AGENDA

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MARCH 30, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(III) APPOINTMENTS

(1) Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on the agenda requiring architectural review.

(IV) CONSENT AGENDA

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.

(2) Approval of Minutes for the *February 9, 2021* Planning and Zoning Commission meeting.

(V) DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is April 13, 2021.

(3) Z2021-006 (RYAN MILLER)
Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners C. D. T. Rockwall 2017, LLC; Saddle Star Holdings, LLC; and Gwendolyn Reed for the approval of a *Zoning Amendment* to Planned Development District 79 (PD-79) [*Ordinance No. 20-35*] for the purpose of amending the development standards contained in *Ordinance No. 20-35* for a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and Featherstone Drive, and take any action necessary.

(4) Z2021-007 (RYAN MILLER)
Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses on a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northwest corner of the intersection of FM-549 and FM-1139, and take any action necessary.

(5) P2021-009 (HENRY LEE)
Discuss and consider a request by Brenda Kennedy for the approval of a *Replat* for Lot 1, Block A, Kennedy Addition being a 0.2342-acre parcel of land identified as Lot 1, Block A, Richard Harris Subdivision No. 5 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 701 N. T. L. Townsend Drive, and take any action necessary.

(6) P2021-010 (DAVID GONZALES)
Discuss and consider a request by Doug Stewart on behalf of Bryan Wreyford for the approval of a *Replat* for Lots 1 & 2, Block A, Wreyford Addition being a 2.97-acre parcel of land identified as Lot 1 of the Crowell's Hidden Valley Estates Addition, Collin County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the southeast corner of the intersection of County Road 949 and County Road 536, and take any action necessary.

(7) P2021-011 (HENRY LEE)
Discuss and consider a request by Mike and Cheryl Birdwell for the approval of a ***Final Plat*** for Lots 1 & 2, Block A, Birds Nest Addition being a 4.02-acre tract of land identified as Tract 15 of the J. Smith Survey, Abstract No. 191, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 171 Birds Nest Lane, and take any action necessary.

(8) P2021-012 (DAVID GONZALES)
Discuss and consider a request by Jose Campos of Hines on behalf of CDT Rockwall/2017 LLC for the approval of a ***Preliminary Plat*** for Phase 2 of the Saddle Star Subdivision being a 26.827-acre tract of land identified as Tracts 1, 1-05, 2-03, & 2-07 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (*Ordinance No. 20-35*), situated within the SH-205 By-Pass (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and N. John King Boulevard, and take any action necessary.

(9) P2021-013 (DAVID GONZALES)
Discuss and consider a request by Bart Carroll for the approval of a ***Preliminary Plat*** for the Standards Subdivision being a 32.60-acre tract of land identified as Tract 13 of the S. McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the southwest corner of the intersection of S. Munson Street and Streetman Road, and take any action necessary.

(10) P2021-014 (HENRY LEE)
Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Jen-Liang Wu for the approval of a ***Preliminary Plat*** for the Nelson Lake Subdivision being a 38.012-acre tract of land identified as Tracts 17 & 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

(11) SP2021-005 (DAVID GONZALES)
Discuss and consider a request by Cameron Slown of Teague, Nall and Perkins, Inc. on behalf of Elias Pope of 8020 Hospitality, LLC for the approval of a ***Site Plan*** for a *Restaurant with 2,000 SF or More without Drive-Through or Drive-In* on a 0.90-acre parcel of land identified as Lot 5, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southeast corner of the intersection of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

(12) SP2021-006 (HENRY LEE)
Discuss and consider a request by Quadri Akamo of Pacheco Koch Consulting Engineers, Inc. on behalf of Gary Hancock of the First United Methodist Church of Rockwall for the approval of an ***Amended Site Plan*** for the expansion of an existing *House of Worship* on a 8.49-acre parcel of land identified as Lot 7, Block 1, First United Methodist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1200 E. Yellow Jacket Lane, and take any action necessary.

(13) SP2021-007 (HENRY LEE)
Discuss and consider a request by Nicholas Gamez of DFDVB Homes, LLC on behalf of Zach Shipley for the approval of an ***Amended Site Plan*** for a *Restaurant with Less Than 2,000 SF without Drive-Through or Drive-In* on a 0.018-acre tract of land identified as a portion of Lot 7, Block M, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 109 E. Washington Street, and take any action necessary.

(14) SP2021-008 (HENRY LEE)
Discuss and consider a request by Thomas Jones of Tomden Engineering on behalf of Rockwall Friendship Baptist Church for the approval of a ***Site Plan*** for an existing *House of Worship* on a 3.94-acre tract of land identified as Tract 1-8 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 5651 SH-276, and take any action necessary.

(15) SP2021-009 (DAVID GONZALES)
Discuss and consider a request by David Morales of Pross Design Group on behalf of Alvaplat US Development LLC for the approval of an ***Amended Site Plan*** for an expansion to an existing *Office/Warehouse/Manufacturing Facility* (*SPR Manufacturing*) on a 10.1893-acre tract of land identified Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

(16) SP2021-010 (DAVID GONZALES)
Discuss and consider a request by Randall Eardley of Weir & Associates, Inc. on behalf of Stephen Doyle of Structured REA-Rockwall Land, LLC for the approval of a ***Site Plan*** for a sports and recreation facility on a 6.38-acre portion of a larger 31.65-acre tract of land identified as Tract 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and FM-549 Overlay (FM-549 OV) Districts, generally located

at the southeast corner of the intersection of Corporate Crossing [*FM-549*] and the IH-30 Frontage Road, and take any action necessary.

(17) *Director's Report* of post City Council meeting outcomes for development cases (RYAN MILLER).

- P2021-004: Final Plat for Lots 1 & 2, Block A, DC Addition (APPROVED)
- P2021-005: Preliminary Plat for Lots 1 & 2, Block A, Neller Addition (APPROVED)
- P2021-007: Preliminary Plat for Lots 1-5, Block A and Lot 1, Block X, Blackland Industrial Park Addition (APPROVED)
- Z2021-001: SUP for Residential Infill in an Established Subdivision at 2825 Marcie Lane (APPROVED; 2nd READING)
- Z2021-002: SUP for a Car Wash at 3611 N. Goliad Street (DENIED; 1ST READING)
- Z2021-004: SUP for Residential Infill in an Established Subdivision at 418 Perch Road (APPROVED; 1ST READING)
- Z2021-005: Zoning Change (AG to PD) for Winding Creek (APPROVED; 1ST READING)

(VI) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

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) 772-6406 for further information.

I, Angelica Gamez, Planning and Zoning Coordinator 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 *March 26, 2021* at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
***MARCH 9, 2021* IN THE CITY COUNCIL CHAMBERS AT 6:00 PM**

NOTES ABOUT PUBLIC PARTICIPATION = RED

I. CALL TO ORDER

Chairman Eric Chodun called the meeting to order at 6:00 PM. Commissioners present were Sedric Thomas, Jean Conway, Mark Moeller, and Vice-Chairman Jerry Welch. Absent from the meeting were Commissioners John Womble and Derek Deckard. Staff members present were Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales, Planner Henry Lee, Planning and Zoning Coordinator Angelica Gamez, City Engineer Amy Williams and Civil Engineers Sarah Johnston and Jeremy White.

II. OPEN FORUM

This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this time.

Christian Giadola
6 Winterhawk Drive
Rockwall, TX 75032

Mr. Giadola came forward and explained that he was there as a representative for the Glen Hill Preservation Society. The group is looking to revitalize the cemetery and wanted to bring their concerns regarding runoff from the development that is going in adjacent to it.

Chairman Chodun asked if anyone else wished to speak; there being no one else coming forward, Chairman Chodun closed the open forum.

III. APPOINTMENTS

1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on the agenda requiring architectural review.

A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the Architectural Review Board meeting.

IV. CONSENT AGENDA

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.

2. Approval of Minutes for the *February 9, 2021* and *February 23, 2021* Planning and Zoning Commission meetings.

3. **P2021-004** **(HENRY LEE)**
Discuss and consider a request by Dewayne Cain of EVSR (D), LLC for the approval of a *Final Plat* for Lots 1 & 2, Block A, DC Addition being a 22.27-acre tract of land identified as Tracts 2 & 2-4of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 Cornelius Road, and take any action necessary.

4. **P2021-005** **(HENRY LEE)**
Discuss and consider a request by Bryan Connally of CBG Surveying Texas, LLC on behalf Helen Comeav Neller for the approval of a *Preliminary Plat* for Lots 1 & 2, Block A, Neller Addition being an 11.368-acre parcel of land identified as Lot 7, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estates 4.0 (SFE-4.0) District, addressed as 2380 FM-549, and take any action necessary.

5. **P2021-007** **(DAVID GONZALES)**
Discuss and consider a request by Danielle Porten of REP Investments, LLC for the approval of a *Preliminary Plat* for Lots 1-5, Block A and Lot 1, Block X, Blackland Industrial Park Addition being a 10.27-acre tract of land identified as Tract 3-04 of the A. M. Wilson Survey, Abstract No. 223, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 3500 Blackland Road, and take any action necessary.

Vice-Chairman Welch made a motion to approve the consent agenda. Commissioner Thomas seconded the motion which passed by a vote of 5-0 with Commissioners Deckard and Womble absent.

Commissioner Conway brought up a correction to be made in the minutes from the February 9, 2021 meeting.

V. PUBLIC HEARING ITEMS

This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Planning and Zoning Commission (i.e. the yellow forms available at the podium or from staff). The Planning and Zoning Commission Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.

6. **Z2021-002** (DAVID GONZALES)
Hold a public hearing to discuss and consider a request by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a *Specific Use Permit (SUP)* for *Self Service Car Wash and Auto Detail* on a 0.89-acre tract of land identified as a portion of Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street [*SH-205*], and take any action necessary.

Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. He added that the Planning and Zoning Commission had forwarded a recommendation for approval to the City Council on February 9, 2021. The case was set to go before the City Council on February 1, 2021 but, due to inclement weather, the meeting was cancelled. However, this case was remanded back to the Planning and Zoning Commission by City Council because the applicants submitted new information to them that was not presented to the Commission. According to the Unified Development Code (UDC), "(n)ew matters of evidence not presented to the Planning and Zoning Commission shall not be heard or considered by the City Council … [in] the event new evidence develops between the date of the public hearing by the Planning and Zoning Commission and the hearing of the City Council … the City Council shall refer the zoning change, Specific Use Permit (SUP), or text amendment back to the Planning and Zoning Commission for a further public hearing to consider the new evidence." There was also a sound report that was requested was found to not be in compliance with the noise ordinance. Although, the noise report was in the P&Z case memo it was not conveyed to the Planning and Zoning Commission at that time for consideration. Staff reviewed the plans that were submitted and discussed them with the applicant. The revised plans were then submitted to the Commission for the meeting. There are still five (5) items in the report that have been identified: 1) noise 2) building elevations 3) side yard setback 4) screening 5) landscaping. Mr. Gonzales then advised the Commission that the applicant and Staff were present and available to answer questions.

Chairman Chodun asked the applicant to come forward.

Vice-Chairman Welch asked if they could table this item until they were able to review the sound report.

Director of Planning and Zoning Ryan Miller answered that the Commission was required to hold a public hearing regardless of tabling the item or not. If a public hearing is not held then the case is automatically denied with prejudice.

Jimmy Eller
1402 Timber Ridge Drive
Euless, TX 76039

Lisa White
6300 S. Syracuse Way
Centennial, CO 80111

Cesar Segovia
4603 Opal Ridge Lane
Arlington, TX 76005

Ms. White came forward and provided additional details regarding the case. She added that there was going to be an adjacent retail tenant to the north of them. The also included a 6-foot masonry wall on the site plan. She then explained the four different decibel level readings provided by Vacutech on the vacuums that were on the side. The tunnel would be facing North Goliad and that is where the fans would be when exiting the tunnel. They would not be near the residential area. Ms. White also added more plants and vegetation along the front for screening purposes as well as larger trees. Parking was reduced to allow for more landscape in the area.
Director of Planning and Zoning Ryan Miller asked Ms. White about the different studies done and provided. Staff had received a dryer study and case study but the applicant did not provide them with a vacuum study. Planning and Zoning Manager David Gonzales explained that a vacuum study was received but was inconclusive due to the fact that it was based solely on one (1) vacuum.

Chairman Chodun asked if the applicants if they had a chance to review the issues turned in by the public. If so, he asked if they would like to address any issues before opening the public hearing.

Commissioner Conway added that she had a question regarding the landscaping on the property.

Chairman Chodun wanted clarification as to why there was miscommunication between the applicants and Staff.

Mr. Miller explained that after the previous Planning and Zoning meeting, the applicant submitted various exhibits. After review, it was determined that the exhibits did not meet any of our ordinances nor do they meet the Planning and Zoning Commission's requests. This is the reason why Staff decided to go to City Council and explain that the exhibits turned in did not meet those things and would be considered new information. Based on what the UDC states, the City Council had to remand the case back to the Planning and Zoning

Commission. Staff conveyed this to the applicant and they resubmitted exhibits which were brought forward but they still do not meet the requirements. Parking spaces would have to go away and it does not meet the three tiered screening that was requested.

Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time.

Dennis Dayman
519 Cellars Court
Rockwall, TX 75087

Mr. Dayman came forward and expressed his opposition to the request.

Bob Wacker
309 Featherstone
Rockwall, TX 75087

Mr. Wacker came forward and expressed his opposition to the request.

Chairman Chodun asked if anyone else wished to speak. There being no one doing such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Chairman Chodun asked the applicants to come forward and address the concerns or comments made by the public.

Mr. Segovia wanted to at least be able to turn in their noise study.

Vice- Chairman Welch if the vacuums were individual units.

Commissioner Thomas asked if she understood the screening requirements mentioned in the last meeting. Ms. White answered that she did not recall the mentioning of three tiered screening.

Commissioner Moeller stated that while he thought a car wash was necessary for the north part of town, the proposed project was not good in this area for various reasons.

Commissioner Thomas explained that the Commission went thru great lengths to explain about what was required of the applicants in regards to noise and screening and what was turned in still did not comply.

Vice-Chairman Welch made a motion to deny item Z2020-002. Chairman Conway seconded the motion to deny which passed by a vote of 5-0.

Chairman Chodun advised that this case will go before the City Council on March 15, 2021.

7. **Z2021-003** (DAVID GONZALES)
Hold a public hearing to discuss and consider a request by Jason Castro of Castro Development, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.165-acre parcel of land identified as Lot 6, Harris Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, addressed as 511 S. Clark Street, and take any action necessary.

Planning and Zoning Manager David Gonzales provided a brief summary in regards to the case and announced the applicant has requested to withdraw the case.

Commissioner Thomas made a motion to approve the withdrawal without prejudice for case Z2021-003. Commissioner Conway seconded the motion which passed by a vote of 5-0.

8. **Z2021-004** (HENRY LEE)
Hold a public hearing to discuss and consider a request by Juan Maldonado for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1150-acre parcel of land identified as Lot 890, Block E, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 418 Perch Road, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting the approval of a specific use unit for the purpose of constructing a single family home located at 418 Perch Road. Our code requires that the garage be 20-feet behind the front façade and the request does not meet this requirement. However, this is not uncharacteristic of surrounding homes in the area. On February 23, 2021, staff mailed out 196 notices to property owners and occupants within 500-feet of the subject property. All homeowners association within 1500-feet were contacted as well. At this time, there have not been any notices returned to staff. Mr. Lee advised that this was a public hearing and a discretionary decision for the Planning and Zoning Commission.

Chairman Chodun opened the public hearing and asked anyone who wish to speak to come forward at this time. There being no one indicating such; Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Vice-Chairman Welch made a motion to approve item Z2021-004 with staff recommendations. Commissioner Thomas seconded the motion which passed by a vote of 5-0.

Chairman Chodun advised that this case will go before the City Council on March 15, 2021.

9. **Z2021-005** (RYAN MILLER)

Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Alex Freeman and Mark G. & Jessica K. Taylor for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses on a 37.844-acre tract of land identified as Tracts 17 & 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicant is requesting to rezone this property from an Agricultural District to a Planned Development District for a 56-lot residential subdivision. The minimum lot size would be 90'x178' or 160'x100'. The proposed plan shown shows a density of 1.48 dwelling units per acre. The overall open space provided by this development is 24.4% or 9.29 acres which is in compliance with the requirements for 20% open space. The applicant has also provided a trail system that runs along FM1141 and Clem Road and runs through the internal of the site. It is important to note that the applicant is proposing to bring city sewer to the development. As of right now, the proposed plan conforms to all the requirements stipulated by the Engineering standards of Design and Construction and the Unified Development Code. Staff set out notices to 17 property owners and residents of the City of Rockwall and has received the following: one email from a property owner outside of the notification area but within the city limits opposed to the request, and four notices from property owners within the city but outside of the notification area opposed to the request. Mr. Miller advised that the applicant and Staff were present and available to answer questions.

Chairman Chodun asked the applicant to come forward.

Adam Buczek
8214 Westchester Drive, Suite 900
Dallas, TX 75225

Mr. Buczek came forward and provided a PowerPoint presentation in regards to his request.

Director of Planning and Zoning Ryan Miller wanted to clarify that the anticipated phase in this project is outside of the city and the Commission would not be voting on that tonight. That request would require an annexation as well as a separate zoning request.

Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time.

Patricia Couch and Mitch Couch
1216 Marilyn Jane
Rockwall, TX 75087

Mrs. Couch came forward and expressed their opposition to the request.

Steve Curtis
2130 FM 1141
Rockwall, TX 75087

Mr. Curtis came forward and expressed his opposition to the request.

Lesley Pettengill
2130 FM 1141
Rockwall, TX 75087

Mrs. Pettengill came forward and expressed her opposition to the request.

Jim Turner
1691 E. Old Quail Run Road
Rockwall, TX 75087

Mr. Turner came forward and expressed his opposition to the request.

Jeri Fisher
170 Clem Rd
Rockwall, TX 75087

Mrs. Fisher came forward and expressed her opposition to the request.

Patti Muggeo
2317 Saddlebrook Lane
Rockwall, TX 75087

Mrs. Muggeo came forward and expressed her opposition to the request.

Martha Griffey
2325 Saddlebrook Lane
Rockwall, TX 75087

Mrs. Griffey came forward and expressed her opposition to the request.

Frankie Porter
2116 Saddlebrook Lane
Rockwall, TX 75087

Mr. Porter came forward and expressed his opposition to the request.

James Kelly
1217 Marilyn Jane
Rockwall, TX 75087

Mr. Kelly came forward and expressed his opposition to the request.

Bob Wacker
309 Featherstone
Rockwall, TX 75087

Mr. Wacker came forward and expressed his being in favor of the request.

Chairman Chodun asked if anybody else wished to speak; there being no one else indicating such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Chairman Chodun asked Mr. Miller if there was anything peculiar about the notice requirements on this case. Mr. Miller explained that Staff met the state's requirements, City requirements, and a newspaper notice was published in advertising the proposed case. He added that he would check the QR code to ensure it is working appropriately.

Chairman Chodun asked the applicant to come forward to respond to any comments made.

Mr. Buczek came forward and answered the comments made by the public.

Chairman Chodun asked City Engineer Amy Williams if there were not any future road plans to improve in that area. Ms. Williams added that that FM 1141 was on TxDot's cue list but a TIA would need to be done. If any left turn lanes are required then they will have to install those.

Commissioner Thomas explained that the request met the standards for the Comprehensive Plan and most of the requests made by the residents would have to be made by City Council.

Vice-Chairman Welch added that he does not see how the Commission has the ability to deny the project as the request meets all of the requirements.

Chairman Chodun made a motion to approve item Z2021-005 with staff recommendations. Commissioner Thomas seconded the motion which passed by a vote of 5-0.

Chairman Chodun advised that this case will go before the City Council on March 15, 2021.

VI. ACTION ITEMS

These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.

10. **SP2021-002** (DAVID GONZALES)
Discuss and consider a request by Jonathan Stites of Seefried Industrial Properties on behalf of Bill Lofland of Smartt Lofland & J Bond Partners for the approval of a *Site Plan* for a *Warehouse/Distribution Center* on a 71.022-acre tract of land identified as Tract 20-1 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located at the southwest corner of Justin Road and Industrial Boulevard, and take any action necessary.

Planning and Zoning manager David Gonzales provided a brief summary in regards to the request. The applicant is looking to develop a 220,800 square foot warehouse distribution center. The warehouse distribution is a permitted use by right in a Light Industrial District. The proposed request meets the mitigation requirements because of the amount of trees shown on their landscape plan. The Architectural Review Board (ARB) recommended that the applicant put in the three tiered screening which provides the screening to the residential portion but all around the storage area as well. Also, the applicant is requesting a couple of exceptions: 1) building materials and 2) articulation. ARB did recommend a unanimous recommendation of approval to the Planning and Zoning Commission. Mr. Gonzales then advised the Commission that the applicant and Staff were present and available to answer questions.

Chairman Chodun asked the applicant to come forward.

Jeffrey Dolan
13455 Noel Rd
Dallas, TX 75240

Mr. Dolan came forward and provided and provided additional details in regards to the request.

Chairman Chodun asked how traffic would be impacted with this project.

City Engineer Amy Williams answered that they had already done a TIA on this project and they are going to build the other four lanes of Justin all the way to Townsend.

Commissioner Moeller asked if there was a commercial project planned for the small triangle piece shown on the aerial map.

Commissioner Conway wanted to commend the applicants for the changing of the masonry wall to the three tiered siding.

Commissioner Thomas made a motion to approve item SP2021-002. Commissioner Conway seconded the motion which passed by a vote of 5-0.

11. **SP2021-003** (HENRY LEE)
Discuss and consider a request by Rolando R. Leal of Good Cluck, LLC on behalf of Charles Corson of CCP LJS Rockwall LP for the approval of an *Amended Site Plan* for a *Restaurant with Drive Through/Drive-In* on a 0.448-acre tract of land identified as a portion of Lot 1 of the I-30 740 West Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 2608 Ridge Road [*FM-740*], and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. The applicant is proposing to renovate an existing 2, 759 square foot restaurant with drive-thru. The proposed renovations include expanding the building footprint to 2, 835 square feet and recladding the exterior to a combination of stone, brick, and stucco. The current building is considered to be legally non-conforming and the overall site plan will remain the same for this site except for the landscaping. The landscaping will be upgraded to better conform to the Scenic Overlay District standards. The proposed redesign does not meet the minimum vertical articulation standards for the commercial building. Staff should point out that the proposed improvements to the building would bring this much close into conformance with the Scenic Overlay District. Mr. Lee advised that this was a discretionary decision for the Planning and Zoning Commission.

Commissioner Conway asked if they would be changing the color on the roof. Mr. Lee answered that since the roof was blue then ARB wanted them to paint it yellow to be more consistent with their elevations.

Chairman Chodun asked the applicant to come forward.

Rolando Leal
1207 El Dorado Avenue
Dallas, TX 75208

Mr. Leal came forward and provided additional details to the request. He explained that they are not changing the use of the building rather just enhancing it and bring a different concept there. He added that they are fine with changing the roof color as advised by ARB.

Commissioner Thomas made a motion to approve item SP2021-003 with staff and ARB recommendations. Vice-Chairman Welch seconded the motion which passed by a vote of 5-0.

VII. DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission.

12. *Director's Report* of post City Council meeting outcomes for development cases (RYAN MILLER).

- P2021-001: Preliminary Plat for Lots 1-7, Block A, Sky Ridge Addition *[APPROVED]*
- P2021-006: Replat for Lots 4 & 5, MTA Andrews Addition *[APPROVED]*
- P2021-008: Replat for Lot 1, Block A, BLPB-Mims Addition *[APPROVED]*
- Z2021-001: SUP for a *Residential Infill in an Established Subdivision* at 2825 Marcie Lane *[APPROVED; 1ST READING]*
- Z2020-056: SUP for a *Self-Service Car Wash and Auto Detail* at 3611 N. Goliad Street *[REMANDED BACK TO P&Z]*

Planning and Zoning Manager David Gonzales provided a brief update about the outcome of the above referenced cases at the City Council meeting.

VIII. ADJOURNMENT

Chairman Chodun adjourned the meeting at 8:07 PM.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of ___ _____, 2021.

Eric Chodun, Chairman

Attest:

Angelica Gamez, Planning and Zoning Coordinator

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/24/2021

PROJECT NUMBER:	Z2021-006	CASE MANAGER:	Ryan Miller
PROJECT NAME:	PD Amendment to Saddle Star Estates	CASE MANAGER PHONE:	972-772-6441
SITE ADDRESS/LOCATIONS:	3076 HAYS LN, ROCKWALL	CASE MANAGER EMAIL:	rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners C. D. T. Rockwall 2017, LLC; Saddle Star Holdings, LLC; and Gwendolyn Reed for the approval of a Zoning Amendment to PD-79 [Ordinance No. 20-35] for the purpose of amending the development standards contained in Ordinance No. 20-35 for a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned PD-79 for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 BY-OV District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and Featherstone Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	03/23/2021	Approved w/ Comments

03/23/2021: Z2021-006; Amendment to PD-79 (Saddle Star Estates)
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Zoning Amendment to Planned Development District 79 (PD-79) [Ordinance No. 20-35] for the purpose of amending the development standards contained in Ordinance No. 20-35 for a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, and located on the north side of John King Boulevard east of the intersection of John King Boulevard and Featherstone Drive.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (Z2021-006) in the lower right-hand corner of all pages on future submittals.
M.4 Please review the attached Draft Ordinance prior to the March 30, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than April 6, 2021. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.
I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 6, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 13, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on March 30, 2021.
I.6 The projected City Council meeting dates for this case will be April 19, 2021 (1st Reading) and May 3, 2021 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/24/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

FIRE	Ariana Kistner	03/24/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	03/23/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/22/2021	Approved

03/22/2021: No comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2021-006

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]
- ☑ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	John King Blvd. South of FM 552				
SUBDIVISION	Saddle Star South Est.	LOT	N/A	BLOCK	N/A
GENERAL LOCATION	East of John King South of 552				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Planned Development 79: ordiance 19-40	CURRENT USE	Single Family		
PROPOSED ZONING	Planned Development 79: ordiance 19-40	PROPOSED USE	Single Family		
ACREAGE	70.408	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	N/A

☑ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☑ OWNER		☑ APPLICANT	Pat Atkins
CONTACT PERSON		CONTACT PERSON	Pat Atkins
ADDRESS	See Enclosed	ADDRESS	3076 Hays Lane
CITY, STATE & ZIP		CITY, STATE & ZIP	Rockwall, TX, 75087
PHONE		PHONE	972-388-6383
E-MAIL		E-MAIL	kpatatkins@yahoo.com

NOTARY VERIFICATION [REQUIRED]

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

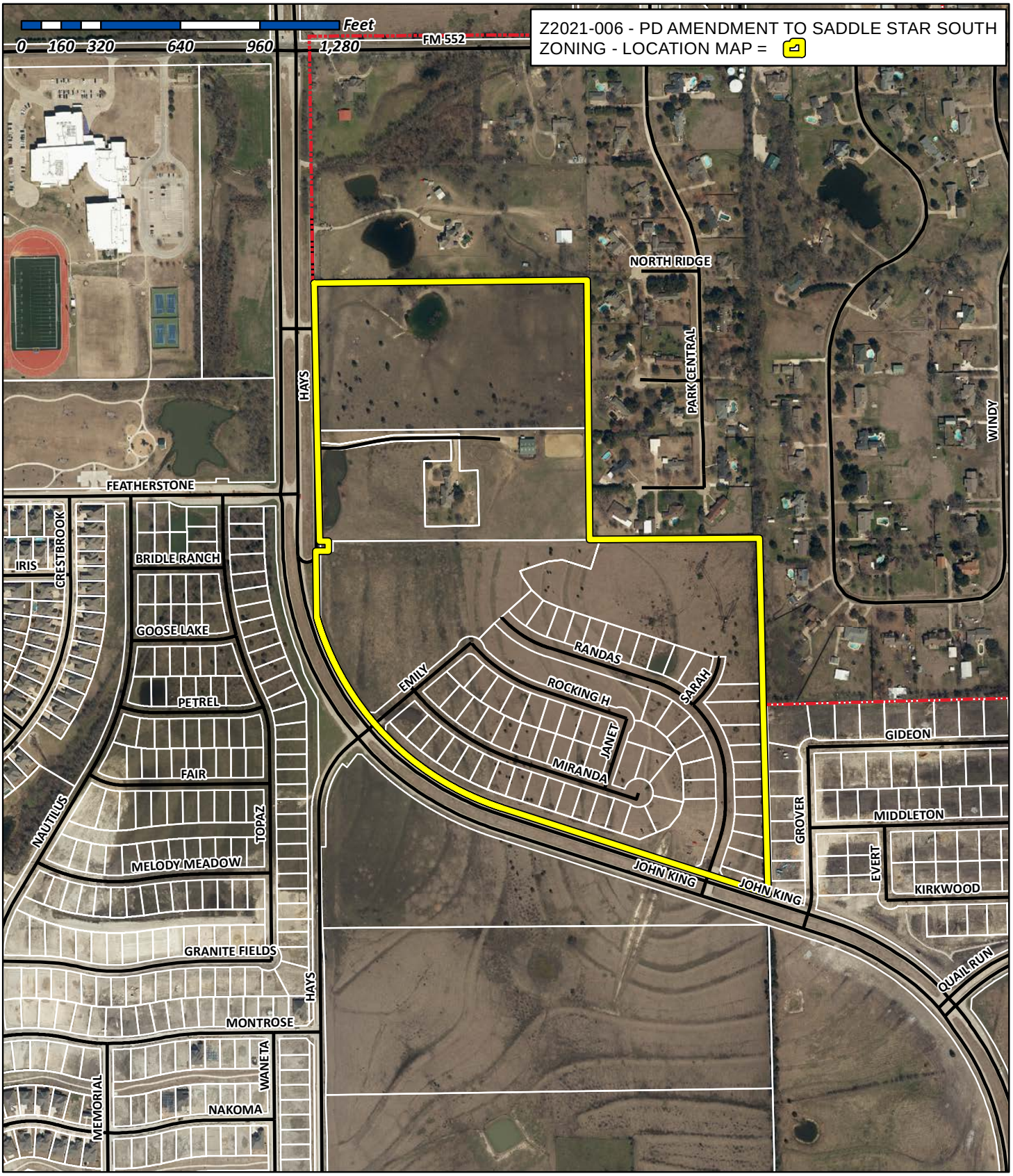
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION,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

OWNER'S SIGNATURE See Enclosed

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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

Planning & Zoning Department
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(P): (972) 771-7745
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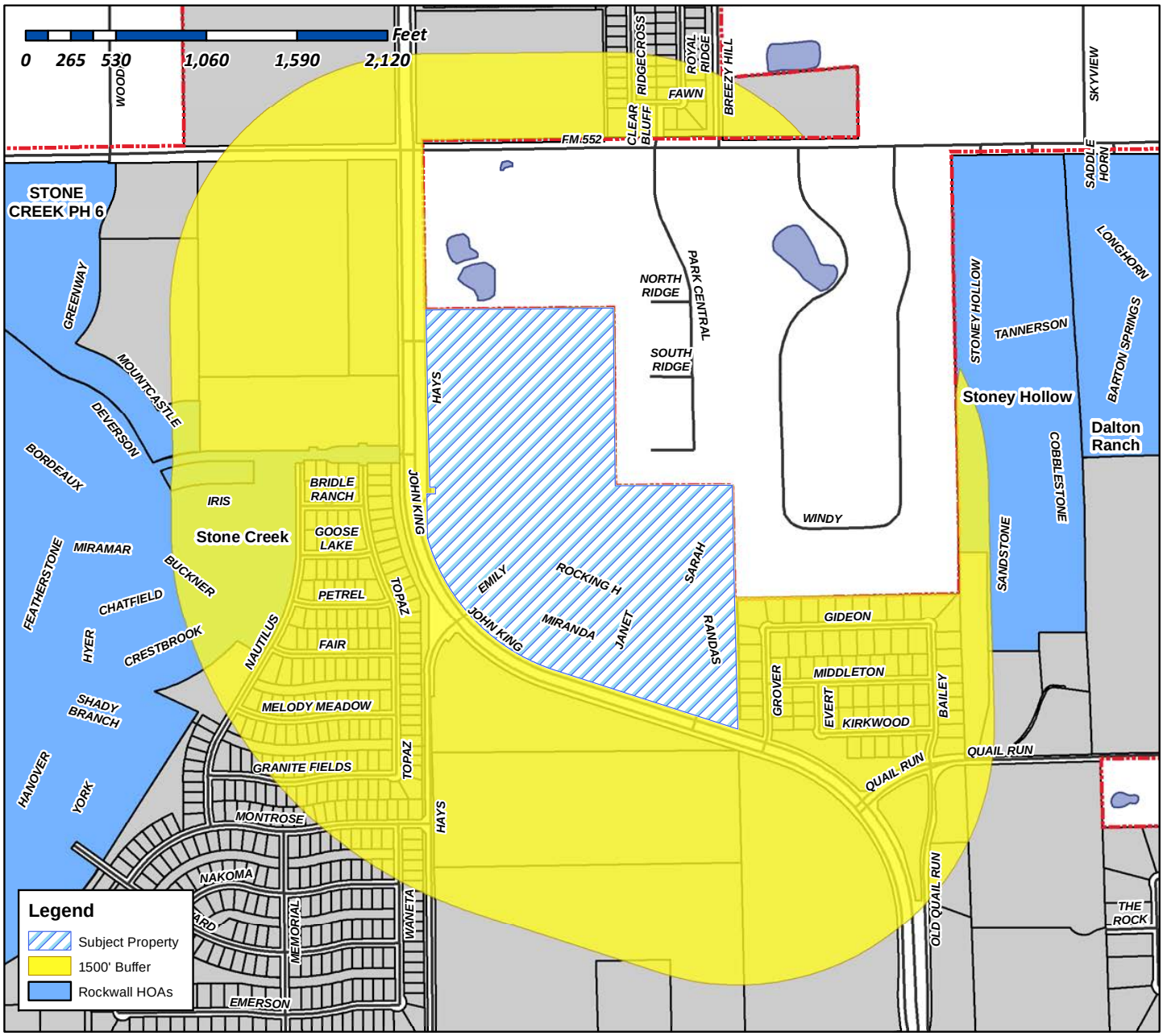
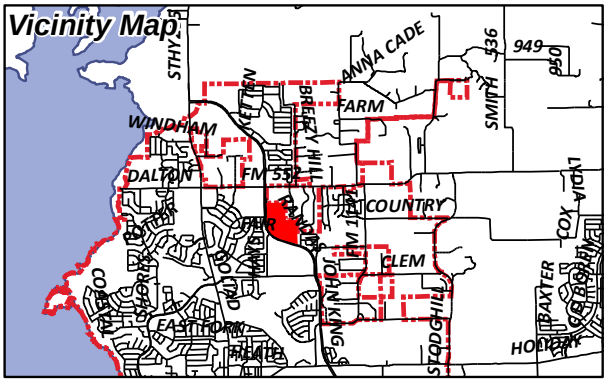


Case Number: Z2021-006
Case Name: Zoning
Case Type: Specific Use Permit
Zoning: Planned Development District 79 (PD-79)
Case Address: John King South of FM 552

Date Created: *3/18/2021*

For Questions on this Case Call (972) 771-7745



City of Rockwall

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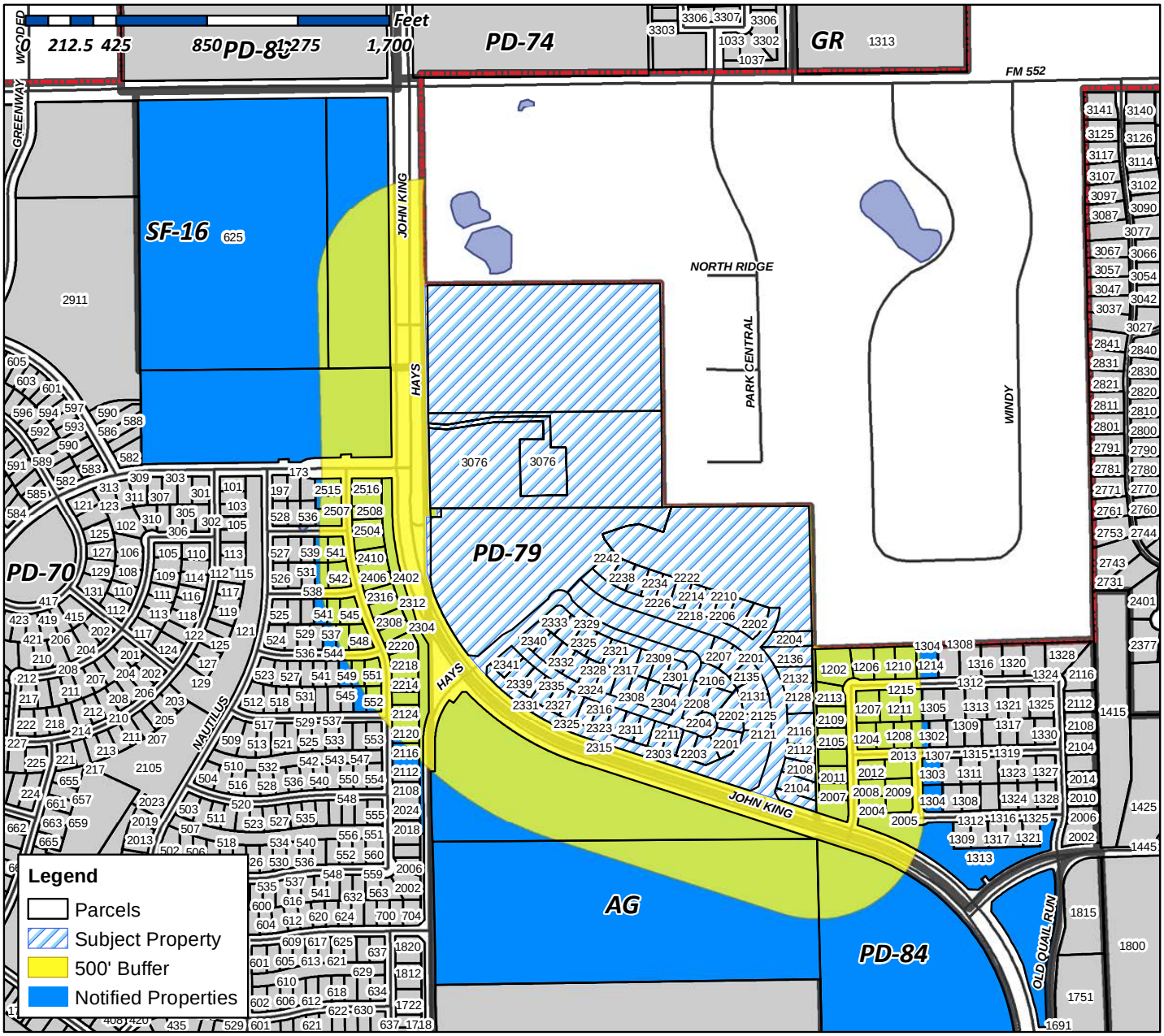
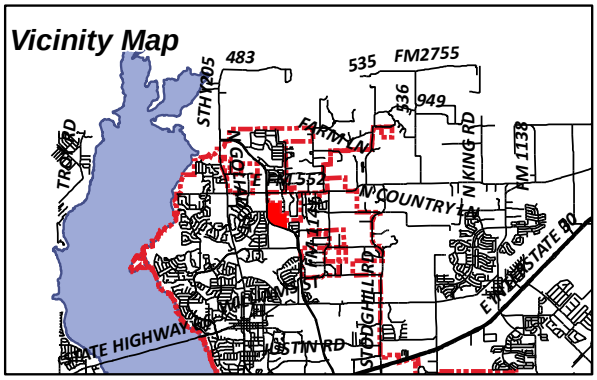


Case Number: Z2021-006
Case Name: PD Amendment to Saddle Star Estates
Case Type: Zoning
Zoning: Planned Development District 79 (PD-79)
Case Address: John King & South of FM 552

Date Created: ***3/18/2021***

For Questions on this Case Call (972) 771-7745



WINDSOR HOMES CUMBERLAND LLC
1202 GIDEON WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1204 MIDDLETON DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1206 GIDEON WAY
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
1207 GIDEON WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1208 MIDDLETON DRIVE
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
1210 GIDEON WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1211 GIDEON WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1212 MIDDLETON DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1214 GIDEON WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1215 GIDEON WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1302 MIDDLETON DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1303 MIDDLETON DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1304 GIDEON WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1304 KIRKWOOD ROAD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 0

PACESETTER HOMES LLC
2004 GROVER LANE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2005 EVERT WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2007 GROVER LANE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2008 GROVER LANE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2009 EVERT WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2011 GROVER LANE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2012 GROVER LANE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2013 EVERT WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2015 GROVER LANE
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 0

SADDLE STAR SOUTH HOLDINGS LLC
2104 RANDAS WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2105 GROVER LANE
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2106 JANET DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2108 RANDAS WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2109 GROVER LANE
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2112 RANDAS WAY
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2112 TOPAZ DR
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2113 GROVER LANE
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2116 RANDAS WAY
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2116 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2120 RANDAS WAY
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2120 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2121 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2124 RANDAS WAY
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2124 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2125 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2128 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2131 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2132 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2135 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2136 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2200 ROSS AVE SUITE 4200W
DALLAS, TX 0

SADDLE STAR SOUTH HOLDINGS LLC
2201 MIRANDAL N
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2201 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2202 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2202 RANDAS WAY
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2202 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2203 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2204 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2204 SARAH DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2206 RANDAS WAY
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2206 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2207 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2207 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2208 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2210 RANDAS WAY
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2210 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2211 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2214 RANDAS WAY
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2214 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2218 RANDAS WAY
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2218 TOPAZ DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2220 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2222 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2226 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2230 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2234 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2238 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2242 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2301 ROCKING HTRL
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2303 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2304 MIRANDA LN
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2304 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2305 ROCKING HTRL
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2307 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2308 MIRANDA LN
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2308 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2309 ROCKING HTRL
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2311 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2312 MIRANDA LN
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2312 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2313 ROCKING HTRL
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2315 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2316 MIRANDA LN
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2316 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2317 ROCKING HTRL
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2319 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2321 ROCKING HTRL
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
23220 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2323 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2324 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2325 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2325 ROCKING HTRL
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2327 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2328 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2329 ROCKING HTRL
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2331 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2332 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2333 ROCKING HTRL
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2335 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2336 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2339 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2340 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2341 MIRANDA LN
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2402 TOPAZ DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2406 TOPAZ DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2410 TOPAZ DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2414 TOPAZ DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2504 TOPAZ DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2507 TOPAZ DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2508 TOPAZ DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2511 TOPAZ DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2512 TOPAZ DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2515 TOPAZ DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2516 TOPAZ DR
ROCKWALL, TX 75087

REED GWENDOLYN
3076 HAYS LN
ROCKWALL, TX 0

STONE CREEK PH 10 LTD
537 GOOSE LAKE DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
538 GOOSE LAKE DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
539 BRIDAL RANCH DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
540 PETREL DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
541 BRIDAL RANCH DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
541 GOOSE LAKE DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
542 GOOSE LAKE DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
544 PETREL DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
545 GOOSE LAKE DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
545 PETREL DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
546 ALBATROSS DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
548 PETREL DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
549 PETREL DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
551 PETREL DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
552 ALBATROSS DR
ROCKWALL, TX 75087

ROCKWALL I S D
625 FM 552
ROCKWALL, TX 75087

CDT ROCKWALL/2017 LLC
6925 FM 2515
KAUFMAN, TX 0

R & R HANCE INVESTMENTS LP
6946 SPERRY ST
DALLAS, TX 0

GIDEON GROVE ADDITION 2 LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 0

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER DR STE 710
DALLAS, TX 0

STONE CREEK PH 10 LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 0

PAT ATKINS
President
KPA Consulting, Inc.
3076 Hays Lane, Rockwall Texas 75087

To: Ryan Miller – Director of Planning
385 S. Goliad St.
Rockwall, TX 75087

From: Gwen Reed

Subject: PD Amendment - Saddle Star South- 70.408 acres

Gwen Reed hereby authorize the change of Zoning as requested by KPA Consulting, Pat Atkins, President, to the current Planned Development: #79 Ordinance 19-40. This request is for a change of language in the garage orientation section, exhibit C, item 1, type A lots (See attachment with proposed revised language). The proposed request would allow for the modified swing with the garage facing the side yard to be at a setback of 20' feet.

Gwen Reed

TEXAS NOTARY ACKNOWLEDGMENT

State of Texas

County of ROCKWALL

Before me, GWEN REET (insert the name and character of the officer), on this day personally appeared _____, known to me (or proved to me on the oath of _____ or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 18th day of MARCH, 2021.

_____

Notary Public Signature

(Seal)

To: Ryan Miller – Director of Planning
385 S. Goliad St.
Rockwall, TX 75087

From: Jeff Kennemer (Saddle Star South Holdings LLC) Saddle Star South- 70.408 acres

Subject: PD Amendment – Saddle Star South – 70.408 Acres

Saddle Star South Holdings LLC hereby authorize the change of Zoning as requested by KPA Consulting, Pat Atkins, President, to the current Planned Development: #79 Ordinance 19-40. This request is for a change of language in the garage orientation section, exhibit C, item 1, type A lots. (See attachment with proposed revised language). The proposed request would allow for the modified swing with the garage facing the side yard to be at a setback of 20' feet.

Jeff Kennemer, Saddle Star South Holdings LLC

TEXAS NOTARY ACKNOWLEDGMENT

State of Texas

County of Dallas

Before me, Josh Kennedy (CEO, Managing Director) (insert the name and character of the officer), on this day personally appeared _____, known to me (or proved to me on the oath of _____ or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17th day of March, 2021.

B. Putnam

Notary Public Signature

(Seal)

BRIANNA PUTNAM
Notary Public, State of Texas
Comm. Expires 10-20-2024
Notary ID 13273817-1

To: Ryan Miller – Director of Planning
385 S. Goliad St.
Rockwall, TX 75087

From: Norris Hodgin (Highland Homes) Saddle Star South- 70.408 acres

Subject: PD Amendment – Saddle Star South – 70.408 Acres

Highland Homes hereby authorize the change of Zoning as requested by KPA Consulting, Pat Atkins, President, to the current Planned Development: #79 Ordinance 19-40. This request is for a change of language in the garage orientation section, exhibit C, item 1, type A lots. (See attachment with proposed revised language). The proposed request would allow for the modified swing with the garage facing the side yard to be at a setback of 20' feet.

Norris Hodgin, Highland Homes

TEXAS NOTARY ACKNOWLEDGMENT

State of Texas

County of Collin

Before me, Alma Castillo (insert the name and character of the officer), on this day personally appeared Norris Hodgin, known to me (or proved to me on the oath of _____ or through known to me (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17th day of March, 2021.

Alma L. Castillo

Notary Public Signature

(Seal)

NOTARY PUBLIC STATE OF TEXAS
ALMA LETICIA CASTILLO
Notary ID #10608657
My Commission Expires
August 15, 2024

PAT ATKINS
President
KPA Consulting, Inc.
3076 Hays Lane, Rockwall Texas 75087

To: Ryan Miller – Director of Planning
385 S. Goliad St.
Rockwall, TX 75087

From: CDT-Pat Atkins

Subject: PD Amendment- Saddle Star South- 70.408 acres

CDT hereby authorize the change of Zoning as requested by KPA Consulting, Pat Atkins, President, to the current Planned Development: #79 Ordinance 19-40. This request is for a change of language in the garage orientation section, exhibit C, item 1, type A lots (see attachment with proposed revised language). The proposed request would allow for the modified swing with the garage facing the side yard to be at a setback of 20' feet.

CDT, Pat Atkins

TEXAS NOTARY ACKNOWLEDGMENT

State of Texas

County of Rockwall

Before me, Pat Atkins (insert the name and character of the officer), on this day personally appeared _____, known to me (or proved to me on the oath of _____ or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 18th day of March, 2021.

_____

Notary Public Signature

(Seal) NOTARY PUBLIC STATE OF TEXAS David Goss My Commission Expires 02/17/2024 ID No. 6815002

To: Ryan Miller – Director of Planning
385 S. Goliad St.
Rockwall, TX 75087

From: Mike Edge - Coventry Homes Saddle Star South- 70.408 acres

Subject: PD Amendment – Saddle Star South – 70.408 Acres

Coventry Homes hereby authorize the change of Zoning as requested by KPA Consulting, Pat Atkins, President, to the current Planned Development: #79 Ordinance 19-40. This request is for a change of language in the garage orientation section, exhibit C, item 1, type A lots. (See attachment with proposed revised language). The proposed request would allow for the modified swing with the garage facing the side yard to be at a setback of 20' feet.

Mike Edge

Mike Edge, Coventry Homes

State of Texas

County of

Before me, Melissa Scribner (insert the name and character of the officer), on this day personally appeared Mike Edge, known to me (or proved to me on the oath of ——— or through known to me (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 18th day of March, 2021.

Melissa Scribner

Notary Public Signature

Melissa Scribner
Notary Public, State of Texas
Comm. Expires 07/05/2023
Notary ID 12617124-8

(Seal)

Exhibit C:
Garage Orientation

1. **Type A Lots:** 50% of the Type A lots may be configured in a traditional swing or modified swing (i.e. where a one (1) or two (2) car garage is situated facing the side property line and the driveway swings into the garage in a "j" configuration). On lots with a one (1) car garage configured in the modified swing a two (2) car garage will be required to be a setback behind the one (1) car garage. Garages with a traditional swing will be permitted to have a one (1) car garage facing the street if it is setback a minimum of 20 feet from the front façade of the single-family home.

4. *Building Standards.* All development shall adhere to the following building standards:

    a. *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement; however, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only.

    b. *Roof Pitch.* A minimum of an *8:12* roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

    c. *Garage Orientation.* This development shall adhere to the following garage orientation requirements:

        1. *Type A Lots*. The *Type A* lots (*i.e. the blue and red lots depicted in Exhibit 'B'*) shall adhere to the following garage configurations:~~50% of the *Type A* lots shall be oriented in a *traditional swing or j-swing* garage orientation (*i.e. where the two [2] car garage is situated facing the side property line and the driveway swings into the garage in a 'j' configuration*). These garages will be permitted to have a one (1) car garage facing the street if it is setback a minimum of 20-feet from the front façade of the single-family home. The remaining 50% of the *Type A* lots may be configured in a flat front entry configuration with a minimum setback of 25-feet (*i.e. allowing the garage to be flush with the front façade of the primary structure*). In this case the front façade of the primary structure does not include the permitted encroachments outline in *Table 2* above.~~

            a. 50% of the *Type A* lots may be oriented in a flat front entry configuration with a minimum setback of 25-feet (*i.e. allowing the garage to be flush with the front façade of the primary structure*).

            b. 50% of the *Type A* lots may be configured in a *traditional swing or modified swing* (*i.e. where a one [1] or two [2] car garage is situated facing the side property line and the driveway swings into the garage in a 'j' configuration*). On lots with a one (1) car garage configured in the *modified swing* a two (2) car garage will be required to be setback behind the one (1) car garage. Garages with a *traditional swing* will be permitted to have a one (1) car garage facing the street if it is setback a minimum of 20-feet from the front façade of the single-family home.

        2. *Type B Lots*. The *Type B* lots (*i.e. the yellow lots depicted in Exhibit 'B'*) shall adhere to the following garage configurations:

            a. 30% of the *Type B* lots may be oriented in a flat front entry configuration with a minimum setback of 25-feet (*i.e. allowing the garage to be flush with the front façade of the primary structure*).

CITY OF ROCKWALL

ORDINANCE NO. 20-35

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 79 (PD-79) [*ORDINANCE NO. 19-40*] THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 79 (PD-79) FOR THE PURPOSE OF AMENDING THE DEVELOPMENT STANDARDS ON A 70.408-ACRE TRACT OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT 79 (PD-79) FOR SINGLE FAMILY 8.4 (SF-8.4) DISTRICT LAND USES, BEING IDENTIFIED AS TRACTS 1, 1-03, 1-5 & 2-03 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners CDT Rockwall/2017, LLC for the purpose of amending Planned Development District 79 (PD-79) [*Ordinance No. 19-40*] in order to change the development standards for a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and John King Boulevard, and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 79 [*Ordinance No. 19-40*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 19-40*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(g) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Open Space Master Plan
(2) Master Plat
(3) PD Site Plan
(4) Preliminary Plat
(5) Final Plat

(c) *Open Space Master Plan.* An *Open Space Master Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, and shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property* shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Open Space Master Plan* for the development.

(e) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Preliminary Plat* application for the development.

(f) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat* application may be processed by the City concurrently with a *PD Site Plan* application for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 8TH DAY OF SEPTEMBER, 2020.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: August 17, 2020

2nd Reading: September 8, 2020

Exhibit 'A':
Legal Description and Survey

TRACT 1:

BEING 44.292 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of two tracts of land, the "*First Tract*" being a called 32.5 acres and the "*Second Tract*" being a called 32 acres, described in a Special Warranty Deed to R & R Hance Investments, LP., recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 of the Deed Records of Rockwall County, Texas (DRRCT), SAVE AND EXCEPT the called "Parcel 16 (Parts 1 and 2)" conveyed to the City of Rockwall, recorded as Instrument No. 2007-00380919 and in Vol u me 5124, Page 210 (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John King Boulevard (120' right-of-way) at the com mon north corner of said "Part 1" of Parcel 16 and called "Parcel 15" conveyed to the City of Rockwall, recorded as Instrument No. 2009-00424601 and in Volume 5951, Page 84 (DRRCT), said point also being in the common line of said "First Tract" and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded as Instrument No. 20150000014609 of the Official Public Records of Rockwall County, Texas;

THENCE North 72°06'44" West along the common northeasterly line of said John King Boulevard and said Part 1, a distance of 1,126.56 feet to a point for corner at the beginning of a tangent curve to the right, having a radius of 1,140.00 feet and a chord which bears North 44° 02' 06" West, a distance of 1,073.12-feet;

THENCE in the northwesterly direction along said curve to the right, and last mentioned common line, through a central angle of 56°09'19", an arc distance of 1,117.31-feet to a 1/2" iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve and at the most northerly corner of said Part 1;

THENCE North 00°38'27" West continuing along the east right-of-way line of said John King Boulevard, a distance of 261.96 feet to a "PK" nail set for corner at the southwest corner of said Part 2;

THENCE North 89°38'44" East along the south line of said Part 2, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found for the southeast corner thereof;

THENCE North 00°38'27" West along the east line of said Part 2, a distance of 40.00 feet to a 1/2" iron rod with a yellow cap found for the northeast corner thereof in the north line of said Second Tract and being in the south line of a tract of land conveyed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 89°38'05" East along the common line of last mentioned tracts, at 1,051.89 feet passing a 1/2" iron rod found for the southeast corner of said Reed tract com mon to the southwest corner of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), and continuing along the north line of said Second Tract and the south line of said Park Ridge Estates, a total distance of 1,736.25 feet to a 3/8" iron rod found for the com mon east corner thereof, and being in the west line of Block A of Windmill Valley Subdivision, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 157 (PRRCT);

THENCE South 01°17'27" East along the common line of said Second Tract and said Block A, a distance of 669.75 feet to a 1/2" iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01°30'45" East along the west line of said 29.185-acre tract and partially along the east lines of said First Tract and said Second Tract, a distance of 761.52 feet to the PLACE OF BEGINNING and Containing 44.292 acres, or 1,929,345 square feet, of land.

Exhibit 'A':
Legal Description and Survey

TRACT 2:

BEING 11.121 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 11.126 acre tract of land described in a Warranty Deed with Vendor's Lien to Randy Reed and wife, Gwen Reed, recorded in Volume 260, Page 1 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner near the edge of an asphalt surface in the east margin of Hays Road, said point being the common west corner of said Reed tract and a tract of land conveyed to Stephen L. Branch and Judy C. Branch, recorded in Volume 234, Page 527 (DRRCT);

THENCE North 89°26'12" East along the common line of last mentioned tracts, a distance of 1,092.52-feet to a 1/2" iron rod found for the common east corner thereof, and being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE South 00°30'07" East along the common line of said Reed tract and said Park Ridge Estates, a distance of 446.60 feet to a 1/2" iron rod found for the common south corner thereof, and being in the north line of a called 32 acre tract described, in a Special Warranty Deed to R & R Hance Investments, L.P., as "*Second Tract*," recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 (DRRCT);

THENCE South 89°38'05" West along the common line of said Second Tract and said Reed tract, a distance of 1,086.19-feet to a 1/2" iron rod found at the southwest corner of said Reed tract and being in the east margin of said Hays Road;

THENCE North 01°19'17" West along the west line of said Reed tract and the east line of said Hays Road, a distance of 442.88-feet to the PLACE OF BEGINNING and Containing 11.121-acres, or 484,450 square feet, of land.

TRACT 3:

BEING 14.955 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 15.00 acre tract of land described in a Warranty Deed to Steve L. Branch and wife Judy C. Branch, recorded in Volume 234, Page 527 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the original Hays Road at the common west corner of said 15.00 acre tract and a tract of land described in a deed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 01°10'15" West, continuing along and within Hays Road and with the west line of said 15.00 acre Branch tract, a distance of 596.15 feet, to a 1/2" iron rod found for corner at the northwest corner thereof, common to the southwest corner of a called 15.00 acre tract of land described in a deed to Gerald Glen Cox and wife Rosalba Cox, recorded in Volume 3295 Page 9, (DRRCT);

THENCE North 89°26'26" East, along the common line of last mentioned tracts, a distance of 1,099.11 feet, to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), from which a 1/2" iron rod with a yellow cap stamped "5034" bears South 68°26'26" West, a distance of 0.18 feet;

Exhibit 'A':
Legal Description and Survey

THENCE South 00°32'13" East, along the common line of said Branch tract and said Park Ridge Estates, a distance of 596.04 feet, to a 1/2" iron rod found for corner at the southeast corner thereof, common to the northeast corner of said Reed tract;

THENCE South 89°26'12" West, along the common line of last-mentioned tracts, a distance of 1,092.52 feet to PLACE OF BEGINNING and Containing 653,191 square feet, or 14.995 acres of land.

Exhibit 'B':
Concept Plans

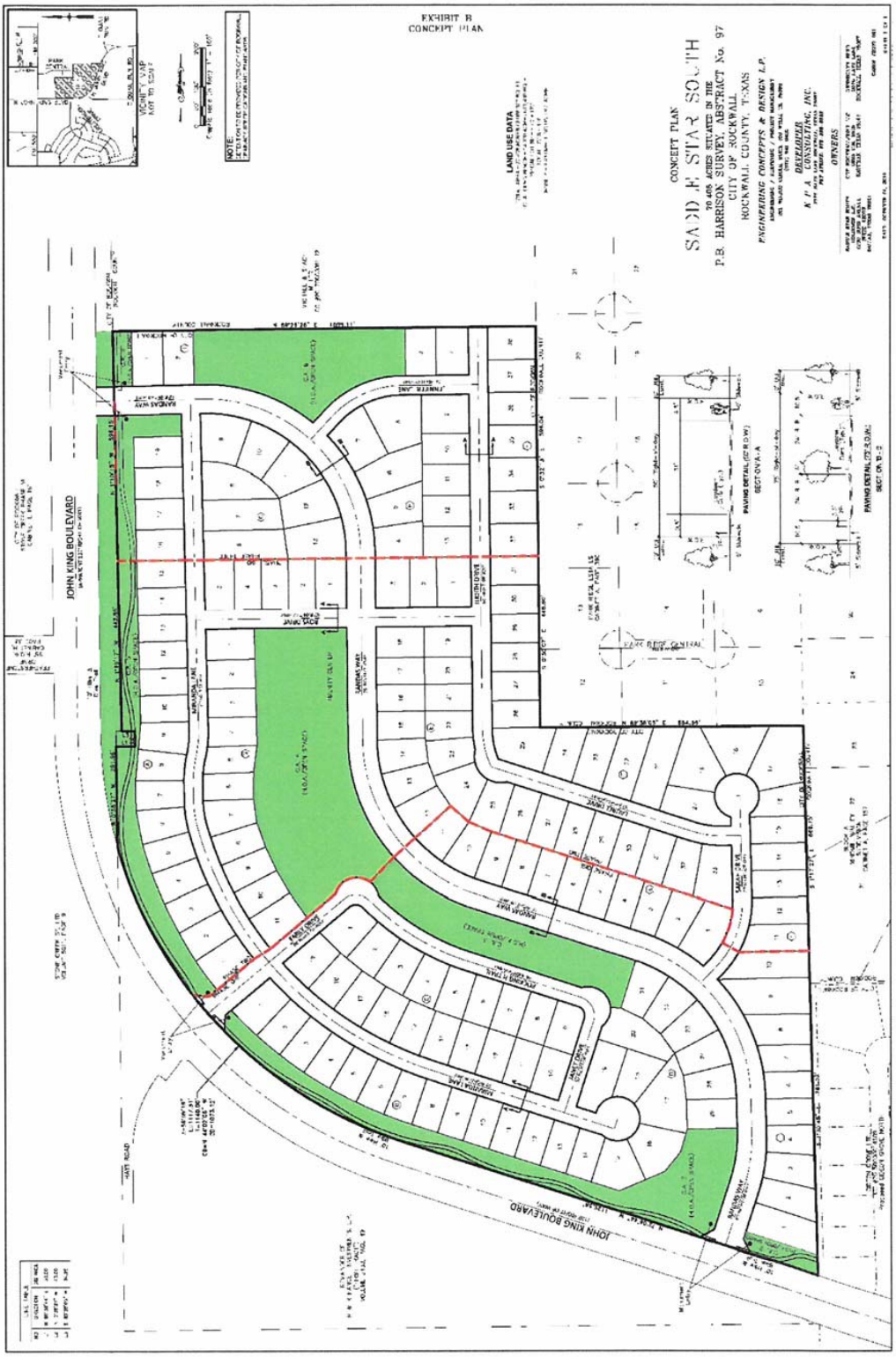


Exhibit 'B':
Concept Plans

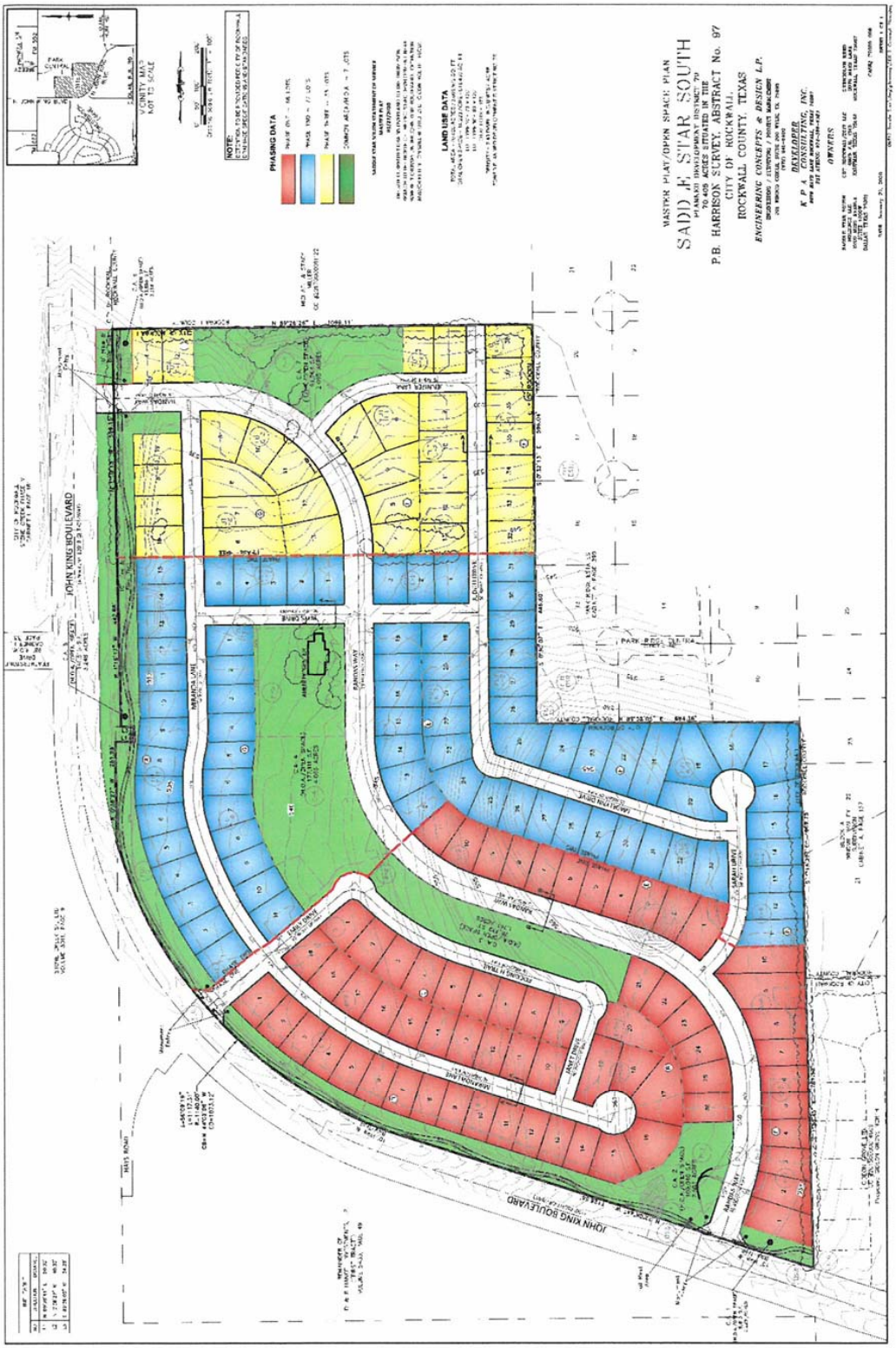


Exhibit 'C':
Development Standards

Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 8.4 (SF-8.4) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	70' x 125'	8,750 SF	143	78.41%
B	80' x 125'	10,000 SF	33	21.59%
		Maximum Permitted Units:	*176*	*100.00%*

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Single Family 8.4 (SF-8.4) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *2.50* dwelling units per gross acre of land; however, in no case should the proposed development exceed *176* units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Table 2: Lot Dimensional Requirements

Lot Type >	*A*	*B*
Minimum Lot Width (1)	70'	80'
Minimum Lot Depth	125'	125'
Minimum Lot Area	8,750 SF	10,000 SF
Minimum Front Yard Setback (2) & (5)	20'	20'
Minimum Side Yard Setback	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) (2) & (5)	10'	10'
Minimum Length of Driveway Pavement	25'	25'
Maximum Height (3)	30'	30'
Minimum Rear Yard Setback (4)	20'	20'
Minimum Area/Dwelling Unit (SF)	2,700 SF	2,700 SF
Maximum Lot Coverage	65%	65%
Permitted Encroachment into Required Setbacks (5)	Allowed	Allowed

General Notes:

1: The minimum lot width shall be measured at the *Front Yard Building Setback*.
2: The location of the *Front Yard Building Setback* as measured from the front property line.
3: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.
4: As measured from the rear yard property line.
5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks (Adjacent to a Street)* and shall not encroach into public right-of-way [a *Sunroom* is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces].

4. *Building Standards.* All development shall adhere to the following building standards:

Exhibit 'C':
Development Standards

a. *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement; however, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only.

b. *Roof Pitch.* A minimum of an *8:12* roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

c. *Garage Orientation.* This development shall adhere to the following garage orientation requirements:

    1. *Type A Lots*. 50% of the *Type A* lots shall be oriented in a *traditional swing or j-swing* garage orientation (*i.e. where the two [2] car garage is situated facing the side property line and the driveway swings into the garage in a 'j' configuration*). These garages will be permitted to have a one (1) car garage facing the street if it is setback a minimum of 20-feet from the front façade of the single-family home. The remaining 50% of the *Type A* lots may be configured in a flat front entry configuration with a minimum setback of 25-feet (*i.e. allowing the garage to be flush with the front façade of the primary structure*). In this case the front façade of the primary structure does not include the permitted encroachments outline in *Table 2* above.

    2. *Type B Lots*. The *Type B* lots (*i.e. the yellow lots depicted in Exhibit 'B'*) shall adhere to the following garage configurations:

        a. 30% of the *Type B* lots may be oriented in a flat front entry configuration with a minimum setback of 25-feet (*i.e. allowing the garage to be flush with the front façade of the primary structure*).

        b. 70% of the *Type B* lots may be configured in a *traditional swing or modified swing* (*i.e. where a one [1] or two [2] car garage is situated facing the side property line and the driveway swings into the garage in a 'j' configuration*). On lots with a one (1) car garage configured in the *modified swing* a two (2) car garage will be required to be setback behind the one (1) car garage. Garages with a *traditional swing* will be permitted to have a one (1) car garage facing the street if it is setback a minimum of 20-feet from the front façade of the single-family home.

5. *Anti-Monotony Restrictions.* The development shall adhere to the *Anti-Monotony Matrix* depicted in *Table 3* below (*for spacing requirements see the illustration below*).

Exhibit 'C':
Development Standards

Table 3: Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	70' x 125'	(1), (2), (3), (4)
B	80' x 125'	(1), (2), (3), (4)

1. Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

2. Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on John King Boulevard shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

   (a) Number of Stories
   (b) Permitted Encroachment Type and Layout
   (c) Roof Type and Layout
   (d) Articulation of the Front Façade

3. Permitted encroachments (*i.e. porch and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
4. Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

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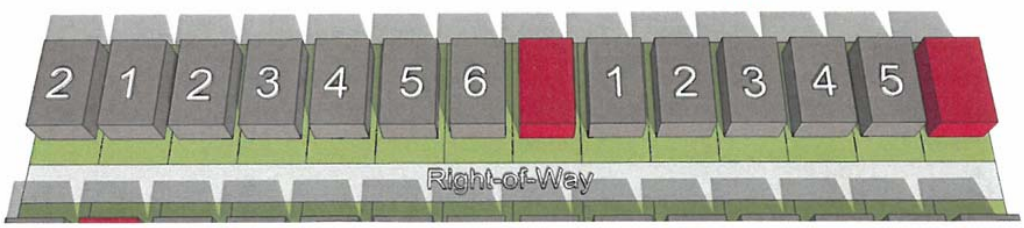
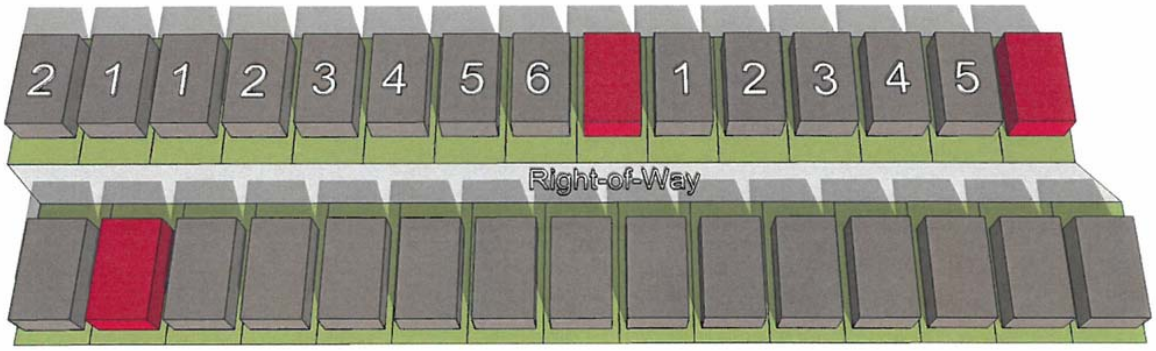
Illustration 1: Properties line up on the opposite side of the street. Where RED is the subject property.



Z2
Or

Illustration 2: Properties do not line up on opposite side of the street. Where RED is the subject property.



6. *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

    1. *Wood Fences.* All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.
    2. *Wrought Iron/Tubular Steel.* Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
    3. *Corner Lots.* Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
    4. *Solid Fences (including Wood Fences).* All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

Exhibit 'C':
Development Standards

7. *Landscape and Hardscape Standards.*

   a. *Landscape.* Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this subdivision:

      1. *Canopy/Shade Trees*. Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.

      2. *Accent/Ornamental/Under-Story Trees*. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.

   b. *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

      1. *Landscape Buffer and Sidewalks (John King Boulevard)*. A minimum of a 50-foot landscape buffer shall be provided along the frontage of John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a ten (10) foot curvilinear sidewalk situated within the 50-foot landscape buffer adjacent to John King Boulevard.

   c. *Streetscape Landscaping.* Prior to the issuance of a Certificate of Occupancy (CO), all residential, single family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by *Section 7(1)* of this ordinance in the following sizes and proportions:

      1. Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.

      2. Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.

      Note: For the purposes of this section only [i.e. Section 7(3)], the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

   d. *Irrigation Requirements.* Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.

e. *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.

8. *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

9. *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

10. *Sidewalks.* At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way line and be five (5) feet in overall width.

11. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

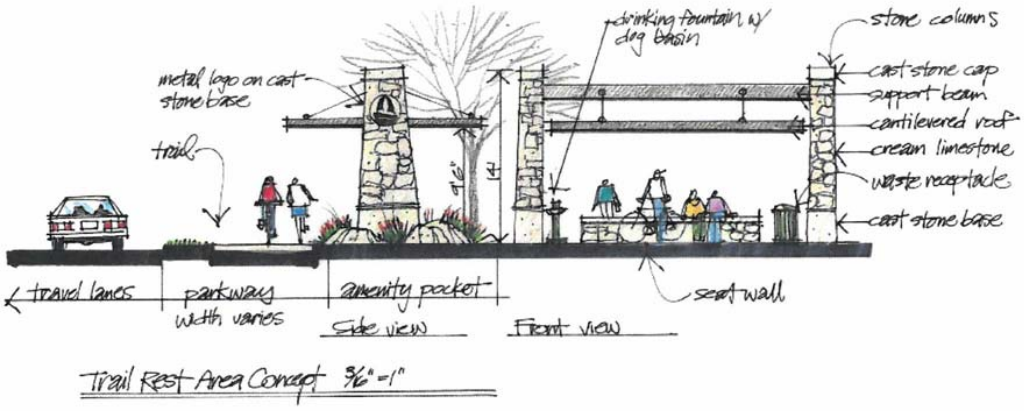
12. *Open Space.* The development shall consist of a minimum of *20%* open space (*or 14.082-acres*), and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. All open space areas shall be maintained by the Homeowner's Association (HOA).

Continued on Next Page …

13. *Trail Rest Area.* The developer shall be responsible for the construction of a *Trail Rest Area* that generally conforms to the rest area depicted in *Figure 1* (*below*).

Figure 1: *Trail Rest Area Concept*

Exhibit 'C':
Development Standards



14. *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

15. *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of Section 38-15 of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.

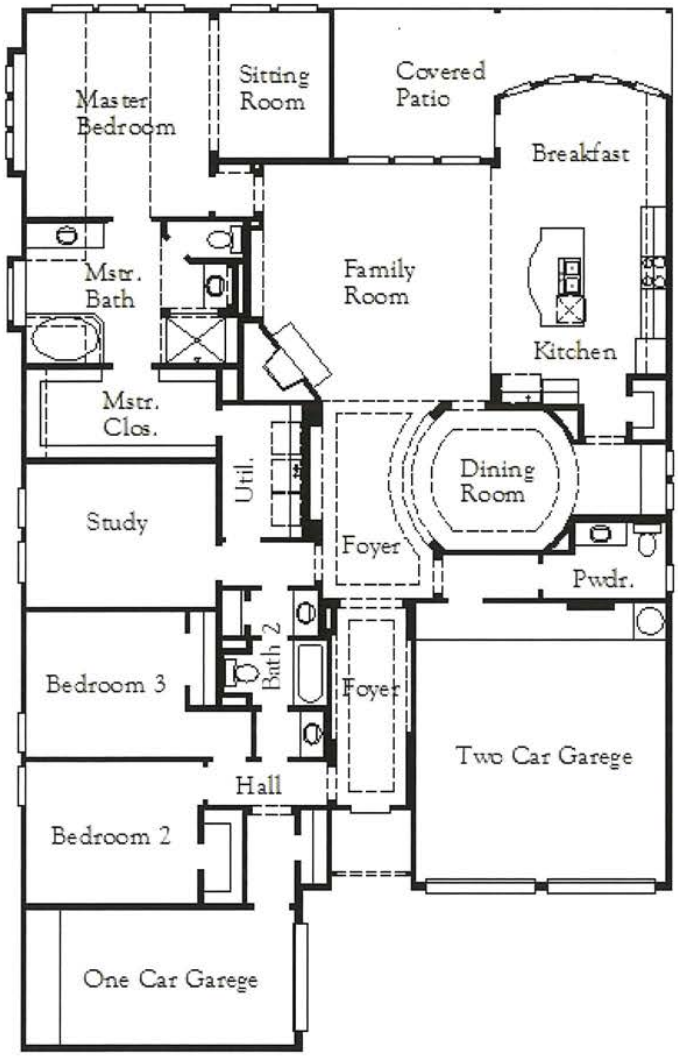
16. *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

COVENTRY HOMES

Built Around You

Duncanville

Saddle Star Estates



Design Options

- Additional Bedrooms
- Additional Bathrooms
- Garage Layouts
- Covered Porches
- Specialty Rooms

Visit our website to view the above design options, additional elevations and other modifications that may be available.

Elevation A

Elevation B

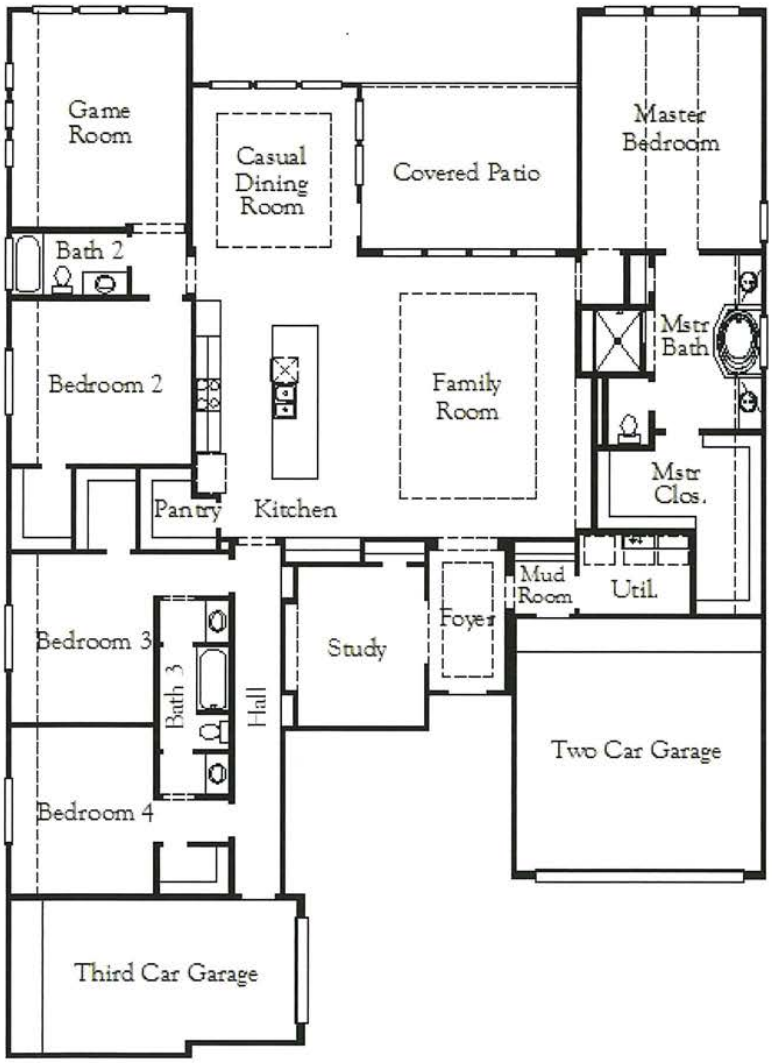
This floor plan insert is a general illustration of the overall room layout and floor plan design. Elevation renderings are an artist's interpretation and some may be shown with optional stone, stucco and or front porches. Some elements shown may not be standard in all communities. Architectural details may vary from the rendering. Additional Elevations may be available, however not all elevations and floor plans may be offered in all communities. Please review the Feature Sheet in the Community of purchase for specific features included in this floor plan design. Ask your Sales Counselor for more details prior to purchase.

COVENTRY HOMES

Built Around You

Crockett

Saddle Star Estates



Design Options

- Additional Bedrooms
- Additional Bathrooms
- Garage Layouts
- Covered Porches
- Specialty Rooms

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Elevation A

Elevation B

Elevation D

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COVENTRY HOMES

Built Around You

Tuscola

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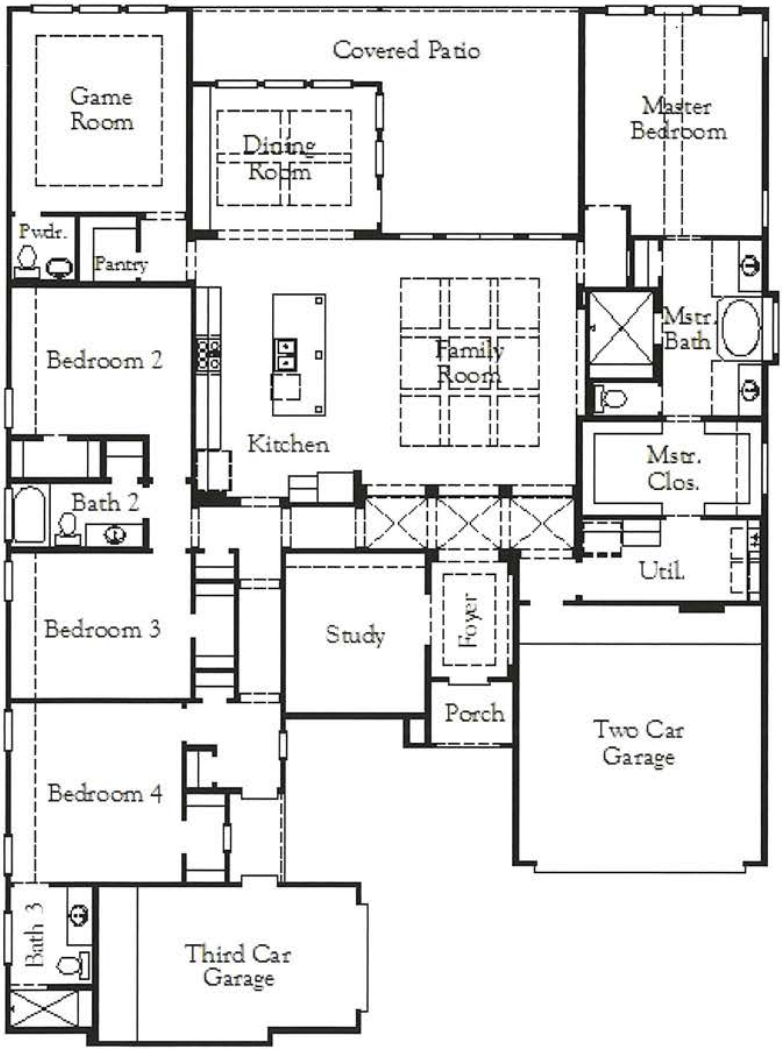

Design Options

- Additional Bedrooms
- Additional Bathrooms
- Garage Layouts
- Covered Porches
- Specialty Rooms

Visit our website to view the above design options, additional elevations and other modifications that may be available.

Elevation A

Elevation C

Elevation D

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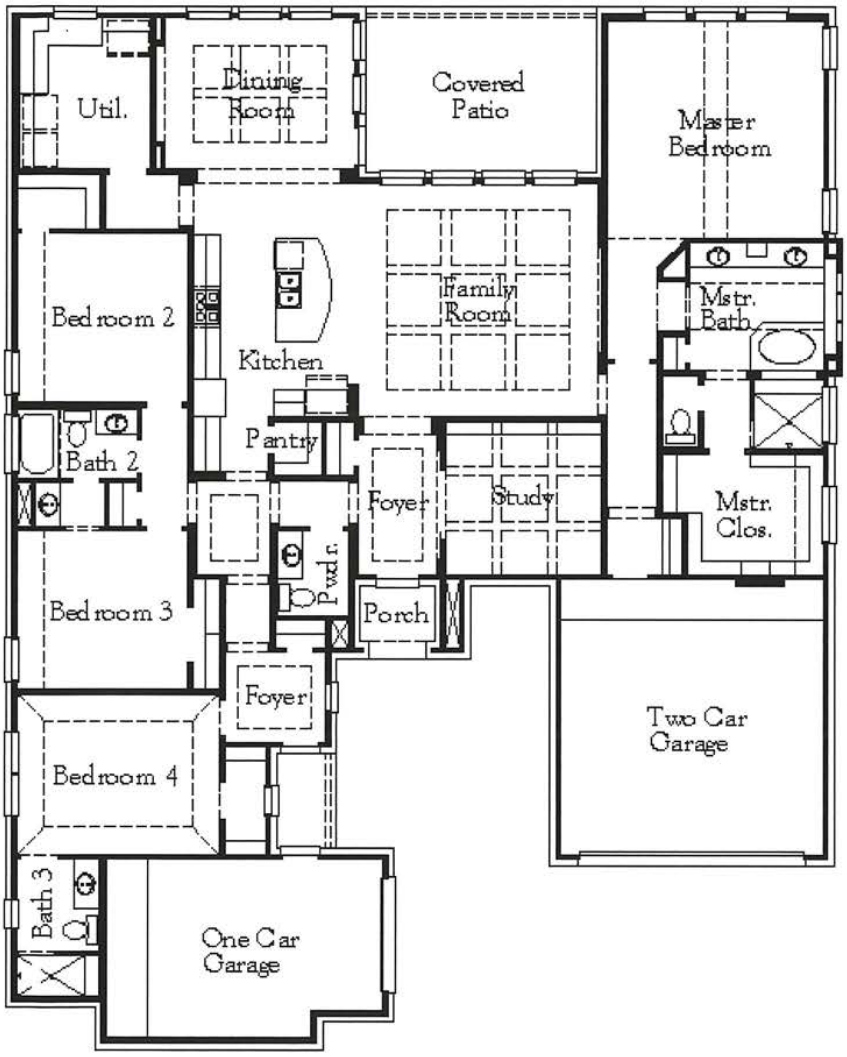
COVENTRY HOMES

Built Around You

Winfield

Saddle Star Estates



Design Options

- Additional Bedrooms
- Additional Bathrooms
- Garage Layouts
- Covered Porches
- Specialty Rooms

Visit our website to view the above design options, additional elevations and other modifications that may be available.

Elevation A

Elevation B

Elevation C

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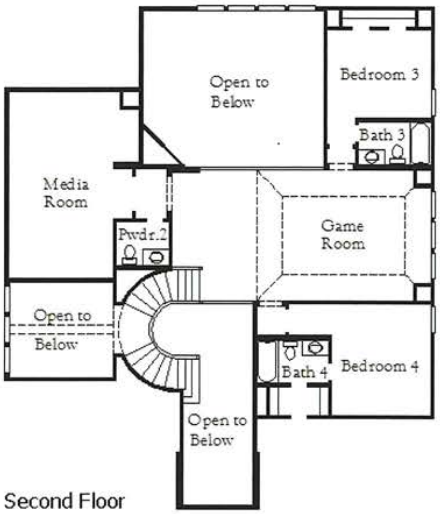
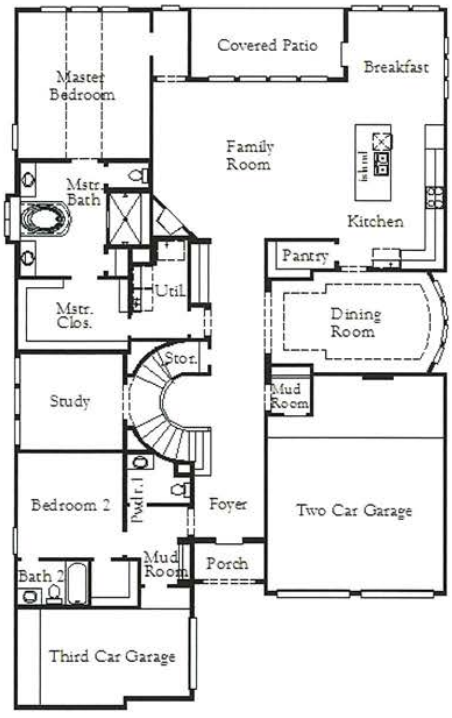


Second Floor



First Floor

Design Options

- Additional Bedrooms
- Additional Bathrooms
- Garage Layouts
- Covered Porches
- Specialty Rooms

Visit our website to view the above design options, additional elevations and other modifications that may be available.

Elevation A

Elevation B

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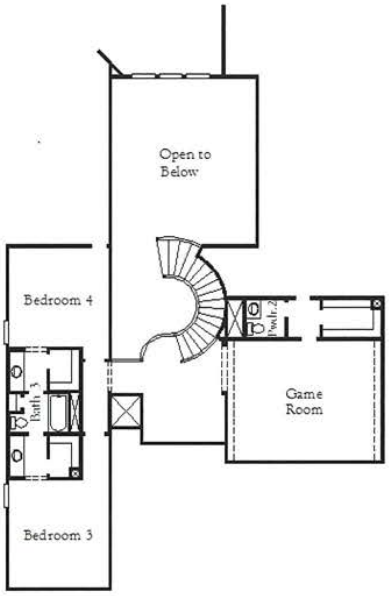
COVENTRY HOMES

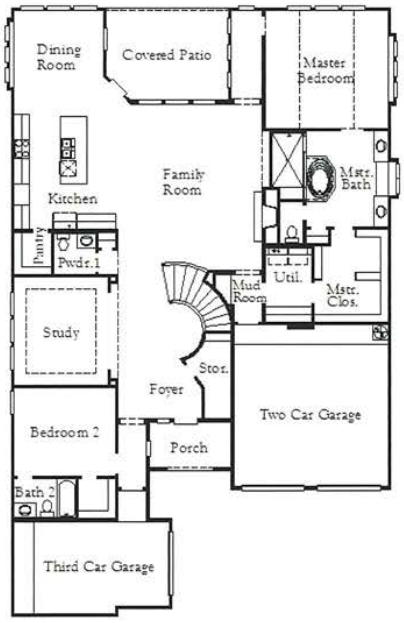
Built Around You

Hemphill

Saddle Star Estates



Second Floor



First Floor

Design Options

- Additional Bedrooms
- Additional Bathrooms
- Garage Layouts
- Covered Porches
- Specialty Rooms

Visit our website to view the above design options, additional elevations and other modifications that may be available.

Elevation A

Elevation B

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CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 79 (PD-79) [*ORDINANCE NO. 20-35*] THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 79 (PD-79) FOR THE PURPOSE OF AMENDING THE DEVELOPMENT STANDARDS ON A 70.408-ACRE TRACT OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT 79 (PD-79) FOR SINGLE FAMILY 8.4 (SF-8.4) DISTRICT LAND USES, BEING IDENTIFIED AS TRACTS 1, 1-03, 1-5 & 2-03 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners CDT Rockwall/2017, LLC for the purpose of amending Planned Development District 79 (PD-79) [*Ordinance No. 20-35*] in order to change the development standards for a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and John King Boulevard, and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 79 [*Ordinance No. 20-35*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 20-35*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(g) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Open Space Master Plan
(2) Master Plat
(3) PD Site Plan
(4) Preliminary Plat
(5) Final Plat

(c) *Open Space Master Plan.* An *Open Space Master Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, and shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property* shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Open Space Master Plan* for the development.

(e) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Preliminary Plat* application for the development.

(f) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat* application may be processed by the City concurrently with a *PD Site Plan* application for the development.

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(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF MAY, 2021.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *April 19, 2021*

2nd Reading: *May 3, 2021*

DRAFT ORDINANCE 03.22.2021

Exhibit 'A':
Legal Description and Survey

TRACT 1:

BEING 44.292 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of two tracts of land, the "*First Tract*" being a called 32.5 acres and the "*Second Tract*" being a called 32 acres, described in a Special Warranty Deed to R & R Hance Investments, LP., recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 of the Deed Records of Rockwall County, Texas (DRRCT), SAVE AND EXCEPT the called "Parcel 16 (Parts 1 and 2)" conveyed to the City of Rockwall, recorded as Instrument No. 2007-00380919 and in Vol u me 5124, Page 210 (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John King Boulevard (120' right-of-way) at the com mon north corner of said "Part 1" of Parcel 16 and called "Parcel 15" conveyed to the City of Rockwall, recorded as Instrument No. 2009-00424601 and in Volume 5951, Page 84 (DRRCT), said point also being in the common line of said "First Tract" and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded as Instrument No. 20150000014609 of the Official Public Records of Rockwall County, Texas;

THENCE North 72°06'44" West along the common northeasterly line of said John King Boulevard and said Part 1, a distance of 1,126.56 feet to a point for corner at the beginning of a tangent curve to the right, having a radius of 1,140.00 feet and a chord which bears North 44° 02' 06" West, a distance of 1,073.12-feet;

THENCE in the northwesterly direction along said curve to the right, and last mentioned common line, through a central angle of 56°09'19", an arc distance of 1,117.31-feet to a 1/2" iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve and at the most northerly corner of said Part 1;

THENCE North 00°38'27" West continuing along the east right-of-way line of said John King Boulevard, a distance of 261.96 feet to a "PK" nail set for corner at the southwest corner of said Part 2;

THENCE North 89°38'44" East along the south line of said Part 2, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found for the southeast corner thereof;

THENCE North 00°38'27" West along the east line of said Part 2, a distance of 40.00 feet to a 1/2" iron rod with a yellow cap found for the northeast corner thereof in the north line of said Second Tract and being in the south line of a tract of land conveyed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 89°38'05" East along the common line of last mentioned tracts, at 1,051.89 feet passing a 1/2" iron rod found for the southeast corner of said Reed tract com mon to the southwest corner of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), and continuing along the north line of said Second Tract and the south line of said Park Ridge Estates, a total distance of 1,736.25 feet to a 3/8" iron rod found for the com mon east corner thereof, and being in the west line of Block A of Windmill Valley Subdivision, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 157 (PRRCT);

THENCE South 01°17'27" East along the common line of said Second Tract and said Block A, a distance of 669.75 feet to a 1/2" iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01°30'45" East along the west line of said 29.185-acre tract and partially along the east lines of said First Tract and said Second Tract, a distance of 761.52 feet to the PLACE OF BEGINNING and Containing 44.292 acres, or 1,929,345 square feet, of land.

DRAFT
08.24.2021

Exhibit 'A':
Legal Description and Survey

TRACT 2:

BEING 11.121 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 11.126 acre tract of land described in a Warranty Deed with Vendor's Lien to Randy Reed and wife, Gwen Reed, recorded in Volume 260, Page 1 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner near the edge of an asphalt surface in the east margin of Hays Road, said point being the common west corner of said Reed tract and a tract of land conveyed to Stephen L. Branch and Judy C. Branch, recorded in Volume 234, Page 527 (DRRCT);

THENCE North 89°26'12" East along the common line of last mentioned tracts, a distance of 1,092.52-feet to a 1/2" iron rod found for the common east corner thereof, and being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE South 00°30'07" East along the common line of said Reed tract and said Park Ridge Estates, a distance of 446.60 feet to a 1/2" iron rod found for the common south corner thereof, and being in the north line of a called 32 acre tract described, in a Special Warranty Deed to R & R Hance Investments, L.P., as "*Second Tract*," recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 (DRRCT);

THENCE South 89°38'05" West along the common line of said Second Tract and said Reed tract, a distance of 1,086.19-feet to a 1/2" iron rod found at the southwest corner of said Reed tract and being in the east margin of said Hays Road;

THENCE North 01°19'17" West along the west line of said Reed tract and the east line of said Hays Road, a distance of 442.88-feet to the PLACE OF BEGINNING and Containing 11.121-acres, or 484,450 square feet, of land.

TRACT 3:

BEING 14.955 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 15.00 acre tract of land described in a Warranty Deed to Steve L. Branch and wife Judy C. Branch, recorded in Volume 234, Page 527 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the original Hays Road at the common west corner of said 15.00 acre tract and a tract of land described in a deed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 01°10'15" West, continuing along and within Hays Road and with the west line of said 15.00 acre Branch tract, a distance of 596.15 feet, to a 1/2" iron rod found for corner at the northwest corner thereof, common to the southwest corner of a called 15.00 acre tract of land described in a deed to Gerald Glen Cox and wife Rosalba Cox, recorded in Volume 3295 Page 9, (DRRCT);

THENCE North 89°26'26" East, along the common line of last mentioned tracts, a distance of 1,099.11 feet, to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), from which a 1/2" iron rod with a yellow cap stamped "5034" bears South 68°26'26" West, a distance of 0.18 feet;

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Exhibit 'A':
Legal Description and Survey

THENCE South 00°32'13" East, along the common line of said Branch tract and said Park Ridge Estates, a distance of 596.04 feet, to a 1/2" iron rod found for corner at the southeast corner thereof, common to the northeast corner of said Reed tract;

THENCE South 89°26'12" West, along the common line of last-mentioned tracts, a distance of 1,092.52 feet to PLACE OF BEGINNING and Containing 653,191 square feet, or 14.995 acres of land.

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Exhibit 'B':
Concept Plans

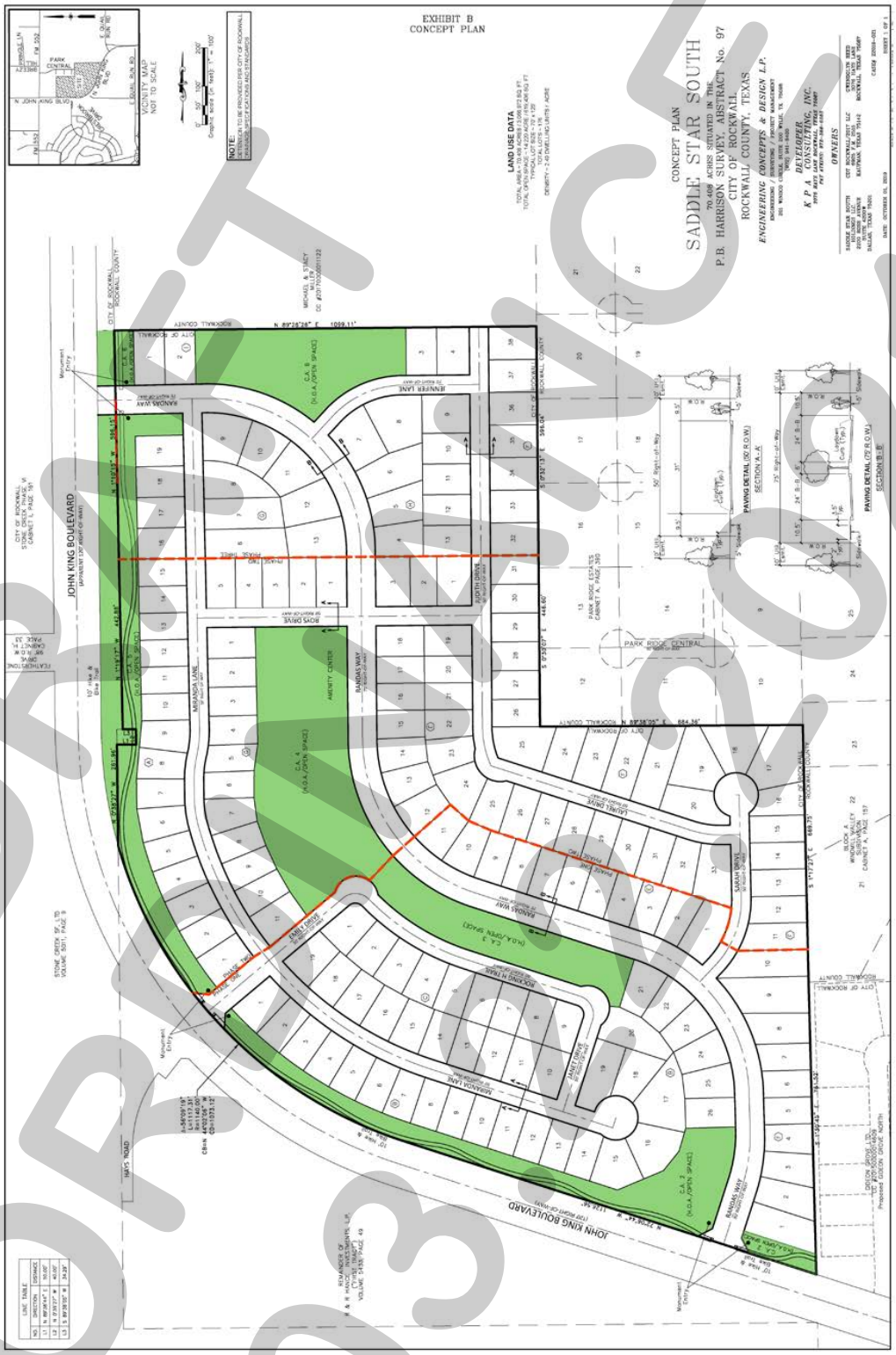

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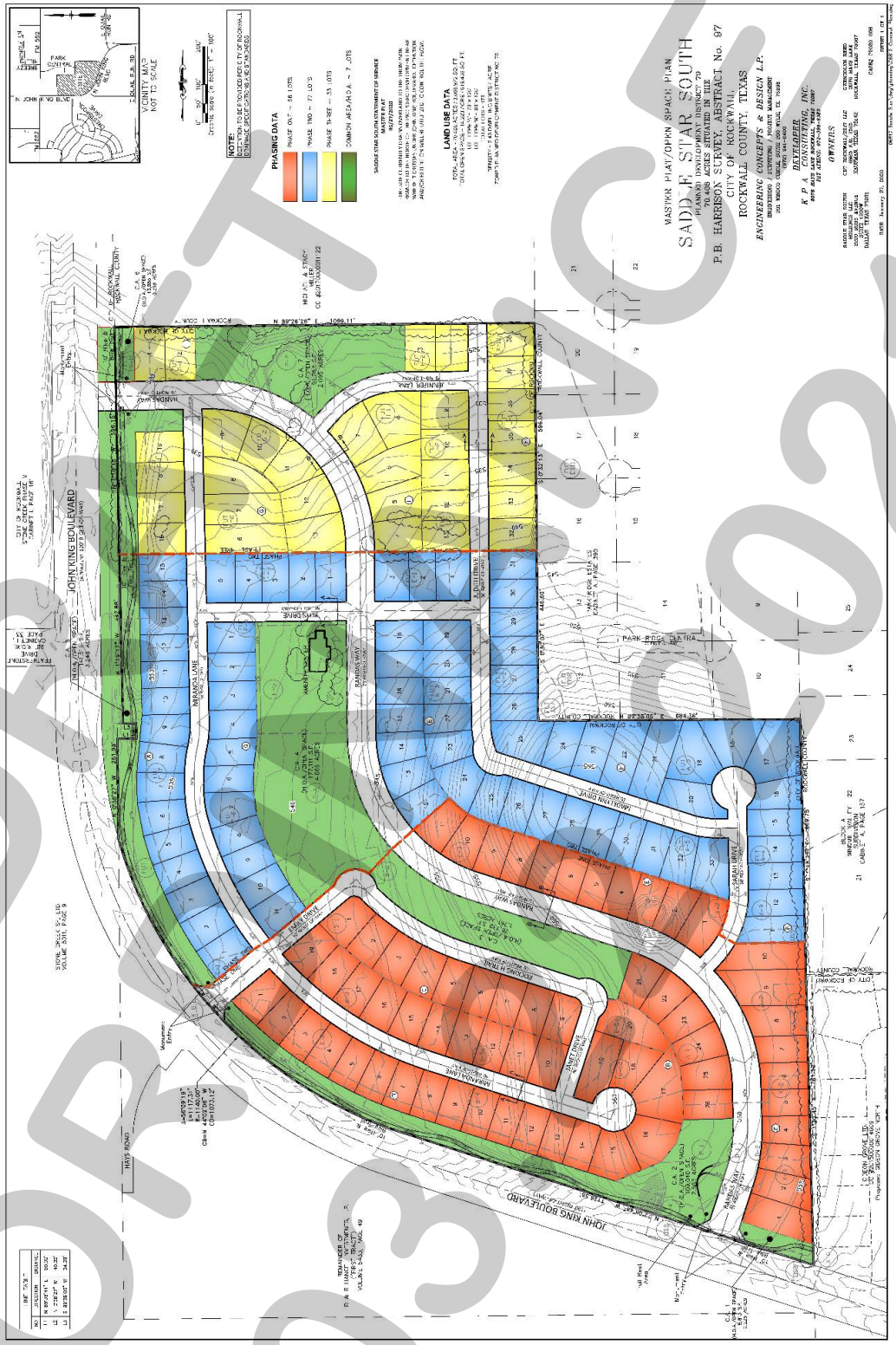
Exhibit 'B':
Concept Plans



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03/09/2021

Exhibit 'C':
Development Standards

Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 8.4 (SF-8.4) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	70' x 125'	8,750 SF	143	78.41%
B	80' x 125'	10,000 SF	33	21.59%
		Maximum Permitted Units:	*176*	*100.00%*

3. *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Single Family 8.4 (SF-8.4) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *2.50* dwelling units per gross acre of land; however, in no case should the proposed development exceed *176* units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Table 2: Lot Dimensional Requirements

Lot Type >	*A*	*B*
Minimum Lot Width [1]	70'	80'
Minimum Lot Depth	125'	125'
Minimum Lot Area	8,750 SF	10,000 SF
Minimum Front Yard Setback [2] & [5]	20'	20'
Minimum Side Yard Setback	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	10'	10'
Minimum Length of Driveway Pavement	25'	25'
Maximum Height [3]	30'	30'
Minimum Rear Yard Setback [4]	20'	20'
Minimum Area/Dwelling Unit (SF)	2,700 SF	2,700 SF
Maximum Lot Coverage	65%	65%
Permitted Encroachment into Required Setbacks [5]	Allowed	Allowed

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.

[4]: As measured from the rear yard property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks (Adjacent to a Street)* and shall not encroach into public right-of-way [a *Sunroom* is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces].

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4. *Building Standards.* All development shall adhere to the following building standards:

    a. *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement; however, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only.

    b. *Roof Pitch.* A minimum of an *8:12* roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

    c. *Garage Orientation.* This development shall adhere to the following garage orientation requirements:

        1. *Type A Lots*. The *Type A* lots (*i.e. the blue and red lots depicted in Exhibit 'B'*) shall adhere to the following garage configurations:

            a. 50% of the *Type A* lots may be oriented in a flat front entry configuration with a minimum setback of 25-feet (*i.e. allowing the garage to be flush with the front façade of the primary structure*).

            b. 50% of the *Type A* lots may be configured in a *traditional swing or modified swing* (*i.e. where a one [1] or two [2] car garage is situated facing the side property line and the driveway swings into the garage in a 'j' configuration*). On lots with a one (1) car garage configured in the *modified swing* a two (2) car garage will be required to be setback behind the one (1) car garage. Garages with a *traditional swing* will be permitted to have a one (1) car garage facing the street if it is setback a minimum of 20-feet from the front façade of the single-family home.

        2. *Type B Lots*. The *Type B* lots (*i.e. the yellow lots depicted in Exhibit 'B'*) shall adhere to the following garage configurations:

            a. 30% of the *Type B* lots may be oriented in a flat front entry configuration with a minimum setback of 25-feet (*i.e. allowing the garage to be flush with the front façade of the primary structure*).

            b. 70% of the *Type B* lots may be configured in a *traditional swing or modified swing* (*i.e. where a one [1] or two [2] car garage is situated facing the side property line and the driveway swings into the garage in a 'j' configuration*). On lots with a one (1) car garage configured in the *modified swing* a two (2) car garage will be required to be setback behind the one (1) car garage. Garages with a *traditional swing* will be permitted to have a one (1) car garage facing the street if it is setback a minimum of 20-feet from the front façade of the single-family home.

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5. *Anti-Monotony Restrictions.* The development shall adhere to the *Anti-Monotony Matrix* depicted in *Table 3* below (*for spacing requirements see the illustration below*).

Table 3: Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	70' x 125'	(1), (2), (3), (4)
B	80' x 125'	(1), (2), (3), (4)

1. Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

2. Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on John King Boulevard shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

   (a) Number of Stories
   (b) Permitted Encroachment Type and Layout
   (c) Roof Type and Layout
   (d) Articulation of the Front Façade

3. Permitted encroachments (*i.e. porch and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
4. Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

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Illustration 1: Properties line up on the opposite side of the street. Where RED is the subject property.

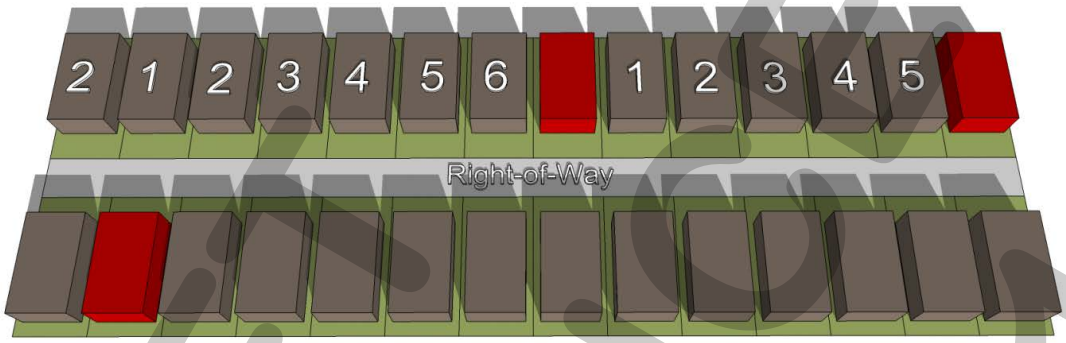

Illustration 2: Properties do not line up on opposite side of the street. Where RED is the subject property.

6. *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

   1. *Wood Fences*. All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.
   2. *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
   3. *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

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4. *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

7. *Landscape and Hardscape Standards.*

a. *Landscape.* Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this subdivision:

1. *Canopy/Shade Trees*. Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.

2. *Accent/Ornamental/Under-Story Trees*. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.

b. *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

1. *Landscape Buffer and Sidewalks (John King Boulevard)*. A minimum of a 50-foot landscape buffer shall be provided along the frontage of John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a ten (10) foot curvilinear sidewalk situated within the 50-foot landscape buffer adjacent to John King Boulevard.

c. *Streetscape Landscaping.* Prior to the issuance of a Certificate of Occupancy (CO), all residential, single family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by *Section 7(1)* of this ordinance in the following sizes and proportions:

1. Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.

2. Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.

Note: For the purposes of this section only [i.e. Section 7(3)], the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

d. *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation

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installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.

e. *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.

8. *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

9. *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

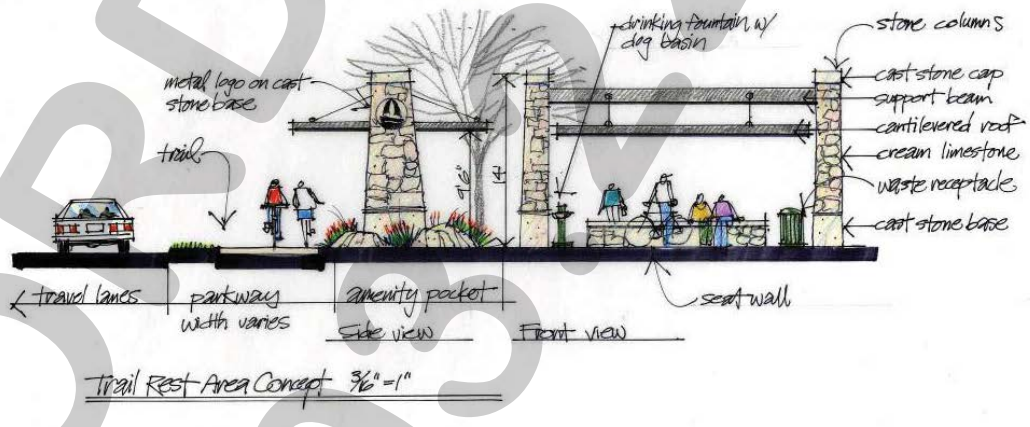
10. *Sidewalks.* At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way line and be five (5) feet in overall width.

11. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

12. *Open Space.* The development shall consist of a minimum of *20%* open space (*or 14.082-acres*), and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. All open space areas shall be maintained by the Homeowner's Association (HOA).

13. *Trail Rest Area.* The developer shall be responsible for the construction of a *Trail Rest Area* that generally conforms to the rest area depicted in *Figure 1* (*below*).

Figure 1: *Trail Rest Area Concept*



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14. *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

15. *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of Section 38-15 of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.

16. *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

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PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/24/2021

PROJECT NUMBER:	Z2021-007	CASE MANAGER:	Ryan Miller
PROJECT NAME:	Zoning Change from AG to PD (Klutts Family Farm)	CASE MANAGER PHONE:	972-772-6441
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses on a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northwest corner of the intersection of FM-549 and FM-1139, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	03/24/2021	Approved w/ Comments

03/24/2021: Z2021-007; Zoning Change (AG to PD) for Klutts Family Farm
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses on a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and generally located at the northwest corner of the intersection of FM-549 and FM-1139.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (Z2021-007) in the lower right-hand corner of all pages on future submittals.
M.4 Please submit a legal description in .doc format and a survey in .pdf of the subject property to be included in the draft ordinance.
I.5 According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the South Central Residential District, and according to the Future Land Use Map the subject property is designated for Low Density Residential district land uses. Low Density Residential is defined as 2.0 dwelling units/acre with the ability to increase the density up to 2.5 dwelling units/acre at the discretion of the City Council if they determine that increased amenity is provided. The proposed zoning request is proposing a density of 2.87 dwelling units/acre, which does not conform to the Future Land Use Map. This request will require the City Council to approve a change to the Future Land Use Map from Low Density Residential to Medium Density Residential.
I.6 According to the Land Use Plan the South Central Residential District, "…has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern districts. These developments should include a mix of larger to mid-sized lots."
M.7 According to the OURHometown Vision 2040 Comprehensive Plan, the proposed development deviates from the residential goals and policies in the following ways:

(1) Residential developments should be designed so that smaller residential lots/units are located in the closest proximity to a park and/or open space. This will maximize the value of these lots/units, and allow the open spaces to off-set smaller lot/unit sizes. [Goal 01; Section 02.02; Chapter 9].

Staff Response: Consider putting the smaller 62' x 120' lots fronting on to the park land area, and moving the 72' x 120' lots elsewhere in the development.

(2) All parks and open space should provide an integrated trail system that serves the adjacent neighborhood areas [Goal 03; Section 02.02; Chapter 9].

Staff Response: A trail system should be incorporated into the development that links the private open space areas to the proposed public park. Staff will require a hardscape plan showing the trail locations with the PD Site Plan.

(3) Identify and preserve existing neighborhood landmarks (e.g. historic or unique buildings and prominent natural features) to foster distinctiveness, neighborhood pride, and sense of ownership [Goal 01; Section 02.03; Chapter 9].

Staff Response: The existing farm house on the property could be used to meet this goal/policy.

(4) Require rear-entry garages and alleyways on all lots that have a lot width of 55-feet or less; however, alleyways should be prohibited on all lots greater than 55-feet. These lots should incorporate J-Swing or Recessed Front Entry garages [Goal 03; Section 02.03; Chapter 9].

Staff Response: Consider removing the 52' x 120' lot product as it does not adhere to the goals and policies of the Comprehensive Plan.

M.8 On the zoning exhibit please make the following changes:

(1) Remove Table 2: Lot Dimensional Requirements and all notes from the zoning exhibit.
(2) Change Regional Park to Public Park. Currently, the City does not have a classification in the Parkland Dedication Ordinance for Regional Park; however, this will be changed with the adoption of changes to the Parkland Dedication Ordinance in the future.
(3) Remove the drainage and detention easements shown on the zoning exhibit. These have been addressed in the language in the Planned Development District ordinance.

I.9 Based on the submittal staff has made the following recommended changes to the proposed draft ordinance:

(1) Changed the minimum square footage for the Type A lots from 2,000 SF to 2,200 SF and the Type D lots from 2,200 SF to 2,800 SF.
(2) Removed Note #7 from the Dimensional Requirements table.
(3) Consolidated the building standards into one (1) set of standards for all product.
(4) Changed the masonry requirement to allow Traditional Neighborhood Design (TND) product and added a Specific Use Permit (SUP) process for housing plans that propose more than 50% cementitous fiberboard horizontal lap-siding.
(5) Changed the minimum roof pitch from 6:12 to 8:12 as required by the minimum standards for Planned Development District standards as required by the Unified Development District (UDC).
(6) Changed the garage orientation requirements from allowing 35% of the Type B lots in a flat-front entry configuration to only allow traditional swing (or j-swing). This also facilitated changing the minimum driveway length from 20-feet to 25-feet in the Dimensional Requirements table.
(7) Added language requiring a row of shrubs behind the wrought iron fencing along FM-549. This is consistent with the Winding Creek Planned Development District ordinance.
(8) Changed the language in the trail section since the concept plan does not delineate a trail system. This will need to be shown as part of the PD Site Plan.
(9) Made minor changes to the Open Space/Public Park section with regards to the City's required fees.
(10) Modified the language contained in the Amenity Center section.
(11) Added language to the Homeowner's Association section to address the potential of drainage in the public park areas.

M.10 Please review the attached Draft Ordinance prior to the March 30, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than April 6, 2021. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.
I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 6, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 13, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on March 30, 2021.
I.12 The projected City Council meeting dates for this case will be April 19, 2021 (1st Reading) and May 3, 2021 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/24/2021	Needs Review

03/24/2021: M - Only 91.83 acres are with the City of Rockwall right to serve water.

M - This plan shows 562 lots. Maximum 243 lots are required before the two 3097 Lift Stations will need to be upgraded to ultimate capacity.
M - The Somerset Lift Station will need to have an infrastructure study done to determine upgrades required to be constructed.
M - Detention is required.

The following are informational comments for the engineering design process.
General Items:
I - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures allowed in easements.
I - Retaining walls 3' and over must be engineered.
I - All retaining walls must be rock or stone face. No smooth concrete walls.
I - No structures, landscaping, fencing, monument signs, etc. can be in NTMWD easements and you must receive approval to cross the easements.

Drainage Items:
I - Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
I - Manning's C-value is per zoning type.
I - Flood Study is required to define all localized 100-yr flood plains or if you "touch" the existing floodplain, pond, or creek. Review fees apply. See the City Standards of Design for flood study requirements.
I - Must get a Wetlands/WOTUS study for all ponds and wetland areas.
I - Cannot increase the flow leaving the property.
M- Detention is required
I - No lot to lot drainage is allowed from the existing subdivision to north or for these new lots.

Water and Wastewater Items:
I - Must loop min 8" water line on site.
I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
I - Minimum public sewer is 8". Must connect to Existing Long Branch Lift Station
I - Existing Pro-rata for Long Branch Lift Station = $545.38/acre
I - Existing Pro-rata for FM 3097 Lift Stations = $432.74/acre
I - Infrastructure study to be performed to determine capacity and upgrades to the Long Branch Lift station. Fees apply for study.
I - If you have 243 lots or more for this site: need to upsize the Long Branch and both FM 3097 #1 and #2 lift stations to ultimate capacity (pumps, electrical, generators, etc.).

Roadway Paving Items:
I - All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.
I - Roads adjacent to parks will need to have 41' B-B paving in 60' ROW to allow for on street parking.
I - Must install alleys at the back of the lots.
I - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
I - TXDOT to be ready to let FM 549 Widening July 2021.
I - TXDOT permit and Traffic Impact Analysis required for 1139 and 549. Review fees apply.
I - Make sure that you have shown the new right-of-way along FM 549 for the widening project

Landscaping:
I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/24/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/22/2021	Approved

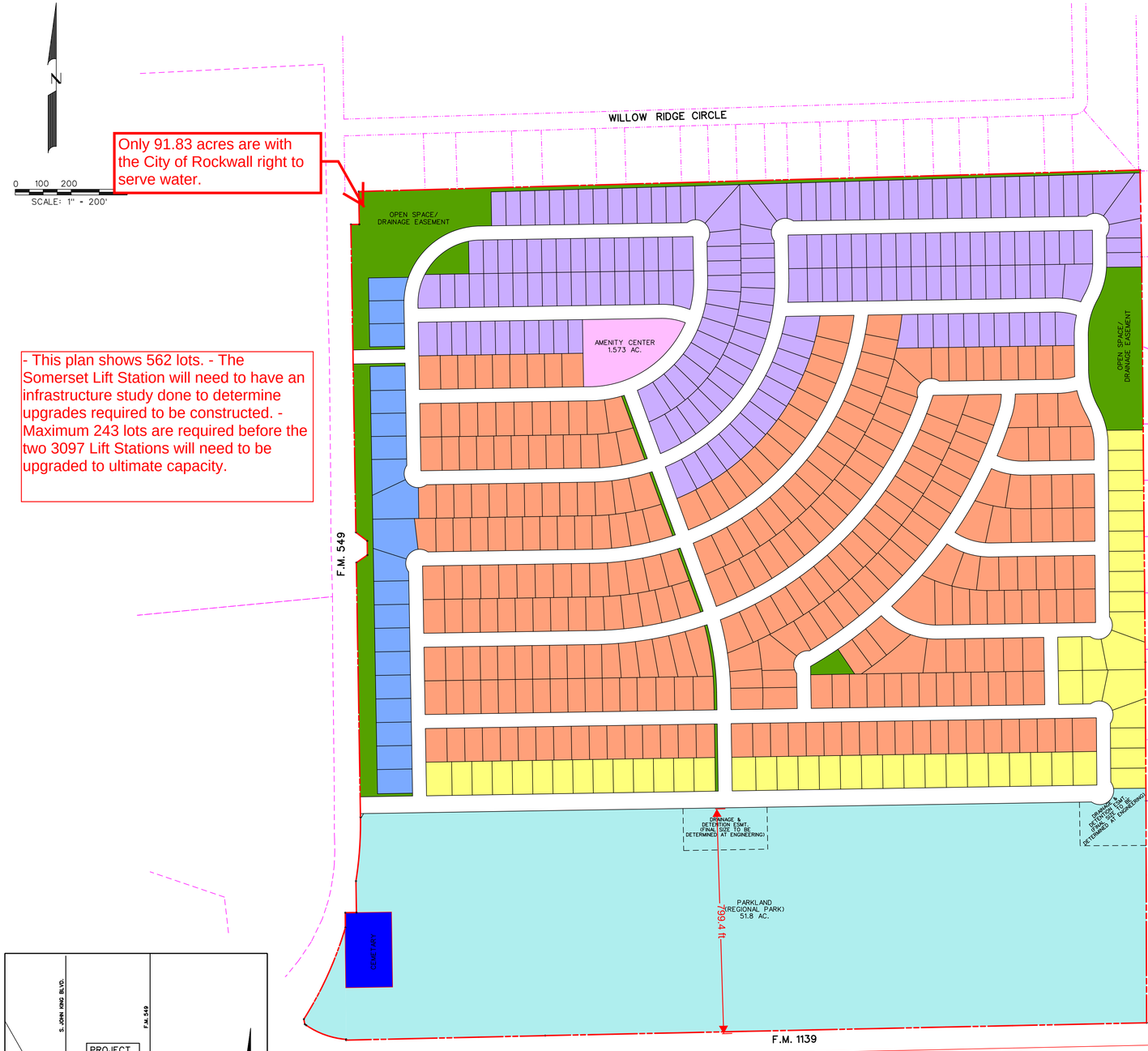
No Comments

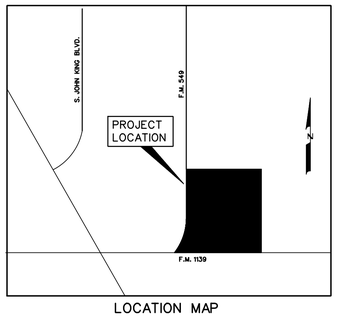
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	03/24/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/22/2021	Approved

03/22/2021: No comments





LOCATION MAP
N.T.S.

General Items:I - Must meet City Standards of Design and ConstructionI - 4% Engineering Inspection FeesI - Impact Fees (Water, Wastewater & Roadway)I - Minimum easement width is 20' for new easements. No structures allowed in easements.I - Retaining walls 3' and over must be engineered.I - All retaining walls must be rock or stone face. No smooth concrete walls.I - No structures, landscaping, fencing, monument signs, etc. can be in NTMWD easements and you must receive approval to cross the easements.**Drainage Items:**I - Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply. I - Manning's C-value is per zoning type.I - Flood Study is required to define all localized 100-yr flood plains or if you "touch" the existing floodplain, pond, or creek. Review fees apply. See the City Standards of Design for flood study requirements.I - Must get a Wetlands/ WOTUS study for all ponds and wetland areas.I - Cannot increase the flow leaving the property.M-Detention is requiredI - No lot to lot drainage is allowed from the existing subdivision to north or for these new lots. **Water and Wastewater Items:**I - Must loop min 8" water line on site. I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)I - Minimum public sewer is 8". Must connect to Existing Long Branch Lift StationI - Existing Pro-rata for Long Branch Lift Station = $545.38/acreI - Existing Pro-rata for FM 3097 Lift Stations = $432.74/acreI - Infrastructure study to be performed to determine capacity and upgrades to the Long Branch Lift station. Fees apply for study.I - If you have 243 lots or more for this site: need to upsize the Long Branch and both FM 3097 #1 and #2 lift stations to ultimate capacity (pumps, electrical, generators, etc.). **Roadway Paving Items:**I - All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.I - Roads adjacent to parks will need to have 41' B-B paving in 60' ROW to allow for on street parking. I - Must install alleys at the back of the lots.I - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.I - TXDOT to be ready to let FM 549 Widening July 2021.I - TXDOT permit and Traffic Impact Analysis required for 1139 and 549. Review fees apply. I - Make sure that you have shown the new right-of-way along FM 549 for the widening project**Landscaping:**I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

	C	D
	72'	82'
	120'	120'
SF	8,640 SF	9,840 SF
	20'	20'
	6'	6'
	20'	20'
	20'	20'
	36'	36'
	10'	10'
SF	2,200 SF	2,200 SF
	65%	65%

ay have the front lot width reduced by 20% as measured at the front property line provided that the lot width
t depth on lots fronting onto curvilinear streets, cu-de-sacs and eyebrows may be reduced by up to ten (10)
enced in *Table 1*.
n the front property line.
(whichever is greater) of the single-family home.
the rear property line.
d chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback*
nt shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-
ching faces.
e 'A' lots, plus up to 35% of the total number of *Lot Type 'B' Lots* (*i.e. a total maximum of 290 lots may have*
rovided that: [1] no more than 35% (*i.e. a maximum of 110 lots*) of the lots for *Lot Type B* have a flat front
h a flat front entry garage is increased to a minimum of 25-feet. All Lot Type 'C' and Lot Type "D" lots shall
2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J'
ions, a second single or double garage door facing the street is permitted if it is located behind the width of

a/dwelling unit (SF) [Air-Conditioned Space] of 1,800 SF.

LEGEND

TYPICAL LOT SIZES

- TYPE A LOTS 52' X 120' - 180 LOTS
- TYPE B LOTS 62' X 120' - 311 LOTS
- TYPE C LOTS 72' X 120' - 51 LOTS
- TYPE D LOTS 82' X 120' - 20 LOTS
- OPEN SPACE - 8.771 Ac.
- AMENITY CENTER - 1.517 Ac.
- PARKLAND (REGIONAL PARK) - 51.8 Ac.

RESIDENTIAL DENSITY 2.867

CONCEPT PLAN
OF

HOMESTEAD

SITUATED IN THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
KLUTTS FARM, LLC.
1604 NORTH HILLS DR.
ROCKWALL, TX 75087

MARCH 2021 SCALE 1" = 200'

CASE NO. XXXX

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2021-007

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]
[ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

Other Application Fees:
[ ] Tree Removal ($75.00)
[ ] Variance Request ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address	S FM 549, Rockwall, TX				
Subdivision	Ramsey Survey Abstract-186	Lot	N/A	Block	N/A
General Location	NEC of S FM 549 and FM 1139				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	AG	Current Use	Agricultural		
Proposed Zoning	PD - Single Family	Proposed Use	Single Family Residential Subdivision		
Acreage	198.52	Lots [Current]	N/A	Lots [Proposed]	565

[ ] ***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	Klutts Farm, LLC	[ ] Applicant	Skorburg Company
Contact Person	Ben Klutts, Jr	Contact Person	Kevin Harrell
Address	1604 N Hills Dr	Address	8214 Westchester
			Suite 900
City, State & Zip	Rockwall, TX 75087	City, State & Zip	Dallas, TX 75225
Phone	972-771-5755	Phone	214-888-8859
E-Mail	BKluttsjr@att.net	E-Mail	KHarrell@SkorburgCompany.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Ben Klutts [*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 $_____, to cover the cost of this application, has been paid to the City of Rockwall on this the 18th day of March, 20 21. 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."

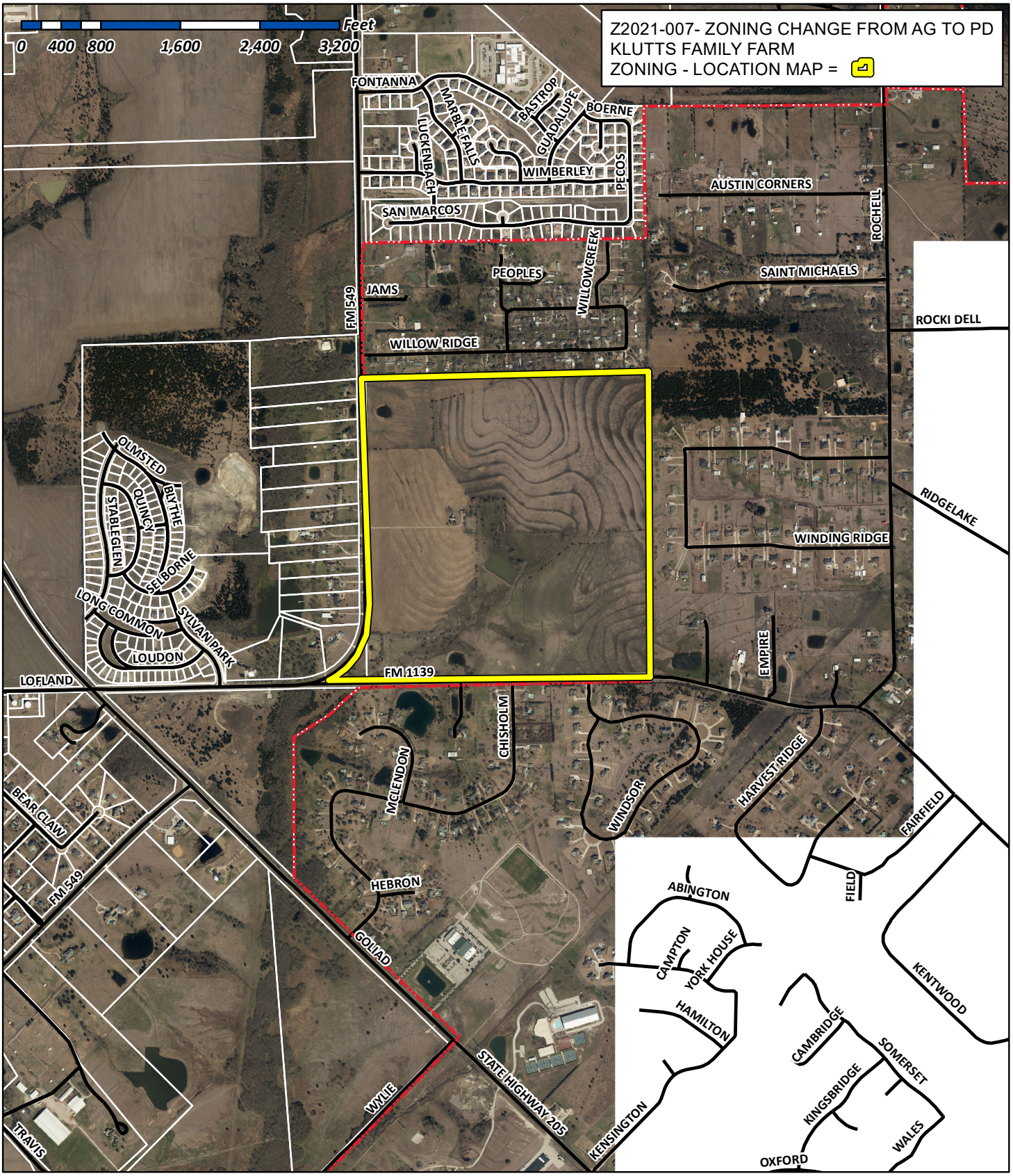
Given under my hand and seal of office on this the 18th *day of* March, *20* 21.

Owner's Signature Ben Klutts

Notary Public in and for the State of Texas HJ

NOTARY PUBLIC STATE OF TEXAS
HUMBERTO JOHNSON
Notary ID #132479174
My Commission Expires
May 15, 2024

My Commission Expires



City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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

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Rockwall, Texas 75087
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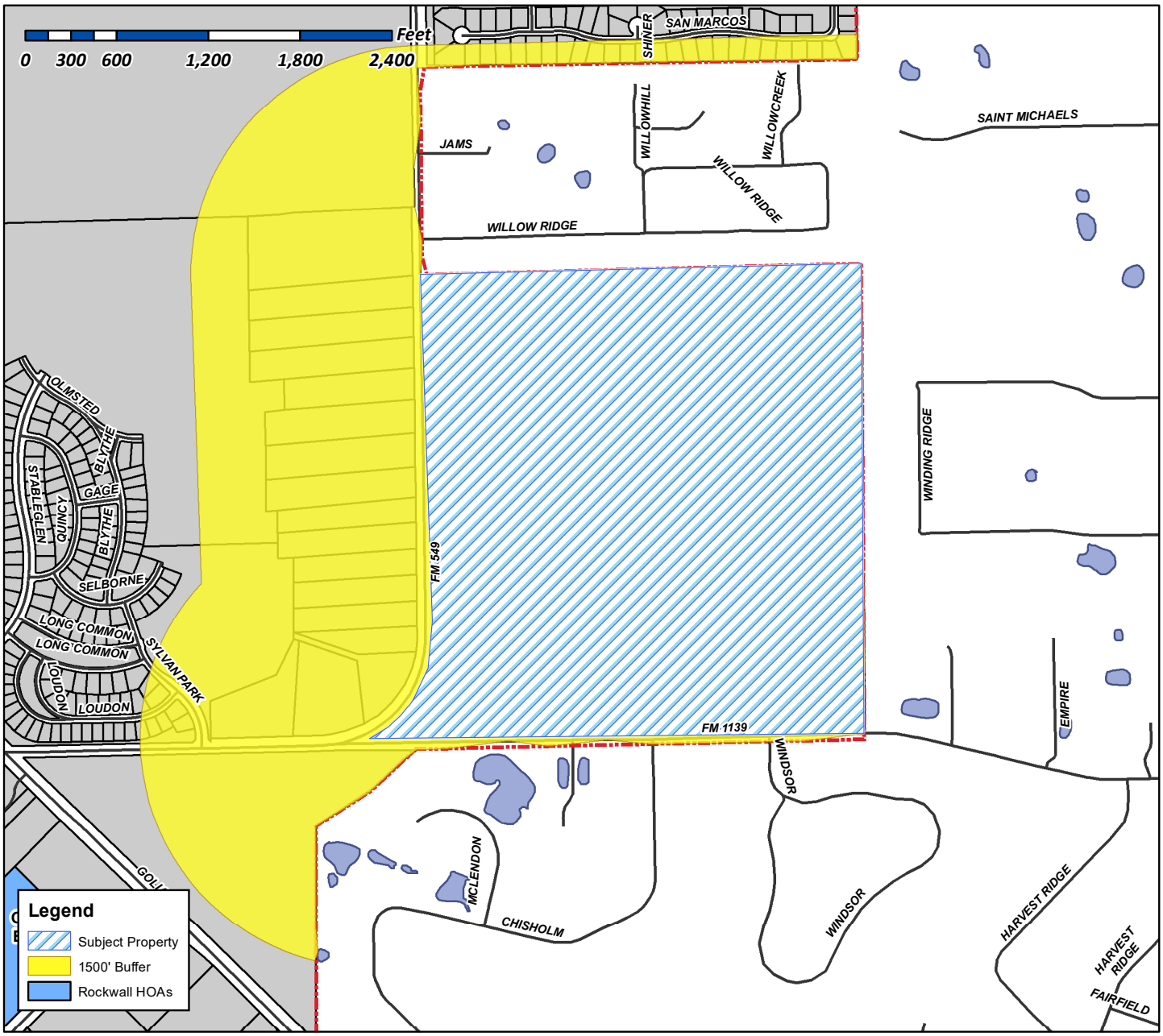
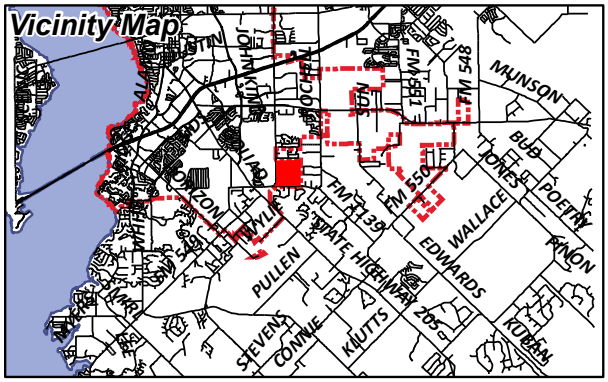


Case Number: Z2021-007
Case Name: Zoning
Case Type: Specific Use Permit
Zoning: Agricultural (AG) District
Case Address: Klutts Family Farm

Date Created: *3/19/2021*

For Questions on this Case Call (972) 771-7745



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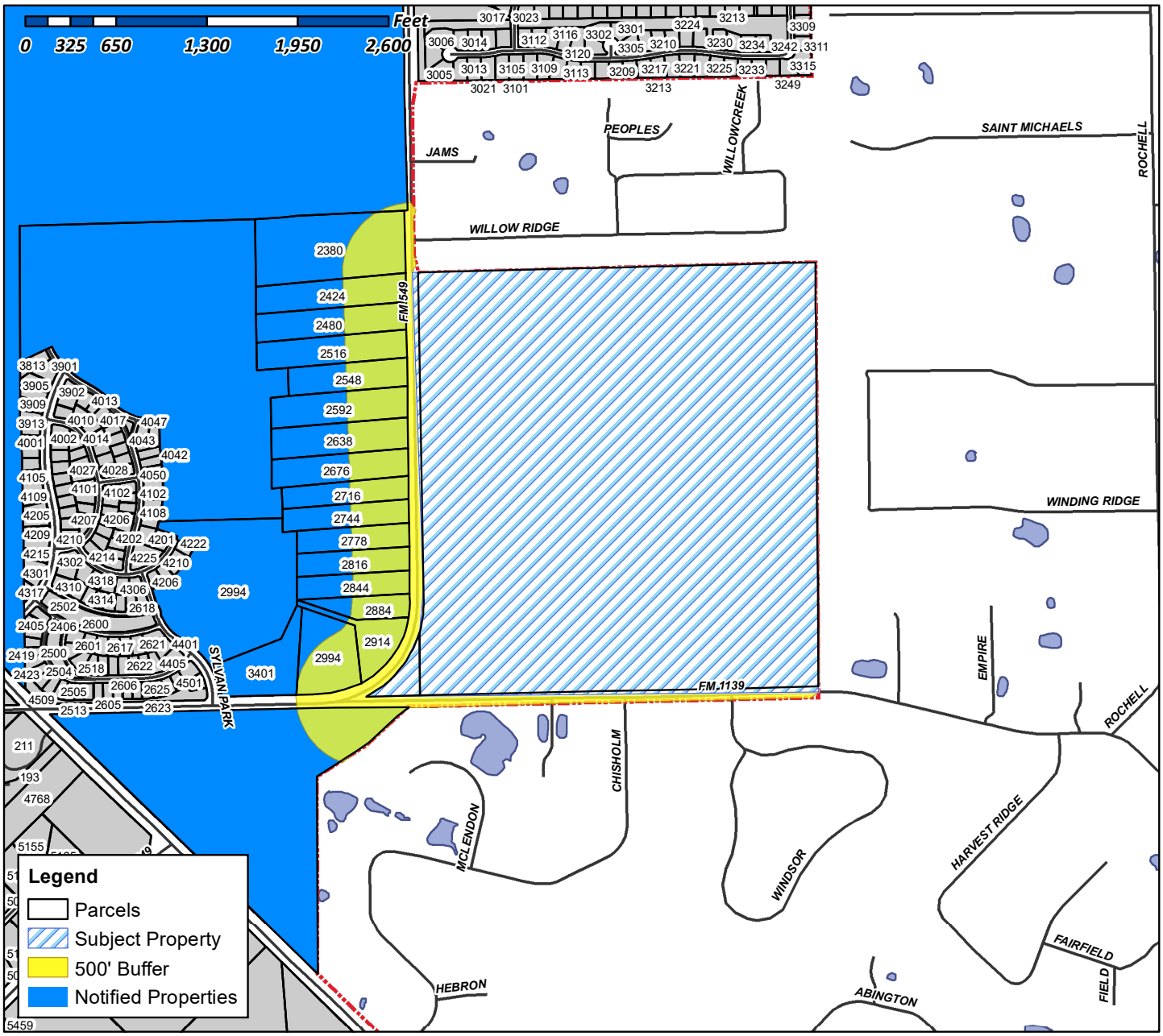
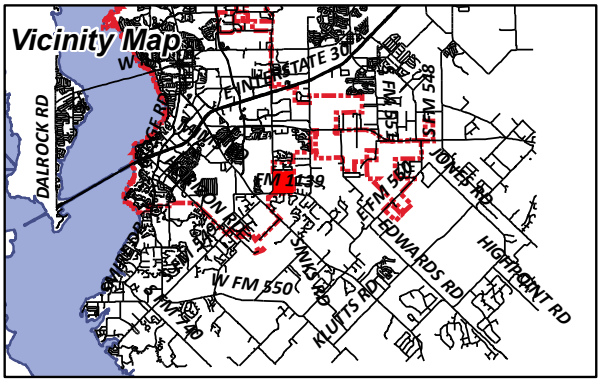


Case Number: Z2021-007
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: FM 549 and FM 1139

Date Created: *3/23/2021*

For Questions on this Case Call (972) 771-7745



ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

CHERRY BRUCE
1111 CAMBRIDGE CT
ROCKWALL, TX 75032

NELLER GARY K & HELEN COMEAU
148 HARVEST HILL DR
ROCKWALL, TX 75032

KLUTTS FARM LLC
1604 NORTH HILLS DR
ROCKWALL, TX 75087

NELLER GARY K & HELEN COMEAU
2380 FM 549
ROCKWALL, TX 75032

HENSON RICHARD W & SHARON ES
2424 FM5 49
ROCKWALL, TX 75032

ACOSTA ANTHONY
2480 S FM 549
ROCKWALL, TX 75032

DUGGAN CHRISTOPHER W & SHERRI L
2516 S FM 549
ROCKWALL, TX 75032

DUGGAN CHRISTOPHER W & SHERRI L
2548 FM 549
ROCKWALL, TX 75032

CHERRY BRUCE
2592 FM 549
ROCKWALL, TX 75032

LEE RICHARD V & GLORIA J
2638 S FM 549
ROCKWALL, TX 75032

MCCANN KEVIN J AND ERIN M
2676 FM 549
ROCKWALL, TX 75032

POWERS FAMILY TRUST
JAMES DWAINE & PATRICIA ANNETTE POWERS
CO TRUSTEES
2716 FM549
ROCKWALL, TX 75032

OHMANN THOMAS J & CAROL J
2744 S FM 549
ROCKWALL, TX 75032

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

HERRERA AARON J AND JENNIFER R AND
FOREHAND DALE A AND AMELIA A
2816 FM 549
ROCKWALL, TX 75032

WELCH CASEY K AND CATHARINE
2844 S FM 549
ROCKWALL, TX 75032

PETTIFORD SEAN AND BRANDI
2884 FM 549
ROCKWALL, TX 75032

SOLIS CARLOS HERIBERTO AND CRYSTAL GARZA-
SOLIS
2914 FM 549
ROCKWALL, TX 75032

JONES DOUGLAS A
2994 FM 549
ROCKWALL, TX 75032

HENSON RICHARD W & SHARON ES
PO BOX 1091
ROCKWALL, TX 75087

POWERS FAMILY TRUST
JAMES DWAINE & PATRICIA ANNETTE POWERS
CO TRUSTEES
PO BOX 850
ROCKWALL, TX 75087

SKORBURG
COMPANY
Skorburg Company
8214 Westchester Dr., Ste. 900
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244

March 19, 2021

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

Skorburg Company is requesting that our project be taken to the April 13th, 2021 Planning and Zoning Meeting. This project is the development of ±198 Acres in the J. A. Ramsey Survey, City of Rockwall, Rockwall County, located at the Northeast corner of F.M. 549 and FM 1139.

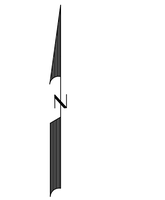
The property is currently zoned AG. We are proposing a development of Single-Family Residential homes on lots ranging from 6,200 SF to 9,800 SF minimum. This community will feature high quality homes featured in other high quality Skorburg communities like Stone Creek Estates, Breezy Hill Estates, and Gideon Grove.

Within this development, we are proposing a 50-acre contiguous tract of land to be dedicated to the City of Rockwall for a Regional City Park which will add to the beautiful aesthetics of the surrounding area.

We look forward to working with the City to once again to develop another gorgeous development.

Cordially Yours,

Kevin Harrell
Land Acquisition Manager



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SCALE: 1" = 200'

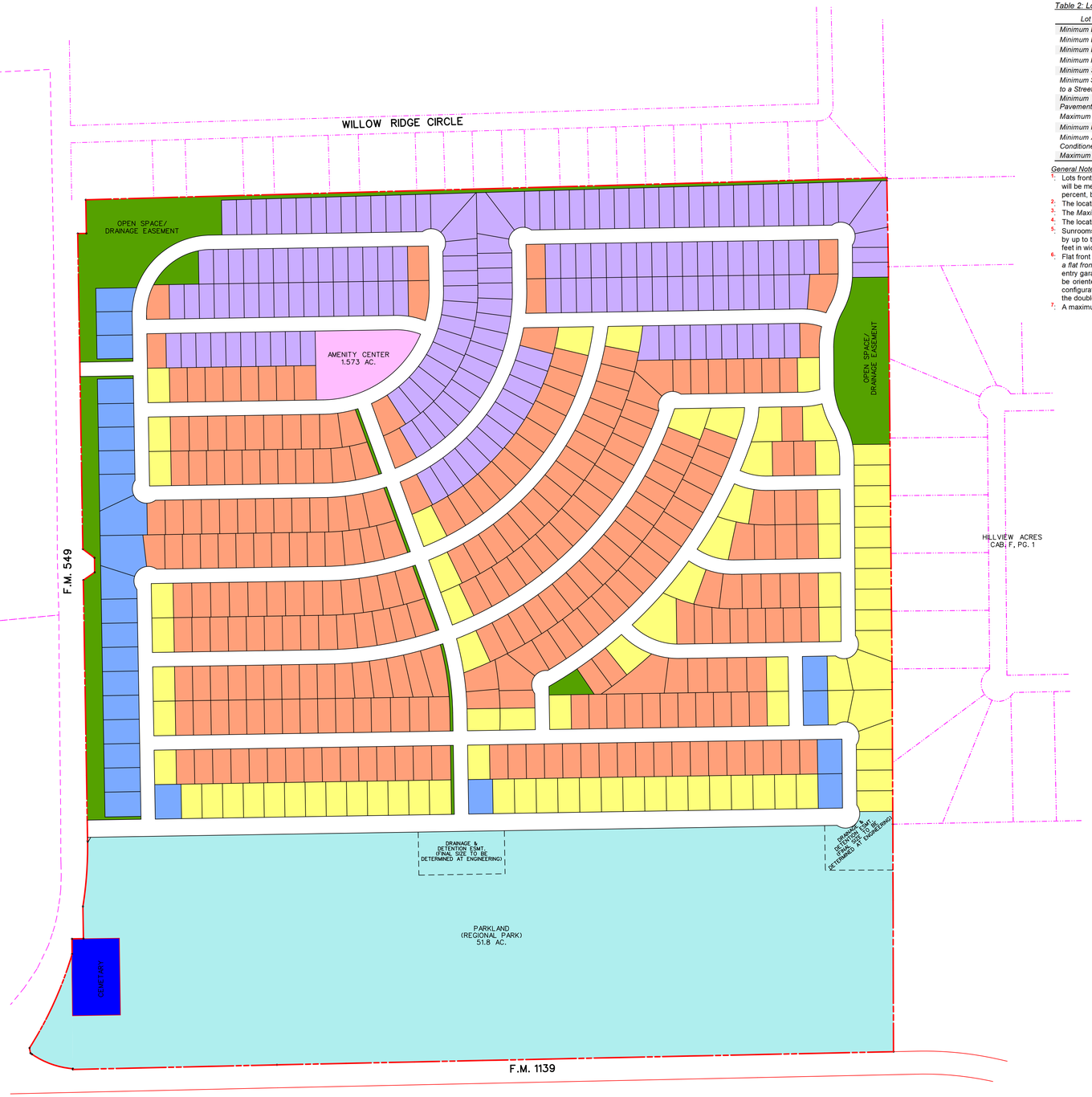


Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	*A*	*B*	*C*	*D*
Minimum Lot Width [1]	52'	62'	72'	82'
Minimum Lot Depth	120'	120'	120'	120'
Minimum Lot Area	6,240 SF	7,440 SF	8,640 SF	9,840 SF
Minimum Front Yard Setback [2], [5] & [6]	25'	20'	20'	20'
Minimum Side Yard Setback	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	20'	20'	20'	20'
Minimum Length of Driveway Pavement	25'	20'	20'	20'
Maximum Height [3]	36'	36'	36'	36'
Minimum Rear Yard Setback [4]	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space] [7]	2,000 SF	2,200 SF	2,200 SF	2,200 SF
Maximum Lot Coverage	65%	65%	65%	65%

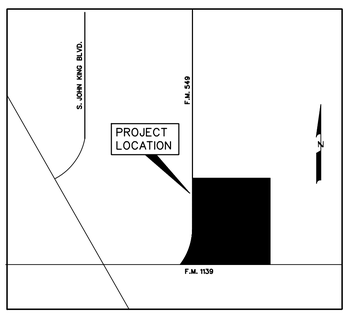
General Notes to Table 2:

1. Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
2. The location of the *Front Yard Building Setback* as measured from the front property line.
3. The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
4. The location of the *Rear Yard Building Setback* as measured from the rear property line.
5. Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
6. Flat front entry garage configurations are permitted on all *Lot Type 'A'* lots, plus up to 35% of the total number of *Lot Type 'B' Lots (i.e. a total maximum of 288 lots may have a flat front entry only garage configuration between all lot types)* provided that: [1] no more than 35% (*i.e. a maximum of 110 lots*) of the lots for *Lot Type 'B'* have a flat front entry garage, and [2] the front yard building setback for all lots with a flat front entry garage is increased to a minimum of 25-feet. All Lot Type 'C' and Lot Type "D" lots shall be oriented in a traditional swing (or j-swing) (i.e. where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration). On traditional swing (or j-swing) garage configurations, a second single or double garage door facing the street is permitted if it is located behind the width of the double garage door.
7. A maximum of 20% of the *Type 'A'* lots may have a minimum area/dwelling unit (SF) [Air-Conditioned Space] of 1,800 SF.

LEGEND

TYPICAL LOT SIZES

- TYPE A LOTS
  52' X 120' - 168 LOTS
- TYPE B LOTS
  62' X 120' - 287 LOTS
- TYPE C LOTS
  72' X 120' - 82 LOTS
- TYPE D LOTS
  82' X 120' - 26 LOTS
- OPEN SPACE - 8.771 Ac.
- AMENITY CENTER - 1.517 Ac.
- PARKLAND
  (REGIONAL PARK) - 51.8 Ac.



LOCATION MAP
N.T.S.

TOTAL ACRES 196.009

TOTAL RESIDENTIAL LOTS 563

RESIDENTIAL DENSITY 2.872

CONCEPT PLAN
OF

HOMESTEAD

SITUATED IN THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

OWNER
KLUTTS FARM, LLC.
1604 NORTH HILLS DR.
ROCKWALL, TX 75087

MARCH 2021 SCALE 1" = 200'

CASE NO. XXXX

Winding Ridge Ln
Lofland Lake
549
1139
Google Earth
© 2021 Google
N

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 7 (SF-7) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 196.009-ACRE TRACT OF LAND IDENTIFIED AS TRACT 6 OF THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Kevin Harrell of the Skorburg Co. on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses, on a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a

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condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

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SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF MAY, 2021.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *April 19, 2021*

2nd Reading: *May 3, 2021*

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Exhibit 'A':
Legal Description

LEGAL DESCRIPTION

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Exhibit 'B':
Survey

Survey

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Exhibit 'C':
Concept Plan

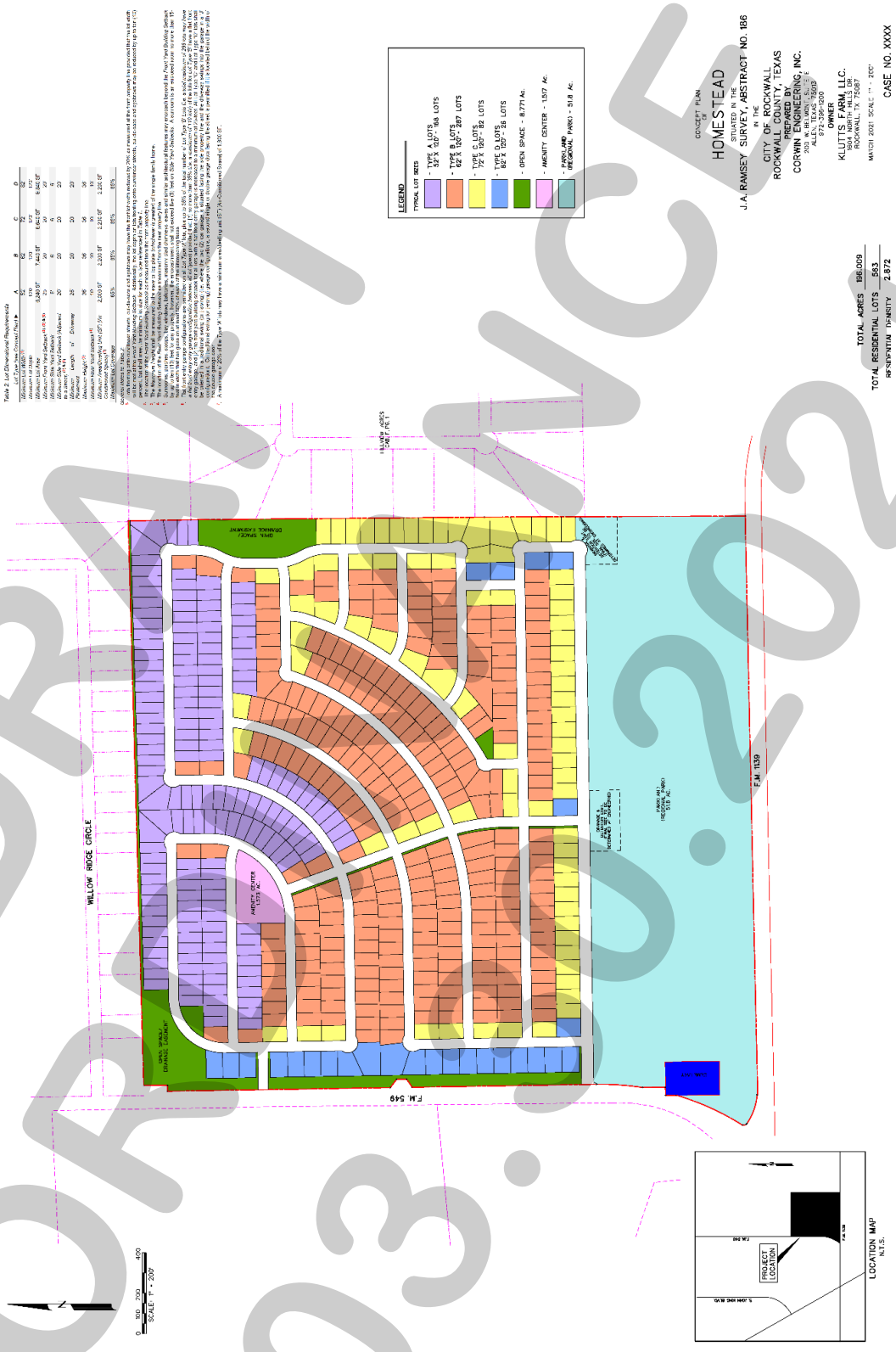

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Exhibit 'D':
Density and Development Standards

Density and Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

(2) *Lot Composition and Layout*. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	52' x 120'	6,240 SF	168	29.84%
B	62' x 120'	7,440 SF	287	50.98%
C	72' x 120'	8,640 SF	82	14.56%
D	82' x 120'	9,840 SF	26	04.62%
		Maximum Permitted Units:	*563*	*100.00%*

(3) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 7 (SF-7) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed *2.88* dwelling units per gross acre of land; however, in no case should the proposed development exceed *563* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	***A***	***B***	***C***	***D***
Minimum Lot Width [1]	52'	62'	72'	82'
Minimum Lot Depth	120'	120'	120'	120'
Minimum Lot Area	6,240 SF	7,440 SF	8,640 SF	9,840 SF
Minimum Front Yard Setback [2], [5] & [6]	20'	20'	20'	20'
Minimum Side Yard Setback	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	20'	20'	20'	20'
Minimum Length of Driveway Pavement	25'	25'	25'	25'
Maximum Height [3]	36'	36'	36'	36'
Minimum Rear Yard Setback [4]	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,200 SF	2,200 SF	2,600 SF	2,800 SF
Maximum Lot Coverage	65%	65%	65%	65%

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of

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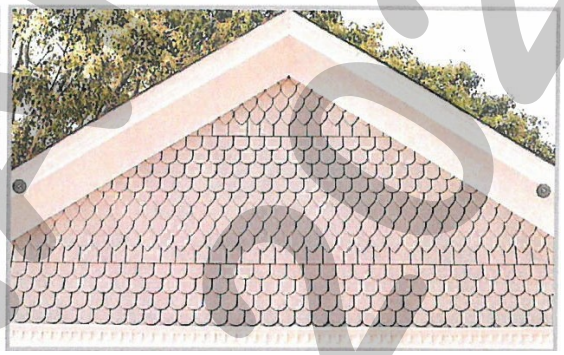
the encroaching faces.

[6]: *Type 'A' Lots* that incorporate a *flat-front entry* garage configuration shall be required to have a minimum setback of 25-feet.

(4) *Building Standards*. All development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 90%; however, no individual façade shall be less than 85% masonry. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 50% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitous fiberboard in excess of 50% of the masonry requirement.

Examples of Cementitious Fiberboard



(b) *Roof Pitch*. A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors*. This development shall adhere to the following garage design and orientation requirements

(1) *Type 'A' Lots*. The *Type 'A' Lots* (*i.e. the purple lots depicted in Exhibit 'B'*) may be oriented in a *flat-front entry configuration* -- *allowing the garage to be flush with the front façade of the primary structure* -- pending the front yard setback is increased to a minimum setback of 25-feet.

(2) *Type 'B', 'C' & 'D' Lots*. The *Type 'B', 'C' & 'D' Lots* (*i.e. the orange, yellow and blue lots depicted in Exhibit 'B'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, *Parking and*

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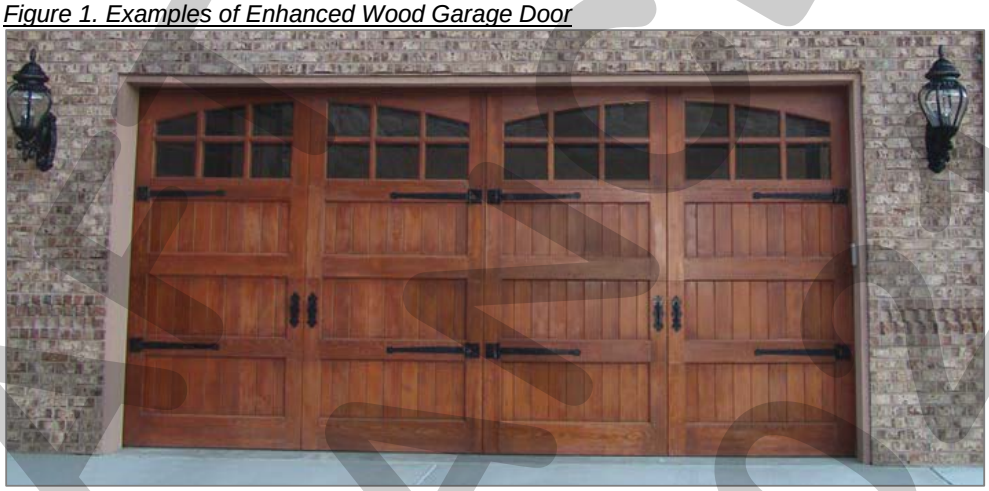
Loading, of the Unified Development Code (UDC). In addition, all garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

Figure 1. Examples of Enhanced Wood Garage Door



(5) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 3 & 4 below*).

Table 3: Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	52' x 120'	(1), (2), (3), (4)
B	62' x 120'	(1), (2), (3), (4)
C	72' x 120'	(1), (2), (3), (4)
D	82' x 120'	(1), (2), (3), (4)

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or FM-549 shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

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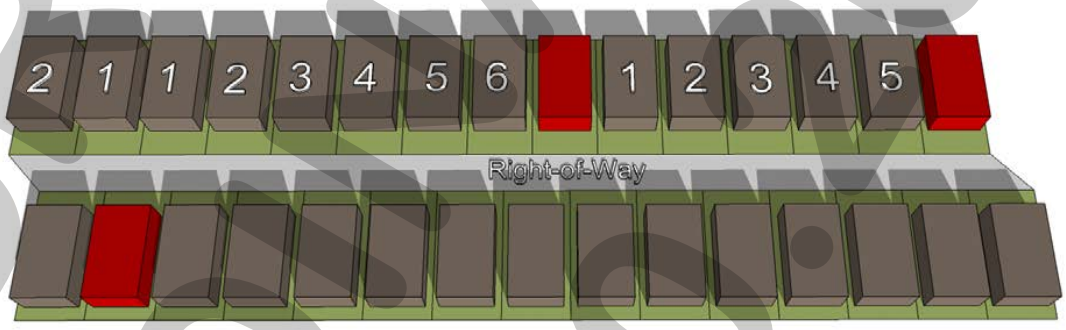
(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Figure 3: Properties line up on the opposite side of the street. Where RED is the subject property.

Figure 4: Properties do not line up on opposite side of the street. Where RED is the subject property.



(6) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) *Front Yard Fences*. Front yard fences shall be prohibited.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be

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stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. FM-1141 and Clem Road*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

(d) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(7) *Landscape and Hardscape Standards*.

(a) *Landscape*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(1) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 30-foot landscape buffer shall be provided along FM-549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(2) *Landscape Buffers (Northern Property Line)*. A minimum of a ten (10) foot landscape buffer shall be provided along the northern property boundary. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning* --, a minimum of four (4) caliper inches in size, that will be planted on 15-foot centers along the entire northern property boundary. An alternative screening plan proposing the use of existing trees, for the area directly adjacent to northern property line, may be

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submitted by the developer with the PD Site Plan. This alternative plan can be approved at the discretion of the Planning and Zoning Commission upon a finding that the proposed plan will provide adequate screening that is equal to or exceeds the standards stated in this section.

(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(e) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(8) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(9) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(10) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width unless otherwise required.

(11) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(12) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 39.2018-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit 'C'* of this ordinance. In addition, the following shall apply to the proposed open space and public park areas:

(a) *Public Park*. The development shall incorporate a minimum of a 50-acre contiguous tract of land to the City of Rockwall -- *identified as "Regional Park" in Exhibit 'C'* -- for the provision of a public park. The proposed dedication of land shall be in lieu of the required cash-in-lieu of land fees required by Article II, *Parkland Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of

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Ordinances; however, the developer shall be required to pay the pro-rata equipment fees as required by the ordinance, which shall be used to amenitized the proposed public park. To accommodate the development, the City shall grant temporary grading and permanent drainage and detention easements as necessary to develop the residential portions of the property in accordance with City requirements. The City shall have the right to relocate said easements granted in connection with the residential development such that the City may develop the public park in accordance with the City's desired use. Performance of the obligations under this subparagraph shall be deemed fully to satisfy the City's open space requirements stipulated by the OURHometown Vision 2040 Comprehensive Plan.

(b) *Open Space*. All open space areas not dedicated as part of the public park (*including landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).

(13) *Amenity Center*. An amenity center shall be constructed in generally the same area as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan* and may incorporate materials from the historic farmhouse -- *which currently situated on the property* -- without requiring variances to the material requirements contained in this ordinance or the Unified Development Code (UDC).

(14) *Trails*. A concrete trail system shall be required to be delineated on the *PD Site Plan*, and provide connectivity to the proposed park.

(15) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

(16) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. In addition, the HOA shall be responsible for maintaining any drainage areas on the public park that are necessary to provide sufficient stormwater detention for the residential lots. These areas are required to be delineated on the *PD Site Plan*.

(17) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

DRAFT
ORDINANCE
03.30.21

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/25/2021

PROJECT NUMBER:	P2021-009	CASE MANAGER:	Henry Lee
PROJECT NAME:	Lot 1, Block A, Richard Harris Subdivision	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	701 N T L TOWNSEND DR, ROCKWALL, 75087	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Brenda Kennedy for the approval of a Replat for Lot 2, Block A, Richard Harris Subdivision No. 5 Addition being a 0.2342-acre parcel of land identified as Lot 1, Block A, Richard Harris Subdivision No. 5 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 701 N. T. L. Townsend Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/25/2021	Approved w/ Comments

03/25/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)
I.1 This request is for the approval of a Replat for Lot 1, Block A, Kennedy Addition being a 0.2342-acre parcel of land identified as Lot 1, Block A, Richard Harris Subdivision No. 5 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 701 N. T. L. Townsend Drive.
I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 771-6434 or email hlee@rockwall.com.
M.3 For reference, include the case number (P2021-009) in the lower right-hand corner of all pages on future submittals.
M.4 View the engineering comments for adjustments needed for easements.
M.5 Provide the both sides of Renfro Street and N TL Townsend Drive as well as their centerlines.
M.6 Include all the curve data on the plat from the Owner's Certificate.
I.7 This case will have to go to the Parks Board. The Parks Board will meet on April 6, 2021 at 6:00 p.m.
M.8 Please have all corrections to staff by April 6, 2021
I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. The Planning and Zoning Commission Meeting for this case will be held on March 30 2021 and April 13, 2021 at 6:00 p.m.
I.10 The projected City Council meeting date for this case will be April 19, 2021.
I.11 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.
I.12 Staff recommends that a representative be present for all meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/24/2021	Needs Review

03/24/2021: M - Update the floodplain elevations to 535.77, 535.88, and 536.25 respectively.
M - Update the Min FFE to 538.25.
M - The Drainage Easement needs to be 10-ft offset of the 100-yr floodplain. Label the bearing and distances the drainage easement.
M - 10-ft utility easement along TL Townsend and Renfro frontage.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/22/2021	Approved

03/22/2021: LOCATED IN FLOOD PLAIN

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/24/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	03/25/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/22/2021	Approved

03/22/2021: 1. P2021-009 (HENRY LEE)

Park District 21
Cash in Lieu of Land $656.00
Pro Rata Equipment Fees $621.00
Total per lot (1) Lot $1,277.00
Cash in Lieu of Land: 1 lot x $656.00 = $656.00
Pro Rata Equipment Fees: 1 lot x $621.00 = $621.00
Total: $1,277.00

NOTES

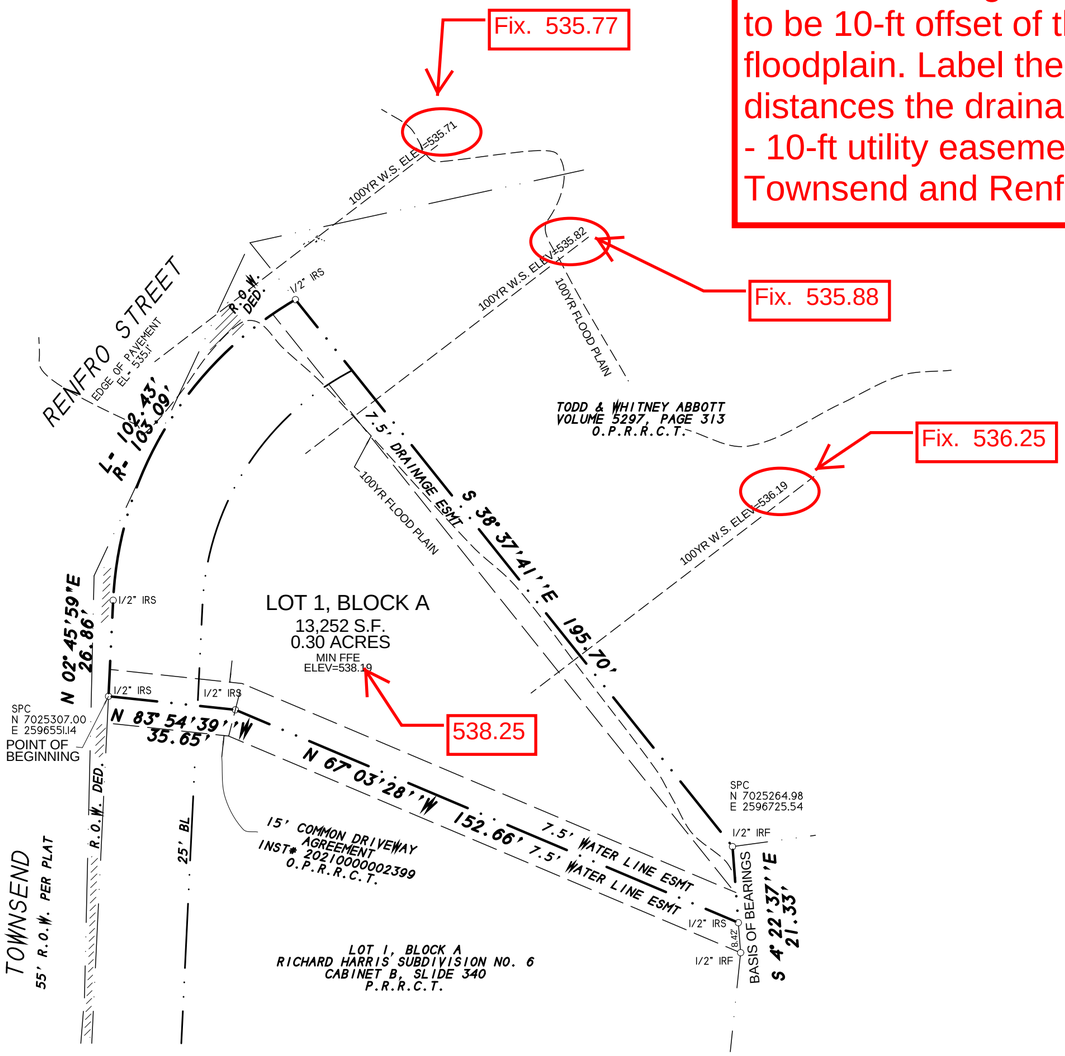
1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040 L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

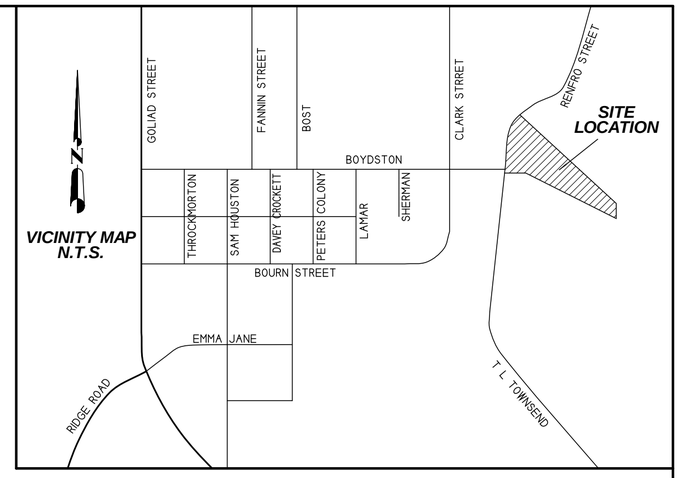
2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

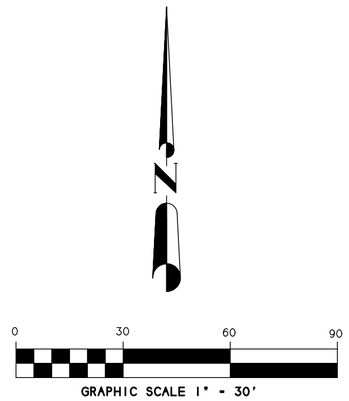
3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) Property owner shall be responsible for maintenance, repair, and replacement of drainage and detention systems on site.

M - The Drainage Easement needs to be 10-ft offset of the 100-yr floodplain. Label the bearing and distances the drainage easement.M - 10-ft utility easement along TL Townsend and Renfro frontage.







FINAL PLAT

KENNEDY ADDITION
LOT 1, BLOCK A

BEING A REPLAT OF
LOT 1, BLOCK A
RICHARD HARRIS SUBDIVISION NO. 5

CONTAINING A TOTAL OF
0.30 ACRES/13,252 S.F.
(1 LOT)

R. BALLARD SURVEY, A-29

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

OWNER:
BRENDA K. KENNEDY
1630 SHORES BOULEVARD
ROCKWALL, TEXAS 75087

SURVEY DATE MARCH 23, 2021
SCALE 1" = 30' FILE # 20200025RP
CLIENT KENNEDY

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2021-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS BRENDA K. KENNEDY, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING Lot 1, Block A, of Richard Harris Subdivision No. 5, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 339, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the east right-of-way line of Townsend Drive, at the southwest corner of said Lot 1, Block A;

THENCE N. 02 deg. 45 min. 59 sec. E. along said right-of-way line, a distance fo 26.86 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034' set for corner in the surving right-of-way of Renfro Street;

THENCE in a northeasterly direction along a curve to the right having a central angle of 56°55'45", a radius of 103.09 feet, a tangent of 55.89 feet, a chord of N 31°13'26"E, 98.27 feet along said right-of-way line, an arc distance of 102.43 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner at the north corner of said Lot 1, Block A;

THENCE S. 38 deg. 37 min. 41 sec. E. a distance of 195.70 feet to a 1/2" iron rod found for corner;

THENCE S. 04 deg. 22 min. 37 sec. E. a distance of 21.33 feet to a 1/2" iron rod found for corner;

THENCE N. 67 deg. 03 min. 28 sec. W. a distance of 152.66 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 83 deg. 54 min. 39 sec. W. a distance of 35.65 feet to the POINT OF BEGINNING and containing 13.252 square feet or 0.30 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as KENNEDY ADDITION, LOT 1, BLOCK A, an Addition 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 further certify that all other parties who have a mortgage or lien interest in KENNEDY ADDITION, LOT 1, BLOCK A, have been notified and signed this plat.

I 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 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 th eir 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, maint aining, 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 and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer 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 Roc kwall 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 an d/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 p rogress 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.

7) Property owner shall be responsible for maintenance, repair, and replacement of drainage and detention systems on site.

I 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 , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
BRENDA K. KENNEDY

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BRENDA K. KENNEDY 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 _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of KENNEDY ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

KENNEDY ADDITION
LOT 1, BLOCK A

BEING A REPLAT OF
LOT 1, BLOCK A
RICHARD HARRIS SUBDIVISION NO. 5

CONTAINING A TOTAL OF
0.30 ACRES/13,252 S.F.
(1 LOT)

R. BALLARD SURVEY, A-29

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE MARCH 23, 2021
SCALE 1" = 30' FILE # 20200025RP
CLIENT KENNEDY

OWNER:
BRENDA K. KENNEDY
1630 SHORES BOULEVARD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2021-

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2021-009

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	701 N. T.L. Townsend				
SUBDIVISION	Richard Harris #6	LOT	1	BLOCK	A
GENERAL LOCATION	Townsend & Boydstun				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Single Family	CURRENT USE	Vacant
PROPOSED ZONING	Single Family	PROPOSED USE	Single Family
ACREAGE	0.2342	LOTS [CURRENT]	LOTS [PROPOSED]

☐ ***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	Brenda Kennedy	☑ APPLICANT	SAME
CONTACT PERSON	Brenda Kennedy	CONTACT PERSON	
ADDRESS	1630 Shores Blvd	ADDRESS	
	Rockwall		
CITY, STATE & ZIP	TX 75087	CITY, STATE & ZIP	
PHONE	214-384-3234	PHONE	
E-MAIL	brenda.kennedy@ebby.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brenda Kennedy [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 $ 320.00 *, 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 10 *DAY OF* March *, 20*21*.*

OWNER'S SIGNATURE Brenda Kennedy

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Linda M Christian

MY COMMISSION EXPIRES

LINDA M. CHRISTIAN
Notary Public, State of Texas
Comm. Expires 11-09-2024
Notary ID 132771801

City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.

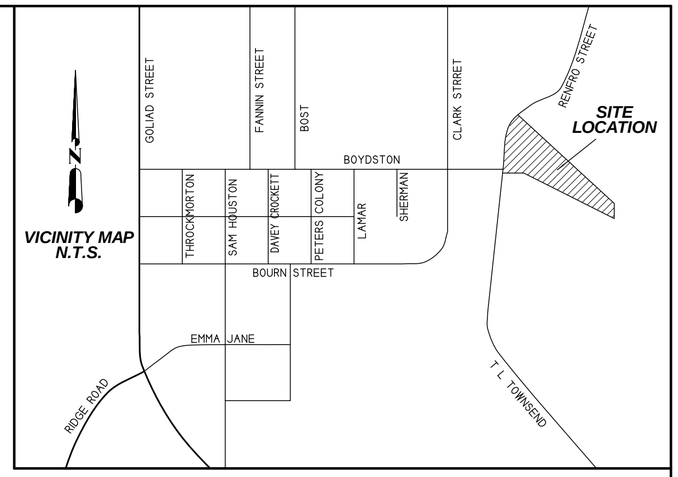
NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040 L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

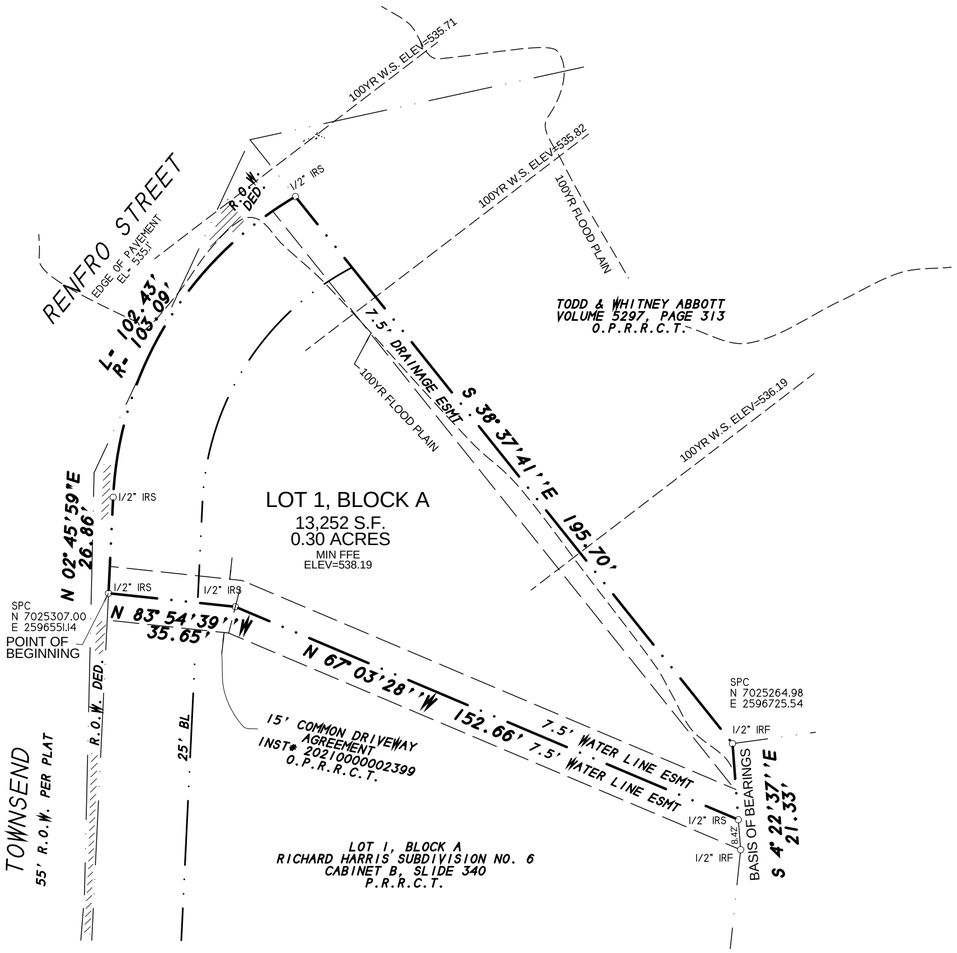
2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

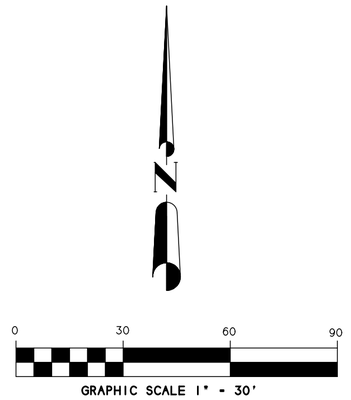
3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) Property owner shall be responsible for maintenance, repair, and replacement of drainage and detention systems on site.



VICINITY MAP
N.T.S.





FINAL PLAT

KENNEDY ADDITION
LOT 1, BLOCK A

BEING A REPLAT OF
LOT 1, BLOCK A
RICHARD HARRIS SUBDIVISION NO. 5

CONTAINING A TOTAL OF
0.30 ACRES/13,252 S.F.
(1 LOT)

R. BALLARD SURVEY, A-29

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
BRENDA K. KENNEDY
1630 SHORES BOULEVARD
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND 1 CORNER 1
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE MARCH 23, 2021
SCALE 1" = 30' FILE # 20200025RP
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H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2021-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS BRENDA K. KENNEDY, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING Lot 1, Block A, of Richard Harris Subdivision No. 5, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 339, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the east right-of-way line of Townsend Drive, at the southwest corner of said Lot 1, Block A;

THENCE N. 02 deg. 45 min. 59 sec. E. along said right-of-way line, a distance fo 26.86 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034' set for corner in the surving right-of-way of Renfro Street;

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as KENNEDY ADDITION, LOT 1, BLOCK A, an Addition 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 further certify that all other parties who have a mortgage or lien interest in KENNEDY ADDITION, LOT 1, BLOCK A, have been notified and signed this plat.

I 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 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 th eir 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, maint aining, 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 and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer 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 Roc kwall 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 an d/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 p rogress 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.

7) Property owner shall be responsible for maintenance, repair, and replacement of drainage and detention systems on site.

I 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 , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
BRENDA K. KENNEDY

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BRENDA K. KENNEDY 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 _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of KENNEDY ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

KENNEDY ADDITION
LOT 1, BLOCK A

BEING A REPLAT OF
LOT 1, BLOCK A
RICHARD HARRIS SUBDIVISION NO. 5

CONTAINING A TOTAL OF
0.30 ACRES/13,252 S.F.
(1 LOT)

R. BALLARD SURVEY, A-29

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE MARCH 23, 2021
SCALE 1" = 30' FILE # 20200025RP
CLIENT KENNEDY

OWNER:
BRENDA K. KENNEDY
1630 SHORES BOULEVARD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2021-

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/25/2021

PROJECT NUMBER:	P2021-010	CASE MANAGER:	David Gonzales
PROJECT NAME:	Lots 1A & 1B, Wreyford Addition	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by Doug Stewart on behalf of Bryan Wreyford for the approval of a Replat for Lots 1 & 2, Block A, Wreyford Addition being a 2.97-acre parcel of land identified as Lot 1 of the Crowell's Hidden Valley Estates Addition, Collin County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the southeast corner of the intersection of County Road 949 and County Road 536, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	03/25/2021	Needs Review

03/24/2021: P2021-010; Replat for Lots 1 & 2, Block A, Wreyford Addition - ETJ
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lots 1 & 2, Block A, Wreyford Addition being a 2.97-acre parcel of land identified as Lot 1 of the Crowell's Hidden Valley Estates Addition, Collin County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the southeast corner of the intersection of County Road 949 and County Road 536.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2021-010) in the lower right-hand corner of all pages of all revised plan submittals.

I.4 This project is subject to all requirements stipulated by Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Interlocal Agreement between Collin County and the City of Rockwall that are applicable to the subject property.

I.5 The final plat shall conform to all standards and requirements of Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Interlocal Agreement between Collin County and the City of Rockwall, the staff comments provided by the Planning, Engineering, and Fire Department as indicated in the Project Plan Review document.

I.6 Make the following corrections identified on plat submittal [Chapter 38, Subdivision Ordinance, Municipal Code of Ordinances]:

1. Verify and correct square footage and acres to match between the title block and the legal description.
2. Change signature block to the Standard City Signature Block as found in the Development Application.
3. Remove the Rockwall County Judge signature block. As a note, the Collin County Judge does not sign the plat; therefore, a signature block for a county judge is not required.
4. Correct lot numbers on plat to read Lot 1, Block A and Lot 2, Block A.
5. Provide a two (2)-inch x four (4)-inch blank area on the plat for recording information.
6. Correct Title Block to read as follows:

Final Plat

Wreyford Addition
Lots 1 & 2, Block A
129,252 SF/2.97-Acres
Being a replat of Lot 1
Crowell's Hidden Valley Estates
Abstract No. 861
Located within the Extraterritorial Jurisdiction
Of the City of Rockwall, Collin County, Texas

Make the following corrections/additions based on comments received from Collin County [Interlocal Agreement between Collin County and the City of Rockwall]

1. Contact the Collin County Development Services Department at 972-548-5585 regarding a review application for the proposed OSSF facilities within their jurisdiction.
2. Add the following on page one (1) of the plat. As a note, the following baselines may change after the completion of the OSSF review and will require updates prior to filing the plat:

NOTES:
1. (Due to the site evaluator's determination that all lots are predominately class IV soils) All lots must utilize alternative type On-Site Sewage Facilities.
2. Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
3. There are no easements other than those noted on the final plat.
4. There were no permitted/approved existing structures with associated OSSF(s) on lot at the time of approval. Any existing structures or OSSFs on lot must be reviewed and permitted by Collin County Development Services prior to any use.
5. Tree removal and/or grading for OSSF may be required on individual lots.
6. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
7. Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
8. Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

3. Add the following signature block:

Health Department Certification:

I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

_____
Designated Representative for Collin County Development Services

4. Engineering Department Comments:

WREYFORD ADDITION PLAT REVIEW COMMENTS:

David, I have reviewed the Wreyford Addition Re-plat of lot 1. The County's Thoroughfare plan will not affect this plat. The FEMA flood plain is not present on this plat. I have a couple of comments below.

1. The plat will need to show a minimum of 30' Right of Way dedication from the Centerline of County Road 536. It is not real clear, some of the labels maybe an easement to the County. The surveyor has CR 536 labeled as Variable Width ROW. I usually have them label it as VWR and a minimum of 30'. Additional ROW dedication may be needed to achieve the 30' minimum.
CR 949 shows 50' total existing ROW, and since it is a platted subdivision, the County will not request any additional ROW along CR 949.
2. The plat needs to show a Build Line setback of 25' from property line along County Road 536 and County Road 949.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff by April 6, 2021, and provide any additional information that is requested.

I.8 Please provide two (2) large copies and one PDF version for a subsequent review by staff.

I.9 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on March 30, 2021
2) Planning & Zoning Regular meeting will be held on April 13, 2021
3) City Council meeting will be held on April 19, 2021

I.10 Staff requires that a representative be present for the meetings as scheduled above to answer any questions the Commission or Council may have regarding your request. All meetings will be held in person and in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/24/2021	Needs Review

03/24/2021: M - Remove the contours from the plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/24/2021	Approved w/ Comments

03/24/2021: The Needed Fire Flow shall be provided to each lot upon development.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	03/25/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/22/2021	Approved

03/22/2021: No comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2021-010

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]
[ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

Other Application Fees:
[ ] Tree Removal ($75.00)
[ ] Variance Request ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address					
Subdivision	CROWELLS HIDDEN VALLEY ESTATES	Lot	1	Block	
General Location	SOUTH EAST CORNER CO. RD. 949 & CO. RD. 536				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	ETJ		Current Use	Vacant	
Proposed Zoning	ETJ		Proposed Use	Residential	
Acreage	2.47	Lots [Current]		Lots [Proposed]	

[ ] ***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	BRYAN WREYFORD	[ ] Applicant	
Contact Person		Contact Person	DOUG STEWART
Address	18877 FM 2755	Address	
City, State & Zip	ROYSE CITY, TX 75189	City, State & Zip	
Phone	972-765-4522	Phone	214-340-9700
E-Mail	bww4522@gmail.com	E-Mail	DOUG@TXHERITAGE.ONMICROSOFT.COM

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared BRYAN WREYFORD [*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 $_____, 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 12TH *day of* MARCH, 2021.

RONALD B. FOREMAN
My Notary ID # 125029841
Expires June 11, 2024

Owner's Signature

Notary Public in and for the State of Texas

My Commission Expires 6/11/24

City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.

GENERAL NOTES:

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

2. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

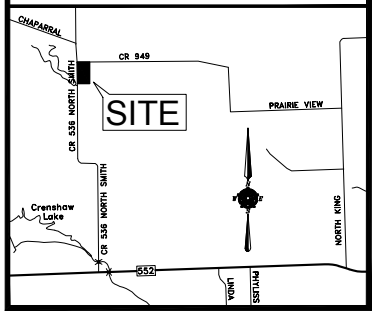
3. The purpose of this plat is to create 2 lots out of 1 platted lot.

4. Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).

5. Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.

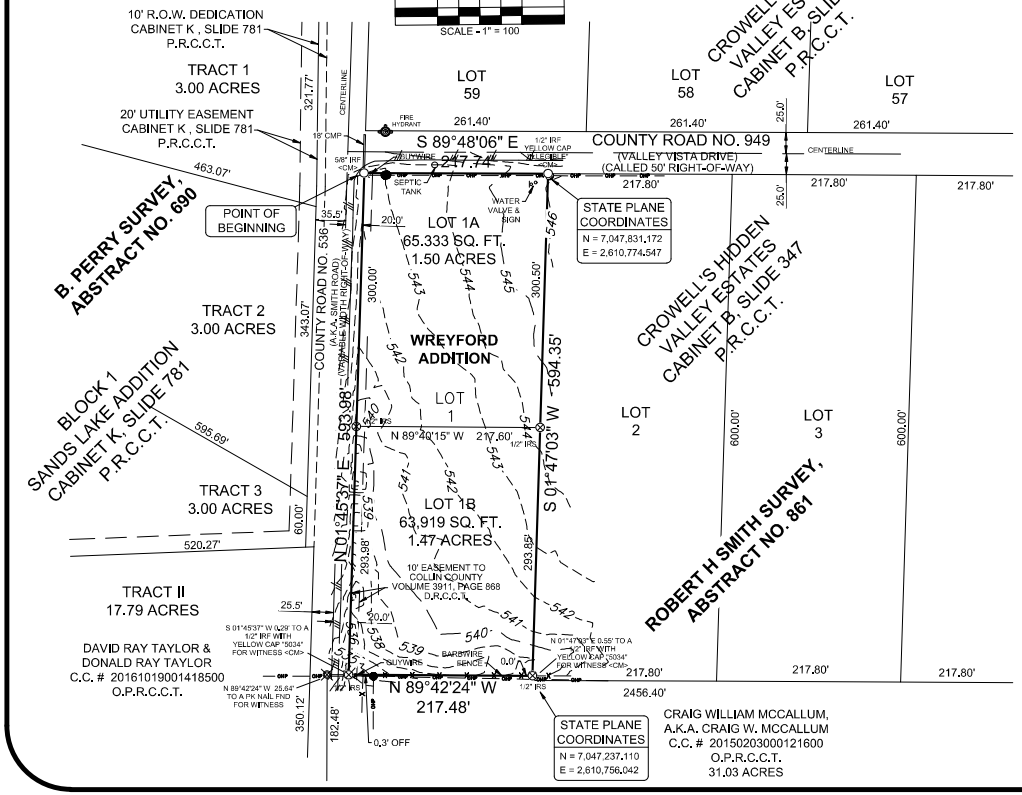
6. City of Rockwall control monuments used:
COR-6 aluminum disk in grass median +387' west of intersection of John King Blvd. and Airport Rd. + 100' south of the Airport Rd. centerline.
Northing- 7,025,942.628 Easting- 2,601,204.043 Elevation- 558.61'
COR-9 brass disk on the south side of Discovery Blvd. at the southeast corner of a curb inlet +180' east intersection of Discovery/Corporate
Northing- 7,020,550.132 Easting- 2,607,463.893 Elevation- 595.63'

VICINITY MAP (NOT TO SCALE)



LEGEND

D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C .T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
C.C.	COUNTY CLERK
SQ.FT.	SQUARE FEET
IRF	IRON ROD FOUND
IRS ⊗	1/2 IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS" FOR CORNER
CM	CONTROL MONUMENT
●	POWER POLE
OHP	OVERHEAD POWER LINE
	CENTERLINE
	BOUNDRY LINE
	EASEMENT LINE
X X	BARBWIRE FENCE



LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, **Bryan Wreyford and Edith Wreyford**, are the owners of a tract of land situated in the Robert H. Smith Survey, Abstract No. 861, Collin County, Texas, and being the same tract of land as described in General Warranty Deed to Bryan Wreyford and Edith Wreyford, recorded in County Clerk Document Number 20201109001982720, Official Public Records, Collin County, Texas, and being Lot 1, of Crowell's Hidden Valley Estates, an addition in Rockwall and Collin Counties, Texas, according to the Map thereof recorded in Cabinet B, Page 347, of the Plat Records and File #22747, Filed on July 16, 1979 in the Map and Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 iron rod found for the northwest corner of said Lot 1, said iron being the southeast corner of the intersection of the east right-of-way line of County Road No. 536 (aka Smith Road) (variable width right-of-way) and the south right-of-way line of County Road No. 949 (aka Valley Vista Drive) (50' Right-of-way);

THENCE South 89 degrees 48 minutes 06 seconds East, along the south right-of-way line of said County Road No. 949, a distance of 217.74 feet to a 1/2 iron rod found with yellow plastic cap for the northwest corner of Lot 2 of said Crowell's Hidden Valley Estates;

THENCE South 01 degrees 47 minutes 03 seconds West, along the west line of said Lot 2, passing at 593.80 feet a 1/2 inch iron rod found with plastic yellow cap stamped "5034", and continuing to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" at a total distance of 594.35 feet, said point being in the north line of a tract of land described in Special Warranty Deed to Craig William McCallum, A.K.A. Craig W. McCallum, recorded in County Clerk File No. 20150203000121600 Official Public Records, Rockwall County, Texas;

THENCE North 89 degrees 42 minutes 24 seconds West, along the north line of said McCallum tract, a distance of 217.48 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" in the said east right-of-way line of County Road No. 536;

THENCE North 01 degrees 45 minutes 37 seconds East, along the said east right-of-way line of County Road No. 536, passing at 0.29 feet a 1/2 inch iron rod found with yellow plastic cap stamped "5034", and continuing for a total distance of 593.98 feet to the PLACE OF BEGINNING and containing 129,252 square feet of 2.97 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, GARY E. JOHNSON, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (03/01/2021)

Gary E. Johnson Registered Public Surveyor No. 5299

APPROVED:

Rockwall County Judge Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the

City Planning Director of the City of Rockwall on the

_____ day of _____, _____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

Director of Planning & Zoning City

Engineer

OWNER'S CERTIFICATION [PUBLIC DEDICATION]

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF COLLIN

We the undersigned owner(s) of the land shown on this plat, and designated herein as the WREYFORD ADDITION, 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. We further certify that all other parties who have a mortgage or lien interest in the WREYFORD ADDITION, subdivision have been notified and signed this plat. 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. 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 and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer 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.

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; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Bryan Wreyford Edith Wreyford

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ***BRYAN WREYFORD***, 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 _____, _____.

Notary Public in and for the State of Texas ***My Commission Expires***

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ***EDITH WREYFORD***, 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 _____, _____.

Notary Public in and for the State of Texas ***My Commission Expires***

OWNER
BRYAN & EDITH WREYFORD
18877 FM 2755
ROYCE CITY, TEXAS 75189

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

PRELIMINARY REPLAT
WREYFORD ADDITION
LOTS 1A AND 1B
63,919 SQ. FT. / 1.47 ACRES
BEING A REPLAT OF LOT 1
CROWELL'S HIDDEN VALLEY ESTATES
SITUATED IN THE ROBERT H. SMITH SURVEY,
ABSTRACT NO. 861
EXTRA JURISDICTIONAL TERRITORY,
CITY OF ROCKWALL
COLLIN COUNTY, TEXAS

DATE: 02/10/2021 / JOB # 2003080-1 / SCALE= 1" = 100' / DRAWN: KO

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/25/2021

PROJECT NUMBER:	P2021-011	CASE MANAGER:	Henry Lee
PROJECT NAME:	Lot 1 & 2, Block A, Birds Nest Addition	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	171 BIRDS NEST LN, ROCKWALL COUNTY	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Mike and Cheryl Birdwell for the approval of a Final Plat for Lots 1 & 2, Block A, Birds Nest Addition being a 4.02-acre tract of land identified as Tract 15 of the J. Smith Survey, Abstract No. 191, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 171 Birds Nest Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/24/2021	Approved w/ Comments

03/24/2021: P2021-011; Final Plat for Lots 1 & 2, Block A, Birds Nest Addition - ETJ

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lots 1 & 2, Block A, Birds Nest Addition being a 4.02-acre tract of land identified as Tract 15 of the J. Smith Survey, Abstract No. 191, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 171 Birds Nest Lane.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2021-011) in the lower right-hand corner of all pages of all revised plan submittals (i.e. Final Plat).

I.4 This project is subject to all requirements stipulated by Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Interlocal Agreement between Rockwall County and the City of Rockwall that are applicable to the subject property.

I.5 The final plat shall conform to all standards and requirements of Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Interlocal Agreement between Rockwall County and the City of Rockwall, the staff comments provided by the Planning, Engineering, and Fire Department as indicated in the Project Plan Review document.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested.

M.7 See comments identified on plat by staff and make the following corrections as noted:

1. For reference, include the case number (P2021-0011) in the lower right-hand corner of all pages on future submittals.
2. Tie two corners of the subject property to state plane coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
3. Include the build lines adjacent to a street.
4. Include the name of all proposed and existing street. Also include the centerline for Camp Creek.

I.8 Please provide two (2) large copies [18" X 24" FOLDED] on bonded paper and one PDF version for a subsequent/final review by staff.

M.9 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.

I.10 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on March 30, 2021.
2) Planning & Zoning Public Hearing meeting will be held on April 13, 2021
3) City Council meeting will be held on April 19, 2021.

I.11 Staff recommends that a representative be present for the meetings as scheduled above, but is not required. The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/24/2021	Needs Review

03/24/2021: M - Label the distance from the northwest property corner to the edge of the end of lot 1.
M - Must tie two points to Rockwall GPS. N: E:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/24/2021	Approved w/ Comments

03/24/2021: The Needed Fire Flow shall be provided to each lot upon development.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/22/2021	Approved w/ Comments

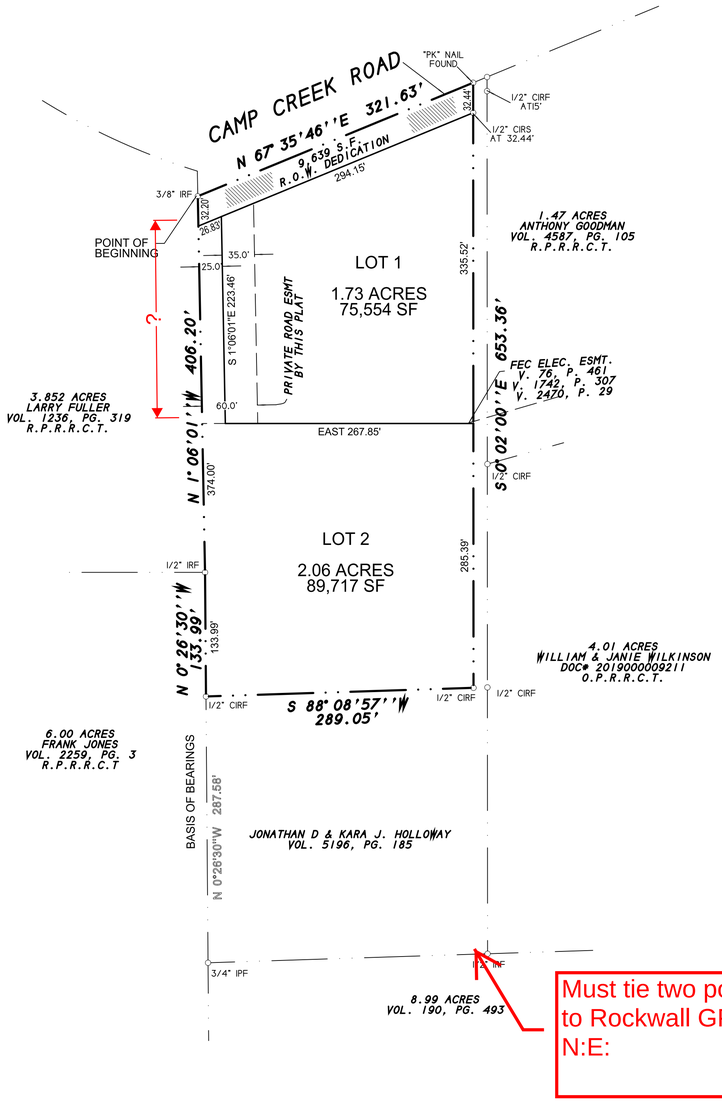
03/22/2021: Please add State Plane Coordinates (NAD83,NCTX 4202 Grid) to two corners.

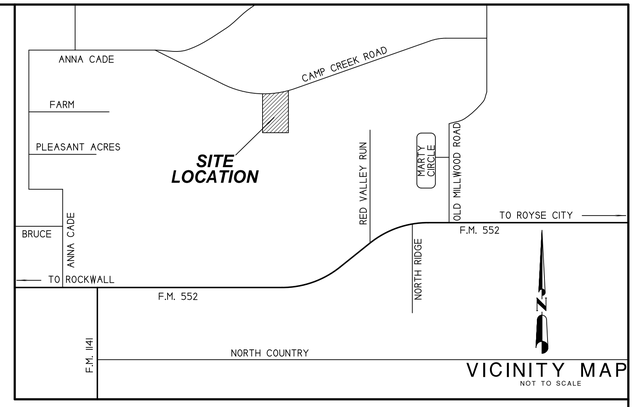
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	03/25/2021	N/A

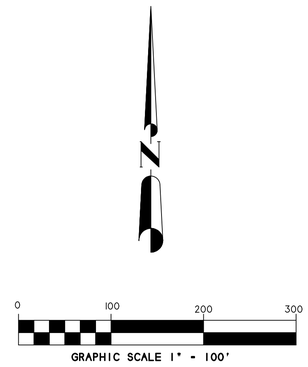
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/22/2021	Approved

03/22/2021: No comments







FINAL PLAT

BIRDS NEST ADDITION
LOT 1 & 2, BLOCK A

4.02 ACRES OR 174,910 S.F.
(2 LOTS)
JAMES SMITH SURVEY, A-191

IN THE E.T.J. OF
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030 L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED DEED IN VOLUME 676, PAGE 247, R.P.R.R.C.T.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

SHEET 1 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELECTRIC SERVICE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	○ 1/2" IRF ROD FOUND (CORNER)
FENCE	EASEMENT LINE		A/C AIR COND. UNIT	PROPANE TANK
	PROPERTY LINE			

SURVEY DATE MARCH 19, 2021
SCALE 1" = 100' FILE # 20010726-FP
CLIENT BIRDWELL

OWNER:
MIKE BIRDWELL
CHERYL BIRDWELL
171 BIRDS NEST
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CASE NO. P2021-

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2021-011

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	171 Birds Nest Ln				
SUBDIVISION	Birds Nest Addition		LOT	1 & 2	BLOCK A
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	Vacant
PROPOSED ZONING		PROPOSED USE	Residential
ACREAGE	4.02	LOTS [CURRENT]	LOTS [PROPOSED]

☐ ***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	Mike & Cheryl Birdwell	☐ APPLICANT	
CONTACT PERSON	Mike & Cheryl	CONTACT PERSON	
ADDRESS	171 Birds Nest Ln	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	
PHONE	214-773-4527	PHONE	
E-MAIL	birdwellc@garlandtx.gov	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ *[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 $_____, 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."

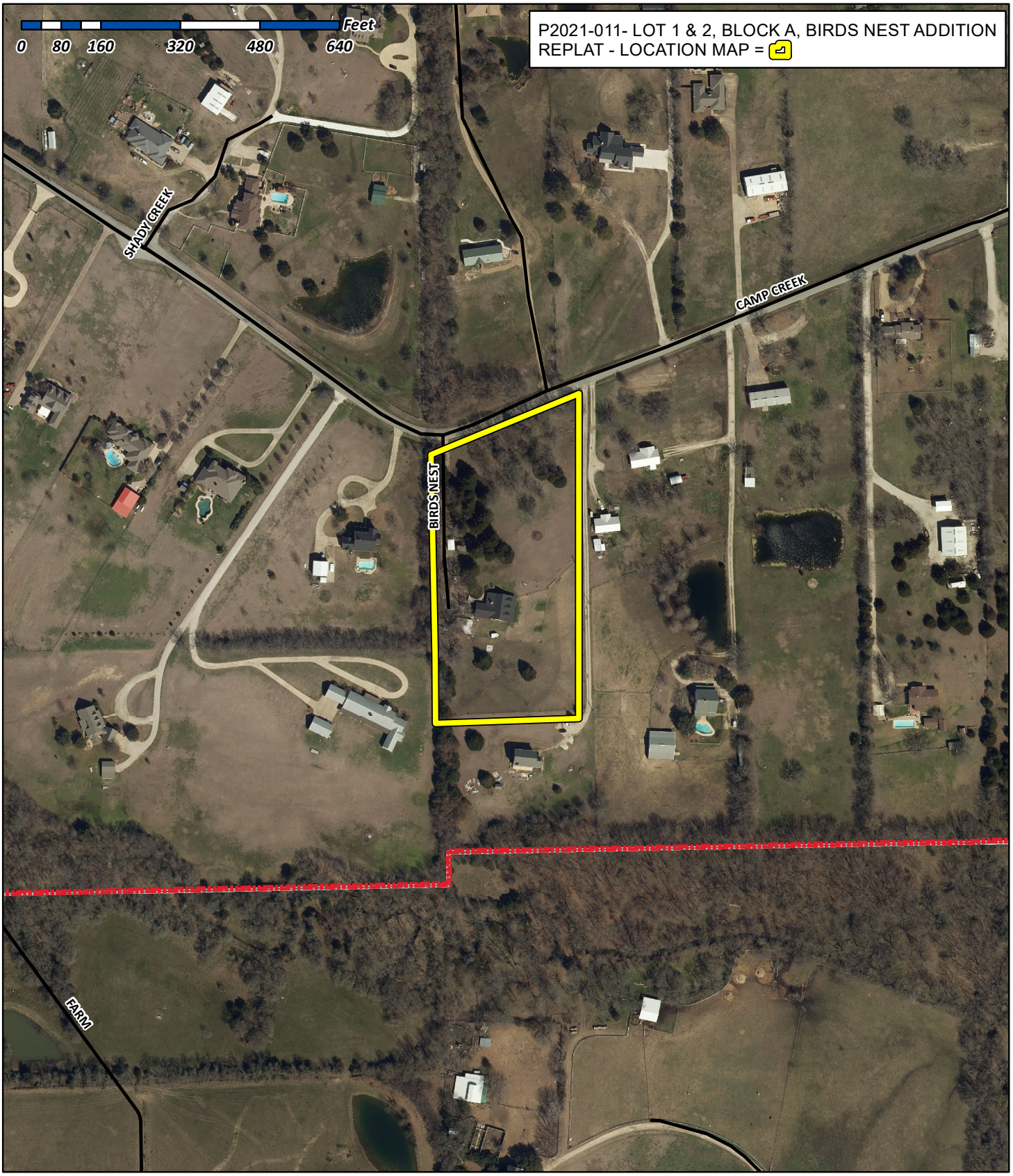
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 *DAY OF* March, 2021

OWNER'S SIGNATURE Mike Birdwell

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Vicky Morton

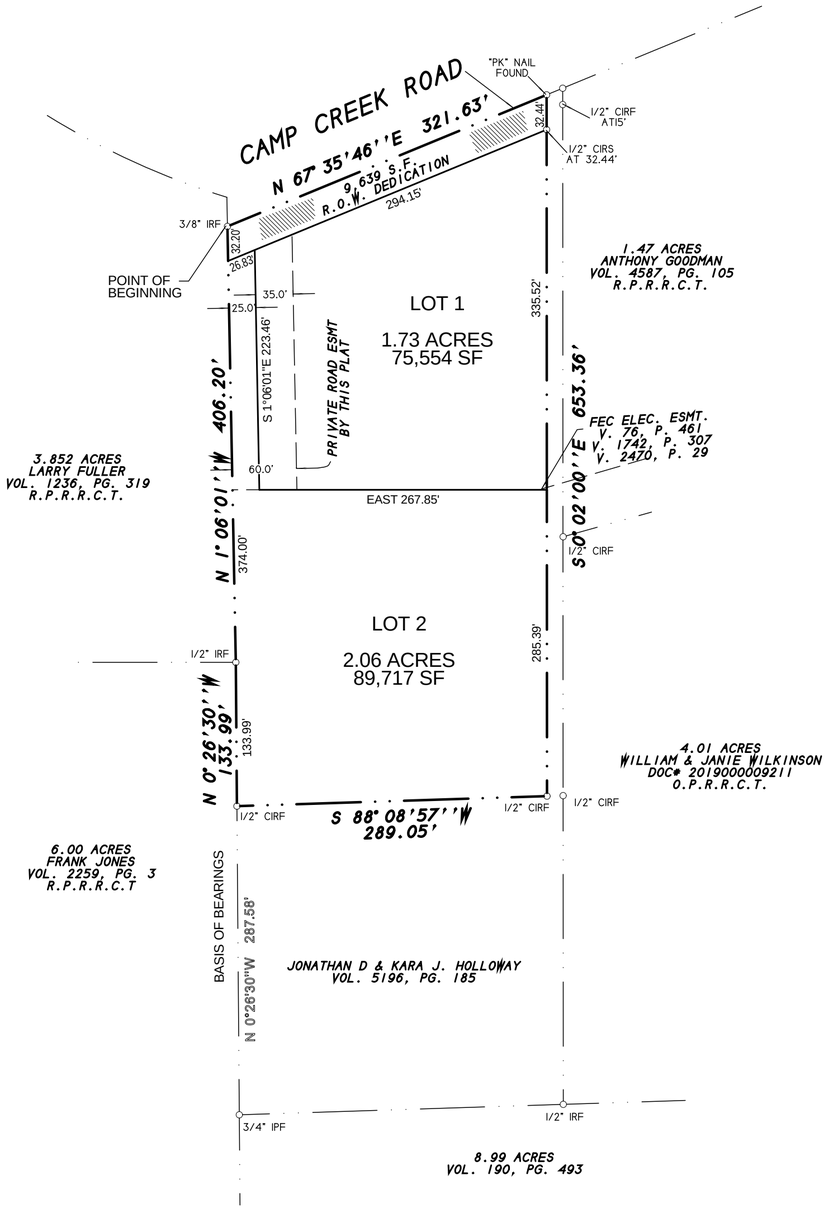
VICKY MORTON
My Notary ID # 126778218
Expires March 8, 2023

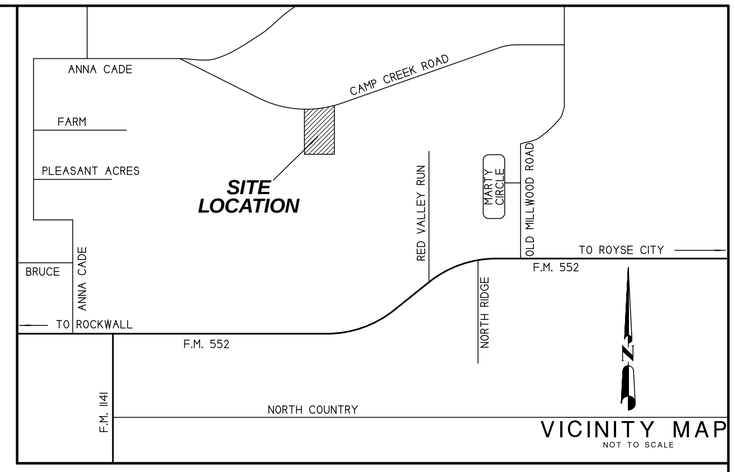
MY COMMISSION EXPIRES March 8, 2023

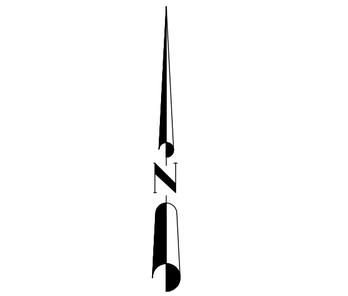


City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.







NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030 L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED DEED IN VOLUME 676, PAGE 247, R.P.R.R.C.T.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

FINAL PLAT

BIRDS NEST ADDITION
LOT 1 & 2, BLOCK A

4.02 ACRES OR 174,910 S.F.
(2 LOTS)
JAMES SMITH SURVEY, A-191

IN THE E.T.J. OF
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
MIKE BIRDWELL
CHERYL BIRDWELL
171 BIRDS NEST
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND 1 CORNER 1
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE MARCH 19, 2021
SCALE 1" = 100' FILE # 20010726-FP
CLIENT BIRDWELL

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CASE NO. P2021-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Mike and Cheryl Birdwell, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the JAMES SMITH SURVEY, ABSTRACT NO. 191, Rockwall County, Texas, and being a part of that 6.238 acres tract of land as described in a Warranty deed from William James Russell, et al to Michael G. Birdwell and wife, Cheryl L. Birdwell, dated March 13, 1992 and being recorded in Volume 676, Page 247 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner at the Northwest corner of said 6.238 acres tract of land, said point being in a turn in Camp Creek Road;

THENCE N. 67 deg. 35 min. 46 sec. E. along Camp Creek Road, a distance of 321.63 feet to a "PK" nail found for corner;

THENCE S. 00 deg. 02 min. 00 sec. E. a distance of 653.36 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" found for corner;

THENCE S. 88 deg. 08 min. 57 sec. W. a distance of 289.05 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 00 deg. 26 min. 30 sec. W. along said west boundary line, a distance of 133.99 feet to a 1/2" iron rod found for corner;

THENCE N. 01 deg. 06 min. 01 sec. W. along the west boundary line of said tract, a distance of 406.20 feet to the POINT OF BEGINNING and containing 4.02 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as BIRDS NEST ADDITION, LOT 1& 2, BLOCK A, an Addition to the County 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. We further certify that all other parties who have a mortgage or lien interest in BIRDS NEST ADDITION, LOT 1 & 2, BLOCK A, have been notified and signed this plat.

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.

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 th eir 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, maint aining, 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 and County 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 and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer 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, sto rm structures, storm sewers, and alleys, all according to the specifications required by the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality entered into by the City of Rockwall and County; or

7) Property owner shall be responsible for maintaining, reparing and replacing all systems within the drainage and dentention easements.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the County's chosen engineer and/or County 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 and county 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 County 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 and County, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the County 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 Commissioner's Court of Rockwall County.

I 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 County; I , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
MIKE BIRDWELL

_____
CHERYL BIRDWELL

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS · REGISTERED · HAROLD D. FETTY III · 5034 · PROFESSIONAL LAND SURVEYOR

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of BIRDS NEST ADDITION, LOT 1 & 2, BLOCK A, an addition to the Rockwall County, Texas, was approved by the City Council of the City of Rockwall on the ___ day of _____,_____ in accordance with the requirements of the Interlocal Cooperation Agreement fro Subdivision Regulation in the Extraterritorial Jurisdiction (ETJ) of the City entered into by the City of Rockwall and Rockwall County.

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

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

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

_____ _____
Rockwall County Judge Date

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MIKE BIRDWELL 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 _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared CHERYL BIRDWELL 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 _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

FINAL PLAT

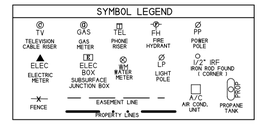
BIRDS NEST ADDITION
LOT 1 & 2, BLOCK A

4.02 ACRES OR 174,910 S.F.
(2 LOTS)
JAMES SMITH SURVEY, A-191

IN THE E.T.J. OF
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND



SURVEY DATE MARCH 19, 2021
SCALE 1" = 100' FILE # 20010726-FP
CLIENT BIRDWELL

OWNER:
MIKE BIRDWELL
CHERYL BIRDWELL
171 BIRDS NEST
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CASE NO. P2021-

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/25/2021

PROJECT NUMBER:	P2021-012	CASE MANAGER:	David Gonzales
PROJECT NAME:	Saddle Star Estates South Phase 2B	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	3076 HAYS LN, ROCKWALL	CASE MANAGER EMAIL:	dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by Jose Campos of Hines on behalf of CDT Rockwall/2017 LLC for the approval of a Preliminary Plat for Phase 2 of the Saddle Star Subdivision being a 26.827-acre tract of land identified as Tracts 1, 1-05, 2-03, & 2-07 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (Ordinance No. 20-35), situated within the SH-205 By-Pass (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and N. John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	03/24/2021	Needs Review

03/24/2021: P2021-012; Preliminary Plat for the Saddle Star Estates, Phase 2 Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for Phase 2 of the Saddle Star Subdivision being a 26.827-acre tract of land identified as Tracts 1, 1-05, 2-03, & 2-07 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (Ordinance No. 20-35), situated within the SH-205 By-Pass (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and N. John King Boulevard.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2021-012) in the lower right-hand corner of all pages of all revised plan submittals.

I.4 The preliminary plat shall conform to all standards and requirements of Planned Development District No. 79 (PD-79) for Single-Family 8.4 (SF-8.4) District, the Unified Development Code (UDC), staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

M.5 Correct the preliminary plat by incorporating the amenity center and the portion of Randas Way back into Phase 2.

M.6 Title Block: Change to read PHASE 2 (Not Phase 2B) correct the acreage by incorporating the amenity center and the portion of Randas Way back into PHASE 2.

M.7 Delineate and label the 50-ft pedestrian access easement for the trail system.

M.8 Label the right-of-way width and street centerline for each street both within and adjacent to the development. (§04.01, Art. 11, UDC)

I.9 Provide a Zoning District label indicating “Zoning District: PD-79”

M.10 Adequate public facilities policy. “Adequate service for areas proposed for development. Land proposed for development in the city and in the city's extraterritorial jurisdiction must be served adequately by essential public facilities and services, including water facilities, wastewater facilities, roadway and pedestrian facilities, drainage

facilities and park facilities. Land shall not be approved for platting or development unless and until adequate public facilities necessary to serve the development exist or provision has been made for the facilities, whether the facilities are to be located within the property being developed or offsite." (Section 38-5(d)(1), Policy, Municipal Code of Ordinances)

a) Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff by April 6, 2021, and provide any additional information that is requested.

I.12 Please provide two (2) large copies and one PDF version for review by staff.

I.13 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on March 30, 2021
2) Planning & Zoning Regular meeting will be held on April 13, 2021
3) City Council meeting will be held on April 19, 2021

I.14 Staff requires that a representative be present for the meetings as scheduled above to answer any questions the Commission or Council may have regarding your request. All meetings will be held in person and in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/24/2021	Needs Review

03/24/2021: M - Need Instrument numbers.
M - Check with the Fire Marshals to verify access.
M - Install Butterfly valves on 16-inch at 500-ft max spacing water lines.

The following items are for your information for the engineering review process.
General Items:
I - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures allowed in easements.
I - Retaining walls 3' and over must be engineered.
I - All retaining walls must be rock or stone face. No smooth concrete walls.
I - 10' Utility Easement required along all street ROW.
I - Minimum 20' x20' Sidewalk and visibility easement clips at all intersecting residential to residential streets.

Drainage Items:
I - No walls allowed in detention.
I - Can't increase flow leaving site. Detention may be required to prevent increase in flow leaving site. No detention allowed in floodplain.
I - Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
I - Manning's C-value is per zoning type.
I - Must get a WOTUS study for the ponds on site.
I - The finish floor of all the houses must be 2' above the adjacent floodplain elevation. Any parking areas, including garages must be 1' minimum above the floodplain elevation.
I - "Drainage/detention and floodplain on site to be maintained by the HOA" add note to preliminary plat.
I- Drainage plan attached with preliminary plat not reviewed.

Water and Wastewater Items:

I - Must show existing and proposed utilities for the project.
I - Must loop 8" water line on site.
I - Only one "use" off a dead-end line (domestic, irrigation, fire hydrant, etc.)
I - Minimum public sewer is 8".
I - Mt. Zion has the water service rights. The development may opt out of Mt. Zion.
I - Install Butterfly valves on 16-inch at 500-ft max spacing

Roadway Paving Items:
I - All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.
I - Alleys to be 20' ROW, 12' wide paving.
I - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
I - Cul-de-sacs or eyebrow paving must have 57.5' radius for the ROW and 47.5' radius for paving minimum.

Landscaping:
I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
I - "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/24/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/22/2021	Approved

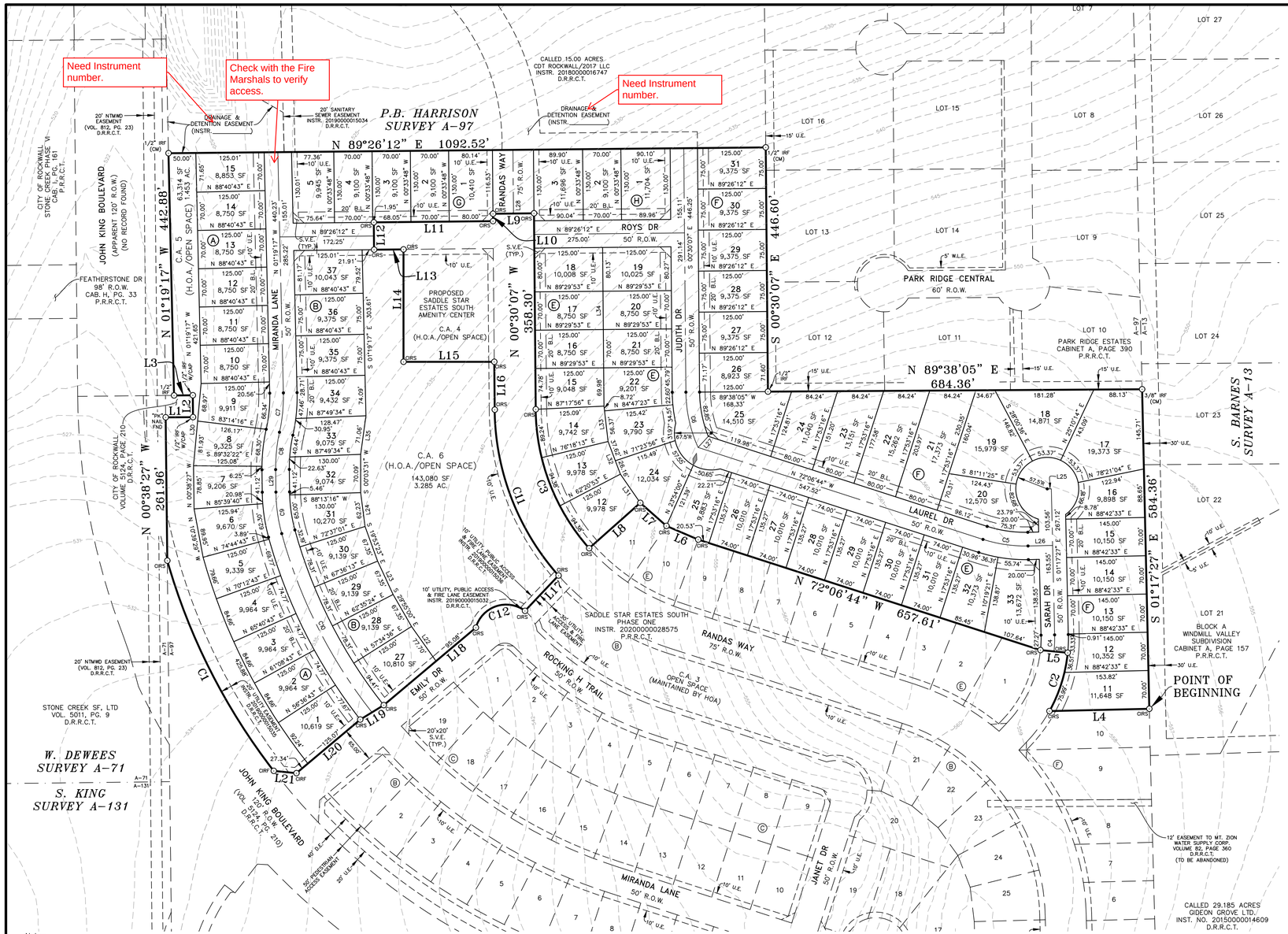
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	03/25/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/22/2021	Approved

03/22/2021: No comments



CURVE	DELTA	R
C1	21°47'11"	1
C2	23°26'23"	2
C3	41°06'27"	3
C4	6°56'39"	2
C5	19°10'43"	2
C6	23°51'24"	2
C7	13°49'20"	3
C8	13°08'30"	3
C9	14°40'53"	3
C10	22°57'18"	9
C11	41°06'20"	4
C12	111°10'32"	5

100 50 0 SCA

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Notes:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
2. A 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction. Offsets to corners will be set in areas impeded by retainer walls or other obstacles lying on the actual lot corner.
3. By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. on occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
4. All non-standard decorative street signs, poles/posts, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
6. The Open Space Lots to be maintained by the Homeowners Association (HOA).
7. The homeowners Association is responsible for maintaining all non-standard decorative signs, poles/post, hardware or other non-standard items. The City of Rockwall has no maintenance or other responsibility related to these items. The City of Rockwall and the Homeowners Association agree the association will bear any and all maintenance cost related to the said improvements. The City has the statutory authority to install and maintain Traffic Control Devices for vehicular traffic on public streets/roads within the public Right of Way. This agreement in no way constitutes a change in that authority and does not constitute and delegation of that authority of the Association.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ , 2021.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This preliminary plat is released on March 18, 2021 for review by the City and other parties for comments and progression to an approved Preliminary Plat.

_____
ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

STATE OF TEXAS · REGISTERED · ROBERT C. MYERS · 3963 · PROFESSIONAL · LAND SURVEYOR

OWNERS
CDT ROCKWALL/2017, LLC
6925 FM 2515
KAUFMAN, TX 75142

SADDLE STAR SOUTH HOLDINGS, LLC
2200 ROSS AVE., STE. 4200W
DALLAS, TX 75201

GWENDOLYN REED
3076 HAYS RD
ROCKWALL, TX 75087

DEVELOPER
HINES
2200 ROSS AVE, SUITE 4200W
DALLAS, TX 75201
(214) 716-2900

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

PRELIMINARY PLAT
SADDLE STAR ESTATES SOUTH PHASE 2B
77 SINGLE FAMILY LOTS
2 COMMON AREA TRACT
26.827 ACRES
SITUATED IN THE
P.B. HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

DATE: 3/18/2021 CASE #: P21__-___ SHEET 1 OF 2

Z:\PROJECTS\06824 Saddle Star South Ph2\dwg\6824 Preliminary Plat Ph 2B.dwg

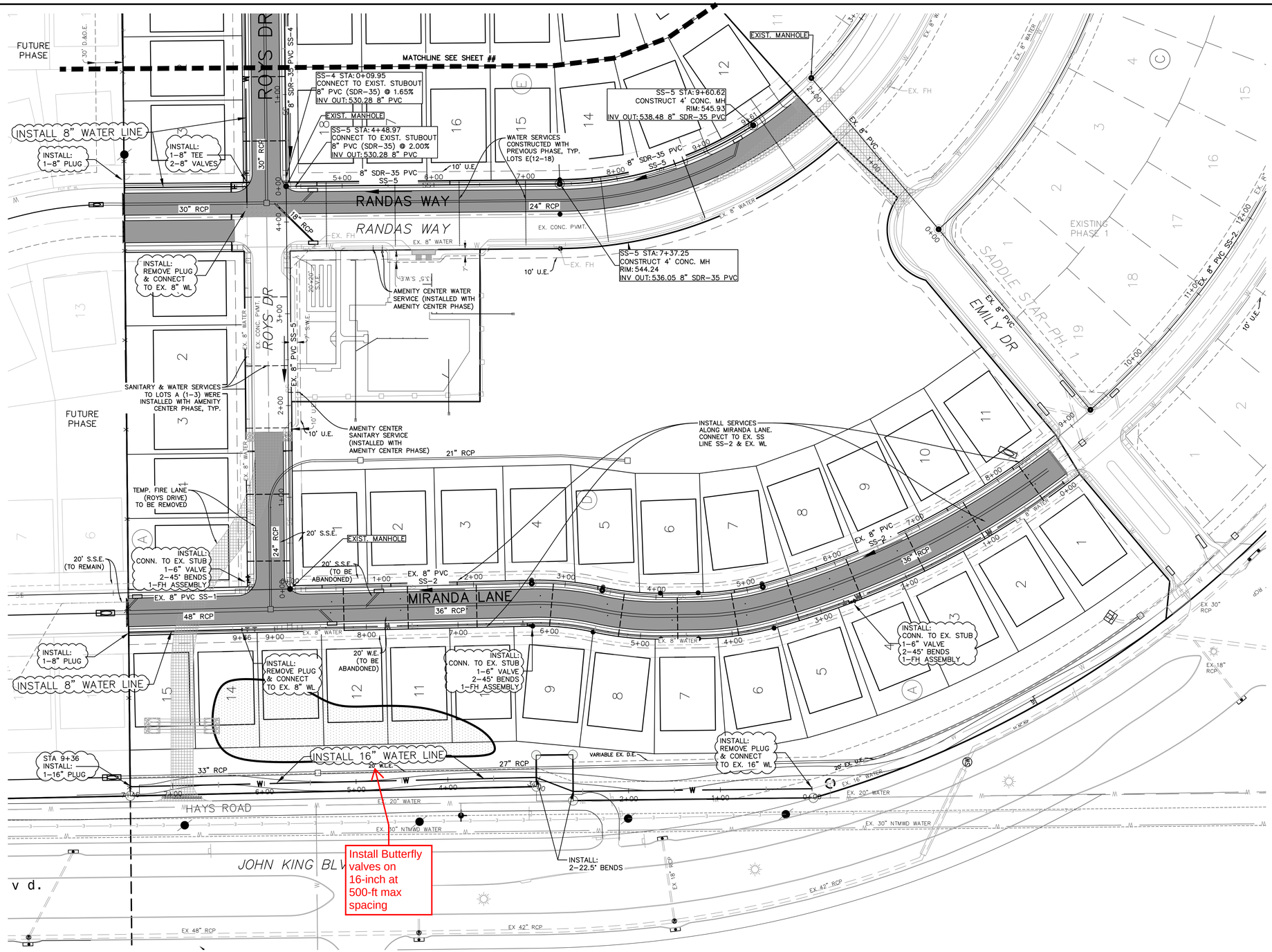
LEGEND

- MATCHLINE
- W — PROPOSED WATER LINE
- W — EXISTING WATER LINE
- SS — PROPOSED SANITARY LINE
- SS — EXISTING SANITARY LINE
- PROPOSED STORM LINE
- EXISTING STORM LINE
- R.O.W. CENTER LINE
- R.O.W. LINE LINE
- EXISTING UTILITY POLE
- OHW — EXISTING OVERHEAD UTILITY
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE

50 25 0 50 100

SCALE IN FEET
1" = 50'

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



CAUTION! EXISTING UTILITIES

CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARK:
BM#1 (#102)
CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD, AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.
ELEVATION = 531.58

BM#3 (#106)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT.
ELEVATION = 557.33'

ENGINEERINGCONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

DRAWN: MJH	DATE:
CHECKED: RCK	DATE: 03/19/2021
PROJECT NO.: 06824-2	
DWG FILE NAME: 06824-2 PRELIM UT.DWG	

PRELIMINARY UTILITY EXHIBIT 1

SADDLE STAR SOUTH PHASE 2

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-012

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	John King Blvd at Hays Road				
SUBDIVISION	Saddle Star South Phase 2	LOT		BLOCK	
GENERAL LOCATION	East of John King Blvd. and South of FM 552				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Planned Development District	CURRENT USE	Agriculture		
PROPOSED ZONING	Planned Development District	PROPOSED USE	Single Family Residential		
ACREAGE	26.827	LOTS [CURRENT]	1	LOTS [PROPOSED]	77

☐ ***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	CDT ROCKWALL/2017 LLC	☑ APPLICANT	Hines
CONTACT PERSON		CONTACT PERSON	Jose Campos
ADDRESS	6925 FM 2515	ADDRESS	2200 Ross Ave. Ste. 4200W
CITY, STATE & ZIP	KAUFMAN, TX. 75142	CITY, STATE & ZIP	Dallas, Tx 75201
PHONE		PHONE	214-716-2900
E-MAIL		E-MAIL	jose.campos@hines.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAT ATKINS [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 $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF MARCH, 2021. 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 18th DAY OF MARCH, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
David Goss
My Commission Expires
02/17/2024
ID No. 6615002

MY COMMISSION EXPIRES

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2021-042

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]:

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OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

NOTES:
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☐ OWNER	GWENDOLYN REED	☑ APPLICANT	Hines
CONTACT PERSON		CONTACT PERSON	Jose Campos
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CITY, STATE & ZIP	ROCKWALL, TX. 75087	CITY, STATE & ZIP	Dallas, Tx 75201
PHONE	972-388-6383	PHONE	214-716-2900
E-MAIL		E-MAIL	jose.campos@hines.com

NOTARY VERIFICATION [REQUIRED]

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OWNER'S SIGNATURE Gwen Reed

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
David Goss
My Commission Expires
02/17/2024
ID No. 6815002

MY COMMISSION EXPIRES

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2024-012

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CITY ENGINEER:

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- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: John King Blvd at Hays Road

SUBDIVISION: Saddle Star South Phase 2 LOT: BLOCK:

GENERAL LOCATION: East of John King and South of FM 552

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Planned Development District CURRENT USE: Agriculture

PROPOSED ZONING: Planned Development District PROPOSED USE: Single Family Residential

ACREAGE: 26.827 LOTS [CURRENT]: 1 LOTS [PROPOSED]: 77

☐ ***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: SADDLE STAR SOUTH HOLDINGS LLC	☑ APPLICANT: Hines
CONTACT PERSON:	CONTACT PERSON: Jose Campos
ADDRESS: 2200 ROSS AVENUE	ADDRESS: 2200 Ross Ave. Ste. 4200W
SUITE 4200 W	
CITY, STATE & ZIP: DALLAS, TX. 75201	CITY, STATE & ZIP: Dallas, Tx 75201
PHONE:	PHONE: 214-716-2900
E-MAIL:	E-MAIL: jose.campos@hines.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [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 $_____ *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.*

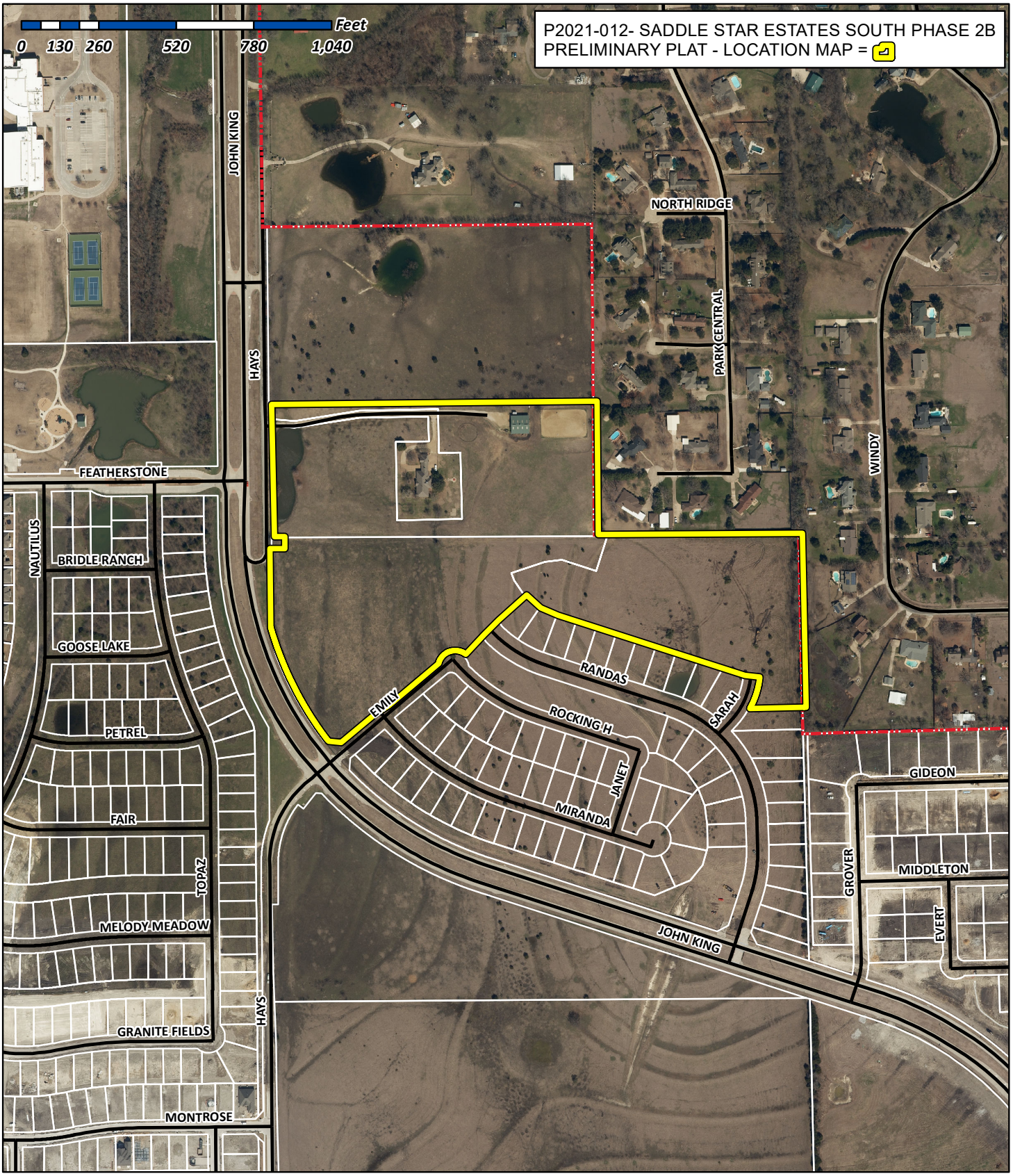
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th *DAY OF* March *20* 24

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

TIFFANY NICHOLE PUTNAM
Notary Public, State of Texas
Comm. Expires 10-20-2024
Notary ID 13273817-1

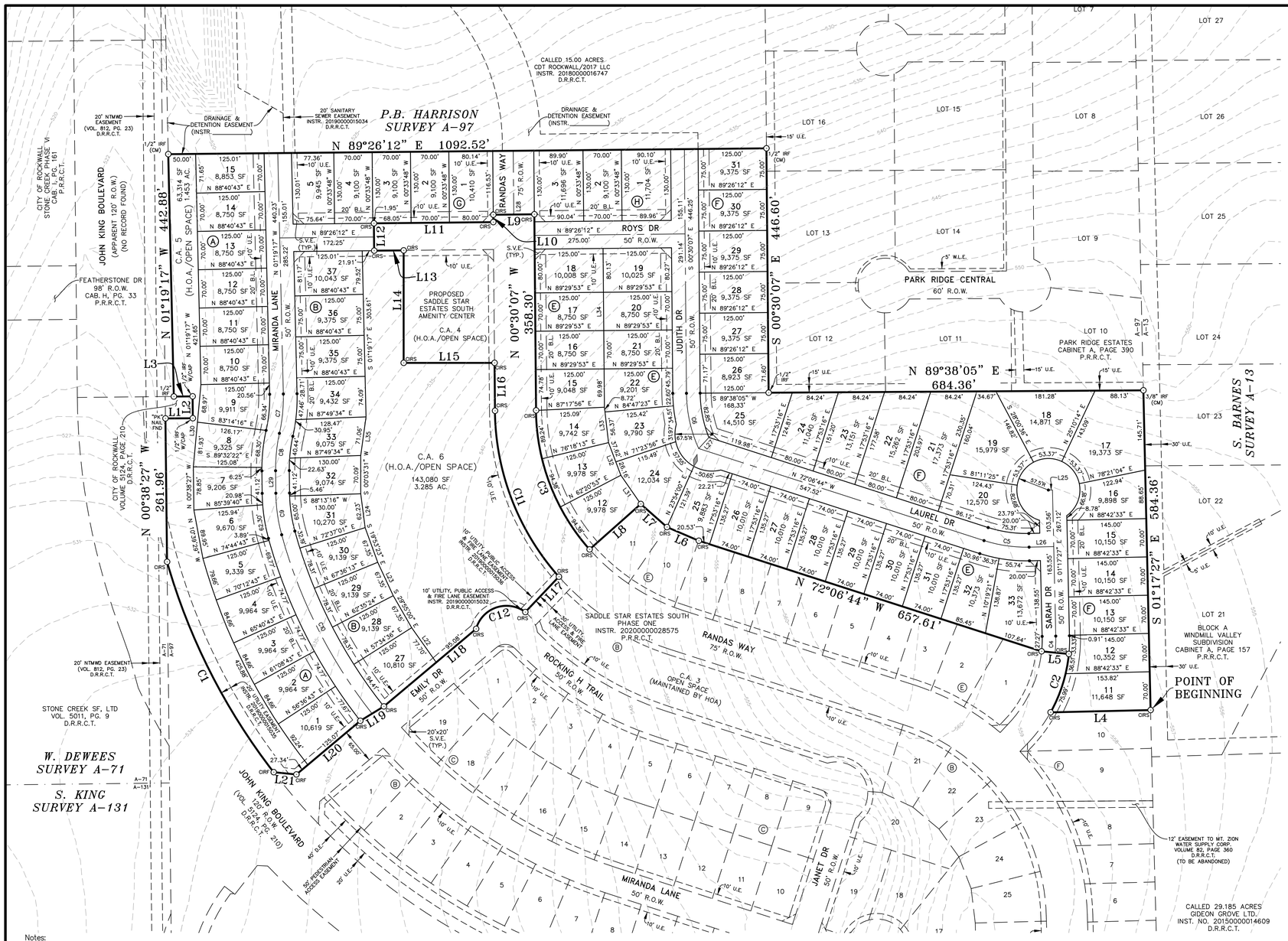
MY COMMISSION EXPIRES 10/20/24



City of Rockwall

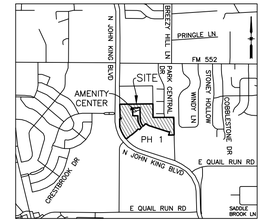
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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



LEGEND

CIRS	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 3963"
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	20'x20' SIDEWALK AND VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS
◄►	INDICATES CHANGE IN STREET NAME



VICINITY MAP
N.T.S.

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	21°47'11"	1140.00'	219.39'	433.48'	S 26°51'02" E	430.87'
C2	23°26'23"	275.00'	57.05'	112.50'	N 17°22'23" E	111.72'
C3	41°06'27"	387.50'	145.29'	278.02'	S 21°03'14" E	272.09'
C4	6°56'39"	250.00'	15.17'	30.30'	N 02°10'52" E	30.28'
C5	19°10'43"	250.00'	42.24'	83.68'	S 81°42'06" E	83.29'
C6	23°51'24"	250.00'	52.81'	104.09'	S 12°26'44" E	103.34'
C7	13°49'20"	300.00'	36.36'	72.37'	N 05°35'23" E	72.20'
C8	13°08'30"	300.00'	34.56'	68.81'	S 05°55'47" W	68.66'
C9	14°40'53"	300.00'	38.65'	76.87'	S 07°58'54" E	76.66'
C10	22°57'18"	920.00'	186.80'	368.59'	S 26°47'59" E	366.13'
C11	41°06'20"	462.50'	173.41'	331.81'	S 21°03'17" E	324.74'
C12	111°10'32"	57.50'	83.94'	111.57'	S 71°13'07" W	94.87'

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 89°38'44" E	50.00'
L2	N 00°38'27" W	40.00'
L3	S 89°38'05" W	34.30'
L4	S 88°42'33" W	182.77'
L5	N 84°20'49" W	50.00'
L6	N 66°47'40" W	63.38'
L7	N 48°35'07" W	63.78'
L8	S 48°23'33" W	125.00'
L9	S 89°23'28" W	75.00'
L10	S 00°30'07" E	13.47'
L11	S 89°26'12" W	218.05'
L12	S 00°33'48" E	50.00'
L13	N 89°26'12" E	53.74'
L14	S 00°00'00" E	205.52'
L15	N 90°00'00" E	166.07'
L16	S 00°30'07" E	87.56'
L17	S 43°25'25" W	89.23'
L18	S 49°55'55" W	220.14'

LINE TABLE

NO.	DIRECTION	DISTANCE
L19	S 58°29'53" W	50.35'
L20	S 49°55'55" W	152.40'
L21	N 84°16'58" W	41.84'
L22	S 35°18'55" E	77.70'
L23	S 24°54'11" E	67.35'
L24	S 07°26'26" E	62.23'
L25	N 88°42'33" E	7.50'
L26	N 88°42'33" E	45.00'
L27	N 42°38'44" E	35.79'
L28	N 00°30'07" W	116.50'
L29	N 00°38'27" W	41.12'
L30	N 05°14'20" E	150.90'
L31	N 34°37'47" W	63.78'
L32	N 20°40'27" W	63.78'
L33	N 06°36'49" W	65.09'
L34	N 00°30'07" W	70.00'
L35	S 07°43'23" W	71.06'

Notes:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
2. A 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction. Offsets to corners will be set in areas impeded by retainer walls or other obstacles lying on the actual lot corner.
3. By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. on occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
4. All non-standard decorative street signs, poles/posts, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
6. The Open Space Lots to be maintained by the Homeowners Association (HOA).
7. The homeowners Association is responsible for maintaining all non-standard decorative signs, poles/post, hardware or other non-standard items. The City of Rockwall has no maintenance or other responsibility related to these items. The City of Rockwall and the Homeowners Association agree the association will bear any and all maintenance cost related to the said improvements. The City has the statutory authority to install and maintain Traffic Control Devices for vehicular traffic on public streets/roads within the public Right of Way. This agreement in no way constitutes a change in that authority and does not constitute and delegation of that authority of the Association.

REVIEWED FOR PRELIMINARY APPROVAL

Planning and Zoning Commission — Date

APPROVED FOR PREPARATION OF FINAL PLAT

Mayor, City of Rockwall — City Secretary — City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2021.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This preliminary plat is released on March 18, 2021 for review by the City and other parties for comments and progression to an approved Preliminary Plat.

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

STATE OF TEXAS · REGISTERED · ROBERT C. MYERS · 3963 · PROFESSIONAL LAND SURVEYOR

OWNERS
CDT ROCKWALL/2017, LLC
6925 FM 2515
KAUFMAN, TX 75142

SADDLE STAR SOUTH HOLDINGS, LLC
2200 ROSS AVE., STE. 4200W
DALLAS, TX 75201

GWENDOLYN REED
3076 HAYS RD
ROCKWALL, TX 75087

DEVELOPER
HINES
2200 ROSS AVE, SUITE 4200W
DALLAS, TX 75201
(214) 716-2900

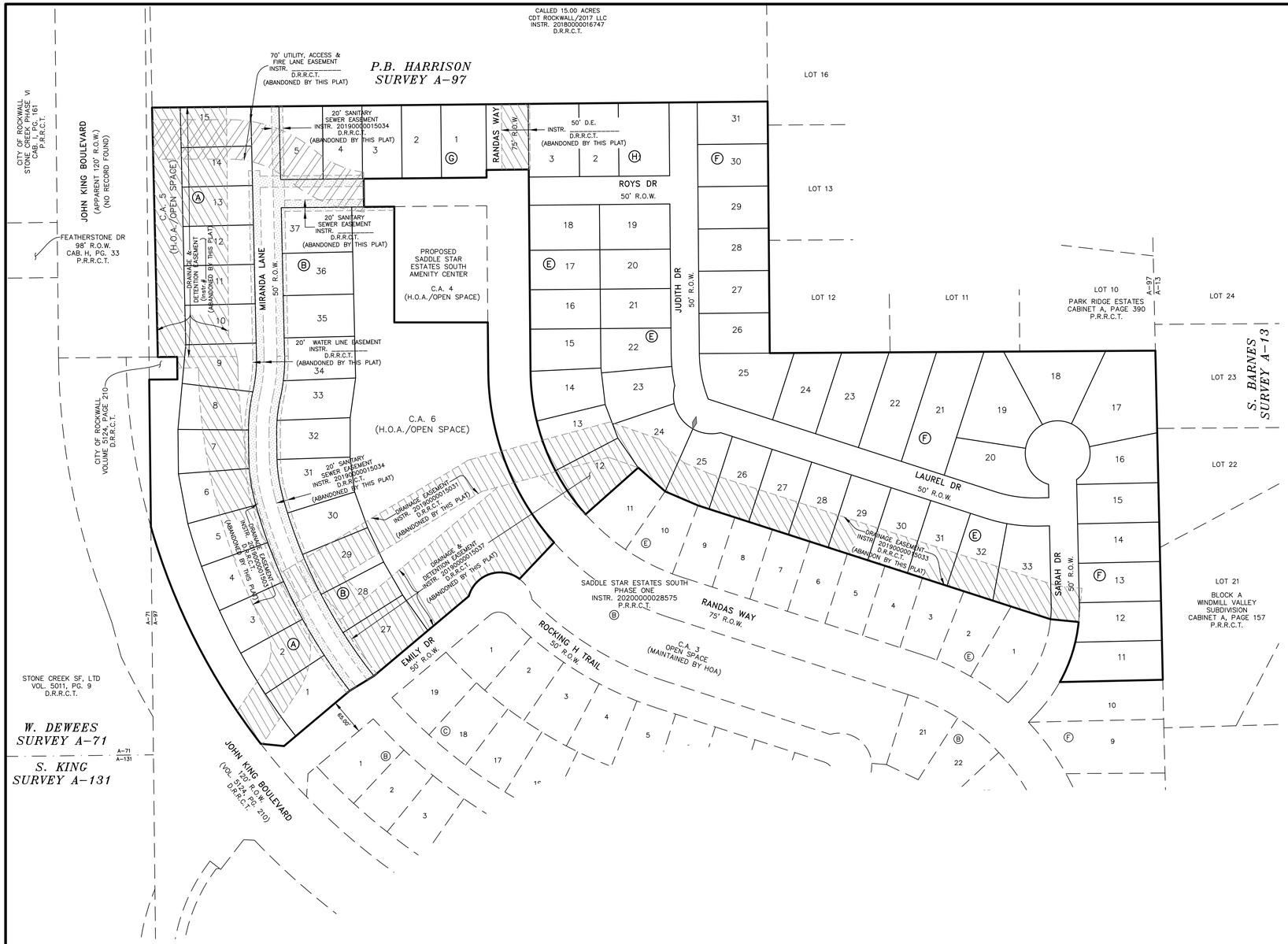
LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

PRELIMINARY PLAT
SADDLE STAR ESTATES SOUTH PHASE 2B
77 SINGLE FAMILY LOTS
2 COMMON AREA TRACT
26.827 ACRES
SITUATED IN THE
P.B. HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

DATE: 3/18/2021 CASE #: P21___-___ SHEET 1 OF 2

Z:\PROJECTS\06824 Saddle Star South Ph2\dwg\6824 Preliminary Plat Ph 2B.dwg



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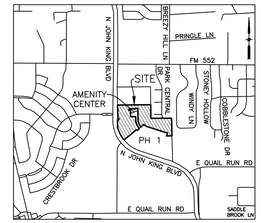
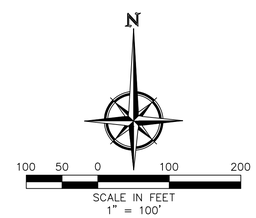


VICINITY MAP
N.T.S.



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488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

PRELIMINARY PLAT

SADDLE STAR ESTATES SOUTH PHASE 2B

77 SINGLE FAMILY LOTS
2 COMMON AREA TRACT
26.827 ACRES
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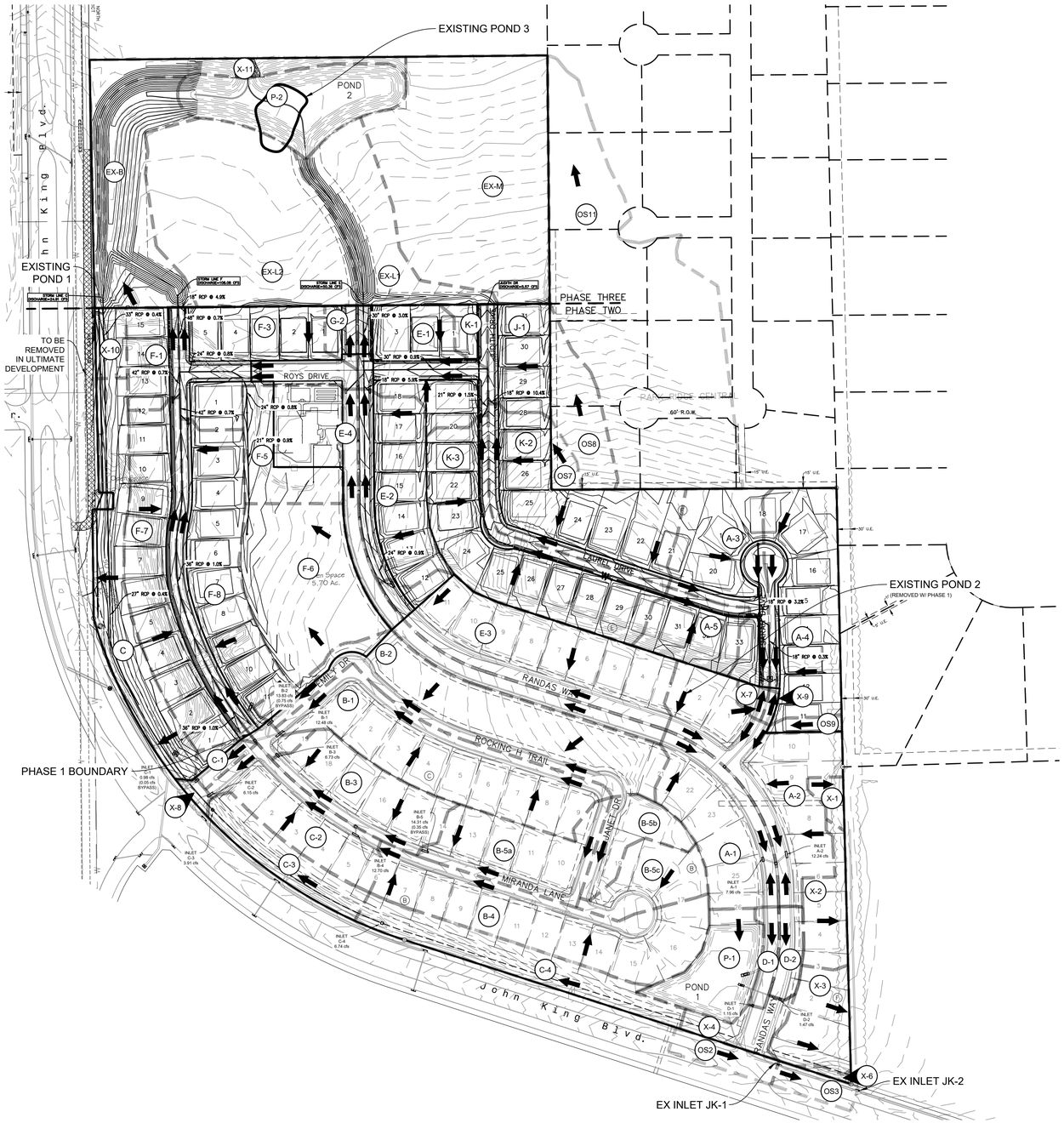
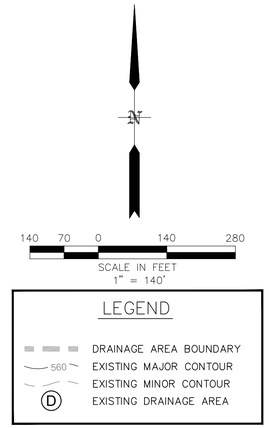
DATE: 3/18/2021 CASE #: P21__-___ SHEET 2 OF 2

Z:\PROJECTS\06824 Saddle Star South Ph2\dwg\6824 Preliminary Plat Ph 2B.dwg





Proposed Drainage Area Calculations

Drainage Area	Area (AC)	Tc (min)	C	K	I_{100} (in/hr)	Q_{100} (cfs)	Description
A-1	1.63	10.00	0.50	1.00	9.80	7.96	TO POND 1
A-2	2.36	10.00	0.50	1.00	9.80	11.57	TO POND 1
A-3	1.64	10.00	0.50	1.00	9.80	8.04	TO POND 1
A-4	2.16	10.00	0.50	1.00	9.80	10.56	TO POND 1
A-5	0.83	10.00	0.50	1.00	9.80	4.06	TO POND 1
B-1	2.55	10.00	0.50	1.00	9.80	12.49	TO POND 2
B-2	2.73	10.00	0.50	1.00	9.80	13.36	TO POND 2
B-3	1.37	10.00	0.50	1.00	9.80	6.73	TO POND 2
B-4	2.57	10.00	0.50	1.00	9.80	12.61	TO POND 2
B-5a	1.41	10.00	0.50	1.00	9.80	6.91	TO POND 2
B-5b	0.66	10.00	0.50	1.00	9.80	3.22	TO POND 2
B-5c	0.82	10.00	0.50	1.00	9.80	4.01	TO POND 2
C	1.80	10.00	0.50	1.00	9.80	8.82	TO POND 2
C-1	0.20	10.00	0.50	1.00	9.80	0.98	TO POND 2
C-2	1.26	10.00	0.50	1.00	9.80	6.15	TO POND 2
C-3	0.80	10.00	0.50	1.00	9.80	3.91	TO POND 2
C-4	1.33	10.00	0.50	1.00	9.80	6.50	TO POND 2
D-1	0.23	10.00	0.50	1.00	9.80	1.15	TO POND 1
D-2	0.30	10.00	0.50	1.00	9.80	1.47	TO POND 1
E-1	1.56	10.00	0.50	1.00	9.80	7.63	TO POND 2
E-2	1.70	10.00	0.50	1.00	9.80	8.33	TO POND 2
E-3	2.62	10.00	0.50	1.00	9.80	12.82	TO POND 2
E-4	1.11	10.00	0.50	1.00	9.80	5.46	TO POND 2
F-1	0.68	10.00	0.50	1.00	9.80	3.34	TO POND 2
F-7	2.46	10.00	0.50	1.00	9.80	12.04	TO POND 2
F-8	2.59	10.00	0.50	1.00	9.80	12.67	TO POND 2
F-3	1.99	10.00	0.50	1.00	9.80	9.74	TO POND 2
F-5	1.55	10.00	0.50	1.00	9.80	7.59	TO POND 2
F-6	2.33	10.00	0.50	1.00	9.80	11.43	TO POND 2
G-2	0.23	10.00	0.50	1.00	9.80	1.14	TO POND 2
J-1	0.88	10.00	0.50	1.00	9.80	4.33	TO NORTH BYPASS
K-1	0.68	10.00	0.50	1.00	9.80	3.33	TO POND 2
K-2	2.37	10.00	0.50	1.00	9.80	11.59	TO POND 2
K-3	2.70	10.00	0.50	1.00	9.80	13.23	TO POND 2
P-1	0.99	10.00	0.50	1.00	9.80	4.87	TO POND 1
P-2	1.68	10.00	0.50	1.00	9.80	8.22	TO POND 2
X-1	0.16	10.00	0.50	1.00	9.80	0.80	TO GIDEON
X-2	0.61	10.00	0.50	1.00	9.80	3.00	TO GIDEON
X-3	0.84	10.00	0.50	1.00	9.80	4.12	TO GIDEON
X-4	0.44	10.00	0.50	1.00	9.80	2.18	TO JOHN KING (POND 1 BYPASS)
X-5	0.18	10.00	0.50	1.00	9.80	0.87	TO POND 2
X-6	0.05	10.00	0.50	1.00	9.80	0.23	TO JOHN KING (POND 1 BYPASS)
X-7	0.11	10.00	0.50	1.00	9.80	0.55	TO POND 1 (FUT A-3)
X-8	0.08	10.00	0.50	1.00	9.80	0.37	TO JOHN KING (POND 2 BYPASS)
X-9	0.05	10.00	0.50	1.00	9.80	0.22	TO POND 1 (FUT A-4)
X-10	0.29	10.00	0.50	1.00	9.80	1.43	POND 2 BYPASS
X-11	0.95	10.00	0.50	1.00	9.80	4.67	POND 2 BYPASS
OS2	0.36	10.00	0.90	1.00	9.80	3.20	TO JOHN KING
OS3	0.28	10.00	0.90	1.00	9.80	2.49	TO JOHN KING
OS7	0.18	10.00	0.50	1.00	9.80	0.86	TO PARK RIDGE, THEN TO AREA EX-M
OS8	0.84	10.00	0.50	1.00	9.80	4.13	TO PARK RIDGE, THEN TO AREA EX-M
OS9	0.14	10.00	0.50	1.00	9.80	0.67	TO A-2
OS10	1.18	10.00	0.35	1.00	8.30	3.44	TO END OF LINE A
OS11	5.93	10.00	0.50	1.00	9.80	29.06	TO PARK RIDGE, THEN TO AREA EX-M
EX-B	1.84	20.00	0.35	1.00	8.30	5.35	TO POND 2
EX-C	0.35	20.00	0.35	1.00	8.30	1.00	TO PARK RIDGE, THEN TO AREA EX-M
EX-L1	1.47	20.00	0.35	1.00	8.30	4.26	TO POND 2
EX-L2	4.00	20.00	0.35	1.00	8.30	11.61	TO POND 2
EX-M	5.05	20.00	0.35	1.00	8.30	14.68	TO OFFSITE NORTH

COMPARISON - GIDEON GROVE-NORTH (6/5/2018)

GG-OS2/OS3=2.85 AC (8.3 CFS) SS-X1/X2/X3=1.61 AC (7.90 CFS)

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

CAUTION! EXISTING UTILITIES

CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARK:

BM#1 (#102)
CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD, AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.
ELEVATION = 531.58

BM#3 (#106)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT.
ELEVATION = 557.33'

ENGINEERINGCONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

DRAWN: MJH	DATE:
CHECKED: RCK	DATE: 03/19/2021
PROJECT NO.: 06812	
DWG FILE NAME: 06824-2 PRELIM DA.DWG	

PRELIMINARY DRAINAGE EXHIBIT

SADDLE STAR SOUTH PHASE 2

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 1

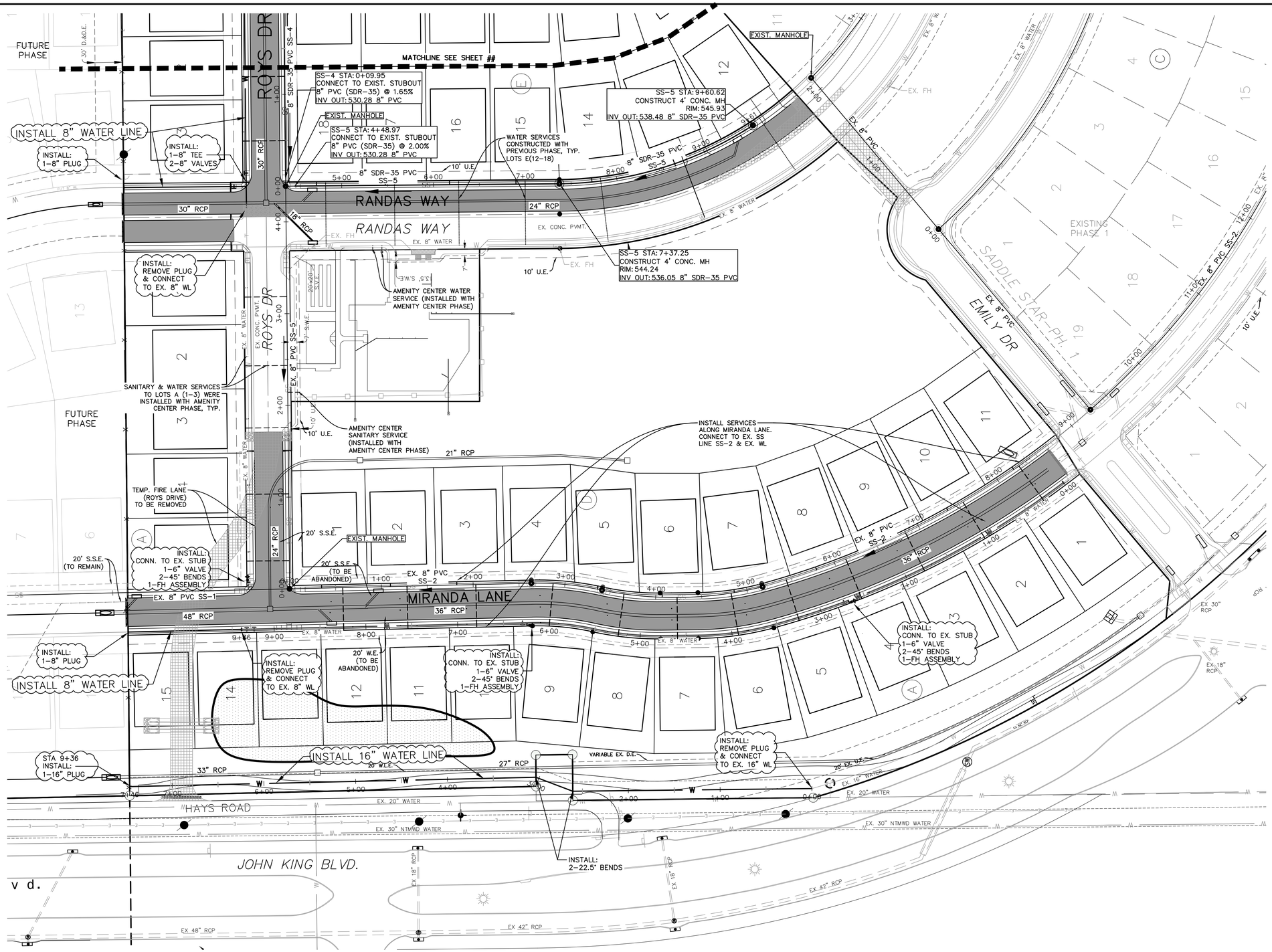
LEGEND

- MATCHLINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY LINE
- EXISTING SANITARY LINE
- PROPOSED STORM LINE
- EXISTING STORM LINE
- R.O.W. CENTER LINE
- R.O.W. LINE LINE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD UTILITY
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE

50 25 0 50 100

SCALE IN FEET
1" = 50'

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



CAUTION! EXISTING UTILITIES

CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARK:

BM#1 (#102)
CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD, AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.
ELEVATION = 531.58

BM#3 (#106)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT.
ELEVATION = 557.33'

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201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:	
DRAWN: MJH	DATE:
CHECKED: RCK	DATE: 03/19/2021
PROJECT NO.: 06824-2	
DWG FILE NAME: 06824-2 PRELIM UT.DWG	

PRELIMINARY UTILITY EXHIBIT 1

SADDLE STAR SOUTH PHASE 2

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

LEGEND

- MATCHLINE
- W — PROPOSED WATER LINE
- W — EXISTING WATER LINE
- SS — PROPOSED SANITARY LINE
- SS — EXISTING SANITARY LINE
- PROPOSED STORM LINE
- EXISTING STORM LINE
- R.O.W. CENTER LINE
- R.O.W. LINE LINE
- EXISTING UTILITY POLE
- OHW — EXISTING OVERHEAD UTILITY
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE

50 25 0 50 100

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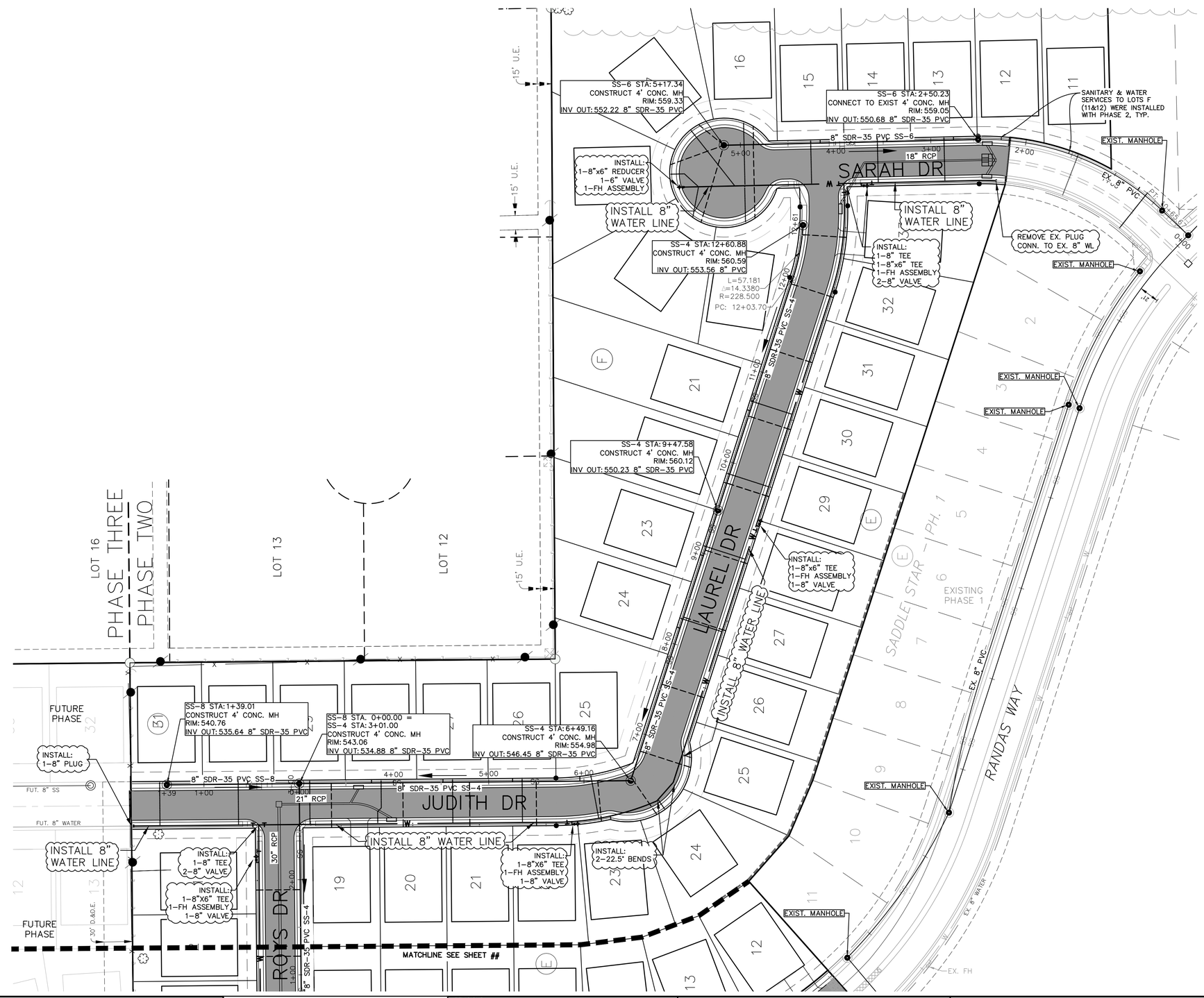

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PROJECT NO.: 06824-2	
DWG FILE NAME: 06824-2 PRELIM UT.DWG	

PRELIMINARY UTILITY EXHIBIT 2

SADDLE STAR SOUTH PHASE 2

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/25/2021

PROJECT NUMBER:	P2021-013	CASE MANAGER:	David Gonzales
PROJECT NAME:	Lots 1-19, The Standards Phase One	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by Bart Carroll for the approval of a Preliminary Plat for the Standards Subdivision being a 32.60-acre tract of land identified as Tract 13 of the S. McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the southwest corner of the intersection of S. Munson Street and Streetman Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	03/24/2021	Needs Review

03/24/2021: P2021-013; Preliminary Plat for the Standards Subdivision Addition - ETJ
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for the Standards Subdivision being a 32.60-acre tract of land identified as Tract 13 of the S. McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the southwest corner of the intersection of S. Munson Street and Streetman Road.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2021-013) in the lower right-hand corner of all pages of all revised plan submittals.

I.4 This project is subject to all requirements stipulated by Chapter 38, Subdivisions of the Code of Ordinances of The City of Rockwall and the Interim Interlocal Cooperation Agreement for Subdivision Regulation between Rockwall County and the City of Rockwall (ILA). (§04.01, Art. 11, UDC)

M.5 Title Block: Add "Block A" after Lots 1-19 & 19A (i.e. Lots 1-19 & 19A, Block A) [Chapter 38, Subdivision Ordinance, Municipal Code of Ordinances]

M.6 Provide a label indicating Block A on the platted lots. [Chapter 38, Subdivision Ordinance, Municipal Code of Ordinances]

M.7 Remove the proposed Phase 2 from the preliminary plat where Phase 1 is the only properties shown for approval. [Chapter 38, Subdivision Ordinance, Municipal Code of Ordinances]

M.8 Provide Preliminary Drainage & Utility Plans for Phase 1. [Chapter 38, Subdivision Ordinance, Municipal Code of Ordinances]

M.9 Correct the subdivision name on page 2 from Avery Farm Addition to The Standards Addition under the dedication language (i.e. Now, Therefore…State of Texas) [Chapter 38, Subdivision Ordinance, Municipal Code of Ordinances]

M.10 Rockwall County to review and approve the sewage disposal method. (Section (4)(a)(2), Adequate Public Utilities (Wastewater), Exhibit 'A', ILA)

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff by April 6, 2021, and provide any additional information that is requested.

I.12 Please provide two (2) large copies and one PDF version for review by staff.

I.13 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on March 30, 2021
2) Planning & Zoning Regular meeting will be held on April 13, 2021
3) City Council meeting will be held on April 19, 2021

I.14 Staff requires that a representative be present for the meetings as scheduled above to answer any questions the Commission or Council may have regarding your request. All meetings will be held in person and in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/24/2021	Needs Review

03/24/2021: M - Remove all lot lines except for the detention easement from Future Phase Two
M - See Water Note about CCN Service Areas.
M - Must dedicate a 20' easement along the northwest property line per the Master Water Plan.
M - Must dedicate a 20' easement connecting Laci Ln to Streetman Rd.
M - This property has two water CCN service areas on it. You may chose to opt out of one of them to have the whole area on one system.

The following items are your information for the engineering review process.
General Items:
I - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures allowed in easements.
I - Retaining walls 3' and over must be engineered.
I - All retaining walls must be rock or stone face. No smooth concrete walls.
I - May need off-site easements for detention outfall.

Roadway Paving Items:
I - No dead-end streets allowed without City approved turnaround
I - Internal streets must have 29' B-B paving. Curb and gutter design, reinforced concrete construction. No asphalt or rock streets.
I -Alleys are required. Must get variance

Water and Wastewater Items:
M - Must dedicate a 20' easement along the northwest proporty line per the Master Water Plan.
M - Must dedicate a 20' easement connecting Laci Ln to Streetman Rd.
M - This property has two water CCN service areas on it. You may chose to opt out of one of them to have the whole area on one system.
I - Blackland water supply does not have any additional water service connections allowed with the current agreement with Rockwall as water supplier.
I - Based on the acreage, it appears that you will be on septic. Septic systems must be permitted through Rockwall County.

Drainage Items:
I - Detention is required. There are two drainage basins on this property. See attached map.

I - No vertical walls are allowed in detention easement or the floodplain.
I - Areas of 20 acres or more must use the unit hydrograph method for detention calculations. Review fees apply.
I - Manning's C-value is per zoning type.
I - Drainage must be at sheet flow conditions at the property line or an easement on the neighboring property is required, all the way to the creek.
I - No lot to lot drainage allowed

Landscaping:
I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/24/2021	Approved w/ Comments

03/24/2021: The Needed Fire Flow shall be verified/provided prior to any construction on these lots.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/22/2021	Approved w/ Comments

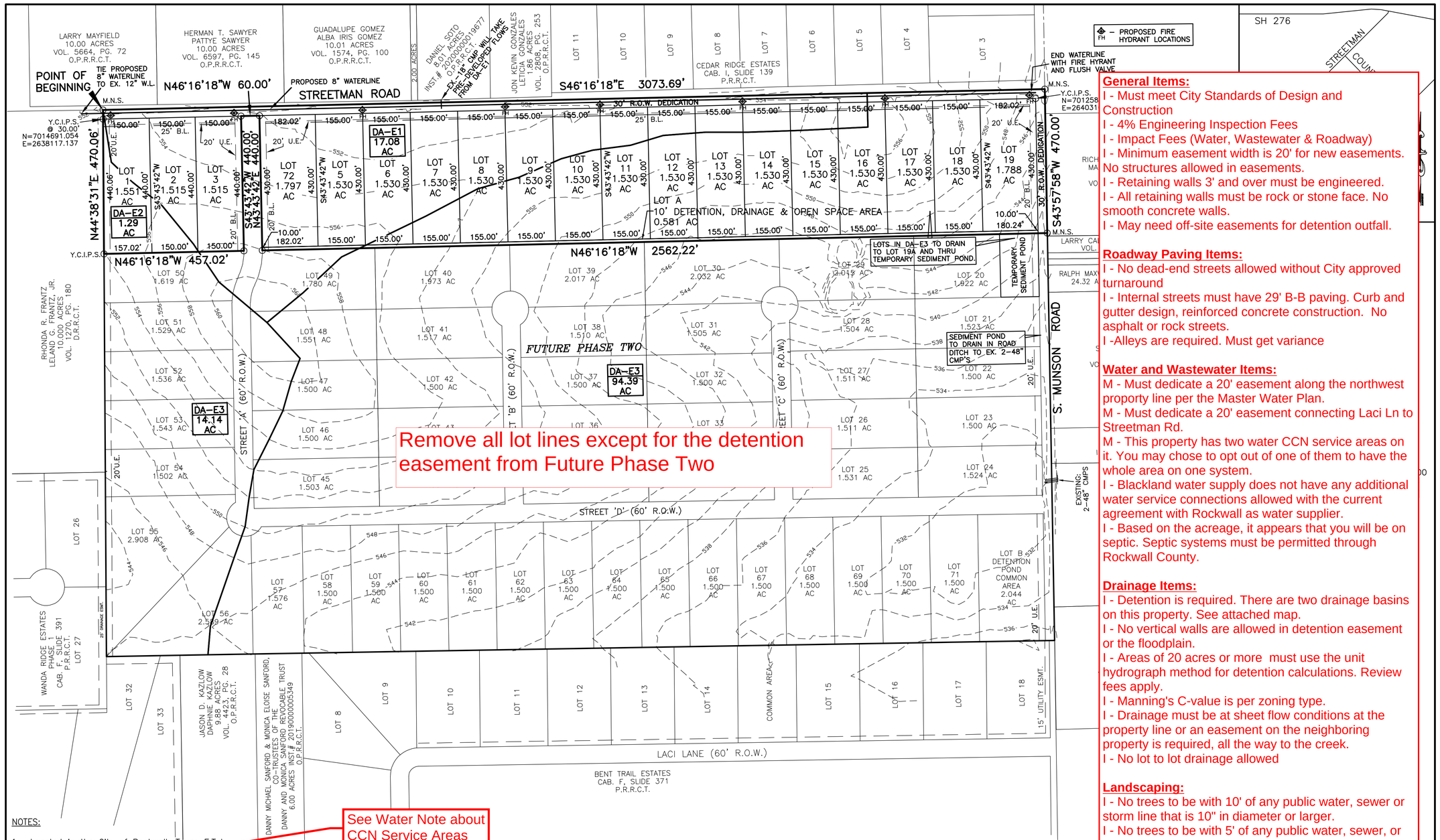
03/22/2021: To avoid future conflicts, please consider renaming the plat to something else since we already have a 'The Standard' Addition inside the City of Rockwall and this property is in our ETJ.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	03/25/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/22/2021	Approved

03/22/2021: No comments



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NOTES:

1. Located in the City of Rockwall, Texas E.T.J.
2. Water supplied by Cash SUD.
3. State Plain Coordinates ties to City of Rockwall Geodetic Control Monument Station COR-20.
4. All drainage and detention easements shall be maintained, repaired, and replaced by the property owner.
5. All street intersections to have a 15'x15' visibility easement.
6. All lots to use on-site sewage facilities. OSSF permits are required prior to construction.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

Bearings based on the Texas State Plane Coordinate System NAD 83, North Central Zone (4202), North American Datum of 1983.

LEGEND

I.P.F.	–	IRON PIN FOUND
D.R.R.C.T.	–	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	–	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
Y.C.I.P.S.	–	YELLOW CAPPED IRON PIN SET STAMPED "CCG INC RPLS 5129"

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11
LAVON, TEXAS 75166
972-742-4411
TEXAS FIRM REGISTRATION NO.: 10007200
TBPELS REGISTRATION NO.: F-21608

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2759-20	1"=200'	MARCH 17, 2021	CP

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48397C0065L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR ROCKWALL COUNTY, TEXAS, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

OWNER:
ROBERT JOHN CROWELL
PO BOX 466
ROYSE CITY, TEXAS 75189
PHONE: (214) 460-4444

THE STANDARDS PHASE ONE

LOTS 1-19 & 19A
19 Residential Lots
Being 32.588 – Acres of Land

Samuel McFadgin Survey, Abstract No. 142
Situated within the
Extraterritorial Jurisdiction (ETJ)
of the City of Rockwall
Rockwall County, Texas
Case No.:

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2021-013

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] $695.00 33 AC
- ☐ 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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	STREETMAN RD				
SUBDIVISION	THE STANDARDS Phase 1	LOT		BLOCK	
GENERAL LOCATION	~~Mon~~ Streetman Rd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG		CURRENT USE	AG	
PROPOSED ZONING	— N/A		PROPOSED USE	Single Family - Estate	
ACREAGE	32.6	LOTS [CURRENT]	0	LOTS [PROPOSED]	19

☒ ***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		☒ APPLICANT	
CONTACT PERSON		CONTACT PERSON	BART CARROLL
ADDRESS		ADDRESS	PO Box 11
CITY, STATE & ZIP		CITY, STATE & ZIP	LAVON TX 75166
PHONE		PHONE	972 742 4411
E-MAIL		E-MAIL	bart.carroll@yahoo.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BART CARROLL [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 $ $695.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 19th *DAY OF* MARCH, 2021. *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."*

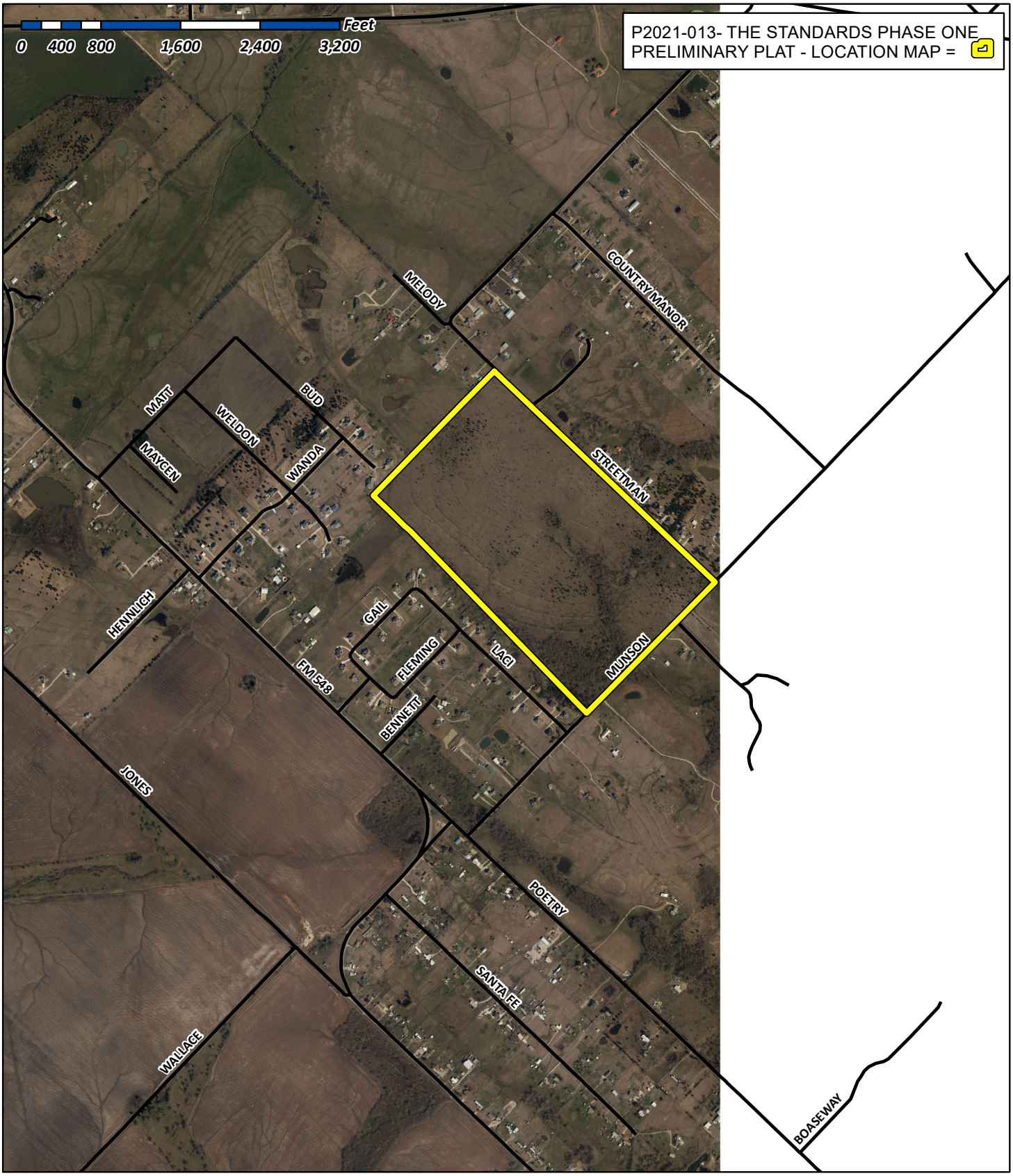
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th *DAY OF* MARCH, 2021.

OWNER'S SIGNATURE Bart Carroll

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

MY COMMISSION EXPIRES

CHRISTI PHILLIPS
Notary Public, State of Texas
Comm. Expires 01-25-2025
Notary ID 1201277-0



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.

CASH SPECIAL UTILITY DISTRICT

172 FM 1564 EAST
P.O. BOX 8129
GREENVILLE, TEXAS 75404-8129
PHONE (903) 883-2695 FAX (903) 883-4045

January 19, 2021

The Honorable David Sweet, County Judge
Rockwall County Courthouse
101 E. Rusk St
Suite 202
Rockwall TX, 75087

Dear Sir:

The District holds the Certificate of Convenience and Necessity (CCN) No. 10824 for the area where Robert Crowell owns property on Streetman Road. Upon installation of the approved on-site and off-site facilities and execution of the Non-Standard Water Utility Service Agreement between the District and Robert Crowell, the District will supply water to his property.

If you should have any questions regarding service to the subdivision, please feel free to contact me.

Sincerely,

Clay Hodges, General Manager
Cash Special Utility District

NOTES:

1. Located in the City of Rockwall, Texas E.T.J.
2. Water supplied by Cash SUD.
3. State Plain Coordinates ties to City of Rockwall Geodetic Control Monument Station COR–20.
4. All drainage and detention easements shall be maintained, repaired, and replaced by the property owner.
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LEGEND

I.P.F.	–	IRON PIN FOUND
D.R.R.C.T.	–	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	–	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
Y.C.I.P.S.	–	YELLOW CAPPED IRON PIN SET STAMPED "CCG INC RPLS 5129"

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JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2759–20	1"=200'	MARCH 17, 2021	CP

OWNER:
ROBERT JOHN CROWELL
PO BOX 466
ROYSE CITY, TEXAS 75189
PHONE: (214) 460–4444

PRELIMINARY PLAT

THE STANDARDS PHASE ONE

LOTS 1–19 & 19A
19 Residential Lots
Being 32.588 – Acres of Land

Samuel McFadgin Survey, Abstract No. 142
Situated within the
Extraterritorial Jurisdiction (ETJ)
of the City of Rockwall
Rockwall County, Texas
Case No.:

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Robert John Crowell is the owner of a tract of land situated in the Samuel McFadgin Survey, Abstract No. 142, Rockwall County, Texas, and being the same called 65 acre tract land and 65.8 acre tract of land as conveyed to Mildred Ann Howell Williams by deed recorded in Volume 152, Page 853, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a mag nail set for corner in the center of Streetman Road for the north corner of said 65 acre tract and the east corner of a 10.000 acre tract of land conveyed to Rhonda R. Frantz and Leland G. Frantz, Jr. by deed recorded in Volume 1270, Page 180, Deed Records, Rockwall County, Texas;

Thence, South 46°16'18" East, along Streetman Road and the northeast lines of said 65 acre tract and the 65.8 acre tract, a distance of 3073.69 feet to a mag nail set for the east corner of said 65.8 acre tract and being the centerline intersection of Streetman Road and S. Munson Road;

Thence, South 43°57'58" West, along the southeast line of said 65.8 acre tract and the center of S. Munson Road, a distance of 470.00 feet to a mag nail set for corner;

Thence, North 46°16'18" West, a distance of 2562.22 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, North 43°43'42" East, a distance of 440.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner on the southwest line of said Streetman Road;

Thence, North 46°16'18" West, along the southwest line of said Streetman Road, a distance of 60.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 43°43'42" West, a distance of 440.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, North 46°16'18" West, a distance of 457.02 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner on the northwest line of said 65 acre tract and on the southeast line of said 10.000 acre tract;

Thence, North 44°38'31" East, along the northwest line of said 65 acre tract and the southeast line of said 10.000 acre tract, passing at a distance of 440.06 feet a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for reference and for a total distance of 470.06 feet to the Point of Beginning and containing 1,419,536 square feet or 32.588 acres of land.

_____
Planning & Zoning Commission, Chairman

_____
Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to Rockwall County, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 20____ in accordance with the requirements of the Interlocal Cooperation Agreement for Subdivision Regulations in the Extraterritorial Jurisdiction (ETJ) of the City entered into by the City of Rockwall and Rockwall County.

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

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

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

_____ _____
Rockwall County Judge Date

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as THE STANDARDS PHASE ONE subdivision to the County 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 further certify that all other parties who have a mortgage or lien interest in the Avery Farm Addition subdivision have been notified and signed this plat. I 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 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 and County 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 and subdivision engineer shall bear total responsibility for storm drain improvements.

(5) The developer 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 Rules and 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 required by the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality entered into by the City and County of Rockwall; or

(7) Property Owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the County's chosen engineer and/or County Administrator, computed on a private commercial rate basis, has been made with the County, accompanied by an agreement signed by the developer and/or owner, authoring the City and County 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 with the time stated in such written agreement, but in no case shall the City of County by 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 and County, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the County 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 Commissioner's Court of Rockwall County.

I 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 County; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

WITNESS, my hand, this the ___ day of _____, 2021.

_____
Robert John Crowell, Owner

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Robert John Crowell, 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 purpose and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

_____
Notary Public for the State of Texas
My Commission expires _____

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, James Bart Carroll, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon as set were properly placed under my personal supervision.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____
James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this ___ day of _____, 2021.

_____
Notary Public in and for the State of Texas.
My commission expires: _____

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11
LAVON, TEXAS 75166
972-742-4411
TEXAS FIRM REGISTRATION NO.: 10007200
TBPELS REGISTRATION NO.: F-21608

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2759-20	1"=200'	MARCH 17, 2021	CP

PRELIMINARY PLAT

THE STANDARDS PHASE ONE

LOTS 1-19 & 19A
19 Residential Lots
Being 32.588 – Acres of Land
Samuel McFadgin Survey, Abstract No. 142
Situated within the
Extraterritorial Jurisdiction (ETJ)
of the City of Rockwall
Rockwall County, Texas
Case No.:

OWNER:
ROBERT JOHN CROWELL
PO BOX 466
ROYSE CITY, TEXAS 75189
PHONE: (214) 460-4444

BOUNDARY CLOSURE REPORT
THE STANDARDS PHASE ONE

North: 7014712.4019' East: 2638138.2199'

Segment #1 : Line

Course: S46° 16' 18.09"E Length: 3073.687'
North: 7012587.7479' East: 2640359.3451'

Segment #2 : Line

Course: S43° 57' 57.75"W Length: 470.004'
North: 7012249.4619' East: 2640033.0533'

Segment #3 : Line

Course: N46° 16' 18.09"W Length: 2562.215'
North: 7014020.5662' East: 2638181.5309'

Segment #4 : Line

Course: N43° 43' 41.91"E Length: 440.000'
North: 7014338.5215' East: 2638485.6763'

Segment #5 : Line

Course: N46° 16' 18.09"W Length: 60.000'
North: 7014379.9959' East: 2638442.3187'

Segment #6 : Line

Course: S43° 43' 41.91"W Length: 440.000'
North: 7014062.0405' East: 2638138.1734'

Segment #7 : Line

Course: N46° 16' 18.09"W Length: 457.018'
North: 7014377.9495' East: 2637807.9204'

Segment #8 : Line

Course: N44° 38' 31.33"E Length: 470.060'
North: 7014712.4022' East: 2638138.2199'

Perimeter: 7972.983' Area: 1419536.06 Sq. Ft.
Error Closure: 0.0003 Course: N13° 46' 58.03"E
Error North: 0.00031 East: 0.00008

Precision 1: 26576613.333

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/25/2021

PROJECT NUMBER:	P2021-014	CASE MANAGER:	Henry Lee
PROJECT NAME:	Preliminary Plat for Nelson Lakes	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Jen-Liang Wu for the approval of a Preliminary Plat for the Nelson Lake Subdivision being a 38.012-acre tract of land identified as Tracts 17 & 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/25/2021	Approved w/ Comments

03/25/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for the Nelson Lake Subdivision being a 38.012-acre tract of land identified as Tracts 17 & 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the southeast corner of the intersection of FM-1141 and Clem Road.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2021-014) in the lower right-hand corner of all pages of all revised plan submittals.

I.4 This project is subject to all requirements stipulated by Chapter 38, Subdivisions of the Code of Ordinances of The City of Rockwall, the Single-Family 10 requirements of the Unified Development Code, and the requirements of Ordinance 21-09.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested.

M.6 For reference include the case number P2021-014 in the lower right-hand corner of all new submittals.

M.7 Verify the acreage and square footage of the development.

M.8 Indicate the city limits on the plat.

M.9 Include the centerlines for all proposed and existing roads.

M.10 Indicate the 100-year and 50-year floodplain and floodway boundary.

M.11 Include the zoning and land use information.

M.12 In Block B lots 5-8 and 11-14 do not meet the lot depth minimum requirements outlined in the Planned Development Ordinance. Please correct these lots so they meet the lot depth requirements.

M.13 Is the project going to be developed in phases? If the project will be phased I need a master plat as soon as possible.

M.14 If lot trees are going to be utilized to balance the tree mitigation total I require a letter to tie the lot trees to the tree mitigation. This would be a Condition of Approval for this plat.

I.15 Tree 38, which is the 28.3” Eastern Red Cedar does not contribute toward the tree preservation credit; only oaks, pecans, and elm trees contribute to this credit (Article 09, Section 05. E). Please review this section as it defines how the credits are allocated. This would leave you with a 1,078.7” balance to mitigate for.

I.16 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff by April 6, 2021, and provide any additional information that is requested. Once all revisions have been completed, please provide two (2) large copies and one PDF version for a subsequent/final review by staff.

I.17 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on March 30, 2021
2) Planning & Zoning Regular meeting will be held on April 13, 2021
3) City Council meeting will be held on April 19, 2021

I.18 Staff recommends that a representative be present for the meetings as scheduled above to answer any questions the Planning and Zoning Commission or the City Council may have regarding your request. All meetings will be held in person in the City's Council Chambers, and will begin at 6:00 p.m.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/24/2021	Needs Review

03/24/2021: M - Get rid of eyebrow on Street I and P. Curve Streets, Min. 250' Radius. Must 90 at intersections.
M - Min Easement width 20-ft. Move sewer line per markups on the utility plan
M - Must include a 10' Utility easement along all street frontage.
M - Look into moving the proposed Lift Station to Lot 42 off Street D. Access Drive for Lift Station to be off Street D not off FM 552. This is where the most down stream point in the wastewater basin for this subdivision and this location will allow for future connect to proposed interceptors called out in the Cities Wastewater Master Plan. Lot 42 can get moved next to lot 31 on Street K.
M - M - Must loop 8" water line on site. No dead-end lines allowed. Loop and connect waterline at Street O and N intersection into existing waterline in North Country Lane.
M - Must install a 12" water line along the FM 552 and FM 1141 Frontage per the Master Water Plan.
I - For wastewater creek crossing. No Aerial Crossings or Inverted Siphons allowed.
M - Must dedicate 20' permanent sanitary sewer easement for future Master Plan 10" sewer and 15' temporary easement for construction along Nelson Creek. And have 20' sanitary sewer easement from future 10" main to proposed lift station site for future decommissioning.
M- Stub sanitary sewer to North Country Lane right-of-way
M - All easement clips at internal intersecting ROWs to also be a Sidewalk Easement.
M - Get rid of eyebrow on Street I and P. Curve Streets, Min. 250' Radius. Must 90 at intersections.
M - "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.
M - No Mountable curbs.
M Sidewalks are required on both sides of the street.
M - Show water and sewer typical locations.
M - 4:1 Max side slope.
M - No walls allowed in detention easement.
M - Must show and label the erosion hazard setback and floodplain limits. See Rockwall Standards of Design.
M - Drainage calculations not fully reviewed. Only the floodplain limits can be used as c=0.35, all other areas will be considered residential c=0.5.
M - Will need a flood study and LOMR to reclaim the floodplain. Review fees apply. Must get approval from NRCS to drain additional water to the lake.
M - Force Main must have 5' clearance to the Sewer line, and both must be 10' min from the storm lines.
M - Max spacing of fire hydrants is 400'.
M - Existing Farmers Electric Easements parallel to FM 552. Proposed Water Lines not allowed in Existing Farmers electric Easements. Must have 10' separation.
M - Check the Standards of Design for sewer easement widths based on depth of line.
M - Look into moving the Proposed Lift Station to Lot 42 off Street D. Access Drive for Lift Station to be off Street D not off FM 552. This is where the most down stream point in the wastewater basin for this subdivision and this location will allow for future connect to the proposed interceptors called out in the Cities Wastewater Master Plan. Lot 42 can get moved next to lot 31 on Street K.
M - Lift station cannot be located in the erosion hazard setback. Lift station must be two feet above the adjacent floodplain elevation. Lift station review fees apply.
M - Will need permission from NRCS to cross their easement.
M - Must dedicate 20' permanent sanitary sewer easement for future Master Plan 10" sewer and 15' temporary easement for construction along Nelson Creek. And have 20' sanitary sewer easement from future 10" main to proposed lift station site for future decommissioning.
M - Must move sewer out from between properties. Move sewer to red line instead.
M - Loop and connect existing waterline in North Country Lane.
M - Stub sewer to right-of-way
M - Max spacing of manholes is 500'.
M - Must show utility lines in the area to verify trees will not be planted near lines.
M - No trees to be planted in City ROW.

The following are informational comments for the engineering design process.
General Items:
I - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures allowed in easements.
M - Must include a 10' Utility easement along all street frontage.
I - Retaining walls 3' and over must be engineered.
I - All retaining walls must be rock or stone face. No smooth concrete walls.
I - Must include a 10' utility easement along all street frontage.

Drainage Items:
I - Detention is required if you increase the flow off the property. Drainage areas larger than 20 acres will need a detention study. Review fees apply.
I - Must conduct a flood study to delineate all localized 100year fully developed floodplain for all creeks/streams and draws.
I - Flood Study and LOMR required for removal of FEMA Floodplain and creek on property.
I - Detention Pond and Outfall must be above the floodplain elevation where adjacent.
I - If using the NRCS pond for detention then need permission for from NRCS to use as detention and any work in easement. No rise in water surface elevation allowed in floodplain.
I - Must have a wetlands/WOTUS determination for the existing pond on site.
I - Must have a flood study to change the limits of Nelson Lake or the floodplain. Review fees apply.
I - Must have written permission release from NRCS regarding their easement around the lakes and possible construction encroachment.
I - Must show and meet erosion hazard setback for all creeks/streams. Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.

Water and Wastewater Items:
I - Must have 8" sewer line minimum through the property and tie to the existing 15" sanitary sewer on the west side of FM 1141.
I - Must have 10" sewer line easement along Nelson Creek per master plan.
I - Proposed improvements required to the Stoney Hallow Lift station per infrastructure Study dated 11-12-2020 reference summary of findings and recommendations per memo.I
I - Proposed onsite Lift station will require Lift Station Study/Report. Review fees apply. All Lift Station and Force Main items shall conform to Section 5.4 of Standards of Design and Construction.
M - Look into moving the proposed Lift Station to Lot 42 off Street D. Access Drive for Lift Station to be off Street D not off FM 552. This is where the most down stream point in the wastewater basin for this subdivision and this location will allow for future connect to proposed interceptors called out in the Cities Wastewater Master Plan. Lot 42 can get moved next to lot 31 on Street K.
I - Will need permission from NRCS for any Lift Station site encroachment into existing NRCS easement.
I - Must pay the sewer pro-rata of no less than $350/acre for Stoney Hollow upgrades. The infrastructure study will determine the cost.
I - Review fees apply for the proposed lift station.
M - Must loop 8" water line on site. No dead-end lines allowed. Loop and connect waterline at Street O and N intersection into existing waterline in North Country Lane.
M - Must install a 12" water line along the FM 552 and FM 1141 Frontage per the Master Water Plan.
I - For wastewater creek crossing. No Aerial Crossings or Inverted Siphons allowed.
M - Must dedicate 20' permanent sanitary sewer easement for future Master Plan 10" sewer and 15' temporary easement for construction along Nelson Creek. And have 20' sanitary sewer easement from future 10" main to proposed lift station site for future decommissioning.
M- Stub sanitary sewer to North Country Lane right-of-way

Roadway Paving Items:
M - Required 10' utility easement required along all street frontage.
I - All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.
I - Alleys to be 20' ROW, 12' wide paving.
I - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.

M - Must verify there is 85' of dedicated ROW for FM 1141. You must dedicate 42.5' from the CL.
I - Must verify TXDOT ROW for FM 552 with approved construction plans.
I - TxDOT TIA required. Review fees apply.
Streets Intersecting FM 552 and 1141 shall have 30'x30' ROW clips
M - All easement clips at internal intersecting ROWs to also be a Sidewalk Easement.
M - Get rid of eyebrow on Street I and P. Curve Streets, Min. 250' Radius. Must 90 at intersections.

Landscaping:
I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
M - "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/24/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/22/2021	Approved w/ Comments

03/22/2021: Please submit a list of proposed street names, and a CAD .dwg file of the road centerlines and lot lines before final platting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	03/25/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/22/2021	Approved

03/22/2021: 2. P2021-014 (HENRY LEE)
Park District 23
Cash in Lieu of Land $560.00
Pro Rata Equipment Fees $531.00
Total per lot (1) Lot $1,091.00
Cash in Lieu of Land: 260 lots x $560.00 = $145,600.00
Pro Rata Equipment Fees: 260 lots x $531.00 = $138,060.00
Total: $283,660.00

CITY OF ROCKWALL GRID SYSTEM COORDINATES
X Y
2602343.262 7040467.443
ELEV = 539.0

N44°13'32"E 70.18'

F.M. 552 (80' R.O.W.)

N89°24'07"E 1689.49'

N88°55'07"E 244.60'

S86°18'46"E 120.92'

N82°28'16"E 89.52'

20' R.O.W. DEDICATION

EX. 80' R.O.W.

PROPOSED 80' R.O.W.

LOT 17 BLK A
2.541 AC.
OPEN SPACE/DRAINAGE ESMT.

LOT 19 BLK B - OPEN SPACE - 0.630 AC.

NCRS EASEMENT

STREET A (50' R.O.W.)

STREET B (50' R.O.W.)

STREET C (50' R.O.W.)

STREET E (50' R.O.W.)

STREET F (50' R.O.W.)

STREET G (50' R.O.W.)

STREET D (50' R.O.W.)

STREET H (50' R.O.W.)

10' R.O.W. DEDICATION

F.M. 1141 (80' R.O.W.)

LOT 20 BLK C - OPEN SPACE - 0.138 AC.

LOT 28 BLK D - OPEN SPACE - 0.326 AC.

APPROX. LOCATION FEMA FLOODPLAIN & NCRS EASEMENT

LOT 11 BLK E 0.363 AC. OPEN SPACE

LOT 43 BLK J 45.388 AC. OPEN SPACE/DRAINAGE ESMT.

LOT 39 BLK J AMENITY CENTER 1.312 AC.

AREA TO BE RECLAIMED

STREET I (50' R.O.W.)

STREET P (50' R.O.W.)

STREET L (50' R.O.W.)

STREET J (50' R.O.W.)

100' PROPOSED R.O.W.

90' EX. R.O.W.

LOT 22 BLK F
0.699 AC.
OPEN SPACE

15' SAN. SEWER ESMT.

STREET K (50' R.O.W.)

STREET M (50' R.O.W.)

STREET O (50' R.O.W.)

STREET N (50' R.O.W.)

DALTON RANCH
VOL. 6, PG. 59

10' R.O.W. DEDICATION

N00°54'08"W 1939.22'

Get rid of eyebrow on Street I and P. Curve Streets, Min. 250' Radius. Must 90 at intersections.

Min Easement width 20-ft. Move sewer line per markups on the utility plan

32.5' R.O.W. DEDICATION

NORTH COUNTY LANE

S89°01'01"W 1292.27'

S89°34'35"W 1352.18'

CITY OF ROCKWALL
VOL. 4695, PG. 35

KARL DANIEL ERWIN
VOL. 6424, PG. 27

CITY OF ROCKWALL GRID SYSTEM COORDINATES
X Y
2600233.683 7038508.057
ELEV = 569.5

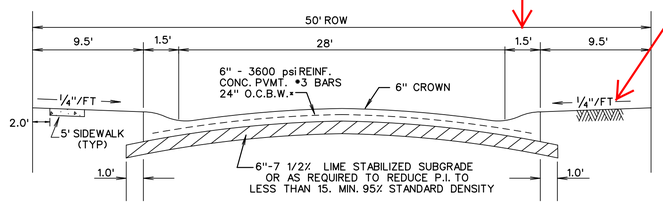
NOTES:

General Items:I - Must meet City Standards of Design and ConstructionI - 4% Engineering Inspection FeesI - Impact Fees (Water, Wastewater & Roadway)I - Minimum easement width is 20' for new easements. No structures allowed in easements.M - Must include a 10' Utility easement along all street frontage. I - Retaining walls 3' and over must be engineered.I - All retaining walls must be rock or stone face. No smooth concrete walls.I - Must include a 10' utility easement along all street frontage. **Drainage Items:**I - Detention is required if you increase the flow off the property. Drainage areas larger than 20 acres will need a detention study. Review fees apply.I - Must conduct a flood study to delineate all localized 100year fully developed floodplain for all creeks/streams and draws. I - Flood Study and LOMR required for removal of FEMA Floodplain and creek on property.I - Detention Pond and Outfall must be above the floodplain elevation where adjacent.I - If using the NRCS pond for detention then need permission for from NRCS to use as detention and any work in easement. No rise in water surface elevation allowed in floodplain.I - Must have a wetlands/WOTUS determination for the existing pond on site.I - Must have a flood study to change the limits of Nelson Lake or the floodplain. Review fees apply.I - Must have written permission release from NRCS regarding their easement around the lakes and possible construction encroachment.I - Must show and meet erosion hazard setback for all creeks/streams. Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA. **Water and Wastewater Items:**I - Must have 8" sewer line minimum through the property and tie to the existing 15" sanitary sewer on the west side of FM 1141.I - Must have 10" sewer line easement along Nelson Creek per master plan.I - Proposed improvements required to the Stoney Hallow Lift station per infrastructure Study dated 11-12-2020 reference summary of findings and recommendations per memo.II - Proposed onsite Lift station will require Lift Station Study/ Report. Review fees apply. All Lift Station and Force Main items shall conform to Section 5.4 of Standards of Design and Construction.M - Look into moving the proposed Lift Station to Lot 42 off Street D. Access Drive for Lift Station to be off Street D not off FM 552. This is where the most down stream point in the wastewater basin for this subdivision and this location will allow for future connect to proposed interceptors called out in the Cities Wastewater Master Plan. Lot 42 can get moved next to lot 31 on Street K.I - Will need permission from NRCS for any Lift Station site encroachment into existing NRCS easement.I - Must pay the sewer pro-rata of no less than $350/acre for Stoney Hollow upgrades. The infrastructure study will determine the cost. I - Review fees apply for the proposed lift station. M - Must loop 8" water line on site. No dead-end lines allowed. Loop and connect waterline at Street O and N intersection into existing waterline in North Country Lane.M - Must install a 12" water line along the FM 552 and FM 1141 Frontage per the Master Water Plan.I - For wastewater creek crossing. No Aerial Crossings or Inverted Siphons allowed.M - Must dedicate 20' permanent sanitary sewer easement for future Master Plan 10" sewer and 15' temporary easement for construction along Nelson Creek. And have 20' sanitary sewer easement from future 10" main to proposed lift station site for future decommissioning.M- Stub sanitary sewer to North Country Lane right-of-way**Roadway Paving Items:**M - Required 10' utility easement required along all street frontage.I - All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.I - Alleys to be 20' ROW, 12' wide paving.I - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.M - Must verify there is 85' of dedicated ROW for FM 1141. You must dedicate 42.5' from the CL.I - Must verify TXDOT ROW for FM 552 with approved construction plans.I - TxDOT TIA required. Review fees apply.Streets Intersecting FM 552 and 1141 shall have 30'x30' ROW clipsM - All easement clips at internal intersecting ROWs to also be a Sidewalk Easement.M - Get rid of eyebrow on Street I and P. Curve Streets, Min. 250' Radius. Must 90 at intersections. **Landscaping:**I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".M - "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.

SKORBURG COMPANY, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945
972-596-1200

MARCH 2021 SCALE 1" = 100'

CASE #P2021-XXX



TYPICAL PAVEMENT SECTION - LAYDOWN CURB

N.T.S.

*MIN. 6 1/2 SACK MIX IF HAND PLACED

No Mountable curbs

Sidewalks are required on both sides of the street.

Show water and sewer typical locations.

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman _____ Date _____

I hereby certify that thr above and foregoing plat of an additon to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the _____ of _____,2021.

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

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

Nelson Lakes

Block A		Block B		Block C		Block D		Block D		Block F		Block G		Block I		Block I		Block J	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	8640	12	8376	21	10106	5	8712	35	8712	1	11207	7	7500	5	7500	35	7500	27	9114
2	8640	13	8236	22	9120	6	8712	36	8712	2	8400	8	7500	6	7500	36	9775	28	9158
3	10320	14	9164	23	7200	7	8712	37	8712	3	8400	9	7500	7	7500	**Block J**		29	9012
4	8640	15	11825	24	7200	8	8470	38	8712	4	9221	10	7500	8	7500	Lot	SF	30	9220
5	8640	16	10685	25	7200	9	8470	39	10406	5	16797	11	7500	9	7500	1	12538	31	11250
6	8640	17	8640	26	7200	10	8470	**Block E**		6	7787	12	10001	10	7500	2	8640	32	11250
7	8640	18	8530	27	7200	11	8470	Lot	SF	7	7500	**Block H**		11	7500	3	8640	33	11250
8	7998	19*	27454	28	7200	12	7260	1	10750	8	7500	Lot	SF	12	7500	4	9017	34	11250
9	7996	**Block C**		29	7200	13	7206	2	9000	9	7500	1	9777	13	7500	5	17385	35	10320
10	8321	Lot	SF	30*	6000	14	7206	3	9000	10	7500	2	7500	14	7500	6	10387	36	8640
11	8400	1	9120	31	7200	15	7206	4	9000	11	7500	3	7500	15	7500	7	8558	37	8640
12	8400	2	7200	32	7200	16	7206	5	9062	12	7500	4	7500	16	7500	8	8551	38	8765
13	8400	3	7200	33	7200	17	7206	6	8937	13	7500	5	7500	17	7500	9	8543	39*	57189
14	8400	4	7200	34	7200	18	7206	7	9000	14	12046	6	7500	18	9375	10	8536	40	8666
15	8400	5	7200	35	7200	19	9196	8	9000	15	11199	7	7500	19	9375	11	8529	41	8640
16	11527	6	7200	36	7200	20	9196	9	9000	16	9000	8	9375	20	7500	12	8521	42	8640
17*	110676	7	7200	37	7200	21	7260	10	9000	17	9000	9	9375	21	7500	13	8514	43	1977090
Block B		8	7200	38	7200	22	7260	11*	15842	18	9000	10	7500	22	7500	14	8507		
Lot	SF	9	7200	39	7200	23	7260	12	10420	19	9000	11	7500	23	7500	15	8899		
1	8640	10	7200	40	7200	24	7260	13	7754	20	9000	12	7500	24	7500	16	8892		
2	8640	11	7200	41	7200	25	7260	14	7501	21	7426	13	7500	25	7500	17	8885		
3	10320	12	7200	42	7200	26	7260	15	7500	22*	30454	14	7500	26	7500	18	8878		
4	11825	13	7200	43	9120	27	7260	16	7500	**Block G**		15	7500	27	7500	19	8870		
5	9216	14	7200			28*	5556	17	7500	Lot	SF	16	9920	28	7500	20	8863		
6	8188	15	7200	**Block D**			29	8470	18	7500	1	14335	**Block I**		29	7500	21	8862		
7	8421	16	7200	Lot	SF	30	8470	19	7500	2	9102	Lot	SF	30	7500	22	8898		
8	9216	17	7200	1	10406	31	8470	20	7500	3	8750	1	9375	31	7500	23	8541		
9	11825	18	7200	2	8712	32	8470	21	9375	4	8750	2	7500	32	7500	24	8585		
10	11825	19	7200	3	8712	33	8712			5	10500	3	7500	33	7500	25	9028		
11	9164	20	7200	4	8712	34	8712			6	9375	4	7500	34	7500	26	9071		

PRELIMINARY PLAT

OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-43, BLOCK C
LOTS 1-39, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-36, BLOCK I
LOTS 1-43, BLOCK J
TOTAL ACRES 120.883
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6

OUT OF THE

J.M. GLASS SURVEY, ABSTRACT NO. 88

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MARCH 2021

APPLICANT

SKORBURG COMPANY, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

CASE #P2021-XXX

M - 4:1 Max side slope. M - No walls allowed in detention easement. I - Where is the rest of the detention? This pond does not look like enough space for the whole subdivision.

Must show and label the erosion hazard setback and floodplain limits. See Rockwall Standards of Design.

Will need a flood study and LOMR to reclaim the floodplain. Review fees apply. Must get approval from NRCS to drain additional water to the lake.

Drainage calculations not fully reviewed. Only the floodplain limits can be used as c=0.35, all other areas will be considered residential c=0.5.

F.M. 552 (80' R.O.W.)

F.M. 1141 (80' R.O.W.)

NORTH COUNTY LANE

STREET E

STREET G

STREET F

STREET H

STREET D

STREET J

STREET I

STREET P

STREET L

STREET K

STREET M

STREET O

STREET N

LOT 19 BLK B - 0.830 AC OPEN SPACE

LOT 30 BLK C OPEN SPACE - 0.135 AC

LOT 28 BLK E OPEN SPACE

LOT 22 BLK F 0.699 AC OPEN SPACE

LOT 39 BLK J AMENITY CENTER 1.312 AC.

LOT 43 BLK J 45.698 AC. OPEN SPACE/DRAINAGE ESMT.

APPROX. LOCATION FEMA FLOODPLAIN

APPROX. LOCATION FEMA FLOODPLAIN & NCRS EASEMENT

EX. WATERLINE

0 50 100 200
SCALE: 1" = 100'

N

RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)
1	115881	2.66	0.50	1.33	10	9.80	13.0
2	36975	0.85	0.50	0.42	10	9.80	4.2
3	51600	1.18	0.50	0.59	10	9.80	5.8
4	83466	1.92	0.50	0.96	10	9.80	9.4
5	96839	2.22	0.50	1.11	10	9.80	10.9
6	50318	1.16	0.50	0.58	10	9.80	5.7
7	39914	0.92	0.50	0.46	10	9.80	4.5
8	62190	1.43	0.50	0.71	10	9.80	7.0
9	90625	2.08	0.50	1.04	10	9.80	10.2
10	36245	0.83	0.50	0.42	10	9.80	4.1
11	103141	2.37	0.50	1.18	10	9.80	11.6
12	58718	1.35	0.50	0.67	10	9.80	6.6
13	116725	2.68	0.50	1.34	10	9.80	13.1
14	42920	0.99	0.50	0.49	10	9.80	4.8
15	71153	1.63	0.50	0.82	10	9.80	8.0
16	95140	2.18	0.35	0.76	20	8.30	6.3
17	64900	1.49	0.50	0.74	10	9.80	7.3
18	103512	2.38	0.35	0.83	20	8.30	6.9
19	93830	2.15	0.50	1.08	10	9.80	10.6
20	95140	2.18	0.50	1.09	10	9.80	10.7
21	84293	1.94	0.35	0.68	20	8.30	5.6
22	57296	1.32	0.50	0.66	10	9.80	6.4
23	95385	2.19	0.50	1.09	10	9.80	10.7
24	95477	2.19	0.50	1.10	10	9.80	10.7
25	42832	0.98	0.50	0.49	10	9.80	4.8
26	95552	2.19	0.50	1.10	10	9.80	10.7
27	80186	1.84	0.50	0.92	10	9.80	9.0
28	111977	2.57	0.50	1.29	10	9.80	12.6
29	34525	0.79	0.50	0.39	10	9.80	3.9
30	139986	3.21	0.50	1.61	10	9.80	15.7
31	133003	3.05	0.50	1.53	10	9.80	15.0
32	37725	0.87	0.50	0.43	10	9.80	4.2
33	157266	3.61	0.50	1.81	10	9.80	17.7
34	74909	1.72	0.50	0.86	10	9.80	8.4
35	114966	2.6	0.50	1.32	10	9.80	12.9
36	131823	3.03	0.50	1.51	10	9.80	14.8

PRELIMINARY
DRAINAGE PLAN
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-43, BLOCK C
LOTS 1-39, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-36, BLOCK I
LOTS 1-43, BLOCK J
TOTAL ACRES 120.883
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6

OUT OF THE

J.M. GLASS SURVEY, ABSTRACT NO. 88

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

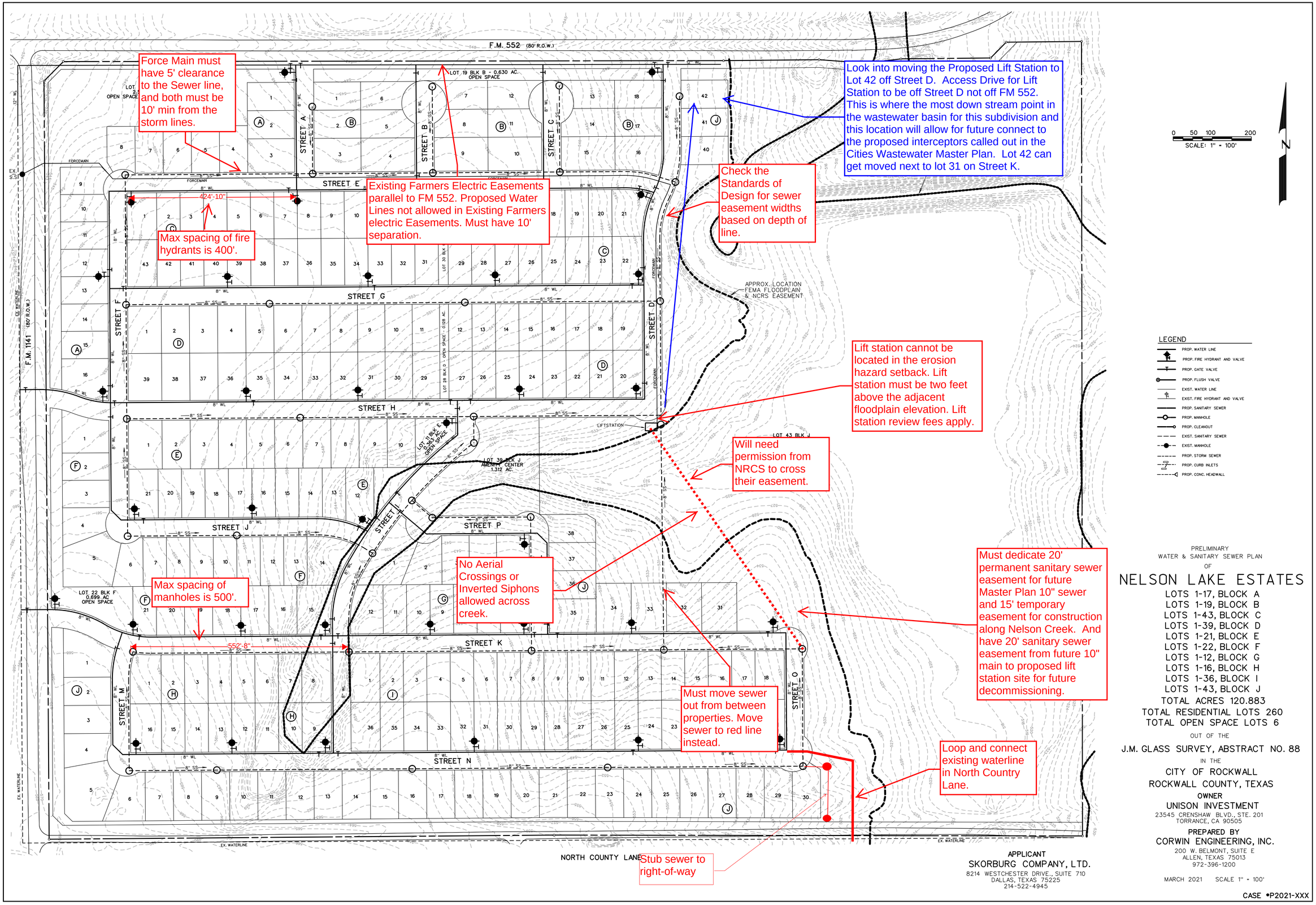
OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

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

APPLICANT
SKORBURG COMPANY, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

MARCH 2021 SCALE 1" = 100'

CASE #P2021-XXX



PRELIMINARY
WATER & SANITARY SEWER PLAN
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-43, BLOCK C
LOTS 1-39, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
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TOTAL RESIDENTIAL LOTS 260
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DALLAS, TEXAS 75225
214-522-4945

MARCH 2021 SCALE 1" = 100'

CASE #P2021-XXX

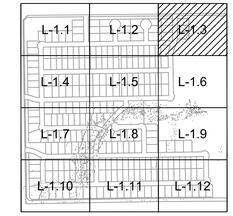
F.M. 552

STREET D

STREET E

OPEN SPACE

Must show and label the erosion hazard setback and floodplain limits. See Rockwall Standards of Design.



KEY

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

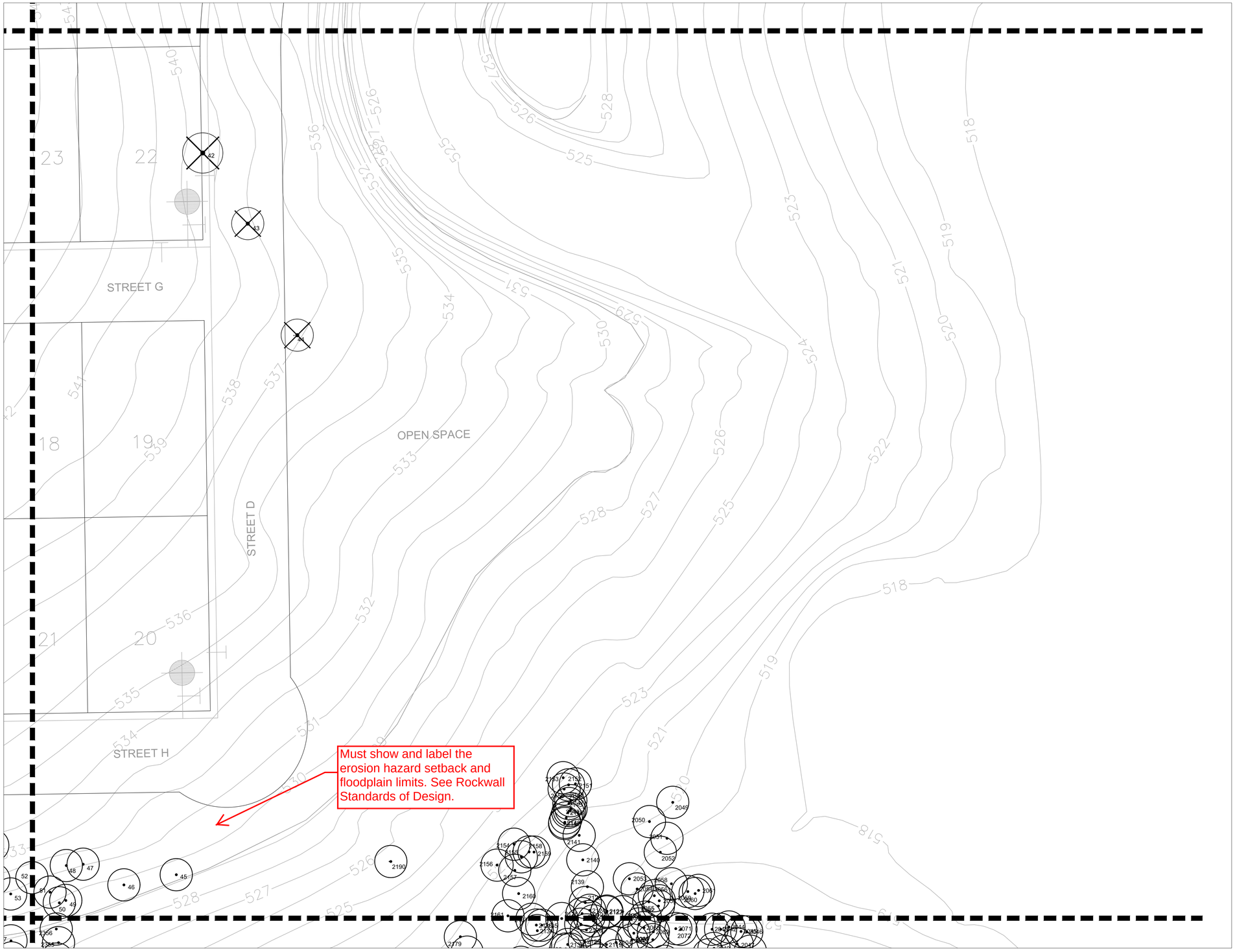
TREESCAPE PLAN ENLARGEMENT (3 OF 12)

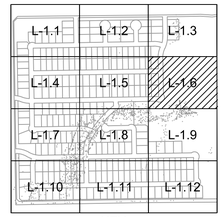
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05/19/21

SHEET NUMBER
L-1.3





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240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

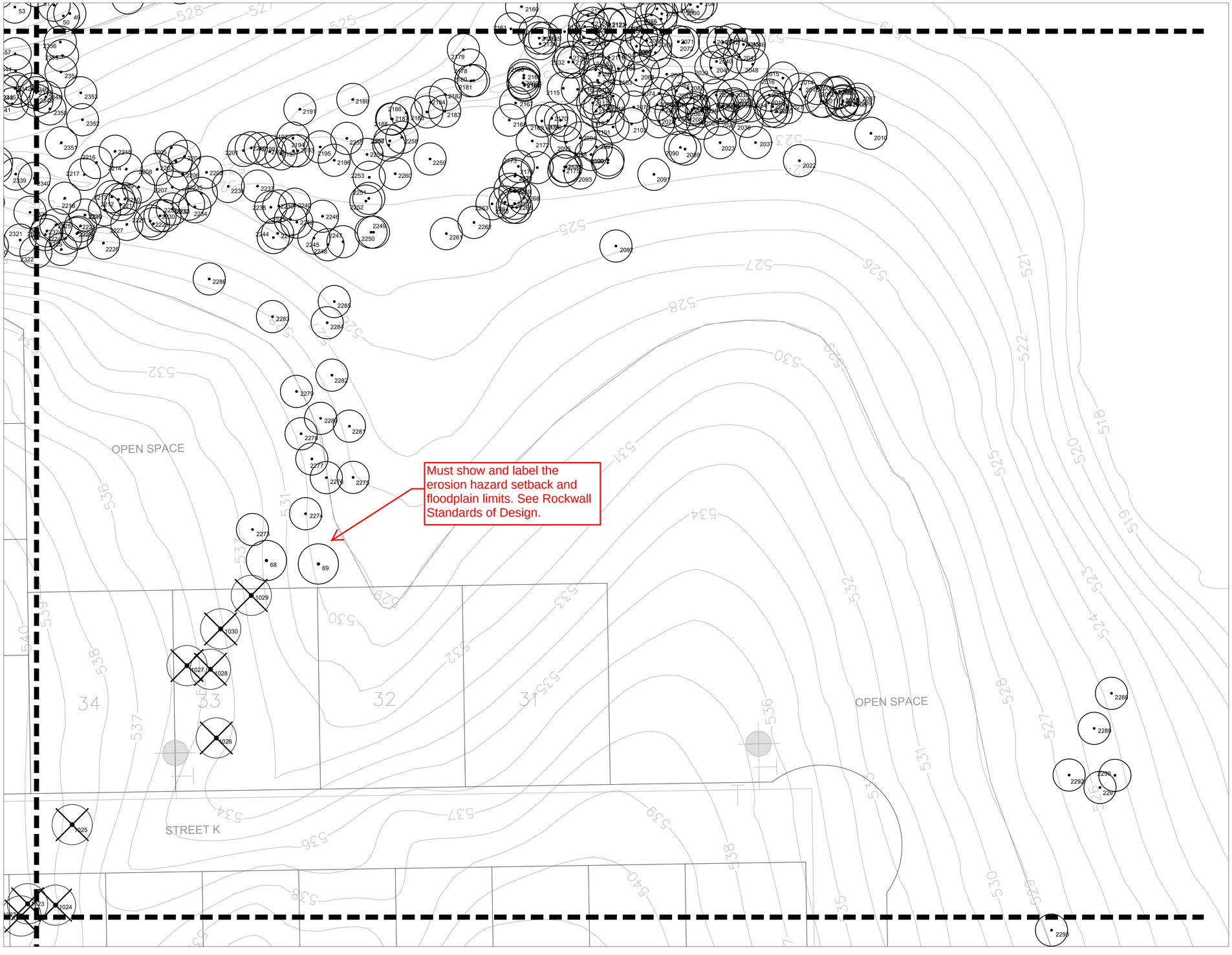
TREESCAPE PLAN ENLARGEMENT (6 OF 12)

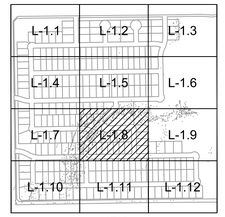
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05/19/21

SHEET NUMBER
L-1.6





N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

BANISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

TREESCAPE PLAN ENLARGEMENT (8 OF 12)

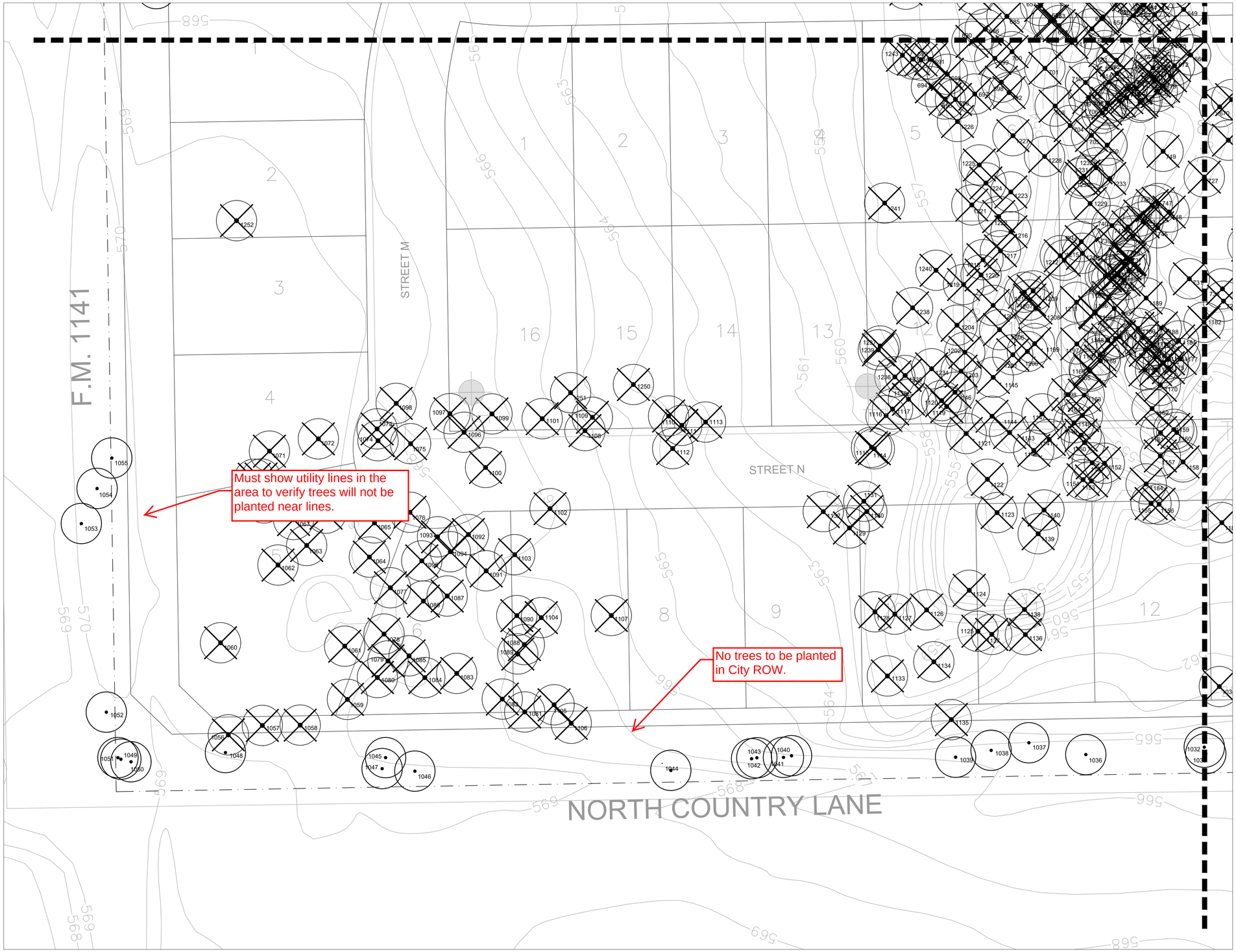
No.	Date	Revision Description

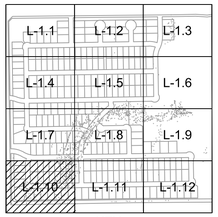
PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05/19/21

SHEET NUMBER
L-1.8

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.





KEY

N

GRAPHIC SCALE

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TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

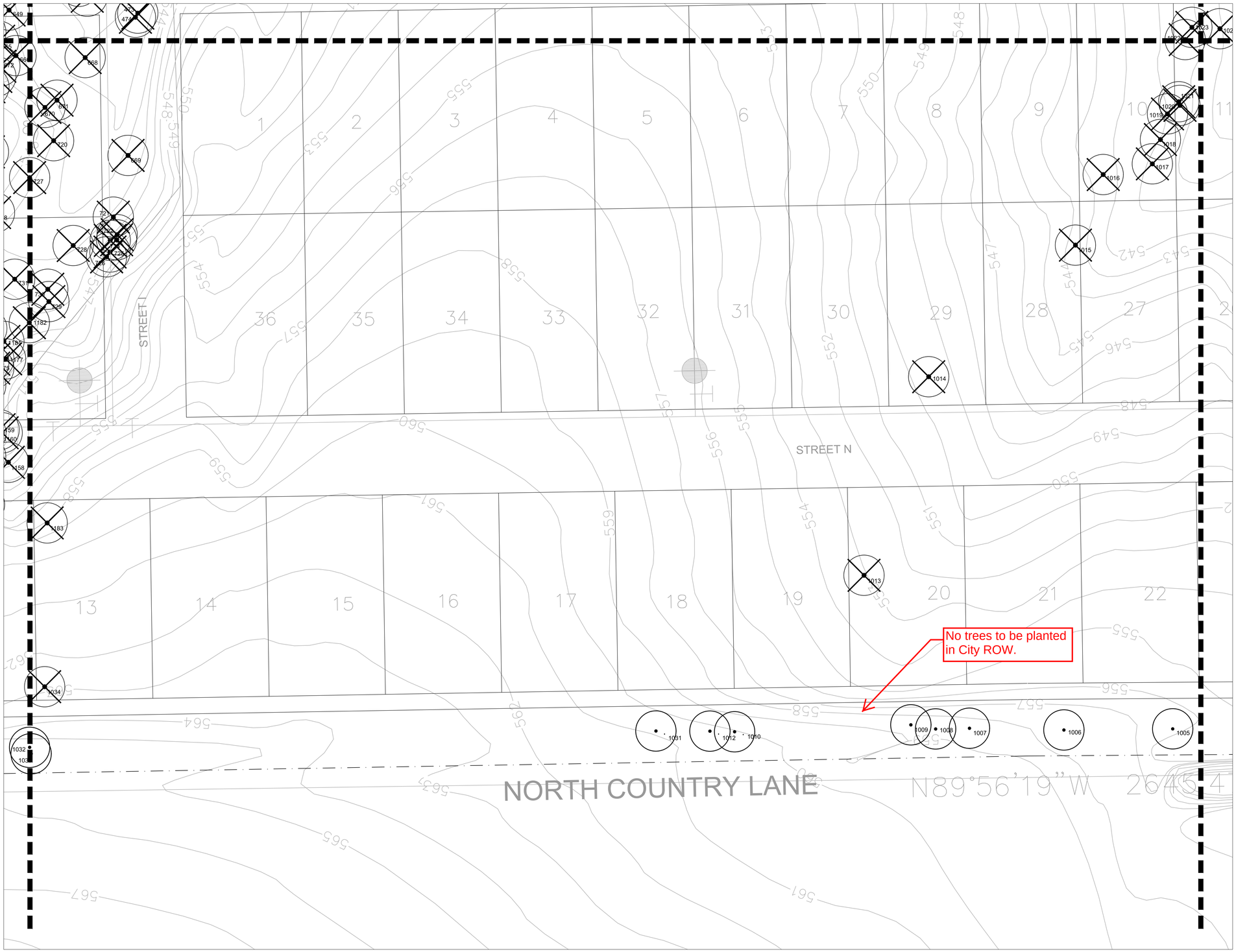
TREESCAPE PLAN ENLARGEMENT (10 OF 12)

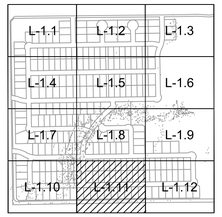
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05/19/21

SHEET NUMBER
L-1.10





N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

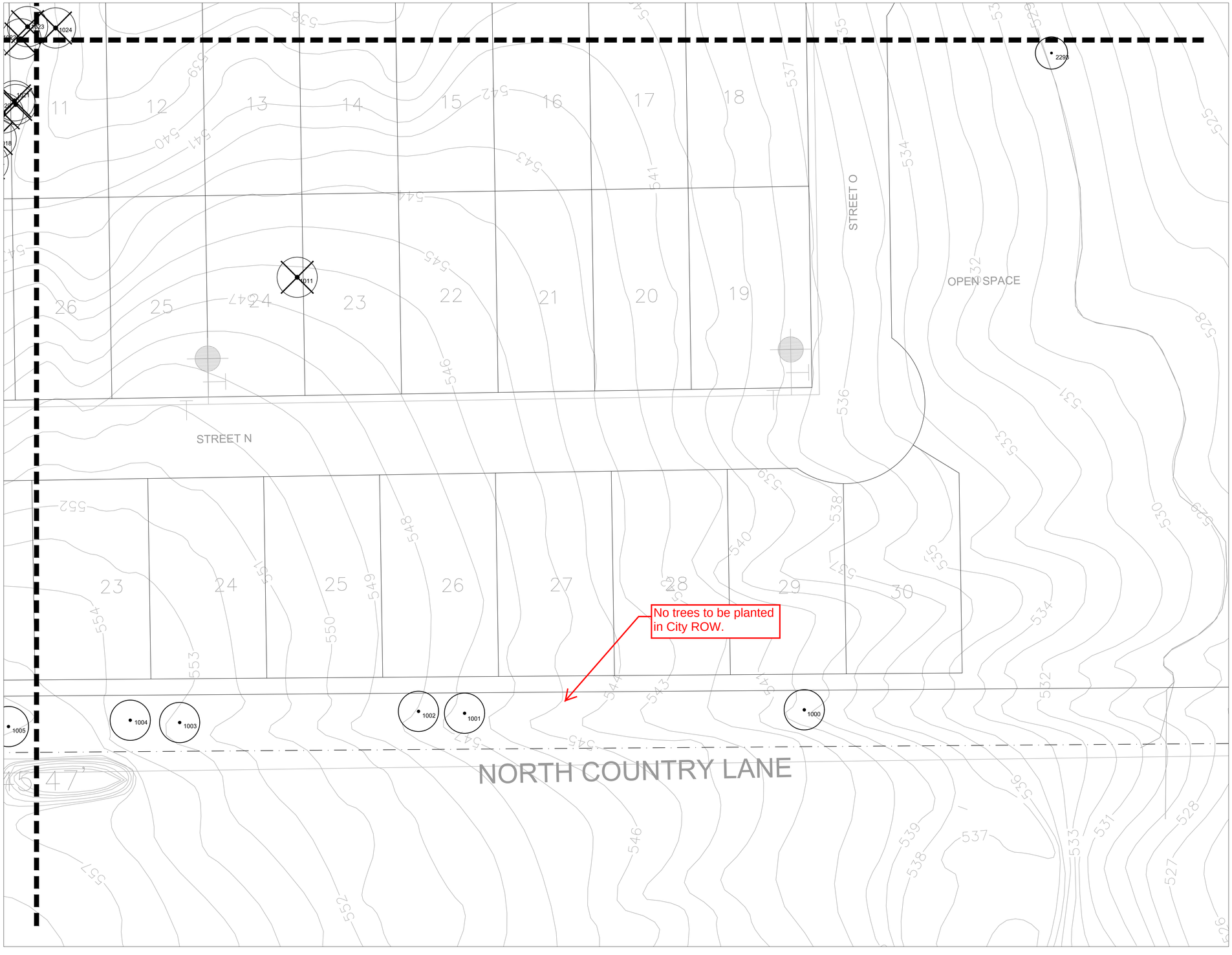
TREESCAPE PLAN ENLARGEMENT (11 OF 12)

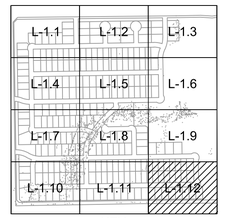
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05/19/21

SHEET NUMBER
L-1.11





N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

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240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

TREESCAPE PLAN ENLARGEMENT (12 OF 12)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
09/19/21

SHEET NUMBER
L-1.12

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. P2021-014

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	# 0088 J M Guess, Tract 2,		
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION	N Country Ln - J Strickland - N0187-2017		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD	CURRENT USE	single family
PROPOSED ZONING	PD	PROPOSED USE	single family
ACREAGE	121.16	LOTS [CURRENT]	Ø
LOTS [PROPOSED]	260		

☑ ***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	UNISON INVESTMENT	☑ APPLICANT	
CONTACT PERSON	JEN-LIANG WU	CONTACT PERSON	Humberto Johnson Jr.
ADDRESS	23545 CRENSHAW BLVD #201	ADDRESS	8214 Westchester STE 900
CITY, STATE & ZIP	TORRANCE, CA 90505	CITY, STATE & ZIP	Dallas Tx 75225
PHONE	(310) 325-0300	PHONE	682-225-5834
E-MAIL	uniinv@aol.com	E-MAIL	Hjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jen Liang Wu [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 $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF March, 2021. 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."

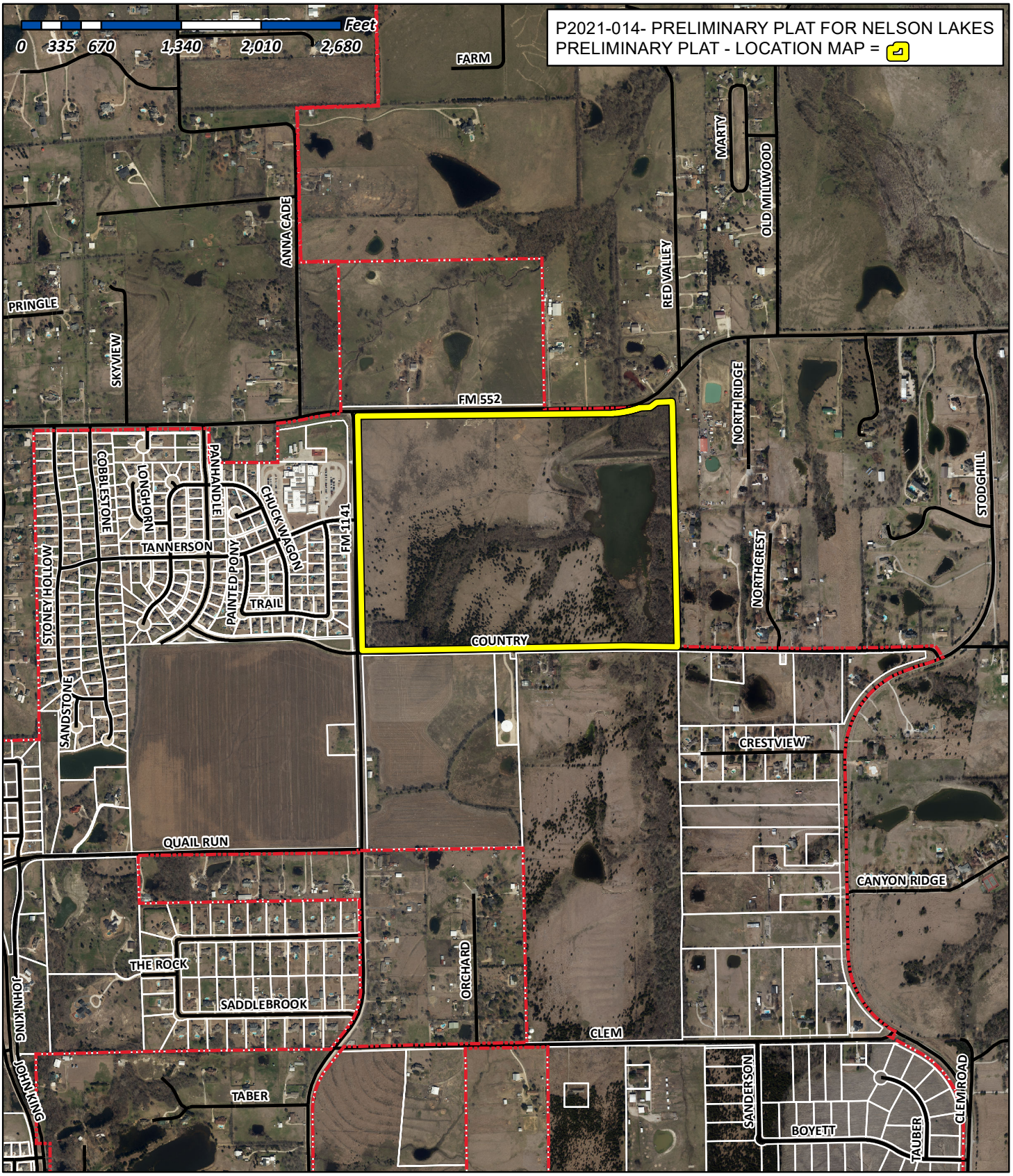
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* March, 2021

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF ~~TEXAS~~ California

KATEY KANAMOTO
Notary Public - California
Los Angeles County
Commission # 2332603
My Comm. Expires Sep 23, 2024

MY COMMISSION EXPIRES Sep. 23, 2024



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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: 2602343.262 Y: 7040467.443
ELEV = 559.0

CITY OF ROCKWALL GRID SYSTEM COORDINATES
X: 2600233.683 Y: 7038508.057
ELEV = 569.5

F.M. 552 (80' R.O.W.)

F.M. 1141 (60' R.O.W.)

DALTON RANCH VOL. 1C, PG. 59

CITY OF ROCKWALL VOL. 4695, PG. 35

KARL DANIEL ERWIN VOL. 6424, PG. 27

N44° 13'32"E 70.18'

N89° 24'07"E 1689.49'

N88° 55'07"E 244.60'

S86° 18'46"E 120.92'

N82° 28'16"E 89.52'

N88° 55'07"E 229.61'

N43° 59'41"E 36.64'

N88° 55'07"E 192.83'

S00° 35'10"E 2032.11'

N00° 54'08"W 1939.22'

S89° 01'01"W 1292.27'

S89° 34'35"W 1352.18'

32.5' R.O.W. DEDICATION

10' R.O.W. DEDICATION

20' R.O.W. DEDICATION

100' PROPOSED R.O.W.

90' EX. R.O.W.

LOT 17 BLK A
2.541 AC.
OPEN SPACE/DRAINAGE/ ESMT.

LOT 19 BLK B - OPEN SPACE - 0.830 AC.

LOT 39 BLK C - OPEN SPACE - 0.638 AC.

LOT 28 BLK D - OPEN SPACE - 0.628 AC.

LOT 11 BLK E
0.363 AC.
OPEN SPACE

LOT 22 BLK F
0.699 AC
OPEN SPACE

LOT 43 BLK J
45.388 AC.
OPEN SPACE/DRAINAGE ESMT.

LOT 39 BLK J
AMENITY CENTER
1.312 AC.

AREA TO BE RECLAIMED

STREET A (50' R.O.W.)
STREET B (50' R.O.W.)
STREET C (50' R.O.W.)
STREET D (50' R.O.W.)
STREET E (50' R.O.W.)
STREET F (50' R.O.W.)
STREET G (50' R.O.W.)
STREET H (50' R.O.W.)
STREET I (50' R.O.W.)
STREET J (50' R.O.W.)
STREET K (50' R.O.W.)
STREET L (50' R.O.W.)
STREET M (50' R.O.W.)
STREET N (50' R.O.W.)
STREET O (50' R.O.W.)
STREET P (50' R.O.W.)

NCRS EASEMENT

APPROX. LOCATION FEMA FLOODPLAIN

APPROX. LOCATION FEMA FLOODPLAIN & NCRS EASEMENT

15' SAN. SWR. ESMT.

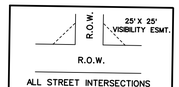
NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

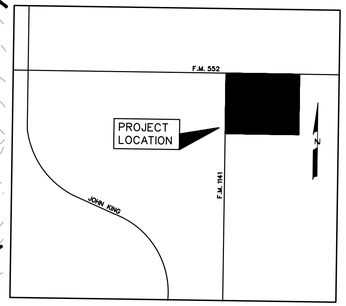
HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

0 50 100 200
SCALE: 1" = 100'

N



VISIBILITY EASEMENT DETAIL
N.T.S.



LOCATION MAP
N.T.S.

LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION

TOTAL ACRES 120.883
TOTAL RESIDENTIAL LOTS 260
DENSITY 2.151

PRELIMINARY PLAT
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-43, BLOCK C
LOTS 1-39, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-36, BLOCK I
LOTS 1-43, BLOCK J
TOTAL ACRES 120.883
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6

OUT OF THE

J.M. GLASS SURVEY, ABSTRACT NO. 88

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

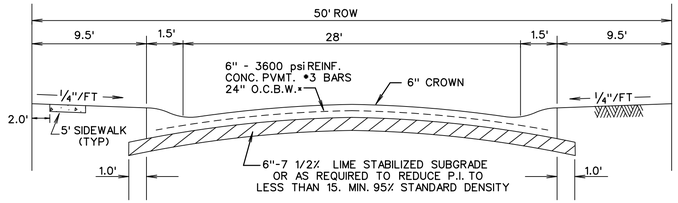
OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

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

APPLICANT
SKORBURG COMPANY, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

MARCH 2021 SCALE 1" = 100'

CASE #P2021-XXX



TYPICAL PAVEMENT SECTION - LAYDOWN CURB

N.T.S.

*MIN. 6 1/2 SACK MIX IF HAND PLACED

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman Date

I hereby certify that thr above and foregoing plat of an additon to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the_____ of_____,2021.

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

Mayor, City of Rockwall City Secretary City Engineer

Nelson Lakes

Block A		Block B		Block C		Block D		Block D		Block F		Block G		Block I		Block I		Block J	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	8640	12	8376	21	10106	5	8712	35	8712	1	11207	7	7500	5	7500	35	7500	27	9114
2	8640	13	8236	22	9120	6	8712	36	8712	2	8400	8	7500	6	7500	36	9375	28	9158
3	10320	14	9164	23	7200	7	8712	37	8712	3	8400	9	7500	7	7500	**Block J**		29	9012
4	8640	15	11825	24	7200	8	8470	38	8712	4	9221	10	7500	8	7500	Lot	SF	30	9220
5	8640	16	10685	25	7200	9	8470	39	10406	5	16797	11	7500	9	7500	1	12938	31	11250
6	8640	17	8640	26	7200	10	8470	**Block E**		6	7787	12	10001	10	7500	2	8640	32	11250
7	8640	18	8530	27	7200	11	8470	Lot	SF	7	7500	**Block H**		11	7500	3	8640	33	11250
8	7998	19*	27454	28	7200	12	7260	1	10750	8	7500	Lot	SF	12	7500	4	9017	34	11250
9	7996	**Block C**		29	7200	13	7206	2	9000	9	7500	1	9777	13	7500	5	17385	35	10320
10	8321	Lot	SF	30*	6000	14	7206	3	9000	10	7500	2	7500	14	7500	6	10387	36	8640
11	8400	1	9120	31	7200	15	7206	4	9000	11	7500	3	7500	15	7500	7	8958	37	8640
12	8400	2	7200	32	7200	16	7206	5	9062	12	7500	4	7500	16	7500	8	8951	38	8765
13	8400	3	7200	33	7200	17	7206	6	8937	13	7500	5	7500	17	7500	9	8943	39*	57189
14	8400	4	7200	34	7200	18	7206	7	9000	14	12046	6	7500	18	9375	10	8936	40	8666
15	8400	5	7200	35	7200	19	9196	8	9000	15	11199	7	7500	19	9375	11	8929	41	8640
16	11527	6	7200	36	7200	20	9196	9	9000	16	9000	8	9375	20	7500	12	8921	42	8640
17*	110676	7	7200	37	7200	21	7260	10	9000	17	9000	9	9375	21	7500	13	8514	43	1977090
Block B		8	7200	38	7200	22	7260	11*	15842	18	9000	10	7500	22	7500	14	8907		
Lot	SF	9	7200	39	7200	23	7260	12	10420	19	9000	11	7500	23	7500	15	8899		
1	8640	10	7200	40	7200	24	7260	13	7754	20	9000	12	7500	24	7500	16	8892		
2	8640	11	7200	41	7200	25	7260	14	7501	21	7426	13	7500	25	7500	17	8885		
3	10320	12	7200	42	7200	26	7260	15	7500	22*	30454	14	7500	26	7500	18	8878		
4	11825	13	7200	43	9120	27	7260	16	7500	**Block G**		15	7500	27	7500	19	8870		
5	9216	14	7200			28*	5556	17	7500	Lot	SF	16	9920	28	7500	20	8863		
6	8188	15	7200	**Block D**		29	8470	18	7500	1	14335	**Block I**		29	7500	21	8862		
7	8421	16	7200	Lot	SF	30	8470	19	7500	2	9102	Lot	SF	30	7500	22	8898		
8	9216	17	7200	1	10406	31	8470	20	7500	3	8750	1	9375	31	7500	23	8941		
9	11825	18	7200	2	8712	32	8470	21	9375	4	8750	2	7500	32	7500	24	8985		
10	11825	19	7200	3	8712	33	8712			5	10500	3	7500	33	7500	25	9028		
11	9164	20	7200	4	8712	34	8712			6	9375	4	7500	34	7500	26	9071		

PRELIMINARY PLAT

OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-43, BLOCK C
LOTS 1-39, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-36, BLOCK I
LOTS 1-43, BLOCK J
TOTAL ACRES 120.883
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6

OUT OF THE

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IN THE

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APPLICANT

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8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

MARCH 2021

CASE #P2021-XXX

F.M. 552 (80' R.O.W.)

F.M. 1141 (80' R.O.W.)

LOT 17 BLK A
5.41 AC.
OPEN SPACE/DRAINAGE ESMT.

LOT 19 BLK B - 0.630 AC
OPEN SPACE

LOT 30 BLK C - 0.358 AC
OPEN SPACE

LOT 10 BLK E
0.630 AC.
OPEN SPACE

LOT 22 BLK F
0.699 AC
OPEN SPACE

LOT 43 BLK J
45.698 AC.
OPEN SPACE/DRAINAGE ESMT.

LOT 39 BLK J
AMENITY CENTER
1.312 AC.

STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G
STREET H
STREET I
STREET J
STREET K
STREET L
STREET M
STREET N
STREET O
STREET P

APPROX. LOCATION
FEMA FLOODPLAIN

APPROX. LOCATION
FEMA FLOODPLAIN
& NCRS EASEMENT

EX. WATERLINE

NORTH COUNTY LANE

0 50 100 200
SCALE: 1" = 100'

N

RUNOFF COMPUTATIONS

Area #	Area (s/f)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)
1	115681	2.66	0.50	1.33	10	9.80	13.0
2	36975	0.85	0.50	0.42	10	9.80	4.2
3	51800	1.18	0.50	0.59	10	9.80	5.8
4	83466	1.92	0.50	0.96	10	9.80	9.4
5	96839	2.22	0.50	1.11	10	9.80	10.9
6	50318	1.16	0.50	0.58	10	9.80	5.7
7	39914	0.92	0.50	0.46	10	9.80	4.5
8	62190	1.43	0.50	0.71	10	9.80	7.0
9	90625	2.08	0.50	1.04	10	9.80	10.2
10	36245	0.83	0.50	0.42	10	9.80	4.1
11	103141	2.37	0.50	1.18	10	9.80	11.6
12	58718	1.35	0.50	0.67	10	9.80	6.6
13	116725	2.68	0.50	1.34	10	9.80	13.1
14	42920	0.99	0.50	0.49	10	9.80	4.8
15	71153	1.63	0.50	0.82	10	9.80	8.0
16	95140	2.18	0.35	0.76	20	8.30	6.3
17	64900	1.49	0.50	0.74	10	9.80	7.3
18	103512	2.38	0.35	0.83	20	8.30	6.9
19	93830	2.15	0.50	1.08	10	9.80	10.6
20	95140	2.18	0.50	1.09	10	9.80	10.7
21	84293	1.94	0.35	0.68	20	8.30	5.6
22	57296	1.32	0.50	0.66	10	9.80	6.4
23	95385	2.19	0.50	1.09	10	9.80	10.7
24	95477	2.19	0.50	1.10	10	9.80	10.7
25	42832	0.98	0.50	0.49	10	9.80	4.8
26	95552	2.19	0.50	1.10	10	9.80	10.7
27	80186	1.84	0.50	0.92	10	9.80	9.0
28	111977	2.57	0.50	1.29	10	9.80	12.6
29	34393	0.79	0.50	0.39	10	9.80	3.9
30	139996	3.21	0.50	1.61	10	9.80	15.7
31	133003	3.05	0.50	1.53	10	9.80	15.0
32	37725	0.87	0.50	0.43	10	9.80	4.2
33	157266	3.61	0.50	1.81	10	9.80	17.7
34	74909	1.72	0.50	0.86	10	9.80	8.4
35	114966	2.6	0.50	1.32	10	9.80	12.9
36	131823	3.03	0.50	1.51	10	9.80	14.8

PRELIMINARY
DRAINAGE PLAN
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-43, BLOCK C
LOTS 1-39, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-36, BLOCK I
LOTS 1-43, BLOCK J
TOTAL ACRES 120.883
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6

OUT OF THE

J.M. GLASS SURVEY, ABSTRACT NO. 88

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

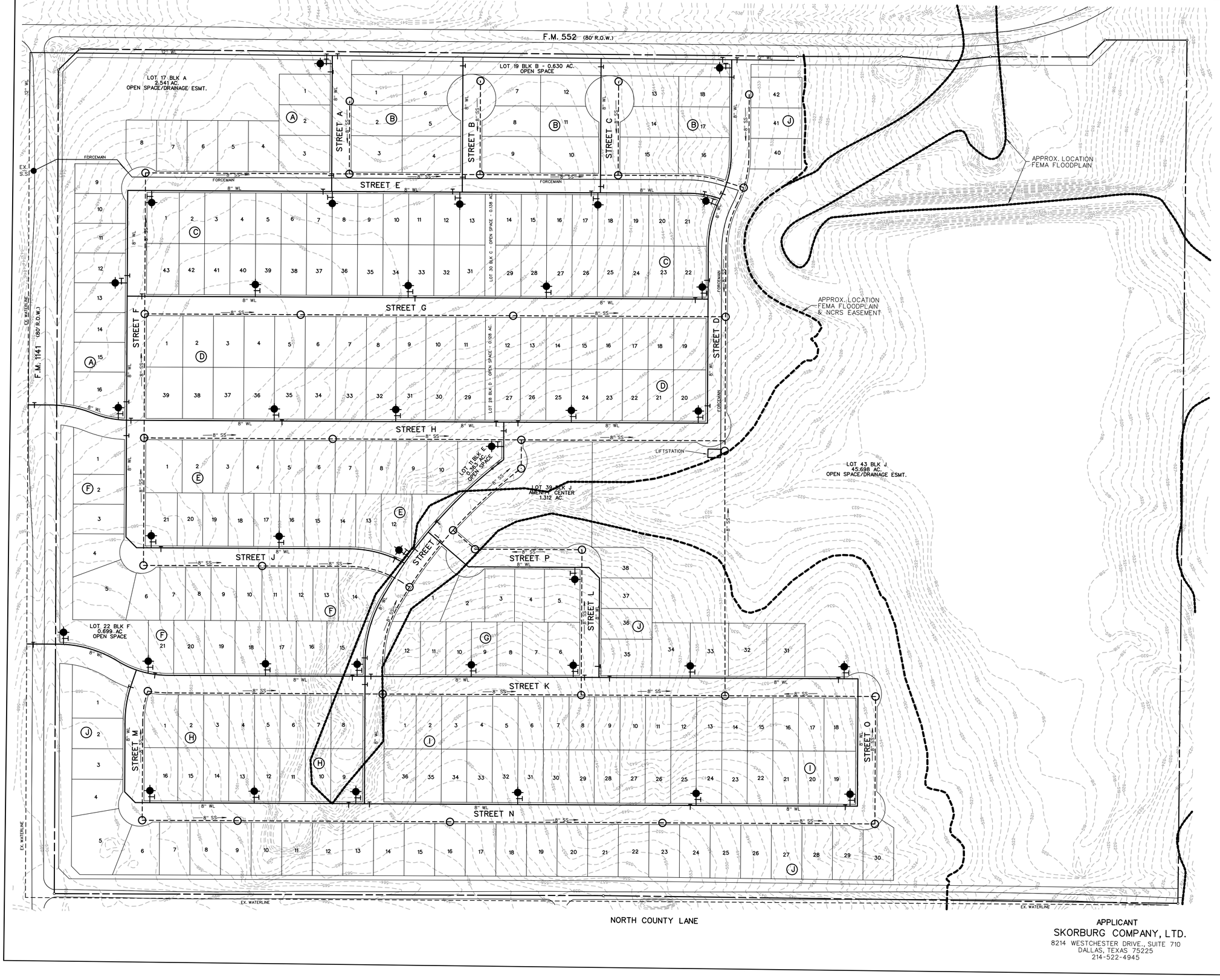
OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

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

MARCH 2021 SCALE 1" = 100'

APPLICANT
SKORBURG COMPANY, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

CASE #P2021-XXX



LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

PRELIMINARY
WATER & SANITARY SEWER PLAN
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-43, BLOCK C
LOTS 1-39, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-36, BLOCK I
LOTS 1-43, BLOCK J
TOTAL ACRES 120.883
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6

OUT OF THE

J.M. GLASS SURVEY, ABSTRACT NO. 88

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

PREPARED BY

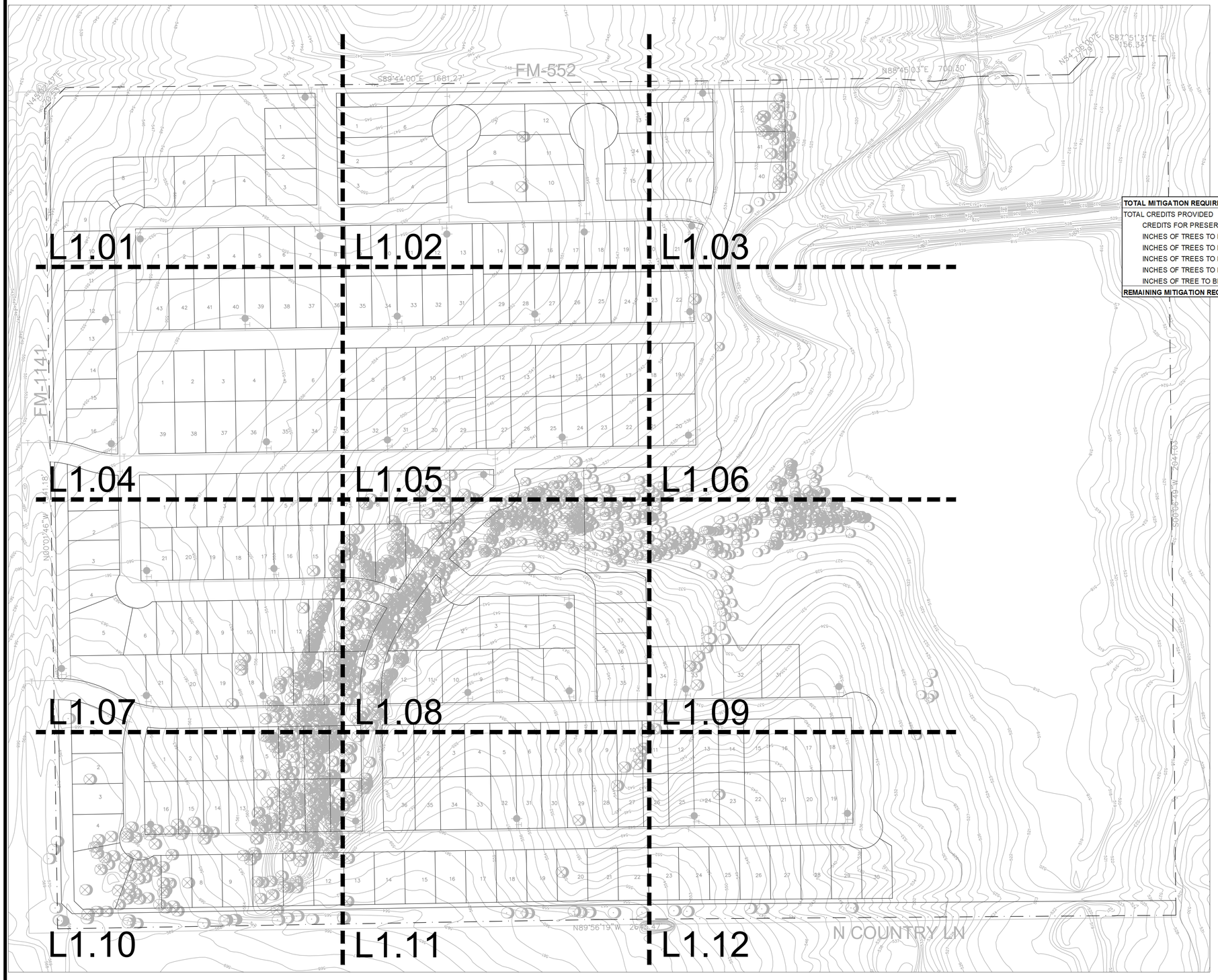
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

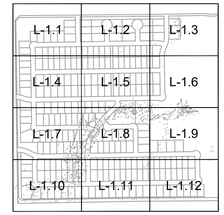
MARCH 2021 SCALE 1" = 100'

APPLICANT

SKORBURG COMPANY, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

CASE #P2021-XXX





KEY

TOTAL MITIGATION REQUIRED	**5,393.7**
TOTAL CREDITS PROVIDED	
CREDITS FOR PRESERVING 25" OR GREATER TREE (20% REDUCTION)	1,078.7
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-552	752.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	532.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG N COUNTRY LN	708.0
INCHES OF TREES TO BE PLANTED ON RESIDENTIAL LOTS (8 INCHES/LOT)	2,080.0
INCHES OF TREE TO BE PLANTED IN OPEN SPACE LOTS	243.0
REMAINING MITIGATION REQUIRED	**0.0**

SEE SHEETS L-1.13 TO L-1.16 FOR TABLES AND CALCULATIONS

N

GRAPHIC SCALE

120 0 60 120 240

(IN FEET)
1 inch = 120 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

SITE DATA
ACREAGE: 120.883
LOT COUNT: 260

OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

APPLICANT
SKORBURG COMPANY, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225

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BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094| 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

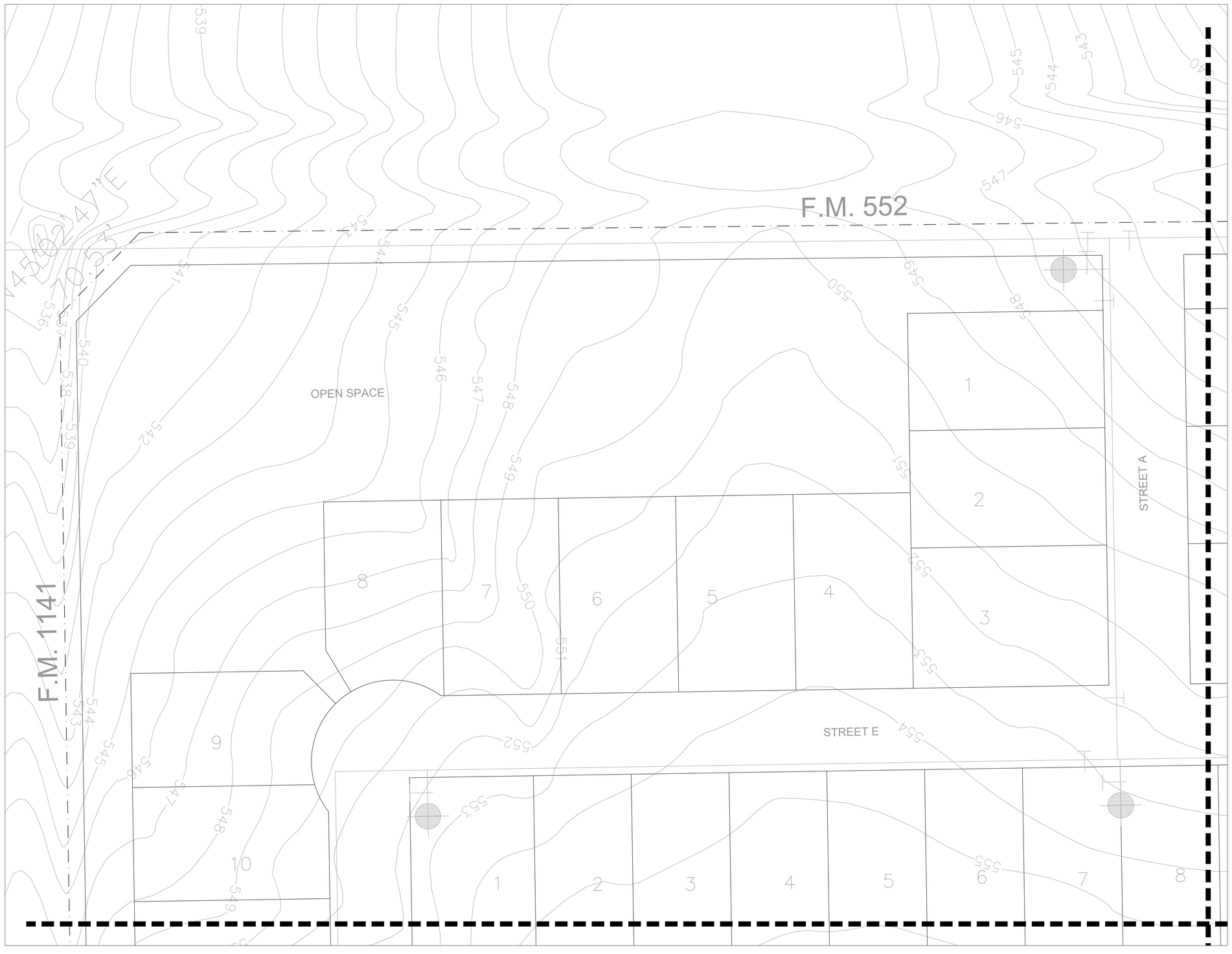
TREESCAPE PLAN

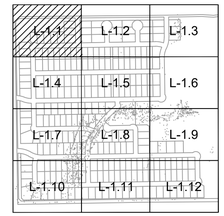
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05/19/21

SHEET NUMBER
L-1.0





N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

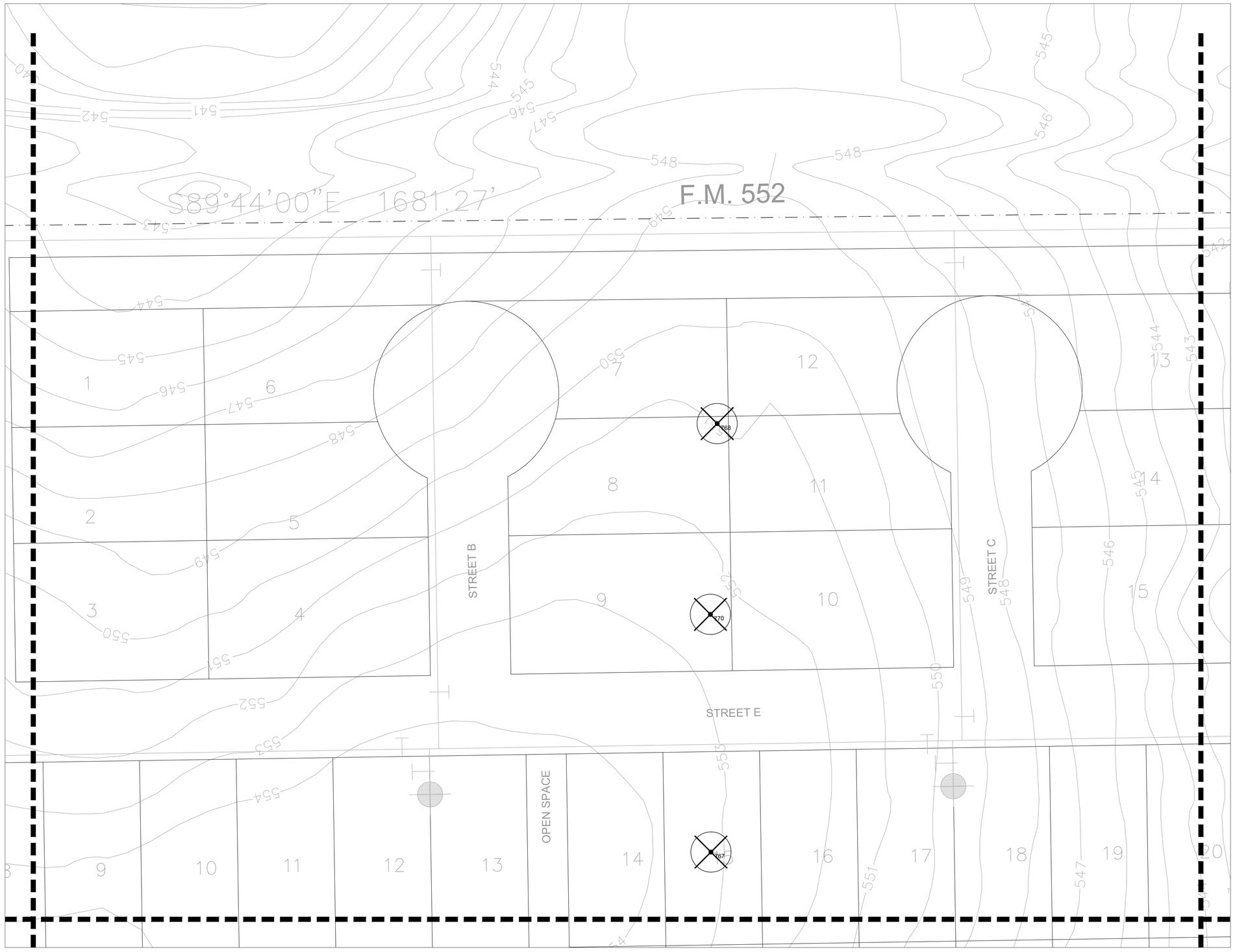
TREESCAPE PLAN ENLARGEMENT (1 OF 12)

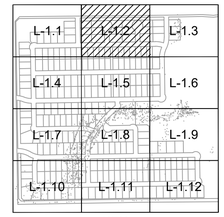
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05/19/21

SHEET NUMBER
L-1.1





KEY

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

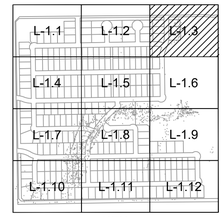
TREESCAPE PLAN ENLARGEMENT (2 OF 12)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05/19/21

SHEET NUMBER
L-1.2



N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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NELSON LAKES
ROCKWALL, TEXAS

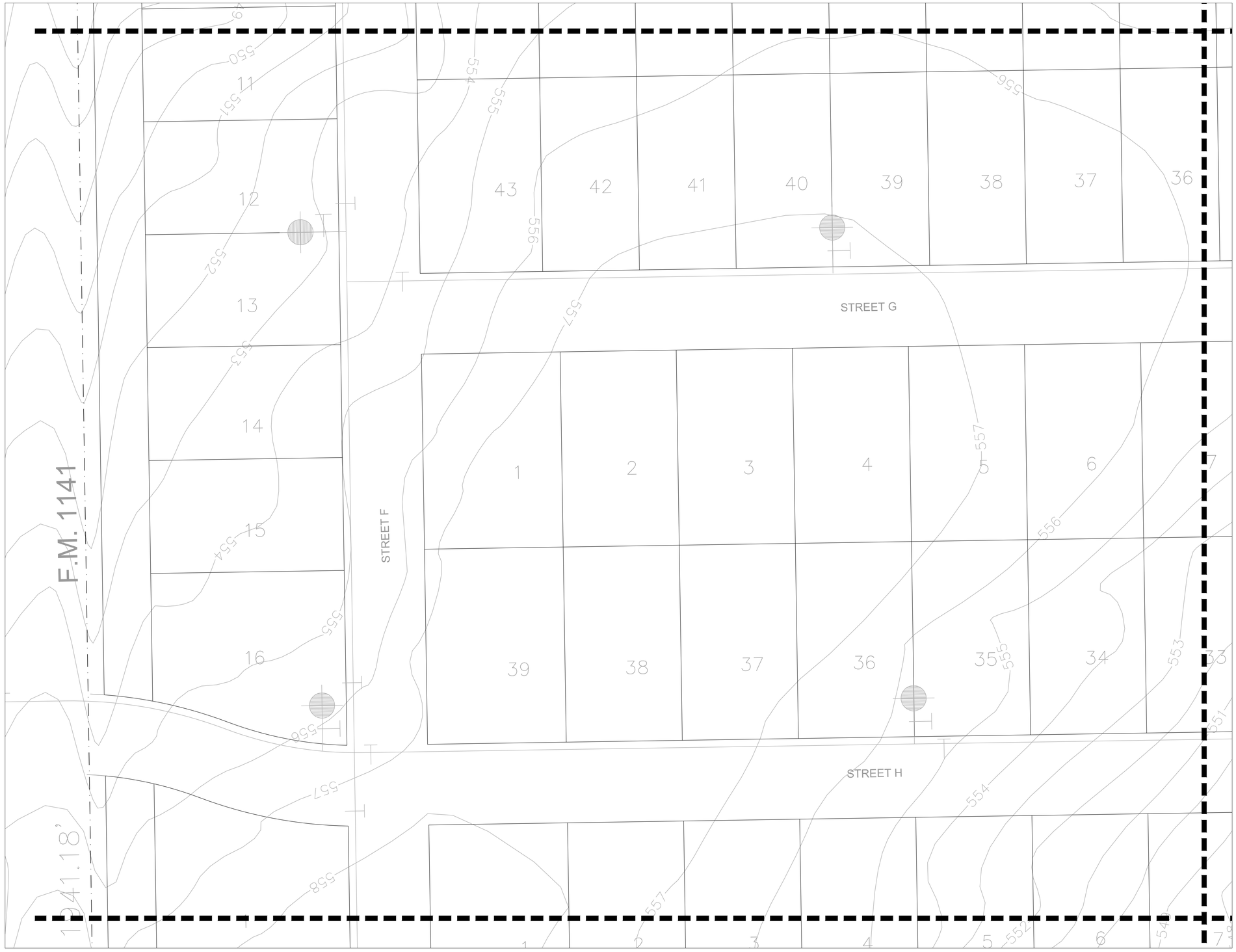
TREESCAPE PLAN ENLARGEMENT (3 OF 12)

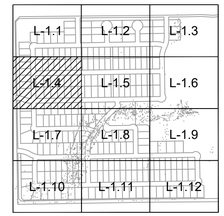
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05/19/21

SHEET NUMBER
L-1.3





N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

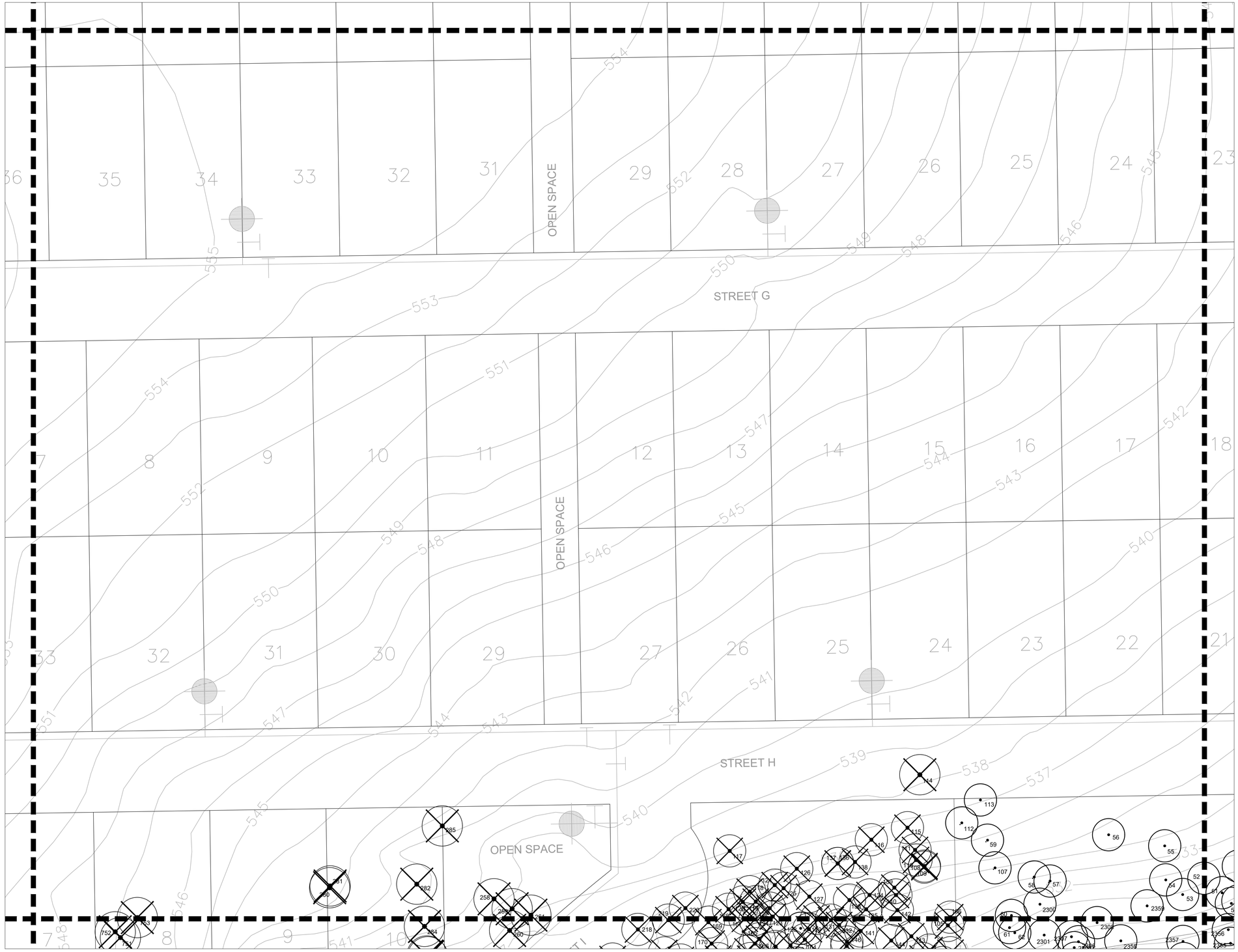
TREESCAPE PLAN ENLARGEMENT (4 OF 12)

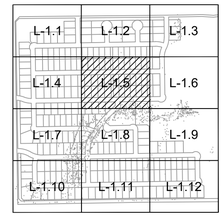
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05/19/21

SHEET NUMBER
L-1.4





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REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

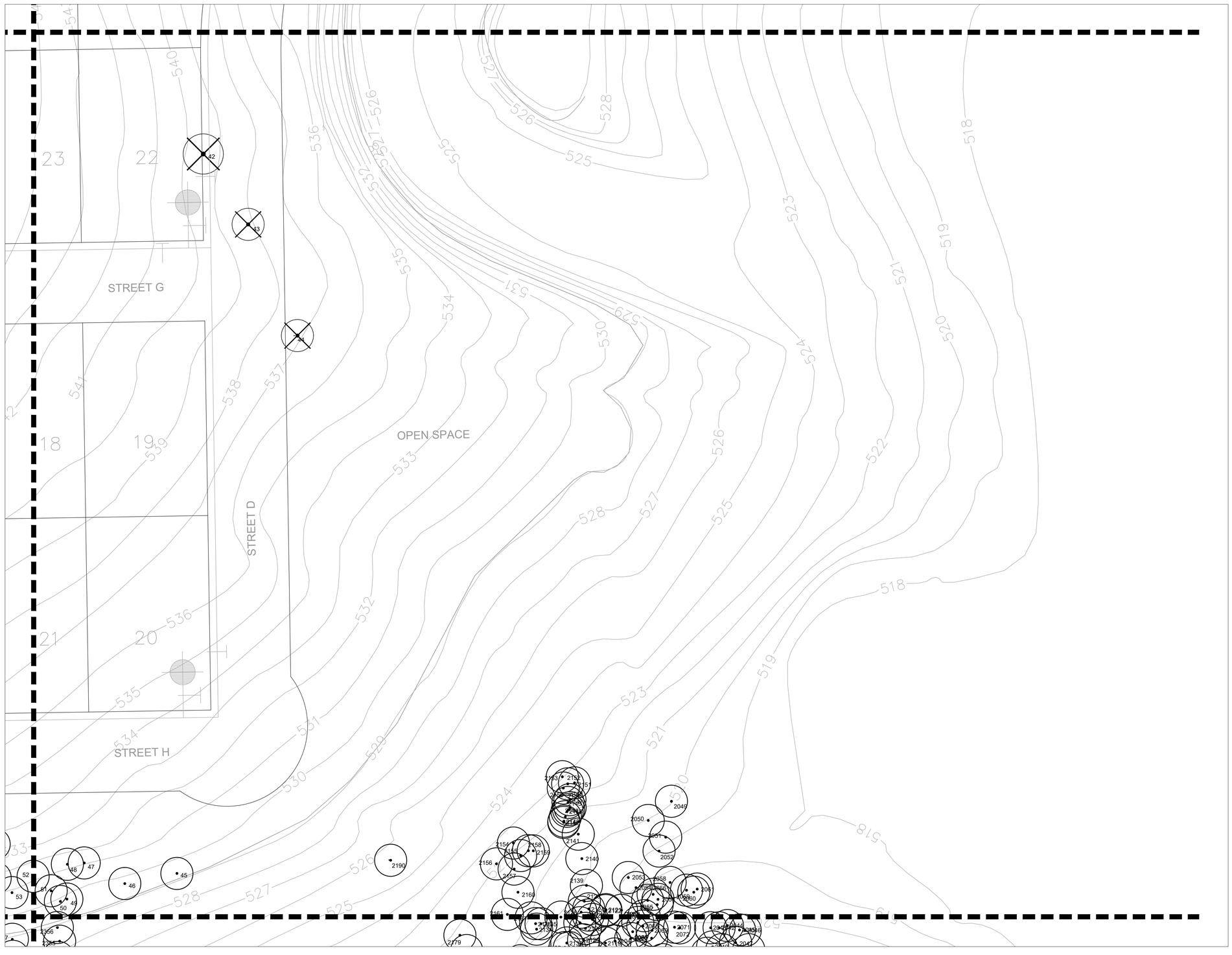
TREESCAPE PLAN ENLARGEMENT (5 OF 12)

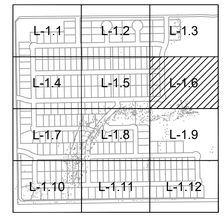
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05/19/21

SHEET NUMBER
L-1.5





N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

TREESCAPE PLAN ENLARGEMENT (6 OF 12)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05/19/21

SHEET NUMBER
L-1.6

BANISTER ENGINEERING
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REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

TREESCAPE PLAN ENLARGEMENT (7 OF 12)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05/19/21

SHEET NUMBER
L-1.7

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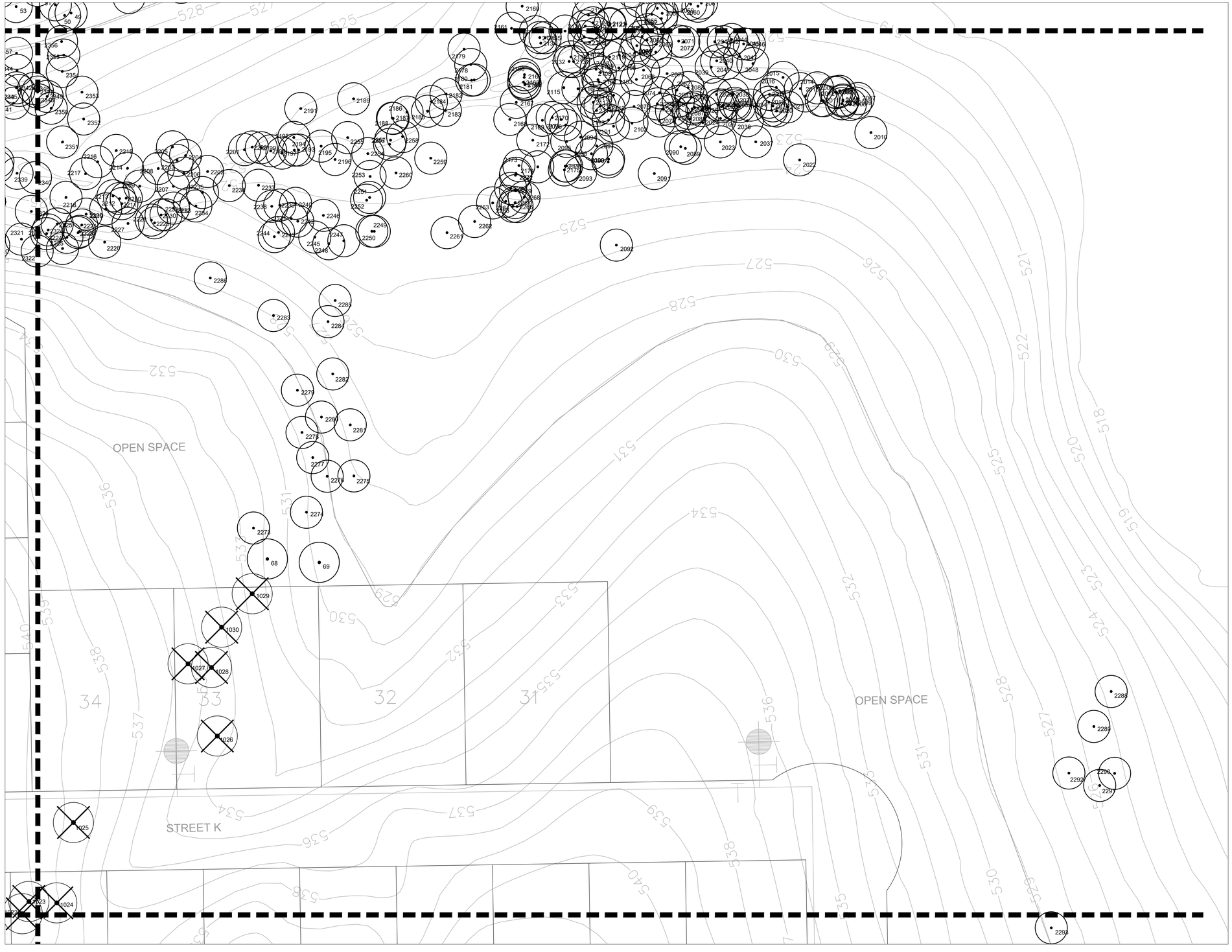

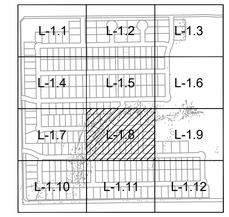

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

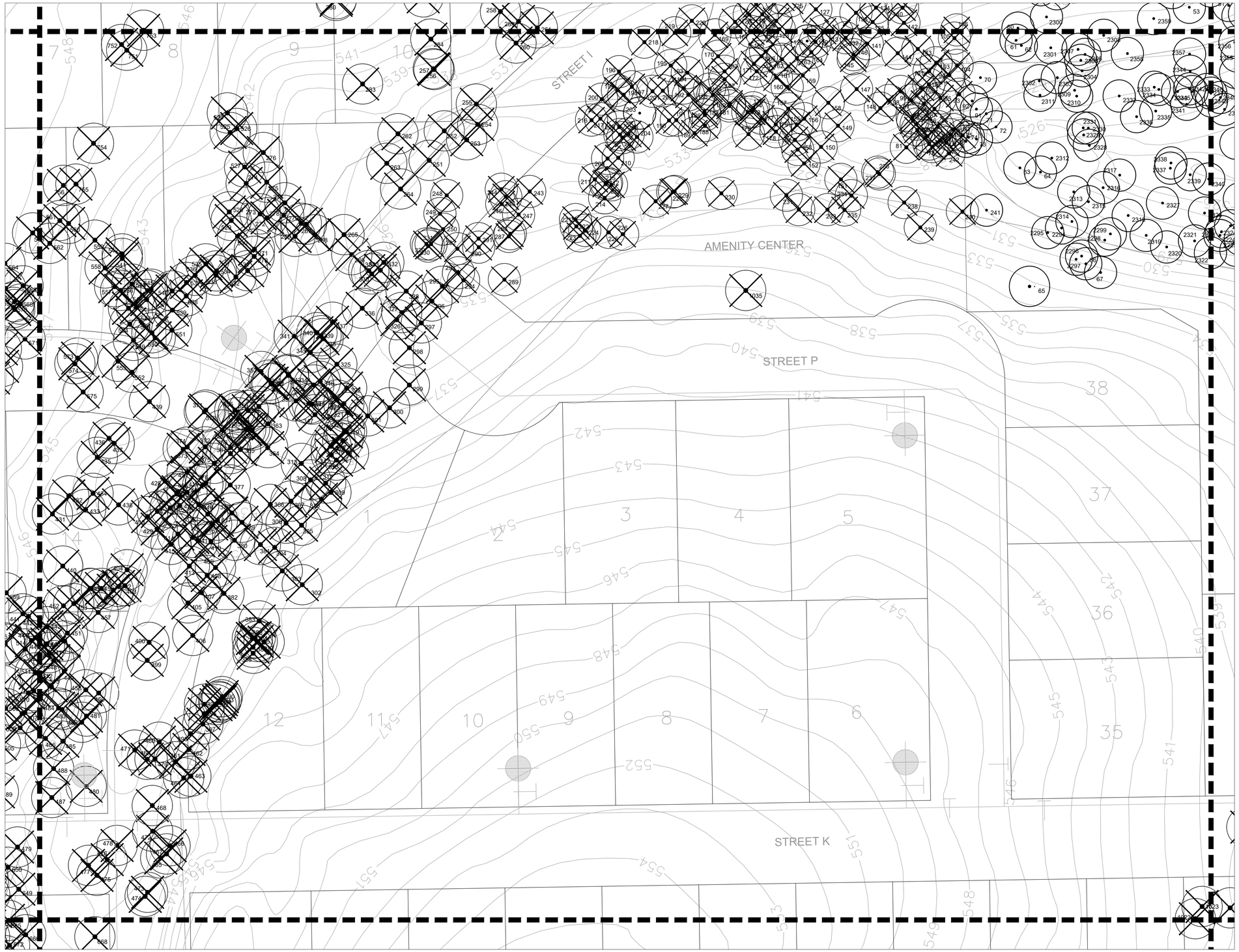
TREESCAPE PLAN ENLARGEMENT (8 OF 12)

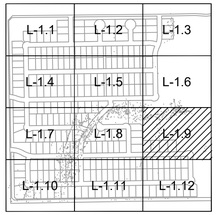
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05/19/21

SHEET NUMBER
L-1.8





KEY

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

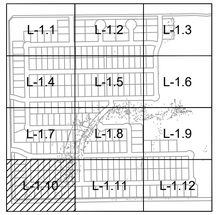
TREESCAPE PLAN ENLARGEMENT (9 OF 12)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05/19/21

SHEET NUMBER
L-1.9



KEY

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

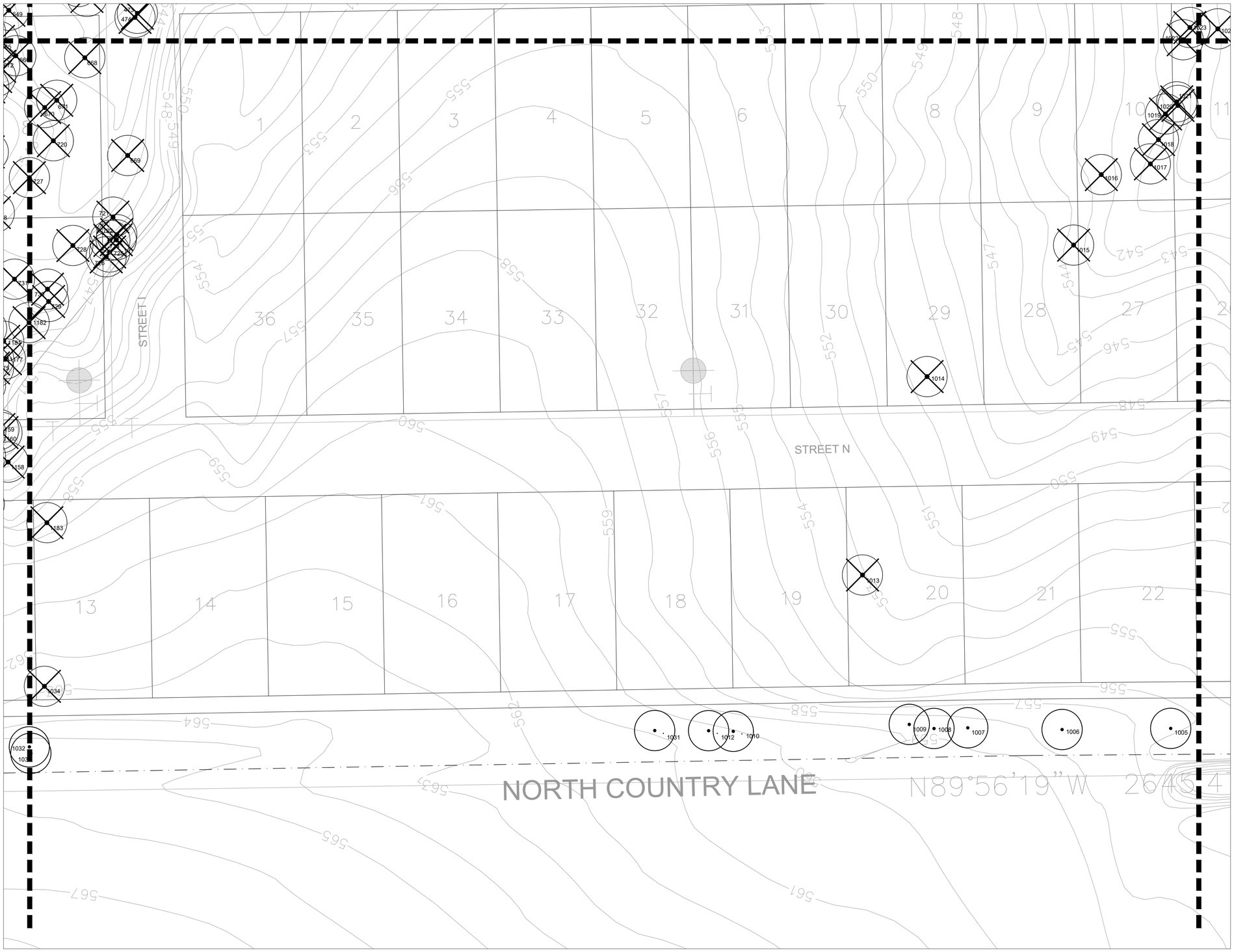
TREESCAPE PLAN ENLARGEMENT (10 OF 12)

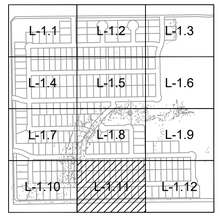
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05/19/21

SHEET NUMBER
L-1.10





N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

TREE LEGEND

- PRESERVED EXISTING TREE
- REMOVED EXISTING TREE

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REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

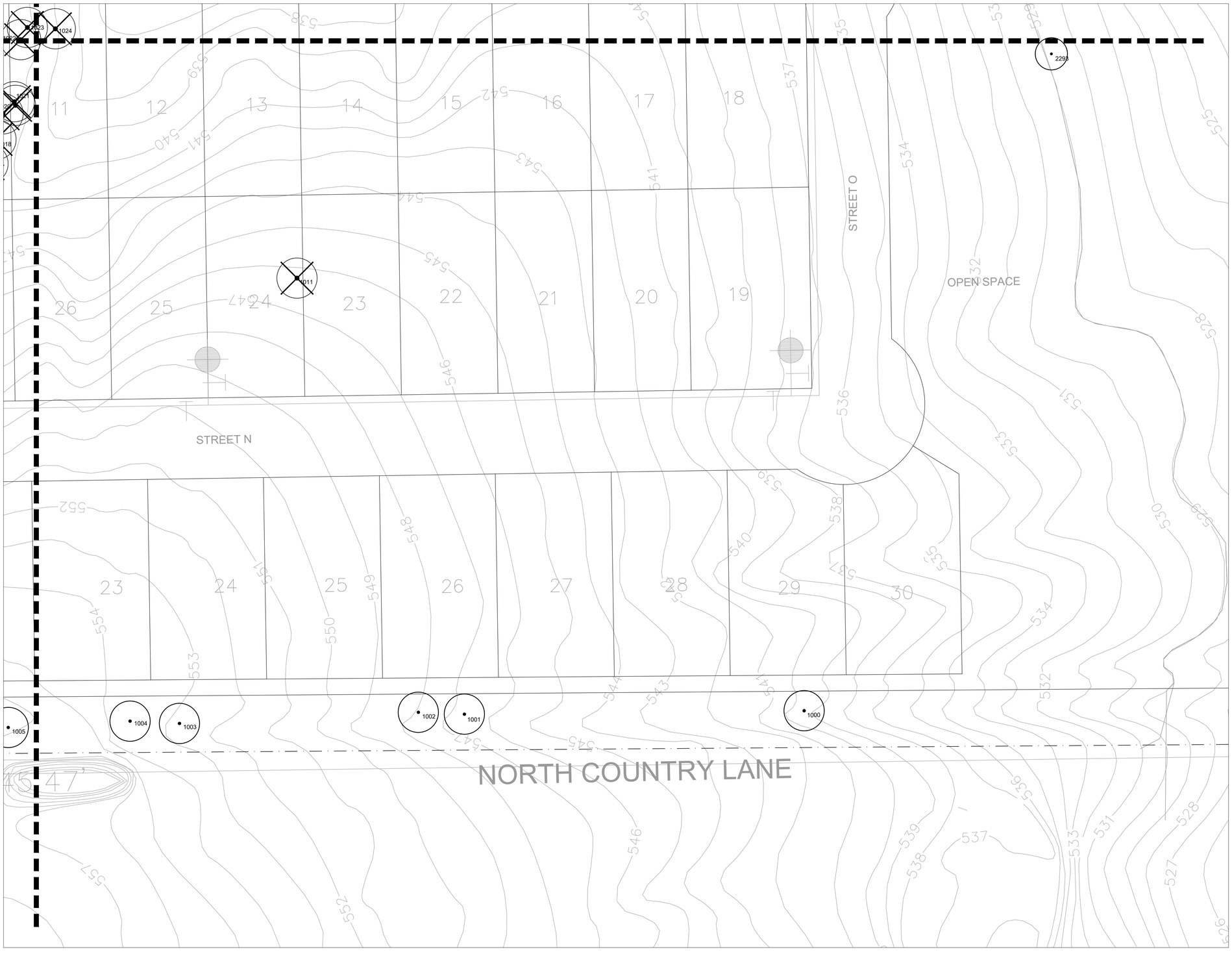
TREESCAPE PLAN ENLARGEMENT (11 OF 12)

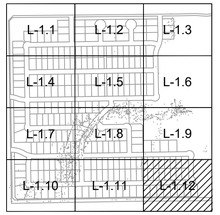
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05/19/21

SHEET NUMBER
L-1.11





KEY

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

TREE LEGEND

PRESERVED EXISTING TREE

REMOVED EXISTING TREE

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

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REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

TREESCAPE PLAN ENLARGEMENT (12 OF 12)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05/19/21

SHEET NUMBER
L-1.12

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
1	11.0	sugarberry	12	No	Healthy	PRESERVED	-	-	-	-	-
2	4.1	green ash	3	No	Healthy	PRESERVED	-	-	-	-	-
3	10.9	green ash	15	No	Healthy	PRESERVED	-	-	-	-	-
4	6.9	cedar elm	10	No	Healthy	PRESERVED	-	-	-	-	-
5	6.4	cedar elm	8	No	Healthy	REMOVED	-	6.4	-	-	-
6	4.8	Hercules-club	4	No	Healthy	REMOVED	-	-	-	N/A	-
7	8.4	cedar elm	10	No	Healthy	PRESERVED	-	-	-	-	-
8	4.9	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
9	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
10	13.8	Osage-orange	20	Yes	Healthy	REMOVED	-	-	-	N/A	-
11	6.2	cedar elm	6	Yes	Healthy	REMOVED	-	6.2	-	-	-
12	5.9	cedar elm	6	No	Healthy	REMOVED	-	5.9	-	-	-
13	8.5	cedar elm	20	No	Healthy	REMOVED	-	8.5	-	-	-
14	4.1	cedar elm	4	No	Healthy	REMOVED	-	4.1	-	-	-
15	4.5	Hercules-club	4	No	Healthy	REMOVED	-	-	-	N/A	-
16	12.3	green ash	20	No	Healthy	REMOVED	-	12.3	-	-	-
17	5.1	green ash	6	No	Healthy	REMOVED	-	5.1	-	-	-
18	4.2	green ash	5	No	Healthy	PRESERVED	-	-	-	-	-
19	5.3	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
20	6.9	cedar elm	6	No	Healthy	REMOVED	-	6.9	-	-	-
21	5.9	cedar elm	6	No	Healthy	REMOVED	-	5.9	-	-	-
22	15.0	cedar elm	25	No	Healthy	REMOVED	-	15.0	-	-	-
23	5.6	cedar elm	4	No	Healthy	REMOVED	-	5.6	-	-	-
24	6.8	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
25	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
26	4.2	cedar elm	4	No	Healthy	REMOVED	-	4.2	-	-	-
27	4.4	cedar elm	4	No	Healthy	REMOVED	-	4.4	-	-	-
28	4.1	cedar elm	4	No	Healthy	REMOVED	-	4.1	-	-	-
29	4.6	cedar elm	5	No	Healthy	REMOVED	-	4.6	-	-	-
30	5.1	cedar elm	6	No	Healthy	REMOVED	-	5.1	-	-	-
31	4.4	cedar elm	6	No	Healthy	REMOVED	-	4.4	-	-	-
32	5.5	cedar elm	4	Yes	Healthy	REMOVED	-	5.5	-	-	-
33	14.8	sugarberry	25	Yes	Healthy	REMOVED	-	-	7.4	-	-
34	11.5	Osage-orange	12	Yes	Healthy	REMOVED	-	-	-	N/A	-
35	18.9	Osage-orange	20	Yes	Healthy	REMOVED	-	-	-	N/A	-
36	12.0	Osage-orange	20	No	Healthy	REMOVED	-	-	-	N/A	-
37	12.8	Osage-orange	20	Yes	Healthy	REMOVED	-	-	-	N/A	-
38	28.3	eastern red cedar	12	Yes	Healthy	PRESERVED	-	-	-	-	-
39	11.5	Osage-orange	10	Yes	Healthy	PRESERVED	-	-	-	-	-
40	11.0	Osage-orange	12	Yes	Healthy	PRESERVED	-	-	-	-	-
42	12.4	eastern red cedar	12	Yes	Healthy	PRESERVED	-	-	-	-	-
43	27.2	eastern red cedar	15	Yes	Healthy	REMOVED	54.4	-	-	-	-
44	6.1	gum bumelia	4	Yes	Healthy	REMOVED	-	6.1	-	-	-
45	10.6	cedar elm	6	Yes	Healthy	PRESERVED	-	-	-	-	-
46	13.5	Osage-orange	12	No	Healthy	PRESERVED	-	-	-	-	-
47	11.4	Osage-orange	20	Yes	Healthy	PRESERVED	-	-	-	-	-
48	4.5	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
49	4.5	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
50	4.7	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
51	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
52	4.8	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
53	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
54	4.4	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
55	6.5	cedar elm	6	Yes	Healthy	PRESERVED	-	-	-	-	-
56	4.1	cedar elm	2	No	Healthy	PRESERVED	-	-	-	-	-
57	4.4	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
58	12.9	Osage-orange	20	Yes	Healthy	PRESERVED	-	-	-	-	-
59	5.8	cedar elm	6	Yes	Healthy	PRESERVED	-	-	-	-	-
60	6.0	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
61	4.3	cedar elm	2	No	Healthy	PRESERVED	-	-	-	-	-
62	4.7	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
63	13.4	cedar elm	25	No	Healthy	PRESERVED	-	-	-	-	-
64	11.9	cedar elm	25	No	Healthy	PRESERVED	-	-	-	-	-
65	12.6	eastern red cedar	12	Yes	Healthy	PRESERVED	-	-	-	-	-
66	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
67	5.3	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
68	5.1	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
69	11.1	honey-locust	10	No	Damaged	PRESERVED	-	-	-	-	-
70	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
71	5.4	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
72	4.5	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
73	4.5	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
74	4.9	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
75	4.3	cedar elm	4	No	Healthy	REMOVED	-	4.3	-	-	-
76	6.0	cedar elm	8	No	Healthy	REMOVED	-	6.0	-	-	-
77	6.1	cedar elm	8	No	Healthy	REMOVED	-	6.1	-	-	-
78	5.0	cedar elm	8	No	Healthy	REMOVED	-	5.0	-	-	-
79	4.8	cedar elm	6	No	Healthy	REMOVED	-	4.8	-	-	-
80	5.3	cedar elm	6	No	Healthy	REMOVED	-	5.3	-	-	-
81	4.7	cedar elm	5	No	Healthy	REMOVED	-	4.7	-	-	-
82	4.5	cedar elm	4	No	Healthy	REMOVED	-	4.5	-	-	-
83	5.8	cedar elm	6	No	Healthy	REMOVED	-	5.8	-	-	-
84	4.2	cedar elm	6	No	Healthy	REMOVED	-	4.2	-	-	-
85	4.5	cedar elm	5	No	Healthy	REMOVED	-	4.5	-	-	-
86	6.5	cedar elm	10	No	Healthy	REMOVED	-	6.5	-	-	-
87	6.0	cedar elm	6	Yes	Healthy	REMOVED	-	6.0	-	-	-
88	4.0	cedar elm	5	No	Healthy	REMOVED	-	4.0	-	-	-
89	6.3	cedar elm	8	No	Healthy	REMOVED	-	6.3	-	-	-
90	4.7	cedar elm	4	No	Healthy	REMOVED	-	4.7	-	-	-
91	4.8	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
92	4.1	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
93	4.2	cedar elm	8	No	Healthy	REMOVED	-	4.2	-	-	-
94	6.0	cedar elm	5	No	Healthy	REMOVED	-	6.0	-	-	-
95	4.8	cedar elm	4	No	Healthy	REMOVED	-	4.8	-	-	-
96	5.0	cedar elm	4	No	Healthy	REMOVED	-	5.0	-	-	-
97	5.0	cedar elm	6	No	Healthy	REMOVED	-	5.0	-	-	-
98	15.3	sugarberry	10	No	Healthy	REMOVED	-	-	7.7	-	-
99	6.5	cedar elm	10	No	Healthy	REMOVED	-	6.5	-	-	-
100	5.0	cedar elm	6	No	Healthy	REMOVED	-	5.0	-	-	-
101	6.5	cedar elm	8	No	Healthy	REMOVED	-	6.5	-	-	-
102	4.2	cedar elm	4	No	Healthy	REMOVED	-	4.2	-	-	-
103	6.2	cedar elm	8	No	Healthy	REMOVED	-	6.2	-	-	-
104	6.2	cedar elm	6	Yes	Healthy	REMOVED	-	6.2	-	-	-
105	4.0	cedar elm	5	No	Healthy	REMOVED	-	4.0	-	-	-
106	4.0	cedar elm	6	No	Healthy	REMOVED	-	4.0	-	-	-
107	4.4	cedar elm	8	No	Healthy	PRESERVED	-	-	-	-	-
108	6.2	cedar elm	10	No	Healthy	REMOVED	-	6.2	-	-	-
109	4.8	cedar elm	4	No	Healthy	REMOVED	-	4.8	-	-	-
110	4.0	cedar elm	3	No	Healthy	REMOVED	-	4.0	-	-	-
111	4.2	cedar elm	5	No	Healthy	REMOVED	-	4.2	-	-	-
							54.4	289.8	15.1	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
112	4.5	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
113	6.8	cedar elm	8	Yes	Healthy	PRESERVED	-	-	-	-	-
114	7.8	cedar elm	4	Yes	Healthy	REMOVED	-	7.8	-	-	-
115	4.4	cedar elm	10	No	Healthy	REMOVED	-	4.4	-	-	-
116	14.9	Osage-orange	20	No	Healthy	REMOVED	-	-	-	N/A	-
117	14.6	eastern red cedar	12	Yes	Healthy	REMOVED	-	-	7.3	-	-
118	5.0	cedar elm	6	No	Healthy	REMOVED	-	5.0	-	-	-
119	6.2	cedar elm	6	No	Healthy	REMOVED	-	6.2	-	-	-
120	4.4	cedar elm	4	No	Healthy	REMOVED	-	4.4	-	-	-
121	4.5	cedar elm	4	No	Healthy	REMOVED	-	4.5	-	-	-
122	8.8	cedar elm	8	No	Healthy	REMOVED	-	8.8	-	-	-
123	8.2	cedar elm	10	No	Healthy	REMOVED	-	8.2	-	-	-
124	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
125	7.1	cedar elm	10	No	Healthy	REMOVED	-	7.1	-	-	-
126	13.9	Osage-orange	25	Yes	Healthy	REMOVED	-	-	-	N/A	-
127	4.7	cedar elm	4	No	Healthy	REMOVED	-	4.7	-	-	-
128	7.1	cedar elm	6	No	Healthy	REMOVED	-	7.1	-	-	-
129	4.5	cedar elm	4	No	Healthy	REMOVED	-	4.5	-	-	-
130	5.5	cedar elm	6	No	Healthy	REMOVED	-	5.5	-	-	-
131	4.7	cedar elm	4	No	Healthy	REMOVED	-	4.7	-	-	-
132	4.1	cedar elm	4	No	Healthy	REMOVED	-	4.1	-	-	-
133	6.9	cedar elm	8	No	Healthy	REMOVED	-	6.9	-	-	-
134	12.7	sugarberry	10	Yes	Healthy	REMOVED	-	-	6.3	-	-
135	4.9	Hercules-club	6	No	Healthy	REMOVED	-	-	-	N/A	-
136	14.3	Osage-orange	20	Yes	Healthy	REMOVED	-	-	-	N/A	-
137	4.0	cedar elm	3	No	Healthy	REMOVED	-	4.0	-	-	-
138	4.4	cedar elm	3	No	Healthy	REMOVED	-	4.4	-	-	-
139	11.7	Osage-orange	25	Yes	Healthy	REMOVED	-	-	-	N/A	-
140	12.7	Osage-orange	15	Yes	Healthy	REMOVED	-	-	-	N/A	-
141	12.7	Osage-orange	18	Yes	Healthy	REMOVED	-	-	-	N/A	-
142	5.9	Hercules-club	12	No	Healthy	REMOVED	-	-	-	N/A	-
143	4.6	cedar elm	4	No	Healthy	REMOVED	-	4.6	-	-	-
144	5.0	cedar elm	4	No	Healthy	REMOVED	-	5.0	-	-	-
145	5.5	cedar elm	3	No	Healthy	REMOVED	-	5.5	-	-	-
146	7.4	cedar elm	6	No	Healthy	REMOVED	-	7.4	-	-	-
147	6.2	cedar elm	4	No	Healthy	REMOVED	-	6.2	-	-	-
148	5.7	cedar elm	4	No	Healthy	REMOVED	-	5.7	-	-	-
149	14.5	Osage-orange	18	Yes	Healthy	REMOVED	-	-	-	N/A	-
150	5.2	cedar elm	4	No	Healthy	REMOVED	-	5.2	-	-	-
151	10.0	cedar elm	18	No	Healthy	REMOVED	-	10.0	-	-	-
152	11.1	cedar elm	25	No	Healthy	REMOVED	-	11.1	-	-	-
153	8.3	cedar elm	15	No	Healthy	REMOVED	-	8.3	-	-	-
154	7.7	cedar elm	10	No	Healthy	REMOVED	-	7.7	-	-	-
155	5.5	cedar elm	5	No	Healthy	REMOVED	-	5.5	-	-	-
156	4.1	cedar elm	4	No	Healthy	REMOVED	-	4.1	-	-	-
157	5.1	cedar elm	4	No	Healthy	REMOVED	-	5.1	-	-	-
158	15.2	Osage-orange	15	Yes	Healthy	REMOVED	-	-	-	N/A	-
159	5.3	cedar elm	8	No	Healthy	REMOVED	-	5.3	-	-	-
160	4.1	cedar elm	2	No	Healthy	REMOVED	-	4.1	-	-	-
161	5.2	cedar elm	4	No	Healthy	REMOVED	-	5.2	-	-	-
162	7.2	cedar elm	6	Yes	Healthy	REMOVED	-	7.2	-	-	-
163	8.4	cedar elm	8	No	Healthy	REMOVED	-	8.4	-	-	-
164	4.8	cedar elm	4	No	Healthy	REMOVED	-	4.8	-	-	-
165	4.6	cedar elm	4	No	Healthy	REMOVED	-	4.6	-	-	-
166	6.7	cedar elm	4	No	Healthy	REMOVED	-	6.7	-	-	-
167	7.7	cedar elm	6	No	Healthy	REMOVED	-	7.7	-	-	-
168	8.1	cedar elm	12	No	Healthy	REMOVED	-	8.1	-	-	-
169	5.8	cedar elm	6	No	Healthy	REMOVED	-	5.8	-	-	-
170	10.4	cedar elm	12	No	Healthy	REMOVED	-	10.4	-	-	-
171	4.1	cedar elm	2	No	Healthy	REMOVED	-	4.1	-	-	-
172	6.7	cedar elm	4	No	Healthy	REMOVED	-	6.7	-	-	-
173	5.6	cedar elm	8	No	Healthy	REMOVED	-	5.6	-	-	-
174	5.6	cedar elm	6	No	Healthy	REMOVED	-	5.6	-	-	-
175	7.4	cedar elm	10	No	Healthy	REMOVED	-	7.4	-	-	-
176	4.4	cedar elm	3	No	Healthy	REMOVED	-	4.4	-	-	-
177	4.0	cedar elm	2	No	Healthy	REMOVED	-	4.0	-	-	-
178	5.0	cedar elm	4	No	Healthy	REMOVED	-	5.0	-	-	-
179	4.7	cedar elm	5	No	Healthy	REMOVED	-	4.7	-	-	-
180	7.0	cedar elm	6	No	Healthy	REMOVED	-	7.0	-	-	-
181	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
182	5.0	cedar elm	6	No	Healthy	REMOVED	-	5.0	-	-	-
183	6.0	cedar elm	6	No	Healthy	REMOVED	-	6.0	-	-	-
184	4.1	cedar elm	3	No	Healthy	REMOVED	-	4.1	-	-	-
185	5.5	cedar elm	4	No	Healthy	REMOVED	-	5.5	-	-	-
186	4.7	cedar elm	5	No	Healthy	REMOVED	-	4.7	-	-	-
187	4.8	cedar elm	4	No	Healthy	REMOVED	-	4.8	-	-	-
188	6.0	cedar elm	4	No	Healthy	REMOVED	-	6.0	-	-	-
189	4.0	cedar elm	2	No	Healthy	REMOVED	-	4.0	-	-	-
190	4.1	cedar elm	3	No	Healthy	REMOVED	-	4.1	-	-	-
191	4.3	cedar elm	3	No	Healthy	REMOVED	-	4.3	-	-	-
192	4.8	cedar elm	4	No	Healthy	REMOVED	-	4.8	-	-	-
193	4.0	cedar elm	2	No	Healthy	REMOVED	-	4.0	-	-	-
194	5.3	cedar elm	6	No	Healthy	REMOVED	-	5.3	-	-	-
195	4.8	cedar elm	4	No	Healthy	REMOVED	-	4.8	-	-	-
196	7.5	cedar elm	4	Yes	Healthy	REMOVED	-	7.5	-	-	-
197	4.5	cedar elm	4	No	Healthy	REMOVED	-	4.5	-	-	-
198	6.1	cedar elm	4	No	Healthy	REMOVED	-	6.1	-	-	-
199	4.1	cedar elm	4	No	Healthy	REMOVED	-	4.1	-	-	-
200	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
201	4.2	cedar elm	3	No	Healthy	REMOVED	-	4.2	-	-	-
202	4.0	cedar elm	6	No	Healthy	REMOVED	-	4.0	-	-	-
203	4.8	cedar elm	5	No	Healthy	REMOVED	-	4.8	-	-	-
204	4.5	cedar elm	4	No	Healthy	REMOVED	-	4.5	-	-	-
205	4.9	cedar elm	4	No	Healthy	REMOVED	-	4.9	-	-	-
206	5.3	cedar elm	4	No	Healthy	REMOVED	-	5.3	-	-	-
207	6.5	cedar elm	8	No	Healthy	REMOVED	-	6.5	-	-	-
208	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
209	5.0	cedar elm	4	No	Healthy	REMOVED	-	5.0	-	-	-
210	4.5	cedar elm	5	No	Healthy	REMOVED	-	4.5	-	-	-
211	4.6	cedar elm	4	No	Healthy	REMOVED	-	4.6	-	-	-
212	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
213	4.2	Hercules-club	4	No	Healthy	REMOVED	-	-	-	N/A	-
214	4.7	cedar elm	5	No	Healthy	REMOVED	-	4.7	-	-	-
215	4.1	cedar elm	4	No	Healthy	REMOVED	-	4.1	-	-	-
216	5.2	cedar elm	5	No	Healthy	REMOVED	-	5.2	-	-	-
217	5.1	cedar elm	4	No	Healthy	REMOVED	-	5.1	-	-	-
218	5.4	cedar elm	8	No	Healthy	REMOVED	-	5.4	-	-	-
219	7.5	Hercules-club	4	Yes	Healthy	REMOVED	-	-	-	N/A	-
220	6.1	cedar elm	6	No	Healthy	REMOVED	-	6.1	-	-	-
221	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
							-	519.0	13.7	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
222	5.5	cedar elm	4	No	Healthy	REMOVED	-	5.5	-	-	-
223	4.6	cedar elm	5	No	Healthy	REMOVED	-	4.6	-	-	-
224	5.1	cedar elm	5	No	Healthy	REMOVED	-	5.1	-	-	-
225	7.7	cedar elm	8	Yes	Healthy	REMOVED	-	7.7	-	-	-
226	4.5	cedar elm	5	No	Healthy	REMOVED	-	4.5	-	-	-
227	10.1	cedar elm	20	No	Healthy	REMOVED	-	10.1	-	-	-
228	9.4	cedar elm	20	No	Healthy	REMOVED	-	9.4	-	-	-
229	4.0	Hercules-club	4	No	Healthy	REMOVED	-	-	-	N/A	-
230	17.1	cedar elm	30	No	Healthy	REMOVED	-	17.1	-	-	-
231	4.4	cedar elm	4	No	Healthy	REMOVED	-	4.4	-	-	-
232	4.6	cedar elm	3	No	Healthy	REMOVED	-	4.6	-	-	-
233	5.7	cedar elm	6	No	Healthy	REMOVED	-	5.7	-	-	-
234	5.5	cedar elm	6	No	Healthy	REMOVED	-	5.5	-	-	-
235	9.0	cedar elm	10	No	Healthy	REMOVED	-	9.0	-	-	-
236	6.1	cedar elm	6	No	Healthy	REMOVED	-	6.1	-	-	-
237	4.7	cedar elm	4	No	Healthy	REMOVED	-	4.7	-	-	-
238	9.5	cedar elm	15	No	Healthy	REMOVED	-	9.5	-	-	-
239	5.5	cedar elm	6	No	Healthy	REMOVED	-	5.5	-	-	-
240	4.2	cedar elm	4	No	Healthy	REMOVED	-	4.2	-	-	-
241	5.2	cedar elm	3	No	Healthy	PRESERVED	-	-	-	-	-
242	9.5	cedar elm	20	No	Healthy	REMOVED	-	9.5	-	-	-
243	13.2	cedar elm	10	Yes	Healthy	REMOVED	-	13.2	-	-	-
244	4.2	Hercules-club	4	No	Healthy	REMOVED	-	-	-	N/A	-
245	10.9	cedar elm	20	No	Healthy	REMOVED	-	10.9	-	-	-
246	12.4	cedar elm	35	No	Healthy	REMOVED	-	12.4	-	-	-
247	5.3	cedar elm	6	No	Healthy	REMOVED	-	5.3	-	-	-
248	14.3	cedar elm	18	Yes	Healthy	REMOVED	-	14.3	-	-	-
249	13.8	cedar elm	15	No	Healthy	REMOVED	-	13.8	-	-	-
250	6.6	cedar elm	8	No	Healthy	REMOVED	-	6.6	-	-	-
251	4.9	cedar elm	5	No	Healthy	REMOVED	-	4.9	-	-	-
252	5.3	cedar elm	6	No	Healthy	REMOVED	-	5.3	-	-	-
253	4.7	cedar elm	5	No	Healthy	REMOVED	-	4.7	-	-	-
254	5.9	cedar elm	8	Yes	Healthy	REMOVED	-	5.9	-	-	-
255	4.2	cedar elm	5	No	Healthy	REMOVED	-	4.2	-	-	-
256	5.6	cedar elm	6	No	Healthy	REMOVED	-	5.6	-	-	-
257	4.9	cedar elm	6	No	Healthy	REMOVED	-	4.9	-	-	-
258	15.6	cedar elm	25	No	Damaged	REMOVED	-	-	-	-	-
259	5.5	cedar elm	6	No	Healthy	REMOVED	-	5.5	-	-	-
260	5.0	cedar elm	6	No	Healthy	REMOVED	-	5.0	-	-	-
261	4.8	cedar elm	6	No	Healthy	REMOVED	-	4.8	-	-	-
262	4.1	cedar elm	5	No	Healthy	REMOVED	-	4.1	-	-	-
263	6.0	cedar elm	4	Yes	Healthy	REMOVED	-	6.0	-	-	-
264	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
265	11.1	cedar elm	25	No	Healthy	REMOVED	-	11.1	-	-	-
266	4.0	cedar elm	5	No	Healthy	REMOVED	-	4.0	-	-	-
267	4.2	cedar elm	5	No	Healthy	REMOVED	-	4.2	-	-	-
268	4.4	cedar elm	10	No	Healthy	REMOVED	-	4.4	-	-	-
269	5.5	cedar elm	4	No	Healthy	REMOVED	-	5.5	-	-	-
270	4.5	cedar elm	4	No	Healthy	REMOVED	-	4.5	-	-	-
271	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
272	4.0	cedar elm	6	No	Healthy	REMOVED	-	4.0	-	-	-
273	5.0	cedar elm	4	No	Healthy	REMOVED	-	5.0	-	-	-
274	4.8	cedar elm	4	No	Healthy	REMOVED	-	4.8	-	-	-
275	4.0	cedar elm	5	No	Healthy	REMOVED	-	4.0	-	-	-
276	4.4	cedar elm	15	No	Healthy	REMOVED	-	4.4	-	-	-
277	5.8	cedar elm	6	Yes	Healthy	REMOVED	-	5.8	-	-	-
278	4.6	cedar elm	4	No	Healthy	REMOVED	-	4.6	-	-	-
279	4.0	cedar elm	6	No	Healthy	REMOVED	-	4.0	-	-	-
280	11.5	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.8	-	-
281	14.3	eastern red cedar	15	Yes	Healthy	REMOVED	-	-	7.2	-	-
282	12.1	cedar elm	20	No	Healthy	REMOVED	-	12.1	-	-	-
283	11.0	eastern red cedar	10	Yes	Healthy	REMOVED	-	-	5.5	-	-
284	12.1	eastern red cedar	10	Yes	Healthy	REMOVED	-	-	6.1	-	-
285	11.4	eastern red cedar	10	Yes	Healthy	REMOVED	-	-	5.7	-	-
287	12.0	cedar elm	12	Yes	Healthy	REMOVED	-	12.0	-	-	-
288	7.0	cedar elm	6	No	Healthy	REMOVED	-	7.0	-	-	-
289	14.6	eastern red cedar	12	Yes	Healthy	REMOVED	-	-	7.3	-	-
290	7.2	cedar elm	6	No	Healthy	REMOVED	-	7.2	-	-	-
291	9.2	cedar elm	8	No	Healthy	REMOVED	-	9.2	-	-	-
292	4.3	cedar elm	5	No	Healthy	REMOVED	-	4.3	-	-	-
293	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
294	12.8	Osage-orange	12	Yes	Healthy	REMOVED	-	-	-	N/A	-
295	8.2	cedar elm	10	No	Healthy	REMOVED	-	8.2	-	-	-
296	9.8	cedar elm	10	No	Healthy	REMOVED	-	9.8	-	-	-
297	13.6	Osage-orange	12	Yes	Healthy	REMOVED	-	-	-	N/A	-
298	11.0	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.5	-	-
299	5.6	cedar elm	7	No	Healthy	REMOVED	-	5.6	-	-	-
300	4.9	cedar elm	6	No	Healthy	REMOVED	-	4.9	-	-	-
301	4.3	cedar elm	5	No	Healthy	REMOVED	-	4.3	-	-	-
302	6.4	cedar elm	6	No	Healthy	REMOVED	-	6.4	-	-	-
303	6.0	cedar elm	6	No	Healthy	REMOVED	-	6.0	-	-	-
304	6.0	cedar elm	6	No	Healthy	REMOVED	-	6.0	-	-	-
305	12.5	cedar elm	15	Yes	Healthy	REMOVED	-	12.5	-	-	-
306	11.0	Hercules-club	12	No	Healthy	REMOVED	-	-	-	N/A	-
307	7.4	cedar elm	8	No	Healthy	REMOVED	-	7.4	-	-	-
308	6.3	cedar elm	10	No	Healthy	REMOVED	-	6.3	-	-	-
309	5.9	cedar elm	6	No	Healthy	REMOVED	-	5.9	-	-	-
310	8.3	Hercules-club	8	Yes	Healthy	REMOVED	-	-	-	N/A	-
311	4.0	cedar elm	5	No	Healthy	REMOVED	-	4.0	-	-	-
312	4.3	cedar elm	5	No	Healthy	REMOVED	-	4.3	-	-	-
313	11.5	cedar elm	15	No	Healthy	REMOVED	-	11.5	-	-	-
314	6.2	cedar elm	6	No	Healthy	REMOVED	-	6.2	-	-	-
315	5.8	cedar elm	6	No	Healthy	REMOVED	-	5.8	-	-	-
316	6.2	cedar elm	6	No	Healthy	REMOVED	-	6.2	-	-	-
317	8.4	cedar elm	8	Yes	Healthy	REMOVED	-	8.4	-	-	-
318	4.5	cedar elm	5	No	Healthy	REMOVED	-	4.5	-	-	-
319	6.0	cedar elm	6	No	Healthy	REMOVED	-	6.0	-

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
443	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
444	8.9	cedar elm	10	No	Healthy	REMOVED	-	8.9	-	-	-
445	5.0	cedar elm	5	No	Healthy	REMOVED	-	5.0	-	-	-
446	16.5	cedar elm	20	Yes	Healthy	REMOVED	-	16.5	-	-	-
447	9.1	cedar elm	10	Yes	Healthy	REMOVED	-	9.1	-	-	-
448	6.5	cedar elm	6	No	Healthy	REMOVED	-	6.5	-	-	-
449	8.4	cedar elm	15	No	Healthy	REMOVED	-	8.4	-	-	-
450	7.0	cedar elm	7	No	Healthy	REMOVED	-	7.0	-	-	-
451	4.2	cedar elm	5	No	Healthy	REMOVED	-	4.2	-	-	-
452	5.5	cedar elm	6	No	Healthy	REMOVED	-	5.5	-	-	-
453	5.0	cedar elm	5	No	Healthy	REMOVED	-	5.0	-	-	-
454	4.9	cedar elm	5	No	Healthy	REMOVED	-	4.9	-	-	-
455	4.0	cedar elm	5	No	Healthy	REMOVED	-	4.0	-	-	-
456	7.2	cedar elm	10	No	Healthy	REMOVED	-	7.2	-	-	-
457	4.9	cedar elm	5	No	Healthy	REMOVED	-	4.9	-	-	-
458	9.4	cedar elm	12	No	Healthy	REMOVED	-	9.4	-	-	-
459	9.6	cedar elm	15	No	Healthy	REMOVED	-	9.6	-	-	-
460	6.4	Hercules-club	7	No	Healthy	REMOVED	-	-	-	N/A	-
461	19.3	cedar elm	20	No	Healthy	REMOVED	-	19.3	-	-	-
462	5.5	cedar elm	6	No	Healthy	REMOVED	-	5.5	-	-	-
463	12.3	cedar elm	12	No	Healthy	REMOVED	-	12.3	-	-	-
464	12.1	cedar elm	15	No	Healthy	REMOVED	-	12.1	-	-	-
465	20.4	cedar elm	20	No	Healthy	REMOVED	-	20.4	-	-	-
466	13.7	cedar elm	15	No	Healthy	REMOVED	-	13.7	-	-	-
467	7.1	cedar elm	8	No	Healthy	REMOVED	-	7.1	-	-	-
468	4.4	Hercules-club	5	No	Damaged	REMOVED	-	-	-	-	-
469	8.7	cedar elm	10	No	Healthy	REMOVED	-	8.7	-	-	-
470	15.0	cedar elm	18	No	Damaged	REMOVED	-	-	-	-	-
471	17.9	cedar elm	20	No	Healthy	REMOVED	-	17.9	-	-	-
472	4.0	Hercules-club	4	No	Healthy	REMOVED	-	-	-	N/A	-
473	6.6	Hercules-club	7	No	Healthy	REMOVED	-	-	-	N/A	-
474	5.0	Hercules-club	5	No	Healthy	REMOVED	-	-	-	N/A	-
475	12.7	cedar elm	15	No	Healthy	REMOVED	-	12.7	-	-	-
476	10.7	cedar elm	12	No	Healthy	REMOVED	-	10.7	-	-	-
477	18.5	cedar elm	20	No	Healthy	REMOVED	-	18.5	-	-	-
478	4.1	Hercules-club	4	No	Healthy	REMOVED	-	-	-	N/A	-
479	8.8	cedar elm	10	Yes	Healthy	REMOVED	-	8.8	-	-	-
480	8.7	Hercules-club	8	Yes	Healthy	REMOVED	-	-	-	N/A	-
481	5.0	cedar elm	5	No	Healthy	REMOVED	-	5.0	-	-	-
482	9.3	cedar elm	8	Yes	Healthy	REMOVED	-	9.3	-	-	-
483	5.2	cedar elm	6	No	Healthy	REMOVED	-	5.2	-	-	-
484	7.0	cedar elm	8	No	Healthy	REMOVED	-	7.0	-	-	-
485	9.3	cedar elm	10	No	Healthy	REMOVED	-	9.3	-	-	-
486	11.5	cedar elm	12	Yes	Healthy	REMOVED	-	11.5	-	-	-
487	23.4	Osage-orange	20	Yes	Damaged	REMOVED	-	-	-	-	-
488	17.8	cedar elm	15	No	Damaged	REMOVED	-	-	-	-	-
489	22.0	cedar elm	20	No	Healthy	REMOVED	-	22.0	-	-	-
490	7.6	cedar elm	8	No	Healthy	REMOVED	-	7.6	-	-	-
491	9.7	cedar elm	10	No	Healthy	REMOVED	-	9.7	-	-	-
492	14.9	cedar elm	15	Yes	Healthy	REMOVED	-	14.9	-	-	-
493	5.0	cedar elm	5	No	Healthy	REMOVED	-	5.0	-	-	-
494	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
495	5.3	cedar elm	6	No	Healthy	REMOVED	-	5.3	-	-	-
496	6.7	cedar elm	7	No	Healthy	REMOVED	-	6.7	-	-	-
497	5.3	cedar elm	6	No	Healthy	REMOVED	-	5.3	-	-	-
498	4.8	Hercules-club	5	No	Healthy	REMOVED	-	-	-	N/A	-
499	4.6	cedar elm	5	No	Healthy	REMOVED	-	4.6	-	-	-
500	4.9	Hercules-club	5	No	Healthy	REMOVED	-	-	-	N/A	-
501	5.1	cedar elm	5	No	Healthy	REMOVED	-	5.1	-	-	-
502	7.9	cedar elm	8	No	Healthy	REMOVED	-	7.9	-	-	-
503	4.1	cedar elm	4	No	Healthy	REMOVED	-	4.1	-	-	-
504	6.7	cedar elm	7	No	Healthy	REMOVED	-	6.7	-	-	-
505	5.1	cedar elm	5	No	Healthy	REMOVED	-	5.1	-	-	-
506	6.0	cedar elm	6	No	Healthy	REMOVED	-	6.0	-	-	-
507	8.6	cedar elm	8	No	Healthy	REMOVED	-	8.6	-	-	-
508	4.7	cedar elm	5	No	Healthy	REMOVED	-	4.7	-	-	-
509	6.6	cedar elm	8	Yes	Healthy	REMOVED	-	6.6	-	-	-
510	4.4	cedar elm	5	No	Healthy	REMOVED	-	4.4	-	-	-
511	5.5	cedar elm	6	No	Healthy	REMOVED	-	5.5	-	-	-
512	6.7	cedar elm	6	No	Healthy	REMOVED	-	6.7	-	-	-
513	5.9	cedar elm	6	No	Healthy	REMOVED	-	5.9	-	-	-
514	5.2	cedar elm	6	No	Healthy	REMOVED	-	5.2	-	-	-
515	5.5	cedar elm	6	No	Healthy	REMOVED	-	5.5	-	-	-
516	4.1	cedar elm	6	No	Healthy	REMOVED	-	4.1	-	-	-
517	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
518	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
519	4.7	cedar elm	5	No	Healthy	REMOVED	-	4.7	-	-	-
520	6.8	cedar elm	7	No	Healthy	REMOVED	-	6.8	-	-	-
521	4.4	cedar elm	5	No	Healthy	REMOVED	-	4.4	-	-	-
522	5.6	cedar elm	6	No	Healthy	REMOVED	-	5.6	-	-	-
523	5.1	Hercules-club	5	No	Healthy	REMOVED	-	-	-	N/A	-
524	4.1	cedar elm	5	No	Healthy	REMOVED	-	4.1	-	-	-
525	4.1	cedar elm	5	No	Healthy	REMOVED	-	4.1	-	-	-
526	4.9	cedar elm	4	No	Healthy	REMOVED	-	4.9	-	-	-
527	5.8	cedar elm	6	No	Healthy	REMOVED	-	5.8	-	-	-
528	5.1	cedar elm	5	No	Healthy	REMOVED	-	5.1	-	-	-
529	4.9	cedar elm	5	No	Healthy	REMOVED	-	4.9	-	-	-
530	7.3	cedar elm	6	Yes	Healthy	REMOVED	-	7.3	-	-	-
531	6.3	cedar elm	5	No	Healthy	REMOVED	-	6.3	-	-	-
532	4.5	cedar elm	5	No	Healthy	REMOVED	-	4.5	-	-	-
533	4.2	cedar elm	4	No	Healthy	REMOVED	-	4.2	-	-	-
534	5.0	cedar elm	6	No	Healthy	REMOVED	-	5.0	-	-	-
535	5.0	cedar elm	4	Yes	Healthy	REMOVED	-	5.0	-	-	-
536	7.6	cedar elm	6	Yes	Healthy	REMOVED	-	7.6	-	-	-
537	5.1	cedar elm	4	No	Healthy	REMOVED	-	5.1	-	-	-
538	8.6	cedar elm	6	Yes	Healthy	REMOVED	-	8.6	-	-	-
539	7.5	cedar elm	5	Yes	Healthy	REMOVED	-	7.5	-	-	-
540	4.5	cedar elm	5	No	Healthy	REMOVED	-	4.5	-	-	-
541	6.1	cedar elm	6	No	Healthy	REMOVED	-	6.1	-	-	-
542	8.5	cedar elm	8	No	Healthy	REMOVED	-	8.5	-	-	-
543	5.1	cedar elm	5	No	Healthy	REMOVED	-	5.1	-	-	-
544	5.9	cedar elm	6	Yes	Healthy	REMOVED	-	5.9	-	-	-
545	6.2	cedar elm	4	Yes	Healthy	REMOVED	-	6.2	-	-	-
546	5.3	cedar elm	8	No	Healthy	REMOVED	-	5.3	-	-	-
547	4.9	cedar elm	5	No	Healthy	REMOVED	-	4.9	-	-	-
548	5.0	cedar elm	5	No	Healthy	REMOVED	-	5.0	-	-	-
549	4.5	cedar elm	4	No	Healthy	REMOVED	-	4.5	-	-	-
550	5.2	cedar elm	6	No	Healthy	REMOVED	-	5.2	-	-	-
551	4.4	cedar elm	5	No	Healthy	REMOVED	-	4.4	-	-	-
552	6.4	cedar elm	6	No	Healthy	REMOVED	-	6.4	-	-	-
							-	703.8	-	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
551	4.4	cedar elm	5	No	Healthy	REMOVED	-	4.4	-	-	-
552	6.4	cedar elm	6	No	Healthy	REMOVED	-	6.4	-	-	-
553	4.4	cedar elm	5	No	Healthy	REMOVED	-	4.4	-	-	-
554	6.1	cedar elm	4	No	Healthy	REMOVED	-	6.1	-	-	-
555	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
556	5.5	cedar elm	6	No	Healthy	REMOVED	-	5.5	-	-	-
557	4.9	cedar elm	6	No	Healthy	REMOVED	-	4.9	-	-	-
558	4.2	cedar elm	5	No	Healthy	REMOVED	-	4.2	-	-	-
559	4.2	cedar elm	5	No	Healthy	REMOVED	-	4.2	-	-	-
560	9.3	cedar elm	20	No	Healthy	REMOVED	-	9.3	-	-	-
561	9.3	cedar elm	20	No	Healthy	REMOVED	-	9.3	-	-	-
562	13.1	cedar elm	25	Yes	Healthy	REMOVED	-	13.1	-	-	-
563	11.2	cedar elm	18	Yes	Healthy	REMOVED	-	11.2	-	-	-
564	10.6	cedar elm	18	Yes	Healthy	REMOVED	-	10.6	-	-	-
565	9.5	cedar elm	12	No	Healthy	REMOVED	-	9.5	-	-	-
566	6.8	cedar elm	15	No	Healthy	REMOVED	-	6.8	-	-	-
567	7.5	cedar elm	12	No	Healthy	REMOVED	-	7.5	-	-	-
568	8.8	cedar elm	18	No	Healthy	REMOVED	-	8.8	-	-	-
569	13.2	cedar elm	20	Yes	Healthy	REMOVED	-	13.2	-	-	-
570	8.4	cedar elm	25	No	Healthy	REMOVED	-	8.4	-	-	-
571	10.1	cedar elm	20	No	Healthy	REMOVED	-	10.1	-	-	-
572	7.7	cedar elm	15	No	Healthy	REMOVED	-	7.7	-	-	-
573	7.3	cedar elm	8	No	Healthy	REMOVED	-	7.3	-	-	-
574	4.2	cedar elm	3	No	Healthy	REMOVED	-	4.2	-	-	-
575	5.0	cedar elm	6	No	Healthy	REMOVED	-	5.0	-	-	-
576	4.1	cedar elm	5	No	Healthy	REMOVED	-	4.1	-	-	-
577	9.9	cedar elm	6	No	Healthy	REMOVED	-	9.9	-	-	-
578	15.0	cedar elm	20	Yes	Healthy	REMOVED	-	15.0	-	-	-
579	12.1	cedar elm	18	Yes	Healthy	REMOVED	-	12.1	-	-	-
580	4.0	cedar elm	3	No	Healthy	REMOVED	-	4.0	-	-	-
581	6.6	cedar elm	8	No	Healthy	REMOVED	-	6.6	-	-	-
582	9.0	cedar elm	10	No	Healthy	REMOVED	-	9.0	-	-	-
583	8.2	cedar elm	12	No	Healthy	REMOVED	-	8.2	-	-	-
584	10.1	cedar elm	18	No	Healthy	REMOVED	-	10.1	-	-	-
585	6.4	cedar elm	10	No	Healthy	REMOVED	-	6.4	-	-	-
586	7.8	cedar elm	20	No	Healthy	REMOVED	-	7.8	-	-	-
587	8.5	cedar elm	20	No	Healthy	REMOVED	-	8.5	-	-	-
588	6.9	cedar elm	15	No	Healthy	REMOVED	-	6.9	-	-	-
589	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
590	10.2	cedar elm	15	No	Healthy	REMOVED	-	10.2	-	-	-
591	4.4	cedar elm	3	No	Healthy	REMOVED	-	4.4	-	-	-
592	10.7	cedar elm	20	No	Healthy	REMOVED	-	10.7	-	-	-
593	12.0	cedar elm	25	No	Healthy	REMOVED	-	12.0	-	-	-
594	4.7	cedar elm	3	No	Healthy	REMOVED	-	4.7	-	-	-
595	5.1	cedar elm	10	No	Healthy	REMOVED	-	5.1	-	-	-
596	8.8	cedar elm	12	No	Healthy	REMOVED	-	8.8	-	-	-
597	5.1	cedar elm	4	No	Healthy	REMOVED	-	5.1	-	-	-
598	10.2	cedar elm	18	No	Healthy	REMOVED	-	10.2	-	-	-
599	11.3	cedar elm	15	Yes	Healthy	REMOVED	-	11.3	-	-	-
600	4.7	cedar elm	6	No	Healthy	REMOVED	-	4.7	-	-	-
601	10.4	cedar elm	25	No	Healthy	REMOVED	-	10.4	-	-	-
602	5.2	cedar elm	8	No	Healthy	REMOVED	-	5.2	-	-	-
603	7.5	cedar elm	20	No	Healthy	REMOVED	-	7.5	-	-	-
604	8.7	cedar elm	20	No	Healthy	REMOVED	-	8.7	-	-	-
605	6.2	cedar elm	4	No	Healthy	REMOVED	-	6.2	-	-	-
606	5.9	cedar elm	4	No	Healthy	REMOVED	-	5.9	-	-	-
607	6.5	cedar elm	6	No	Healthy	REMOVED	-	6.5	-	-	-
608	10.9	cedar elm	15	No	Healthy	REMOVED	-	10.9	-	-	-
609	8.2	cedar elm	8	No	Healthy	REMOVED	-	8.2	-	-	-
610	6.0	cedar elm	8	No	Healthy	REMOVED	-	6.0	-	-	-
611	4.4	cedar elm	6	No	Healthy	REMOVED	-	4.4	-	-	-
612	4.0	cedar elm	6	No	Healthy	REMOVED	-	4.0	-	-	-
613	8.1	cedar elm	15	No	Healthy	REMOVED	-	8.1	-	-	-
614	8.0	cedar elm	12	No	Healthy	REMOVED	-	8.0	-	-	-
615	4.9	cedar elm	5	No	Healthy	REMOVED	-	4.9	-	-	-
616	11.6	cedar elm	20	No	Healthy	REMOVED	-	11.6	-	-	-
617	11.8	cedar elm	20	No	Healthy	REMOVED	-	11.8	-	-	-
618	10.8	cedar elm	15	No	Healthy	REMOVED	-	10.8	-	-	-
619	8.0	cedar elm	12	No	Healthy	REMOVED	-	8.0	-	-	-
620	13.8	cedar elm	18	No	Healthy	REMOVED	-	13.8	-	-	-
621	5.5	cedar elm	6	No	Healthy	REMOVED	-	5.5	-	-	-
622	8.7	cedar elm	10	No	Healthy	REMOVED	-	8.7	-	-	-
623	12.9	cedar elm	20	No	Healthy	REMOVED	-	12.9	-	-	-
624	4.7	cedar elm	4	No	Healthy	REMOVED	-	4.7	-	-	-
625	4.9	cedar elm	6	No	Healthy	REMOVED	-	4.9	-	-	-
626	4.5	cedar elm	4	No	Healthy	REMOVED	-	4.5	-	-	-
627	6.3	cedar elm	6	No	Healthy	REMOVED	-	6.3	-	-	-
628	4.5	cedar elm	6	No	Healthy	REMOVED	-	4.5	-	-	-
629	8.8	cedar elm	12	No	Healthy	REMOVED	-	8.8	-	-	-
630	26.0	Osage-orange	25	No	Healthy	REMOVED	-	-	-	N/A	-
631	15.8	Osage-orange	18	Yes	Healthy	REMOVED	-	-	-	N/A	-
632	19.3	Osage-orange	25	Yes	Healthy	REMOVED	-	-	-	N/A	-
633	18.1	Osage-orange	20	Yes	Healthy	REMOVED	-	-	-	N/A	-
634	12.2	Osage-orange	20	Yes	Healthy	REMOVED	-	-	-	N/A	-
635	4.1	cedar elm	4	No	Healthy	REMOVED	-	4.1	-	-	-
636	6.2	cedar elm	4	No	Healthy	REMOVED	-	6.2	-	-	-
637	5.7	cedar elm	4	No	Healthy	REMOVED	-	5.7	-	-	-
638	6.6	cedar elm	6	No	Healthy	REMOVED	-	6.6	-	-	-
639	5.1	cedar elm	4	No	Healthy	REMOVED	-	5.1	-	-	-
640	7.9	cedar elm	6	No	Healthy	REMOVED	-	7.9	-	-	-
641	7.6	cedar elm	8	No	Healthy	REMOVED	-	7.6	-	-	-
642	7.0	cedar elm	8	No	Healthy	REMOVED	-	7.0	-	-	-
643	5.8	cedar elm	6	No	Healthy	REMOVED	-	5.8	-	-	-
644	7.0	cedar elm	8	No	Healthy	REMOVED	-	7.0	-	-	-
645	15.6	cedar elm	25	No	Healthy	REMOVED	-	15.6	-	-	-
646	5.2	cedar elm	5	No	Healthy	REMOVED	-	5.2	-	-	-
647	10.0	cedar elm	12	No	Healthy	REMOVED	-	10.0	-	-	-
648	6.0	cedar elm	5	No	Healthy	REMOVED	-	6.0	-	-	-
649	8.8	cedar elm	8	No	Healthy	REMOVED	-	8.8	-	-	-
650	6.4	cedar elm	6	No	Healthy	REMOVED	-	6.4	-	-	-
651	5.6	cedar elm	6	No	Healthy	REMOVED	-	5.6	-	-	-
652	8.5	cedar elm	10	No	Healthy	REMOVED	-	8.5	-	-	-
653	5.1	cedar elm	6	No	Healthy	REMOVED	-	5.1	-	-	-
654	4.7	cedar elm	4	No	Healthy	REMOVED	-	4.7	-	-	-
655	4.3	cedar elm	6	No	Healthy	REMOVED	-	4.3	-	-	-
656	9.4	cedar elm	10	No	Healthy	REMOVED	-	9.4	-	-	-
657	6.0	cedar elm	6	No	Healthy	REMOVED	-	6.0	-	-	-
658	6.7	cedar elm	8	No	Healthy	REMOVED	-	6.7	-	-	-
659	4.1	cedar elm	5	No	Healthy	REMOVED	-	4.1	-	-	-
660	4.0	cedar elm	5	No	Healthy	REMOVED	-	4.0	-	-	-
							-	781.0	-	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
661	4.1	cedar elm	4	No	Healthy	REMOVED	-	4.1	-	-	-
662	5.8	cedar elm	5	No	Healthy	REMOVED	-	5.8	-	-	-
663	5.4	cedar elm	6	No	Healthy	REMOVED	-	5.4	-	-	-
664	4.0	cedar elm	5	No	Healthy	REMOVED	-	4.0	-	-	-
665	5.1	cedar elm	6	No	Healthy	REMOVED	-	5.1	-	-	-
666	4.3	cedar elm	3	No	Healthy	REMOVED	-	4.3	-	-	-
667	5.0	cedar elm	6	No	Healthy	REMOVED	-	5.0	-	-	-
668	6.0	cedar elm	5	No	Healthy	REMOVED	-	6.0	-	-	-
669	14.2	cedar elm	20	Yes	Healthy	REMOVED	-	14.2	-	-	-
670	18.2	cedar elm	25	No	Damaged	REMOVED	-	-	-	-	-
671	11.4	eastern red cec	12	No	Healthy	REMOVED	-	-	5.7	-	-
672	5.4	cedar elm	5	No	Healthy	REMOVED	-	5.4	-	-	-
673	5.2	cedar elm	6	No	Healthy	REMOVED	-	5.2	-	-	-
674	9.4	cedar elm	12	No	Healthy	REMOVED	-	9.4	-	-	-
675	8.0	cedar elm	6	No	Healthy	REMOVED	-	8.0	-	-	-
676	4.2	cedar elm	5	No	Healthy	REMOVED	-	4.2	-	-	-
677	4.8	cedar elm	5	No	Healthy	REMOVED	-	4.8	-	-	-
678	4.4	cedar elm	5	No	Healthy	REMOVED	-	4.4	-	-	-
679	4.4	cedar elm	5	No	Healthy	REMOVED	-	4.4	-	-	-
680	6.9	cedar elm	6	No	Healthy	REMOVED	-	6.9	-	-	-
681	6.3	cedar elm	5	No	Healthy	REMOVED	-	6.3	-	-	-
682	4.2	cedar elm	4	No	Healthy	REMOVED	-	4.2	-	-	-
683	4.9	cedar elm	5	No	Healthy	REMOVED	-	4.9	-	-	-
684	5.4	cedar elm	6	No	Healthy	REMOVED	-	5.4	-	-	-
685	6.5	cedar elm	6	No	Healthy	REMOVED	-	6.5	-	-	-
686	5.4	green ash	12	No	Healthy	REMOVED	-	5.4	-	-	-
687	12.5	Osage-orange	20	Yes	Healthy	REMOVED	-	-	-	N/A	-
688	5.0	green ash	8	No	Healthy	REMOVED	-	5.0	-	-	-
689	4.0	green ash	6	No	Healthy	REMOVED	-	4.0	-	-	-
690	10.0	cedar elm	10	No	Healthy	REMOVED	-	10.0	-	-	-
691	8.7	cedar elm	10	No	Healthy	REMOVED	-	8.7	-	-	-
692	10.2	cedar elm	10	No	Healthy	REMOVED	-	10.2	-	-	-
693	7.3	Hercules-club	10	No	Healthy	REMOVED	-	-	-	N/A	-
694	10.4	cedar elm	12	No	Healthy	REMOVED	-	10.4	-	-	-
695	6.4	Hercules-club	8	No	Healthy	REMOVED	-	-	-	N/A	-
696	18.6	Osage-orange	20	Yes	Damaged	REMOVED	-	-	-	-	-
697	5.6	cedar elm	6	No	Healthy	REMOVED	-	5.6	-	-	-
698	4.2	cedar elm	5	No	Healthy	REMOVED	-	4.2	-	-	-
699	4.5	cedar elm	6	No	Healthy	REMOVED	-	4.5	-	-	-
700	4.2	cedar elm	5	No	Healthy	REMOVED	-	4.2	-	-	-
701	4.0	Hercules-club	4	No	Healthy	REMOVED	-	-	-	N/A	-
702	9.5	cedar elm	10	No	Healthy	REMOVED	-	9.5	-	-	-
703	13.4	Osage-orange	15	Yes	Damaged	REMOVED	-	-	-	-	-
704	9.5	cedar elm	10	No	Healthy	REMOVED	-	9.5	-	-	-
705	6.2	cedar elm	6	No	Healthy	REMOVED	-	6.2	-	-	-
706	4.3	cedar elm	5	No	Healthy	REMOVED	-	4.3	-	-	-
707	4.4	cedar elm	5	No	Healthy	REMOVED	-	4.4	-	-	-
708	4.8	cedar elm	6	No	Healthy	REMOVED	-	4.8	-	-	-
709	6.5	cedar elm	8	No	Healthy	REMOVED	-	6.5	-	-	-
710	6.4	cedar elm	6	No	Healthy	REMOVED	-	6.4	-	-	-
711	4.1	cedar elm	4	No	Healthy	REMOVED	-	4.1	-	-	-
712	4.6	cedar elm	5	No	Healthy	REMOVED	-	4.6	-	-	-
713	4.6	cedar elm	5	No	Healthy	REMOVED	-	4.6	-	-	-
714	6.5	cedar elm	7	No	Healthy	REMOVED	-	6.5	-	-	-
715	4.9	cedar elm	5	No	Healthy	REMOVED	-	4.9	-	-	-
716	4.7	cedar elm	5	No	Healthy	REMOVED	-	4.7	-	-	-
717	4.9	cedar elm	5	No	Healthy	REMOVED	-	4.9	-	-	-
718	4.3	cedar elm	5	No	Healthy	REMOVED	-	4.3	-	-	-
719	4.6	cedar elm	5	No	Healthy	REMOVED	-	4.6	-	-	-
720	4.5	cedar elm	5	No	Healthy	REMOVED	-	4.5	-	-	-
721	8.0	cedar elm	8	No	Damaged	REMOVED	-	-	-	-	-
722	8.8	cedar elm	7	No	Healthy	REMOVED	-	8.8	-	-	-
723	6.7	cedar elm	6	No	Damaged	REMOVED	-	-	-	-	-
724	6.6	cedar elm	6	No	Healthy	REMOVED	-	6.6	-	-	-
725	9.9	cedar elm	10	No	Healthy	REMOVED	-	9.9	-	-	-
726	11.3	cedar elm	12	No	Healthy	REMOVED	-	11.3	-	-	-
727	19.5	cedar elm	20	No	Healthy	REMOVED	-	19.5	-	-	-
728	5.9	cedar elm	6	No	Damaged	REMOVED	-	-	-	-	-
729	12.0	cedar elm	12	No	Healthy	REMOVED	-	12.0	-	-	-
730	17.8	cedar elm	20	Yes	Healthy	REMOVED	-	17.8	-	-	-
731	4.1	cedar elm	5	No	Healthy	REMOVED	-	4.1	-	-	-
732	5.6	cedar elm	6	No	Healthy	REMOVED	-	5.6	-	-	-
733	7.1	cedar elm	7	No	Healthy	REMOVED	-	7.1	-	-	-
734	7.7	cedar elm	6	No	Healthy	REMOVED	-	7.7	-	-	-
735	4.5	cedar elm	5	No	Healthy	REMOVED	-	4.5	-	-	-
736	11.5	cedar elm	12	No	Healthy	REMOVED	-	11.5	-	-	-
737	9.5	cedar elm	10	No	Healthy	REMOVED	-	9.5	-	-	-
738	7.9	cedar elm	8	No	Healthy	REMOVED	-	7.9	-	-	-
739	7.3	cedar elm	7	No	Healthy	REMOVED	-	7.3	-	-	-
740	18.1	Osage-orange	15	Yes	Damaged	REMOVED	-	-	-	-	-
741	11.2	cedar elm	12	No	Healthy	REMOVED	-	11.2	-	-	-
742	5.7	cedar elm	6	No	Healthy	REMOVED	-	5.7	-	-	-
743	7.9	cedar elm	8	No	Healthy	REMOVED	-	7.9	-	-	-
748	4.0	cedar elm	4	No	Healthy	REMOVED	-	4.0	-	-	-
749	16.2	Osage-orange	16	No	Damaged	REMOVED	-	-	-	-	-
750	6.0	cedar elm	6	No	Healthy	REMOVED	-	6.0	-	-	-
751	6.8	cedar elm	6	No	Healthy	REMOVED	-	6.8	-	-	-
752	4.1	cedar elm	4	No	Damaged	REMOVED	-	-	-	-	-
753	6.4	cedar elm	6	No	Healthy	REMOVED	-	6.4	-	-	-
754	5.5	cedar elm	6	No	Healthy	REMOVED	-	5.5	-	-	-
755	4.4	Hercules-club	4	No	Healthy	REMOVED	-	-	-	N/A	-
756	11.2	cedar elm	8	Yes	Healthy	REMOVED	-	11.2	-	-	-
757	11.4	eastern red cec	10	No	Healthy	REMOVED	-	-	5.7	-	-
758	11.1	eastern red cec	10	Yes	Healthy	REMOVED	-	-	5.6	-	-
759	9.0	eastern red cec	10	No	Healthy	REMOVED	-	-	4.5	-	-
760	4.4	cedar elm	5	No	Healthy	REMOVED	-	4.4	-

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
1110	21.1	Osage-orange	20	No	Healthy	REMOVED	-	-	-	N/A	-
1111	11.0	sugarberry	11	No	Healthy	REMOVED	-	-	5.5	-	-
1112	23.3	Osage-orange	28	Yes	Damaged	REMOVED	-	-	-	-	-
1113	11.1	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-
1114	11.1	cottonwood	8	No	Healthy	REMOVED	-	-	-	N/A	-
1115	4.4	green ash	5	No	Healthy	REMOVED	-	4.4	-	-	-
1116	18.9	black willow	16	Yes	Damaged	REMOVED	-	-	-	-	-
1117	6.3	green ash	5	Yes	Healthy	REMOVED	-	6.3	-	-	-
1118	6.9	green ash	5	Yes	Healthy	REMOVED	-	6.9	-	-	-
1119	11.8	green ash	14	No	Healthy	REMOVED	-	11.8	-	-	-
1120	4.8	green ash	6	No	Healthy	REMOVED	-	4.8	-	-	-
1121	5.0	green ash	4	No	Healthy	REMOVED	-	5.0	-	-	-
1122	31.4	black willow	15	Yes	Healthy	REMOVED	-	-	-	N/A	-
1123	21.7	black willow	17	Yes	Healthy	REMOVED	-	-	-	N/A	-
1124	5.0	green ash	6	No	Healthy	REMOVED	-	5.0	-	-	-
1125	6.7	green ash	6	No	Healthy	REMOVED	-	6.7	-	-	-
1126	18.7	black willow	32	No	Damaged	REMOVED	-	-	-	-	-
1127	9.5	green ash	8	No	Healthy	REMOVED	-	9.5	-	-	-
1128	29.7	Osage-orange	26	Yes	Damaged	REMOVED	-	-	-	-	-
1129	8.7	green ash	8	No	Healthy	REMOVED	-	8.7	-	-	-
1130	26.4	black willow	18	Yes	Healthy	REMOVED	-	-	-	N/A	-
1131	18.4	black willow	28	Yes	Healthy	REMOVED	-	-	-	N/A	-
1132	22.3	Osage-orange	25	Yes	Damaged	REMOVED	-	-	-	-	-
1133	4.5	American elm	5	No	Healthy	REMOVED	-	4.5	-	-	-
1134	5.5	cedar elm	5	No	Healthy	REMOVED	-	5.5	-	-	-
1135	4.1	cedar elm	5	No	Healthy	REMOVED	-	4.1	-	-	-
1136	21.3	eastern red ced	19	Yes	Healthy	REMOVED	-	-	10.6	-	-
1137	4.6	cedar elm	4	No	Healthy	REMOVED	-	4.6	-	-	-
1138	14.2	eastern red ced	15	No	Healthy	REMOVED	-	-	7.1	-	-
1139	4.9	cedar elm	4	No	Healthy	REMOVED	-	4.9	-	-	-
1140	5.1	cedar elm	5	No	Healthy	REMOVED	-	5.1	-	-	-
1141	8.4	cedar elm	7	No	Healthy	REMOVED	-	8.4	-	-	-
1142	12.4	eastern red ced	16	No	Healthy	REMOVED	-	-	6.2	-	-
1143	4.5	green ash	4	No	Healthy	REMOVED	-	4.5	-	-	-
1144	11.0	sugarberry	10	No	Healthy	REMOVED	-	-	5.5	-	-
1145	9.0	green ash	10	No	Healthy	REMOVED	-	9.0	-	-	-
1146	4.8	green ash	4	No	Healthy	REMOVED	-	4.8	-	-	-
1147	23.6	Osage-orange	17	Yes	Damaged	REMOVED	-	-	-	-	-
1148	5.1	cedar elm	4	No	Healthy	REMOVED	-	5.1	-	-	-
1149	6.0	cedar elm	5	No	Healthy	REMOVED	-	6.0	-	-	-
1150	5.5	cedar elm	4	No	Healthy	REMOVED	-	5.5	-	-	-
1151	14.7	cedar elm	14	No	Healthy	REMOVED	-	14.7	-	-	-
1152	9.2	cedar elm	10	No	Healthy	REMOVED	-	9.2	-	-	-
1153	8.6	cedar elm	10	No	Healthy	REMOVED	-	8.6	-	-	-
1154	15.4	eastern red ced	13	Yes	Healthy	REMOVED	-	-	7.7	-	-
1155	5.0	cedar elm	4	No	Healthy	REMOVED	-	5.0	-	-	-
1156	6.6	cedar elm	5	No	Healthy	REMOVED	-	6.6	-	-	-
1157	14.7	eastern red ced	15	Yes	Healthy	REMOVED	-	-	7.3	-	-
1158	4.1	cedar elm	4	No	Healthy	REMOVED	-	4.1	-	-	-
1159	5.6	cedar elm	4	No	Healthy	REMOVED	-	5.6	-	-	-
1160	5.3	cedar elm	5	No	Healthy	REMOVED	-	5.3	-	-	-
1161	5.0	cedar elm	5	No	Healthy	REMOVED	-	5.0	-	-	-
1162	7.5	cedar elm	7	No	Healthy	REMOVED	-	7.5	-	-	-
1163	5.0	cedar elm	4	No	Healthy	REMOVED	-	5.0	-	-	-
1164	5.2	cedar elm	7	No	Healthy	REMOVED	-	5.2	-	-	-
1165	7.1	cedar elm	7	No	Healthy	REMOVED	-	7.1	-	-	-
1166	10.0	cedar elm	10	No	Healthy	REMOVED	-	10.0	-	-	-
1167	10.7	cedar elm	6	Yes	Healthy	REMOVED	-	10.7	-	-	-
1168	6.8	cedar elm	6	No	Healthy	REMOVED	-	6.8	-	-	-
1169	5.0	cedar elm	4	No	Healthy	REMOVED	-	5.0	-	-	-
1170	6.7	cedar elm	6	No	Healthy	REMOVED	-	6.7	-	-	-
1171	5.6	cedar elm	5	No	Healthy	REMOVED	-	5.6	-	-	-
1172	4.9	cedar elm	4	No	Healthy	REMOVED	-	4.9	-	-	-
1173	6.3	cedar elm	5	No	Healthy	REMOVED	-	6.3	-	-	-
1174	4.5	cedar elm	4	No	Healthy	REMOVED	-	4.5	-	-	-
1175	5.0	cedar elm	4	No	Healthy	REMOVED	-	5.0	-	-	-
1176	4.9	cedar elm	4	No	Healthy	REMOVED	-	4.9	-	-	-
1177	4.0	cedar elm	3	No	Healthy	REMOVED	-	4.0	-	-	-
1178	7.9	cedar elm	7	No	Healthy	REMOVED	-	7.9	-	-	-
1179	4.8	cedar elm	4	No	Healthy	REMOVED	-	4.8	-	-	-
1180	9.6	cedar elm	11	No	Healthy	REMOVED	-	9.6	-	-	-
1181	13.1	cedar elm	16	No	Healthy	REMOVED	-	13.1	-	-	-
1182	4.9	cedar elm	4	No	Healthy	REMOVED	-	4.9	-	-	-
1183	11.1	eastern red ced	13	No	Healthy	REMOVED	-	-	5.6	-	-
1184	5.2	cedar elm	6	No	Healthy	REMOVED	-	5.2	-	-	-
1185	9.0	cedar elm	10	No	Healthy	REMOVED	-	9.0	-	-	-
1186	13.3	cedar elm	14	Yes	Healthy	REMOVED	-	13.3	-	-	-
1187	4.1	cedar elm	3	No	Healthy	REMOVED	-	4.1	-	-	-
1188	7.1	cedar elm	9	No	Healthy	REMOVED	-	7.1	-	-	-
1189	6.7	cedar elm	6	No	Healthy	REMOVED	-	6.7	-	-	-
1190	7.3	cedar elm	5	No	Healthy	REMOVED	-	7.3	-	-	-
1191	5.5	cedar elm	4	No	Healthy	REMOVED	-	5.5	-	-	-
1192	9.2	cedar elm	8	No	Healthy	REMOVED	-	9.2	-	-	-
1193	5.2	cedar elm	5	No	Healthy	REMOVED	-	5.2	-	-	-
1194	6.3	cedar elm	6	No	Healthy	REMOVED	-	6.3	-	-	-
1195	9.6	cedar elm	10	No	Healthy	REMOVED	-	9.6	-	-	-
1196	5.7	cedar elm	5	No	Healthy	REMOVED	-	5.7	-	-	-
1197	7.7	cedar elm	7	No	Healthy	REMOVED	-	7.7	-	-	-
1198	29.7	Osage-orange	19	Yes	Damaged	REMOVED	-	-	-	-	-
1199	5.3	green ash	5	No	Healthy	REMOVED	-	5.3	-	-	-
1200	6.6	cedar elm	6	No	Healthy	REMOVED	-	6.6	-	-	-
1201	4.3	cedar elm	5	No	Healthy	REMOVED	-	4.3	-	-	-
1202	5.0	green ash	5	No	Healthy	REMOVED	-	5.0	-	-	-
1203	4.7	green ash	5	No	Healthy	REMOVED	-	4.7	-	-	-
1204	12.4	green ash	15	No	Healthy	REMOVED	-	12.4	-	-	-
1205	6.9	green ash	8	No	Healthy	REMOVED	-	6.9	-	-	-
1206	5.2	green ash	5	No	Healthy	REMOVED	-	5.2	-	-	-
1207	4.6	green ash	5	No	Healthy	REMOVED	-	4.6	-	-	-
1208	5.3	green ash	5	No	Healthy	REMOVED	-	5.3	-	-	-
1209	5.5	green ash	5	No	Healthy	REMOVED	-	5.5	-	-	-
1210	4.0	green ash	6	No	Healthy	REMOVED	-	4.0	-	-	-
1211	4.9	cedar elm	4	No	Healthy	REMOVED	-	4.9	-	-	-
1212	5.6	cedar elm	6	No	Healthy	REMOVED	-	5.6	-	-	-
1213	15.8	cedar elm	17	No	Healthy	REMOVED	-	15.8	-	-	-
1214	5.8	cedar elm	6	No	Healthy	REMOVED	-	5.8	-	-	-
1215	19.5	Osage-orange	27	Yes	Damaged	REMOVED	-	-	-	-	-
1216	7.5	green ash	7	Yes	Healthy	REMOVED	-	7.5	-	-	-
1217	4.4	cedar elm	4	No	Healthy	REMOVED	-	4.4	-	-	-
1218	4.2	green ash	4	No	Healthy	REMOVED	-	4.2	-	-	-
1219	11.1	cedar elm	14	No	Healthy	REMOVED	-	11.1	-	-	-
							-	575.7	55.5	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
1220	5.6	green ash	5	No	Healthy	REMOVED	-	5.6	-	-	-
1221	6.2	Hercules-club	6	No	Healthy	REMOVED	-	-	-	N/A	-
1222	4.7	green ash	4	No	Healthy	REMOVED	-	4.7	-	-	-
1223	5.0	cedar elm	5	No	Healthy	REMOVED	-	5.0	-	-	-
1224	7.8	Hercules-club	7	Yes	Damaged	REMOVED	-	-	-	-	-
1225	4.3	green ash	4	No	Healthy	REMOVED	-	4.3	-	-	-
1226	4.9	green ash	4	No	Healthy	REMOVED	-	4.9	-	-	-
1227	6.3	cedar elm	6	No	Healthy	REMOVED	-	6.3	-	-	-
1228	6.1	cedar elm	6	No	Healthy	REMOVED	-	6.1	-	-	-
1229	5.6	cedar elm	5	No	Healthy	REMOVED	-	5.6	-	-	-
1230	5.6	cedar elm	5	No	Healthy	REMOVED	-	5.6	-	-	-
1231	4.5	cedar elm	5	No	Healthy	REMOVED	-	4.5	-	-	-
1232	5.3	cedar elm	5	No	Healthy	REMOVED	-	5.3	-	-	-
1233	6.0	cedar elm	5	No	Healthy	REMOVED	-	6.0	-	-	-
1234	7.0	Hercules-club	7	No	Healthy	REMOVED	-	-	-	N/A	-
1235	8.2	green ash	7	Yes	Healthy	REMOVED	-	8.2	-	-	-
1236	5.4	green ash	5	No	Healthy	REMOVED	-	5.4	-	-	-
1237	5.2	green ash	5	No	Healthy	REMOVED	-	5.2	-	-	-
1238	4.5	green ash	4	No	Healthy	REMOVED	-	4.5	-	-	-
1239	5.7	cedar elm	5	No	Healthy	REMOVED	-	5.7	-	-	-
1240	5.6	Hercules-club	6	Yes	Damaged	REMOVED	-	-	-	-	-
1241	4.4	green ash	4	No	Healthy	REMOVED	-	4.4	-	-	-
1242	4.0	cedar elm	5	No	Healthy	REMOVED	-	4.0	-	-	-
1243	4.3	cedar elm	4	No	Healthy	REMOVED	-	4.3	-	-	-
1244	6.0	cedar elm	6	Yes	Healthy	REMOVED	-	6.0	-	-	-
1245	6.0	cedar elm	6	Yes	Healthy	REMOVED	-	6.0	-	-	-
1246	5.4	cedar elm	6	No	Healthy	REMOVED	-	5.4	-	-	-
1247	4.7	green ash	5	No	Healthy	REMOVED	-	4.7	-	-	-
1248	4.2	cedar elm	4	No	Healthy	REMOVED	-	4.2	-	-	-
1249	4.2	cedar elm	4	No	Healthy	REMOVED	-	4.2	-	-	-
1250	12.5	eastern red ced	16	No	Healthy	REMOVED	-	-	6.3	-	-
1251	12.0	eastern red ced	17	No	Healthy	REMOVED	-	-	6.0	-	-
1252	11.7	eastern red ced	17	No	Healthy	REMOVED	-	-	5.8	-	-
1253	11.3	eastern red ced	16	No	Healthy	PRESERVED	-	-	-	-	-
2000	4.6	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2001	4.6	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2002	4.9	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2003	6.3	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2004	6.3	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2005	6.8	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2006	4.6	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2007	5.4	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2008	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2009	5.1	cedar elm	5	No	Damaged	PRESERVED	-	-	-	-	-
2010	4.0	eastern red ced	4	No	Healthy	PRESERVED	-	-	-	-	-
2011	4.5	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2012	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2013	5.3	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2014	11.4	cedar elm	8	Yes	Healthy	PRESERVED	-	-	-	-	-
2015	5.9	cedar elm	6	Yes	Healthy	PRESERVED	-	-	-	-	-
2016	6.2	cedar elm	6	Yes	Healthy	PRESERVED	-	-	-	-	-
2017	7.3	cedar elm	6	Yes	Healthy	PRESERVED	-	-	-	-	-
2018	5.8	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2019	6.2	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2020	7.7	cedar elm	7	No	Healthy	PRESERVED	-	-	-	-	-
2021	5.5	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2022	5.6	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2023	8.9	cedar elm	8	No	Healthy	PRESERVED	-	-	-	-	-
2024	6.0	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2025	4.4	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2026	7.0	cedar elm	7	No	Healthy	PRESERVED	-	-	-	-	-
2027	6.8	cedar elm	6	Yes	Healthy	PRESERVED	-	-	-	-	-
2028	8.4	cedar elm	8	No	Healthy	PRESERVED	-	-	-	-	-
2029	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2030	7.6	cedar elm	7	No	Healthy	PRESERVED	-	-	-	-	-
2031	4.4	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2032	6.5	cedar elm	6	Yes	Healthy	PRESERVED	-	-	-	-	-
2033	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2034	5.2	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2035	9.4	cedar elm	9	Yes	Healthy	PRESERVED	-	-	-	-	-
2036	9.0	cedar elm	8	Yes	Healthy	PRESERVED	-	-	-	-	-
2037	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2038	4.8	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2039	6.6	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2040	4.3	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2041	4.8	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2042	7.7	cedar elm	7	Yes	Healthy	PRESERVED	-	-	-	-	-
2043	5.3	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2044	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2045	5.6	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2046	5.2	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2047	5.3	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2048	5.2	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2049	4.8	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2050	4.8	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2051	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2052	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2053	6.7	cedar elm	7	No	Healthy	PRESERVED	-	-	-	-	-
2054	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2055	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2056	4.6	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2057	4.8	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2058	5.1	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2059	6.8	cedar elm	7	No	Healthy	PRESERVED	-	-	-	-	-
2060	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2061	4.8	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2062	5.4	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2063	7.3	cedar elm	7	Yes	Healthy	PRESERVED	-	-	-	-	-
2064	4.9	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2065	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2066	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2067	4.5	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2068	6.0	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2069	4.7	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2070	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2071	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2072	6.7	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2073	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2074	4.7	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2075	4.6	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
							-	136.1	18.1	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
2076	4.9	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2077	6.5	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2078	5.7	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2079	7.4	cedar elm	7	Yes	Healthy	PRESERVED	-	-	-	-	-
2080	6.8	cedar elm	7	Yes	Healthy	PRESERVED	-	-	-	-	-
2081	4.3	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2082	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2083	6.2	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2084	4.6	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2085	6.1	cedar elm	6	No	Damaged	PRESERVED	-	-	-	-	-
2086	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2087	5.8	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2088	6.4	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2089	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2090	4.4	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2091	4.5	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2092	13.7	eastern red ced	12	Yes	Healthy	PRESERVED	-	-	-	-	-
2093	6.0	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2094	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2095	5.6	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2096	4.3	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2097	6.5	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2098	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2099	4.6	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2100	6.1	cedar elm	6	Yes	Healthy	PRESERVED	-	-	-	-	-
2101	6.1	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2102	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2103	6.9	cedar elm	6	Yes	Healthy	PRESERVED	-	-	-	-	-
2104	4.3	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2105	6.7	cedar elm	7	No	Healthy	PRESERVED	-	-	-	-	-
2106	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2107	4.8	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2108	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2109	4.3	cedar elm	4	No	Damaged	PRESERVED	-	-	-	-	-
2110	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2111	4.6	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2112	4.4	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2113	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2114	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2115	5.6	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2116	4.9	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2117	4.3	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2118	6.4	cedar elm	6	Yes	Healthy	PRESERVED	-	-	-	-	-
2119	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2120	8.2	cedar elm	8	Yes	Healthy	PRESERVED	-	-	-	-	-
2121	4.6	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2122	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2123	4.6	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2124	5.2	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2125	5.6	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2126	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2127	4.6	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2128	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2129	6.0	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2130	5.3	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2131	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2132	6.0	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2133	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2134	4.3	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2135	4.5	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2136	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2137	4.9	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2138	7.1	cedar elm	7	No	Healthy	PRESERVED	-	-	-	-	-
2139	4.7	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2140	5.7	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2141	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2142	4.5	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2143	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2144	4.3	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2145	13.6	cedar elm	12	No	Healthy	PRESERVED	-	-	-	-	-
2146	6.6	cedar elm	7	No	Healthy	PRESERVED	-	-	-	-	-
2147	14.0	cedar elm	14	No	Healthy	PRESERVED	-	-	-	-	-
2148	12.7	cedar elm	12	Yes	Healthy	PRESERVED	-	-	-	-	-
2149	8.7	cedar elm	8	No	Healthy	PRESERVED	-	-	-	-	-
2150	6.3	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2151	9.8	cedar elm	10	No	Healthy	PRESERVED	-	-	-	-	-
2152	5.5	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2153	21.5	cedar elm	20	Yes	Healthy	PRESERVED	-	-	-	-	-
2154	10.7	cedar elm	11	No	Healthy	PRESERVED	-	-	-	-	-
2155	7.2	cedar elm	7	No	Healthy	PRESERVED	-	-	-	-	-
2156	14.8	cedar elm	15	No	Healthy	PRESERVED	-	-	-	-	-
2157	12.5	cedar elm	12	No	Healthy	PRESERVED	-	-	-	-	-
2158	12.1	cedar elm	12	No	Healthy	PRESERVED	-	-	-	-	-
2159	16.7	cedar elm	16	No	Healthy	PRESERVED	-	-	-	-	-
2160	5.1	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2161	4.8	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2162	5.8	cedar elm	6	No	Damaged	PRESERVED	-	-	-	-	-
2163	4.4	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2164	4.4	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2165	5.1	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2166	5.1	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2167	6.7	cedar elm	5	Yes	Healthy	PRESERVED	-	-	-	-	-
2168	4.3	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2169	12.8	Osage-orange	12	Yes	Healthy	PRESERVED	-	-	-	-	-
2170	13.6	cedar elm	14	No	Healthy	PRESERVED	-	-	-	-	-
2171	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2172	4.8	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2173	5.1	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2174	5.8	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2175	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2176	4.0	cedar elm	4	No	Healthy	PRESERVED

Tree Number	Diameter at Breast Height (inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/ REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
2297	4.6	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2298	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2299	7.1	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2300	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2301	4.4	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2302	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2303	4.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2304	4.5	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2305	4.3	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2306	4.3	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2307	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2308	4.5	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2309	5.1	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2310	6.5	cedar elm	5	Yes	Healthy	PRESERVED	-	-	-	-	-
2311	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2312	19.5	Osage-orange	12	Yes	Healthy	PRESERVED	-	-	-	-	-
2313	22.6	Osage-orange	15	Yes	Healthy	PRESERVED	-	-	-	-	-
2314	18.3	Osage-orange	15	Yes	Healthy	PRESERVED	-	-	-	-	-
2315	5.3	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2316	5.4	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2317	11.2	cedar elm	15	No	Healthy	PRESERVED	-	-	-	-	-
2318	16.4	Osage-orange	12	Yes	Healthy	PRESERVED	-	-	-	-	-
2319	15.8	Osage-orange	12	Yes	Healthy	PRESERVED	-	-	-	-	-
2320	4.5	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2321	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2322	4.4	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2323	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2324	6.0	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2325	17.4	Osage-orange	12	Yes	Healthy	PRESERVED	-	-	-	-	-
2326	19.3	Osage-orange	15	Yes	Healthy	PRESERVED	-	-	-	-	-
2327	6.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2328	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2329	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2330	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2331	5.5	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2332	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2333	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2334	4.5	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2335	5.1	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2336	5.5	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2337	17.6	cedar elm	18	No	Healthy	PRESERVED	-	-	-	-	-
2338	12.5	Osage-orange	12	Yes	Damaged	PRESERVED	-	-	-	-	-
2339	12.5	cedar elm	20	No	Healthy	PRESERVED	-	-	-	-	-
2340	13.1	cedar elm	20	No	Healthy	PRESERVED	-	-	-	-	-
2341	4.9	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2342	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2343	4.5	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2344	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2345	4.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2346	5.5	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2347	6.7	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2348	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2349	8.6	cedar elm	8	No	Healthy	PRESERVED	-	-	-	-	-
2350	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2351	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2352	5.8	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2353	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2354	5.0	cedar elm	5	No	Healthy	PRESERVED	-	-	-	-	-
2355	5.1	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2356	6.3	cedar elm	6	No	Healthy	PRESERVED	-	-	-	-	-
2357	4.2	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2358	4.0	cedar elm	4	No	Healthy	PRESERVED	-	-	-	-	-
2359	8.1	cedar elm	8	No	Healthy	PRESERVED	-	-	-	-	-
							-	-	-	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

38	28.3	eastern red ced	12	Yes	Healthy	PRESERVED	-	-	-	-	-

TOTALS				
Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving
54.4	4,970.5	368.8	-	-

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
SUGARBERRY (HACKBERRY)	SECONDARY
EASTERN REDCEDAR	SECONDARY
COTTONWOOD	NON-PROTECTED
BLACK WILLOW	NON-PROTECTED
HERCULES-CLUB	NON-PROTECTED
OSAGE-ORANGE	NON-PROTECTED
HONEY-LOCUST	NON-PROTECTED
JAPANESE PRIVET	NON-PROTECTED

TOTAL MITIGATION REQUIRED	**5,393.7**
TOTAL CREDITS PROVIDED	
CREDITS FOR PRESERVING 25" OR GREATER TREE (20% REDUCTION)*	1,078.7
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-552	752.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	532.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG N COUNTRY LN	708.0
INCHES OF TREES TO BE PLANTED ON RESIDENTIAL LOTS (8 INCHES/LOT)	2,080.0
INCHES OF TREE TO BE PLANTED IN OPEN SPACE LOTS	243.0
REMAINING MITIGATION REQUIRED	**0.0**

*Tree #38, 28.3" Eastern Red Cedar, Healthy and Preserved

BANISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094| 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

NELSON LAKES
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES (1 OF 3)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

REGISTERED LANDSCAPE ARCHITECT
MICHAEL A. WILSON
3068
STATE OF TEXAS
05/19/21

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

SHEET NUMBER
L-1.16

F.M. 552 (80' R.O.W.)

PRIMARY MONUMENT SIGN

SECONDARY MONUMENT SIGN

SECONDARY MONUMENT SIGN

20' R.O.W. DEDICATION

OPEN SPACE/DRAINAGE EASEMENT 2.50 AC.

OPEN SPACE/DRAINAGE EASEMENT 0.88 AC.

5' SIDEWALK

6' SIDEWALK

5' SIDEWALK (BY BUILDER)

3 TIERED LANDSCAPING

50' R.O.W. (TYP.)

NCRS EASEMENT

OPEN SPACE

APPROX. LOCATION FEMA FLOODPLAIN

APPROX. LOCATION FEMA FLOODPLAIN & NCRS EASEMENT

F.M. 1141 (80' R.O.W.)

OPEN SPACE

OPEN SPACE 0.46 AC

OPEN SPACE/ AMENITY CENTER

OPEN SPACE 45.70 AC. (GROSS) 11.71 AC. (NET)

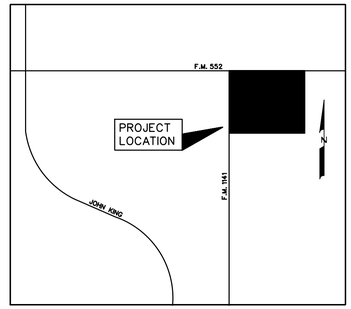
LAKE

OPEN SPACE 0.62 AC

10' R.O.W. DEDICATION

35' R.O.W. DEDICATION

NORTH COUNTY LANE



LOCATION MAP
N.T.S.

N

0 50 100 200
SCALE: 1" = 100'

LEGEND

TYPICAL LOT SIZES

- 60' X 120' - 134 LOTS
- 70' X 120' - 68 LOTS
- 72' X 120' - 58 LOTS
- PUBLIC OPEN SPACE/ LANDSCAPE BUFFER - 50.44 AC.
- AMENITY CENTER - 1.145 Ac.

NOTE:
THE MAXIMUM NUMBER OF RESIDENTIAL LOTS SHALL NOT EXCEED 260 LOTS.

All OPEN SPACE LOTS TO BE MAINTAINED BY THE PROPERTY OWNER/HOA.

OPEN SPACE INSIDE FLOODPLAIN	32.72 AC.
OPEN SPACE OUTSIDE FLOODPLAIN	17.62 AC.

TOTAL ACRES	121.158
CURRENT FLOODPLAIN ACRES	35.67
PROPOSED FLOODPLAIN ACRES (AFTER RECLAMTION)	33.15
TOTAL RESIDENTIAL LOTS	260
RESIDENTIAL DENSITY	2.146

CONCEPT PLAN
OF

NELSON LAKE ESTATES

SITUATED IN THE
J.M. GLASS SURVEY, ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

JANUARY 2021 SCALE 1" = 100'

CASE NO. Z2020-056

CITY OF ROCKWALL GRID SYSTEM COORDINATES
X: 2602343.262 Y: 7040467.443
ELEV = 539.0

N44° 13'32"E 70.18'

EX. 60' R.O.W.
PROPOSED 100' R.O.W.

F.M. 552 (80' R.O.W.)

N89° 24'07"E 1689.49'

N88° 55'07"E 244.60'
S86° 18'46"E 120.92'
N82° 28'16"E 39.52'
N88° 55'07"E 229.61'
N43° 59'41"E 56.64'
N88° 55'07"E 192.83'

20' R.O.W. DEDICATION

LOT 17 BLK A
2.541 AC.
OPEN SPACE/DRAINAGE ESMT.

LOT 19 BLK B - OPEN SPACE - 0.630 AC.

STREET A (50' R.O.W.)
STREET B (50' R.O.W.)
STREET C (50' R.O.W.)
STREET D (50' R.O.W.)
STREET E (50' R.O.W.)
STREET F (50' R.O.W.)
STREET G (50' R.O.W.)
STREET H (50' R.O.W.)
STREET I (50' R.O.W.)
STREET J (50' R.O.W.)
STREET K (50' R.O.W.)
STREET L (50' R.O.W.)
STREET M (50' R.O.W.)
STREET N (50' R.O.W.)
STREET O (50' R.O.W.)
STREET P (50' R.O.W.)

F.M. 1141 (80' R.O.W.)

10' R.O.W. DEDICATION

LOT 30 BLK C - OPEN SPACE - 0.138 AC.
LOT 26 BLK D - OPEN SPACE - 0.329 AC.
LOT 11 BLK E - 0.363 AC. OPEN SPACE
LOT 22 BLK F 0.699 AC OPEN SPACE
LOT 39 BLK J AMENITY CENTER 1.312 AC.
LOT 43 BLK J 45.388 AC. OPEN SPACE/DRAINAGE ESMT.

AREA TO BE RECLAIMED

NCRS EASEMENT

APPROX. LOCATION FEMA FLOODPLAIN

APPROX. LOCATION FEMA FLOODPLAIN & NCRS EASEMENT

N00° 54'08"W 1939.22'

100' PROPOSED R.O.W.
90' EX. R.O.W.

DALTON RANCH VOL. C, PG. 59

10' R.O.W. DEDICATION

S89° 01'01"W 1292.27'

CITY OF ROCKWALL
VOL. 4695, PG. 35

32.5' R.O.W. DEDICATION

NORTH COUNTY LANE

S89° 34'35"W 1352.18'

KARL DANIEL ERWIN
VOL. 6424, PG. 27

S00° 35'10"E 2032.11'

CITY OF ROCKWALL GRID SYSTEM COORDINATES
X: 2600233.683 Y: 7038508.057
ELEV = 569.5

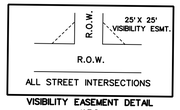
NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

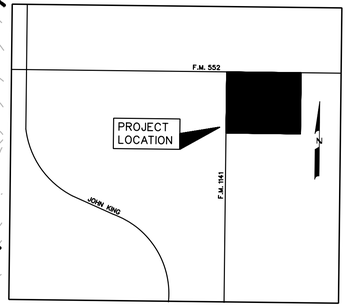
HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

0 50 100 200
SCALE: 1" = 100'

N



VISIBILITY EASEMENT DETAIL
N.T.S.



LOCATION MAP
N.T.S.

LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION

TOTAL ACRES 120.883
TOTAL RESIDENTAL LOTS 260
DENSITY 2.151

PRELIMINARY PLAT
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-43, BLOCK C
LOTS 1-39, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-36, BLOCK I
LOTS 1-43, BLOCK J
TOTAL ACRES 120.883
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6

OUT OF THE

J.M. GLASS SURVEY, ABSTRACT NO. 88

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

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

APPLICANT
SKORBURG COMPANY, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

MARCH 2021 SCALE 1" = 100'

CASE #P2021-XXX

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/25/2021

PROJECT NUMBER:	SP2021-005	CASE MANAGER:	David Gonzales
PROJECT NAME:	Site Plan for HG Supply	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	2651 SUNSET RIDGE DR	CASE MANAGER EMAIL:	dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by Cameron Slown of Teague, Nall and Perkins, Inc. on behalf of Elias Pope of 8020 Hospitality, LLC for the approval of a Site Plan for a Restaurant with 2,000 SF or More without Drive-Through or Drive-In on a 0.90-acre parcel of land identified as Lot 5, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [Ordinance No. 17-22], situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southeast corner of the intersection of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	03/25/2021	Needs Review

03/25/2021: SP2021-005; Site Plan for Restaurant less than 2,000 SF - Harbor District
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a Restaurant with 2,000 SF or More without Drive-Through or Drive-In on a 0.90-acre parcel of land identified as Lot 5, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [Ordinance No. 17-22], situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southeast corner of the intersection of the IH-30 Frontage Road and Sunset Ridge Drive.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (SP2021-005) in the lower right-hand corner of all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)

I.4 This project is subject to all requirements stipulated by Planned Development District 32 (PD-32), the Unified Development Code (UDC), and the Development Standards of Article 05 that are applicable to the subject property.

M.5 All pages of the site plan (i.e. photometric plan, landscape plan, building elevations, etc.) are required to have a signature block affixed to each plan for the Planning and Zoning Commission Chairman and the Director of Planning to sign once approved. (§03.04.A, Art. 11, UDC)

I.6 Please note that the property will require a replat prior to the issuance of a building permit. Additionally, the site plan must be approved, all comments must be addressed prior to the approved site plan being signed by the Planning and Zoning Commission Chairman and the Director of Planning. Once signed, a copy of the approved/signed site plan will be forwarded to you. A copy of the signed site plan must be included upon submittal of the civil engineering plans.

I.7 Signage Plan. Please note that all plans for signage must be submitted and approved through a separate permit with the Building Inspections Department. Contact Craig Foshee, Plans Examiner at cfoshee@rockwall.com for permitting requirements for your proposed sign(s).

M.8 Materials Sample Board. Provide material samples that detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc.

M.9 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

1) Adequate parking is not being met and requires approval of a variance to allow for 18 parking spaces to be located within Trend Tower parking garage. Provide a letter requesting the variance and two (2) compensatory measures that off-set the variance being requested. (§05.03.C, of Art. 06, UDC)
2) All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction (Engineering Department).
3) Mechanical Equipment Screening. Dash-in RTU's - All buildings shall be designed so that no HVAC, satellite dishes, appurtenances and/or any other mechanical equipment visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site? Provide screening detail. (§06.02.C.3, of Art. 05, UDC)
4) Provide dumpster detail. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. (§006.02.D.7, Art. 05, UDC)
5) Based on the building footprint, an exception to the articulation standards (i.e. horizontal) will be required. Please provided a letter of explanation for the associated exception and the compensatory measures justifying the exception as required by the UDC for consideration. (§04.01.C.1, Art. 05, UDC)
6) Indicate the street centerline for all existing and proposed streets. (§03.04.B, Art. 11, UDC)

M.10 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

1) Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided. Indicate on plans compliance with this section. (§01.01.B, of Art. 05, UDC)
2) You indicate hydro-mulch under the Harbor District Plant List. If so, please note that the developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City. (Section 4.2, Engineering Standards of Design and Construction) If you are not using hydro-mulch, please remove label.
3) Identify visibility triangles on all lots for all driveway intersections and public streets. (§01.08, Art. 05, UDC)
4) Correct all labels to be consistent for all planting materials under the Landscape Plant Legend, the Harbor District Plant List, and the plan view (e.g. TE is located on plan view and Harbor District Plant List, but not identified in the Landscape Plant Legend). [§05.03.B, of Art. 08, UDC]
5) Use a lighter gray scale for the contour lines.
6) Consider using a smaller font size for the labels on the plan view.

M.11 Photometric Plan. Please make the following clarifications and changes to the photometric plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

1) No light pole, pole base or combination thereof shall exceed 20-feet. Provide detail meeting PD-32 standards for light poles.
2) The maximum allowable light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 FC. Lighting levels exceed this requirement for all property lines. (§03.03, Art. 07, UDC)
3) Provide cut sheets for all exterior lighting fixtures that meet PD-32 standards for light fixtures.

M.12 Building Elevations. Please make the following clarifications and changes to the building elevations to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

1) An exception to the horizontal articulation standards as listed below.
2) All signage requires a separate permit as indicated above.
3) A minimum of 20% natural stone required on building facades, see variance below.

Based on the building elevation submittal, staff has identified the following that require approval of variances/exceptions to the IH-30 Overlay (IH-30 OV) District, Planned Development District 32 (PD-32) and the Unified Development Code (UDC):

1) Architectural Standards.

a. Primary Materials. The proposed building does not incorporate stone that meets the minimum requirement established by the IH-30 OV and requires approval of a variance to allow for 0% stone. (§06.02.C.1.a.1, Art. 05, UDC)
b. Secondary Materials. The proposed building incorporates materials that exceed the maximum 10% allowed for secondary materials requirement established by the IH-30 OV and requires approval of a variance to allow for metal panels, wood screening materials, glazed tile, and exposed metal beams. (§06.02.C.1.a.1, Art. 05, UDC)
2) Building Articulation. The proposed building does not meet the articulation standards established by the UDC and requires approval of an exception. (§04.01.C, Art. 05, UDC)

An applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. The applicant will need to provide a letter stating the justification for each exception requested and indicate a minimum of two (2) compensatory measures for each that directly off-sets the impact of the exception being requested. Please also note that all of the requested exceptions require approval of a supermajority vote for approval. Refer to Section 09, of Article 11, of the UDC for examples of compensatory measures.

• Please provided an updated letter of explanation for all of the associated exceptions and the compensatory measures justifying the exceptions being requested for consideration.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on April 6, 2021 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 6, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 30, 2021 Planning & Zoning Meeting.

I.15 The Architectural Review Board (ARB) meeting will be held on March 30, 2021 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will provide comments or may forward a recommendation to the Planning and Zoning Commission.

I.16 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on March 30, 2021.
2) Architectural Review Board (ARB) meeting will be held on March 30, 2021.

3) Planning & Zoning regular meeting will be held on April 13, 2021.
4) Architectural Review Board (ARB) meeting will be held on April 13, 2021 (if required).

I.17 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 5:00 p.m. (ARB) and 6:00 p.m. (P&Z). The City requires that a representative(s) be present for all meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/24/2021	Needs Review

03/24/2021: M - Dumpster enclosure must drain to an oil/water separator and then to the storm lines, not to the sewer lines.
M - Access Easement to extend to property line.
M - Parking spaces adjacent to the building must be 20' deep. The 18' parking spaces must have 2' of clear overhang.
M - Make sure the face of the wall is a minimum of 2' from back of curb.
M - No decomposed granite. Must construct a concrete sidewalk.

The following items are informational for the engineering review process.
General Items:
I - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees

I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20'. No structures allowed in easements.
I - Retaining walls 3' and over must be engineered.
I - All retaining walls must be rock or stone face. No smooth concrete walls.
I- No signage in easements or right-of-way
I- Storm pro-rata and siren fees have been paid

Drainage Items:
M - Dumpster must drain to an oil/water separator before draining to the storm lines.

Roadway Paving Items:
M - Parking to be 20'x9'. Need to label all parking and drive aisle dimensions
I - Drive isles to be 24' wide.

Landscaping:
I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/24/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/22/2021	Approved w/ Comments

03/22/2021: Please provide a required versus proposed legend showing that minimums requirments have been met Landscape.

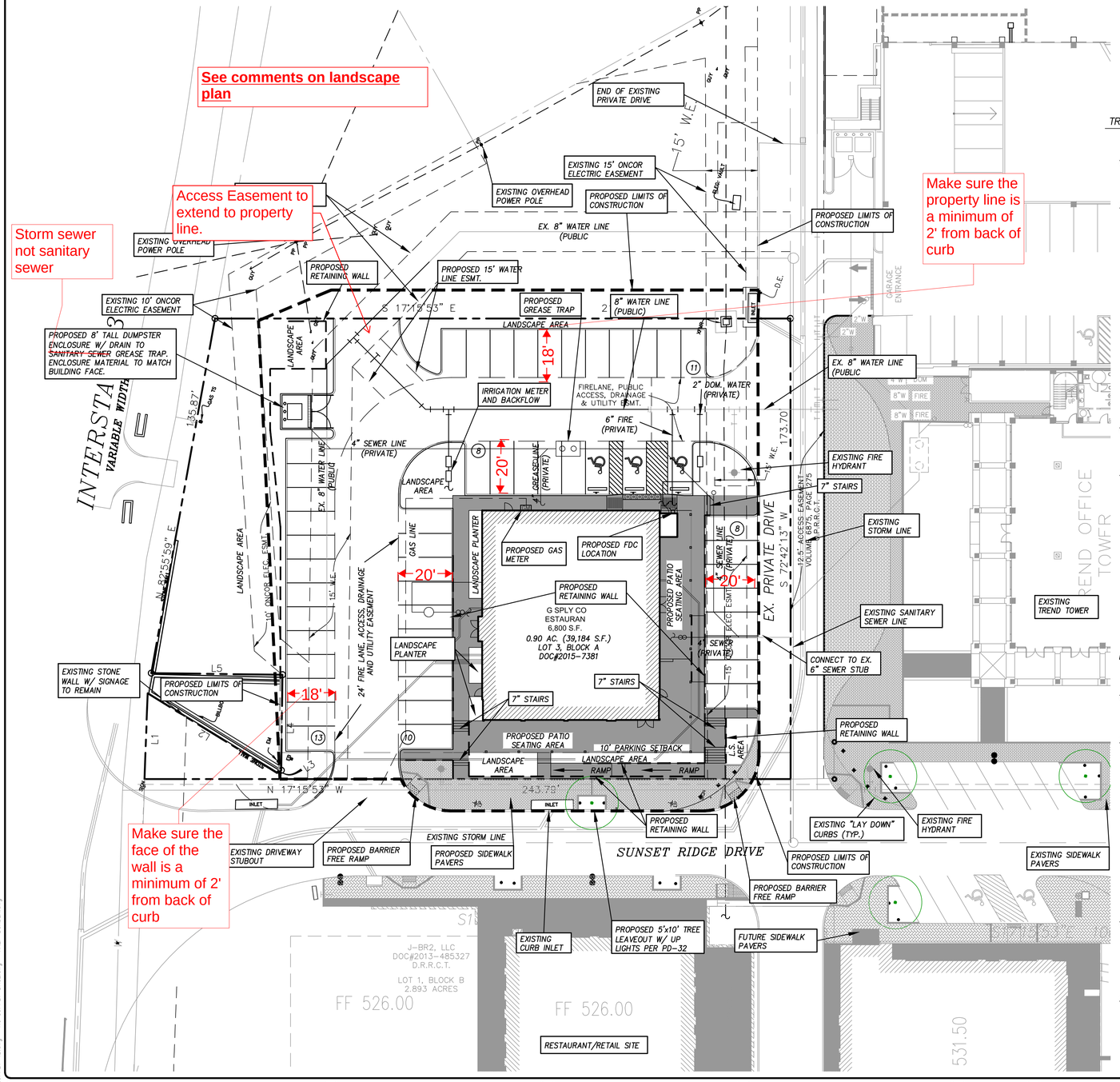
See comments on landscape plan

Access Easement to extend to property line.

Storm sewer not sanitary sewer

Make sure the property line is a minimum of 2' from back of curb

Make sure the face of the wall is a minimum of 2' from back of curb



TRASH ENCLOSURE CONCRETE PAVEMENT SECTION
NTS

1. 8"–3,600 PSI CONCRETE PAVEMENT WITH NO. 4 BARS 18" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.

FIRE LANE PAVEMENT SECTION
NTS

1. 6"–3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.

PARKING AREA CONCRETE PAVEMENT SECTION
NTS

1. 5"–3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.

REINFORCED CONCRETE SIDEWALK SECTION
NTS

1. 4"–3,000 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. EXPANSION JOINTS TO BE PROVIDED EVERY 40'. 1" DEEP SAW JOINTS TO BE CUT INTO SIDEWALK EVERY 5'. (5.5 SACK MIX MIN.)
2. 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.

General Items:
I - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20'. No structures allowed in easements.
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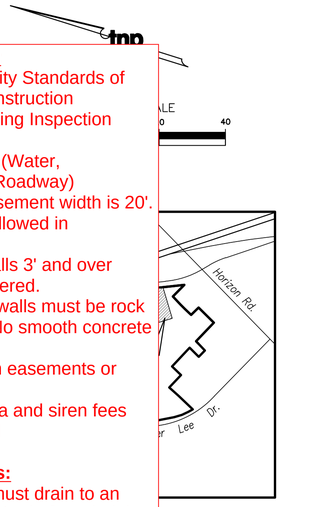
I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".



N MAP

URE MATERIAL AND FINISH TO RESTAURANT EXTERIOR.

TION

RES (39,184 S.F.)

RANT
F
9,184=.174 –> 17.4%

CES (SEE BREAKDOWN BELOW)
L (*18 TREND TOWER GARAGE, NG LOT)
S 3 HANDICAP SPACES)
F.

LANDSCAPE AREA REQUIRED: 0 S.F.
LANDSCAPE AREA PROVIDED: 10,059 S.F.

PARKING REQUIREMENT BREAKDOWN:

RESTAURANT SPACE AT 1 SPACE/100 S.F. –> 6,800/100 = 68 SPACES

* TREND TOWER PARKING REQUIREMENT:
OFFICE SPACE AT 1 SPACE/300 S.F. –> 107,129/300 = 357 SPACES
TREND TOWER PARKING GARAGE CURRENTLY PROVIDES 441 PARKING SPACES SO PER THE SHARED PARKING AGREEMENT, A PORTION OF THIS PARKING MAY BE USED BY LOT 3 BLOCK A, THEREFORE 18 PARKING STALLS FROM THE TREND TOWER PARKING GARAGE WILL BE AVAILABLE FOR USE ON LOT 3 BLOCK A.

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 and Zoning Commission of the City of Rockwall on the _____ day of _____, 2021.

Witness our hands this _____ day of _____, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

PREVIOUS CASE NUMBER: SP2015-015

NOT FOR CONSTRUCTION

no.	revision	by	date

tnp

teague nall and perkins, inc
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnpinc.com
TBPE: F-230; TBPLS: 10011600, 10011601, 10194381

STATE OF TEXAS CAMERON A. SLOWN 106317 REGISTERED PROFESSIONAL ENGINEER

3/19/2021

scale
when bar is 1 inch long
horiz 1"=20"
vert N/A
MAR 2021

8020 HOSPITALITY, LLC.
2008 GREENVILLE AVE.
DALLAS, TX 75206

City of RockWall, Texas
Improvements for
HG SPLY, CO. RESTAURANT
SITE PLAN

tnp project
sheet
C1.04

Drawing: P:\00_FCCounty\Projects\6-Commercial\Harbor District – HG Supply\1-DRAWINGS\1F-DESIGN-CURRENT\04 – HG SUPPLY – SITE PLAN.dwg at Mar 18, 2021 - 3:31pm by cslown
Layout: Layout1 Xrefs: HG SUPPLY - TB.dwg – HG SUPPLY - BASE.dwg – XREF - BORDER.dwg

THE HARBOR DISTRICT SELECTED PLANT LIST

THIS IS MASTER HARBOR LIST, NOT ALL PLANTS ARE USED ON THIS SITE LANDSCAPE PLAN

	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
TE-1	LIVE OAK, "LA"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	200 GAL, 8.0"-7.5" CAL. 24-26 FT.HIGH, CLEAR TRUNK TO 8 FEET
TE-2	LIVE OAK, "LB"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	150 GAL, 8.0"-8.5" CAL. 16-18 FT.HIGH, MULIT TRUNK TO 8 FEET,
TE-3	LIVE OAK, "LC"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	100 GAL, 4.0"-4.5" CAL. 14-16 FT.HIGH, CLEAR TRUNK TO 8 FEET
TE-4	ITALIAN CYPRESS, FULL UPRIGHT	CUPRESSUS SEMPERVIRENS	36" BOX, 3.0"-3.5" CAL. 16-18 FT.HIGH, FULL ROUNDED FORM MATCHED HEIGHT INSTALL WITH (3) 2" DIA. 10' STEEL POSTS EA. TIE TO KEEP UPRIGHT, FROM WIND
DECIDUOUS TREES			
TD-1	BALD CYPRESS	TAXODIUM DISTICHUM	100 GAL, 4.0"-4.5" CAL. 16-18 FT.HIGH, CLEAR TRUNK TO 6 FEET
TD-2	CEDAR ELM "CA"	ULMAS CRASSIFOLIA	100 GAL, 4.0"-4.5" CAL. 12-14 FT.HIGH, CLEAR TRUNK TO 8 FEET
TD-3	CEDAR ELM "CB"	ULMAS CRASSIFOLIA	200 GAL, 8.0"-8.5" CAL. 24-26 FT. HIGH, CLEAR TRUNK TO 8 FEET
ORNAMENTAL TREES			
OT-1	DWARF MAGNOLIA LITTLE GEM	MAGNOLIA GRANDIFLORA , LITTLE GEM	65 GAL. 8-10 FT. FULL TO GROUND, MAIN LEADER FORM.
OT-2	CREPE MYRTLE, RED	LAGERSTROMEIA INDICA, TUSCORORA	45 GAL. 8-10 FT. THREE TO FIVER UPRIGHT TRUNKS, TWIN LAKES NURSERY
SHRUBS, HEDGES			
SH-1	DWARF YAUPON HOLLY	ILEX VOMITORIA, NANA	3 GAL 15" O.C. MAX, 15" HIGH AT TIME OF PLANTING
SH-2	DWARF BURFORD HOLLY	ILEX CORNUTA BURFORDI	7 GAL. 35" O.C. MAX, 30" HIGH AT TIME OF PLANTING
SH-3	SALVIA LEUCANTHA	SALVIA LEUCANTHA	3 GAL. 24" O.C. MIN. PURPLE
SH-4	AUTUMN SAGE	SALVIA GREGGII	3 GAL. 48" O.C. MIN.
SH-5	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA, E.GOUCHER	3 GAL. 36" O.C. MAX, NO SUBSTITUTE.
SH-6	NELLIE R. STEVENS	ILEX ATTENUATTA, "EMERALD"	30 GAL. 6-8 FT HIGH, FULL LOW TO GROUND,
GROUND COVERS			
GC-1	CREEPING LILY TURF	LIRIOPE SPICATA	4" POTS, 12" O.C. MAX.
GC-2	ROSEMARY WOODY	ROSMARINUS OFFICINALIS	3 GAL. 18" O.C. MAX.
GC-3	PURPLE WINTER CREEPER	EUONYMUS FORTUNEI	4" POTS, 12" O.C. MAX. WITH JUTTE MESH AND 3" MULCH
GC-4	MEXICAN FEATHER GRASS	STIPA TENUISSIMA	1 GAL., AS SHOWN, 18" O.C. MAX.
ROOF TOP PLANTS			
RT-1	DRIFT ROSES, RED	ROSA, DRIFT ROSES,	3 GALLON , FULL
RT-2	AGAVE "OCTUPUS"	AGAVE WILMORNIANA "OCTUPUS"	5 GALLON
RT-3	DWARF KATIE PETUNIA, BLUE	RUELLIA BRITTONIANA "KATIE" BLUE	1 GAL. KATIE, BLUE/PURPLE.
PERENNIALS			
PR-1	DAYLILIES, YELLOW ,EVERGREEN	HEMEROCALLIS, "STELLA DE ORO"	1 GAL, 14" O.C. MAX. RE BLOOMING TYPE
PR-2	LANTANA TRAILING, WHITE	LANTANA MONTEVIDENSIS, WHITE	1 GAL, 18" O.C. MAX.
PR-3	TEXAS RED YUCCA	HESPERALOEFLORA	5 GAL, 18" O.C. MAX.
PR-4	VARIGATED YUCCA	YUCCA GLORIOSA VARIGATED	3 GAL, 18" O.C. MAX.
PR-5	FLAX LILLY	DIANELLA TASMANIC VARIGATA	1 GAL, 18" O.C. MAX.
GRASS			
BG-1	BERMUDA GRASS	BERMUDA SPECIES, COMMON	SOLID SOD, ROLL TWO TIMES WITH IN 24 HOURS, AS WETTING
BG-2	BERMUDA GRASS	BERMUDA SPECIES, COMMON	HYDROMULCH PER SPECS, PROVIDE UNIFORM COVERAGE

PLANT MINIMUM CRITERIA STATEMENT

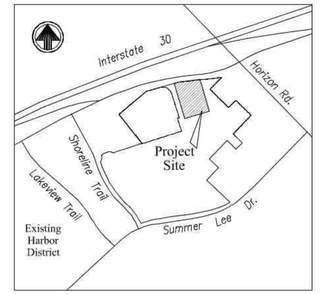
1. PLANTS ARE REQUIRED TO MEET MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, MAY 12, 2014, AND RECOMMENDED BY THE TEXAS NURSERY & LANDSCAPE ASSOCIATION.

TEXAS EXCAVATION SAFETY SERVICES
1-800-344-8377

CALL BEFORE YOU DIG 1-800-344-8377 TEXAS ONE CALL SYSTEM

N E S W

20 10 0 20 40
1" = 20'



LOCATION MAP

LANDSCAPE PLANT LEGEND

1-PGC-1 — QUANTITY; SYMBOL KEY TO PLANT LIST

IRR SLEEVE — IRRIGATION SLEEVE; IRRIGATION WATER SUPPLY 4", WIRES 2" OR AS NOTED ON PLAN

"LA" — "A" LIVE OAK TREES, 200 GALLON, 8" CALIPER, SPREADING SHAPE 20–22 FEET HIGH, MULIT TRUNK, CLEAR 8 FEET

"LB" — "B" LIVE OAK TREES, 150 GALLON, 4" CALIPER, SPREADING SHAPE 16–18 FEET HIGH, MULIT TRUNK, CLEAR 6 FEET

"LC" — "C" LIVE OAK TREES, 100 GALLON, 4" CALIPER, UP RIGHT SHAPE 14–16 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET

"CB" — AUTUMN BLAZE MAPLE TREES, 150 GALLON. 4" CALIPER 16–18 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET

"BC" — BALD CYPRESS TREES, 100 GALLON, 5" CALIPER 16–18 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET

"MG" — MAGNOLIA TREES, 65 GALLON, 8–10 FT HIGH

"IC" — ITALIAN CYPRESS TREES, 48" BOX, 3.0–3.5" CALIPER 16–18 FEET HIGH, SINGLE TRUNK, FULL TO GROUND

SCREENING SHRUB, 25 GAL. EVERGREEN SHRUB SPACE AS SHOWN

EVERGREEN SHRUBS, SEE PLANT LIST

FLOWERING SHRUBS, SEE PLANT LIST

PERINIALS, SEE PLANT LIST

BERMUDA GRASS SOD, SEE NOTES FOR IRRIGATION AND ROLLING

3" — 36" WIDE DECOMPOSED GRANITE WALK 2" LAYER OVER FILTER FABRICS WITH STEEL EDGING ON BED SIDE ONLY

3,600 SQ FT BG-1BG-1, FINE GRADE SOIL SMOOTH FOR MOWING SURFACE. THEN INSTALL THE SOD AND ROLL IT 2 TIMES WITHIN ONE WEEK.

3,700 SQ FT BG-1, FINE GRADE SOIL SMOOTH FOR MOWING SURFACE. THEN INSTALL THE SOD AND ROLL IT 2 TIMES WITHIN ONE WEEK. CONTRACTOR TO PROCESS THE IMPROVEMENTS WITH IN THE STATE HIGHWAY RIGHT OF WAY FOR APPROVAL, PRIOR TO IMPROVEMENTS OR THE SHRUBS, GROUND COVER AND STEEL EDGING WITH IRRIGATION

STEEL EDGING

NO IRRIGATION WITHIN 15 FEET OF ROADWAY SURFACE TO BE PROVIDED

COORDINATE WITH CIVIL PLAN FOR DEMOLITION AND TOP SOIL BY OTHERS

STEEL EDGING BOTH SIDES OF THE BED

350 SQ FT -200-GC-3

How are you keeping this from draining into the parking lot?

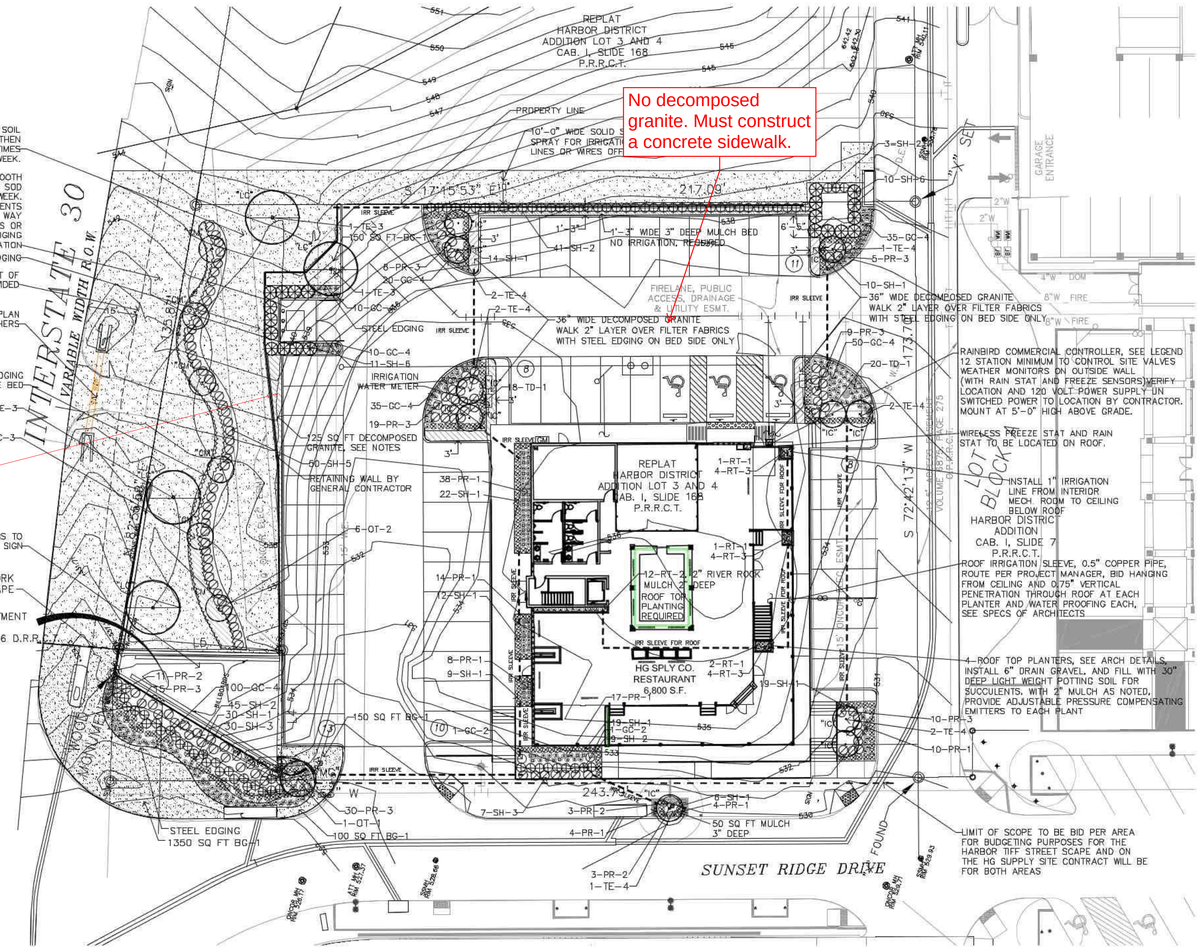
EXISTING SHRUBS TO REMAIN BEHIND SIGN

LIMIT OF SCOPE OF WORK HARBOR TIFF LANDSCAPE

REMAINDER FAULKNER INVESTMENT CO., LTD. VOLUME 1542, PAGE 296 D.R.R.

STEEL EDGING 1350 SQ FT BG-1

No decomposed granite. Must construct a concrete sidewalk.



SOIL AMENDMENT NOTES; (LISTED FOR BASE BID)

INCLUDE THE NOTES BELOW ON LANDSCAPE SPECIFICATION IN SHEET LA-02

SOIL PREPARATION FOR GRASS AREAS ON SITE.
1. SPRAY ROUND UP TWO TIMES IN HEAT OVER 70 DEGREES OR MANUALLY REMOVE THE EXISTING BERMUDA GRASS, TWO WEEKS PRIOR TO SITE WORK AND IRRIGATION SYSTEM INSTALLATION FOR THE TOTAL SITE AREA. CONTINUE TO REVIEW AND REMOVE ALL BERMUDA GRASS AND WEEDS FROM THE SITE DURING CONSTRUCTION.
2. FINE GRADE SOIL AFTER SITE CLEAN UP PER THE APPROVED GRADING AND DRAINAGE PLANS FOR THE SITE. SW-2 CONTRACTOR HAS THE PLAN ON FILE. OR CALL FOR A PDF FILE.
3. REMOVE ALL DEBRIS FROM SITE, ROCKS AND TILES OVER 1" DIA. ALL EXTRA CONCRETE, FORM BOARDS.
4. HAND RAKE SOIL SMOOTH AND SHAPE BEDS AND EDGES OF BACK OF CURB PER LANDSCAPE ARCHITECTS DIRECTIONS. CALL TO SET UP MEETING PRIOR TO ACCEPTANCE OF THE FINAL GRADE.
5. AFTER IRRIGATION SYSTEM INSTALLATION, WATER SETTLE ALL TRENCHES AND RAKE SMOOTH FOR FINISHED GRADES FOR THE SITE.
6. INSTALL SOD SOD GRASS, ALLOWING FOR TIGHT JOINTS BETWEEN ALL SECTIONS OF SOD. DO NO LEAVE GAPS OR ADD AZALEA MIX IN ALL GAPS OVER 0.5" TO FILL IN AFTER SODDING IF GAPS REMAIN.
7. WATER AND ROLL THE SOD TWO TIMES.
8. IN BASE BID ALLOW FOR ONE (1) TIME MOWING AND EDGING PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 4" POTS AND 1 GALLON GROUND COVER BEDS
1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 4" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 8" AND MIX WITH NATIVE SOIL.
3. INSTALL BEDDING PLANTS SETTING THE TOP OF BALLS, MINIMUM 0.5" ABOVE SOIL GRADE.
4. MULCH 3" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 3 GALLON AND 5 GALLON SHRUB BEDS
1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 6" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 12" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 1.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 25 GALLON AND 65 GALLON SHRUB BEDS
1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 8" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 18" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 2.5" ABOVE SOIL GRADE.
4. MULCH 3" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 100 GALLON AND LARGER TREES
1. SEE TREE PLANTING ON LA-2

LANDSCAPE IRRIGATION WARRANTEE

1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

IRRIGATION AFFIDAVIT

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPORATIVE (ET) WEATHER BASED CONTOLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

CITY OF ROCKWALL MAINTENANCE NOTE;

MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS, REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED O AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT.
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
3. DEEP ROOT BARRIERS, 1-800-458-7669, INSTALL UB-18-2. PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY. INCLUDE 4" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP. BARRIER TO EXTEND 1" ABOVE GRADE.

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 and Zoning Commission of the City of Rockwall on the _____ day of _____, 2021.
Witness our hands this _____ day of _____, 2021.

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

PREVIOUS CASE NUMBER: SP2015-015

SP2016-027

NOT FOR CONSTRUCTION

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Revision	Date	Description

Owner:
8020 Restaurants, LLC.
2008 Greenville Ave. • Dallas, TX 75206

HG SPLY CO.
RESTAURANT
2651 Sunset Ridge Dr.
Rockwall, Texas 75032

~ Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court - Heath, Texas 75032 • (469) 402-7700
Texas Registered Engineering Firm F-7449

T.H.Pritchett / Associates
LANDSCAPE ARCHITECTS
1218 CAMINO LAGO
IRVING, TEXAS 75039
214-697-2580
tom@landdesignplan.com

REGISTERED LANDSCAPE ARCHITECT — THOMAS H. PRITCHETT — 2115

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 ON 03/18/2021

Drawn By:	Checked By:
F.C. CUNY	F.C. CUNY
Date: 12/16	Project No.: -

Sheet Title:
Landscape Planting Plan

Sheet No.: L1-01

Scale: 1

of 8

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2021-005

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2651 SUNSET RIDGE DRIVE

SUBDIVISION HARBOR DISTRICT ADDITION LOT 5 BLOCK A

GENERAL LOCATION AT THE NORTHEAST CORNER OF THE INTERSECTION OF I-30 ACCESS ROAD AND SUNSET R

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-32 CURRENT USE NONE

PROPOSED ZONING PD-32 PROPOSED USE RESTAURANT

ACREAGE 0.9 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

☒ *SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	8020 HOSPITALITY, LLC.	☒ APPLICANT	TEAGUE, NALL AND PERKINS, INC.
CONTACT PERSON	ELIAS POPE	CONTACT PERSON	CAMERON SLOWN
ADDRESS	2008 GREENVILLE AVE	ADDRESS	385 WATTERS CREEK BLVD. SUITE M300
CITY, STATE & ZIP	DALLAS, TX 75206	CITY, STATE & ZIP	ALLEN, TX 75013
PHONE	972-979-9934	PHONE	817-889-5050
E-MAIL	EPOPE@LIVINGHG.COM	E-MAIL	CSLOWN@TNPINC.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELIAS POPE [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 $ 268.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF MARCH, 20 21. 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 19 DAY OF March 2021.

OWNER'S SIGNATURE

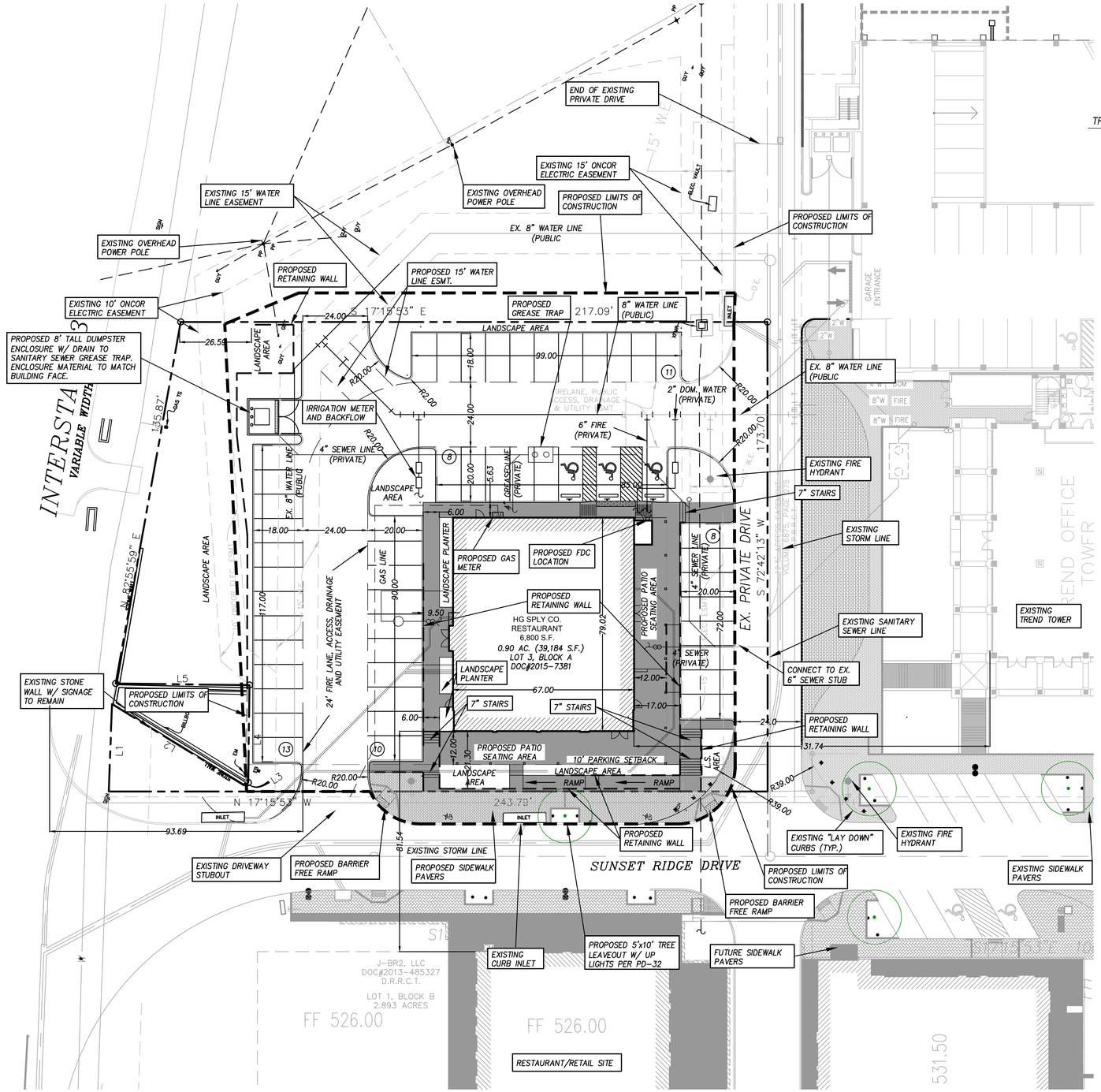
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KARLA IVETTE GALLEGOS
Notary Public, State of Texas
Comm. Expires 06-26-2023
Notary ID 13207039-1

MY COMMISSION EXPIRES

City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.



TRASH ENCLOSURE CONCRETE PAVEMENT SECTION
NTS

1. 8"–3,600 PSI CONCRETE PAVEMENT WITH NO. 4 BARS 18" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.

FIRE LANE PAVEMENT SECTION
NTS

1. 6"–3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.

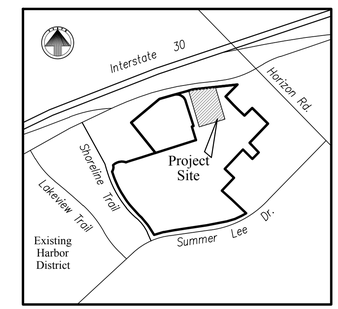
PARKING AREA CONCRETE PAVEMENT SECTION
NTS

1. 5"–3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.

REINFORCED CONCRETE SIDEWALK SECTION
NTS

1. 4"–3,000 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. EXPANSION JOINTS TO BE PROVIDED EVERY 40'. 1" DEEP SAW JOINTS TO BE CUT INTO SIDEWALK EVERY 5'. (5.5 SACK MIX MIN.)
2. 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.

GRAPHIC SCALE
20 0 10 20 40



LOCATION MAP

NOTE:

– DUMPSTER ENCLOSURE MATERIAL AND FINISH TO MATCH THAT OF THE RESTAURANT EXTERIOR.

SITE INFORMATION

LAND AREA:	0.90 ACRES (39,184 S.F.)
CURRENT ZONING:	PD–32
EXISTING USE:	UNUSED
PROPOSED USE:	RESTAURANT
BUILDING AREA:	6,800 S.F.
BUILDING TO LOT COVERAGE:	6,800/39,184=.174 –> 17.4%
BUILDING HEIGHT:	38 FEET
BUILDING REQUIRED PARKING:	68 SPACES (SEE BREAKDOWN BELOW)
BUILDING PARKING PROVIDED:	68 TOTAL (*18 TREND TOWER GARAGE, 50 PARKING LOT) (INCLUDES 3 HANDICAP SPACES)
IMPERVIOUS AREA:	29,125 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	10,059 S.F.

PARKING REQUIREMENT BREAKDOWN:

RESTAURANT SPACE AT 1 SPACE/100 S.F. –> 6,800/100 = 68 SPACES

* TREND TOWER PARKING REQUIREMENT:
OFFICE SPACE AT 1 SPACE/300 S.F. –> 107,129/300 = 357 SPACES
TREND TOWER PARKING GARAGE CURRENTLY PROVIDES 441 PARKING SPACES SO PER THE SHARED PARKING AGREEMENT, A PORTION OF THIS PARKING MAY BE USED BY LOT 3 BLOCK A, THEREFORE 18 PARKING STALLS FROM THE TREND TOWER PARKING GARAGE WILL BE AVAILABLE FOR USE ON LOT 3 BLOCK A.

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 and Zoning Commission of the City of Rockwall on the ____ day of _____, 2021.

Witness our hands this ____ day of _____, 2021.

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

PREVIOUS CASE NUMBER: SP2015–015

NOT FOR CONSTRUCTION

no.	revision	by	date

tnp

teague nall and perkins, inc
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnpinc.com
TBPE: F-230; TBPLS: 10011600, 10011601, 10194381

STATE OF TEXAS
CAMERON A. SLOWN
106317
LICENSED PROFESSIONAL ENGINEER
3/19/2021

scale
when bar is 1 inch long
horiz 1"=20"
vert N/A
MAR 2021

8020 HOSPITALITY, LLC.
2008 GREENVILLE AVE.
DALLAS, TX 75206

City of RockWall, Texas
Improvements for
HG SPLY, CO. RESTAURANT
SITE PLAN

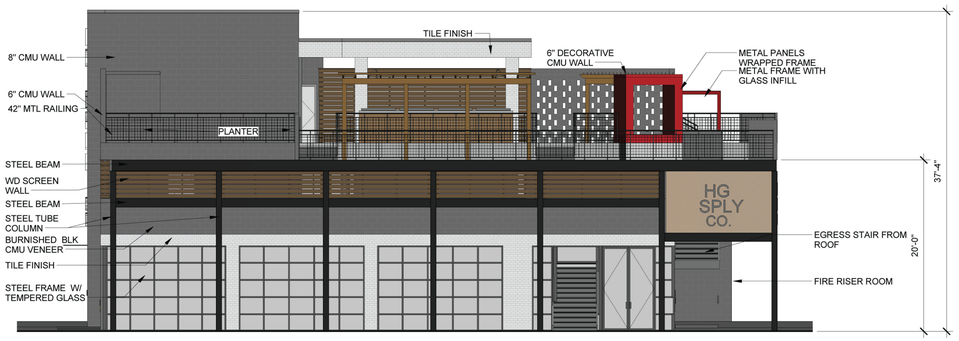
tnp project ------
sheet **C1.04**

Drawing: P:\00_FCounty\Projects\6-Commercial\Harbor District - HG Supply\1-DRAWINGS\1F-DESIGN-CURRENT\04 - HG SUPPLY - SITE PLAN.dwg at Mar 24, 2021-11:02am by cslown
Layout: Layout1 Xrefs: HG SUPPLY-BASE.dwg - XREF-BORDER.dwg

NORTH ELEVATION 1

1/8" = 1'-0"

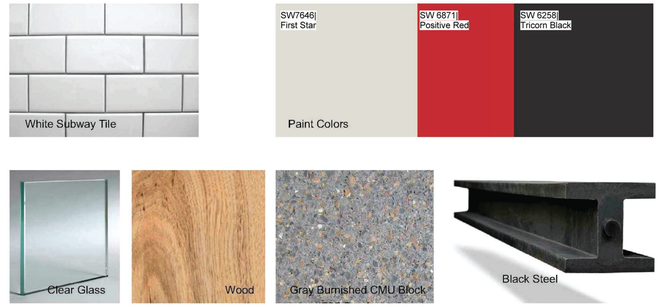
TOTAL BUILDING WALL HARD SURFACE= 2,371 SF
TOTAL BURNISHED BLOCK = 1395 SF=58.8%
TOTAL GLAZED TILE = 539 SF= 22.8%
TOTAL WOOD SCREEN = 335 SF= 14.1%
TOTAL METAL PANELS = NA
TOTAL PTD WALLS = 102 SF= 4.3%



WEST ELEVATION 3

1/8" = 1'-0"

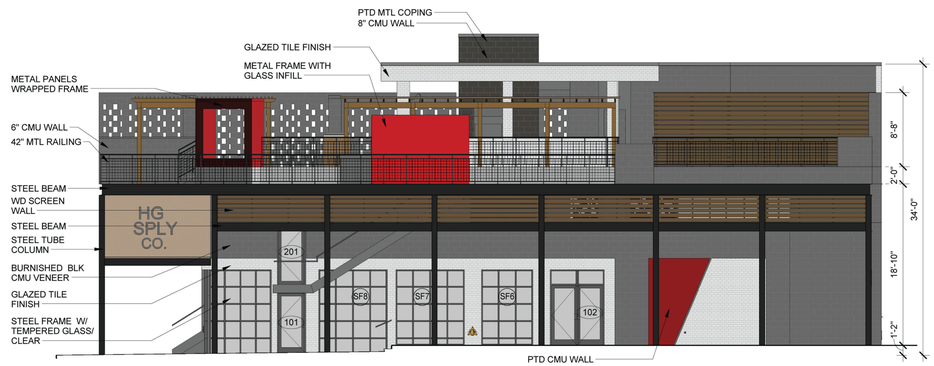
TOTAL BUILDING WALL HARD SURFACE: 1557 SF
TOTAL BURNISHED BLOCK: 890 SF 57.2%
TOTAL GLAZED TILE: 231 SF 14.8%
TOTAL WOOD SCREEN: 388 SF 25%
TOTAL METAL PANELS: 48 SF 3%
TOTAL PTD WALLS: – SF



EAST ELEVATION 2

1/8" = 1'-0"

TOTAL ELEVATION WALL HARD SURFACE: 2,292 SF
TOTAL BURNISHED BLOCK: 1,172 SF 51.1%
TOTAL GLAZED TILE: 531.5 SF 23.2%
TOTAL WOOD SCREEN: 465.5 SF 20.3%
TOTAL PTD WALLS: 123 SF 5.4%



SOUTH ELEVATION 4

1/8" = 1'-0"

TOTAL BUILDING WALL HARD SURFACE: 1,971 SF
TOTAL BURNISHED BLOCK: 955 SF 48.5%
TOTAL GLAZED TILE: 376 SF 19.1%
TOTAL WOOD SCREEN: 459 SF 23.3%
TOTAL METAL PANELS: 129 SF 6.5%
TOTAL PTD WALLS: 52 SF 2.6%

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 and Zoning Commission of the City of Rockwall on the _____ day of _____, 2021.

Witness our hands this _____ day of _____, 2021.

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

CASE NUMBER: SP2015–015

JONESBAKER
INTERIORS • ARCHITECTURE
1922 S AKARD ST
DALLAS, TX 75215
(214)426-5600
www.jonesbaker.com

PROJECT NO. : 1621
DATE : 3/19/2021
DRAWN BY : Author
SCALE : AS NOTED
SQFT :

REVISIONS :

ELEVATIONS

HG SPLY
2651 SUNSET RIDGE DR.
ROCKWALL, TX 75032

P101

JONESBAKER
INTERIORS + ARCHITECTURE

1922 S AKARD ST
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Witness our hands this _____ day of _____, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NUMBER: SP2015-015

PROJECT NO. :	1621
DATE :	3/19/2021
DRAWN BY :	Author
SCALE :	AS NOTED
SQFT :	

REVISIONS :

RENDERING

HG SPLY
2651 SUNSET RIDGE DR.
ROCKWALL, TX 75032

P102

THE HARBOR DISTRICT SELECTED PLANT LIST

THIS IS MASTER HARBOR LIST, NOT ALL PLANTS ARE USED ON THIS SITE LANDSCAPE PLAN

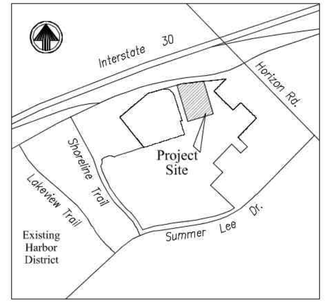
	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
TE-1	LIVE OAK, "LA"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	200 GAL. 8.0"-7.5" CAL. 24-26 FT.HIGH, CLEAR TRUNK TO 8 FEET
TE-2	LIVE OAK, "LB"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	150 GAL. 8.0"-8.5" CAL. 16-18 FT.HIGH, MULIT TRUNK TO 8 FEET,
TE-3	LIVE OAK, "LC"	QUERCUS VIRGINIANA, CLAY SOIL GROWN	100 GAL. 4.0"-4.5" CAL. 14-16 FT.HIGH, CLEAR TRUNK TO 8 FEET
TE-4	ITALIAN CYPRESS, FULL UPRIGHT	CUPRESSUS SEMPERVIRENS	36" BOX, 3.0"-3.5" CAL. 16-18 FT.HIGH, FULL ROUNDED FORM MATCHED HEIGHT INSTALL WITH (3) 2" DIA. 10' STEEL POSTS EA. TIE TO KEEP UPRIGHT, FROM WIND
DECIDUOUS TREES			
TD-1	BALD CYPRESS	TAXODIUM DISTICHUM	100 GAL. 4.0"-4.5" CAL. 16-18 FT.HIGH, CLEAR TRUNK TO 8 FEET
TD-2	CEDAR ELM "CA"	ULMAS CRASSIFOLIA	100 GAL. 4.0"-4.5" CAL. 12-14 FT.HIGH, CLEAR TRUNK TO 8 FEET
TD-3	CEDAR ELM "CB"	ULMAS CRASSIFOLIA	200 GAL. 8.0"-8.5" CAL. 24-26 FT. HIGH, CLEAR TRUNK TO 8 FEET
ORNAMENTAL TREES			
OT-1	DWARF MAGNOLIA LITTLE GEM	MAGNOLIA GRANDIFLORA `LITTLE GEM	65 GAL. 8-10 FT. FULL TO GROUND, MAIN LEADER FORM
OT-2	CREPE MYRTLE, RED	LAGERSTROMEIA INDICA, TUSCORORA	45 GAL. 8-10 FT. THREE TO FIVER UPRIGHT TRUNKS, TWIN LAKES NURSERY
SHRUBS, HEDGES			
SH-1	DWARF YAUPON HOLLY	ILEX VOMITORIA, NANA	3 GAL. 18" O.C. MAX, 18" HIGH AT TIME OF PLANTING
SH-2	DWARF BURFORD HOLLY	ILEX CORNUTA BURFORDI	7 GAL. 36" O.C. MAX, 30" HIGH AT TIME OF PLANTING
SH-3	SALVIA LEUCANTHA	SALVIA LEUCANTHA	3 GAL. 24" O.C. MIN. PURPLE
SH-4	AUTUMN SAGE	SALVIA GREGGII	3 GAL. 48" O.C. MIN.
SH-5	EDWARD GOUCHER ABELIA	ABELIA GRANDIFLORA, E.GOUCHER	3 GAL. 36" O.C. MAX, NO SUBSTITUTE.
SH-6	NELLIE R. STEVENS	ILEX ATTENUATTA, "EMERALD"	30 GAL. 6-8 FT HIGH, FULL LOW TO GROUND,
GROUND COVERS			
GC-1	CREEPING LILY TURF	LIRIOPE SPICATA	4" POTS, 12" O.C. MAX.
GC-2	ROSEMARY WOODY	ROSMARINUS OFFICINALIS	3 GAL., 18" O.C. MAX.
GC-3	PURPLE WINTER CREEPER	EUONYMUS FORTUNEI	4" POTS, 12" O.C. MAX. WITH JUTTE MESH AND 3" MULCH
GC-4	MEXICAN FEATHER GRASS	STIPA TENUISSIMA	1 GAL., AS SHOWN, 18" O.C. MAX.
ROOF TOP PLANTS			
RT-1	DRIFT ROSES, RED	ROSA, DRIFT ROSES,	3 GALLON , FULL
RT-2	AGAVE 'OCTUPUS'	AGAVE WUMORNIANA "OCTUPUS"	5 GALLON
RT-3	DWARF KATIE PETUNIA, BLUE	RUELLIA BRITTONIANA "KATIE" BLUE	1 GAL. KATIE, BLUE/PURPLE
PERENNIALS			
PR-1	DAYLILIES, YELLOW ,EVERGREEN	HEMEROCALLIS, "STELLA DE ORO"	1 GAL., 14" O.C. MAX. RE BLOOMING TYPE
PR-2	LANTANA TRAILING, WHITE	LANTANA MONTEVIDENSIS, WHITE	1 GAL., 18" O.C. MAX.
PR-3	TEXAS RED YUCCA	HESPERALOEFLORA	5 GAL., 18" O.C. MAX.
PR-4	VARIGATED YUCCA	YUCCA GLORIOSA VARIGATED	3 GAL., 18" O.C. MAX.
PR-5	FLAX LILLY	DIANELLA TASMANIC VARIGATA	1 GAL., 18" O.C. MAX.
GRASS			
BG-1	BERMUDA GRASS	BERMUDA SPECIES, COMMON	SOLID SOD, ROLL TWO TIMES WITH IN 24 HOURS, AS WETTING
BG-2	BERMUDA GRASS	BERMUDA SPECIES, COMMON	HYDROMULCH PER SPECS, PROVIDE UNIFORM COVERAGE

PLANT MINIMUM CRITERIA STATEMENT

1. PLANTS ARE REQUIRED TO MEET MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, MAY 12, 2014, AND RECOMMENDED BY THE TEXAS NURSERY & LANDSCAPE ASSOCIATION.

TEXAS EXCAVATION SAFETY SERVICES
1-800-344-8377

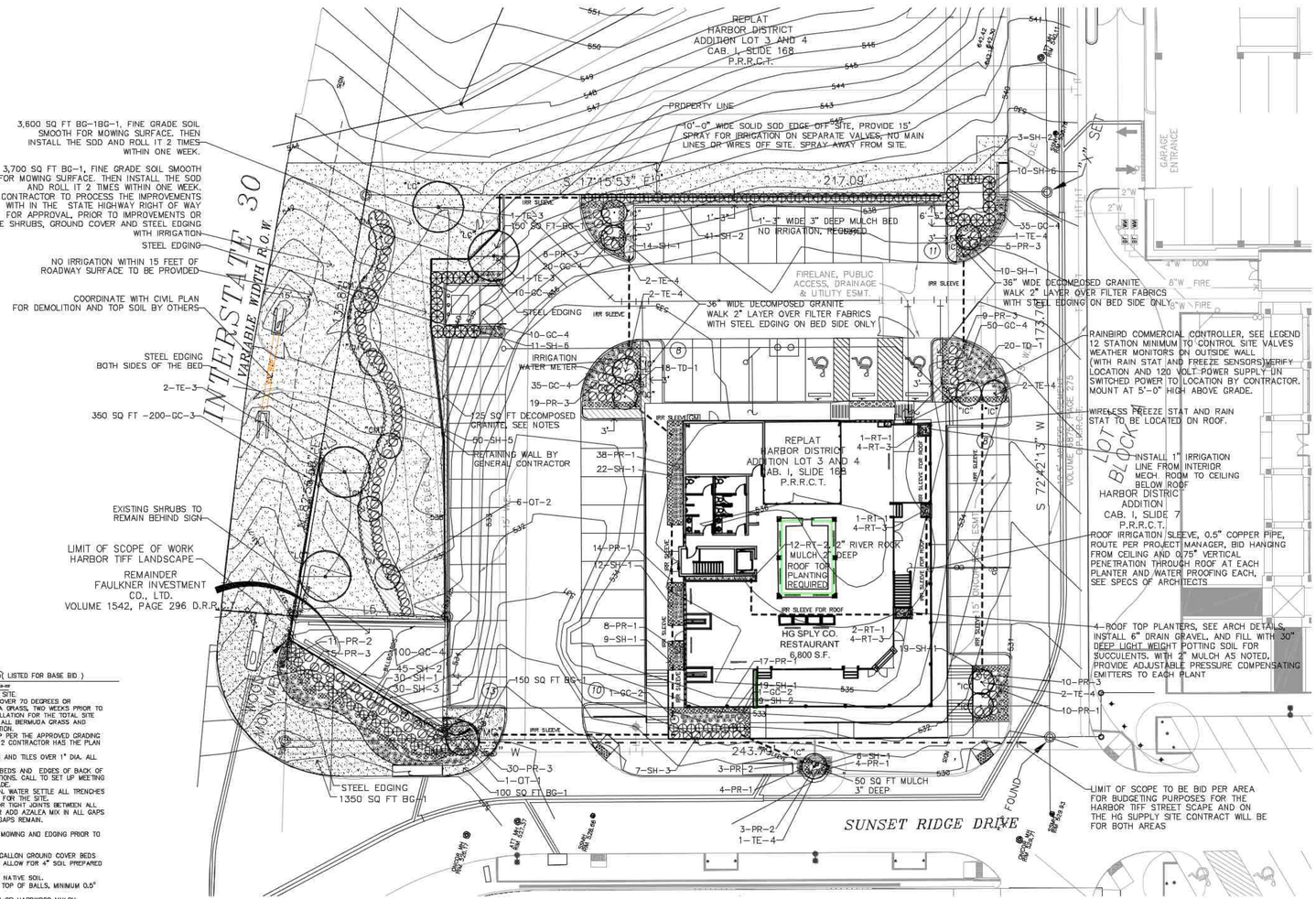
20 10 0 20 40
1" = 20'



LOCATION MAP

LANDSCAPE PLANT LEGEND

- QUANTITY
- SYMBOL KEY TO PLANT LIST
- IRR SLEEVE: IRRIGATION SLEEVE; IRRIGATION WATER SUPPLY 4", WIRES 2" OR AS NOTED ON PLAN
- "LA": "A" LIVE OAK TREES, 200 GALLON, 8" CALIPER, SPREADING SHAPE 20-22 FEET HIGH, MULIT TRUNK, CLEAR 8 FEET
- "LB": "B" LIVE OAK TREES, 150 GALLON, 4" CALIPER, SPREADING SHAPE 16-18 FEET HIGH, MULIT TRUNK, CLEAR 6 FEET
- "LC": "C" LIVE OAK TREES, 100 GALLON, 4" CALIPER, UP RIGHT SHAPE 14-16 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET
- "CB": AUTUMN BLAZE MAPLE TREES, 150 GALLON, 4" CALIPER 16-18 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET
- "BC": BALD CYPRESS TREES, 100 GALLON, 5" CALIPER 16-18 FEET HIGH, SINGLE TRUNK, CLEAR 6 FEET
- "MG": MAGNOLIA TREES, 65 GALLON, 8-10 FT HIGH
- "IC": ITALIAN CYPRESS TREES, 48" BOX, 3.0-3.5" CALIPER 16-18 FEET HIGH, SINGLE TRUNK, FULL TO GROUND
- SCREENING SHRUB, 25 GAL. EVERGREEN SHRUB SPACE AS SHOWN
- EVERGREEN SHRUBS, SEE PLANT LIST
- FLOWERING SHRUBS, SEE PLANT LIST
- PERINIALS, SEE PLANT LIST
- BERMUDA GRASS SOD, SEE NOTES FOR IRRIGATION AND ROLLING
- 36" WIDE DECOMPOSED GRANITE WALK 2" LAYER OVER FILTER FABRICS WITH STEEL EDGING ON BED SIDE ONLY



SOIL AMENDMENT NOTES, LISTED FOR BASE BID)

SOIL PREPARATION FOR GRASS AREAS ON SITE:
1. SPRAY ROUND UP TWO TIMES IN HEAT OVER 70 DEGREES OR MANUALLY REMOVE THE EXISTING BERMUDA GRASS, TWO WEEKS PRIOR TO SITE WORK AND IRRIGATION SYSTEM INSTALLATION FOR THE TOTAL SITE AREA. CONTINUE TO REVIEW AND REMOVE ALL BERMUDA GRASS AND WEEDS FROM THE SITE DURING CONSTRUCTION.
2. FINE GRADE SOIL AFTER SITE CLEAN UP PER THE APPROVED GRADING AND DRAINAGE PLANS FOR THE SITE. SW-2 CONTRACTOR HAS THE PLAN ON FILE, OR CALL FOR A PDF FILE.
3. REMOVE ALL DEBRIS FROM SITE. ROCKS AND TILES OVER 1" DIA. ALL EXTRA CONCRETE, FORM BOARDS.
4. HAND RAKE SOIL SMOOTH AND SHAPE BEDS AND EDGES OF BACK OF CURB PER LANDSCAPE ARCHITECTS DIRECTIONS. CALL TO SET UP MEETING PRIOR TO ACCEPTANCE OF THE FINAL GRADE.
5. AFTER IRRIGATION SYSTEM INSTALLATION, WATER SETTLE ALL TRENCHES AND RAKE SMOOTH FOR FINISHED GRADES FOR THE SITE.
6. INSTALL SOD SOD GRASS, ALLOWING FOR TIGHT JOINTS BETWEEN ALL SECTIONS OF SOD. DO NO LEAVE GAPS OR ADD AZALEA MIX IN ALL GAPS OVER 0.5" TO FILL IN AFTER SODDING IF GAPS REMAIN.
7. WATER AND ROLL THE SOD TWO TIMES.
8. IN BASE BID ALLOW FOR ONE (1) TIME MOWING AND EDGING PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 4" POTS AND 1 GALLON GROUND COVER BEDS:
1. SOIL AMENDMENTS: EXCAVATE BEDS OR ALLOW FOR 4" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 8" AND MIX WITH NATIVE SOIL.
3. INSTALL BEDDING PLANTS SETTING THE TOP OF BALLS, MINIMUM 0.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 3 GALLON AND 5 GALLON SHRUB BEDS
1. SOIL AMENDMENTS: EXCAVATE BEDS OR ALLOW FOR 6" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 12" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 1.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 25 GALLON AND 65 GALLON SHRUB BEDS
1. SOIL AMENDMENTS: EXCAVATE BEDS OR ALLOW FOR 8" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 16" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 2.5" ABOVE SOIL GRADE.
4. MULCH 3" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 100 GALLON AND LARGER TREES
1. SEE TREE PLANTING ON LA-2

LANDSCAPE IRRIGATION WARRANTEE

1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

IRRIGATION AFFIDAVIT

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPORATIVE (ET) WEATHER BASED CONTOLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

CITY OF ROCKWALL MAINTENANCE NOTE;

MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS, REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED O AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC. CABLE, STORM, ECT.
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 8 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
3. DEEP ROOT BARRIERS, 1-800-458-7669, INSTALL UB-48-2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY. INCLUDE 4" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP. BARRIER TO EXTEND 1" ABOVE GRADE.

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 and Zoning Commission of the City of Rockwall on the ____ day of _____, 2021.

Witness our hands this ____ day of _____, 2021.

Planning & Zoning Commission, Chairman — *Director of Planning & Zoning*

PREVIOUS CASE NUMBER: SP2015-015

SP2016-027

NOT FOR CONSTRUCTION

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Revision	Date	Description

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REGISTERED LANDSCAPE ARCHITECT — THOMAS H. PRITCHETT — STATE OF TEXAS — 2115

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 ON 03/18/2021

Drawn By:	Checked By:
F.C. CUNY	F.C. CUNY
Date: 12/16	Project No.: -

Sheet Title: Landscape Planting Plan — L1-01

Scale: 1 — Sheet No.: of 8

LANDSCAPE SPECIFICATIONS

SECTION 02900

PART 1 GENERAL

1.1 REFERENCED DOCUMENTS
A. REFER TO BIDDING REQUIREMENTS, SPECIAL PROVISIONS, AND SCHEDULES FOR ADDITIONAL REQUIREMENTS.

1.2 DESCRIPTION OF WORK
A. WORK INCLUDED: FURNISH ALL SUPERVISION, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN THE SPECIFICATIONS AND LANDSCAPE PLANS, INCLUDING:
1. PLANTING (TREES, SHRUBS, GROUND COVERS, PERENNIALS, GRASS)
2. BED PREPARATIONS AND FERTILIZATION
3. NOTIFICATION OF SOURCES OF PLANT MATERIALS AND AMENDMENTS
4. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE
5. GUARANTEE PERIOD DESCRIBED ON DRAWINGS

1.3 REFERENCE STANDARDS
A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN: OCTOBER 27, 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (Z60.1)– PLANT MATERIAL.
B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE : ADDITION 1942 EDITION STANDARDIZED PLANT NAMES
C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS
D. HORTIS THIRD 1976 – CORNELL UNIVERSITY

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS
A. THE CONTRACTOR SHALL, WITHIN TEN (10) DAYS FOLLOWING ACCEPTANCE OF BID, NOTIFY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER OF THE SOURCES OF PLANT MATERIALS AND BED PREPARATION REQUIRED FOR THE PROJECT.
B. SAMPLES: PROVIDE REPRESENTATIVE QUANTITIES OF SANDY LOAM SOIL, MULCH, BED MIX MATERIAL, PEA GRAVEL, DRAINAGE GRAVEL, DECOMPOSED GRANITE, STEEL EDGING, HARDWOOD MULCH,JUTTE MESH, SOIL SEPARATOR, STONE NOTED ON DRAWINGS. SAMPLES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER BEFORE USE ON THE PROJECT.
C. PRODUCT DATA: SUBMIT COMPLETE PRODUCT DATA AND SPECIFICATION ON ALL OTHER SPECIFIED MATERIALS.
D. SUBMIT THREE REPRESENTATIVE SAMPLES, JPG FILE PHOTOGRAPHS, OF EACH VARIETY OF LARGE TREES, ORNAMENTAL TREES, SHRUBS, GROUND COVER, PERENNIALS FOR LANDSCAPE ARCHITECT/ENGINEER/OWNER APPROVAL. WHEN APPROVED, TAG, INSTALL, AND MAINTAIN AS REPRESENTATIVE SAMPLES FOR FINAL INSTALLED PLANT MATERIALS.
E. FILE CERTIFICATES OF INSPECTION OF PLANT MATERIAL BY STATE, COUNTY, AND FEDERAL AUTHORITIES WITH LANDSCAPE ARCHITECT/ENGINEER/OWNER , IF REQUIRED.
F. SOIL ANALYSIS: PROVIDE AN EXISTING SOIL ANALYSIS FROM THE SITE WITH RECOMMENDATIONS ON AMENDING THE SOIL BY A LICENSED SOILS AND PLANT LAB. PROVIDED SOILS ANALYSIS TO LANDSCAPE ARCHITECT/ENGINEER/OWNER.

1.5 JOB CONDITIONS:
A. GENERAL CONTRACTOR TO COMPLETE THE FOLLOWING PUNCH LIST: PRIOR TO THE LANDSCAPE CONTRACTOR INITIATING ANY PORTION OF THE LANDSCAPE INSTALLATION, GENERAL CONTRACTOR SHALL LEAVE PLANTING BED AREAS THREE (3") INCHES BELOW FINISHED 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 FINISHED GRADE AT SIDEWALKS, DRIVES AND CURBS. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
B. GENERAL CONTRACTOR SHALL PROVIDE TOPSOIL AS DESCRIBED IN SECTION 02200 – EARTHWORK
C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CAN NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.6 MAINTENANCE AND GUARANTEE
A. MAINTENANCE
1. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER. NO TREES, SHRUBS, GROUND COVERS OR GRASS TO BE ACCEPTED UNLESS THEY SHOW A HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITION.
2. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEEDING, SPRAYING, PRUNING OF TREES AND SHRUBS, MOWING OF GRASS WEEKLY, SITE LANDSCAPE BED MULCHING, DEBRIS AND TRASH CLEANING UP WEEKLY AND ALL OTHER WORK NECESSARY OF MAINTENANCE.
3. WRITTEN NOTICE REQUESTING FINAL INSPECTION AND FINAL ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST SEVEN (7) DAYS PRIOR TO COMPLETION. AN ON–SITE INSPECTION BY THE OWNER AND LANDSCAPE CONTRACTOR WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.
4. AFTER FINAL ACCEPTANCE LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR WILL NOT BE REQUIRED TO DO ANY OF THE ABOVE MAINTENANCE WORK AS PART OF THESE PLANS.

B. GUARANTEE
1. TREES SHALL BE GUARANTEED FOR TWELVE (12) MONTH PERIOD AFTER FINAL ACCEPTANCE. SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD OF TWELVE (12) MONTHS AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD PLANT 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 UNDER THE GUARANTEE PERIOD. IN ANY AND ALL CASES THE FINDINGS OF THE OWNER OR OWNER REPRESENTATIVE SHALL BE FINAL.
A. PLANTS USED AS REPLACEMENT SHALL BE OF SAME KIND AND SIZE AS THOSE ORIGINALLY PLANTED AND SHALL BE PLANTED AS ORIGINALLY SPECIFIED, UNLESS APPROVED BY THE OWNER AND ALLOWED ON THE CITY APPROVED LANDSCAPE PLAN MATERIAL LIST. ALL WORK, INCLUDING DEMOLITION OF DEAD PLANTS, MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS, SHALL CARRY A TWELVE (12) MONTH GUARANTEE FROM TIME OF ACCEPTANCE OF THE REPLACEMENTS. ANY DAMAGE, INCLUDING RUTS, IN LAWN OR BED AREAS, INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.
B. 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 WITHIN TEN (10) DAYS OF NOTIFICATION BY THE OWNER.
C. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE TO BE INCLUDED UNDER "WORK" OF THIS SECTION.
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 FINAL ACCEPTANCE BECAUSE OF INJURY BY STORMS, HEAT STRESS, HAIL, FREEZE, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES OR THEFT.
4 ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE LANDSCAPE ARCHITECT/ENGINEER/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.

1.7 QUALITY ASSURANCE
A. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
B. PERSONNEL: EMPLOY ONLY EXPERIENCED PERSONNEL WHO ARE FAMILIAR WITH THE REQUIRED WORK. PROVIDE FULL–TIME SUPERVISION BY QUALIFIED FOREMAN ACCEPTABLE TO LANDSCAPE ARCHITECT/ENGINEER/OWNER.
C. SELECTION OF PLANT MATERIALS:
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 ARCHITGECT/ENGINEER WILL PROVIDE A KEY IDENTIFYING EACH TREE LOCATION ON SITE. WRITTEN VERIFICATION WILL BE REQUIRED TO DOCUMENT MATERIAL SELECTION, SOURCE AND DELIVERY SCHEDULE TO SITE.
3. OWNER AND OR LANDSCAPE ARCHITECT/ENGINEER 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 LANDSCAPE ARCHITECT/ENGINEER RETAINS THE RIGHT TO FURTHER INSPECT ALL PLANT MATERIALS UPON ARRIVAL AT THE SITE AND DURING INSTALLATION FOR SIZE AND CONDITION OF ROOT BALLS, LIMBS, BRANCHING HABIT, INSECTS, INJURIES, AND LATENT DEFECTS.
5. OWNER AND OR LANDSCAPE ARCHITECT/ENGINEER 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
A. PREPARATION:
1. BALLED AND BURLAPPED (B&B) PLANTS: DIG AND PREPARE SHIPMENT IN A MANOR THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.
2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE PROTECT ROOT MASS.
B. DELIVERY:
1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY.
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 LANDSCAPE ARCHITGECT/ENGINEER/OWNER OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE SO PLANT MATERIAL MAY BE OBSERVED UPON ARRIVAL AT JOB SITE.
6. REMOVE REJECTED PLANT MATERIALS 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
A. 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 LANDSCAPE ARCHITECT/ENGINEER AND THAT DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.
B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS AND COMPLIMENTARY; ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS A BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON THE PLAN.
C QUALITY AND SIZE: PLANT MATERIALS SHALL CONFIRM 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 SPECIMEN QUALITY.
E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED, AND SHALL MEET THE TRUNK DIAMETER AND HEIGHT REQUIREMENTS OF THE PLANT SCHEDULE. BALLED AND BURLAPPED 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 THE TOP OF BALL.
1. NOMENCLATURE CONFORMS TO CUSTOMARY NURSERY USAGE. FOR CLARIFICATION, THE TERM "MULTI – TRUNK" DEFINES A PLANT HAVING THREE (3) OR MORE TRUNKS OF NEARLY EQUAL DIAMETER. TO CALCULATE THE TOTAL CALIPER OF MULTI TRUNK TREES, ADD THE CALIPER OF THE LARGEST TRUNK IN INCHES TO THE REMAINING CALIPER IN INCHES DIVIDED BY 2. THEN ADD THAT TOTAL CALIPER INCHES OF TRUNKS FOR THE TOTAL SPECIFIED CALIPER INCHES PROVIDED ON THE MULTI – TRUNK PLANT.
F. PRUNING: ALL PRUNING OF TREES AND SHRUBS, AS DIRECTED BY LANDSCAPE ARCHITECT/ENGINEER, SHALL BE EXECUTED BY LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:
1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, GRASS, STONES OVER ONE (1") INCH AND OTHERS EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASS. LOAM CONTAINING DALLAS GRASS OR NUT GRASS SHALL BE REJECTED.
2. PHYSICAL PROPERTIES AS FOLLOWS
CLAY – BETWEEN 7–27 PERCENT
SILT – BETWEEN 15–25 PERCENT
SAND – LESS THEN 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 THE SANDY LOAM MEETS THE ABOVE REQUIREMENTS.
B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.
C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, 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.
D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.
E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN. LIVING EARTH TECHNOLOGY OR APPROVED EQUAL.
F. ORGANIC FERTILIZER: SUSTANE, FERTILAID, 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.
G. 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 OF 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.
H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

A. STEEL EDGING: SHALL BE RYERSON "ESTATE CURBING", DARK GREEN, 1/8" X 4" WITH STAKES FOUR (4') FEET ON CENTER OR APPROVED EQUAL.
B. TREE STAKING MATERIAL FOR SHADE TREES:
1. POST: STUDDED "T"– POST, NO.1 ARMCO WITH ANCHOR PLATE; SIX (6') FEET IN LENGTH, PAINT FLAT BLACK, PRIOR TO INSTALLING.
2 WIRE: 12 GAUGE, SINGLE STRAND, GALVANIZED WIRE.
3 RUBBER HOSE: 2 PLY, FIBER REINFORCED HOSE, MINIMUM HALF (.5") INCH INSIDE DIAMETER. COLOR BLACK.
C. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED ONE (1") INCH TO ONE AND HALF (1.5") INCH
D. FILTER FABRIC: MIRAFI 140N CELANESE FIBERS MARKETING COMPANY, AVAILABLE AT CMC REBAR CO., (214)–631–5250 OR AS APPROVED.

PART 3 – EXECUTION

3.1 BED FERTILIZER AND FERTILIZATION

A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE LANDSCAPE ARCHITECT/ENGINEER/OWNER.
B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:
1. PREPARE NEW PLANTING BED BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. IN ADDITION AT BACK OF CURBS AND EDGES OF PAVING REMOVE THE EXISTING SOIL TO A DEPTH OF SIX (6") INCHES TO ALLOW FOR THE AMENDMENTS. THEN TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO FERTILIZER AND COMPOST APPLICATION. FINAL CONDITION OF EXISTING SOIL TO BE FINE, FRIABLE, CONSISTENT DEPTH, AND FREE OF ROCKS AND ROOTS AND ALL CLODS WHEN COMPLETELY TILLED. APPLY FERTILIZER AS PER MANUFACTURER RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF EXISTING SOIL. APPLY ORGANIC FERTILIZER SUCH AS TURANE OR GREEN SENSE AT THE RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET.
2. ALL PLANTING BED AREAS SHALL RECEIVE A THREE (3") INCH LAYER OF SPECIFIED MULCH.
3. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS; USE EXISTING TOP SOIL ON SITE, FREE FROM LARGE CLUMPS, ROCK, DEBRIS, CALICHE, SUBSOIL, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.
C GRASS AREA:
1. AREAS TO BE SOLID SOD GRASS TYPES SPECIFIED, BLOCKS OF SOD SHOULD BE LAID END TO END (WITH STAGGERING JOINTS) AFTER FERTILIZING THE GROUND FIRST. WATER AND ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. ROLLING IS TO BE COMPLETED WITHIN 24 HOURS OF INSTALLING THE SOD. THE LANDSCAPE ARCHITECT/ENGINEER/OWNER MAY REQUEST ADDITIONAL ROLLING BY THE LANDSCAPE CONTRACTOR OVER GRASS AREAS TO ACHIEVE THE FINAL SMOOTH SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOP SOIL WHERE THEY ARE EVIDENTLY GAPED OPEN, THEN WATERED THOROUGHLY.
2. AREAS TO BE HYDRO MULCHED GRASS SEED: HYDRO MULCH AND SEED OR COMMON BERMUDA GRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET. USE A FOUR (4') FOOT X EIGHT (8') FOOT BATTER BOARD AGAINST BED AREAS TO REDUCE OVER SPRAY.

3.2 INSTALLATION

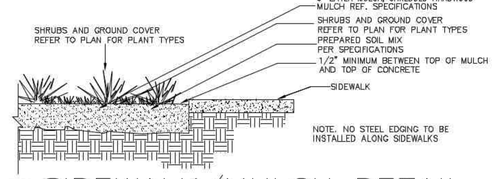
A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.
B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM DRYING WINDS DURING TRANSIT. ALL PLANTS, WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO SITE, SHALL BE WELL PROTECTED AGAINST POSSIBILITY OF DRYING BY WIND AND SUN. BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SAWDUST OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.
C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.
D. NOTIFY THE LANDSCAPE ARCHITECT/ENGINEER FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.
E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OR EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT, WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATION TO THE FINISH GRADE THAT IT DID TO SOIL SURFACE IN PLACE OF GROWTH. NOTE TO ALLOW AS MUCH AS TWO (2') FEET FOR SETTLEMENT IN CLAY SOIL.
F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWO (2') FEET, TWENTY–FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN ITS VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS OR STONES OVER ONE (1") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING FROM CONTAINERS.
G DIG A WIDE, ROUGH SIDED HOLE EXACTLY THE SAME DEPTH AS THE HEIGHT OF THE BALL, ESPECIALLY AT THE SURFACE OF THE GROUND. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLICK OR GLAZED. DO NOT DRILL OR AUGER HOLES IN CLAY SOILS.
H. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN TWENTY FOUR (24) HOURS, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE TWO FOUR (4") FOOT DEEP PIER HOLE DRAINAGE ADDED.
I. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND ONE (1) PART BED PREPARATION. WHEN HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP THIRD OF THE BALL, AS WELL AS THE NYLON, PLASTIC STRING AND WIRE MESH FROM THE BURLAP. BE AWARE OF SOIL PLACED ON TOP OF THE ROOT BALL DURING DIGGING. THIS SOIL TO BE REMOVED ALONG WITH ANY GRASS, WEEDS, VINES TO EXPOSE THE ROOT FLARE AND NATIVE TOP SOIL.
J. DO NOT WRAP TREES.
K. DO NOT PRUNE TREES, UNLESS DIRECTED BY LANDSCAPE ARCHITECT/ENGINEER.
L. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TREE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL UNPLANTED AND MULCH WITH AT LEAST THREE (3") INCHES OF SPECIFIED AND APPROVED MULCH.

3.2 INSTALLATION (CONTINUED)

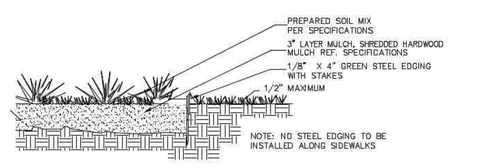
M. ALL PANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF THREE (3") INCHES OVER THE ENTIRE BED OR PIT.
N. OBSTRUCTION BELOW GROUND. IN THE EVENT ROCK OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER. WHERE LOCATIONS CAN NOT BE CHANGED, THE OBSTRUCTION SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3') FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW BOTTOM OF THE BALL WHEN PLAN IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.
O. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREE AGAINST SEASONAL WINDS. LANDSCAPE CONTRACTOR TO INSPECT AND MAINTAIN STAKES IN A SECURED CONDITION DURING CONSTRUCTION UNTIL FINAL ACCEPTANCE.
P. PRUNING AND MULCHING: EACH AREA SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AND IN THE MANNER FITTING ITS USE IN THE LANDSCAPE DESIGN.
1. DEAD WOOD OR SUCKERS AND BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED ; GENERAL TIPPING OF ALL BRANCHES IS NOT PERMITTED.
2. PRUNING SHALL BE DONE WITH CLEAN SHARP TOOLS.
3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH LAYER OF SPECIFIED MULCH THREE (3") INCHES IN DEPTH. THIS LIMIT OF SPECIFIED MULCH FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT. ALLOW A SPACE OF THREE (3") INCHES FROM TREE BARK TO THE MULCHED SURFACE.
Q. STEEL CURBING INSTALLATION:
1. CURBING SHALL BE ALIGNED AS INDICATED ON DRAWINGS.
2. ALL STEEL CURBING SHALL BE FREE OF KINKS OR ABRUPT BENDS.
3. TOP OF STEEL CURBING SHALL BE ONE (1") HIGHER THAN EXISTING GRADE.
4. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.
5. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR BACK OF CURBS.
6. CUT AN EDGE ON THE STEEL CURBING AT 45 DEGREE ANGLE WHERE EDGING MEETS PAVING EDGES. FILE EDGES CUT TO BE ROUNDED, SMOOTH AND NOT SHARP.

3.3 CLEANUP AND FINAL ACCEPTANCE

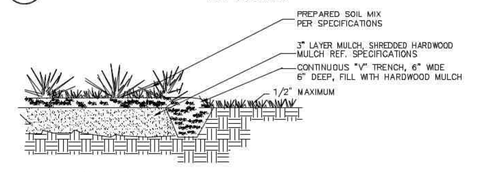
A. CLEANING: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREA FOR ALL MATERIALS SHALL BE ORGANIZED THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING AT END OF EACH DAY'S WORK.
1. ON LEED APPLIED FOR OR PROJECTS TO BE LEED CERTIFIED COORDINATE WITH THE GENERAL CONTRACTOR FOR ACCEPTABLE DISPOSAL OF TRASH, WASTE, SOILS, PLANT MATERIALS. FERTILIZERS SO AS RECYCLE CREDITS MAYBE TRACKED BY VOLUME.



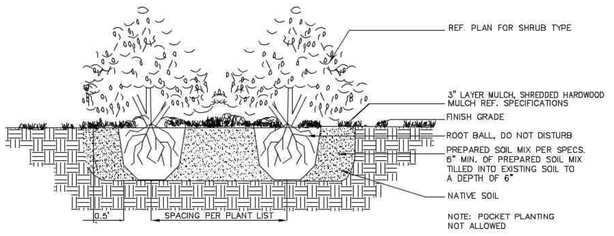
1 SIDEWALK/MULCH DETAIL
NOT TO SCALE



2 STEEL EDGING DETAIL
NOT TO SCALE



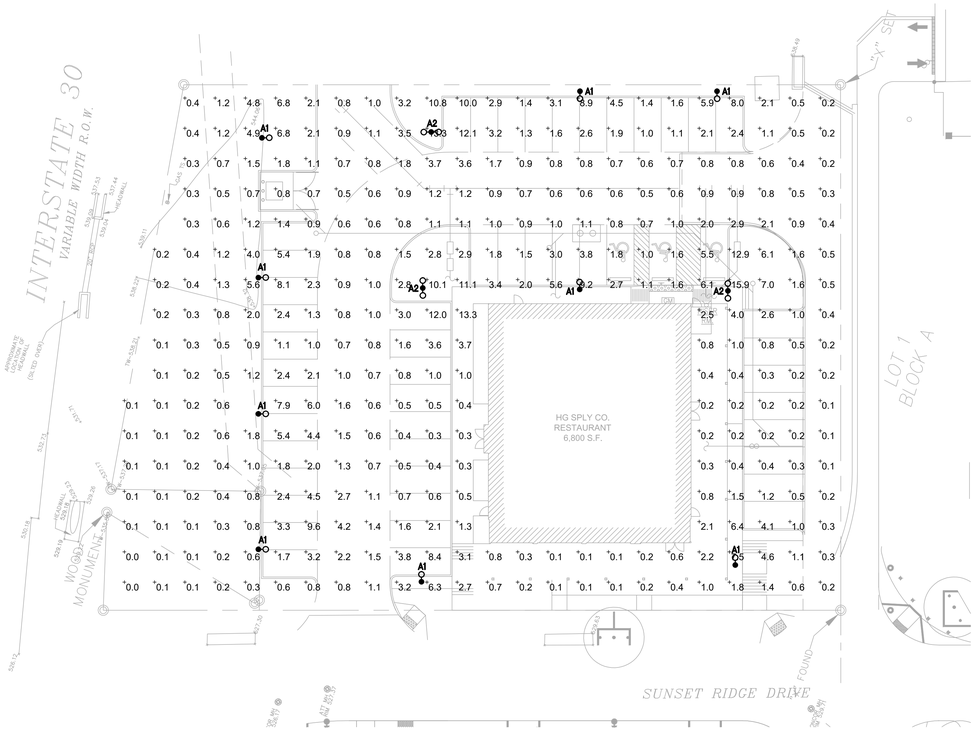
3 "V" TRENCH DETAIL
NOT TO SCALE



4 SHRUB/GROUNDCOVER DETAIL
NOT TO SCALE

TOP SOIL NOTES

1. EXCAVATE EXISTING URBAN BLACK CLAY AND LIMESTONE CHALK TO A DEPTH OF 12" FOR GRASS, 24" FOR ALL PLANTING BEDS AND 36" FOR ALL ORNAMENTAL TREE PLANTING AREAS. OVER EXCAVATE IF REQUIRED FOR LARGE TREES TO BE 6" DEEPER THAN HEIGHT OF THE TREE BALL.
2. IMPORTED AND PLACE TOP SOIL TO BE BLACK CLAY TOP SOIL WITH 10% HUMUS. APPROVED BY LANDSCAPE ARCHITECT. NO ROCKS OVER 1" DIAMETER ALLOWED. SEE DETAIL FOR PLACEMENT OV



01 **SITE LIGHTING PHOTOMETRIC PLAN**
Scale: 1"=20'-0"

20 10 0 20 40
1" = 20'

GENERAL NOTES

1. REFER TO DRAWING MEP1.0 FOR PARKING LIGHTING SPECIFICATIONS.

PHOTOMETRIC NOTES

A. THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION; HOWEVER THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. VISUAL 2.06.0215 SOFTWARE WAS USED TO GENERATE THIS DOCUMENT ALONG WITH THE IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THIS PLAN INDICATES THE SIMULATED LIGHT INTENSITY CALCULATED IN FOOT CANDLES AT GRAD LEVEL. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION. THE LIGHT LEVELS ARE CALCULATED ON A HORIZONTAL PLANE 0 FT AFG.

B. PHOTOMETRIC CALCULATION DATA:
   B.1. LUMINAIRE LIGHT LOSS FACTOR EQUALS 0.75.
   B.2. MEAN LAMP LUMENS WERE USED FOR IES CALCULATIONS

FOOTCANDLES

STATISTICS							
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN	AVG/MAX
CALC ZONE #1	+	1.8 FC	15.9 FC	0.0 FC	N/A	N/A	0.1:1

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PH (972) 387-3500
FAX (972) 387-3949
STATE OF TEXAS FIRM REGISTRATION F-11339

PROJECT NO. : 1621
DATE : 12.22.2016
DRAWN BY : L.A.
SCALE : AS NOTED

REVISIONS :

PERMIT SET
12-22-2016

HG SPLY- ROCKWALL
2651 SUNSET RIDGE DR.
ROCKWALL, TX 75032

SITE LIGHTING
PHOTOMETRIC PLAN

ESP1.0

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/25/2021

PROJECT NUMBER:	SP2021-006	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for First United Methodist Church	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	1200 E YELLOW JACKET LN, ROCKWALL, 75087	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Quadri Akamo of Pacheco Koch Consulting Engineers, Inc. on behalf of Gary Hancock of the First United Methodist Church of Rockwall for the approval of an Amended Site Plan for the expansion of an existing House of Worship on a 8.49-acre parcel of land identified as Lot 7, Block 1, First United Methodist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1200 E. Yellow Jacket Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/25/2021	Approved w/ Comments

03/25/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for the expansion of an existing House of Worship on a 8.49-acre parcel of land identified as Lot 7, Block 1, First United Methodist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1200 E. Yellow Jacket Lane.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2021-006) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Commercial (C) District standards and the Development Standards of Article V, that are applicable to the subject property.

M.5 Site Plan:

1. Remove the date placeholders in the signature block. (Subsection 03.04.A, of Article 11)
2. Verify the acreage and square footage. (Subsection 03.04. B, of Article 11)
3. Provide staff material sample board that details all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. (Subsection 03.04. A, of Article 11)
4. Include all the perimeter dimension on the site; the NW property line does not have the dimensions labeled. (Subsection 03.04. B, of Article 1)
5. Verify the proposed and existing buildings square footage, they vary between plans. (Subsection 03.04. B, of Article 11)
6. The property will need to be replat due the added piece of land on the north side of the lot. (Subsection 03.04. B, of Article 11)
7. Only label the building setbacks adjacent to a right-of-way. (Subsection 03.04. B, of Article 11)
8. Verify the number of spaces in each row of parking. The callouts are not all correct. (Subsection Table 5, Article 06)
9. Identify the roof mounted utility equipment and the subsequent screening. (Subsection 01.05, of Article 05)

M.6 Landscape Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. Verify the lot areas between the plans. (Section 2.1 of this checklist)
2. Include the species and quantity of trees and shrubs to be planted in the landscape table. Also canopy trees must be 4” caliper and shrubs are a 5-gallon minimum. (Subsection 05.03. B, of Art. 08)
3. Yellow Jacket requires 25 canopy trees and accent trees; there are 15 canopy trees and 12 accent trees proposed. Townsend Drive requires 14 canopy trees and accent trees; there are 14 canopy and 8 accent trees proposed. (Subsection 05.03. E. 4, of Art. 08)
4. Verify that the trees will be planted at least five feet from water, sewer, and storm sewer lines. (Subsection 05.03. E, of Article 08)

5. Provide a note indicating the irrigation will meet the requirements of the UDC. (Subsection 05.04, of Article 08)
6. The developer shall establish grass and maintain the seeded area, including watering, until a “Permanent Stand of Grass” is obtained at which time the project will be accepted by the City. A “Stand of Grass” shall consist of 75% to 80% coverage and a minimum of one-inch (1”) in height as determined by the City. The South-East side of the property does not show any grass, please indicate what is to be done. (Sec. 4.2, Coverage, Engr Standards of Design and Construction)

M.7 Treescape Plan

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. Verify the lot areas between the plans. (Section 2.1 of this checklist)
2. Indicate the species, quantities, and sizes of plants; canopy trees 4” and shrubs 5 gallon. Also accent trees do not count towards the mitigation balance (i.e. Crepe Myrtle). (Subsection 03.01. G, of Article 09)

M.8 Photometric Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. The proposed photometric plan currently exceeds both of these metrics and must be corrected. (Subsection 03.03. G, of Article 07)
3. If there is up-lighting it cannot exceed 15 watts. (Subsection 03.03. A, of Article 07)
4. Provide elevation drawings or cut-sheets of proposed light fixtures. (Subsection 03.03, of Article 07)

M.9 Building Elevations:

1. A physical material sample board is still required. It should include the specifications and description of all proposed building materials, on all proposed buildings. View page 15 of the development packet for more information. (Subsection 04.01, of Article 05)
2. Indicate the height of the parapet wall. (Subsection 04.01, of Article 05)
3. Indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view. Consider crosshatching on the elevations where any roof mounted units will be located. (Subsection 01.05. C, of Article 05)
4. The proposed addition does not meet the horizontal articulation requirements. This would be a variance to the code requiring two (2) compensatory measures. (Subsection 04.01. C. A, of Article 05)

M.10 The signature block must be on all sheets of the submittal. (Subsection 03.04. B, of Article 11)

M.11 The U-shaped drive will require a variance request due to the driveway spacing.

I.12 Please notify staff if no variances/exceptions are being requested and that all comments will be addressed. If none are being requested and all comments are addressed then this site plan may be handled administratively.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on April 6, 2021 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 6, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 13, 2021 Planning & Zoning Meeting.

I.15 Please note the scheduled meetings for this case:

1) Architectural Review Board meeting will be held on March 30, 2021.
2) Planning & Zoning Work Session meeting will be held on March 30, 2021.
3) Planning & Zoning meeting/public hearing meeting will be held on April 13, 2021.

I.16 All meetings will be held in person and in the City’s Council Chambers. Planning and Zoning and City Council are scheduled to begin at 6:00 p.m., the Architectural Review Board will begin at 5:00 p.m. The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/24/2021	Needs Review

03/24/2021: M - 20' waterline easement will be required, No Fences in easement.
M - Water line must be centered in 20' easement and ex. trees must be 10' from water line
M - Existing sanitary sewer and drainage lines under the building must be dedicated as private.
M - 20' Radius Min. for Fire Lane.
M - 25' Radius Min. fir driveways.

M - 95% compaction minimum. for subgrades
M - 6.5 sack min for concrete mix designs.
M -

The following items are informational for the engineering design process.
General Items:
I - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20'. No structures, fences, walls etc. allowed in easements.
I - Retaining walls 3' and over must be engineered.
I - All retaining walls must be rock or stone face. No smooth concrete walls.
I- No signage in easements or right-of-way

Drainage Items:
M - Dumpster must drain to an oil/water separator before draining to the storm lines.
M - Must verify existing detention and must detain areas that weren't detained for in the previous construction. Keep same drainage patterns.

Water and Wastewater Items:
I - Water and Sewer existing. Building cannot be over waterline easement.
M - Existing sanitary sewer and drainage lines under the building must be dedicated as private.

Roadway Paving Items:
M - Parking to be 20'x9'.
I - Drive isles to be 24' wide.
I - No deadend parking allowed.
I- All paving to be reinforced concrete.

Landscaping:
I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/24/2021	Needs Review

03/24/2021: Buildings or portions of buildings 30-feet or more in height above the lowest level of fire department vehicle access shall be provided with a fire lane a minimum of 15-feet to a maximum of 30-feet from the building and shall be positioned parallel to one entire side of the building. Confirm compliance with this requirement.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	03/25/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/22/2021	Approved w/ Comments

03/22/2021: Tree Mitigation Plan: approved

Landscape Plan: Please provide a plant legend showing species, sizes, etc.

Water line must be centered in 20' easement and ex. trees must be 10' from water line

Existing sanitary sewer and drainage lines under the building must be dedicated as private.

20' Radius Min.

20' waterline easement will be required, No Fences in easement.

General Items:I - Must meet City Standards of Design and ConstructionI - 4% Engineering Inspection FeesI - Impact Fees (Water, Wastewater & Roadway)I - Minimum easement width is 20'. No structures, fences, walls etc. allowed in easements.I - Retaining walls 3' and over must be engineered.I - All retaining walls must be rock or stone face. No smooth concrete walls.I- No signage in easements or right-of-way**Drainage Items:**M - Dumpster must drain to an oil/water separator before draining to the storm lines.M - Must verify existing detention and must detain areas that weren't detained for in the previous construction. Keep same drainage patterns. **Water and Wastewater Items:**I - Water and Sewer existing. Building cannot be over waterline easement. M - Existing sanitary sewer and drainage lines under the building must be dedicated as private.**Roadway Paving Items:**M - Parking to be 20'x9'.I - Drive isles to be 24' wide.I - No deadend parking allowed.I- All paving to be reinforced concrete. **Landscaping:**I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED.

PRELIMINARY
NOT FOR CONSTRUCTION
THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT SUPERVISION OF QUADRI A. AKAMO, P.E. TEXAS REGISTRATION NO. 133898 DATE: 03/19/2021

SITE DATA SUMMARY CHART

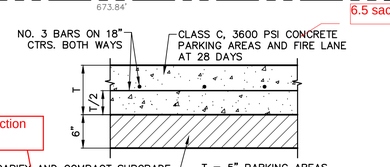
TOTAL LOT AREA	369,609 sf = 8.485 ACRES
BUILDING AREA	
BUILDING A (EXISTING)	36,948 sf
BUILDING B (EXISTING)	38,747 sf
BUILDING C (EXISTING)	17,871 sf
BUILDING D (NEW)	7,278 sf
REQUIRED PARKING	
1 SPACE PER 4 SEATS	
NUMBER OF SEATS	1076
REQUIRED PARKING SPACES	269
REQUIRED ACCESSIBLE SPACES	8
VAN ACCESSIBLE SPACES	1 (1 PER 8 ACCESSIBLE SPACES)
NUMBER OF SPACES PROVIDED	
EXISTING STANDARD SPACES	253
NEW STANDARD SPACES	50
TOTAL STANDARD SPACES	303
EXISTING ACCESSIBLE SPACES	13
NEW ACCESSIBLE SPACE	9
EXISTING VAN SPACE	1
NEW VAN SPACE	1
TOTAL ACCESSIBLE & VAN SPACES	24
TOTAL PROVIDED SPACES	327
ROOF MECHANICAL SCREEN HEIGHT (MEASURED FROM PARAPET)	
BUILDING A (EXISTING)	6'-0"
BUILDING B (EXISTING)	8'-0"
BUILDING C (EXISTING)	N/A
BUILDING D (NEW)	3'-11 3/8"

New Barrier Free

Must request a variance for driveway spacing.

6.5 sack min

95% compaction minimum.



NOTE: REFER TO GEOTECH REPORT FOR FURTHER INFORMATION

1 CONCRETE PAVEMENT SECTION
NOT TO SCALE

LEGEND

BOLLARD	TRAFFIC SIGN
ELECTRIC METER	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
POWER POLE	CONTROLLING MONUMENT
LIGHT STANDARD	PROPERTY LINE
WATER METER	FENCE
WATER VALVE	COORDINATE DESIGNATION
IRRIGATION CONTROL VALVE	PROPOSED FENCE
FIRE HYDRANT	FIRE LANE
CLEANOUT	GRADE BREAKS
MANHOLE	SWALES
TRAFFIC SIGNAL CONTROL	
TRAFFIC SIGNAL POLE	FIRE LANE
TELEPHONE BOX	
FLOOD LIGHT	FIRE HYDRANT
FLAG POLE	

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE [DAY] DAY OF [MONTH], [YEAR].

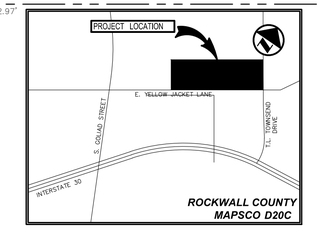
WITNESS OUR HANDS, THIS [DAY] DAY OF [MONTH], [YEAR].

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NUMBER:

GRAPHIC SCALE IN FEET
0 15 30 60 90



VICINITY MAP
(NOT TO SCALE)

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

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NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

SITE PLAN
FIRST UNITED METHODIST CHURCH
YELLOW JACKET LANE & TOWNSEND ROAD
LOT 7, BLOCK 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
DR. JOE POOL
FIRST UNITED METHODIST ROCKWALL
1200 EAST YELLOW JACKET LANE
ROCKWALL, TEXAS 75087

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
QA	GAC	MARCH 2021	1"=30'			C0.2

LAND USE: CHURCH

PK-2199-18.283 SITE PLAN.DWG PK FILE: 2199-18.283

FIRST UNITED METHODIST CHURCH

GCOLLINS
3/19/2021 7:40 AM
M:\DWG-21\2199-18.283\DWG\CIVIL C3D 2016\2199-18.283 SITE PLAN.DWG

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 (Resolution No. 05-22) [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]
[ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

Other Application Fees:
[ ] Tree Removal ($75.00)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address	1200 E Yellow Jacket Ln, Rockwall, TX 75087				
Subdivision	First United Methodist Church	Lot	7	Block	1
General Location	West corner of E Yellow Jacket Road and Townsend Drive				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	Commercial	Current Use	Church
Proposed Zoning	Commercial	Proposed Use	Church
Acreage	8.49	Lots [Current]	Lots [Proposed]

[ ] ***Required for Plats:*** *By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

[✓] Owner	First United Methodist Rockwall	[✓] Applicant	Pacheco Koch Consulting Engineers Inc.
Contact Person	Gary Hancock	Contact Person	Quadri Akamo
Address	1200 E. Yellow Jacket Lane	Address	7557 Rambler Rd #1400
City, State & Zip	Rockwall, TX 75087	City, State & Zip	Dallas, TX 75231
Phone	9728391222	Phone	9722353031
E-Mail	ghancock@fumcrockwall.com	E-Mail	qakamo@pkce.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared GARY HANCOCK [*Owner/Applicant Name*] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of $ 419.80 , to cover the cost of this application, has been paid to the City of Rockwall on this the 11 day of MARCH , 20 21 . 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."

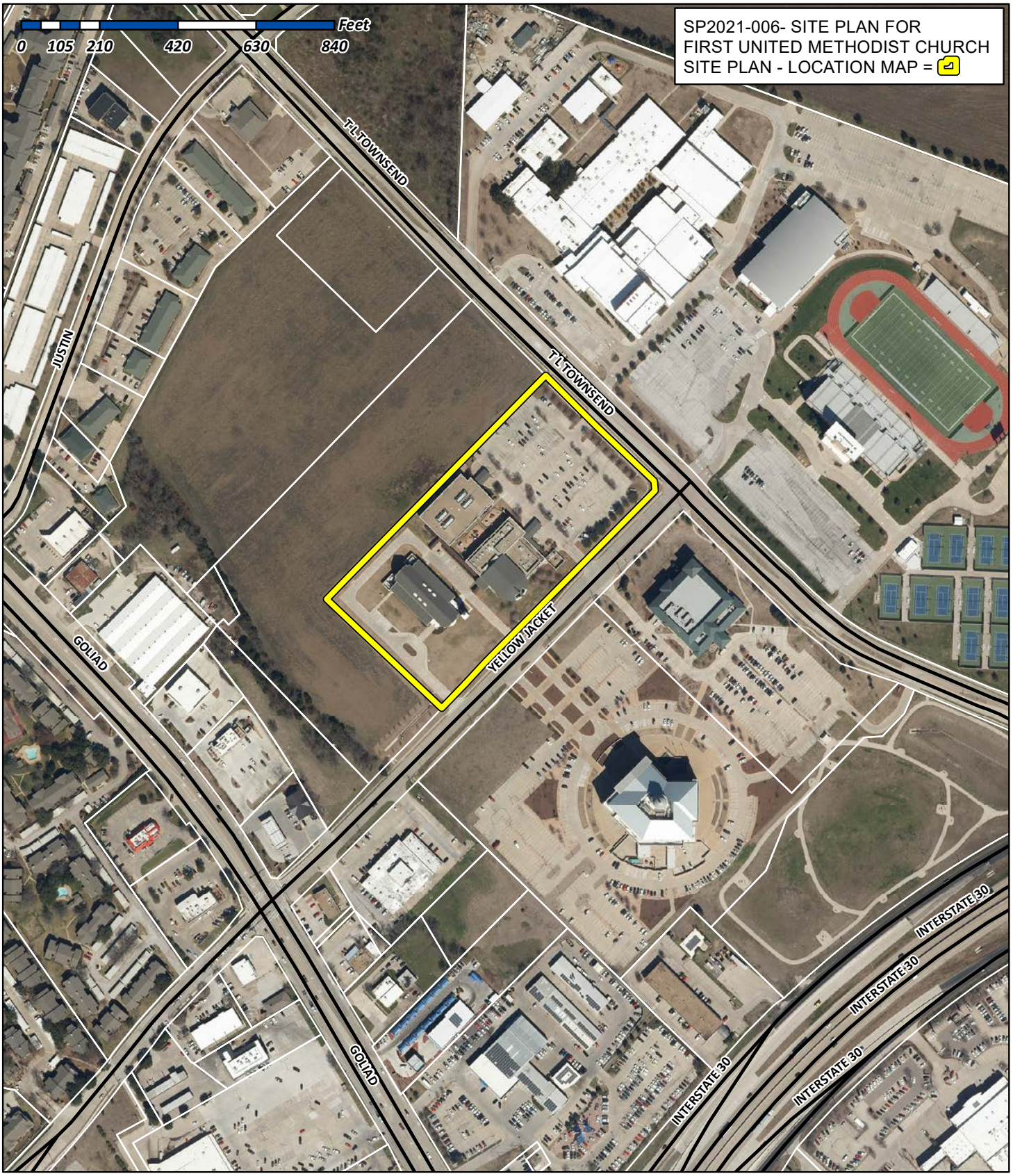
Given under my hand and seal of office on this the 11TH *day of* MARCH , 20 21 .

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

CHERYL ANN BOYANTON
My Notary ID # 125520088
Expires December 9, 2021

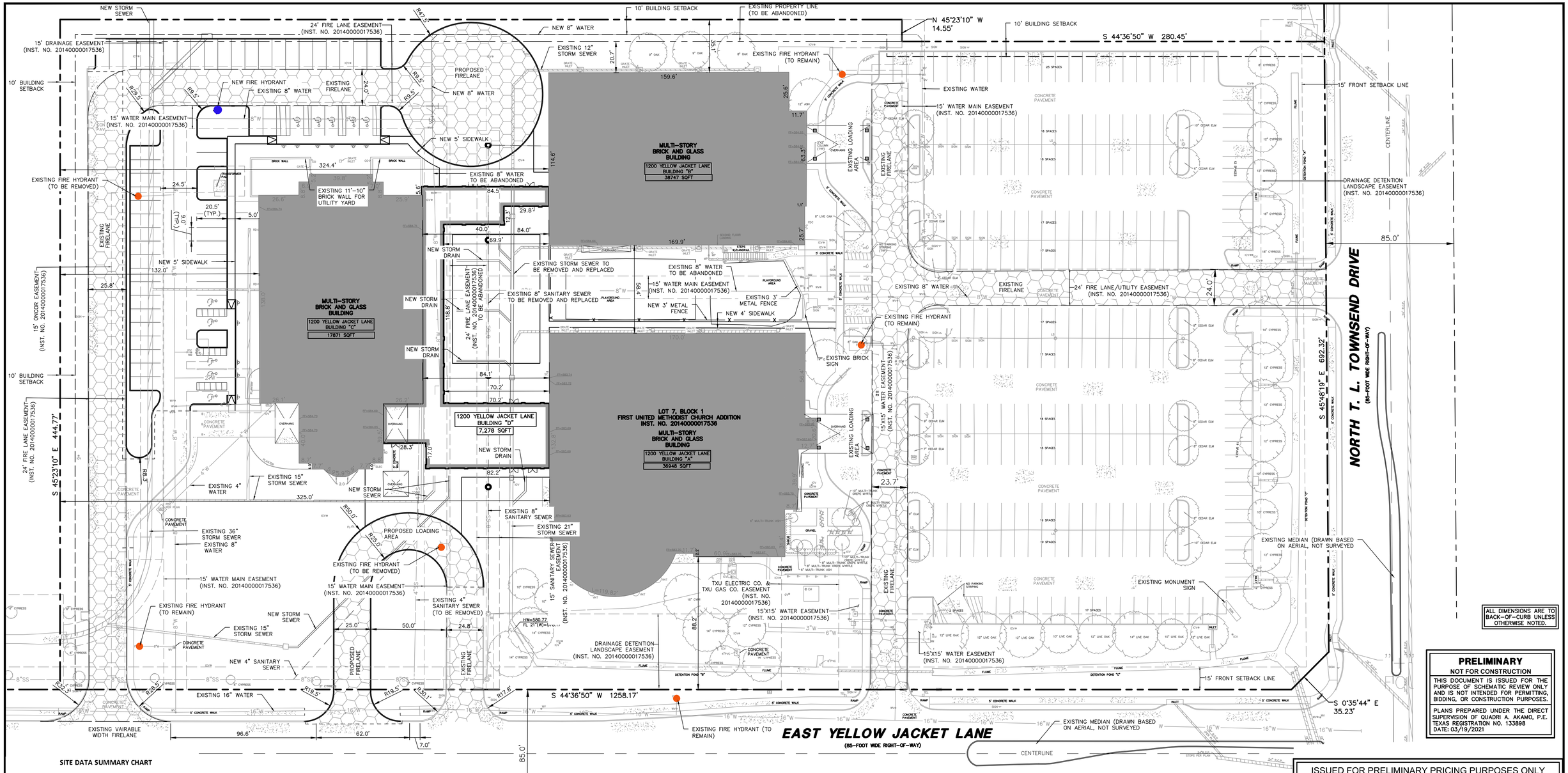
My Commission Expires



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.



ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED.

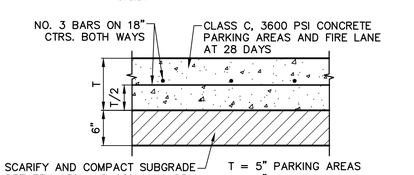
PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT SUPERVISION OF QUADRI A. AKAMO, P.E. TEXAS REGISTRATION NO. 133898
DATE: 03/19/2021

SITE DATA SUMMARY CHART

TOTAL LOT AREA	369,609 sf = 8.485 ACRES
BUILDING AREA	
BUILDING A (EXISTING)	36,948 sf
BUILDING B (EXISTING)	38,747 sf
BUILDING C (EXISTING)	17,871 sf
BUILDING D (NEW)	7,278 sf
REQUIRED PARKING	
1 SPACE PER 4 SEATS	
NUMBER OF SEATS	1076
REQUIRED PARKING SPACES	269
REQUIRED ACCESSIBLE SPACES	8
VAN ACCESSIBLE SPACES	1 (1 PER 8 ACCESSIBLE SPACES)
NUMBER OF SPACES PROVIDED	
EXISTING STANDARD SPACES	253
NEW STANDARD SPACES	50
TOTAL STANDARD SPACES	303
EXISTING ACCESSIBLE SPACES	13
NEW ACCESSIBLE SPACE	9
EXISTING VAN SPACE	1
NEW VAN SPACE	1
TOTAL ACCESSIBLE & VAN SPACES	24
TOTAL PROVIDED SPACES	327
ROOF MECHANICAL SCREEN HEIGHT (MEASURED FROM PARAPET)	
BUILDING A (EXISTING)	6'-0"
BUILDING B (EXISTING)	8'-0"
BUILDING C (EXISTING)	N/A
BUILDING D (NEW)	3'-11 3/8"



NOTE: REFER TO GEOTECH REPORT FOR FURTHER INFORMATION

1 CONCRETE PAVEMENT SECTION
NOT TO SCALE

LEGEND

BOLLARD	TRAFFIC SIGN
ELECTRIC METER	1/2-INCH IRON ROD
POWER POLE	W/"PACHECO KOCH" CAP SET
LIGHT STANDARD	CONTROLLING MONUMENT
WATER METER	PROPERTY LINE
WATER VALVE	FENCE
IRRIGATION CONTROL VALVE	COORDINATE DESIGNATION
FIRE HYDRANT	PROPOSED FENCE
CLEANOUT	FIRE LANE
MANHOLE	GRADE BREAKS
TRAFFIC SIGNAL CONTROL	SWALES
TRAFFIC SIGNAL POLE	
TELEPHONE BOX	FIRE LANE
FLOOD LIGHT	
FLAG POLE	FIRE HYDRANT

0 15 30 60 90
GRAPHIC SCALE IN FEET

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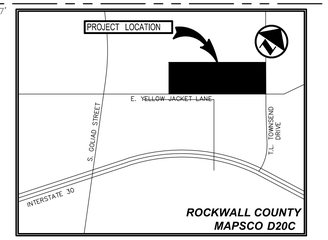
WITNESS OUR HANDS, THIS [DAY] DAY OF [MONTH], [YEAR].

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NUMBER:



VICINITY MAP
(NOT TO SCALE)

OWNER:
DR. JOE POOL
FIRST UNITED METHODIST ROCKWALL
1200 EAST YELLOW JACKET LANE
ROCKWALL, TEXAS 75087

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
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NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

SITE PLAN
FIRST UNITED METHODIST CHURCH
YELLOW JACKET LANE & TOWNSEND ROAD
LOT 7, BLOCK 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

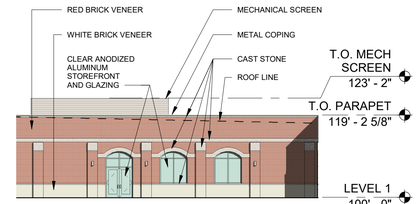
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
QA	GAC	MARCH 2021	1"=30'			C0.2

LAND USE: CHURCH

PK-2199-18.283 SITE PLAN.DWG PK FILE: 2199-18.283

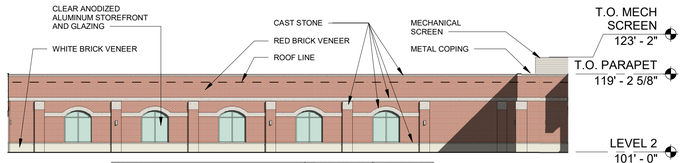
FIRST UNITED METHODIST CHURCH

SCALING
X:\2021\2199-18.283\DWG\CIVIL C3D 2016\2199-18.283 SITE PLAN.DWG
3/19/2021 7:40 AM
M:\DWG-21\2199-18.283\DWG\CIVIL C3D 2016\2199-18.283 SITE PLAN.DWG



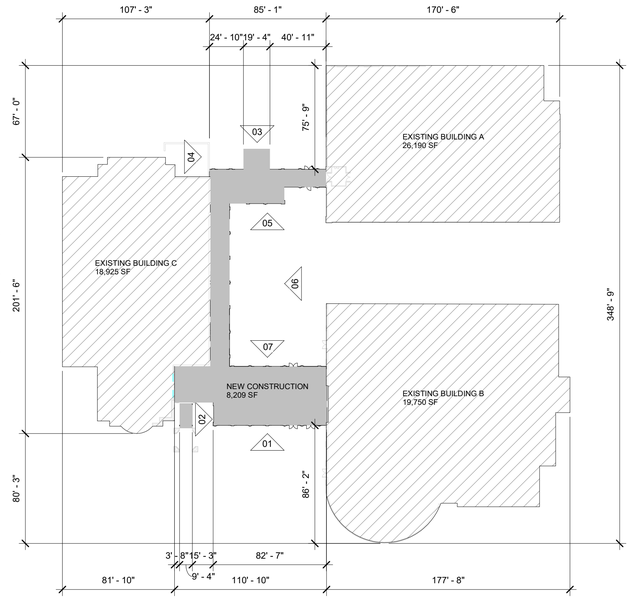
FACADE MATERIAL	SURFACE AREA (SF)	PERCENTAGE (%)
WHITE BRICK VENEER	194	13
RED BRICK VENEER	827	56
CAST STONE VENEER	167	11
CLEAR ANODIZED ALUMINUM STOREFRONT AND GLAZING	157	11
METAL COPING	23	2
MECHANICAL SCREEN	111	8
CLEAR ANODIZED ALUMINUM CANOPY	0	0
TOTAL FACADE	1479	

07 A-1 ELEVATION - NORTH
1/16" = 1'-0"

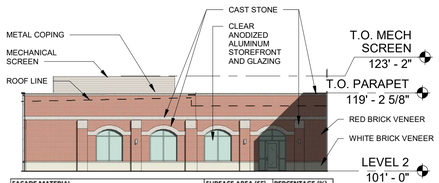


FACADE MATERIAL	SURFACE AREA (SF)	PERCENTAGE (%)
WHITE BRICK VENEER	266	11
RED BRICK VENEER	1559	64
CAST STONE VENEER	316	13
CLEAR ANODIZED ALUMINUM STOREFRONT AND GLAZING	226	9
METAL COPING	42	2
MECHANICAL SCREEN	30	1
CLEAR ANODIZED ALUMINUM CANOPY	0	0
TOTAL FACADE	2439	

06 A-1 ELEVATION - EAST
1/16" = 1'-0"

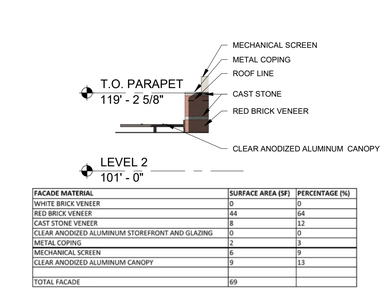


KEY PLAN
1" = 50'-0"



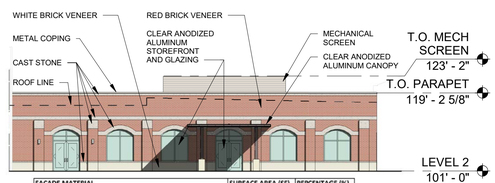
FACADE MATERIAL	SURFACE AREA (SF)	PERCENTAGE (%)
WHITE BRICK VENEER	130	9
RED BRICK VENEER	777	54
CAST STONE VENEER	171	12
CLEAR ANODIZED ALUMINUM STOREFRONT AND GLAZING	241	17
METAL COPING	23	2
MECHANICAL SCREEN	109	8
CLEAR ANODIZED ALUMINUM CANOPY	0	0
TOTAL FACADE	1451	

05 A-1 ELEVATION - SOUTH
1/16" = 1'-0"



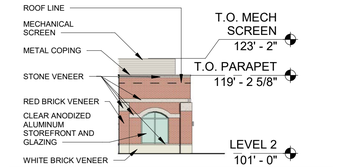
FACADE MATERIAL	SURFACE AREA (SF)	PERCENTAGE (%)
WHITE BRICK VENEER	0	0
RED BRICK VENEER	44	64
CAST STONE VENEER	8	12
CLEAR ANODIZED ALUMINUM STOREFRONT AND GLAZING	0	0
METAL COPING	2	3
MECHANICAL SCREEN	6	9
CLEAR ANODIZED ALUMINUM CANOPY	9	13
TOTAL FACADE	69	

04 A-1 ELEVATION - WEST
1/16" = 1'-0"



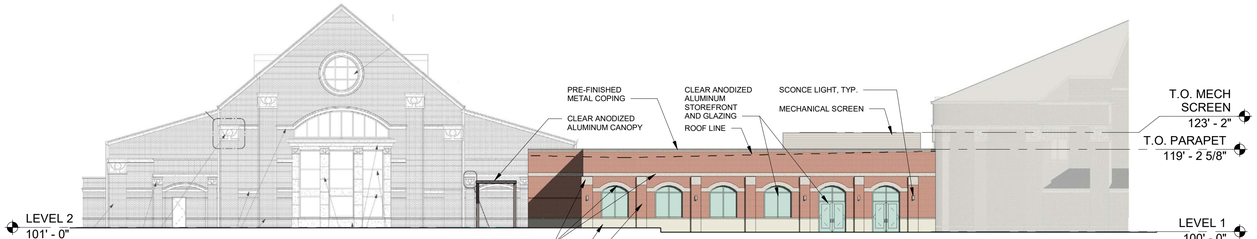
FACADE MATERIAL	SURFACE AREA (SF)	PERCENTAGE (%)
WHITE BRICK VENEER	148	9
RED BRICK VENEER	868	51
CAST STONE VENEER	229	13
CLEAR ANODIZED ALUMINUM STOREFRONT AND GLAZING	301	18
METAL COPING	27	2
MECHANICAL SCREEN	107	6
CLEAR ANODIZED ALUMINUM CANOPY	21	1
TOTAL FACADE	1701	

03 A-1 ELEVATION - NORTH
1/16" = 1'-0"



FACADE MATERIAL	SURFACE AREA (SF)	PERCENTAGE (%)
WHITE BRICK VENEER	35	10
RED BRICK VENEER	178	50
CAST STONE VENEER	48	13
CLEAR ANODIZED ALUMINUM STOREFRONT AND GLAZING	45	13
METAL COPING	5	1
MECHANICAL SCREEN	46	13
CLEAR ANODIZED ALUMINUM CANOPY	0	0
TOTAL FACADE	357	

02 A-1 ELEVATION - WEST
1/16" = 1'-0"



FACADE MATERIAL	SURFACE AREA (SF)	PERCENTAGE (%)
WHITE BRICK VENEER	223	13
RED BRICK VENEER	838	47
CAST STONE VENEER	237	13
CLEAR ANODIZED ALUMINUM STOREFRONT AND GLAZING	314	18
METAL COPING	30	2
MECHANICAL SCREEN	111	6
CLEAR ANODIZED ALUMINUM CANOPY	19	1
TOTAL FACADE	1772	

01 A-1 ELEVATION - SOUTH
1/16" = 1'-0"

FIRST UNITED METHODIST CHURCH
YELLOW JACKET LANE & TOWNSEND ROAD
LOT 7, BLOCK 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

GENERAL NOTES

- ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL
- MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR
- COLOR OF IMAGES BELOW IS APPROXIMATE AND MAY LOOK DIFFERENT WHEN VIEWED ON DIFFERENT ELECTRONIC DEVICES.
- ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL

GENERAL EXTERIOR MATERIALS LIST - ALL EXTERIOR MATERIALS TO MATCH EXISTING ON SITE

1. EXTERIOR WALLS:
   - CAST STONE, COLOR TO MATCH CAST STONE ON EXISTING BUILDINGS ON CAMPUS
   - RED BRICK MASONRY, COLOR TO MATCH RED BRICK MASONRY ON EXISTING BUILDINGS ON CAMPUS
   - YELLOW BRICK MASONRY, COLOR TO MATCH YELLOW BRICK MASONRY ON EXISTING BUILDINGS ON CAMPUS
   - INSULATED GLAZING SET IN ALUMINUM STOREFRONT, GLAZING TO HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTANCE OF 20%
2. ROOFING:
   - ROOFS TO BE THERMOPLASTIC-POLYOLEFIN (TPO).
   - MECHANICAL ROOF SCREEN TO BE PRE-FINISHED METAL - MATCH ROOF SCREENS ON EXISTING BUILDINGS A AND B
   - PRE-FINISHED METAL ROOF EDGE TRIM TO MATCH CAST STONE COLOR

MECHANICAL SCREEN / COPING
FABRAL, SANDSTONE

CAST STONE
NATURAL LIMESTONE

RED BRICK BLEND
1/3 ACME BRICK, GARNET
1/3 ACME BRICK, AMARETTO
1/3 ACME BRICK, CRIMSON

WHITE BRICK
ACME BRICK, RUSTIC WHITE

CLEAR ANODIZED ALUMINUM
STOREFRONT AND CANOPIES

GLAZING
LOW-E, GRAY TINT, TO MEET CURRENT ENERGY CODE

gff ARCHITECTS
Dallas | Fort Worth | Austin

SITE PLAN SUBMISSION

FIRST UNITED METHODIST CHURCH
ROCKWALL
1200 E YELLOW JACKET LN.
ROCKWALL, TX 75087

No.	Date	Revision

GFF Drawn By
Approver Reviewed

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

ARCHITECT/INTERIOR DESIGNER'S NAME.
03/19/2021

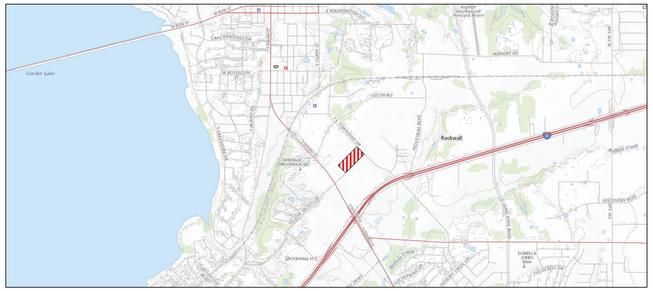
FACADE PLAN

Project No. 18079
Date 03/19/21

A-1

© Copyright 2019

LOCATION MAP



SCALE: NTS

PLAN NORTH

IRRIGATION NOTES

- IRRIGATION INSTALLATION TO BE DESIGN/BUILD BY THE CONTRACTOR / SUBCONTRACTOR
- ALL LAWN SURFACES TO BE FULLY IRRIGATED WITH 100% HEAD TO HEAD COVERAGE. NO ROTOR SPRAY HEADS ARE TO BE USED
- ALL TREES TO BE IRRIGATED WITH MIN. (2) RAIN BIRD RWS OR EQUAL.
- SLEEVES TO BE PROVIDED AS NEEDED TO CONNECT IRRIGATION LINES TO ANY PLANTED MEDIANS OR OTHER LANDSCAPE AREAS SEPARATED BY PAVEMENT PRIOR TO PAVEMENT INSTALLATION.
- NO IRRIGATION SPRAY IS TO BE DIRECTED ONTO WALKWAYS OR OTHER PAVEMENT.
- ALL IRRIGATION LINES SHALL BE LEAK-TESTED PRIOR TO BURIAL.
- SPRINKLER HEADS TO BE INSTALLED ONLY AFTER SYSTEM HAS BEEN COMPLETELY FLUSHED.
- ALL IRRIGATION AND RELATED EQUIPMENT INCLUDING (BUT NOT LIMITED TO) PIPING, VALVES, THRUST BLOCKS, CONTROL WIRE, VALVE BOXES, SPRINKLER HEADS, RISERS, ETC. TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- "AS-BUILT" DRAWINGS FOR ALL IRRIGATION PLUMBING AND EQUIPMENT SHALL BE ACCURATELY MAINTAINED DURING INSTALLATION AND PROVIDED TO OWNER AT TIME OF FINAL ACCEPTANCE.
- IRRIGATION MUST FOLLOW ALL TCEQ 30 TAC 344
- ADAPT EXISTING IRRIGATION SYSTEM TO ACCOMMODATE REVISED PLANTING AREAS

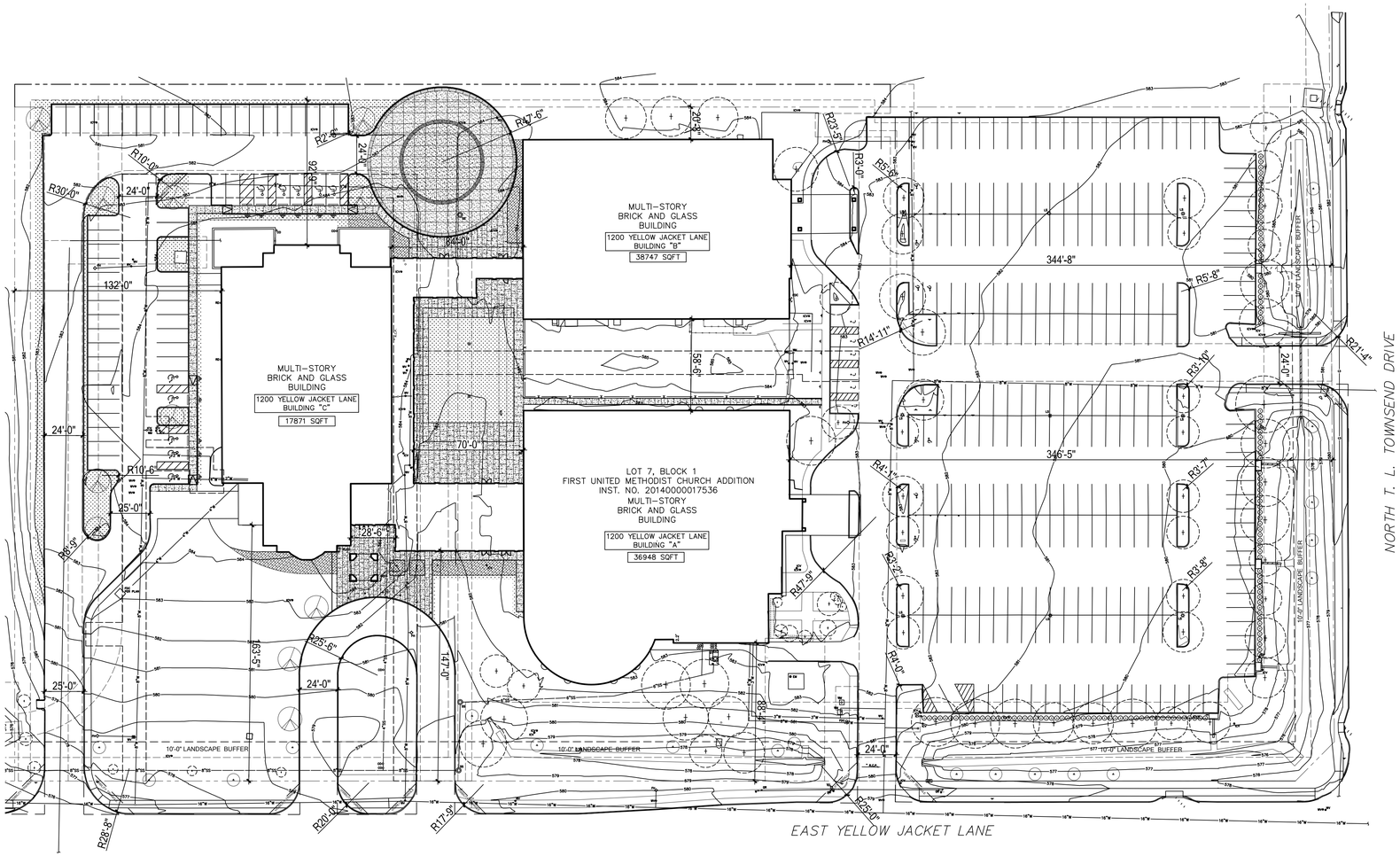
PLANTING LEGEND

- PROPOSED SHADE TREE 4" CAL. MIN CONTAINER GROWN
- PROPOSED ORNAMENTAL TREE 100 GAL. CONTAINER/ 10-12' HT.
- GROUNDCOVER
- LAWN AREA
- CONCRETE PAVING
- SCOFIELD INTEGRAL COLORED CONCRETE. COLOR: TBD
- SCOFIELD INTEGRAL COLORED CONCRETE. COLOR : TBD
- PROPERTY LINE
- EASEMENT LINE

PLANTING DESCRIPTION::

A. GROUNDCOVER PLANTING AREA - EXCAVATE AS NEEDED TO PROVIDE 8" OF PLANTING MIX AND 3" OF HARDWOOD MULCH; PLANT (45) #1 CONTAINER GROUNDCOVER PLANTS PER 100 SQ.FT. PROVIDE AUTOMATIC IRRIGATION SYSTEM.

B. LAWN AREA - PROVIDE MIN. 6" TOPSOIL COMPOST MIX WITH BERMUDA TIF 419 SOLID SOD. PROVIDE AUTOMATIC IRRIGATION SYSTEM.



Scale: 1" = 40'-0"
0 20 40 80 Feet

PLAN NORTH TRUE NORTH

Site Data

	Value (ft^2)	Percentage
Total Lot Area	358,340	100%
Impervious Area	230,422	64%
Pervious Area	127,918	36%
Landscape Open Space	87,431	24%
Landscape Area		
Required (Commercial Zoning)	71,668	20%
Total Area	119,046	33%
Required Front Yard	59,523	50%
Front Yard Landscaping	60,535	51%
Site		
Shade Trees Added	12	
Accent Trees Added	25	
Shrubs Added	127	
Boundary	1098 LF	
Requred Shade Trees	22	
Shade Trees Provided	22	
Required Accent Trees	22	
Accent Trees	22	
West Parking Lot		
Spaces	60	
Required ShadeTrees (1:10 Spaces)	6	
Shade Trees Provided	8	

FIRST UNITED METHODIST CHURCH
YELLOW JACKET LANE & TOWNSEND ROAD
LOT 7, BLOCK 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

gff ARCHITECTS
Dallas | Fort Worth | Austin

FIRST UNITED METHODIST CHURCH ROCKWALL
1200 E YELLOW JACKET LN.
ROCKWALL, TX 75087

SITE PLAN SUBMISSION

No.	Date	Revision

MC
Drawn By
MSB
Reviewed

REGISTERED LANDSCAPE ARCHITECT MARK STEPHEN BOWERS 2767 STATE OF TEXAS
05/5/2020

LANDSCAPE PLAN

Project No. 18079.00
Date 03.19.2021

LS-101

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TREE PRESERVATION NOTES

A. ALL TREES SHALL REMAIN UNLESS NOTED ON THE PLANS.

B. NO SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED.

C. ALL EXISTING TREES DENOTED TO REMAIN SHALL BE PROTECTED AT THE ROOT PROTECTION ZONE(RPZ). THE RPZ SHALL BE DETERMINED BY TREE SIZE (RECOMMENDED 12" RADIUS FROM TRUNK FOR EVERY 1" IN DIAMETER OF TRUNK AT 4.5' FROM GROUND) WITH A MINIMUM 5' DIAMETER FROM THE TRUNK.

D. A CHAIN LINK FENCE BARRIER DELINEATING THE RPZ SHALL BE ERECTED AND MAINTAINED BY THE CONTRACTOR UNTIL CONSTRUCTION IS COMPLETED.

E. RPZ SHALL BE SUSTAINED IN A NATURAL STATE AND SHALL BE FREE FROM VEHICULAR OR MECHANICAL TRAFFIC.

F. THE RPZ SHALL BE COVERED WITH MULCH AND BE MAINTAINED BY GENERAL CONTRACTOR DURING CONSTRUCTION PHASE TO REDUCE MOISTURE STRESS.

G. DURING CONSTRUCTION, NO EXCESS SOIL, ADDITIONAL FILL MATERIAL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED INSIDE THE PROTECTION BARRIER, NOR SHALL ANY SOIL BE REMOVED FROM WITHIN THE BARRIER.

H. ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE CUT CLEANLY IMMEDIATELY AFTER INJURY. ALL WOUNDS TO LIVE OAKS SHALL BE PAINTED WITH PRUNING PAINT WITHIN 30 MINUTES AFTER DAMAGE. ROOTS EXPOSED DURING CONSTRUCTION OPERATIONS WILL BE CUT CLEANLY.

I. THE PROPOSED FINISH GRADE AND ELEVATION OF LAND WITHIN THE RPZ OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN THREE INCHES. WELLING AND RETAINING METHODS ARE ALLOWED OUTSIDE THE RPZ.

J. THE RPZ SHALL REMAIN PERVIOUS, I.E. GROUNDCOVER OR TURF AT COMPLETION OF LANDSCAPE INSTALLATION.

K. THE ASSOCIATED TREE PROTECTION DETAIL COMPLIES WITH THE MINIMUM TREE PROTECTION GUIDELINES FROM THE CITY OF ROCKWALL.

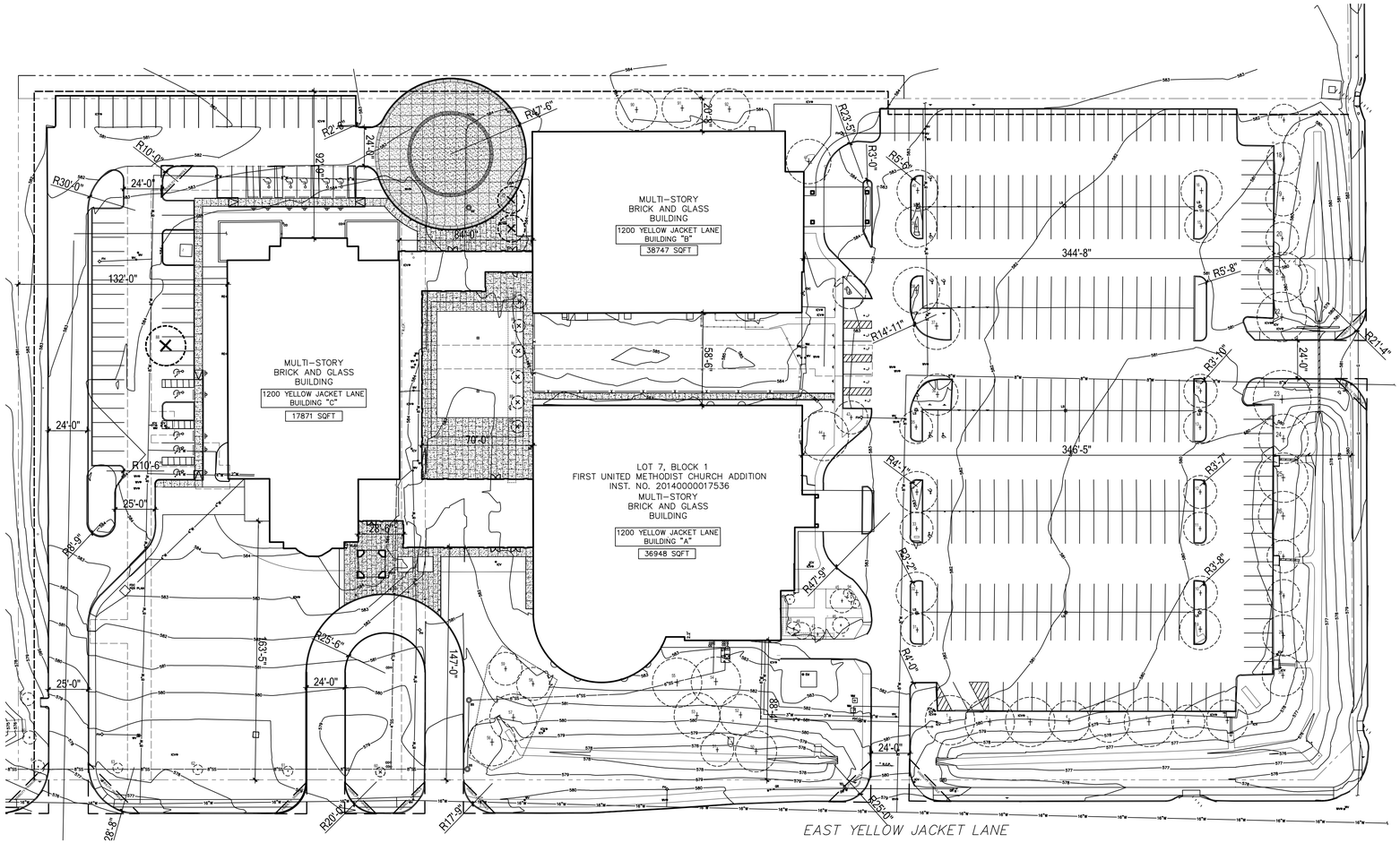
L. WHERE POSSIBLE, PROVIDE FENCE TO TREE DRIP LINE OR GROUP TREES IN FENCE PERIMETER TO PROVIDE INCREASED PROTECTION.

M. NO WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.

N. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED PER THE GOVERNING JURISDICTION THE PROJECT IS LOCATED WITHIN.

0. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE BUT IS NOT LIMITED TO: WATERING THE ROOT PROTECTION ZONE, WASHING FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT.

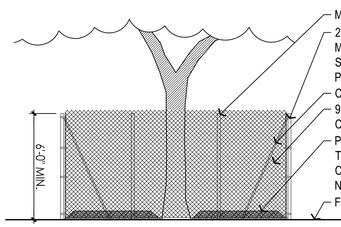
P. ROOTS SHALL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT.



TREE PRES. LEGEND

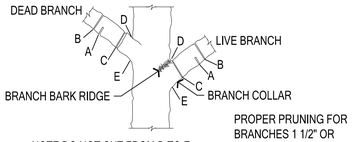
- PROPERTY LINE
- EASEMENT LINE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- 2x4 TREE PROTECTION
- TREE PROTECTION FENCE

Tree #	Species	Retained DBH Inches	Removed DBH Inches
1	Live Oak *(quercus virginiana)*	12	
2	Live Oak *(quercus virginiana)*	12	
3	Live Oak *(quercus virginiana)*	12	
4	Live Oak *(quercus virginiana)*	10	
5	Live Oak *(quercus virginiana)*	12	
6	Live Oak *(quercus virginiana)*	14	
7	Live Oak *(quercus virginiana)*	10	
8	Live Oak *(quercus virginiana)*	12	
9	Cedar Elm *(ulmus crassifolia)*	1	
10	Cedar Elm *(ulmus crassifolia)*	8	
11	Cedar Elm *(ulmus crassifolia)*	11	
12	Cedar Elm *(ulmus crassifolia)*	8	
13	Cedar Elm *(ulmus crassifolia)*	8	
14	Cedar Elm *(ulmus crassifolia)*	8	
15	Cedar Elm *(ulmus crassifolia)*	6	
16	Cedar Elm *(ulmus crassifolia)*	10	
17	Bald Cyprus *(taxodium distichum)*	17	
18	Bald Cyprus *(taxodium distichum)*	11	
19	Bald Cyprus *(taxodium distichum)*	12	
20	Bald Cyprus *(taxodium distichum)*	12	
21	Bald Cyprus *(taxodium distichum)*	16	
22	Bald Cyprus *(taxodium distichum)*	18	
23	Bald Cyprus *(taxodium distichum)*	14	
24	Bald Cyprus *(taxodium distichum)*	12	
25	Bald Cyprus *(taxodium distichum)*	12	
26	Bald Cyprus *(taxodium distichum)*	12	
27	Bald Cyprus *(taxodium distichum)*	12	
28	Bald Cyprus *(taxodium distichum)*	12	
29	Bald Cyprus *(taxodium distichum)*	12	
30	Bald Cyprus *(taxodium distichum)*	12	
31	Cedar Elm *(ulmus crassifolia)*	8	
32	Cedar Elm *(ulmus crassifolia)*	9	
33	Cedar Elm *(ulmus crassifolia)*	7	
34	Cedar Elm *(ulmus crassifolia)*	9	
35	Cedar Elm *(ulmus crassifolia)*	8	
36	Cedar Elm *(ulmus crassifolia)*	9	
37	Cedar Elm *(ulmus crassifolia)*	9	
38	Cedar Elm *(ulmus crassifolia)*	8	
39	Cedar Elm *(ulmus crassifolia)*	8	
40	Cedar Elm *(ulmus crassifolia)*	8	
41	Ash	12	
42	Live Oak *(quercus virginiana)*	8	
43	Texas Red Oak *(quercus buckleyi)*	8	
44	Texas Red Oak *(quercus buckleyi)*	14	
45	Crepe Myrtle *(lagerstroemia)*	5	
46	Crepe Myrtle *(lagerstroemia)*	5	
47	Crepe Myrtle *(lagerstroemia)*	5	
48	Crepe Myrtle *(lagerstroemia)*	5	
49	Crepe Myrtle *(lagerstroemia)*	5	
50	Bald Cyprus *(taxodium distichum)*	14	
51	Bald Cyprus *(taxodium distichum)*	12	
52	Bald Cyprus *(taxodium distichum)*	12	
53	Bald Cyprus *(taxodium distichum)*	14	
54	Bald Cyprus *(taxodium distichum)*	15	
55	Bald Cyprus *(taxodium distichum)*	15	
56	Bald Cyprus *(taxodium distichum)*	14	
57	Bald Cyprus *(taxodium distichum)*	14	
58	Bald Cyprus *(taxodium distichum)*	10	
59	Bald Cyprus *(taxodium distichum)*	10	
60	Bald Cyprus *(taxodium distichum)*		5
61	Bald Cyprus *(taxodium distichum)*	5	
62	Bald Cyprus *(taxodium distichum)*	5	
63	Bald Cyprus *(taxodium distichum)*	5	
64	Bald Cyprus *(taxodium distichum)*	6	
65	Bald Cyprus *(taxodium distichum)*	5	
66	Bald Cyprus *(taxodium distichum)*	6	
67	Bald Cyprus *(taxodium distichum)*	-	
68	Bald Cyprus *(taxodium distichum)*	6	
69	Bald Cyprus *(taxodium distichum)*	4	
70	Bald Cyprus *(taxodium distichum)*	5	
71	Bald Cyprus *(taxodium distichum)*	5	
72	Bald Cyprus *(taxodium distichum)*	5	
73	Bald Cyprus *(taxodium distichum)*	5	
74	Bald Cyprus *(taxodium distichum)*	6	
75	Bald Cyprus *(taxodium distichum)*	5	
76	Bald Cyprus *(taxodium distichum)*	6	
77	Bald Cyprus *(taxodium distichum)*	4	
78	Bald Cyprus *(taxodium distichum)*	6	
79	Bald Cyprus *(taxodium distichum)*	6	
80	Bald Cyprus *(taxodium distichum)*	6	
81	Texas Red Oak *(quercus buckleyi)*		8
82	Yaupon Holly *(ilex vomitoria)*		-
83	Yaupon Holly *(ilex vomitoria)*		-
84	Crepe Myrtle *(lagerstroemia)*		5
85	Crepe Myrtle *(lagerstroemia)*		5
86	Crepe Myrtle *(lagerstroemia)*		5
87	Crepe Myrtle *(lagerstroemia)*		5
88	Crepe Myrtle *(lagerstroemia)*		5
89	Crepe Myrtle *(lagerstroemia)*		5
90	Texas Red Oak *(quercus buckleyi)*	9	
91	Texas Red Oak *(quercus buckleyi)*	9	
92	Texas Red Oak *(quercus buckleyi)*	8	
93	Ash	6	
94	Crepe Myrtle *(lagerstroemia)*	6	
		Planted	Retained	Removed
Total Inches		64	743	43



03-DETAIL: TREE FENCE PROTECTION

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



NOTE: DO NOT CUT FROM D TO E

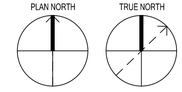
PROPER PRUNING FOR BRANCHES 1 1/2" OR GREATER DIA.

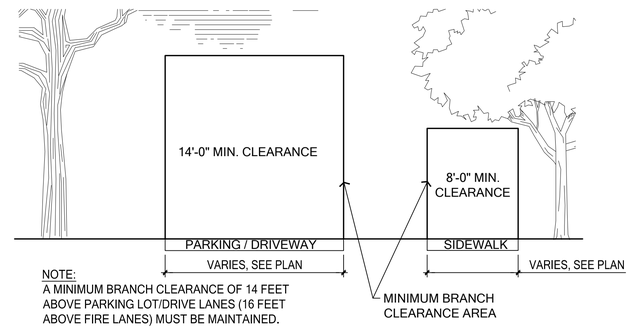
A. FIRST CUT- TO PREVENT THE BARK FROM BEING PEELED WHEN THE BRANCH FALLS.
B. SECOND CUT- TO REDUCE THE WEIGHT OF BRANCH.
C. FINAL CUT- ALLOW FOR HEALING COLLAR BUT NO STUBS.
D. BRANCH RIDGES- INDENT PROPERLY BRANCH RIDGES WHICH ARE SITE FOR DECAY.

FOR OAKS ONLY: PAINT ALL WOUNDS OR CUTS WITH PRUNING SPRAY WITHIN 20 MINUTES TO PREVENT SPREAD OF OAK WILT

01-DETAIL: TREE PRUNING

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

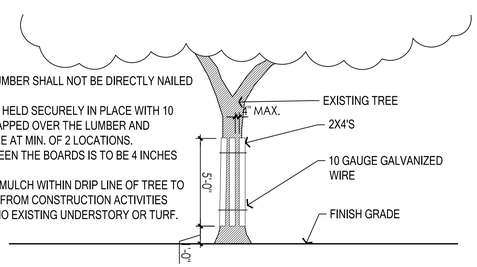




NOTE:
A MINIMUM BRANCH CLEARANCE OF 14 FEET ABOVE PARKING LOT/DRIVE LANES (16 FEET ABOVE FIRE LANES) MUST BE MAINTAINED.

04-DETAIL: TREE BRANCH CLEARANCE

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



NOTES:
1. PROTECTIVE LUMBER SHALL NOT BE DIRECTLY NAILED TO THE TREE
2. 2X4'S SHALL BE HELD SECURELY IN PLACE WITH 10 GAUGE WIRE WRAPPED OVER THE LUMBER AND AROUND THE TREE AT MIN. OF 2 LOCATIONS.
3. THE GAP BETWEEN THE BOARDS IS TO BE 4 INCHES OR LESS.
4. PROVIDE 6" OF MULCH WITHIN DRIP LINE OF TREE TO PROTECT ROOTS FROM CONSTRUCTION ACTIVITIES WHEN THERE IS NO EXISTING UNDERSTORY OR TURF.

02-DETAIL: TRUNK PROTECTION

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

FIRST UNITED METHODIST CHURCH
YELLOW JACKET LANE & TOWNSEND ROAD
LOT 7, BLOCK 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

gff ARCHITECTS
Dallas | Fort Worth | Austin

FIRST UNITED METHODIST CHURCH ROCKWALL
1200 E YELLOW JACKET LN.
ROCKWALL, TX 75087

SITE PLAN SUBMISSION

No. Date Revision

MC
Drawn By

MSB
Reviewed

REGISTERED LANDSCAPE ARCHITECT
MICHAEL STEPHEN BUTLER
2767
STATE OF TEXAS
05/15/2020

TREESCAPE PLAN

Project No. 18079.00
Date 03.19.2021

LS-100

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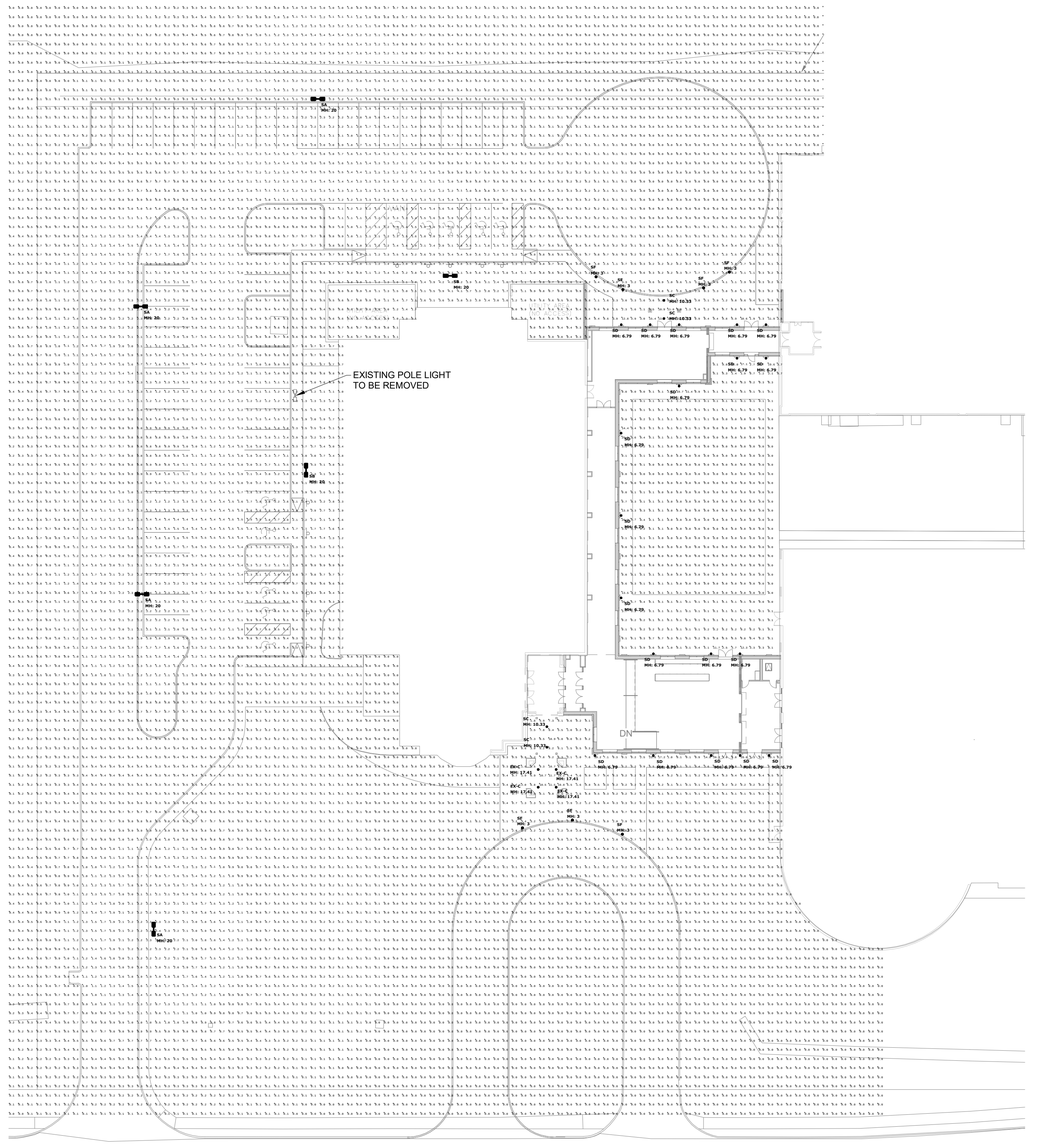
SITE LIGHTING FIXTURE SCHEDULE

SCHEDULE NOTES:

1. PROVIDE ALL REQUIRED MOUNTING HARDWARE AND ACCESSORIES REQUIRED FOR MOUNTING NECESSARY

TYPE	DESCRIPTION	MANUFACTURER	MODEL#	VOLT	COLOR	LUMENS	VA
EX-C	EXISTING DOWNLIGHT			208 V	3500	1168	15 VA
SA	LED SITE POLE LIGHT	LITHONIA	RSX1-LED-P2-40K-R5-MVOLT-SPA-DDBXD	208 V	4000K	20000	72 VA
SB	LED SITE POLE LIGHT	LITHONIA	RSX1-LED-P1-40K-R4-MVOLT-SPA-DDBXD	208 V	4000K	13000	51 VA
SC	LED 4" CYLINDER	GOTHAM	EV04SC-35/15-AR-WD-LD-MVOLT-JBXCC	208 V	3500	1500	14 VA
SD	EXTERIOR WALL SCONCE	GOTHAM	IC04WC-40/15-AR-LD-50D-MVOLT-EZ10-JBX-DN-WL	208 V	4000	1500	15 VA
SF	LED SITE BOLLARD	BEGA	99 570-79 817	208 V	4000	1091	14 VA



1 / E101 PHOTOMETRIC SITE PLAN

1" = 30'-0"

0 30 60 120 Feet

PLAN NORTH

gff ARCHITECTS
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DESIGN DEVELOPMENT

FIRST UNITED METHODIST CHURCH ROCKWALL

1200 E YELLOW JACKET LN.
ROCKWALL, TX 75087

No.	Date	Revision

Author
Drawn By

Approver
Reviewed

STATE OF TEXAS
3/19/2021
JAMES S. RUSE
102703
LICENSED
PROFESSIONAL ENGINEER
05/15/2020

PHOTOMETRIC SITE PLAN

Project No. 18079
Date 03/18/21

E101

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PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/25/2021

PROJECT NUMBER:	SP2021-007	CASE MANAGER:	Henry Lee
PROJECT NAME:	Amended Site Plan for Bonafide Betties	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	109 E WASHINGTON ST, ROCKWALL, 75087	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Nicholas Gamez of DFDVB Homes, LLC on behalf of Zach Shipley for the approval of an Amended Site Plan for a Restaurant with Less Than 2,000 SF without Drive-Through or Drive-In on a 0.018-acre tract of land identified as a portion of Lot 7, Block M, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 109 E. Washington Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/25/2021	Approved w/ Comments

03/25/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for a Restaurant with Less Than 2,000 SF without Drive-Through or Drive-In on a 0.018-acre tract of land identified as a portion of Lot 7, Block M, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 109 E. Washington Street.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2021-007) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Downtown (DT) District standards and the Development Standards of Article V, that are applicable to the subject property.

M.5 Site Plan:

1. Include the Owners and Developers information in the lower right-hand corner of the plan. Include the name, address, and phone number. (Subsection 03.04.A, of Article 11)
2. Include a vicinity map and north point. (Subsection 03.04. A, of Article 11)
3. Include the standard signature block, which can be found within the development packet. (Subsection 05.03. B, of Article 06)
4. Indicate where the roof mounted utility equipment will be on the roof plan and elevations. Also provide the required screening. (Subsection 01.05. C, of Article 05)

M.6 Building Elevations:

1. Indicate the roofing materials and color. (Subsection 04.01, of Article 05)
2. Indicate if there are vents and their subsequent size. (Subsection 04.01, of Art. 05)
3. Indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view (Subsection 01.05. C, of Article 05).

M.7 Where will the dumpster be located for the subject property? It must meet our code requirements for screening. The dumpster will need to be included on the plans. (Subsection 01.05. B, of Article 05)

M.8 Please submit a physical color swatch (the color to be used to paint the brick) for our file and to confirm it conforms to our code. (Subsection 04.01, of Article 05)

M.9 Please submit to us the proposed window and door product number(s). This will be used to confirm the style; the windows and doors will need to be commercial style (no grids over the windows) to remain consistent with the Downtown District.

I.10 Due to the sites constraints you are unable to provide parking, which is a major waiver for the Downtown District requirements. This will require your request to go to City Council for their approval of this waiver.

I.11 Consider alternative solutions to having the mechanical unit on the roof. Internalizing the mechanical unit inside the building would eliminate the screening requirements and reduce long term maintenance costs of the screening material.

I.12 Will any of the window be utilized as serving windows? If so, which one(s).

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on April 6, 2021 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.
I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 6, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 13, 2021 Planning & Zoning Meeting.
I.15 Please note the scheduled meetings for this case:
1) Architectural Review Board meeting will be held on March 30, 2021.
1) Planning & Zoning Work Session meeting will be held on March 30, 2021.
2) Planning & Zoning meeting/public hearing meeting will be held on April 13, 2021.
3) City Council will be held on April 19, 2021.
I.16 All meetings will be held in person and in the City's Council Chambers. Planning and Zoning and City Council are scheduled to begin at 6:00 p.m., and the Architectural Review Board will begin at 5:00 p.m. The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/24/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/24/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	03/25/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/22/2021	Approved

03/22/2021: No comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2021-007

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 109 E. Washington St

SUBDIVISION — LOT PT of 7 — BLOCK M

GENERAL LOCATION Rockwall, Texas

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING CA — CURRENT USE Office/Warehouse

PROPOSED ZONING — PROPOSED USE Retail

ACREAGE — LOTS [CURRENT] 1 — LOTS [PROPOSED] 1

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER Zach Shipley
CONTACT PERSON Zach Shipley
ADDRESS 412 Renfro St.

CITY, STATE & ZIP Rockwall, Texas 75087
PHONE 214 435 1759
E-MAIL Clearenviro@gmail.com

☑ APPLICANT DFDVB Homes, LLC
CONTACT PERSON Nicholas Gamez
ADDRESS 3818 Shelley Blvd

CITY, STATE & ZIP Dallas, TX 75211
PHONE 214 212 5990
E-MAIL ngremodeling13@gmail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Nicholas Gamez [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 $ 100.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 19 *DAY OF* March, 2021. *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 19 *DAY OF* March, 20 21

GLORIA REYES
Notary Public, State of Texas
Comm. Expires 08-01-2023
Notary ID 124787597

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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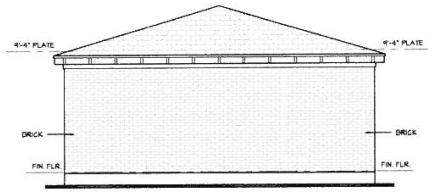
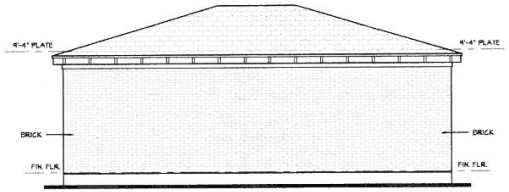


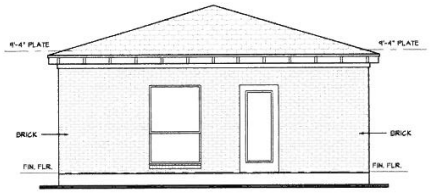
REAR ELEVATION

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



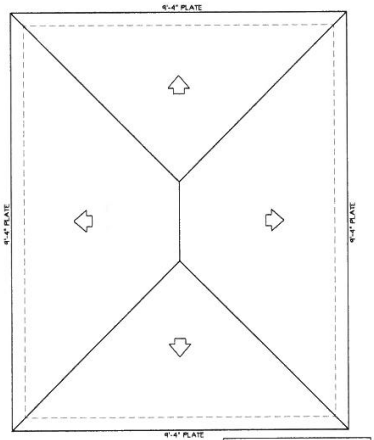
LEFT ELEVATION

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



FRONT ELEVATION

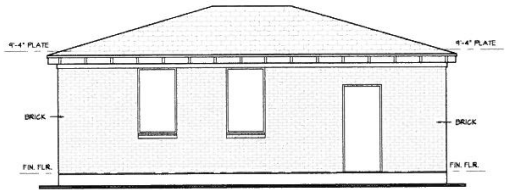
SCALE: 1/4" = 1'-0"



NOTE: EXST. ROOF SLOPES TO BE 3.5:12 U.N.O.

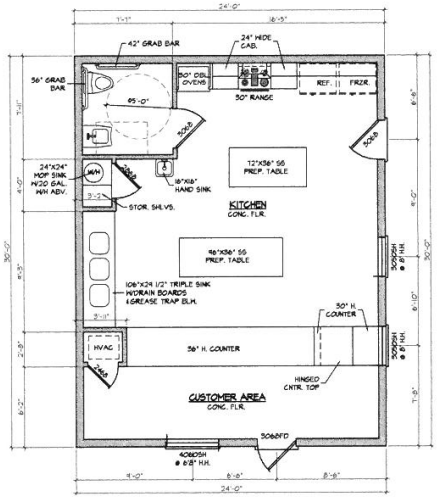
ROOF PLAN

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



RIGHT ELEVATION

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



The general contractor shall examine and verify the accuracy of all dimensions and conditions on these documents and shall notify Moore Design of any discrepancies and/or omissions given to the start of construction. Moore Design will be responsible only for the design shown on these documents.

These documents are intended for general construction purposes only and are not exhaustively detailed or fully coordinated. The general contractor shall be responsible for all dimensions and conditions on the job site and shall report any discrepancies and/or omissions to Moore Design prior to commencement of any work. Moore Design will not be responsible for any deviations from these documents constructed in the field.

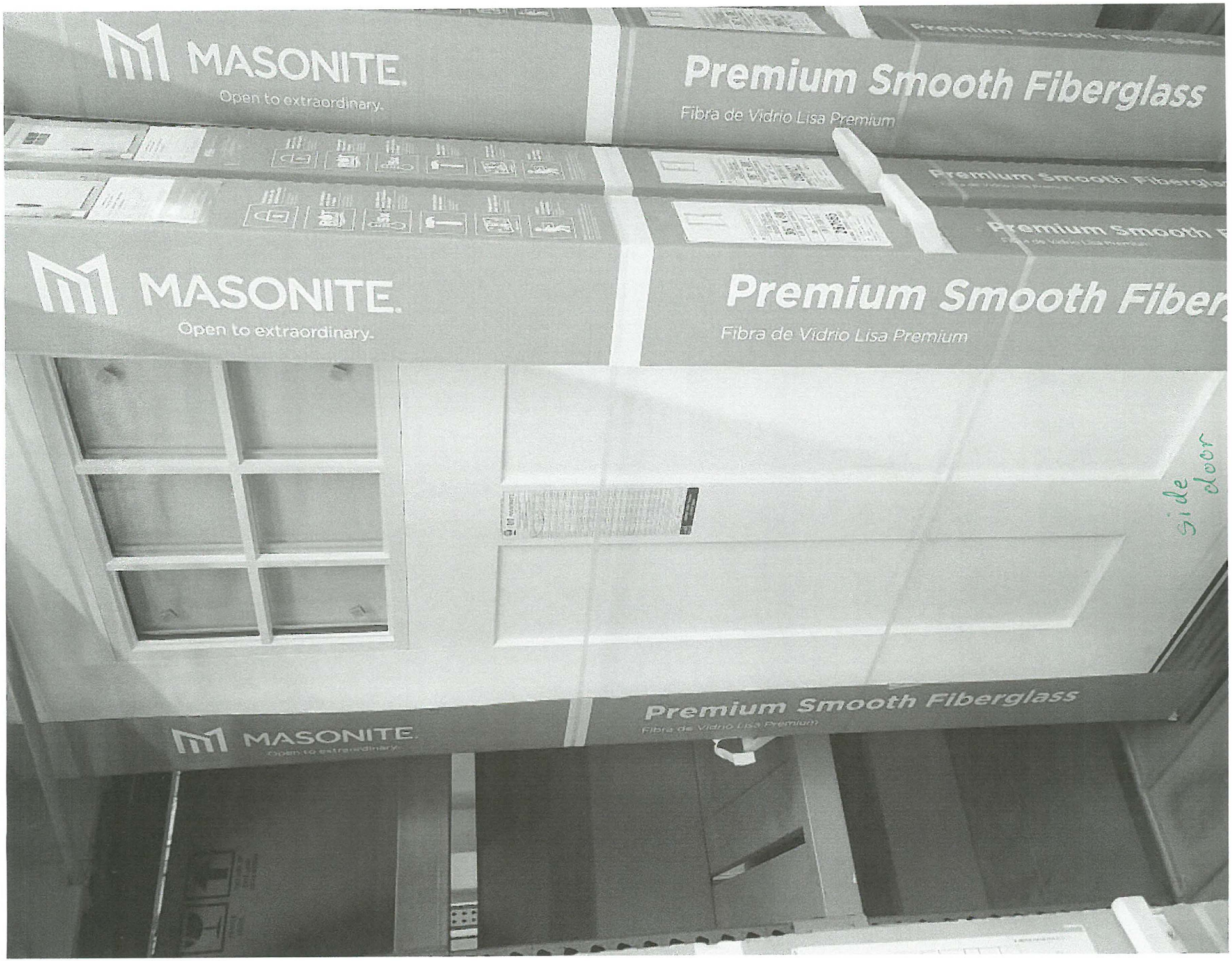
All work performed on this project shall meet or exceed the current edition of the National Building Code, and all applicable state and local codes and ordinances. It shall be the responsibility of the general contractor to secure all permits and pay all fees required by the governing authorities.

It is the responsibility of the general contractor to provide any engineering necessary to the stability of the structure during construction. Moore Design will not be responsible for any temporary or permanent bracing.

BONAFIDE BETTIES PIE COMPANY
109 WASHINGTON ST.
ROCKWALL, TX.

MOORE
DESIGN
102 N. Union Rd.
Suite 302
Garland, TX. 75042
Ph. (972) 494-1803
Mb. (214) 513-309

DRAWN BY:
EAC
DATE: REV.
10/14/20
DRAWING NO:
720
DRAWING ID:
H069
FLOOR PLAN
SCALE: 1/4" = 1'


MASONITE.
Open to extraordinary.
Premium Smooth Fiberglass
Fibra de Vidrio Lisa Premium
MASONITE.
Open to extraordinary.
Premium Smooth Fiber
Fibra de Vidrio Lisa Premium
side door
MASONITE.
Premium Smooth Fiberglass
Fibra de Vidrio Lisa Premium

front door
solid glass
no grid

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/25/2021

PROJECT NUMBER:	SP2021-008	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for Rockwall Friendship Baptist Church	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	5645 STATE HIGHWAY 276, ROCKWALL, 75032	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Thomas Jones of Tomden Engineering on behalf of Rockwall Friendship Baptist Church for the approval of a Site Plan for an existing House of Worship on a 3.94-acre tract of land identified as Tract 1-8 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 5651 SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/25/2021	Approved w/ Comments

03/25/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for an House of Worship on a 3.94-acre tract of land identified as Tract 1-8 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH276 OV) District, addressed as 5651 SH-276.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2021-008) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Commercial (C) District standards, the SH-267 Overlay (SH276 OV) District Standards, and the Development Standards of Article V, that are applicable to the subject property.

M.5 Site Plan:

1. Remove the previous signing date from the signature block. (Subsection 03.04.A, of Article 11)
2. Include the site area square footage. (Subsection 03.04. B, of Article 11)
3. The dimension of a parking space that is adjacent to a building or dual head must be 9'x20'. (Subsection 05.03. B, of Article 06)
4. Pad or ground mounted utility equipment must be screened from adjacent properties and streets. (Subsection 01.05. C, of Article 05)
5. Indicate if there will be roof mounted utility equipment and provide the required screening. (Subsection 01.05. C, of Article 05)
6. Dumpsters must be located within a minimum 12'x10' enclosure. The enclosure must be 6' in height and be constructed of masonry material that matches the primary building. The enclosure should also incorporate a self-latching opaque gate. (Subsection 01.05. B, of Article 05)

M.6 Landscape Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. Also verify the parking data between the site plan and landscape plan, and correct the zoning classification. (Section 2.1 of this checklist)
2. Include the quantity of trees and shrubs to be planted in the landscape table. Also canopy trees must be 4" caliper and shrubs are a 5-gallon minimum. (Subsection 05.03. B, of Art. 08)
3. All parking spaces are to be within 80ft of a canopy tree. Not all of the parallel parking spaces meet this requirement. (Subsection 05.03. E. 4, of Art. 08)
4. Identify visibility triangles on all lots for all driveway intersections and public streets. (Subsection 01.08, of Article 05)
5. The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City. The South-East side of the property does not show any grass, please indicate what is to be done. (Sec. 4.2, Coverage, Engr Standards of Design and Construction)

M.7 Photometric Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. If there is up-lighting it cannot exceed 15 watts. (Subsection 03.03. A, of Article 07)
3. Provide elevation drawings or cut-sheets of proposed light fixtures. (Subsection 03.03, of Article 07)

M.8 Building Elevations:

1. Each elevation must include a minimum of 90% masonry material; this would apply to the new addition. If this is not met on all sides of the proposed addition a variance would need to be requested and two (2) compensatory measures would need to be provided. (Subsection 06.02. C, of Article 05)
2. Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade. (Subsection 04.01, of Art. 05)
3. Indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view. Consider crosshatching on the elevations where any roof mounted units will be located. (Subsection 01.05. C, of Article 05)
4. The proposed addition does not meet the horizontal articulation requirements. This would be a variance to the code requiring two (2) compensatory measures. (Subsection 04.01. C. A, of Article 05)

M.9 The signature block must be every sheet of the submittal. (Subsection 03.04. A, of Article 11)

I.9 Please notify staff if no variances/exceptions are being requested and that all comments will be addressed. If none are being requested and all comments are addressed then this site plan may be handled administratively.

I.10 Please note that failure to address all comments provided by staff by 3:00 PM on April 6, 2021 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 6, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 13, 2021 Planning & Zoning Meeting.

I.12 Please note the scheduled meetings for this case:

1) Architectural Review Board meeting will be held on March 30, 2021.
2) Planning & Zoning Work Session meeting will be held on March 30, 2021.
3) Planning & Zoning meeting/public hearing meeting will be held on April 13, 2021.

I.13 All meetings will be held in person and in the City's Council Chambers. Planning and Zoning and City Council are scheduled to begin at 6:00 p.m., the Architectural Review Board will begin at 5:00 p.m. The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/24/2021	Needs Review

03/24/2021: M - 20x9' min. for ADA parking spaces.
M - Will need a TxDOT permit for work in the ROW. This will be needed after civil plan review.
M - 22x9' min. 24' drive isle and 9' wide parking spaces.
M - Existing aerobic spray fields? If they are proposed, they may not be allowed in the floodplain limits.
M - Must show existing and proposed utilities.

The following items are informational for the engineering review process.
General Items:
I - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees for expansion (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures allowed in easements.
I - Retaining walls 3' and over must be engineered.
I - All retaining walls must be rock or stone face. No smooth concrete walls.
I - Must plat

Drainage Items:
I - Detention is required for new paving and building expansion.

I - No detention, grading, filling, etc. in the floodplain
I - Flood study will be required to delineate the 100 yr. fully developed flood plain. Review retainer will be due with 1st submittal.
I - Manning's C-value is per zoning type.
I - Dumpster areas to drain to oil/water separator and then to the storm lines.

Roadway Paving Items:
I - Parking to be 20'x9' facing the building or nose-to-nose.
I - No dead-end parking allowed.
I - Drive isles to be 24' wide.
I - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
I - Fire lane to be in a platted easement.

Water and Wastewater Items:
M - Show proposed utility lines (Water, Sewer, etc.)
I - No additional water meters allowed until Blackland get an approved contract with City of Rockwall.
I - Need letter from Rockwall County stating that the existing OSSF has the capacity for the expansion.
I - Any water lines extended to supply fire protection and service must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)

Landscaping:
I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
I - No shrubs or trees to be planted within 4' from back of curb on any parking space with a length = 18'

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/24/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	03/25/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/22/2021	Approved

03/22/2021: No comments

Will need a TxDOT permit for work in the ROW. This will be needed after civil plan review.

20x9' min.

22x9' min. 24' drive isle and 9' wide parking spaces.

General Items:I - Must meet City Standards of Design and ConstructionI - 4% Engineering Inspection FeesI - Impact Fees for expansion (Water, Wastewater & Roadway)I - Minimum easement width is 20' for new easements. No structures allowed in easements.I - Retaining walls 3' and over must be engineered.I - All retaining walls must be rock or stone face. No smooth concrete walls.I - Must plat**Drainage Items:**I - Detention is required for new paving and building expansion. I - No detention, grading, filling, etc. in the floodplainI - Flood study will be required to delineate the 100 yr. fully developed flood plain. Review retainer will be due with 1st submittal.I - Manning's C-value is per zoning type.I - Dumpster areas to drain to oil/water separator and then to the storm lines. **Roadway Paving Items:**I - Parking to be 20'x9' facing the building or nose-to-nose. I - No dead-end parking allowed. I - Drive isles to be 24' wide.I - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum. I - Fire lane to be in a platted easement. **Water and Wastewater Items:**M - Show proposed utility lines (Water, Sewer, etc.)I - No additional water meters allowed until Blackland get an approved contract with City of Rockwall.I - Need letter from Rockwall County stating that the existing OSSF has the capacity for the expansion.I - Any water lines extended to supply fire protection and service must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)**Landscaping:**I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".I - No shrubs or trees to be planted within 4' from back of curb on any parking space with a length = 18'

Existing aerobic spray fields? If they are proposed, they may not be allowed in the floodplain limits.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2021-008

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] 328.80
- ☐ 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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	5651 SH 276				
SUBDIVISION	NA		LOT	NA	BLOCK NA
GENERAL LOCATION	SOUTH SIDE OF SH 276 140' EAST OF SOUTHERN DRIVE				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C - COMMERCIAL	CURRENT USE	CHURCH
PROPOSED ZONING	C	PROPOSED USE	CHURCH
ACREAGE	3.94	LOTS [CURRENT] 1	LOTS [PROPOSED]

☐ ***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	Rockwall Friendship Baptist Church	☐ APPLICANT	~~Rockwall Friendship Baptist Church~~
CONTACT PERSON	Shanon Thomas	CONTACT PERSON	~~Shanon Thomas~~ THOMAS JONES
ADDRESS	5651 SH 276	ADDRESS	TOMDEN ENGINEERING
CITY, STATE & ZIP	ROYSE CITY TX 75189	CITY, STATE & ZIP	5815 MEADOWCREST, DALLAS, 75230
PHONE	972-772-~~7250~~ 7520	PHONE	~~972-772-7520~~ 214.679.1679
E-MAIL	sthomas@rockwallfbc.org	E-MAIL	~~sthomas@rockwallfbc.org~~ TJONES@TOMDEN.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shanon Thomas [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 $ 328.80 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11th *DAY OF* February, 20 21 *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."*

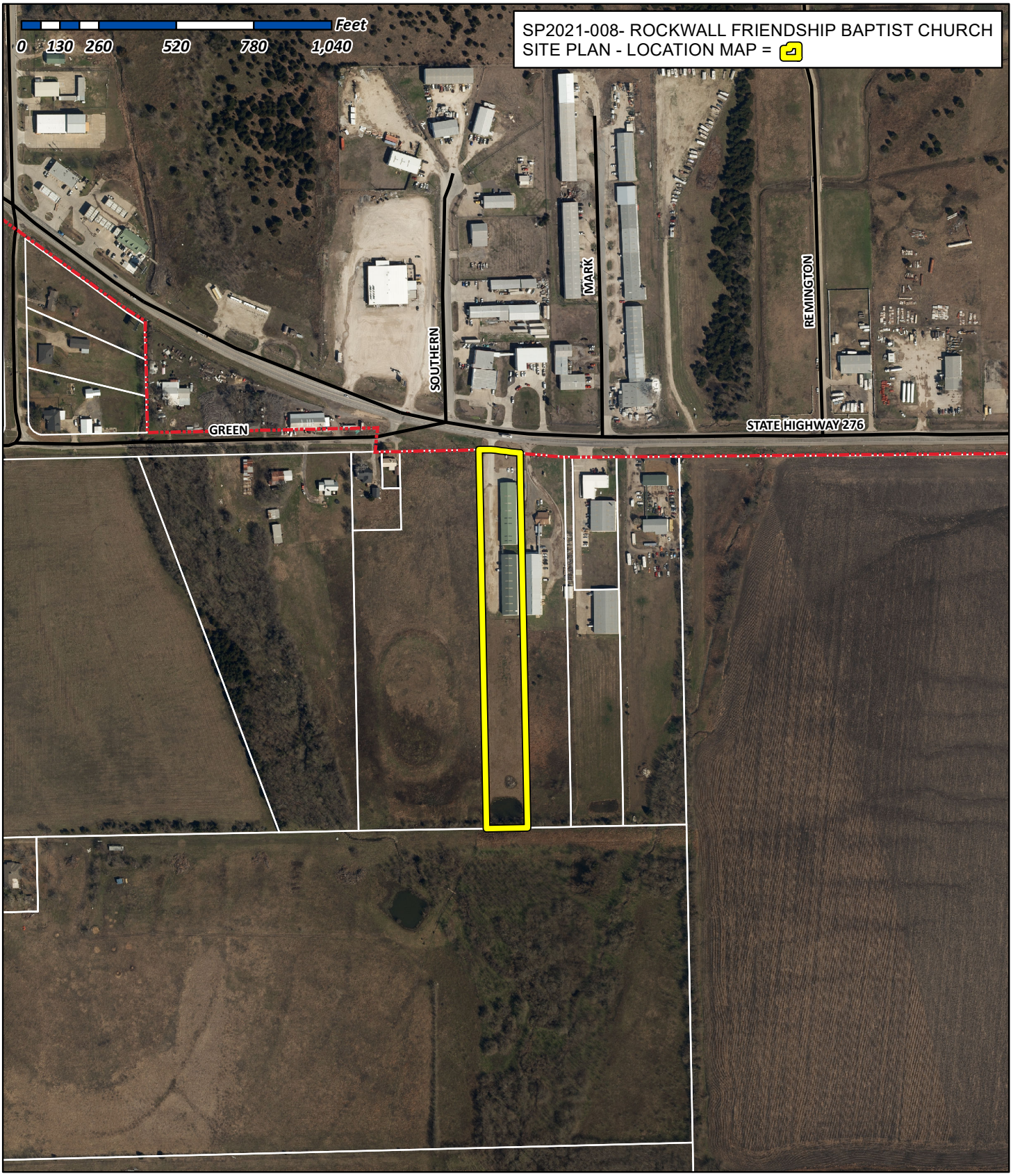
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th *DAY OF* February, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS LaSandra Conley

LASANDRA CONLEY
Notary ID #5821168
My Commission Expires
September 24, 2022

MY COMMISSION EXPIRES 24 Sept. 2022



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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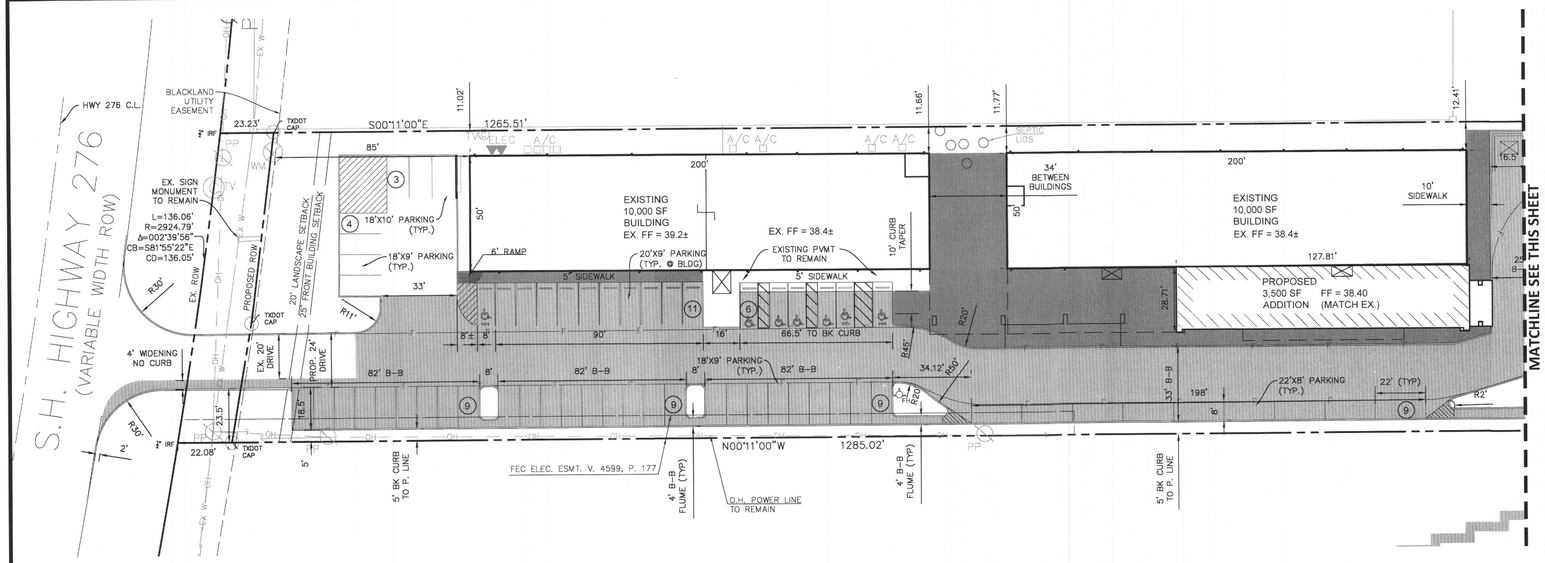

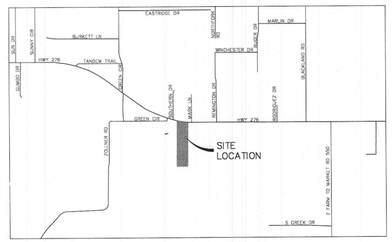

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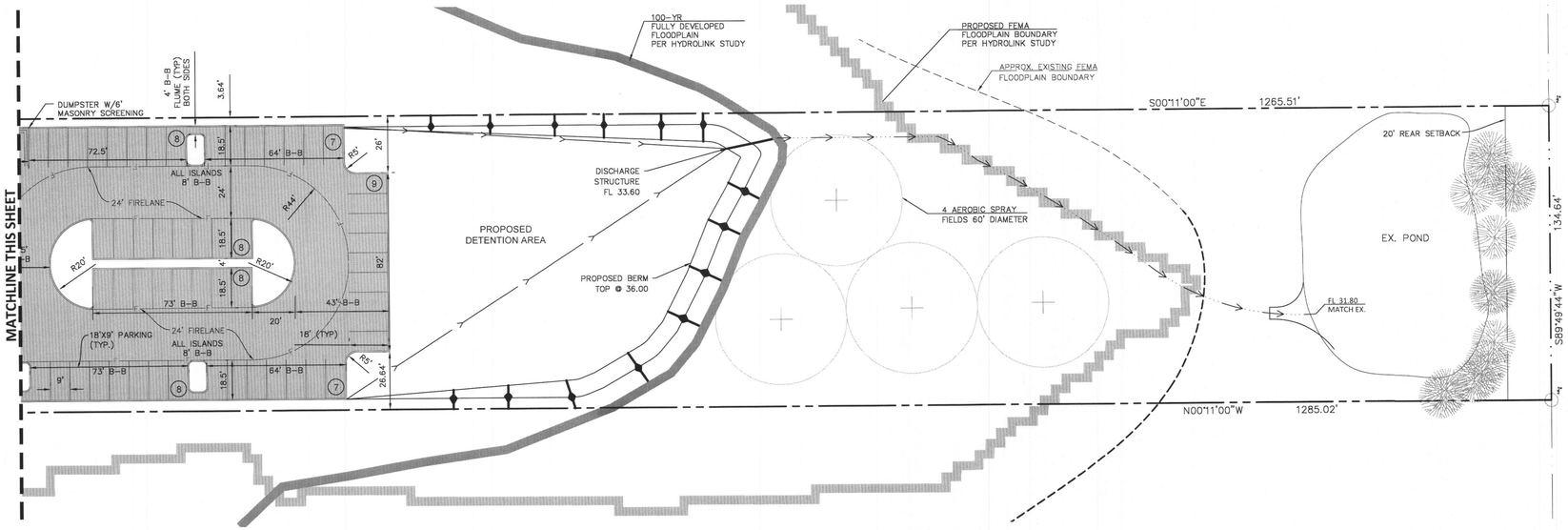

PROJECT INFORMATION	
NAME OF PROJECT	ROCKWALL FRIENDSHIP BAPTIST CHURCH
PROPOSED LAND USE	CHURCH
GENERAL	**PROPOSED**
ZONING DISTRICT	COMMERCIAL (C)
OVERLAY	SH 276 OVERLAY
OVERALL SITE	
TOTAL SITE AREA	3.94 AC.
IMPERVIOUS SURFACE	51.5% (2.03 AC)
PERVIOUS SURFACE AREA	48.5% (1.91 AC)
BUILDING	
ADDITIONAL SQUARE FOOTAGE	3,500 S.F.
TOTAL SQUARE FOOTAGE	23,500 S.F.
TOTAL GROSS INTENSITY (FAR)	0.14 OR 14%
SANCTUARY SEATING	400 SEATS
PROPERTY DEVELOPMENT REGULATIONS	
MAXIMUM LOT COVERAGE	60%
MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60
MINIMUM LOT DEPTH	100
SETBACKS	
FRONT	25
REAR	20
SIDE	0
STRUCTURE HEIGHT	240' MAX
PARKING & ACCESS	
REQUIRED	
TOTAL PARKING (400 SEATS @ 1 PER 4 SEATS)	100
PROVIDED	
TOTAL PARKING	115
NO. OF HANDICAP (REGULAR)	4
NO. OF HANDICAP (VAN)	3

NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, AND EDGE OF PAVEMENT.
2. FIRE HYDRANTS TO BE LOCATED 5 FT FROM BACK OF CURB PER CITY STANDARDS.
3. LANDSCAPE SETBACKS PER SH 276 OVERLAY.
4. ALL NEW PAVING TO BE 5", 6" AND 7" CONCRETE

CASE NO: SP 2021-

LEGEND

PROPOSED 6" CONCRETE

PROPOSED 4" CONCRETE

PROPOSED STRIPING

VAN 5' 8' 8' 8'

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 11TH DAY OF FEBRUARY, 2021.

WITNESS OUR HANDS, THIS ____ DAY OF _____,

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

SITE PLAN
3.94 ACRES

ROCKWALL FRIENDSHIP BAPTIST CHURCH

VOL. 1084, PG. 266 D.R.R.C.T.

OWNER/DEVELOPER	SURVEYOR
ROCKWALL FRIENDSHIP BAPTIST CHURCH	H.D. FETTY LAND SURVEYOR, LLC
MR. SHANON THOMAS, SENIOR PASTOR	TRACY FETTY
5651 STATE HWY 276	6770 FM 1565
ROYSE CITY, TX 75189	ROYSE CITY, TEXAS 75189
972-772-7520	972-635-2255

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TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX. 75230
(214) 679 - 1679
FIRM No. 19244
tjones@tomden.com

DATE	REVISIONS	DWN BY

FRIENDSHIP BAPTIST CHURCH
5651 SH 276, ROCKWALL, TEXAS
SITE PLAN

PROJ. MGR.: TPJ
PROJ. ASSOC.: TPJ
DRAWN BY: MJD
DATE: 03/19/2021

SHEET
SP1
611.009028.00

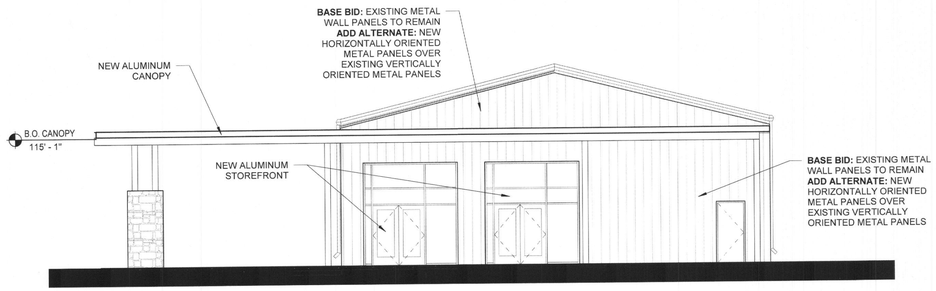
Plotted: 3/19/2021 11:09 AM Dwg Name: P:\611.009 Tom Jones Support\026 Friendship Baptist Church\dwg\Eng\Plan Set Drawings\Plan Sets\SITE PLAN.dwg Plotted By: Michael Dudley

EXTERIOR FINISHES

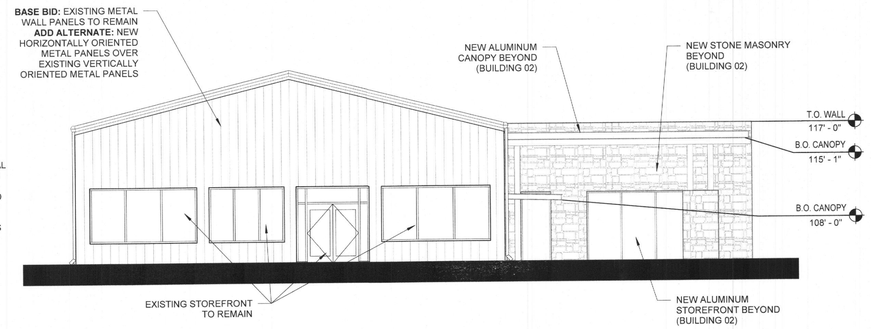
BASIS OF DESIGN: BASE BID

STONE: ALAMO STONE, COLOR= ALAMO CREAM
FIBER CEMENT BOARD: HARDIE BOARD, COLOR= KHAKI BROWN
STOREFRONT: ALUMINUM, COLOR = BLACK
METAL WALL PANELS: BERRIDGE, COLOR = SIERRA TAN (EXISTING)
METAL ROOF PANELS AND GUTTER: BERRIDGE, COLOR = FOREST GREEN (EXISTING)

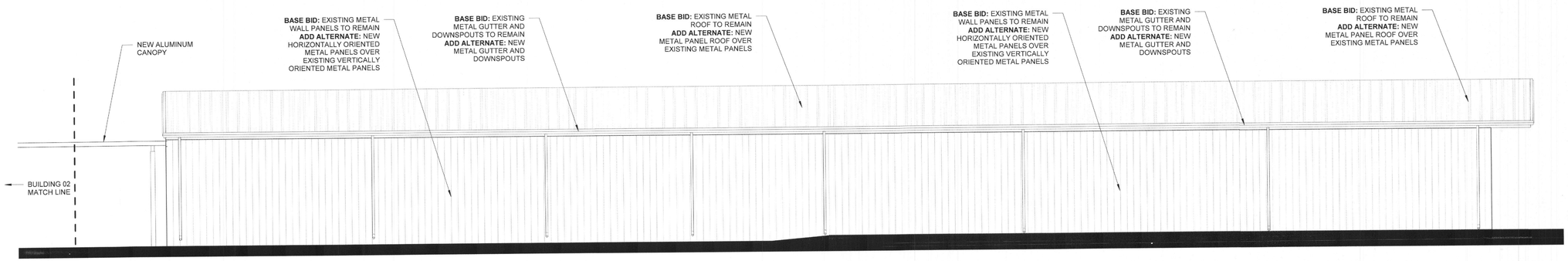
ADD ALTERNATE:
INSTALLATION OF NEW HORIZONTALLY ORIENTED METAL WALL PANELS AND AN OVERLAY METAL ROOF PANEL SYSTEM TO THE ENTIRETY OF THE EXISTING BUILDINGS.
METAL WALL PANELS: BERRIDGE, COLOR = CITYSCAPE (ADD ALTERNATE)
METAL ROOF PANELS AND GUTTER: BERRIDGE, COLOR = CHARCOAL GREY (ADD ALTERNATE)



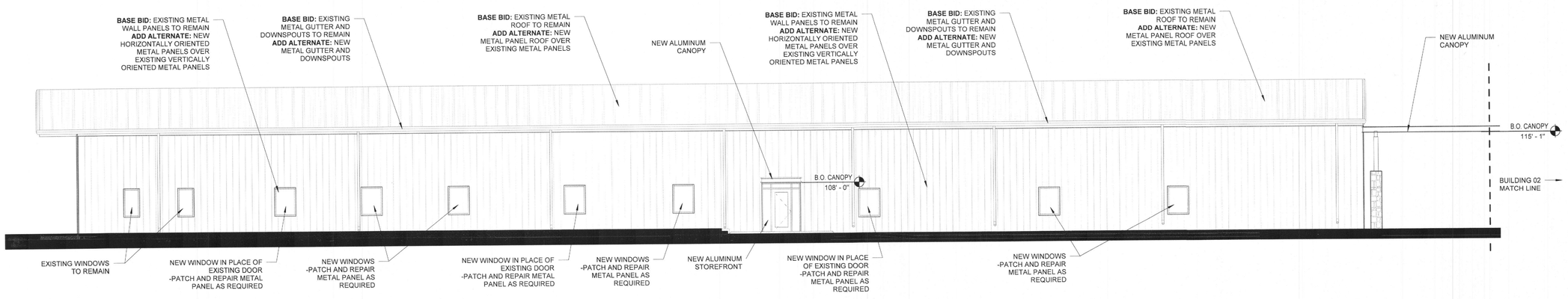
SOUTH ELEVATION - BUILDING 01 | 4 | A3.00
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - BUILDING 01 | 3 | A3.00
SCALE: 1/8" = 1'-0"



EAST ELEVATION - BUILDING 01 | 2 | A3.00
SCALE: 1/8" = 1'-0"



WEST ELEVATION - BUILDING 01 | 1 | A3.00
SCALE: 1/8" = 1'-0"

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ANDREW OXLEY

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Revision Schedule		
Rev. #	Revision Description	Revision Date
1	Revision 1	Date 1

GOFF | COMPANIES

OWT. ARCHITECTS
509 PECAN STREET
SUITE 100
FORT WORTH, TX 76102
817.993.9844
www.owtarchitects.com

ROCKWALL FRIENDSHIP BAPTIST CHURCH

5651 TX-276
ROYSE CITY, TX 75189

2020-013-00
MARCH 5, 2021

EXTERIOR ELEVATIONS - BLDG 01

A3.00

EXTERIOR FINISHES

BASIS OF DESIGN: BASE BID

STONE: ALAMO STONE, COLOR= ALAMO CREAM
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METAL ROOF PANELS AND GUTTER: BERRIDGE, COLOR = CHARCOAL GREY (ADD ALTERNATE)

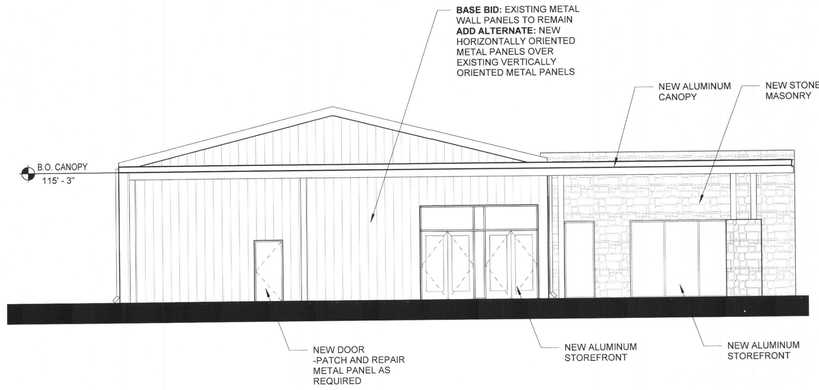
MASONRY CALCULATIONS

ADDITION ONLY:

NORTH: 355 SF
FIBER CEMENT BOARD = 0 (0%)
STONE = 355 (100%)
SOUTH: 248 SF
FIBER CEMENT BOARD = 0 (0%)
STONE = 248 (100%)
WEST: 1,193 SF
FIBER CEMENT BOARD = 638 (53.5%)
STONE = 555 (46.5%)
EAST: N/A

TOTAL: 1,796 SF
FIBER CEMENT BOARD = 638 (35.5%)
STONE = 1,158 (64.5%)

*TOTALS AND PERCENTAGES DO NOT INCLUDE GLAZING SQUAREFOOTAGES.



NORTH ELEVATION - BUILDING 02 — 4 / A3.01
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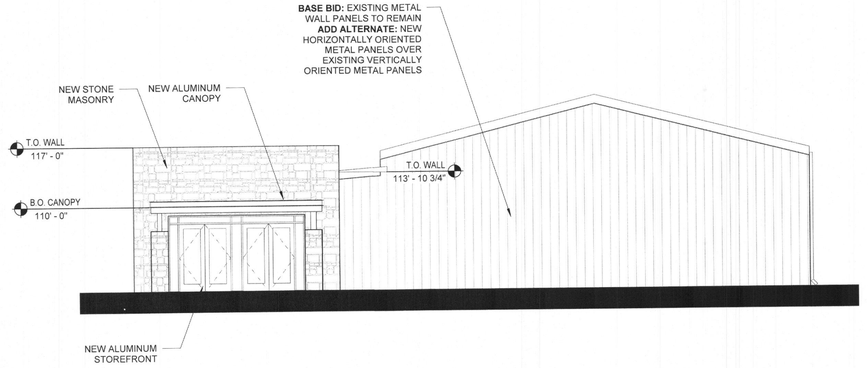
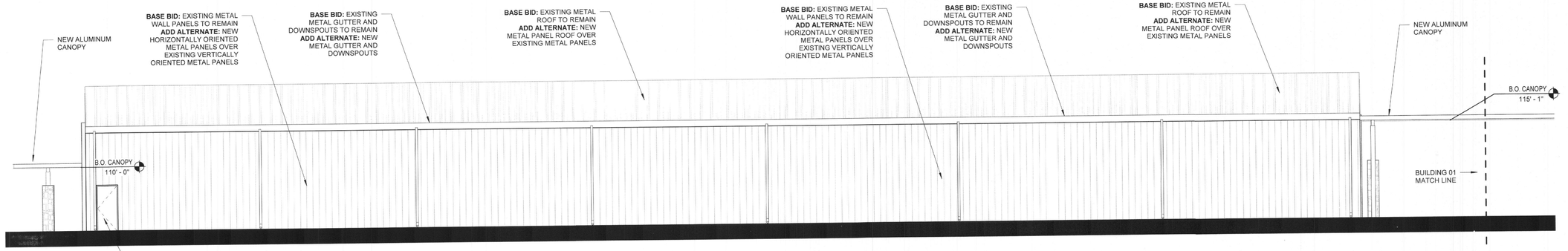


SOUTH ELEVATION - BUILDING 02 — 3 / A3.01
SCALE: 1/8" = 1'-0"



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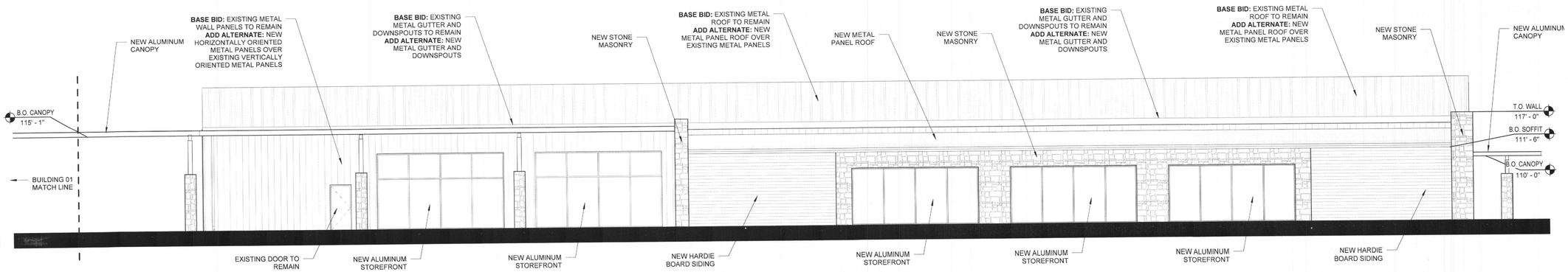

WEST ELEVATION - BUILDING 02 — 1 / A3.01
SCALE: 1/8" = 1'-0"

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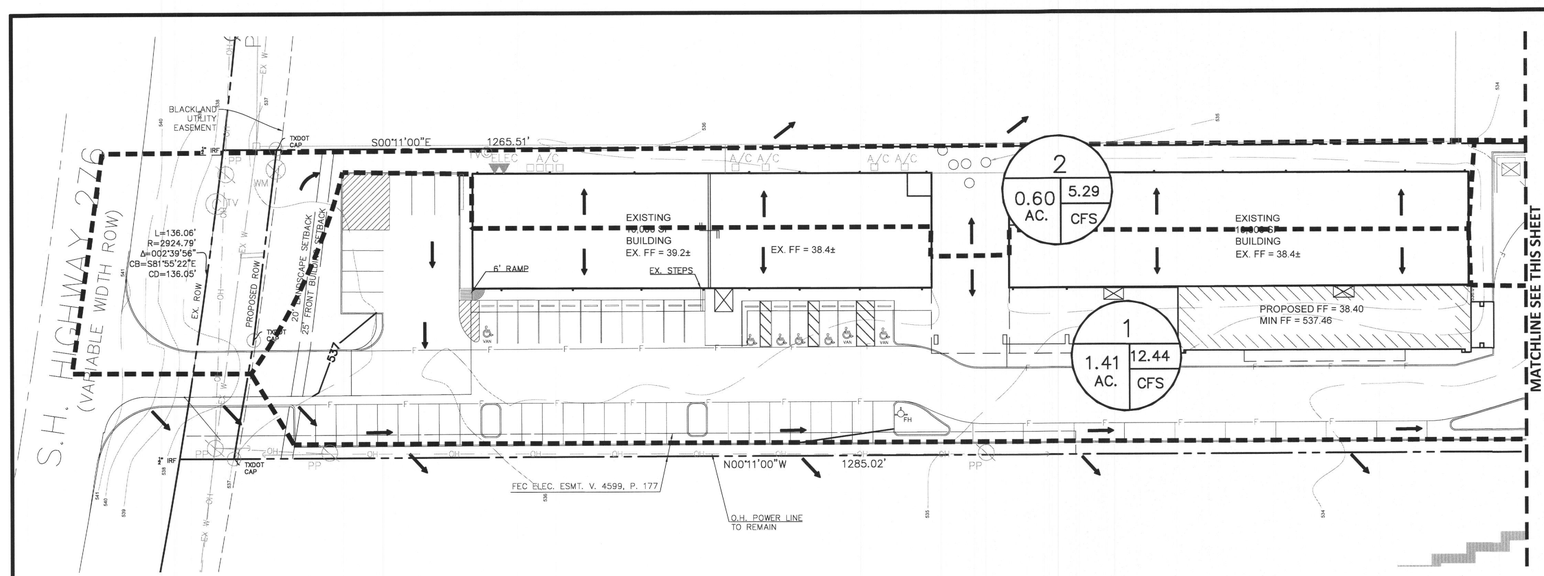
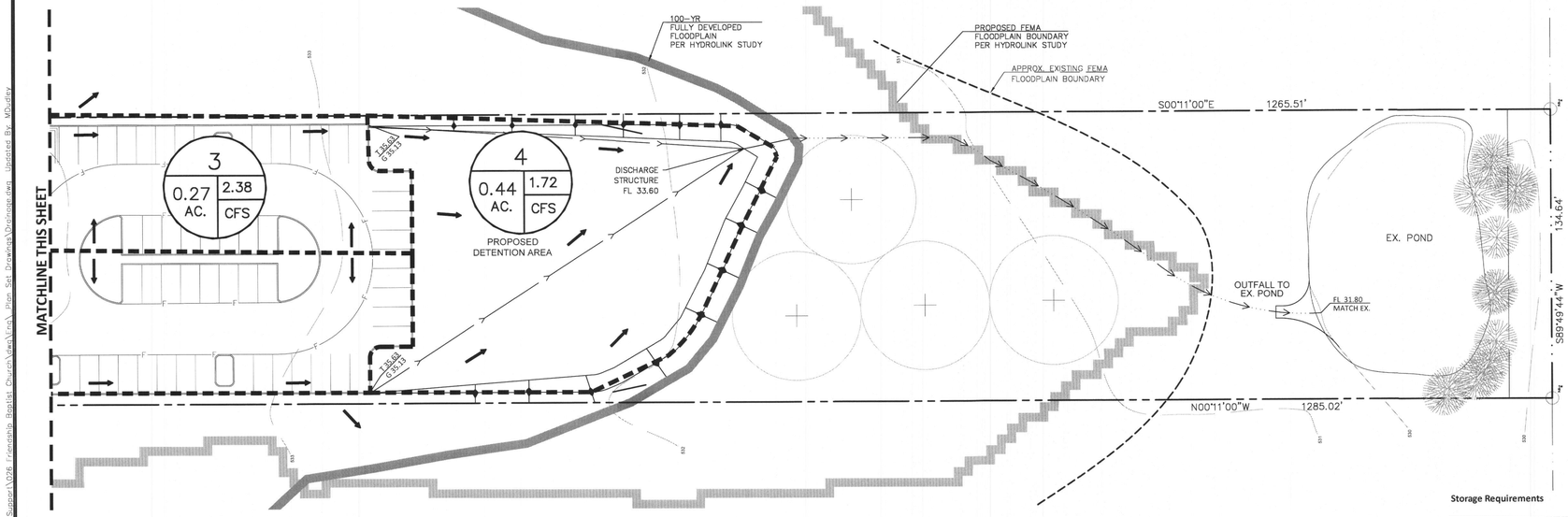
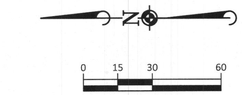
2020-013-00
MARCH 5, 2021

EXTERIOR ELEVATIONS - BLDG 01

A3.01

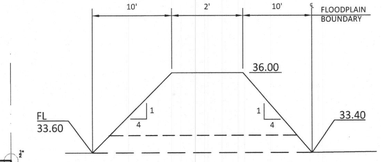






LEGEND

534	PROPOSED CONTOURS
536	EXISTING CONTOURS
→ →	PROPOSED FLOWLINE
FF = XX.XX	FINISHED FLOOR ELEVATION



DETENTION POND SECTION @ OUTFALL

DETENTION POND
STAGE STORAGE TABLE

Stage (ft)	Elevation (ft)	Contour Area (sq ft)	Incremental Storage (cu ft)	Total Storage (cu ft)	Notes
0	533.6	-	-	-	Discharge F.L.
0.4	534	1780.7	712.3	712.3	
0.9	534.5	6920.4	3,460.2	4,172.5	
1.15	534.75	10000.00	2,500.0	6,672.5	Required Storage
1.4	535	14909.98	7,455.0	11,627.4	
1.9	535.5	1695.8	847.9	12,475.3	
2.03	535.63	17271.8	2,245.3	14,720.7	Top of Low Curb

DETENTION SIZING

1. MUST DETAIN FOR NEW DEVELOPMENT ONLY (1.33 ACRES)
2. C FACTOR PER ZONING (COMMERCIAL) = 0.9
3. EXISTING GRAVEL AREA = 73'x435' = 0.73 AC. @ C = 0.6
4. EXISTING GRASSED AREA = 135'x195' = 0.6 AC. @ C = 0.4
5. ALLOWABLE RUNOFF FROM NEW DEVELOPMENT
   - Tc = 20 MINUTES
   - $Q = I_{100}x ((0.73x0.6) + (0.6x0.4))$
   - Q_A= 5.63 CFS
6. DEVELOPED RUNOFF FROM NEW DEVELOPMENT
   - Tc = 10 MINUTES
   - $Q = I_{100}x$ 1.33x0.9
   - Q_D= 11.73 CFS

DRAINAGE AREA TABLE- 100 YEAR FLOOD

Area No.	Area (Acres)	C	T_c (MIN)	I_{100} (IN/HR)	Q_{100} (CFS)	COMMENTS
1	1.41	0.9	10	9.8	12.44	TO POND
2	0.6	0.9	10	9.8	5.29	TO OFFSITE
3	0.27	0.9	10	9.8	2.38	TO POND
4	0.44	0.4	10	9.8	1.72	GRASS/POND AREA

Storage Requirements

Duration (hours)	Duration (min)	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Inflow Volume (cf)	Release Rate (cfs)	Outflow Volume (cf)	Inflow-Outflow (cf)	Required Storage (ac-ft)
0.08	5.00	10.90	13.05	3,914	5.63	4,223	-308	-0.007
0.17	10.00	9.80	11.73	7,038	5.63	5,067	1,971	0.045
0.25	15.00	9.00	10.77	9,696	5.63	5,912	3,784	0.087
0.33	20.00	8.30	9.94	11,922	5.63	6,756	5,166	0.119
0.50	30.00	6.90	8.26	14,867	5.63	8,445	6,422	0.147
0.67	**40.00**	**5.80**	**6.94**	**16,662**	**5.63**	**10,134**	**6,528**	**0.150**
0.83	50.00	5.00	5.99	17,955	5.63	11,823	6,132	0.141
1.00	60.00	4.50	5.39	19,391	5.63	13,512	5,879	0.135
1.17	70.00	4.00	4.79	20,110	5.63	15,201	4,909	0.113
1.33	80.00	3.70	4.43	21,259	5.63	16,890	4,369	0.100
1.50	90.00	3.50	4.19	22,623	5.63	18,579	4,044	0.093
2.00	120.00	2.90	3.47	24,993	5.63	23,646	1,347	0.031
2.50	150.00	2.30	2.75	24,778	5.63	28,713	-3,935	-0.090

Storage Capacity Required: 6528.24 cubic feet 0.15 acre-feet

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244
tjones@tomden.com

DATE	REVISIONS	DWN BY

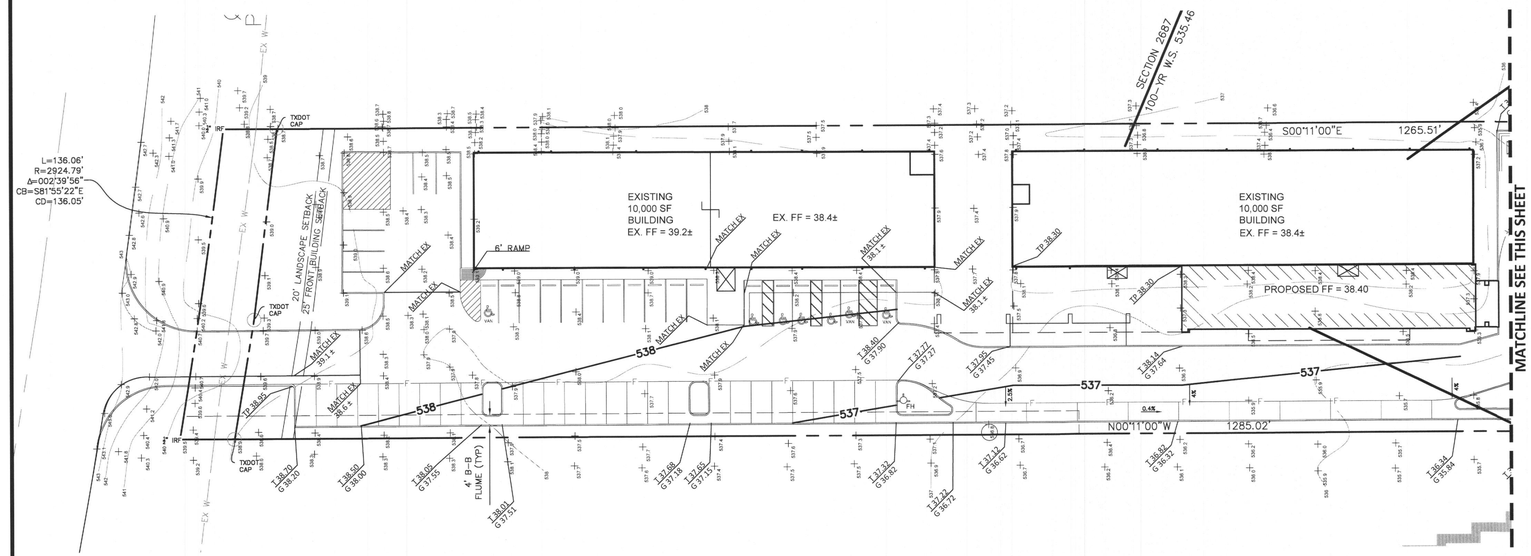
FRIENDSHIP BAPTIST CHURCH
5651 SH 276, ROCKWALL, TEXAS
PRELIMINARY ENGINEERING - DRAINAGE

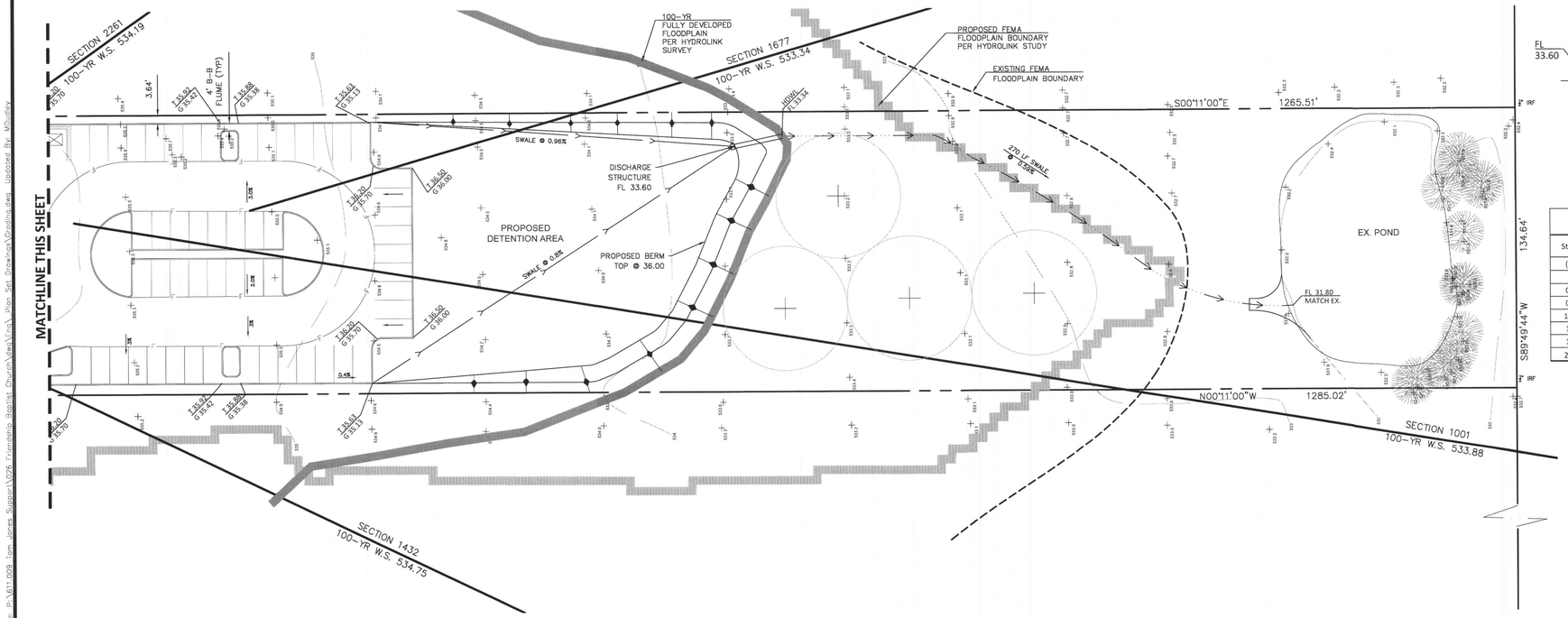
FOR INTERIM REVIEW ONLY
THIS DOCUMENT IS NOT ISSUED FOR CONSTRUCTION OR PERMITTING PURPOSES
THOMAS P. JONES, P.E.
TEXAS P.E. No. 58887
ISSUED THIS DATE: 03/19/2021

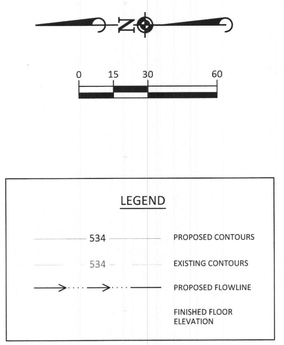
PROJ. MGR.: TPJ
PROJ. ASSOC.: TPJ
DRAWN BY: MJD
DATE: 03/19/2021

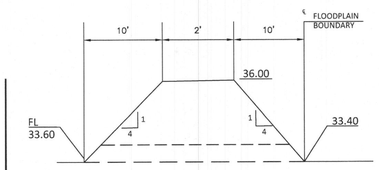
SHEET
C4 OF 4

Plotted: 3/19/2021 11:07 AM Dwg Name: P:\611.009 Tom Jones Support\026 Friendship Baptist Church\Dwgs\Cmp_Plan Set Drawings\Drainage.dwg Updated By: MDudley









DETENTION POND SECTION @ OUTFALL

DETENTION POND STAGE STORAGE TABLE					
Stage (ft)	Elevation (ft)	Contour Area (sq ft)	Incremental Storage (cu ft)	Total Storage (cu ft)	Notes
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0.4	534	1780.7	712.3	712.3	
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1.15	534.75	10000.00	2,500.0	6,672.5	Required Storage
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5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244
tjones@tomden.com

DATE	REVISIONS	DWN BY

FRIENDSHIP BAPTIST CHURCH

5651 SH 276, ROCKWALL, TEXAS

PRELIMINARY ENGINEERING - GRADING

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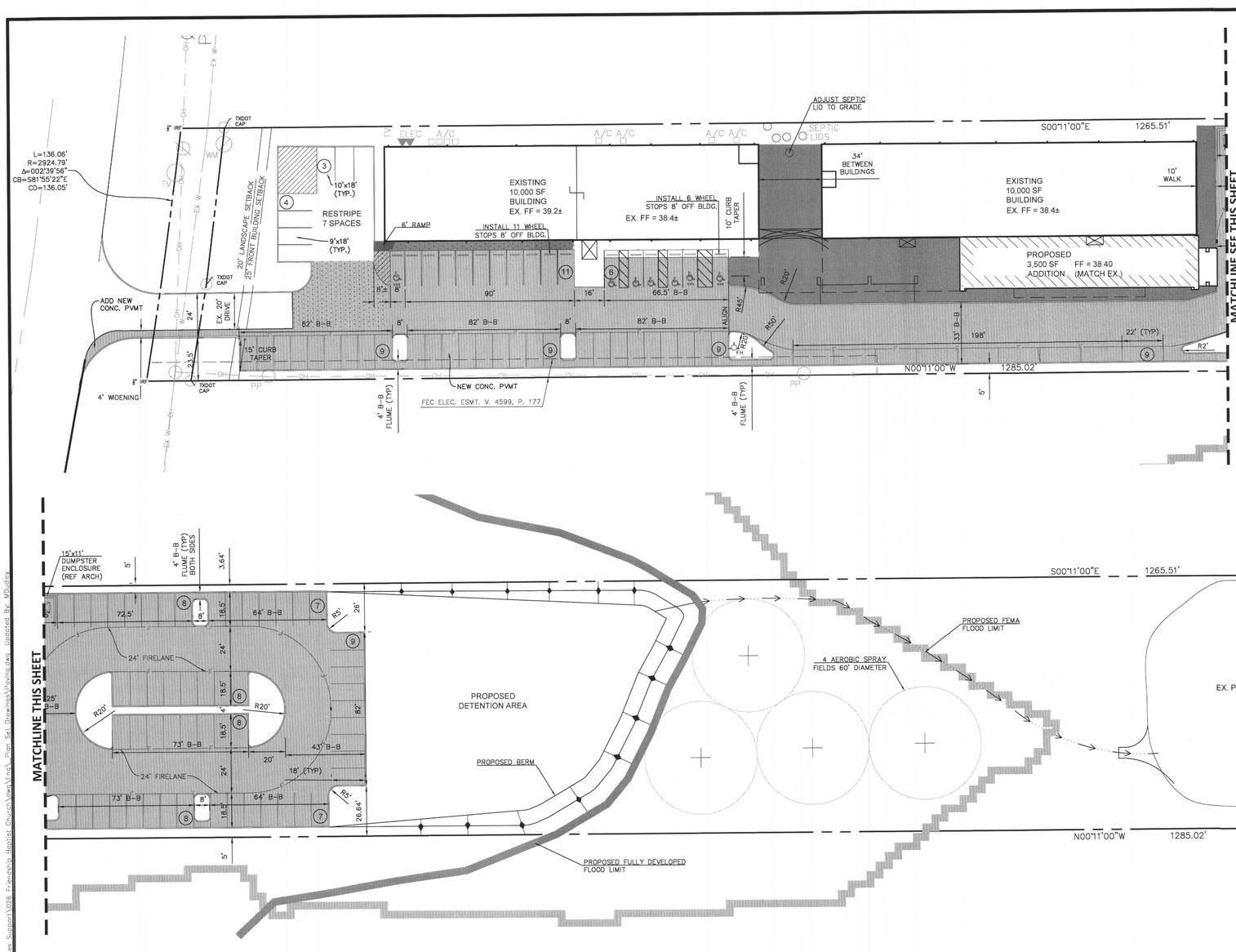
THOMAS P. JONES, P.E.
TEXAS P.E. No. 58887
ISSUED THIS DATE:
03/19/2021

PROJ. MGR.: TPJ
PROJ. ASSOC.: TPJ
DRAWN BY: MJD
DATE: 03/19/2021

SHEET
C2 OF 4

Plotted: 3/19/2021 11:07 AM Dwg Name: P:\611009 Tom Jones Support\076 Friendship Baptist Church\Civil\Civil Plan Set Drawings\Grading.dwg Updated By: Whidley



0 15 30 60

LEGEND

- CONCRETE REMOVAL
- PROPOSED 6" CONCRETE
- PROPOSED 4" CONCRETE
- PROPOSED STRIPING

VAN 5' 8' 8' 8'

NOTES

1. BOUNDARY & TOPO PER H.D. Fetty Land Surveyor, LLC DATED 8/31/2020 AND 11/16/20.
2. ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OF PAVEMENT AND FACE OF BUILDING.
3. ALL RADII NOT SHOWN ARE 2' MEASURED AT BACK OF CURB.

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244
tjones@tomden.com

DRWN BY	REVISIONS	DATE

FRIENDSHIP BAPTIST CHURCH

5651 SH 276, ROCKWALL, TEXAS

PRELIMINARY ENGINEERING - PAVING

FOR INTERIM REVIEW ONLY
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THOMAS P. JONES, P.E.
TEXAS P.E. No. 58887
ISSUED THIS DATE:
03/19/2021

PROJ. MGR.: TPJ
PROJ. ASSOC.: TPJ
DRAWN BY: MJD
DATE: 03/19/2021

SHEET
C1 OF 4

Plotted: 3/19/2021 11:06 AM Dwg Name: P:\611.009 Tom Jones Support\Z26 Friendship Baptist Church\Work\Final Plan Set Drawings\Paving.dwg Updated By: MDudley

FRIENDSHIP BAPTIST CHURCH

5651 SH 276, ROCKWALL, TEXAS

PRELIMINARY ENGINEERING - UTILITIES

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OR PERMITTING PURPOSES

THOMAS P. JONES, P.E.
TEXAS P.E. No. 58887
ISSUED THIS DATE:
03/19/2021

PROJ. MGR.: TPJ
PROJ. ASSOC.: TPJ
DRAWN BY: TPJ
DATE: 03/19/2021

SHEET
C3 OF 4

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244
tjones@tomden.com

DATE	REVISIONS	DWN BY

UTILITY LEGEND

- DOUBLE CLEANOUT
- SANITARY MANHOLE
- GRATE INLET
- FIRE HYDRANTS
- WATER FITTINGS
- GATE VALVES
- FDC
- WATER METER

0 15 30 60

MATCHLINE SEE THIS SHEET

EXISTING 10,000 SF BUILDING EX. FF = 38.4±

PROPOSED 3,500 SF ADDITION FF = 38.40 (MATCH EX.)

FDC ON BLDG

6" TO RISER ROOM

34" BETWEEN BLDGS.

12'

INSTALL 1-8" VALVE 1- FH LEAD

PRIVATE FIRELINE TO BE SIZED & INSTALLED BY LICENSED FIRE PROTECTION ENGINEER

6" FIRELINE

6" RAMP

NEW 2" DOM WATER LINE (BY PLUMBER)

INSTALL NEW 2" DOM. SERVICE & METER FOR BLDG. 2

EX. ¾" DOM. METER

S00°11'00"E 1265.51'

EX. BLACKLAND WSC EASEMENT

310± LF PROP. 8" WL

FEC ELEC. ESMT. V. 4599, P. 177

O.H. POWER LINE TO REMAIN

CONNECT TO EX. BLACKLAND WATER, EXACT LOCATION UNKNOWN. INSTALL: 1 – 10"X8" TS&V

CONNECT TO EX. BLACKLAND WATER, EXACT LOCATION UNKNOWN. INSTALL: 1 – 10"X6" TS&V

APPROX. LOCATION EX. 10" WATER

EX. 10" WATER

PROPOSED ROW

EX. ROW

BLACKLAND UTILITY EASEMENT

L=135.06'
R=2824.79'
Δ=02°39'56"
CB=S81°35'22"E
CD=135.05'

S.H. HIGHWAY 276
(VARIABLE WIDTH ROW)

S89°49'44"W 134.64'

EX. POND

EL 31.88 MATCH EX.

1265.51'

S00°11'00"E

N00°11'00"W 1285.02'

PROPOSED FEMA FLOODPLAIN BOUNDARY PER HYDROLINK STUDY

100 YR FULLY DEVELOPED FLOODPLAIN PER HYDROLINK STUDY

DISCHARGE STRUCTURE FL 33.60

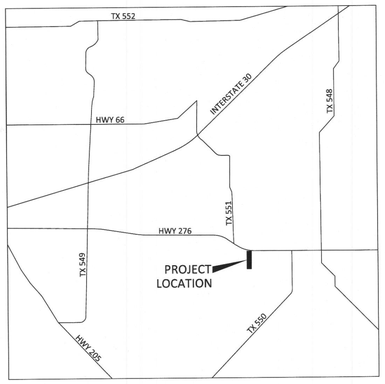
MATCHLINE THIS SHEET

Plotted: 3/19/2021 11:06 AM Dwg Name: P:\611 009 Tom Jones Support\026 Friendship Baptist Church\dwg\Eng\Plan Set Drawings\Utilities.dwg Updated By: Mjudley

SITE DATA TABLE	
SITE AREA	3.94 ACRES 171,626 SF)
ZONING	F1
PROPOSED USE	CHURCH
BUILDING SIZE	23,500 SF
LOT COVERAGE	43%
FLOOR TO AREA RATIO	0.08 : 1
BUILDING HEIGHT	(1 STORY)

PARKING TABLE	
PARKING REQUIREMENTS	415 SEAT - 1 PER X 4 SEATS
PARKING REQUIRED	104 SPACES - 4 ADA
PARKING PROVIDED	140 SPACES - 9 HC

E | LOCATION MAP



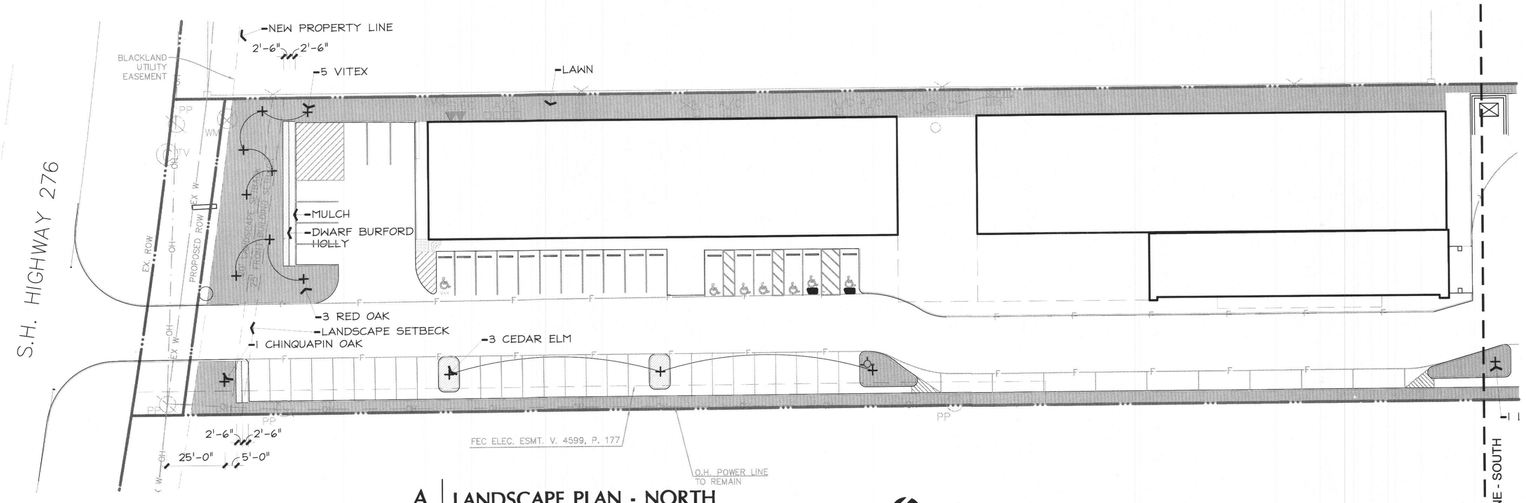
D | PLANTING GENERAL NOTES

1. ALL SOIL EXCAVATION MAY BE DISPOSED OF ON SITE.
2. IF A LIVE UTILITY IS ENCOUNTERED DURING EXCAVATION, CONTACT OWNER'S REPRESENTATIVE.
3. SEE PLANTING SPECIFICATIONS FOR A COMPLETE DESCRIPTION OF PLANT MATERIAL AND INSTALLATION.
4. ALL BEDS MUST BE LAID OUT AND APPROVED PRIOR TO THE INSTALLATION OF THE IRRIGATION FOR COORDINATION.
5. ALL PLANT MATERIAL SHALL BE STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.
6. ALL PLANTING DETAILS ARE TYPICAL.
7. ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS MUST BE EITHER HYDROMULCHING OR SOLID SODDED UNLESS NOTED.

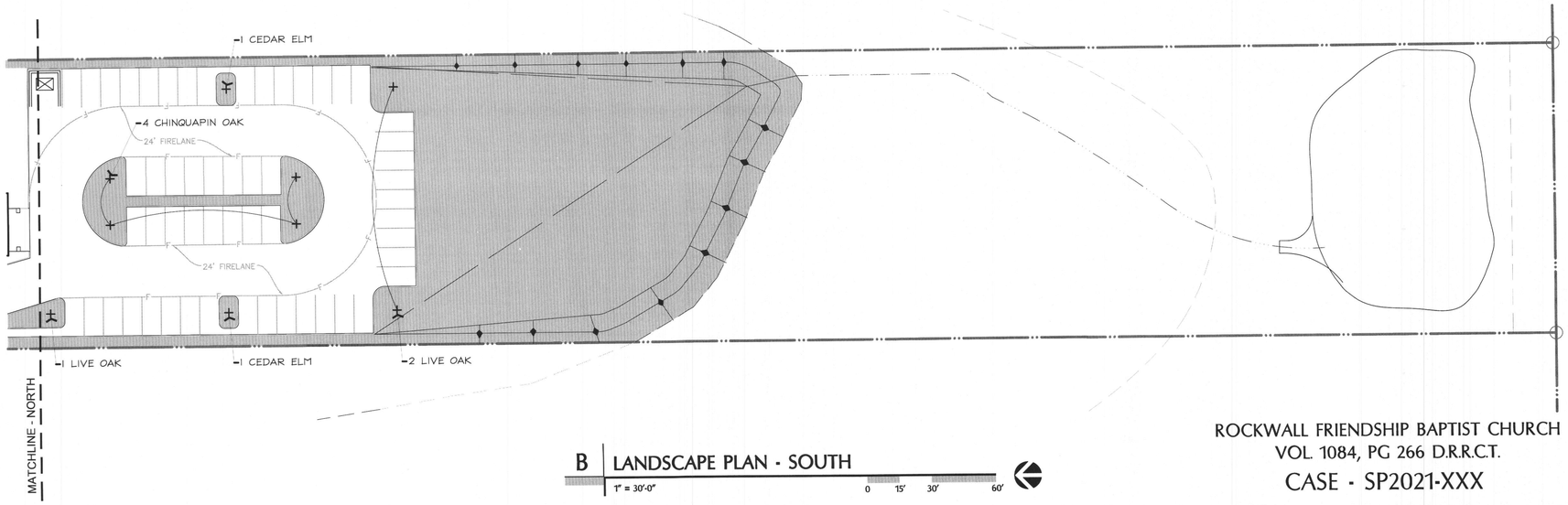
C | PREPARATION GENERAL NOTES

1. PLAN PREPARED BY:

   MICHAEL S. KENDALL
   KENDALL + LANDSCAPE ARCHITECTURE
   6976 SANTA BARBARA
   DALLAS, TEXAS 75214
   PHONE: (214) 739-3226
   E-MAIL: MIKE@KENDALL7.COM
   TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
2. ALL AREAS SHALL BE IRRIGATED BY A LICENCES IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE. FOLLOW UDC REQUIREMENTS.
3. ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.
4. IRRIGATION WILL MEET THE REQUIREMENTS OF UDC.
5. NO TREES WITHIN 5' OF ANY UTILITIES.



A | LANDSCAPE PLAN - NORTH
1" = 30'-0" 0 15' 30' 60'



B | LANDSCAPE PLAN - SOUTH
1" = 30'-0" 0 15' 30' 60'

ROCKWALL FRIENDSHIP BAPTIST CHURCH
VOL. 1084, PG 266 D.R.R.C.T.
CASE - SP2021-XXX

KENDALL LANDSCAPE ARCHITECTURE

FRIENDSHIP BAPTIST CHURCH
ROCKWALL, TEXAS

Seal

Revisions

Issue Date
18 March 2021

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.1

G ORDINANCE REQUIREMENT

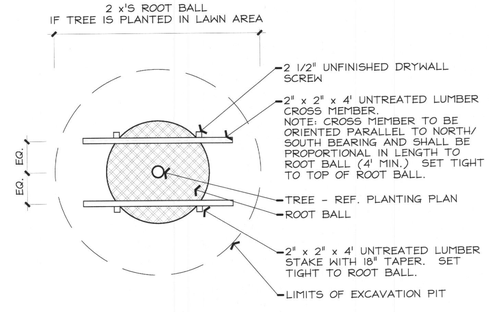
Mandatory Provisions

1. **15' landscape buffer** Provided.				
2. **Screening of off-street loading areas** Provided.				
3. **Residential Adjacency** 6' masonry fencing	**n/a**			
4. **Buffer landscaping** 1 tree per 50' linear feet	136	/50	**3** **3**	3" caliper trees required 3" caliper trees provided
5. **Parking lot landscaping** 5% required	75,000	*.05	**3,750** **4,228**	required area provided area
6. **Open space** F1 Zoning	171,626	*.08	**13,730** **74,052**	square feet required square feet provided
7. **SH 270 Overlay District** Planting at Buffer	136	/ 50	**3** **4**	4" caliper trees required 4" caliper trees provided
	136	/ 25	**5** **5**	Accent Trees required Accent Trees provided

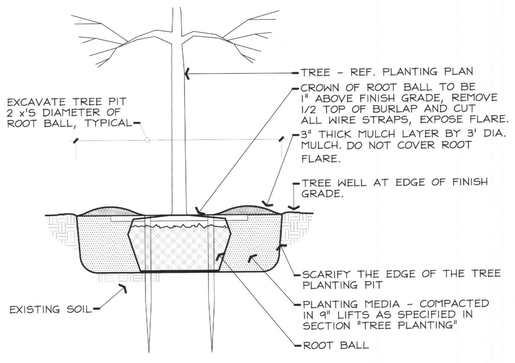
H PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED.
IF QUANTITIES ARE SHOWN, CONTRACTOR IS RESPONSIBILE FOR VERIFYING QUANTITIES. PLAN REFERENCES GOVERN.

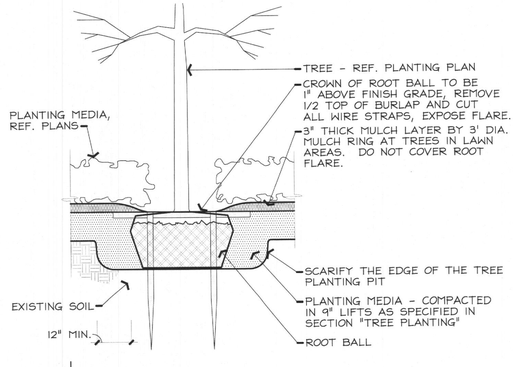
BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION
LARGE TREES			
QUERCUS ACUTISSIMA	SAWTOOTH OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS PHELLOS	CHINQUAPIN OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS SHUMARDII	SHUMARD RED OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS VIRGINIANA	LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
PISTACHIO CHINENSIS	PISTACHIO	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ORNAMENTAL TREES			
VITEX AGNUS-CASTUS	VITEX	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
SHRUBS			
ILEX CRENATA BURFORDII NANA	DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER
GROUNDCOVER / PERINNEL			
EUONYMUS COLORATA	PURPLE WINTERCREEPER	1 GALLON	18" ON CENTER
LAWN			
CYNDON	SOLID SOD OR HYDROMULCH BERMUDA		



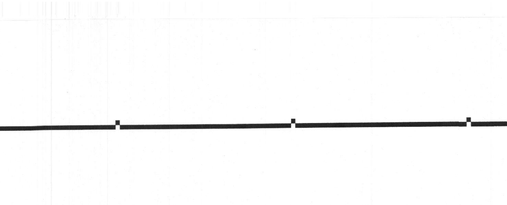
A TYPICAL TREE STAKING - PLAN
1/2" = 1'-0" 0 2'



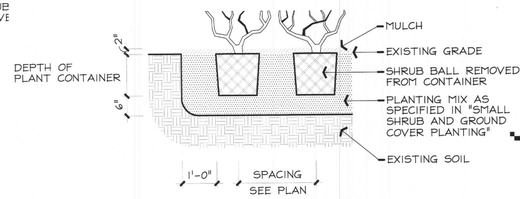
B TREE PLANTING IN LAWN - SECTION
1/2" = 1'-0" 0 2'



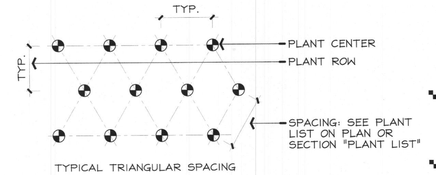
C TREE PLANTING IN PLANTER - SECTION
1/2" = 1'-0" 0 2'



E GROUNDCOVER PLANTING - SECTION
1 1/2" = 1'-0" 0 1'



F SHRUB PLANTING - SECTION
1/2" = 1'-0" 0 2'



D PLANT SPACING - PLAN
1/2" = 1'-0" 0 2'

KENDALL
LANDSCAPE ARCHITECTURE

FRIENDSHIP BAPTIST CHURCH
ROCKWALL, TEXAS

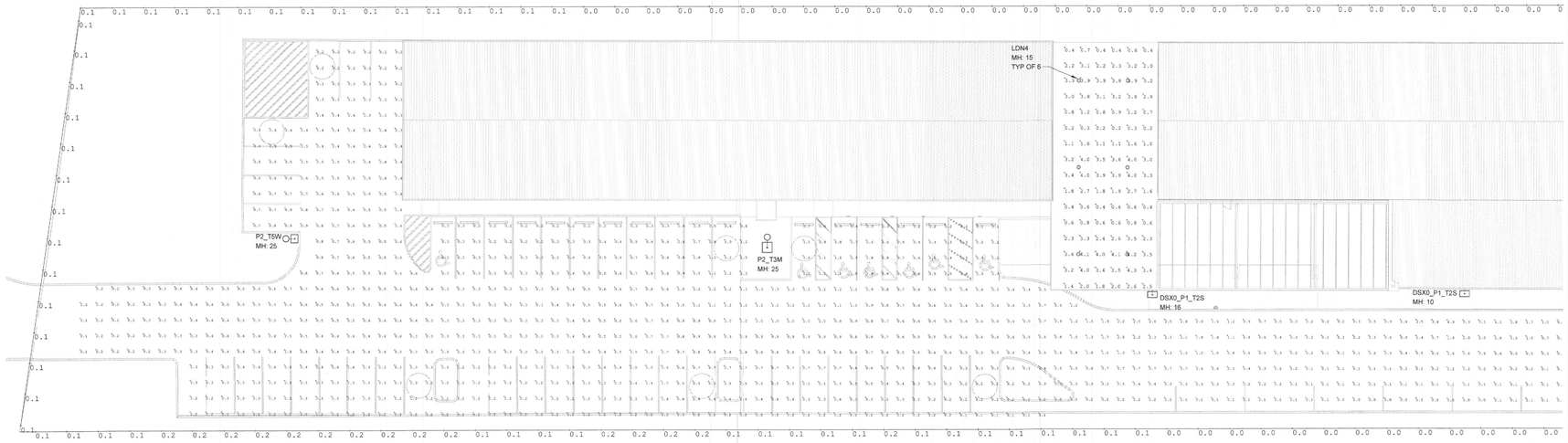
Seal

Revisions

Issue Date
18 March 2021

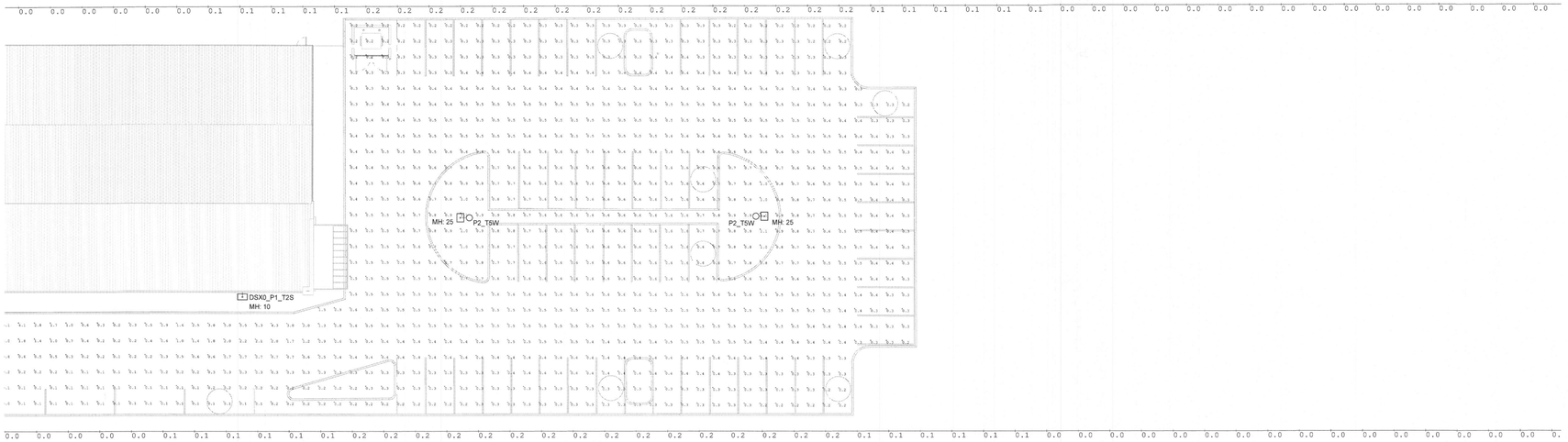
Sheet Name
LANDSCAPE DETAILS

Sheet Number
L1.2



2 SITE PHOTOMETRIC PLAN - NORTH

SCALE: 1" = 20'-0" 2/E0.2



Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Canopy	2.20	4.3	0.2	11.00	21.50
Parking	0.51	5.5	0.0	N.A.	N.A.
PropertyLineEast	0.05	0.2	0.0	N.A.	N.A.
PropertyLineNorth	0.10	0.1	0.1	1.00	1.00
PropertyLineSouth(beyond extent)	0.00	0.0	0.0	N.A.	N.A.
PropertyLineWest	0.07	0.2	0.0	N.A.	N.A.

Luminaire Schedule							
Tag	Qty	Manufacturer	Description	LLF	Lum. Lumens	Lum. Watts	Total Watts
P2_T5W	3	Lithonia Lighting	DSX1 LED P2 40K T5W MVOLT	0.850	9174	70	210
P2_T2S	1	Lithonia Lighting	DSX1 LED P2 40K T2S MVOLT	0.850	8922	70	70
DSX0_P1_T2S	3	Lithonia Lighting	DSX0 LED P1 40K T2S MVOLT	0.850	4725	38	114
P2_T3M	1	Lithonia Lighting	DSX1 LED P2 40K T3M MVOLT	0.850	8640	70	70
LDN4	6	Lithonia Lighting	LDN4CYL 40_10 LO4AR LSS	0.850	1047	10.58	63.48

NOTE: MOUNTING HEIGHT DENOTED IN FEET AT EACH LIGHT AS MH

1 SITE PHOTOMETRIC PLAN - SOUTH

SCALE: 1" = 20'-0" 1/E0.2

Revision Schedule		
Rev. #	Revision Description	Revision Date

STATE OF TEXAS
MATTHEW J. NICHOLS
104381
LICENSED PROFESSIONAL ENGINEER

Mar 19, 2021

Matthew J. Nichols, P.E. (F-12018)
TX License # 104381

Matthew J. Nichols
P.E.
teamofchoice.com

SUITE 5517
1805 N 2ND ST
ROGERS, AR 72756

479-636-5004
JOB NO.: 29926
DESIGNED BY: MOR

ROCKWALL FRIENDSHIP

5651 TC-276
ROYSE CITY, TX 75189

2020-013-00
FEBRUARY 05, 2021

ELECTRICAL SITE PHOTOMETRIC PLAN

E0.2

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/25/2021

PROJECT NUMBER:	SP2021-009	CASE MANAGER:	David Gonzales
PROJECT NAME:	Amended Site Plan for SPR Packaging	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	1480 JUSTIN RD, ROCKWALL, 75087	CASE MANAGER EMAIL:	dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by David Morales of Pross Design Group on behalf of Alvaplat US Development LLC for the approval of an Amended Site Plan for an expansion to an existing Office/Warehouse/Manufacturing Facility (SPR Manufacturing) on a 10.1893-acre tract of land identified Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	03/25/2021	Needs Review

03/25/2021: SP2021-009; Amended Site Plan – Building Elevations for SPR – 1480 Justin Road
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for an expansion to an existing Office/Warehouse/Manufacturing Facility (SPR Manufacturing) on a 10.1893-acre tract of land identified Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (SP2021-009) in the lower right-hand corner of all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and the Development Standards of Article 05 that are applicable to the subject property.

M.5 Building Elevations. Based on the building elevation submittal, staff has identified the following that require approval of exceptions to the Unified Development Code (UDC) for modifications within the LI District (§003.06, Art. 11, UDC):

1) Secondary Materials. The revised building elevation exceeds the maximum 10% secondary materials requirement established by the UDC and requires approval of an exception for the use of metal panels as depicted on the rear of the building. (§05.01.A.1.c, Art. 05, UDC)

An applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. The applicant will need to provide a letter stating the justification for each exception requested and indicate a minimum of two (2) compensatory measures for each that directly off-sets the impact of the exception being requested. Please also note that all of the requested exceptions require approval of a supermajority vote for approval. Refer to Section 09, of Article 11, of the UDC for examples of compensatory measures.

I.6 The Architectural Review Board (ARB) meeting will be held on March 30, 2021 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will provide comments or

may forward a recommendation to the Planning and Zoning Commission.

I.7 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on March 30, 2021.
2) Architectural Review Board (ARB) meeting will be held on March 30, 2021.

3) Planning & Zoning regular meeting will be held on April 13, 2021.
4) Architectural Review Board (ARB) meeting will be held on April 13, 2021 (if required).

I.8 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 5:00 p.m. (ARB) and 6:00 p.m. (P&Z). The City requires that a representative(s) be present for all meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/24/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ed Fowler	03/25/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/22/2021	Approved

03/22/2021: No comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-009

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1480 Justin Rd.				
SUBDIVISION	SPR Packaging Addition	LOT	2	BLOCK	A
GENERAL LOCATION	1/2 mile north of Highway 30 at the intersection of Justin Rd. and Industrial Blvd.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI	CURRENT USE	Warehouse, Manufacturing, Office
PROPOSED ZONING	LI	PROPOSED USE	Warehouse, Manufacturing, Office
ACREAGE	10.1893	LOTS [CURRENT]	LOTS [PROPOSED]

☒ ***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	Alvaplast US Development LLC (SPR Packaging)	☒ APPLICANT	Pross Design Group
CONTACT PERSON	Robert Reece	CONTACT PERSON	David A. Morales
ADDRESS	1480 Justin Rd.	ADDRESS	5310 Harvest Hill Rd. Suite 180
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75230
PHONE	(469) 402-2159	PHONE	972-759-1400
E-MAIL	rreece@sprpackaging.com	E-MAIL	dmorales@pdgarch.net

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SANTIAGO DIAZ [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 $_____, 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."

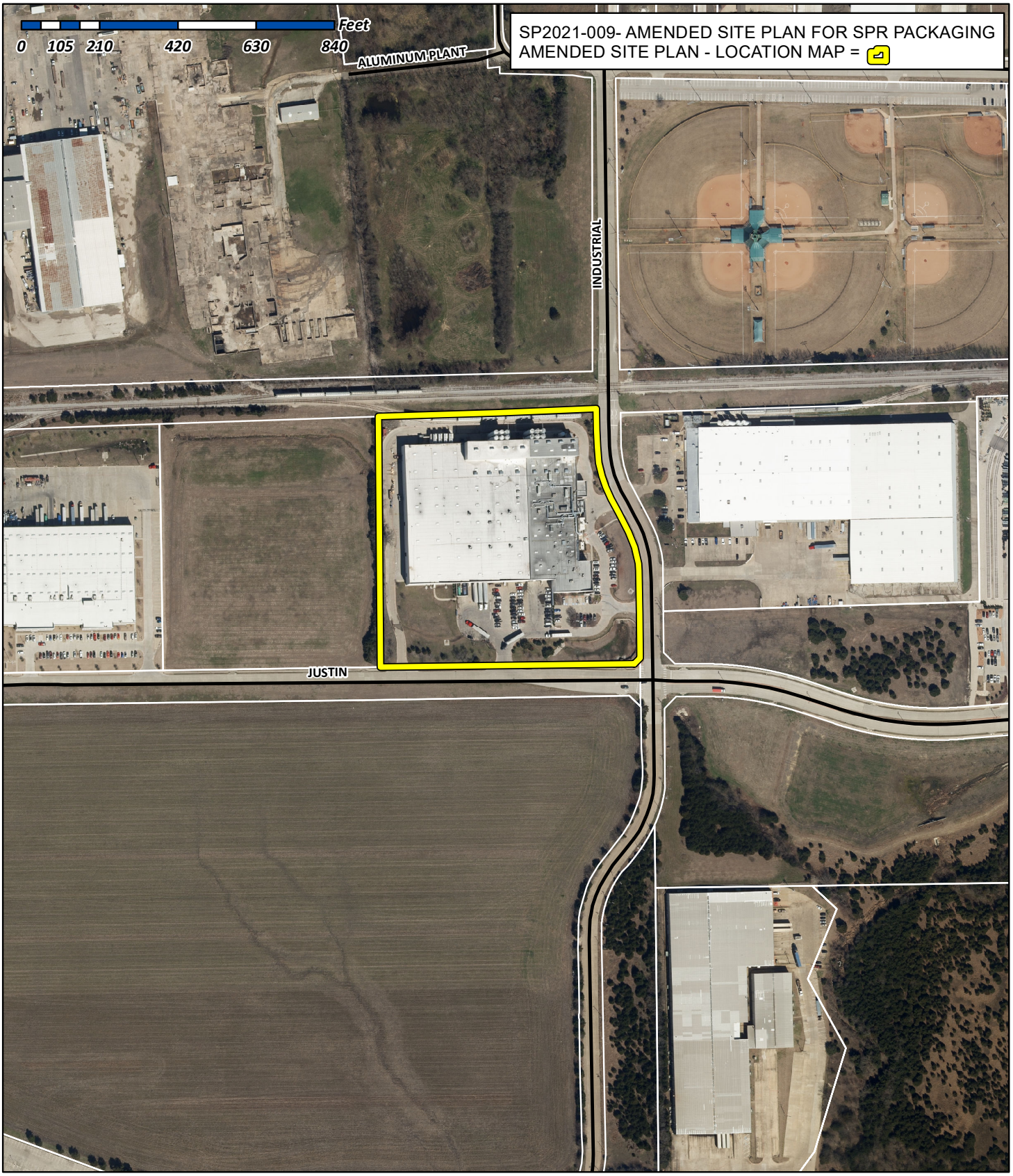
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 *DAY OF* MARCH *20*21

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Vonda L Clements

VONDA L CLEMENTS
Notary ID #10306723
My Commission Expires
January 5, 2025

MY COMMISSION EXPIRES



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.

March 25, 2021

City of Rockwall
385 South Goliad Street
Rockwall, Texas 75087

RE: SPR HIGH BAY EXPANSION AMENDED SITE PLAN SUBMITTAL REQUESTED VARIANCE
SPR PACKAGING | 1480 JUSTIN RD. | ROCKWALL, TEXAS

On behalf of SPR Packaging, we wish to submit a variance request to the City of Rockwall Development Codes in connection with our amended site plan (elevations) submittal.

SPR Packaging, located at 1480 Justin Rd., proposes a vertical expansion of three (3) bays of their existing warehouse space to support new high-bay extrusion equipment. This expansion consists of the removal of the existing roof, and the construction of a new roof to match the height of the adjacent high bay portion of the building. The new roof will not exceed 59'-11 3/4". This project would not expand the building floor area, add square footage, nor disturb the site parking, paving, or landscaping.

We request the following variance:

A. Construction Materials
To match the existing building materials directly adjacent to the proposed expansion area previously approved by variance, and to maintain a consistent and uniform architectural appearance, the Owner wishes to be granted a variance to utilize pre-finished metal panels in excess of the 10% maximum of secondary materials allowed on this building façade.

If the above variance request is approved, the Owner agrees to plant up to four (4) additional trees fronting the public right of ways to satisfy the Development Code's requirement for two compensatory measures.

We appreciate your consideration of this matter.

Sincerely,

David A. Morales
Project Architect

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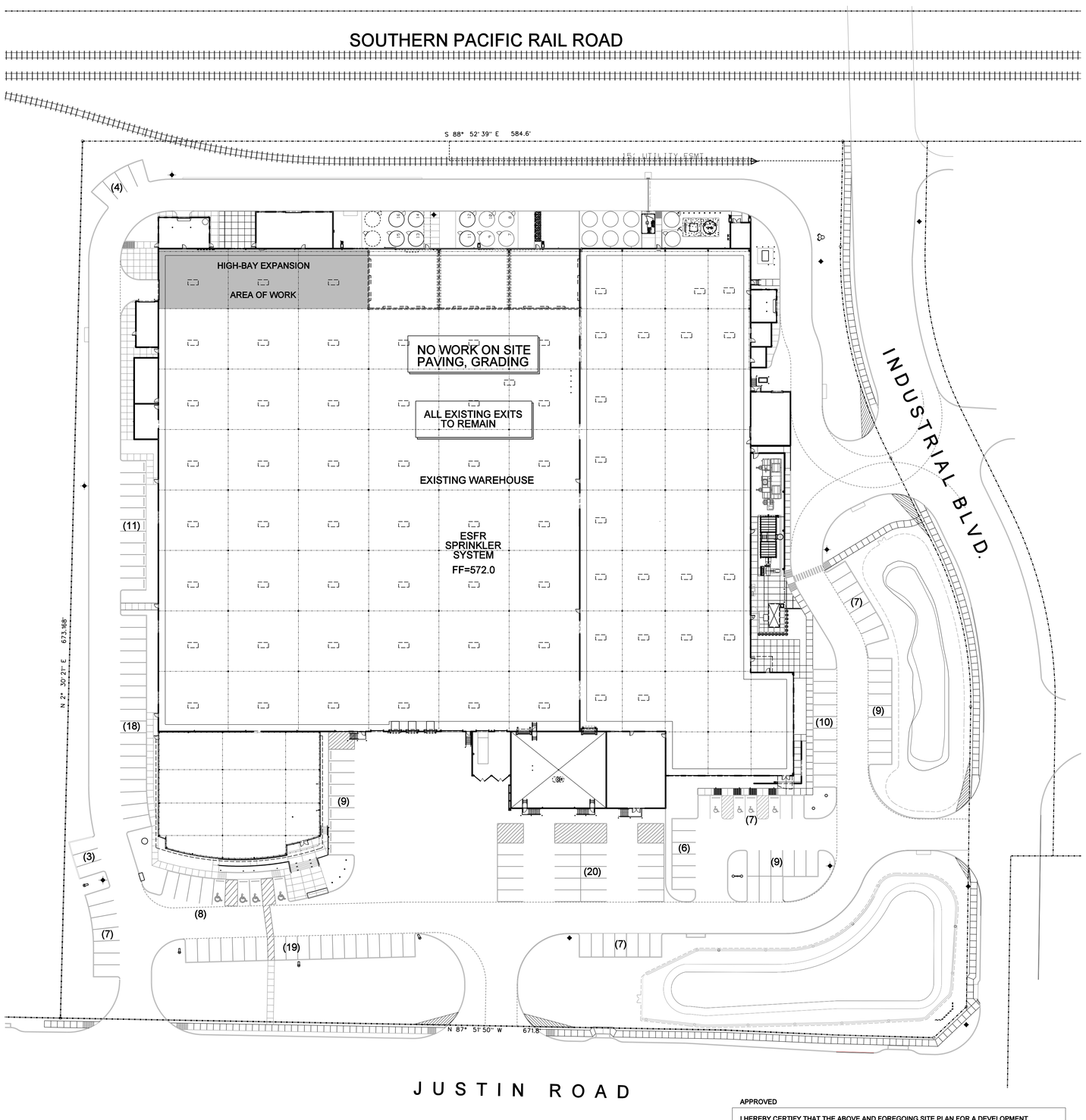
$TIME$
$DATE$
$FILE$



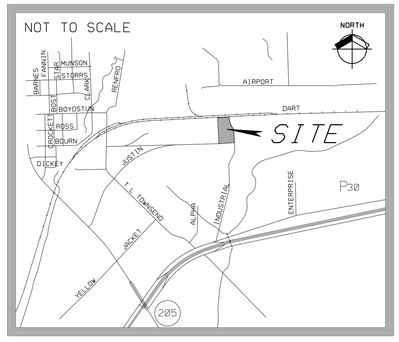
PROJECT DATA

ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF. , OFFICE
SITE AREA:	10.18 AC 443,480.8 SF
EXISTING BUILDING AREA:	218,126 SF

PARKING DATA SUMMARY

PROPOSED USE	AREA	FACTOR	REQ. SPACES
EXISTING BUILDING			
OFFICE	48,602 SF	EXISTING	-
MANUFACTURING	18,805 SF	EXISTING	-
WAREHOUSE	150,719 SF	EXISTING	-
TOTALS			
EXISTING PARKING ON SITE			146
EXISTING ACCESSIBLE PARKING ON SITE			8
TOTAL EXISTING PARKING			154

LOCATION MAP



NORTH

1 EXISTING SITE PLAN
SCALE: 1"=40'-0"

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE __ DAY OF ____ , _____.

WITNESS OUR HANDS, THIS __ DAY OF____, _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

CASE NO:

drawn: checked
ROBERT PROSS
date
03/19/2021

#	DATE	DESCRIPTION

REGISTERED ARCHITECT ROBERT PROSS STATE OF TEXAS
03/19/2021

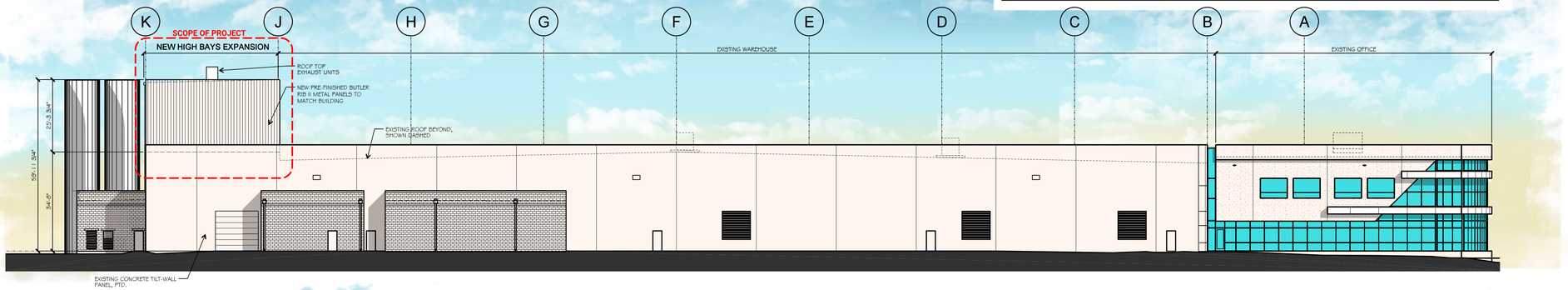
pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

SPR PACKAGING
HIGH BAY EXPANSION
1480 JUSTIN RD., ROCKWALL, TEXAS

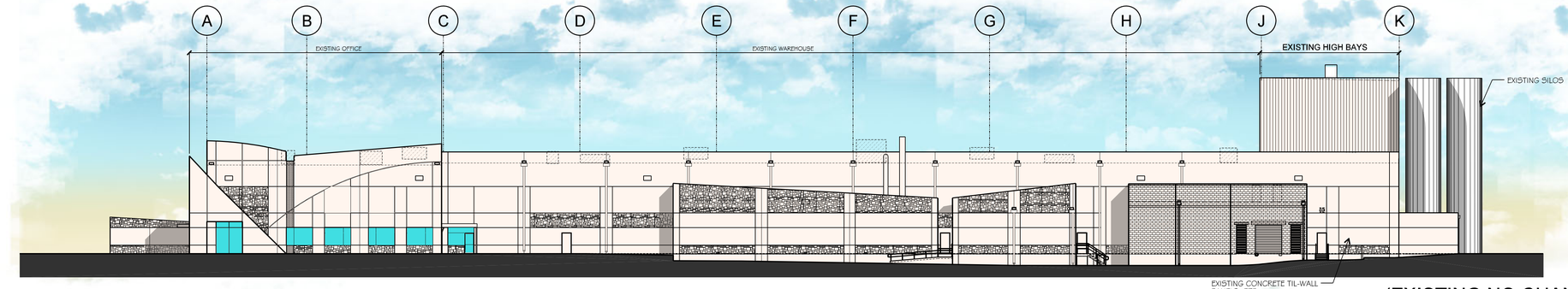
job no
2049
sheet
A1.0

PAINT SCHEDULE	
BASE BUILDING PAINT COLOR	SW 9085 TOUCH OF SAND
PRE-FINISHED METAL PANELS	BUTLER RIB II PANEL, COLOR: BIRCH WHITE (TO MATCH EXISTING BUILDING)

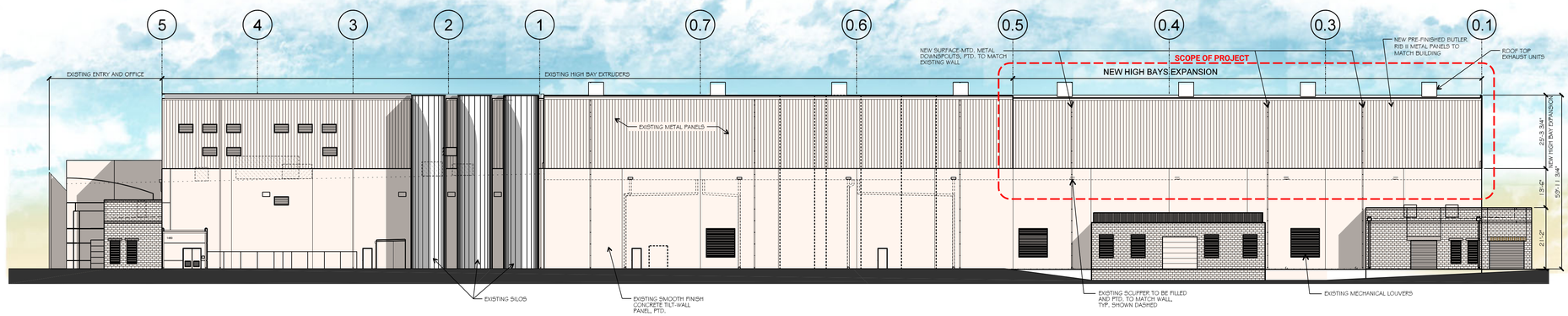
FACADE MATERIAL CALCULATIONS			
	NORTH ELEVATION	EAST ELEVATION	WEST ELEVATION
MECHANICAL,WINDOWS, & DOORS	1,178.4 SF	642.6 SF	2,541.04 SF
NET MATERIAL AREA	27,144.8 SF	16,080.4 SF	16,567.06 SF
METAL CANOPIES, METAL PANELS	11,332.9 SF 42%	1,197.1 SF 7%	1,290.2 SF 8%
PAINTED EIFS	0 SF	0 SF	1,865.1 SF 11%
PAINTED CMU	1,382.6 SF 5%	1,294.9 SF 8%	2,531.2 SF 15%
PAINTED FORMLINER	0 SF	1,850.95 SF 12%	0 SF
PAINTED CONCRETE	14,429.3 SF 53%	11,737.45 SF 73%	10,880.56 SF 66%
TOTAL MATERIAL AREA	28,323.2 SF	16,723 SF	19,108.1 SF



3 WEST ELEVATION
SCALE: 1"=20'-0"



2 (EXISTING NO CHANGE) EAST ELEVATION
SCALE: 1"=20'-0"



1 NORTH ELEVATION
SCALE: 1"=20'-0"

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE __ DAY OF ____, _____.

WITNESS OUR HANDS, THIS __ DAY OF ____, _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

CASE NO:

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$TIME$
$DATE$
$FILE$

drawn: SF
checked ROBERT PROSS
date 03/19/2021

#	DATE	DESCRIPTION

REGISTERED ARCHITECT ROBERT PROSS 22626 STATE OF TEXAS
03/19/2021

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230, 972/759-1400

SPR PACKAGING
HIGH BAY EXPANSION
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 2049
sheet A3.0

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/25/2021

PROJECT NUMBER:	SP2021-010	CASE MANAGER:	David Gonzales
PROJECT NAME:	Site Plan for FitSports Life	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by Randall Eardley of Weir & Associates, Inc. on behalf of Stephen Doyle of Structured REA-Rockwall Land, LLC for the approval of a Site Plan for a sports and recreation facility on a 6.38-acre portion of a larger 31.65-acre tract of land identified as Tract 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and FM-549 Overlay (FM-549 OV) Districts, generally located at the southeast corner of the intersection of Corporate Crossing [FM-549] and the IH-30 Frontage Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	03/25/2021	Needs Review

03/25/2021: SP2021-010; Site Plan for Fit Sports LIfe Complex – FM-549 & IH-30
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a sports and recreation facility on a 6.38-acre portion of a larger 31.65-acre tract of land identified as Tract 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and FM-549 Overlay (FM-549 OV) Districts, generally located at the southeast corner of the intersection of Corporate Crossing [FM-549] and the IH-30 Frontage Road.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (SP2021-010) in the lower right-hand corner of all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and the Development Standards of Article 05 that are applicable to the subject property.

M.5 All pages of the site plan (i.e. photometric plan, landscape plan, building elevations, etc.) are required to have a signature block affixed to each plan for the Planning and Zoning Commission Chairman and the Director of Planning to sign once approved. (§03.04.A, Art. 11, UDC)

I.6 Please note that the property will require a preliminary plat and final plat prior to the issuance of a building permit. Additionally, the site plan must be approved, all comments must be addressed prior to the approved site plan being signed by the Planning and Zoning Commission Chairman and the Director of Planning. Once signed, a copy of the approved/signed site plan will be forwarded to you. A copy of the signed site plan must be included upon submittal of the civil engineering plans.

I.7 Signage Plan. Please note that all plans for signage must be submitted and approved through a separate permit with the Building Inspections Department. Contact Craig Foshee, Plans Examiner at cfoshee@rockwall.com for permitting requirements for your proposed sign(s).

M.8 Materials Sample Board. Provide material samples that detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. for review by the Architectural Review Board (ARB).

M.9 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

1) Indicate all drive/turning radii. See west side property entrance. (§03.04.B, Art. 11, UDC)
2) All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction (Engineering Department).
3) Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material. (§03.02, Art. 06, UDC)
4) Label the height and type of fence (i.e. wrought-iron, etc.) proposed or existing for the development. (§08.02.F, Art. 08, UDC)
5) Mechanical Equipment Screening. Dash-in RTU's - All buildings shall be designed so that no HVAC, satellite dishes, appurtenances and/or any other mechanical equipment visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site? Provide screening detail. (§06.02.C.3, of Art. 05, UDC)
6) Provide dumpster detail. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. (§06.02.D.7, Art. 05, UDC)

M.10 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

1) All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO). Indicate on plans compliance with this section. (§05.03.G, Art. 08, UDC)
2) Indicate the applicable zoning district percentage of landscaping required (i.e. correct label – 20% minimum) and amount provided. Additionally, the amount of impervious area vs. the amount of landscaping and open spaces required and provided. (§01.01.B, Art. 05, UDC)
3) Identify visibility triangles on all lots for all driveway intersections and public streets. (§01.08, Art. 05, UDC)
4) The detention pond requires a minimum of one (1) canopy tree and one (1) accent tree per each 750-SF of detention area. Correct Plan. (§05.03.D, Art. 08, UDC)
5) The landscape buffers for a property adjacent to the FM-549 Overlay District require a minimum of 15-ft and IH-30 Overlay District requires a minimum of 20-ft. Correct plan or request variance to the overlay district standards. (§06.02.E, Art. 06,UDC)
6) Plant Legend: Add the following:
a. Canopy Trees – minimum 4-inch caliper
b. Accent Trees – minimum of 4-feet height
c. Shrubs – minimum of 5-gallons

M.11 Treescape Plan. Plan is OK as submitted, mitigation satisfied with tree plantings.

M.12 Photometric Plan. Please make the following clarifications and changes to the photometric plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

1) No light pole, pole base or combination thereof shall exceed 20-feet. Provide detail. (§06.02.E, Art. 06,UDC)
2) Provide cut sheets for all exterior lighting fixtures. (§03.03, Art. 07,UDC)

M.13 Building Elevations. Based on the building elevations submitted, staff has identified the following that require approval of variance to the IH-30 Overlay (IH-30 OV) and FM-549 Overlay (FM-549 OV) Districts, and the Unified Development Code (UDC):

1) Architectural Standards.
a. Primary Materials. The proposed building does not incorporate stone that meets the minimum requirement established by the IH-30 OV & FM-549 OV and requires approval of a variance to allow for not meeting the stone standards of the General Overlay District. (§06.02.C.1.a.1, Art. 05, UDC)

An applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. The applicant will

need to provide a letter stating the justification for each exception requested and indicate a minimum of two (2) compensatory measures for each that directly off-sets the impact of the exception being requested. Please also note that all of the requested exceptions require approval of a supermajority vote for approval. Refer to Section 09, of Article 11, of the UDC for examples of compensatory measures.

- Please provided a letter of explanation for the variance and the compensatory measures justifying the variance being requested for consideration.

I.14 Please note that failure to address all comments provided by staff by 3:00 PM on April 6, 2021 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 6, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 13, 2021 Planning & Zoning Meeting.

I.16 The Architectural Review Board (ARB) meeting will be held on March 30, 2021 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will provide comments or may forward a recommendation to the Planning and Zoning Commission.

I.17 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on March 30, 2021.
2) Architectural Review Board (ARB) meeting will be held on March 30, 2021.

3) Planning & Zoning regular meeting will be held on April 13, 2021.
4) Architectural Review Board (ARB) meeting will be held on April 13, 2021 (if required).

I.18 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 5:00 p.m. (ARB) and 6:00 p.m. (P&Z). The City requires that a representative(s) be present for all meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/24/2021	Needs Review

03/24/2021: M - Sewer placement and water isn't to be under street paving. Must be in the parkway per Engineering Stds.
M - Label public or private street. If public need to label right-of-way.
M - Median must be 10' min. to allow for 5' clearance around all fire hydrants
M - Fire hydrant must be 5' from back of curb
M - Hatch off and sign as "no parking" for turnarounds.
M - Must install 12" water line to connect the two deadend lines.
M - If public Street Future radius must meet city standards. Minor Collector R=350' min.
M - Establish a 10' utility easement along all street frontage. This will be additional to the NTMWD easements.
M - Must build the southbound left turn lane.
M - Will need written permission from NTMWD to cross their easements with paving, utilities, etc.

The following items are for informational purposes for the engineering review process.
General Items:
I - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures allowed in easements.
I - Retaining walls 3' and over must be engineered.
I - All retaining walls 18" and over must be rock or stone face. No smooth concrete walls.

I - All power lines will be underground.
I - Must have NTMWD approval to cross the easements.

Drainage Items:
M- Detention is required. No walls allowed in drainage/detention easements.
I - Maximum slope is 4:1 (25%).
I - Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method and have detention study submitted. Review fees apply.
I - Manning's C-value is per zoning type.
I - Show and label dumpster areas to drain to oil/water separator and then to the storm lines.
I - No grate inlets allowed.

Water and Wastewater Items:
I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
I - Minimum public sewer is 8". Full panel concrete replacement will be required for repairs.
I - Must loop a minimum 8" water line on site.
I - Must install a 12" water line along IH 30 to the stub near the property entrance.
I - Must upsize the sewer line per the approved infrastructure study.
I - Sewer pro-rata of $2773.07/acre.
M - Must install a 12" water line under the new Data roadway.

Roadway Paving Items:
I - Parking to be 20'x9' facing the building or nose-to-nose. Parallel parking spaces must be 22'x9'.
I - No dead-end parking allowed.
I - Drive isles to be 24' wide min.
I - Drive thru lanes and bypass lane must be 12' minimum.
I - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
I - Fire lane to be in a platted easement.
I - Traffic Impact Analysis is required for the roadways.
I - TxDOT permits required.
I - Existing street pavement cuts shall be full panel replacement.
I - Public streets to meet city driveway spacing requirements.
I - Must dedicate ROW for Data Dr to connect to IH30 per the Master Thoroughfare Plan. (60' ROW, 41B-B paving)
M - at cul-de-sac location if public Street Future radius must meet city standards. Minor Collector R=350' min.
M - If main roadway is public then will need to be 60' ROW, 41' B-B paving. Curve radii must meet City Standards and will not be allowed to dead-end. Cars will not be able to back out of parking spaces onto roadways.

Landscaping:
I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
I - No mulch allowed in positive drainage areas that may migrate into storm system or ROW.
I - No trees or landscaping in NTMWD easement.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/24/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/22/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/22/2021	Approved

No Comments

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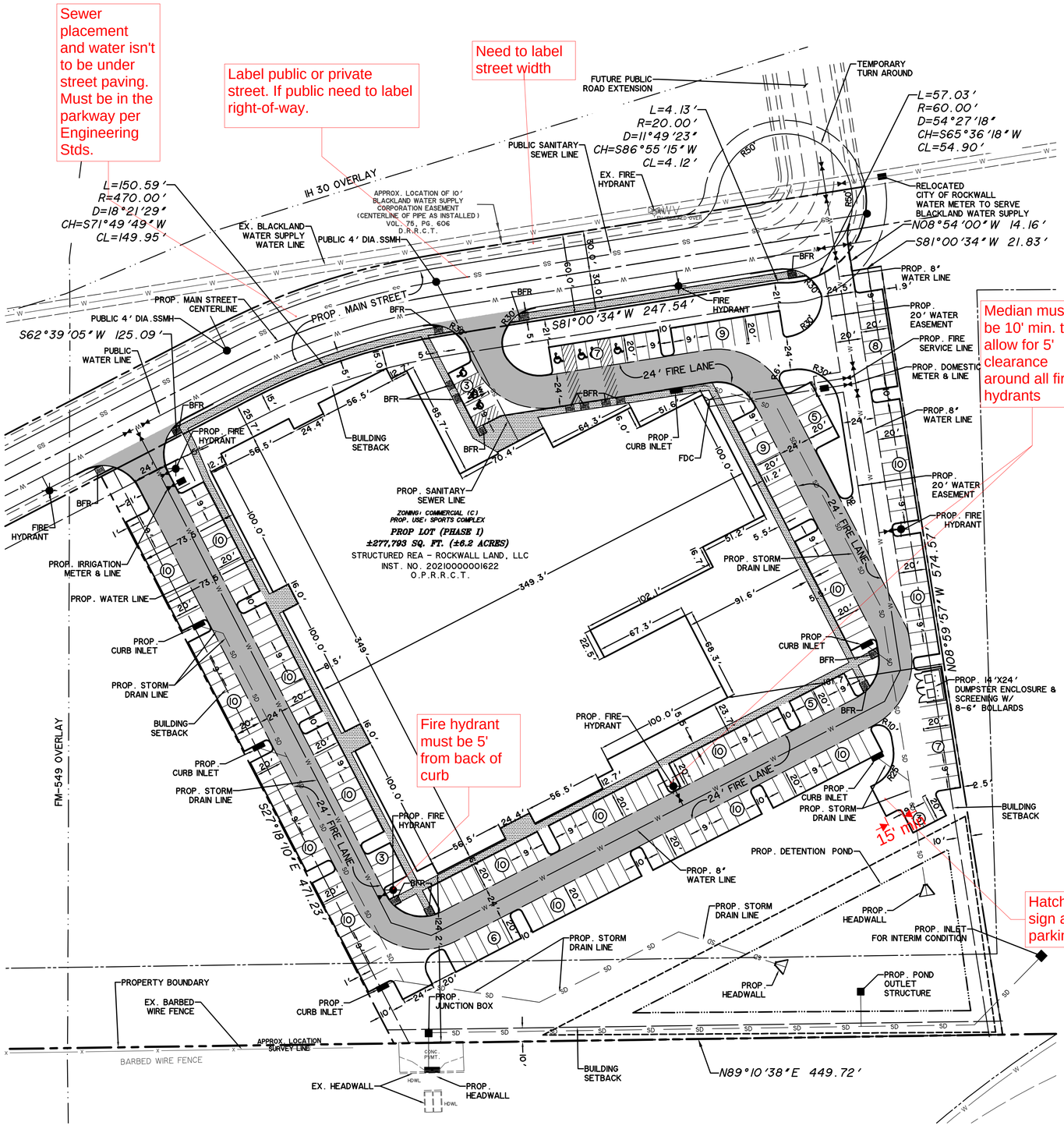


SITE DATA SUMMARY

ZONING	COMMERCIAL (C)
TRACT INFO	EXISTING TRACTS: TRACT 1 STRUCTURED REA - ROCKWALL LAND, L 20.49 ACRES ± (892,663 SQ FT ±) TRACT 2 STRUCTURED REA - ROCKWALL LAND, L 31.44 ACRES ± (1,369,360 SQ FT ±)
PROP. LOT AREA	PORTION OF TRACT 1 & 2 STRUCTURED REA - ROCKWALL LAND, LOT PHASE 1: 6.38 ACRES± (277,793 SQ. FT.±)
PROP. USE ON PROP. LOT PHASE 1	SPORTS COMPLEX
PROPOSED BUILDING AREA	87,155 SF±
BUILDING COVERAGE	31.37%
BUILDING HEIGHT	1 STORY
MINIMUM REQUIRED PARKING	PUBLIC RECREATION CLUB: 1/250 SF(14,000 SF) 56 PUBLIC RECREATION CLUB: 3/GAME COURT 42 GYM: 1/200 SF(7,000 SF) 35 MEDICAL OFFICE: 1/200 SF(10,900 SF) 54 187
MINIMUM REQUIRED HANDICAP ACCESSIBLE PARKING	7
TOTAL PARKING PROVIDED	TOTAL *STANDARD (9'x20')* 218 *HANDICAP-ACCESSIBLE* 7 225

NOTE:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII WITHIN PROPERTY ARE 3' UNLESS SPECIFIED OTHERWISE.
3. ALL PARKING AREAS AND FIRE LANES SHALL BE CONSTRUCT OF CONCRETE.

   ONSITE PAVEMENT SHALL BE:

   PARKING: 5" CONCRETE PAVEMENT

   FIRE LANE: 6" CONCRETE PAVEMENT

   DUMPSTER: 7" CONCRETE PAVEMENT

4. BUILDING IS PARALLEL & PERPENDICULAR TO WEST PROPERT LINE.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLAN COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF __

WITNESS OUR HANDS, THIS ___ OF _____, ____.

_____ _____
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR O

OWNER/DEVELOPER/APPLICANT:
STRUCTURED REAL ESTATE
171 N. ABERDEEN STREET, SUITE 400
CHICAGO, IL 60607
PHONE: (312) 702-1719
CONTACT: STEPHEN DOYLE

ENGINEER:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76006
PHONE: (817) 467-7700
CONTACT: RANDY EARDLEY, P.E.
RandyE@WierAssociates.com

S
FITSPOR
SE CORNER OF
RO
F
STRUCTUR
ROBERT BOYD
EXIST
PROPOSE
CASE N

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
Prepared By/Or Under Direct Supervision Of Randall Eardley, PE Texas Registration No. 104957 On Date Shown Below.

SHEET 1 OF 2

DATE: 3/19/2021
W.A. No. 19144

General Items:
I - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures allowed in easements.
I - Retaining walls 3' and over must be engineered.
I - All retaining walls 18" and over must be rock or stone face. No smooth concrete walls.
I - All power lines will be underground.
I - Must have NTMWD approval to cross the easements.

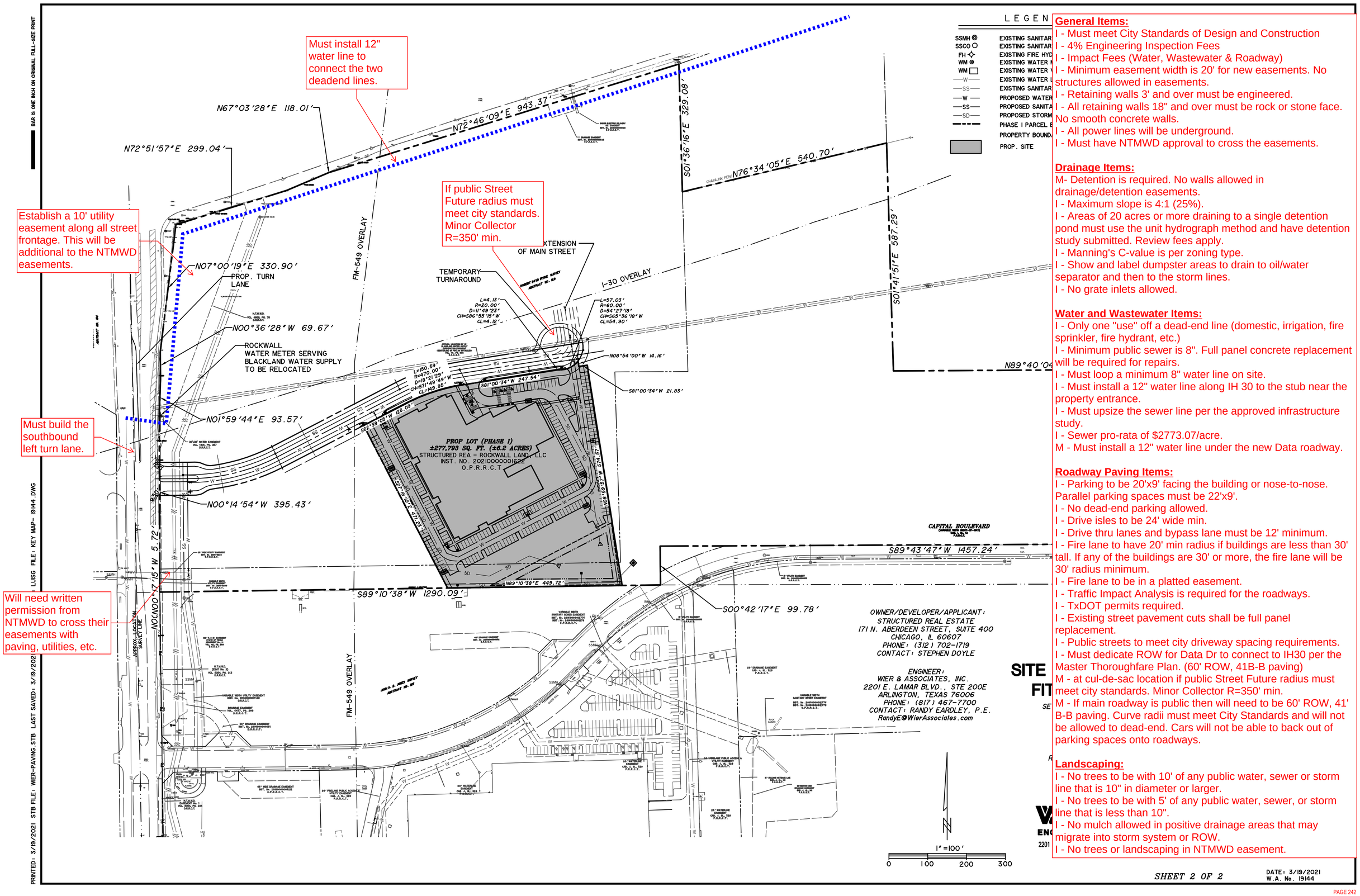
Drainage Items:
M- Detention is required. No walls allowed in drainage/detention easements.
I - Maximum slope is 4:1 (25%).
I - Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method and have detention study submitted. Review fees apply.
I - Manning's C-value is per zoning type.
I - Show and label dumpster areas to drain to oil/water separator and then to the storm lines.
I - No grate inlets allowed.
I- Verify that this project is "allowed" to drain to existing detention

Water and Wastewater Items:
I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
I - Minimum public sewer is 8". Full panel concrete replacement will be required for repairs.
I - Must loop a minimum 8" water line on site.
I - Must upsize the sewer line per the approved infrastructure study.
I - Sewer pro-rata of $2773.07/acre.

Roadway Paving Items:
I - Parking to be 20'x9' facing the building or nose-to-nose. Parallel parking spaces must be 22'x9'.
I - No dead-end parking allowed.
I - Drive isles to be 24' wide min.
I - Drive thru lanes and bypass lane must be 12' minimum.
I - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
I - Fire lane to be in a platted easement.
I - Traffic Impact Analysis is required for the roadways.
I - TXDOT permits required.
I - Existing street pavement cuts shall be full panel replacement.
I - Public streets to meet city driveway spacing requirements.
I - Must dedicate ROW for Data Dr to connect to IH30 per the Master Thoroughfare Plan. (60' ROW, 41B-B paving)
M- Show paving connection to Corporate Crossing
M- Show installation of the left turn lane on Corporate Crossing

Landscaping:
I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
I - No mulch allowed in positive drainage areas that may migrate into storm system or ROW.
I - No trees or landscaping in NTMWD easement.

PRINTED: 3/19/2021 STB FILE: WIER-PAVING.STB LAST SAVED: 3/19/2021 2:01 PM SAVED BY: LUSG FILE: CITY SITE PLAN - 19144.DWG



General Items:
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I - Minimum easement width is 20' for new easements. No structures allowed in easements.
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I - All retaining walls 18" and over must be rock or stone face. No smooth concrete walls.
I - All power lines will be underground.
I - Must have NTMWD approval to cross the easements.

Drainage Items:
M- Detention is required. No walls allowed in drainage/detention easements.
I - Maximum slope is 4:1 (25%).
I - Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method and have detention study submitted. Review fees apply.
I - Manning's C-value is per zoning type.
I - Show and label dumpster areas to drain to oil/water separator and then to the storm lines.
I - No grate inlets allowed.

Water and Wastewater Items:
I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
I - Minimum public sewer is 8". Full panel concrete replacement will be required for repairs.
I - Must loop a minimum 8" water line on site.
I - Must install a 12" water line along IH 30 to the stub near the property entrance.
I - Must upsize the sewer line per the approved infrastructure study.
I - Sewer pro-rata of $2773.07/acre.
M - Must install a 12" water line under the new Data roadway.

Roadway Paving Items:
I - Parking to be 20'x9' facing the building or nose-to-nose. Parallel parking spaces must be 22'x9'.
I - No dead-end parking allowed.
I - Drive isles to be 24' wide min.
I - Drive thru lanes and bypass lane must be 12' minimum.
I - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
I - Fire lane to be in a platted easement.
I - Traffic Impact Analysis is required for the roadways.
I - TxDOT permits required.
I - Existing street pavement cuts shall be full panel replacement.
I - Public streets to meet city driveway spacing requirements.
I - Must dedicate ROW for Data Dr to connect to IH30 per the Master Thoroughfare Plan. (60' ROW, 41B-B paving)
M - at cul-de-sac location if public Street Future radius must meet city standards. Minor Collector R=350' min.
M - If main roadway is public then will need to be 60' ROW, 41' B-B paving. Curve radii must meet City Standards and will not be allowed to dead-end. Cars will not be able to back out of parking spaces onto roadways.

Landscaping:
I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
I - No mulch allowed in positive drainage areas that may migrate into storm system or ROW.
I - No trees or landscaping in NTMWD easement.

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

PRINTED: 3/19/2021 STB FILE: WIER-PAVING.STB LAST SAVED: 3/19/202 LUSG FILE: KEY MAP- 19144.DWG

SHEET 2 OF 2

DATE: 3/19/2021
W.A. No. 19144

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS					
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	Southeast corner of IH 30 and Corporate				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial		CURRENT USE	Vacan	
PROPOSED ZONING	N/		PROPOSED USE	Sports	
ACREAGE	6.3	LOTS [CURRENT]	0	LOTS [PROPOSED]	1

☒ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Structured REA-Rockwall Land,	☒ APPLICANT	Wier & Associates,
CONTACT PERSON	Stephen	CONTACT PERSON	Randall
ADDRESS	171 N Aberdeen Street, Suite	ADDRESS	2201 E. Lamar Blvd, Ste
CITY, STATE & ZIP	Chicago, Illinois	CITY, STATE & ZIP	Arlington, Texas
PHONE	847-951-897	PHONE	817-467-770
E-MAIL	SteveD@structuredrea.co	E-MAIL	RandyE@WierAssociates.c

NOTARY VERIFICATION [REQUIRED]

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

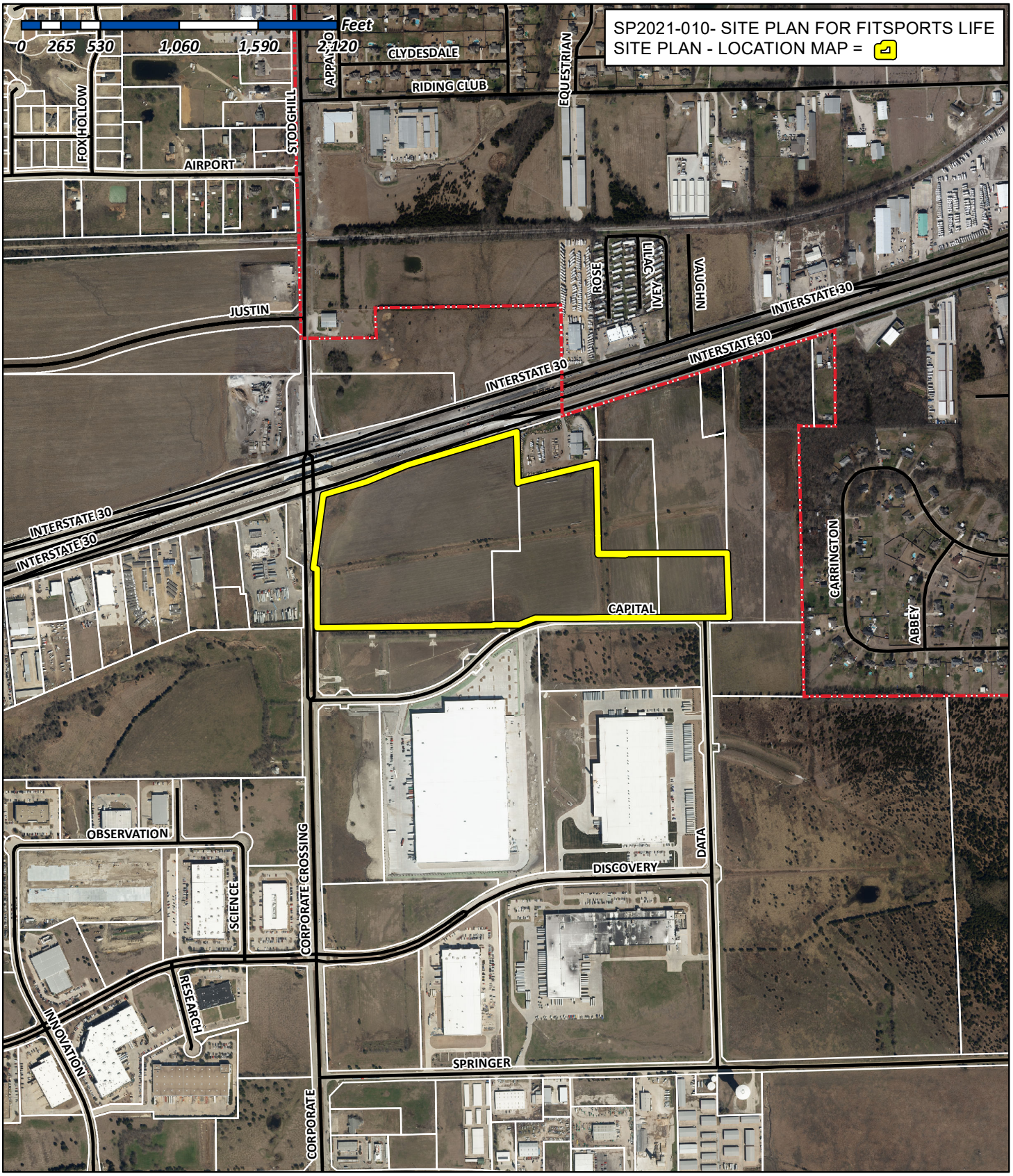
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION,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

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.

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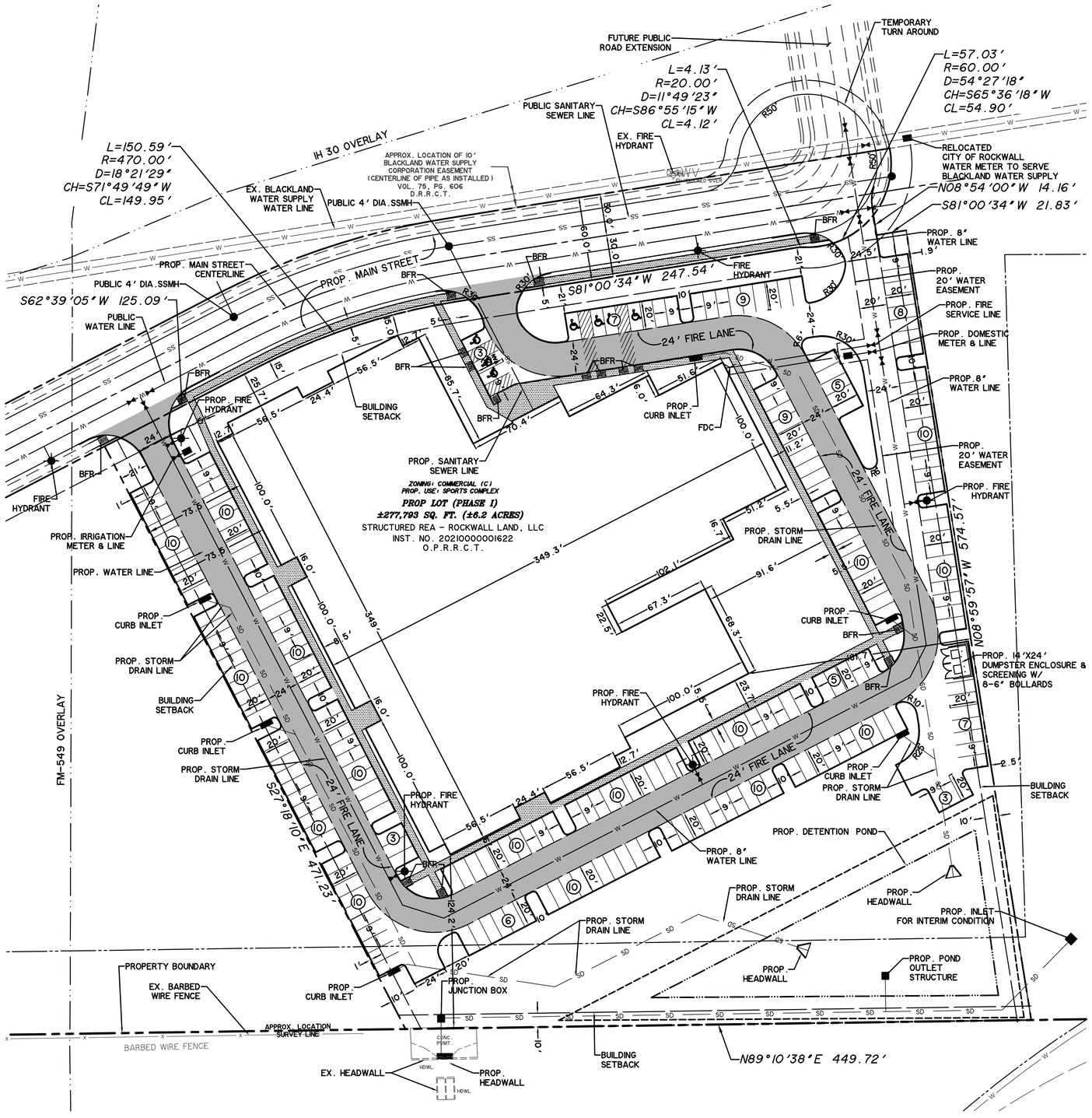


SITE DATA SUMMARY

ZONING	COMMERCIAL (C)
TRACT INFO	EXISTING TRACTS: TRACT 1 STRUCTURED REA - ROCKWALL LAND, LLC 20.49 ACRES ± (892,663 SQ FT ±) TRACT 2 STRUCTURED REA - ROCKWALL LAND, LLC 31.44 ACRES ± (1,369,360 SQ FT ±)
PROP. LOT AREA	PORTION OF TRACT 1 & 2 STRUCTURED REA - ROCKWALL LAND, LLC LOT PHASE 1: 6.38 ACRES± (277,793 SQ. FT.±)
PROP. USE ON PROP. LOT PHASE 1	SPORTS COMPLEX
PROPOSED BUILDING AREA	87,155 SF±
BUILDING COVERAGE	31.37%
BUILDING HEIGHT	1 STORY
MINIMUM REQUIRED PARKING	PUBLIC RECREATION CLUB: 1/250 SF (14,000 SF) 56 PUBLIC RECREATION CLUB: 3/GAME COURT 42 GYM: 1/200 SF (7,000 SF) 35 MEDICAL OFFICE: 1/200 SF (10,900 SF) 54 187
MINIMUM REQUIRED HANDICAP ACCESSIBLE PARKING	7
TOTAL PARKING PROVIDED	TOTAL *STANDARD (9'x20')* 218 *HANDICAP-ACCESSIBLE* 7 225

NOTE:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII WITHIN PROPERTY ARE 3' UNLESS SPECIFIED OTHERWISE.
3. ALL PARKING AREAS AND FIRE LANES SHALL BE CONSTRUCTED OF CONCRETE.

   ONSITE PAVEMENT SHALL BE:

   PARKING: 5" CONCRETE PAVEMENT

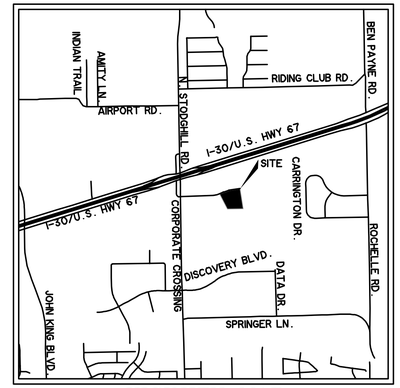
   FIRE LANE: 6" CONCRETE PAVEMENT

   DUMPSTER: 7" CONCRETE PAVEMENT
4. BUILDING IS PARALLEL & PERPENDICULAR TO WEST PROPERTY LINE.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____, ____.

WITNESS OUR HANDS, THIS ___ OF _____, ____.

_____ _____
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



VICINITY MAP
NOT TO SCALE

LEGEND

SSMH	EXISTING SANITARY SEWER MANHOLE
SSCO	EXISTING SANITARY SEWER CLEAN OUT
FH	EXISTING FIRE HYDRANT
WM	EXISTING WATER METER
WM	EXISTING WATER VAULT
—W—	EXISTING WATER LINE
—SS—	EXISTING SANITARY SEWER LINE
—W—	PROPOSED WATER LINE
—SS—	PROPOSED SANITARY SEWER LINE
—SD—	PROPOSED STORM DRAIN LINE
	PHASE I PARCEL BOUNDARY
	PROPERTY BOUNDARY
	PROPOSED WATER EASEMENT
	PROPOSED FIRE LANE
	BUILDING SETBACK
BFR	BARRIER FREE RAMP
	PROP. SIDEWALK
	PROP. PUBLIC ACCESS & UTILITY EASEMENT

1"=40'
0 40 80 120

SITE PLAN
FITSPORTSLIFE PHASE I

SE CORNER OF CORPORATE CROSSING WEST & I-30

ROCKWALL, TEXAS

PORTION OF TRACT 1 & 2
STRUCTURED REA - ROCKWALL LAND, LLC
BEING 6.38 ACRES OF
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120

EXISTING ZONING: C (COMMERICAL)
PROPOSED LAND USE: SPORTS COMPLEX

CASE NO. MISC-21-#### SP-21-####

OWNER/DEVELOPER/APPLICANT:
STRUCTURED REAL ESTATE
171 N. ABERDEEN STREET, SUITE 400
CHICAGO, IL 60607
PHONE: (312) 702-1719
CONTACT: STEPHEN DOYLE

ENGINEER:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76006
PHONE: (817) 467-7700
CONTACT: RANDY EARDLEY, P.E.
RandyE@WierAssociates.com

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
Prepared By/Or Under Direct Supervision Of Randal Eardley, PE
Texas Registration No. 104957 On Date Shown Below.

DATE: 3/19/2021
W.A. No. 19144

PRINTED: 3/19/2021 STB FILE: WIER-PAVING.STB LAST SAVED: 3/19/2021 2:01 PM SAVED BY: LUBG FILE: CITY SITE PLAN - 19144.DWG

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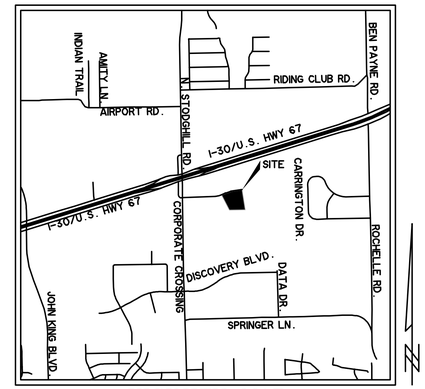
LEGEND

SSMH	EXISTING SANITARY SEWER MANHOLE
SSCO	EXISTING SANITARY SEWER CLEAN OUT
FH	EXISTING FIRE HYDRANT
WM	EXISTING WATER METER
WM	EXISTING WATER VAULT
—W—	EXISTING WATER LINE
—SS—	EXISTING SANITARY SEWER LINE
—W—	PROPOSED WATER LINE
—SS—	PROPOSED SANITARY SEWER LINE
—SD—	PROPOSED STORM DRAIN LINE
	PHASE I PARCEL BOUNDARY
	PROPERTY BOUNDARY
	PROP. SITE



VICINITY MAP
NOT TO SCALE

N67°03'28"E 118.01'
N72°46'09"E 943.37'
N72°51'57"E 299.04'
S01°36'16"E 329.08'
CHAIN LINK FENCE
N76°34'05"E 540.70'
S01°41'51"E 587.29'
N89°40'04"E 846.47'
S01°15'57"E 449.60'
FM-549 OVERLAY
I-30 OVERLAY
N07°00'19"E 330.90'
PROP. TURN LANE
N00°36'28"W 69.67'
ROCKWALL WATER METER SERVING BLACKLAND WATER SUPPLY TO BE RELOCATED
N01°59'44"E 93.57'
N00°14'54"W 395.43'
N00°17'15"W 5.72
APPROX. LOCATION SURVEY LINE
FUTURE EXTENSION OF MAIN STREET
TEMPORARY TURNAROUND
L=4.13'
R=20.00'
D=11°49'23"
CH=S86°55'15"W
CL=4.12'
L=57.03'
R=60.00'
D=54°27'18"
CH=S65°36'18"W
CL=54.90'
N08°54'00"W 14.16'
S81°00'34"W 21.83'
L=150.59'
R=470.00'
D=18°21'29"
CH=S71°49'49"W
CL=149.95'
S62°39'05"W 125.09'
S81°00'34"W 247.54'
N89°10'38"E 449.72'
S89°10'38"W 1290.09'
S00°42'17"E 99.78'
S89°43'47"W 1457.24'
ROBERT BOYD IRVINE SURVEY ABSTRACT NO. 120
JOHN H. DALY SURVEY ABSTRACT NO. 66
CAPITAL BOULEVARD
DATA DR.
PROP LOT (PHASE 1)
±277,793 SQ. FT. (±6.2 ACRES)
STRUCTURED REA - ROCKWALL LAND, LLC
INST. NO. 20210000001622
O.P.R.R.C.T.

OWNER/DEVELOPER/APPLICANT:
STRUCTURED REAL ESTATE
171 N. ABERDEEN STREET, SUITE 400
CHICAGO, IL 60607
PHONE: (312) 702-1719
CONTACT: STEPHEN DOYLE

ENGINEER:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76006
PHONE: (817) 467-7700
CONTACT: RANDY EARDLEY, P.E.
RandyE@WierAssociates.com

SITE PLAN OVERALL EXHIBIT
FITSPORTSLIFE PHASE I

SE CORNER OF CORPORATE CROSSING WEST & I-30

ROCKWALL, TEXAS

PORTION OF TRACT 1 & 2
STRUCTURED REA - ROCKWALL LAND, LLC
BEING 6.38 ACRES OF
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120

EXISTING ZONING: C (COMMERICAL)
PROPOSED LAND USE: SPORTS COMPLEX

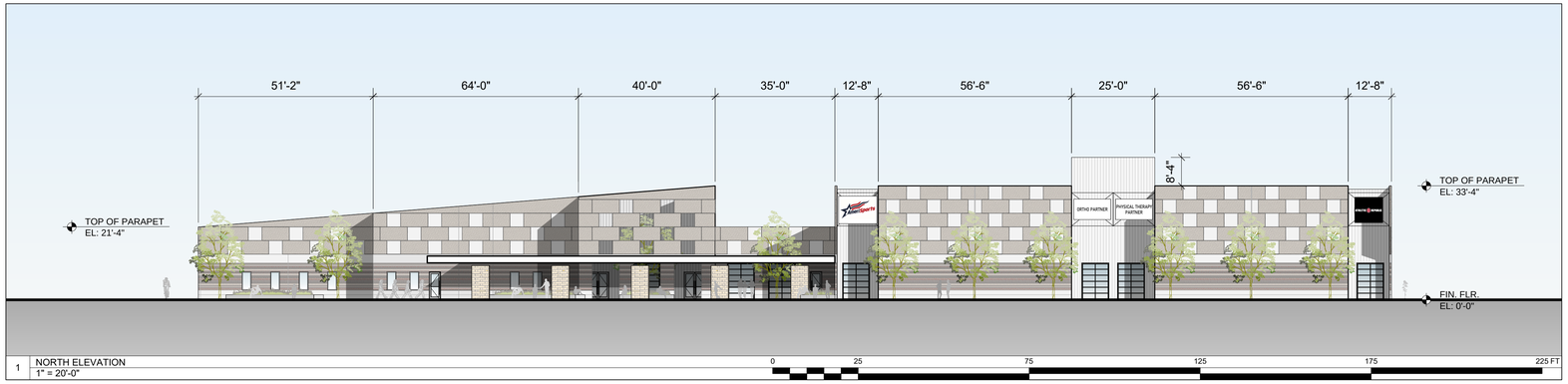
CASE NO. MISC-21-#### SP-21-####

1"=100'
0 100 200 300

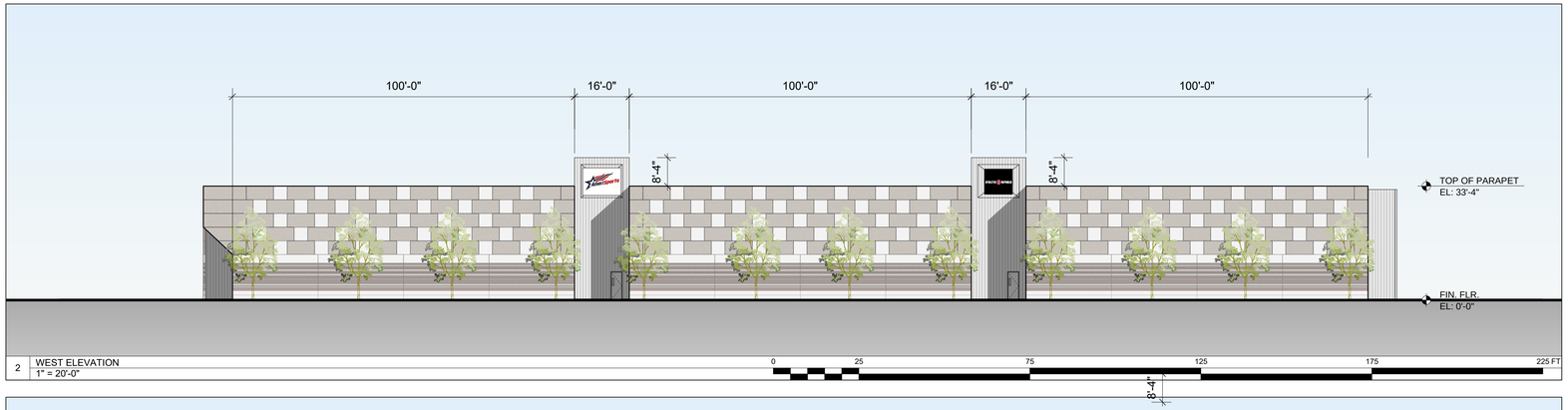
PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
Prepared By/Or Under Direct Supervision Of Randall Eardley, PE
Texas Registration No. 104957 On Date Shown Below.

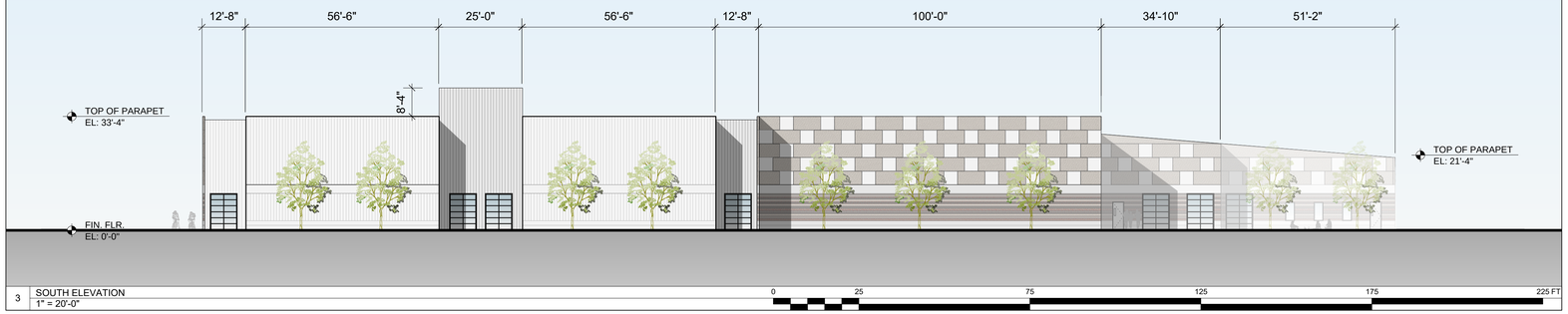
DATE: 3/19/2021
W.A. No. 19144



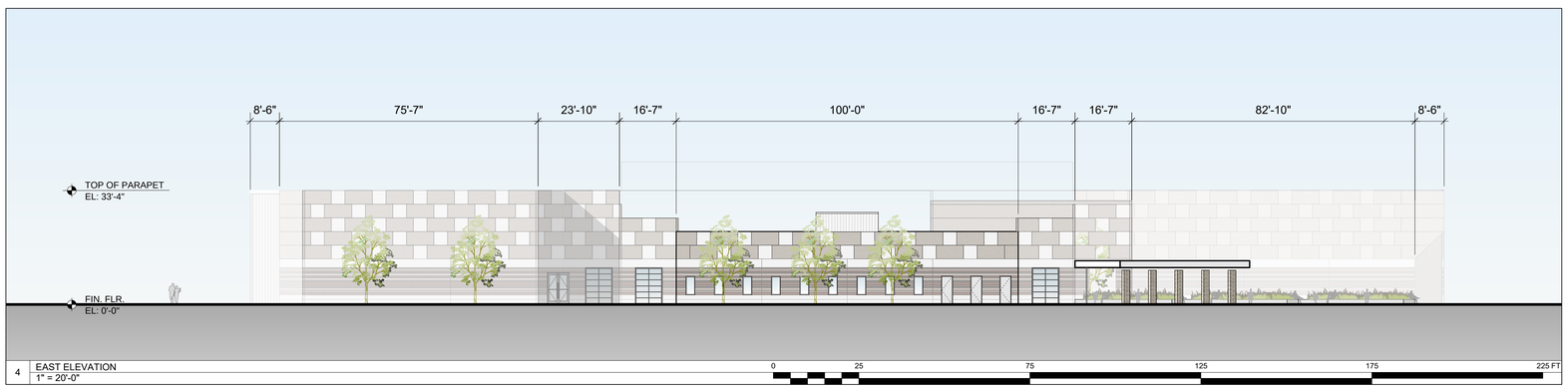
1 NORTH ELEVATION
1" = 20'-0"



2 WEST ELEVATION
1" = 20'-0"



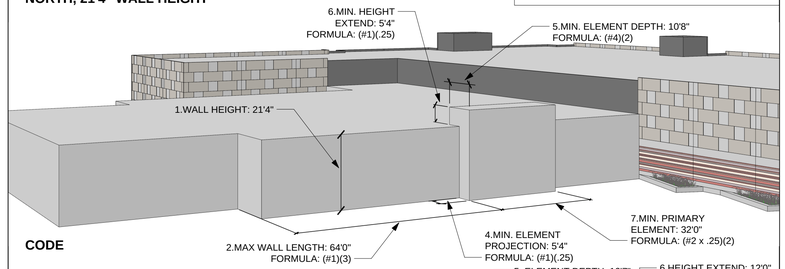
3 SOUTH ELEVATION
1" = 20'-0"



4 EAST ELEVATION
1" = 20'-0"

BUILDING ARTICULATION: NORTH, 21'4" WALL HEIGHT

NOTE: DIMENSION LABELING IS BASED ON DIAGRAM NUMBERS IN SECTION 04 OF ROCKWALL UDC



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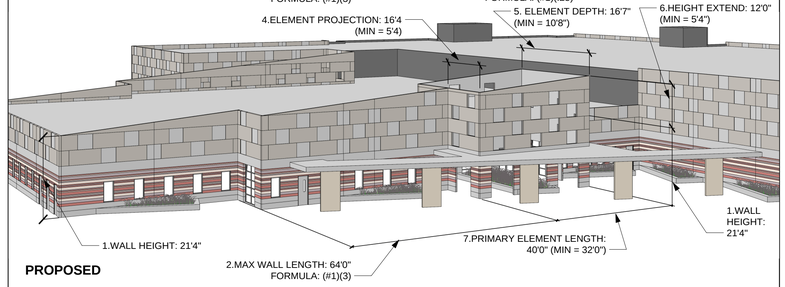
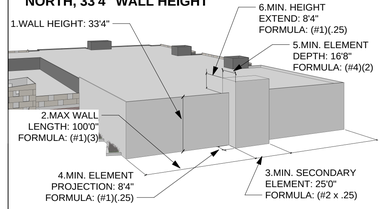


PROPOSED

BUILDING ARTICULATION: NORTH, 33'4" WALL HEIGHT



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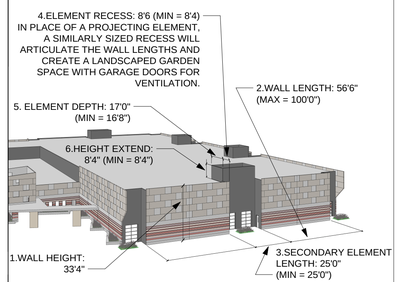
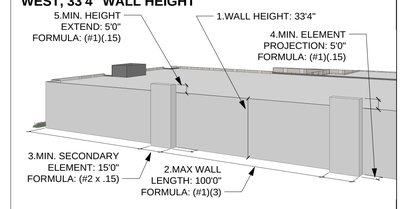


PROPOSED

BUILDING ARTICULATION: WEST, 33'4" WALL HEIGHT



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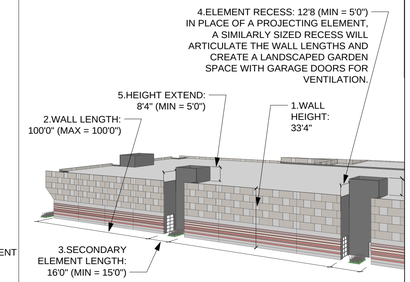
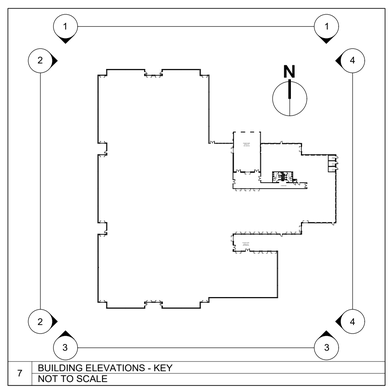


PROPOSED



7 BUILDING ELEVATIONS - KEY
NOT TO SCALE

WDS
wefing design studio

Structured
REAL ESTATE

PROJECT
FITSPORTLIFE ROCKWALL, TEXAS
CORPORATE CROSSING WEST + I-30, ROCKWALL, TEXAS

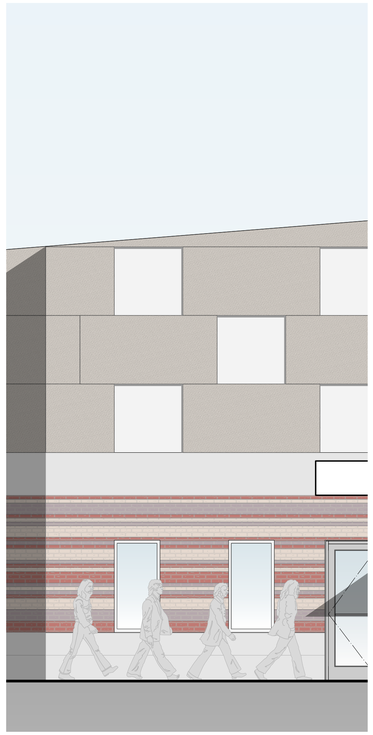
SUBMISSION

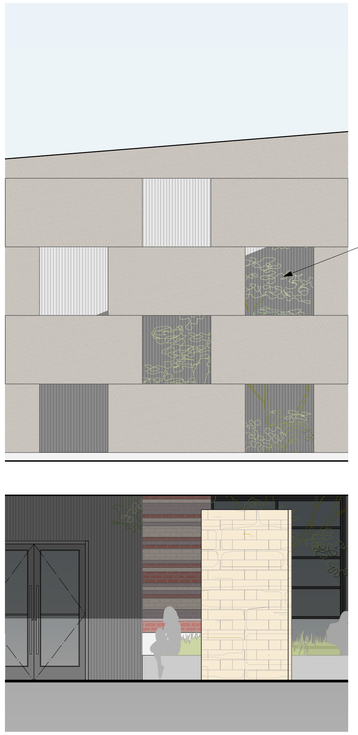
#	DATE	DESCRIPTION
	03/19/2021	SITE PLAN REVIEW

SITE PLAN REVIEW: NOT FOR CONSTRUCTION

DRAWING TITLE
ELEVATIONS

DRAWING NO.
A-2.0





PERFORATED WALLS AT COURTYARD

6' x 10' SIGNAGE PER CODE

SMOOTH CONCRETE FINISH

TEXTURED CONCRETE FINISH

FLUTED CONCRETE WALLS, PAINTED

CONTINUOUS BRICK BAND

TEXAS STONE

PLANTINGS ADJACENT TO ALL ENTRANCES AND EGRESS FOR INTEGRATION OF NATURAL ELEMENTS WITH INSIDE ENVIRONMENT

PLANTINGS AT ALL ENTRANCES

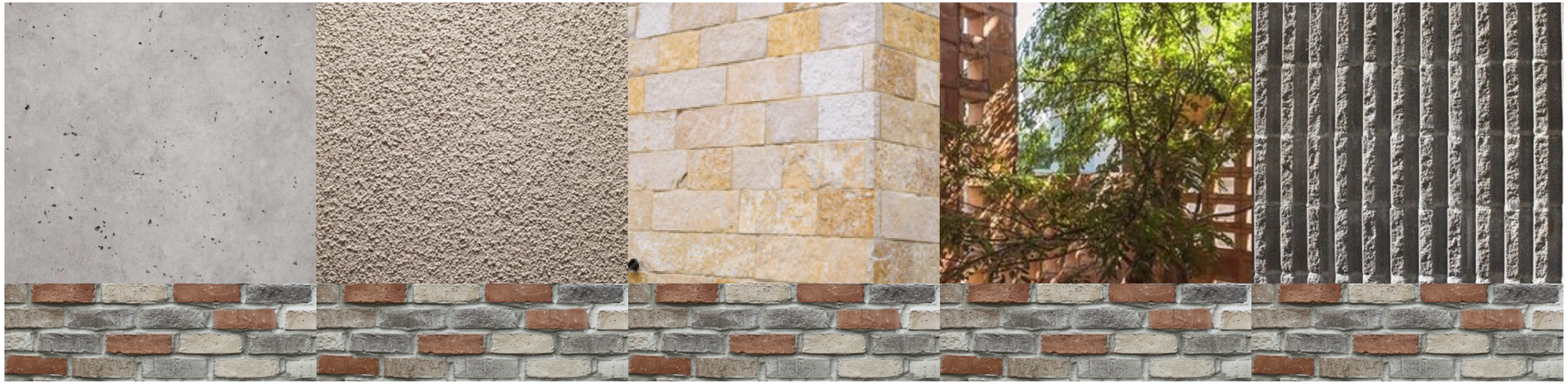
SMOOTH CONCRETE

TEXTURED CONCRETE

TEXAS STONE

LANDSCAPE BEHIND PERFORATED WALLS

FLUTED CONCRETE WALLS



CONTINUOUS 10' HIGH BRICK BAND

WDS wefing design studio

Structured REAL ESTATE

PROJECT

FITSPORTLIFE ROCKWALL, TEXAS

CORPORATE CROSSING WEST + I-30, ROCKWALL, TEXAS

SUBMISSION

#	DATE	DESCRIPTION
	03/19/2021	SITE PLAN REVIEW

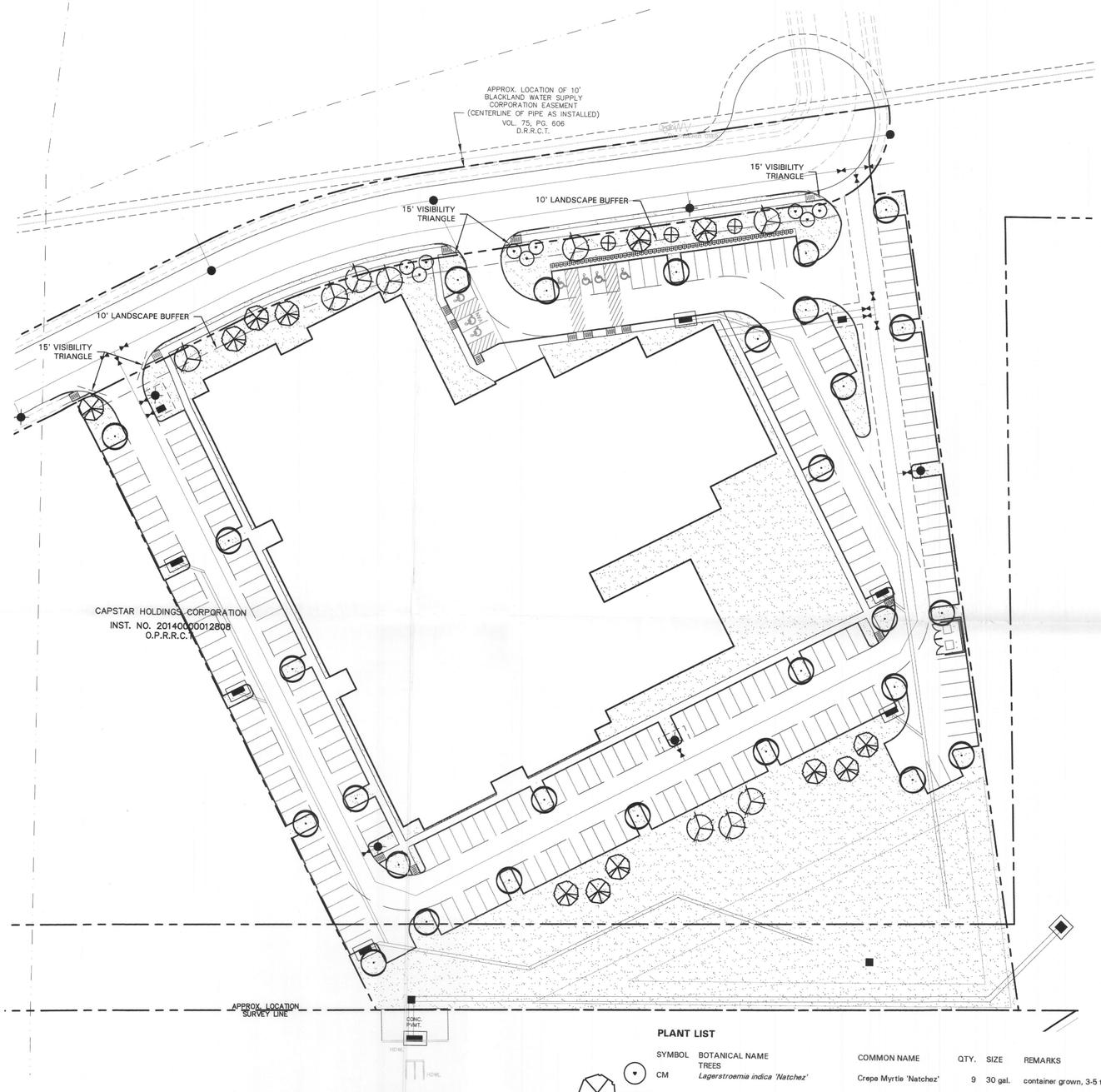
SITE PLAN REVIEW: NOT FOR CONSTRUCTION

DRAWING TITLE

MATERIALS BOARD

DRAWING NO.

A-2.1



LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

CITY OF ROCKWALL NOTES

1. **NO TREES WITHIN 5'-0" OF ANY UTILITIES**
2. **IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC**

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. 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.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS

THE CITY OF ROCKWALL, TEXAS

STREET LANDSCAPING

1. Ten (10') foot-wide landscape buffer with one tree canopy and one accent tree per fifty (50) l.f.

STREET A: 585 l.f.

Required	Provided
(12) canopy trees, 4" cal.	(12) canopy trees, 4" cal.
(12) accent trees, 4' min. ht.	(12) accent trees, 4' min. ht.

PARKING LOT LANDSCAPING

1. Five (5%) percent of the interior parking lot shall be landscape.
2. One (1) canopy tree per 10 parking spaces

Total interior parking lot area: 41,433 s.f.
Total parking spaces: 225 spaces

Required	Provided
2,072 s.f. (5%)	7,238 s.f. (17%)
(23) canopy trees	(28) canopy trees

SITE LANDSCAPING

1. Fifteen (15%) percent of the total site shall be landscaped for COMMERCIAL.
2. Fifty (50%) percent of the total requirements shall be located in the front of and along side buildings for COMMERCIAL.

Total site: 5.23 AC; 227,793 s.f.

Required	Provided
34,169 s.f. (15%)	95,456 s.f. (42%)
17,084 s.f. (50%)	33,262 s.f.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
CM	*Lagerstroemia indica 'Natchez'*	Crepe Myrtle 'Natchez'	9	30 gal.	container grown, 3-5 trunk, no cross canes, 8' ht., 4' spread, matching
CO	*Quercus muehlenbergii*	Chinkapin Oak	9	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
CP	*Pistacia chinensis*	Chinese Pistache	28	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
LO	*Quercus virginiana*	Live Oak	12	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
VT	*Vitex agnus-castus*	Vitex	3	30 gal.	container grown, 8' ht., 4' spread, 3 trunk min.
	SHRUBS/GROUNDCOVER				
TS	*Leucophyllum frutescens 'Green Cloud'*	Texas Sage 'Green Cloud'	57	5 gal.	container full, 20" spread, 24" o.c.
	Cynodon dactylon	Common Bermudagrass			solid sod, refer to Solid Sod Notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
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.

CASE NO: MISC-21-#### SP-21-####

ENGINEER:
WIER & ASSOCIATERS, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TX 76006
PHONE: (817) 467-7700
CONTACT: RANDY EARDLEY, P.E.

OWNER/DEVELOPER/ APPLICANT:
STRUCTURED REAL ESTATE
171 N. ABERDEEN STREET, SUITE 400
CHICAGO, IL 60607
PHONE: (312) 702-1719
CONTACT: STEPHEN DOYLE

N

SCALE: 1" = 40'-0"
0 20 40 80

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

REGISTERED LANDSCAPE ARCHITECT
MARY ANN HAMM
2245
STATE OF TEXAS
03/19/21

FitSportsLife Phase 1

Rockwall, Texas

Project Number: 21030
Issue Date: 03.19.2021
Drawn By: DJD
Checked By: KAH

Revisions
No: Date: Detail:

2021-010

Sheet Title:

LANDSCAPE PLAN

Sheet Number:

L2.01

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

A. 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:

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) – plant material

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

A. 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 final 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 final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. 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

A. Maintenance:

1. The Landscape Contractor shall 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 healthy growth and satisfactory foliage conditions.
2. 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.
3. 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 the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. 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 have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. 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.
   b. 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.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
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 complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. 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 to the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. 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 ensure the purchased materials will meet and / or exceed project specifications.
2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
3. 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.
4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.
5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

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

B. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on 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 Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
6. Remove rejected plant material immediately from job 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

A. 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 Owner's Authorized Representative and his decision as to their acceptability shall be final.

B. 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.

C. 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.

D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter 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 a broken root 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 confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. 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 Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   a. Clay – between 7-27 percent
   b. Silt – between 15-25 percent
   c. Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, 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.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. 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.

G. 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% sulfur and 4% iron, plus micronutrients.

H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.

B. Staking Material for Shade Trees: refer to details.

C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

D. Filter Fabric: 'Mirafi Miriscape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:
1. 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 Manufacturer's 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.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. 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.

C. Grass Areas:
1. 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.

3.2 INSTALLATION

A. 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.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are 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 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.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. 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.

F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ⅓ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

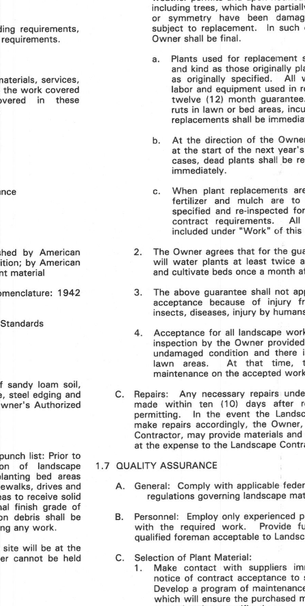
P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:
1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be ½" maximum height above final finished grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
5. Do not install steel edging along sidewalks or curbs.
6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



TREE PLANTING DETAIL LEGEND AND NOTES

A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL. CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP ⅓ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL; TRUNK SHOULD BE IN THE CENTER OF THE RING.

F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.

G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

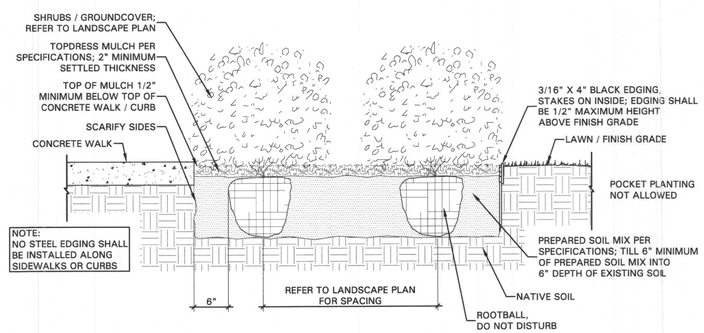
I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

J. TREE STAKES:
TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM:
Tree Stake Solutions
ATTN: Jeff Tuley
(903) 676-6143
jeff@treestakesolutions.com
www.treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.

01 TREE PLANTING DETAIL
NOT TO SCALE



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

CASE NO: MISC-21-#### SP-21-####

ENGINEER:
WIER & ASSOCIATERS, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TX 76006
PHONE: (817) 467-7700
CONTACT: RANDY EARDLEY, P.E.

OWNER/DEVELOPER/ APPLICANT:
STRUCTURED REAL ESTATE
171 N. ABERDEEN STREET, SUITE 400
CHICAGO, IL 60607
PHONE: (312) 702-1719
CONTACT: STEPHEN DOYLE

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

REGISTERED LANDSCAPE ARCHITECT
KATHRYN ANN HAMM
2246
STATE OF TEXAS
03/19/21

FitSportsLife
Phase 1
Rockwall, Texas

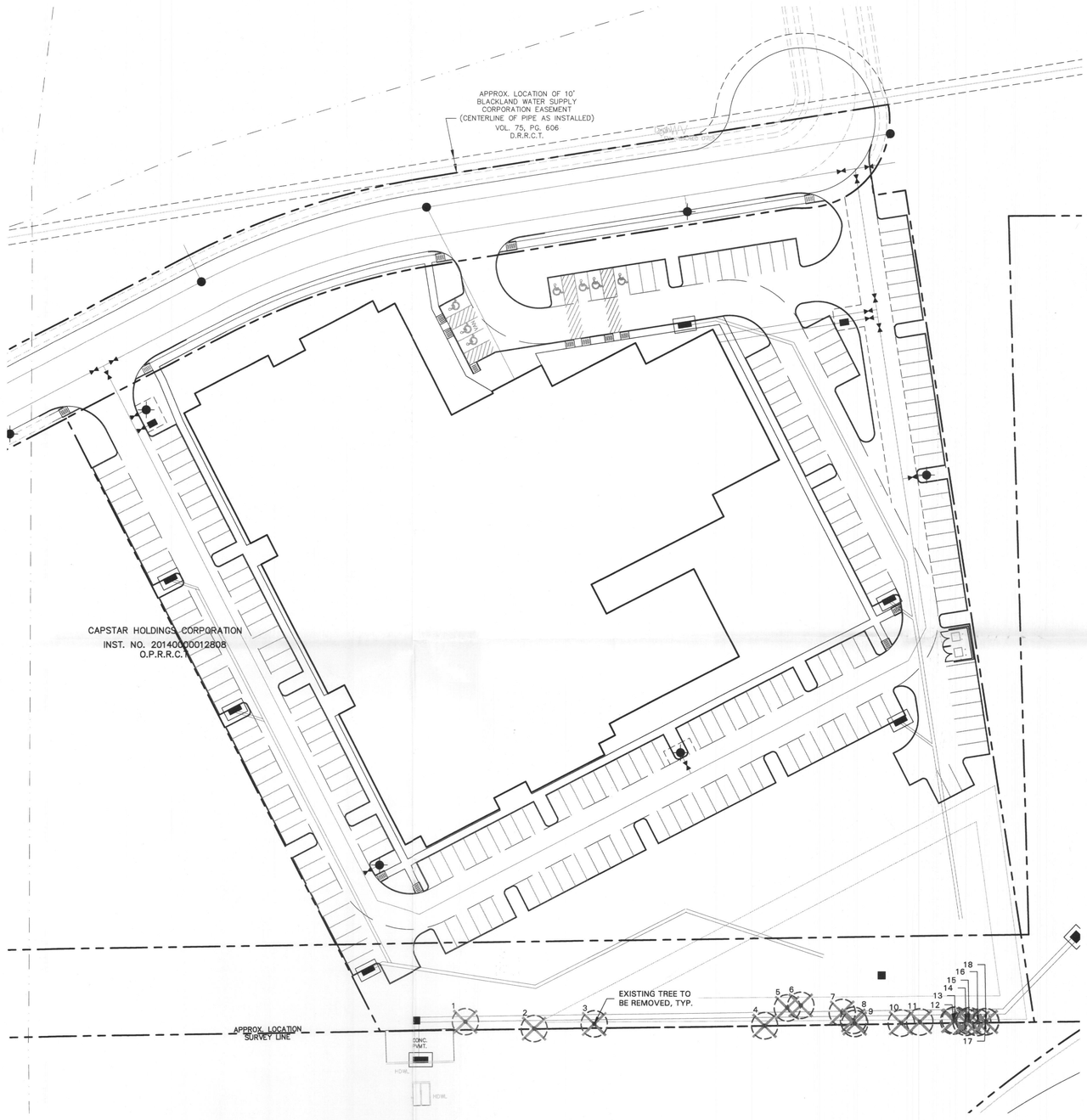
Project Number: 21030
Issue Date: 03.19.2021
Drawn By: DJD
Checked By: KAH

Revisions
No: Date: Detail:

2021-010

Sheet Title:
LANDSCAPE SPECIFICATIONS AND NOTES

Sheet Number:
L2.02



TREE SURVEY FIELD DATA				
No.	Dia. (inches)	Species (common name)	Status	Remarks
1	10	HACKBERRY	TO BE REMOVED	NOT PROTECTED
2	12	HACKBERRY	TO BE REMOVED	SECONDARY PROTECTED
3	11	HACKBERRY	TO BE REMOVED	SECONDARY PROTECTED
4	6	HACKBERRY	TO BE REMOVED	NOT PROTECTED
5	11	HACKBERRY	TO BE REMOVED	SECONDARY PROTECTED
6	10	HACKBERRY	TO BE REMOVED	NOT PROTECTED
7	8	HACKBERRY	TO BE REMOVED	NOT PROTECTED
8	6	HACKBERRY	TO BE REMOVED	NOT PROTECTED
9	10	HACKBERRY	TO BE REMOVED	NOT PROTECTED
10	16	HACKBERRY	TO BE REMOVED	SECONDARY PROTECTED
11	8	HACKBERRY	TO BE REMOVED	NOT PROTECTED
12	6	HACKBERRY	TO BE REMOVED	NOT PROTECTED
13	6	HACKBERRY	TO BE REMOVED	NOT PROTECTED
14	10	HACKBERRY	TO BE REMOVED	NOT PROTECTED
15	13	HACKBERRY	TO BE REMOVED	SECONDARY PROTECTED
16	6	HACKBERRY	TO BE REMOVED	NOT PROTECTED
17	6	HACKBERRY	TO BE REMOVED	NOT PROTECTED
18	8	HACKBERRY	TO BE REMOVED	NOT PROTECTED

Total Caliper Inches on Site	163
Total Caliper Inches Removed	163
Total Mitigation Inches Required	31.5
Total Mitigation Inches Provided	32

TREE PRESERVATION NOTES

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
9. BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

EXISTING TREE LEGEND

EXISTING TREE TO BE REMOVED

CASE NO: MISC-21-#### SP-21-####

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N

SCALE: 1" = 40'-0"
0 20 40 80

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REGISTERED LANDSCAPE ARCHITECT
KATHRYN ANN HAUG
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STATE OF TEXAS
03/19/21

FitSportsLife Phase 1

Rockwall, Texas

Project Number: 21030
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Drawn By: DJD
Checked By: KAH

Revisions
No: Date: Detail:

2021-010

Sheet Title:
TREE PRESERVATION PLAN

Sheet Number:
L1.01

§ 3.3. Minimum requirements.

Latest version.

A. Glare. In order to preserve the night sky and to reduce glare on roadways, pedestrian areas and adjacent development, light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line. This applies to refractory lenses which extend beyond the lighting fixture and are designed to redirect the lighting source horizontally. This does not apply to neon or internally lit signs, or to decorative lighting with 15 watts or less per bulb.

B. Light at residential property line. The allowable maximum light intensity measured at the property line of a residentially zoned lot shall be 0.2 of one footcandle.

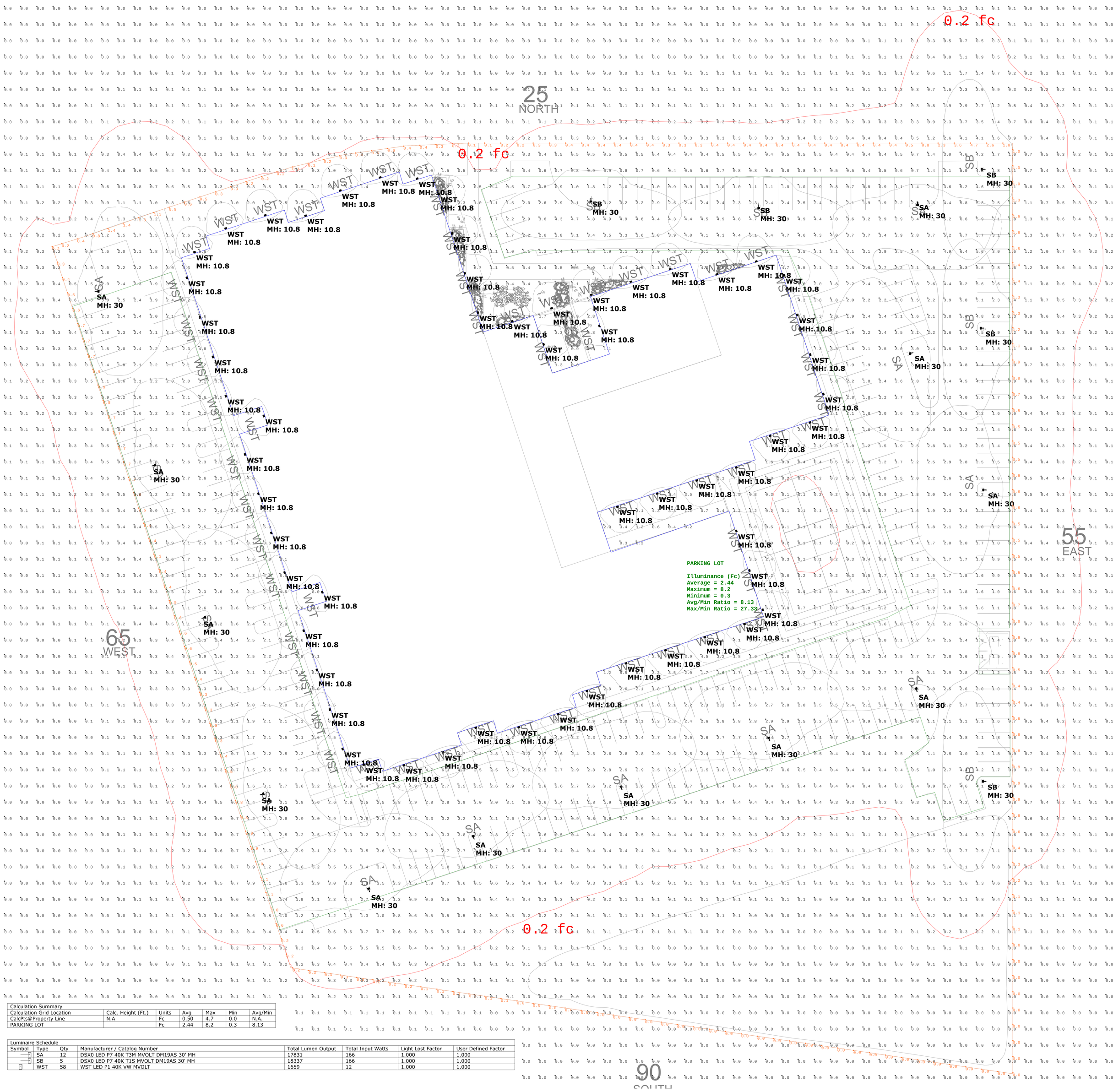
C. Light at nonresidential property line. The allowable maximum light intensity measured at the property line of any nonresidentially zoned lot shall be 0.2 of one footcandle. For planned shopping centers or other commercial developments that contain more than one lot, the planning and zoning commission may consider lighting plans that are intended to increase lighting efficiency and reduce the number of overall light fixtures, but result in light spillover across common lot lines within the same development. However, in no case shall light levels exceed 0.2 FC at the property lines adjacent to the street and/or along the perimeter of the development.

(Ord. No. 10-14, § 51, 7-6-2010)

D. Height. No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District as specified in article V of this [Unified Development] Code.

(Ord. No. 06-14, 4-17-2006)

E. Building and pole mounted lighting. All building and pole mounted luminaries exceeding 15 watts shall be directed down with either a partial cut-off or full cut-off source. See lighting exhibits A and B.



Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
CalcPts@Property Line	N.A	Fc	0.50	4.7	0.0	N.A.
PARKING LOT		Fc	2.44	8.2	0.3	8.13

Luminaire Schedule							
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Light Lost Factor	User Defined Factor
	SA	12	DSX0 LED P7 40K T3M MVOLT DM19AS 30' MH	17831	166	1.000	1.000
	SB	5	DSX0 LED P7 40K T1S MVOLT DM19AS 30' MH	18337	166	1.000	1.000
	WST	58	WST LED P1 40K VW MVOLT	1659	12	1.000	1.000

Notes:
1. Surface reflectances: Vertical/Horizontal - 50/20.
2. Calculation values are at height indicated in summary table.
3. Mounting heights are designated on drawing with "MH."
4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
5. Sylvania lamp data used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer.
6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.
7. For lumen output of scaled luminaires, multiply Total Lumen Output by User Defined Factor.

PROJECT: FIT SPORT ROCKWALL
SALESPERSON: HOUSE ACCOUNT
SCALE: 1" = 20'-0"
CALC BY: JK
FILE: 210318_FIT SPORT ROCKWALL_V1

2021-03-18

Architectural Lighting Alliance
101 Turtle Creek Blvd. Dallas TX 75207
O 214-658-9000 | F 214-658-9002
www.alatx.com

§ 3.3. Minimum requirements.

Latest version.

A. Glare. In order to preserve the night sky and to reduce glare on roadways, pedestrian areas and adjacent development, light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line. This applies to refractory lenses which extend beyond the lighting fixture and are designed to redirect the lighting source horizontally. This does not apply to neon or internally lit signs, or to decorative lighting with 15 watts or less per bulb.

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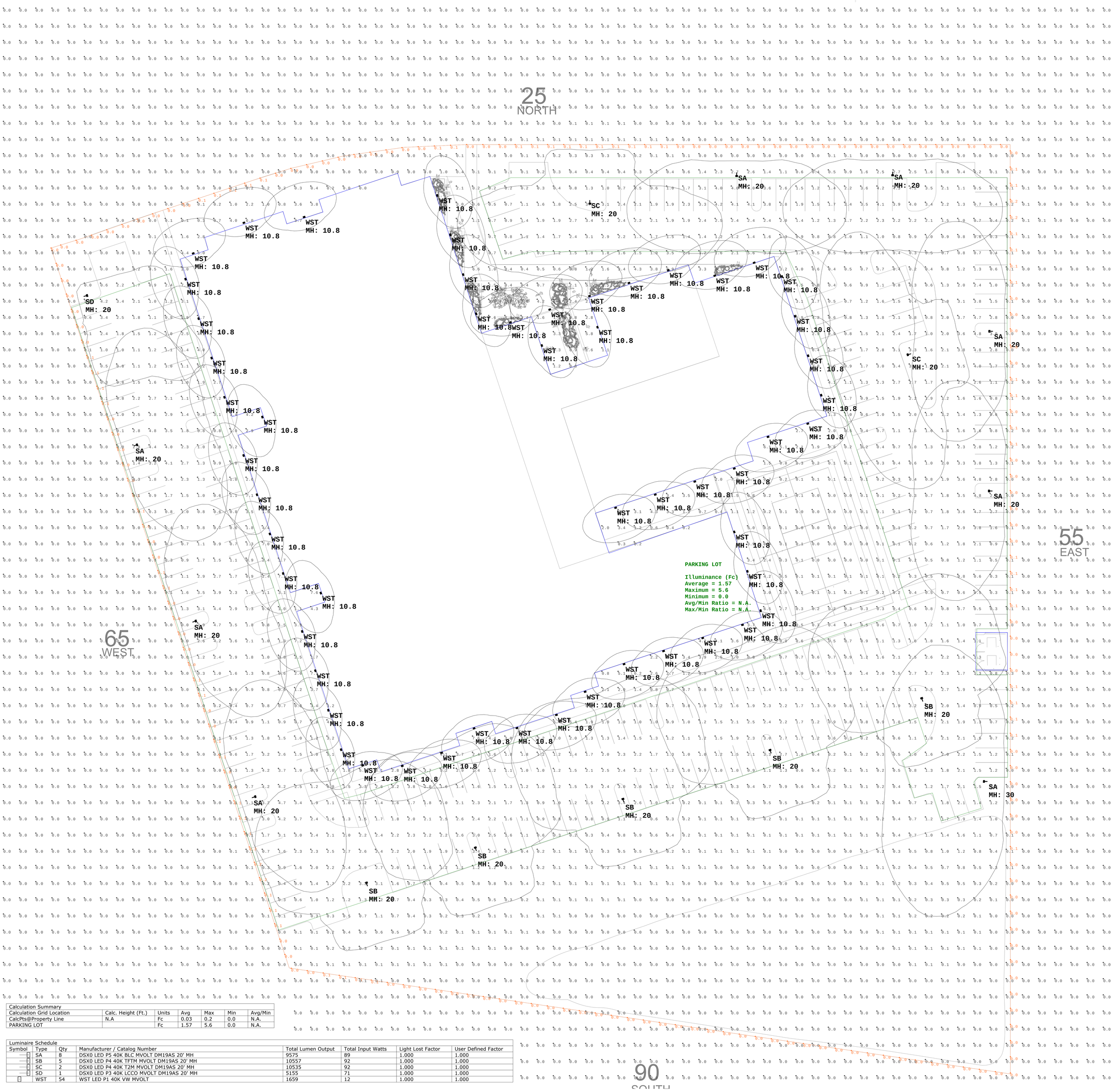

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
CalcPts@Property Line	N.A	Fc	0.03	0.2	0.0	N.A.
PARKING LOT		Fc	1.57	5.6	0.0	N.A.

Luminaire Schedule							
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Light Lost Factor	User Defined Factor
	SA	8	DSX0 LED P5 40K BLC MVOLT DM19AS 20' MH	9575	89	1.000	1.000
	SB	5	DSX0 LED P4 40K TFTM MVOLT DM19AS 20' MH	10557	92	1.000	1.000
	SC	2	DSX0 LED P4 40K T2M MVOLT DM19AS 20' MH	10535	92	1.000	1.000
	SD	1	DSX0 LED P3 40K LCCO MVOLT DM19AS 20' MH	5155	71	1.000	1.000
	WST	54	WST LED P1 40K VW MVOLT	1659	12	1.000	1.000

Notes:
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PROJECT: FIT SPORT ROCKWALL
SALESPERSON: HOUSE ACCOUNT
SCALE: 1" = 20'-0"
CALC BY: JK
FILE: 210318_FIT SPORT ROCKWALL_V2

2021-03-19

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