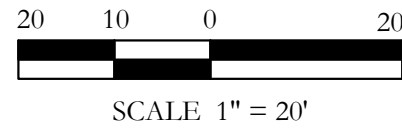
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HARDSCAPE LEGEND

- SECONDARY ENTRY MONUMENT
REFER TO DETAIL SHEET HS9.
- 5'-0" HT. BRICK ACCENT WALL.
REFER TO DETAILS 1&1A/HS9 & 4/HS10.
- 7'-0" HT. STONE COLUMN.
REFER TO DETAIL 2/HS10.
- 6" HT. ORNAMENTAL METAL FENCE.
REFER TO DETAILS 1&3/HS10.

NOTE:
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING WALL AND SIDEWALK LAYOUT AND DETAILS.



SCALE:
1" = 20'
One Inch
JVC No SHA012B

HS7 of 10

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HOMESTEAD
PHASE II
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLANS

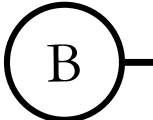
REGISTERED LANDSCAPE ARCHITECT
JOHNSON VOLK
2835
NOVEMBER 14, 2024

REF: SHEET HS8B, L8B, IR8B
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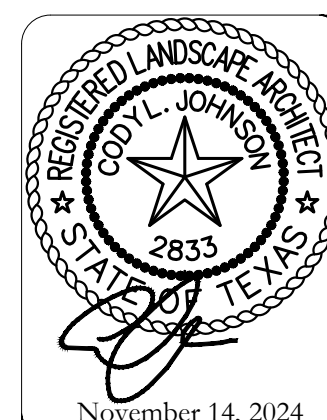
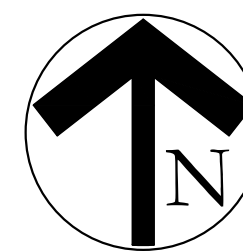
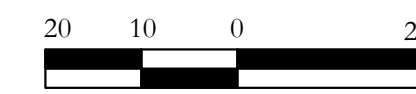
HOMESTEAD
PHASE I

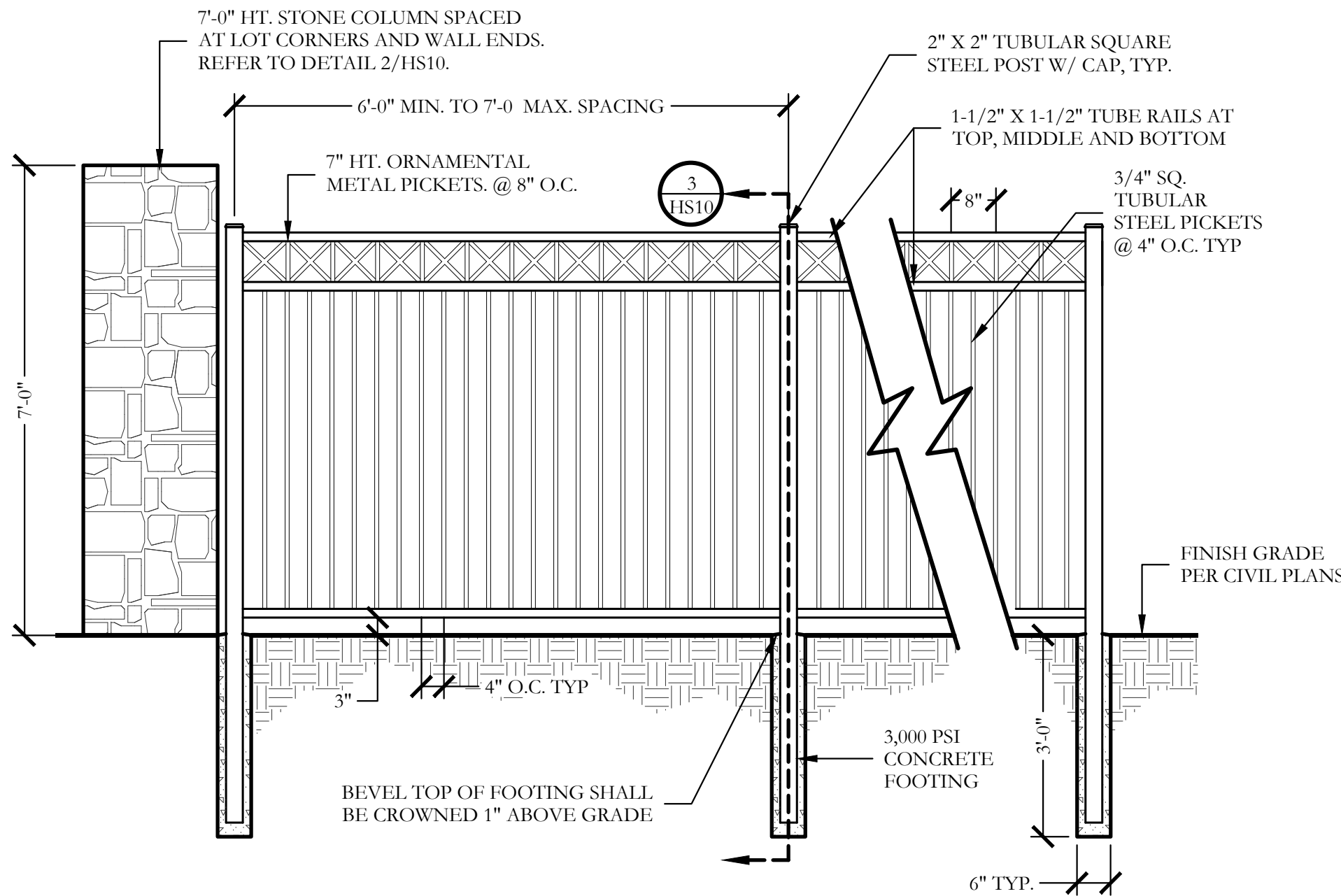
RETAINING WALL
OTHERS. REFER
TO CIVIL PLANS
OR DETAILS, TYP.



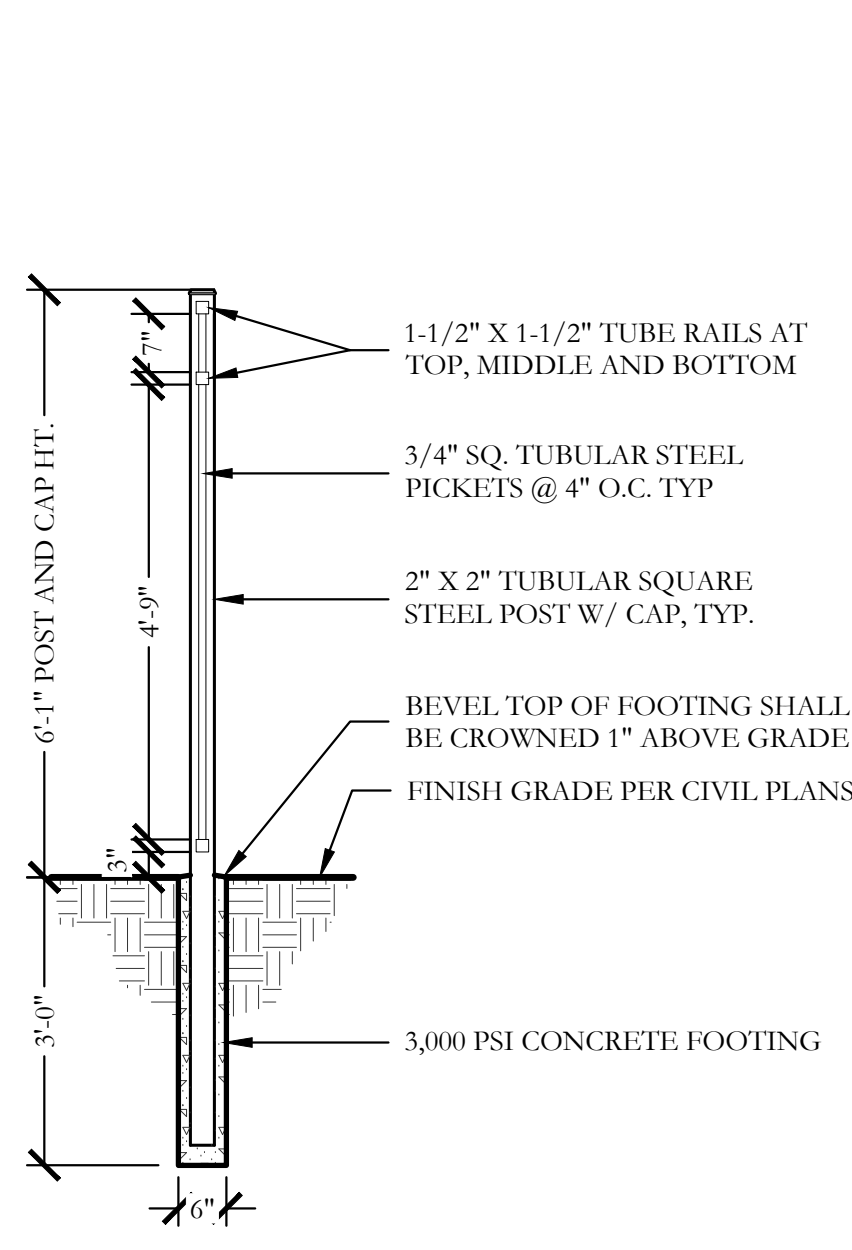
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	5'-0" HT. BRICK ACCENT WALL. REFER TO DETAILS 1&1A/HS9 & 4/HS10.
	7'-0" HT. STONE COLUMN. REFER TO DETAIL 2/HS10.
	6" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 1&3/HS10.

NOTE:
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING
WALL AND SIDEWALK LAYOUT AND DETAILS.

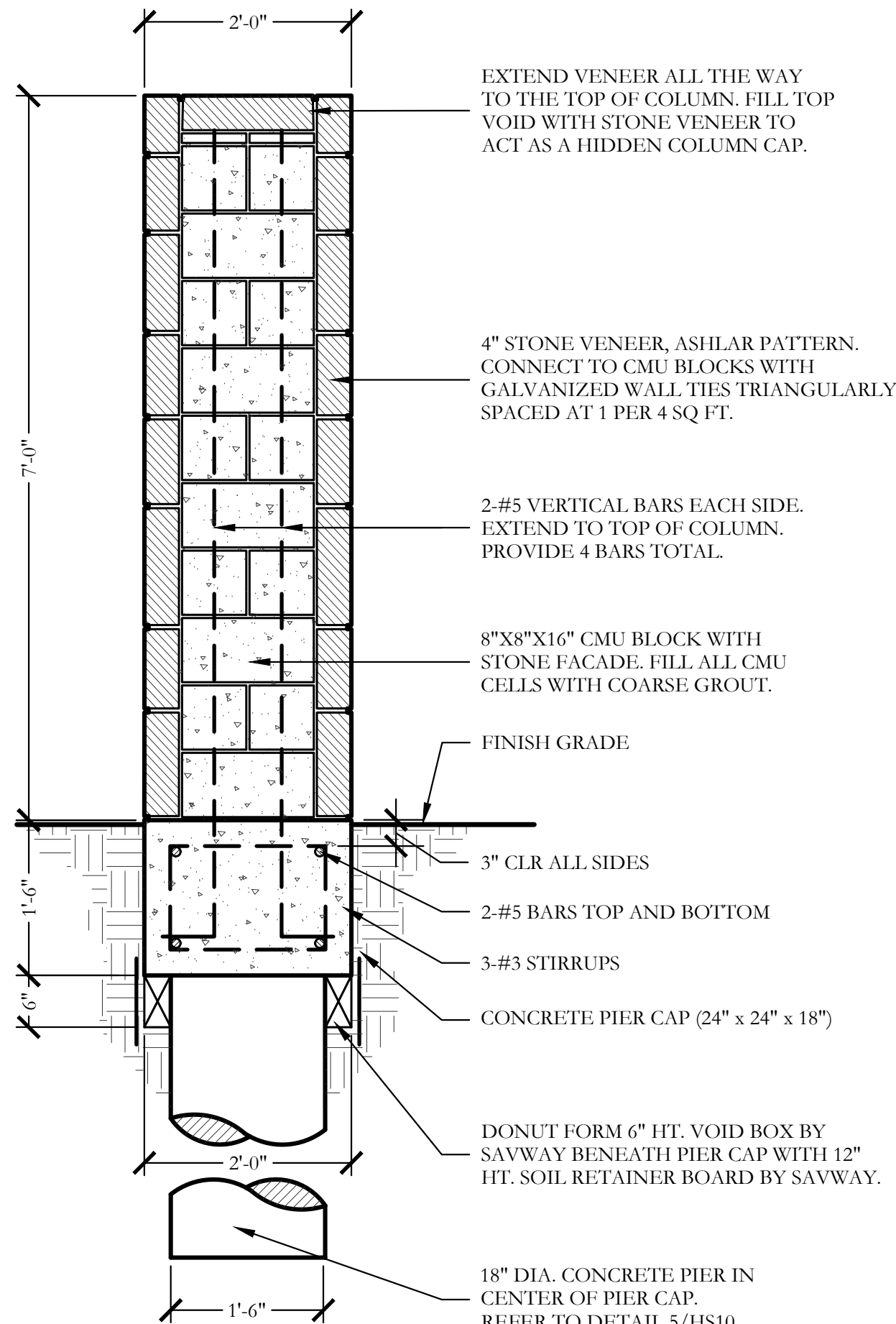




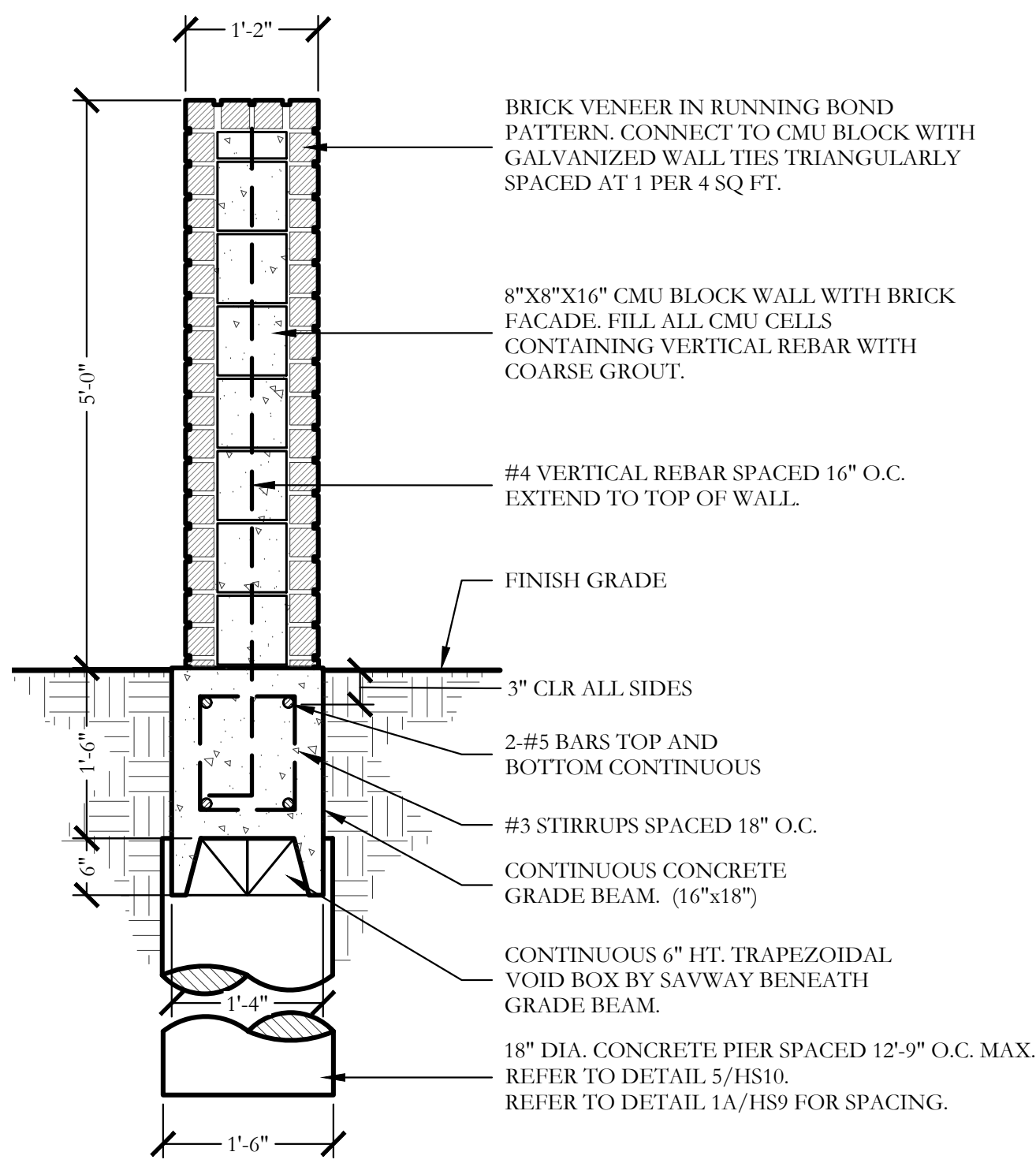
1 6'-0" HT. ORNAMENTAL METAL FENCE AND COLUMNS
ELEVATION
SCALE: 1/2"=1'-0"



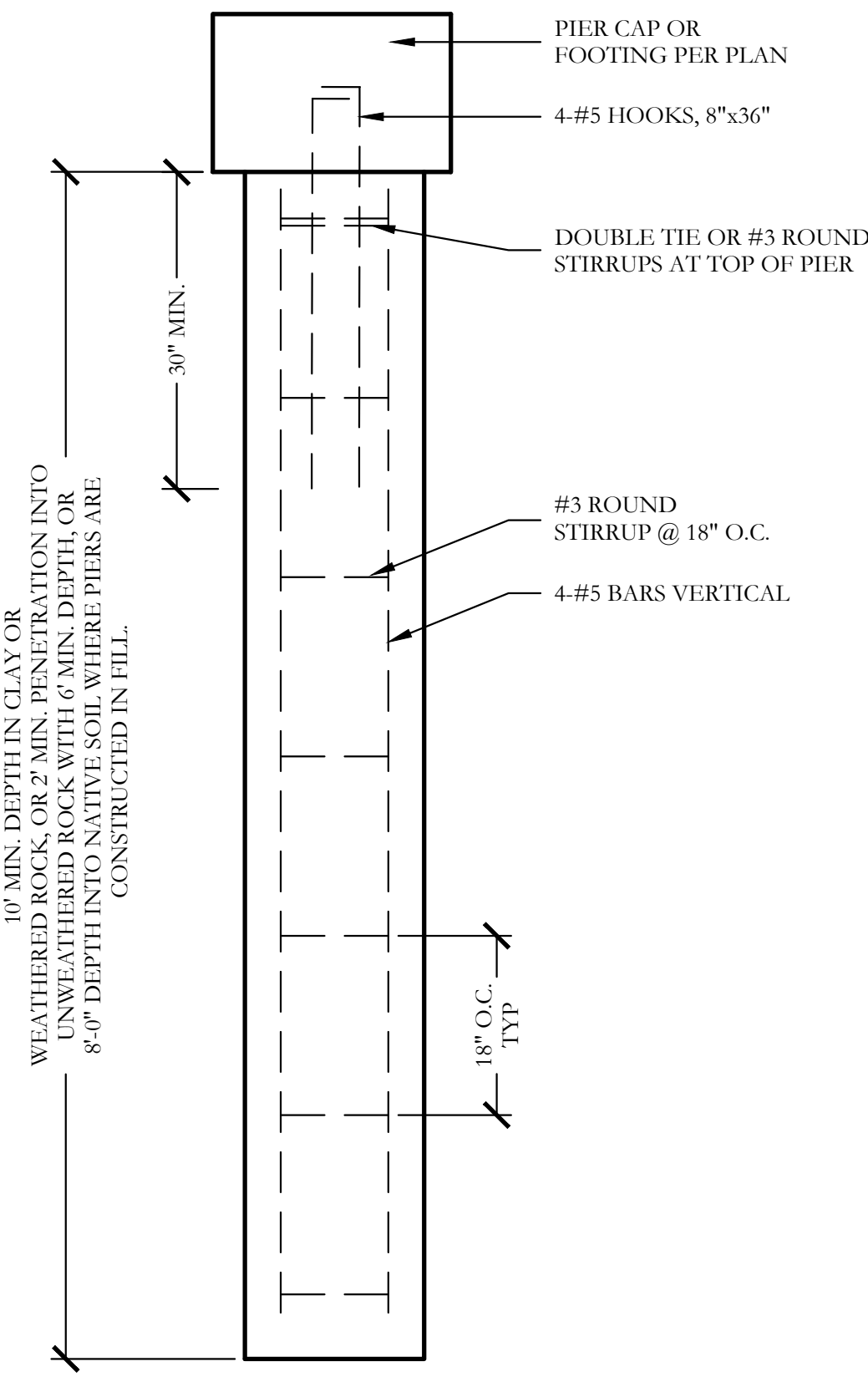
3 TYP. METAL POST FOOTING
SECTION
SCALE: 1/2"=1'-0"



2 7'-0" HT. STONE COLUMN
SECTION
SCALE: 3/4"=1'-0"



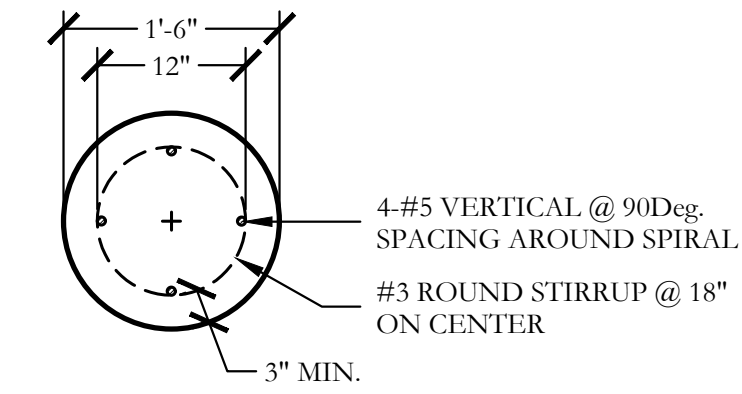
4 5'-0" HT. BRICK ACCENT WALL
SECTION
SCALE: 3/4"=1'-0"



5 PIER (18" DIA.)
PLAN / SECTION
SCALE: 3/4"=1'-0"

ORNAMENTAL METAL FENCE NOTES

- 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.
- ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND TOWN INSPECTIONS.
- 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.
- PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
- GRIND SMOOTH ALL WELDS.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
- ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
- FENCE MEMBER SIZES TO BE AS FOLLOWS:
 - PICKETS, 3/4" SQUARE 16 GA.
 - RAILS, 1-1/2" X 1-1/2" TUBE 16 GA.
 - POSTS, 2" SQUARE 11 GA.
- 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.
- CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH FOR 2" SQUARE POSTS AND 2X POST WIDTH FOR 6" SQUARE POSTS.
- POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C. AND A MAXIMUM DISTANCE OF 7'-0" O.C.
- 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.



PLAN/SECTION







ANTHONY BUTLER COUNTRY
ESTABLISHED 1994
ANTHONY BUTLER COUNTRY
10000 ANTHERBURY DRIVE
ANTHONY, TEXAS 75551



NATHAN BUTLER CEMETERY

ESTABLISHED 1854

**HISTORIC TEXAS CEMETERY - 2002
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